



CITY OF ALBUQUERQUE
Comments from
Planning Department
Conceptual Grading & Drainage Plan
and Drainage Report
Sonata Trails Unit 4 Apartments
Prepared By
RESPEC, Dated June 2020



Based on the submittal received by the Planning Department on 5/21/20, RESPEC received the following comments below from Renée C. Brissette, P.E., CFM, Senior Engineer, Planning Department. Our responses to the comments are provided below each comment in *italics* font.

Comment:

1. Please provide an engineer's stamp with a signature and date on all sheets and drainage report.

Response:

We will resubmit the plans with a signed and dated engineer's stamp.

Comment:

2. Since this project ultimately drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility (Piedras Marcadas Dam), approval by AMAFCA will be need prior to Hydrology approval. Please contact Nicole Friedt P.E, CFM (nfriedt@amafca.org or 505-884-2215).

Response:

Acknowledged, we will submit our plans to AMAFCA for approval.

Comment:

3. Please provide a conceptual storm drain layout with pipe sizes.

Response:

Conceptual storm drain layout and sizes provided, see Exhibit 2 Proposed Basins.

Comment:

4. Please mention that the site also fall within "Upper Piedras Marcadas Watershed Drainage Management Plan by Wilson & Company dated April 2017.

Response:

We have included the statement in our revised drainage report.

Comment:

5. Please also mention that the project ultimately drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility (Piedras Marcadas Dam).

Response:

We have included the statement in our revised drainage report.

6. In reviewing Existing Basin B with provided existing contours and the City's LiDAR information, the existing Basin B does not drain to existing Basin C to the northeast but rather is drains to the southeast. Therefore the existing 12.21 cfs drains to the southeast, Please review and revised.

Response:

Per your concurrence via email dated June 3, 2020, the existing Basin B drainage discharges to the northeast . Therefore, we propose no change to our drainage report.

7. Since existing Basin B drains to the southeast, existing Basin C (28.63 cfs) and ½ of existing Basin A (3.44 cfs) drains to the northeast for a total of 32.07 cfs. Please review and revise.

Response:

Please refer to response to comment #6.

Comment:

8. Therefore the proposed Basin A will only be allowed to discharge 32.07 cfs. Please review and revised both the design and the hydrologic calculation (AHYMO).

Response:

Please refer to response to comment #6.

Comment:

9. Based on the above comments, please revise the Conclusion of the Drainage Report.

Response:

Please refer to response to comment #6.

Comment:

10. Since existing Pond J is being modified with this project, please add a section in the Conceptual Drainage Report for this discussion of the work involved and provide calculations that show that this new pond size will be sufficient to handle the original design of Pond J.

Response:

A description of the revisions to Pond J are included in Section 3.2.1 PCSWMM Model Revisions. The revisions to Pond J were modeled in PCSWMM and we will provide a copy of the model with the resubmittal. The original and proposed conditions for Pond J are included in Appendix A.

Comment:

11. If orifice plates in the existing storm system are also being modified, please include a discussion of this along with mentioning sending more drainage into the existing Pond K with calculations that shows the capacity of Pond K can handle this increase in drainage.

Response:

A description of the revisions to Pond J are included in Section 3.2.1 PCSWMM Model Revisions. After a field investigation, it was discovered the orifice plate for Pond J was never installed but their will need to be an orifice and the Pond J orifice size has been updated in the PCSWMM model. No changes to other existing orifices need to be made. The existing and proposed conditions for Ponds J & K are included in Appendix A.

Comment:

12. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Response:

We will provide this information with the building permit submittal.

Comment:

13. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

Response:

We will include the review fee with our resubmittal package.