CITY OF ALBUQUERQUE
PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

April 28, 2016

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: **Estates at Glendale Unit 2**
Drainage Report and Grading and Drainage Plan
Engineer's Stamp Date 4-15-16 (File: B19D027)

Dear Mr. Soule:

Based upon the information provided in your submittal received 4-15-16, the above referenced submittal cannot be approved for ESC Permit (Grading Permit) until the following comments are addressed:

1. Lot 12 SW Corner: Elevation in the existing channel is barely readable.
2. The SW Culvert at NW corner: Both Work Order and Grading Plan show FL. At Curb = 5408.03, but the spot elevation on plan shows 5408.28. The Invert El is 5408.23 but it is not clear if this is the Invert In or Out. Since the FL at curb is shown, I believe it is the Invert IN, please add "IN"(all SW culverts). It would need to be adjusted to be higher than the 5408.28 at the FL.
3. Retaining wall and Wall opening at NE corner:
   a. How far past the property line is the Retaining wall to be built? What is the T.O.Wall elevation at the end?
   b. The opening also calls for 4'x10' Rip-Rap pad, but it is not shown on the plan. Is future drainage (from the 5' Drainage Easement) supposed to discharge thru the SW culvert? If so then the SW should be in-line with the drainage easement.
   c. The Work Order calls for a 4'x10' Rip-rap pad where the Grading Plan calls for a 5'x10' pad. It is unclear where each pad lies, and the orientation of them as well.
   d. Work order is not defining the location of the SW Culverts, its showing a distance to the edge of the rip-rap.
   e. What is the elevation of the rip-rap for the emergency overflow at the SW culvert? There are 2 elevations shown, and they are partially covered by the rip-rap hatch. Please clarify.
   f. There is a callout for a 3' opening FL = 23.55, and Section A-A shows a private drainage easement. Is there supposed to be a drainage channel in the future development? If so, the bottom of the future swale/channel would be lower than the retaining wall.

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g. The FG near the opening is 20.84, which implies that the top of the Retaining wall is about 20.84, and a future swale/channel would be to low to discharge out of the opening at 23.55.
h. The retaining wall along the eastern boundary needs T.O.Wall and B.O. Wall elevations along the wall.

4. **Previous comment not addressed:** Fade back existing contours.
5. **This comment was not addressed:** Lot 13 South Wall: provide a series of evenly spaced block opening that would allow 4.49 cfs to flow through rather than 1 location of 5 overturned blocks. **New: is the 5 blocks supposed to be 2 blocks? Then there would be 3 locations of 2 overturned blocks and the 4.49cfs from Lot 25 should be divided by 3 and indicated at each location.**
6. **This comment was not addressed:** The 1.31 cfs should enter thru overturned blocks on South wall, on undeveloped site. Move location of overturned blocks slightly east so that flows from that site can enter. **New: the opening in the new wall needs to be located on the east side of the lot line between Lots 25 and 26. A 2 ft. opening needs to be provided in the retaining wall along the East property line to allow the flows thru. Show the invert at the wall. Detail how far past the retaining wall the channel will continue.**
7. Show the channel slope, the FL Elev. at the East retaining wall, and the FL Elev. where it turns 90 deg. Towards the SW Culvert.
8. The SW culverts needed at end of cul-de-sac: The FL. Elev at Curb is 5415.06 on plan, but build notes show 5415.31. Fix build notes and call out the Invert In elev.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipien