

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



November 30, 2012

Bruce Stidworthy, P.E.
Bohannon Huston Inc.
7500 Jefferson St. NE, Courtyard I
Albuquerque, NM 87109-4335

Richard J. Berry, Mayor

RE: **Drainage Management Plan (DMP) Update** – incl. Bosque School Area Ponds
SE Corner of Coors & Montañó NW P.E. Stamp: 10/31/12 File # **E12-D015**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 11-1-2012, the above referenced plan cannot be approved as an update to the DMP for the area. As discussed in our meeting on 11-19-12, this letter will summarize major issues of concern to guide your review and resubmittal.

1. We are clarifying the boundaries of this and several previous submittals in this area. Since this DMP Update affects the overall area, it will be referred to as **E12/D015**, rather than the E12/D15A designation which applies to the Bosque School sub-area.
2. The proposal to limit Basin B-2 to undeveloped rates is not acceptable. Reductions in runoff to meet pond volume limitations must be shared across the analysis area.
3. Your proposed alternate methodology to reduce the needed pond volumes is reasonable, requiring all undeveloped parcels in the analysis area to retain the first 0.44" of precipitation on-site. This criterion is included in the current MS4 Permit issued to the City of Albuquerque by EPA in March 2012, and has been drafted into the upcoming revisions to the City's Drainage Ordinance.
4. It is acknowledged that some deviation from the 0.44" requirement may be necessary at the proposed apartment development (North Andalucía at La Luz, Tract 6), which should at least be held to the run-off rates on the previously approved drainage plan. We do expect that water-harvesting features be included in the apartment site landscaping, to retain some of those developed flows.
5. You indicated that you will coordinate information regarding these restrictions, plus your subsequent revised calculations with Tierra West, Inc., design engineers for the proposed "Walmart" development site (North Andalucía at La Luz, Tract 3). Please provide confirmation of that contact.
6. Please furnish a copy of the Spring 2012 topographical surveys of Ponds A & B for our records.

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7. The 2006 DMP, prepared by BHI, shows a Min. Finished Floor elevation of 75.50 on Tract 2 (now Tracts 2A & 2B), North Andalucía at La Luz, underlying "Pond A." This plan proposes a water surface of 77.2. Explain this significant revision.
8. "Pond A" limits and volume must be confirmed and certified. If regrading is needed, your submittal should also request Grading Permit approval, with an Engineer's Certification following completion of that grading.
9. In a June 11, 2012 letter from the Water Utility Authority (owners of Tract 2A, North Andalucía at La Luz) to the Environmental Planning Commission, Mark Sanchez, Executive Director, indicated that the "Water Authority will not consider or allow any modifications to these ponds." Your submittal proposes regrading of Pond A, effectively creating a dam at the drainage easement boundary on Tract 2A, with a crest only 0.2 feet below the minimum Finish Floor elevation on the tract. This will prohibit runoff from Tract 2A to the pond. Also, the grading apparently allows Pond A water (Elev. 4977.2) to flow around the south end of the proposed dike and flood Tracts 2B and 2A. How can this plan be implemented without land owner concurrence?
10. We require a separate, larger scale Grading Plan for any proposed grading at Pond A (or Pond B) and the spillway to Pond B. Section E-E should include a water surface elevation, representative of the standing water observed within the pond. Spring 2012 photos show that level to be roughly 2 feet above the invert of the 60" inlet line at the south end of Pond A. Pond volume calculations cannot include any capacity below the observed, standing water surface.
11. Spillway concerns include:
 - a. Provide horizontal control on the layout and cross sections.
 - b. Provide build notes, cross sections and/or details to clarify the features of the proposed spillway.
 - c. The spillway and water weir sections conflict with the Modular Building pad and ADA ramp. When Weir details are presented, clarify Section B, which appears to intersect the footprint for the Modular Classrooms, which show F.F. Elev. 80.33 ±.
12. "Pond B" limits and volume must also be confirmed and certified. If any regrading is needed, your submittal should also request Grading Permit approval, with Engineer's Certification following completion of that grading. Clearly show and label where the overflow point is located, along the Riverside Drain, with an elevation that will avert flooding of the school structures.

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13. There is a peninsula within Pond B labeled "Possible Future Addition." Is that area and volume excluded from Pond B capacity? Pond B calculations should also acknowledge and identify any water table exposure, or standing water from Riverside Drain seepage within the pond section.
14. The Drainage Study table in this submittal made reference to Basins B-1 and C-1 runoff as "Taken from..." drainage reports by Bordenave Designs and Chavez-Grievies, respectively. We do not have those reports on file. Please provide copies for references, or generate your own runoff calculations for the subject areas.
15. Since the intent of this submittal is to update the DMP for the Bosque School and adjoining areas, it is appropriate to include all supporting data and calculations with the submittal. Following are some suggestions on presentation to expedite review:
 - a. The first sheet of the submittal should include a vicinity map and Flood Hazard Boundary map as outlined in the DPM Chapter 22. Other general layout provisions of the DPM would help to clarify the presentation
 - b. Include a Bench mark for reference on this DMP, and on any survey documentation submitted.
 - c. The drainage plan must show all Basins included in the analysis area, including all of the Lands of Ray Graham/La Luz tracts that discharge to the ponds. Hence, the limits of the basin layout plan must be extended to the south & west.
 - d. The tabular presentation of Pond volumes and runoff calculations is very helpful. Please summarize basin data by tract, and provide Area and Runoff totals at the bottom of the table. Supplementary calculations and tables may be necessary to clearly document ponding and freeboard capacity.
 - e. For clarity, separate the DMP drainage analysis from the design information for the proposed Spillway between pond A and pond B.

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If you have any questions, you may contact me by email at grolson@cabq.gov, or telephone 505-924-3695.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **E12-D015**
c.pdf Addressee via Email BSTidwor@BHInc.com

