CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

February 6, 2015

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

RE: American Toyota – Temporary Lot (File: C18D012)
Conceptual Grading and Drainage Plan, Engineer's Stamp Date 1-9-15

Dear Mr. Soule:

Based upon the information provided in your submittal received 1-20-15, the above referenced submittal cannot be approved for action by the DRB on the Site Plan for Building Permit, nor Grading Permit, until the following comments are addressed:

1. Determination of whether or not infrastructure improvements are required for the temporary site plan is to be determined by City Legal, Zoning, and the Planning Director. Comments provided herein are cursory until such determination is made.
2. The upland flows are 38.4 cfs based on a fully developed condition, and based on 9.72 Acres. However, Eagle Crest Subdivision is a 12.4 Acres subdivision and is not intended to drain across this lot in the fully developed condition (C18D064B). Therefore offsite drainage should be based on existing land treatments, and 12.4 Acres.
3. Basin A1 land treatments should be modified such that half the Treatment C is a Treatment D. The reason for the increase is that rows of vehicles will cause concentrated flows along the edge of the parking rows and to account for such, half the treatment C area should be treated as a D.
4. With the increase in land treatments, some ponding may be required to maintain the allowable discharge.
5. Lot appears to be 2 basins, with the south side flowing into a pond and then through a 12' CMP at 0.0 %. Show pipe has capacity. Pipe should have a minimum slope.
6. Sump inlet calculations should show how the area is calculated. As we discussed, it would be helpful to have a full spreadsheet, similar to the street capacity calculations, that can be copied and used for similar type inlets. If the grate gets clogged how will emergency overflow be handled.
7. Can the Storm Drain in Oakland and San Pedro support the proposed flows per the design assumptions? What were they designed for?

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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

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

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