October 5, 2022

Dennis Lorenz, PE

Lorenz Design & Consulting LLC

3308 Calle De Daniel NW

Albuquerque, NM 87104

**RE: Congress Apartments**

 **Grading and Drainage Plans**

 **Engineer’s Stamp Date: 08/5/22**

 **Hydrology File: C13D033**

Dear Mr. Lorenz:

Based upon the information provided in your submittal received 8/5/2022, the Grading & Drainage Plan is not approved for Building Permit until the following comments are addressed:

1. Provide stormwater quality for Basin A. The site appears to be too steep for ponding along the driveway, therefore it could be piped to the pond in the southeast corner or the drive entrance super-elevated so it is low on the south side. An inlet near Bldg B (59.79) would capture most of the flows from Basin A.

2. Due to the large scope of determining the downstream capacity in the Coors Blvd storm drain, it would be preferable for the proposed peak flow rate to not exceed the existing peak flow rate, however, due to site constraints the proposed discharge should be less than or equal to 5 cfs. To help reduce the discharge rate:

a. The pond in the southeast corner could have vertical walls to increase the volume.

 b. There is room for a pond south of Bldg B and south of the refuse containers between buildings A and B.

3. Pond comments in comment 2 above, would also help the site meet the first flush volume requirement.

4. To help the first flush volume infiltrate, the pond bottom could be amended (raked with bucket or similar).

5. Provide the invert where the 12” storm drains connect.

6. On the retaining wall plan , provide TW/BW rather than TW/FG as sometimes FG grade is higher and lower than the TW grade.

7. What is the significance of the linework that juts into the drive north of the parking area between buildings B and C?

8. For Sections B, C, D and E on Sht C.4 provide the depth of the invert in the landscape area.

9. Pond slopes are to have aggregate. This comment may be moot per comment 2.a.

10. From reviewing contours in out GIS, it appears that north-bound Eagle Ranch Rd is lower than south-bound Eagle Ranch Rd. Please confirm with spot elevations at the northbound flowline to justify not providing the standard water block of 0.87 inches at the property line.

11. Please increase the font size for the First Flush Criteria.

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.

If you have any questions, please contact me at 924-3999 or sbiazar@cabq.gov

Sincerely,

Shahab Biazar, P.E. CFM

City Engineer

Planning Department