

CITY OF ALBUQUERQUE



February 2, 2015

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

**Re: Assisted Living Home, 7500 Oakland Ave NE
Grading and Drainage Plan
Engineer's Stamp Date 1-29-15 (C19/D062)**

Dear Mr. Hensley,

Based upon the information provided in your submittal received 1-30-15, the above referenced plan cannot be approved for Site Plan for Building Permit action by the DRB until the following comments are addressed:

1. Offsite flows were supposedly addressed by the proposed sidewalk culvert in Oakland Ave just east of the site.
 - A. However, grading will have to occur on Lot 14 for the sidewalk culvert to function. Otherwise there will not be a low area in front of the culvert. The owner of Lot 14 will be responsible for the maintenance of the culvert. This can be acknowledged by the Lot 14 property owner in writing or by e-mail.
 - B. The basin to the south is shown to drain directly at a wall then turn north along the wall. The site currently sheet flows to the west. The property owner of Lot 14 will see an adverse impact. Gaps in the wall, or similar, should be provided to accept flows.
2. The first flush volume was incorrectly determined which will affect pond sizing. The first flush volume to be retained is 0.34" times the impervious area. Only the roof area was considered. The landscape areas west of the building would be good location to capture the first flush 10' or further from the building.
3. The water surface elevation in the detention pond is shown as 73.48. Existing grades to the west are lower than this in most locations. It is not clear how the water surface elevation will be obtained.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

copy: e-mail