



September 24, 2014

Mr. Craig Hagelgantz
ABQ Engineering
Suite D
8102 Menaul Boulevard NE
Albuquerque, NM 87110

**Re: Chao/Limary Residence
Grading and Drainage Plan
Engineer's Stamp Date 9-17-14 (E23D003Q)**

Dear Mr. Hagelgantz,

Based upon the information provided in your submittal received August 28, 2014, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

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1. Provide a vicinity map with the site outlined on it.
2. Include a FIRM map and discussion of the Flood Zone the site is in.
3. A benchmark was provided. Is that a TBM? Identify it on the site or provide a tie to one if it is not on the site.
4. Provide a narrative. Indicate how the design of the property is in accordance with the Master Drainage Plan, High Desert – Tract 14B (E23D003K). Include a discussion of existing and proposed conditions off-site and on-site. Are flows coming from off-site? How are those being managed? Indicate all your existing and proposed design assumptions. Land Treatments B and C should be included for the proposed condition. The soil will be disturbed for the front yard, swale and ponds. There are slopes greater than 10% being proposed. See Table A-4 in Chapter 22 for the description of land treatments.
5. What is happening with the grades on the south and west sides of the property? There is a drop of 9 feet from the house to the pond on the west, but no wall of any kind indicated. On the south side, what are the grades against the house? How are the proposed grades being tied into the existing grades on the south and east sides? What are the grades for the patio and deck? Show any stem walls and grades adjacent to the stem walls.
6. What are the flow line elevations in the cul-de-sac that are being matched? Is the higher side of the proposed driveway going to be above that for the full length of the water block? Is there enough of a water block to prevent flows from entering and going down the driveway?

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7. Show the entire property. Provide a second sheet if necessary.
8. Discuss how the First Flush is being retained. 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.

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

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