

CITY OF ALBUQUERQUE



October 21, 2014

Mr. Fred C. Arfman, PE
Isaacson & Arfman, PA
1287 Monroe Street NE
Albuquerque, NM 87108

**Re: Resort Lifestyle Communities
Conceptual Grading and Drainage Plan
No Engineer's Date (D18D054C)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 10-16-14, the above referenced plan is not approved for Site Development Plan action by DRB nor Building Permit. Address the following comments:

1. The Master Drainage Report for Tracts 3A, 3B, 4A, and 4B has been approved. The report specifies the drainage development parameters for the proposed Tract 4B (Resort Lifestyle Communities' tract). Show how the site is meeting those requirements. The allowable discharge for this site is 30.9 cfs not 35 cfs. Revise the calculations and narrative accordingly.
2. A discussion of the First Flush has been added to the plans. The volume required and the volume provided should be included also. Do you have sufficient room for the First Flush with the current site plan?

Per the City Drainage ordinance, the 90th Percentile Storm Event, which is 44 inches, is to be managed. Reduce 0.44 inch by the 0.1 inch for the initial impervious abstraction in Table A-6 of Section 22 of the DPM. Multiply the remaining 0.34 inch by your impervious area. This is the portion to retain.

3. Show how this site will be connecting to the proposed 18 inch storm drain that will be done by separate work order.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: e-mail
file