

CITY OF ALBUQUERQUE



January 14, 2015

Mr. Reza Afaghpour, PE
SBS Construction
10209 Snowflake Court NW
Albuquerque, NM 87114

**Re: 4 Unit Townhouse Development
1203 Griegos Road NW
Grading and Drainage Plan
Engineer's Date 12-22-14 (F14D070)**

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 12-31-14, the above referenced plan is not approved for Grading Permit nor Building Permit. Please address the following comments:

1. In the Valley (the area between the Rio Grande and Broadway), the volume required for a retention pond is 0.5 inch multiplied by the area of the site. Include a Water Surface Elevation for each pond. This will reduce the size of the ponds significantly. (Also note, for detention in the Valley, the allowable discharge is a maximum of 2.75 cfs/acre.)
2. Although retention has been provided, the First Flush still needs to be discussed. 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 amount of the First Flush necessary for the site. Show that amount on your plans. State that the capacity provided by the retention pond is greater than what is required for the First Flush.
3. The Grading and Drainage plan should match the site plan. The site plan submitted to DRB has two islands in the parking lot, but the Grading and Drainage plan only has one.
4. Two sidewalk culverts are called out that are in the public ROW. Provide S0-19 language and signature block on the plan which is attached. Request SO-19 review on the DTIS.

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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