

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 13, 2014

Ron Hensley, P.E.
The Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

Richard J. Berry, Mayor

**RE: Sevano Place Subdivision – Lots 13-20 Block 29, N. Albq. Acres
Drainage Report
Engineer's Stamp Date 5-14-2014 (File: C18D075)**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 6-04-14, the above referenced Drainage Report cannot be approved for Preliminary Plat and Site Plan for Subdivision for DRB action until the following comments are addressed:

- 1) You should be applying for Preliminary Plat approval as well. Please expect to pay the appropriate fees on the next submittal.
- 2) Street capacity calculations should be based on the 100-yr, 6-hr storm, rather than the 24-hr storm.
- 3) Show street slopes on Grading Plan.
- 4) Show elevations at waterstops and grade breaks, and flowline elevations at curb returns and valley gutters.
- 5) Stub street running N-S on west side of subdivision appears to be flat and grade break is across the 5290' contour. Do flows from streets running E-W cross the stub street via valley gutters? How are flows directed towards inlet on N. end and sidewalk culverts on S. end?
- 6) Show Benchmark and Survey information
- 7) Show curb lines, curb and gutter, Top of Curb and Flowline Elevations.
- 8) For retaining walls, show Top of Wall and Bottom of wall elevations. Show FG elevations and contours on adjacent property.
- 9) The curb and gutter does not seem to be well defined around the north and east sides of subdivision.
- 10) Show property line and ROW, and any easements.
- 11) Since inlets are proposed beyond property line, show existing conditions and proposed construction.
- 12) Pages 6, 11, 12 and 14 of Drainage report are difficult to read (inv. Elevations)
- 13) Existing Conditions land treatments are listed as 34% B, 16% C, and 50% D for Residential (Reference NAAMDP page 6 Table 2). Revise the Land Treatment in your calculations, shown on Table on page 4 of drainage report. Show how the proposed development land treatments are determined.

PO Box 1293

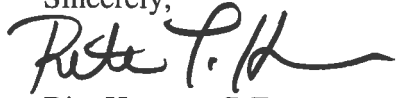
Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rita P. H.", with a long horizontal flourish extending to the right.

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

Orig: Drainage file
c.pdf Addressee via Email