

# CITY OF ALBUQUERQUE



October 30, 2015

Richard J. Berry, Mayor

Jonathan Niski  
**Tierra West, LLC**  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: Abraham – Beach Property  
Drainage and Grading Plan  
Engineer’s Stamp Date 9-14-15 (File: F16D003E1)**

Dear Mr. Niski:

Based upon the information provided in your submittal received 9-15-2015, the above referenced Drainage Management Plan cannot be approved until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

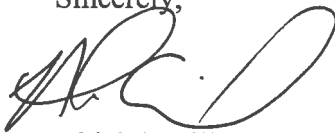
- Please provide a copy (or at least the applicable section that described the maximum stormwater discharge rate) from the referenced Renaissance Master Drainage Plan.
- Minor labeling and unit corrections:
  - Show units on flows and dimensions mentioned on page 2.
  - It appears that Exhibit B-2 is the “old” layout, not the proposed layout.
- The Basin Map on Sheet C2 references existing drainage that do not appear to match the proposed layout. Correct the Existing Drainage Condition language to reflect the fact that Basins 1 and 3 do not drain to the detention pond.
- The Proposed Drainage Condition language on Sheet C2 does not seem to be associated with this project (e.g., references to the “Frito Lay pond” and mismatched Basin numbers).
- The Northeast corner of the pond is graded in a manner that encroaches into the access aisle of the parking lot of Basin 7.
- Basin 9 quantified in the calculations appears to refer to the Shell/McDonald’s/Starbucks development. It should be labeled on the Basin Map.

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- It is not clear if curbing will separate the pond from the edge of the access aisle along the East frontage of the pond. It will be expected that the Grading and Drainage Plan for that site will incorporate protection from the edge of the pond.
- The On-Site Drainage Management Plan section references what will be done to retain the first-flush volume, but it is not quantified. The first flush volume needs to be calculated, and the proposed pond should show the 2' over excavation proposed.
- The grading and drainage plan proposes a tiered development, with a very steep slope between tiers. This plan should provide general direction on how stormwater flows should be designed to flow from Basins 1 and 5 to Basins 2 and 6 (Pipe, sheet flow, rundowns, etc).
- Significant erosion is noticeable along the North slope of the existing ponding area. The proposed grading plan should address a proper rundown/erosion control.

If you have any questions, you can contact me at 924-3986.

Sincerely,



Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file