From: Carrillo, Abiel X.
To: "Jeffrey Wooten"
Subject: North Towne Plaza Tract A-1 - E19D033 - Stamp Date 9-20-2016
Date: Monday, October 31, 2016 3:17:00 PM

Jeff,

This email is being sent in lieu of a formal letter to help expedite initial reviews. A reply to this email will not replace a re-submittal.

Based on the information provided in your submittal, received 9-21-2016, the above-referenced Grading and Drainage Plan cannot be approved until the following comments/questions are addressed:

Site Plan for Building Permit

1. Storm Drain line A will need an easement along the access road since it drain the pond on the adjacent property. It also clips a third property line, but this could potentially be avoided by adjusting the alignment to avoid that corner.

2. We will need confirmation for the owner of the adjacent property that there is agreement to use the parking lot area as a permanent pond.

Building Permit

1. In our pre-design meeting we did discuss the method of the draining the pond by having it bubble up through the inlet at the Quemado and Cubero Intersection. It appears that the concept will work, but I am concerned that the inlet structure sits on a gravel pad in the wheelpath of delivery trucks. Is there any further reinforcement that can be considered? For example making the gravel pocket deeper, but having the inlet sit on a stabilized base, etc.

2. It's not clear that the double inlet at the end of Storm Drain Line A needs to be placed in the center of the road. It has the potential to create a more pronounced dip at the beginning of the vertical curve for the steep entrance. It should be placed along the curb away from the wheelpath .

3. The plan references a bio snout for the outfall into Storm Drain Line A, but there is not much sump under the bottom of the outlet pipe (invert 6" above bottom of pond). The snout and bio skirt might clog without enough clearance to the sump (the pond bottom).

Any question just let me know.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department

Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102