

January 13, 2015

Brian Patterson, PE
Yolanda Padilla Moyer, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Richard J. Berry, Mayor

RE: Sevilla @ Andalusia - (File: F11D015C)
Drainage Management Plan, Engineer's Stamp Date 12-19-2014
Grading and Drainage Plans, Engineer's Stamp Date 12-18-2014

Dear Mr. Patterson, Ms. Moyer:

Based upon the information provided in your submittals received 12-19-14, the above referenced submittals cannot be approved Preliminary Plat and Site Plan for Subdivision action by the DRB until the following comments are addressed.

1. Address the first flush.
2. Address offsite flows in the report. Do any flows from Coors enter Sevilla Ave.?
3. Grading plan does not show the existing elevations of Sevilla Ave. It seems to show historic contours. Show existing contours and flowline of Sevilla Ave. Is there a waterblock from Coors into Sevilla Ave?
4. According to report, portions of Existing Basin 1 are conveyed to separate low points. Therefore, Existing Basin 1 should be divided accordingly to reflect this.
5. Note in the report what portion the Q_{100} flowrate of Existing Basin 1 contributes to each of the separate lowpoints. Please verify that each portion adds up to the total Q_{100} for that basin as there seems to be a 0.4 cfs discrepancy
6. Adjust basin boundaries so that water blocks in Calle Espana coincide with basin boundaries.
7. Show an existing basin east of Existing Basin 1? Report and calculations should show that the 36" existing Storm drain has the capacity to convey the developed flows to its discharge location. What offsite basins contribute to flows in the existing 36" Storm Drain?
8. The contours, elevations and line work showing Coors Blvd, the curb and gutter are unclear.
9. Do flows on East side of Coors (in meandering sidewalk area) drain to this site? Particularly north of Sevilla Ave? The developed basin map shows flow arrows pointing west, but the contours do not support this. There seems to be some ponding in this area. Where is the R.O.W.? Where is the property line? How does this area drain?
10. Is the Retaining wall along Coors existing or proposed? Are both walls shown retaining walls? Site Plan for Subdivision suggests that the wall closer to wall is a decorative wall.

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11. How do Open space tracts drain? Particularly the larger ones such as Basins D-E and H?
12. Show proposed contours.
13. Show top and bottom of wall elevations on Retaining walls on Grading Plan.
14. Legend shows existing storm drain system with hatched pattern, but is actually faded on plan.
15. Please provide documentation which indicates which developed basins are allowed to free discharge into the San Antonio Arroyo.
16. Is there a Master Drainage Plan for this area? If so, please provide relevant excerpts.
17. AMAFCA approval is required. The earth lined swales to discharge to San Antonio Arroyo may need an easement. , as well as discharge from any "Turned blocks".
18. Show on the Grading Plan the earth lined swales that Basins B and F and K drain to as indicated in the report.
19. Indicate location and opening area of "Turned blocks" on the grading plan.
20. Clearly show AMAFCA Floodway and easements as well as the boundary of the SFHA A flood zone.
21. Show slopes of roadway on Grading Plan
22. Provide Road cross sections.
23. Indicate on the Grading plan where standard curb and mountable curb will be used.
24. Sump in north side (Tract B-2) shows 2 inlets on the Storm Drain Network map, but only 1 inlet on the Grading Plan. The report states that a double grate inlet will be used, but is not indicted elsewhere. Further, the Calculations state that the required capacity is 26.8 cfs, but the Allowable Capacity is for one inlet is 14.5 cfs. Similar comment is for the sump inlet in the south side (Tract A-1-A).
25. At sump in north side (Tract B-2), flowline elevations indicate that the road is superelevated. Provide street capacity calculations showing the superelevated street has capacity.
26. For the storm drain analysis, provide a graphic representation showing the storm drain, the grade, the HGL and the pipe ID's used in the InRoads program.

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email, Monica Ortiz