



May 28, 2015

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

**RE: HLP Endodontics, 10429 Lagrima Del Oro NE
Grading and Drainage Plan
Engineer's Stamp Dated 4-30-15 (File: F21-D063)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 4-30-15, the above referenced plan cannot be approved for Building Permit and for SO-19 until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- 1) In the research I have done, the drainage files for the surrounding sites along Lagrima de Oro are showing detention of flows as opposed to free discharge. If there are sites that have free discharge as shown in the narrative, reference those files and demonstrate downstream capacity. Otherwise, the site will be required to detain flow.
- 2) Show all off-site basins, and include discussion of off-site flow acceptance from lot to the east in the Drainage Narrative. Also discuss any impact to the lot to the north, and allow drainage along the north side of the site to be able to discharge to the parking lot via a curb cut as necessary.
- 3) Provide existing basin 100-year storm event calculations for comparison to proposed conditions.
- 4) The majority of the first flush pond volume is not capturing runoff from the new building. Either the roof drains will need to be redirected, or the first flush ponds will need to be relocated. Also, show the contouring for the first flush ponds.
- 5) For all bioswales shown on the plan, provide spot elevations and proposed slope for the bioswales. If it was meant to show roof drains discharging out to the bioswales on the east side of the building, show the roof drains. Label all bioswale locations on the plan.

6) Show capacity calculations for all on-site infrastructure including the swales and curb cuts.

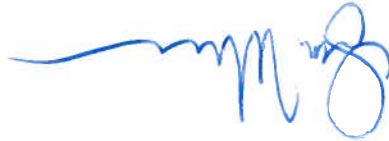
7) There is concern about a large amount of runoff being discharged to the swale along the west side due to limited capacity because of the check dams created for the first flush. Provide a cross-section detail showing top of the check dam relative to the top of the swale, and demonstrate sufficient capacity for the swale such that drainage from the parking lot will not discharge onto the property to the west.

8) Label the first flush volumes along the swale on the west side of the property.

9) Provide length of sidewalk culvert being installed. Provide capacity calculations and invert elevations.

If you have any questions, you can contact me at 924-3924.

Sincerely,



Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

FIRST FLUSH REQUIREMENTS

15100 x .34 /12=427.83 CF
PROVIDED 515 CF

Weighted E Method

Basin	Area (sq ft)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	100-Year 6-hr Weighted E (in-ft)	Volume (cu-ft)	Flow (cfs)	10-day Weighted E (in-ft)	Volume (cu-ft)
UPLAND	21840	0.501	60%	0.30083	20.0%	0.100	20.0%	0.30028	0%	0.000	0.000
OVERALL PROPOSED	20121	0.462	0%	0%	0.0%	0.042	100.0%	0.04238	75%	0.345	2.309

Equations:

Weighted E = Ea*Ab + Eb*Ab + Ec*Ac + Ed*Ad (Total Area)

Volume = Weighted E * Total Area

Flow = Qa*Ab + Qb*Ab + Qc*Ac + Qd*Ad

Where for 100-year, 6-hour storm (zone 4)

Ea= 0.8

Eb= 1.08

Ec= 1.46

Ed= 2.64

Qa= 2.2

Qb= 2.92

Qc= 3.73

Qd= 5.25

Pond volume required

FIRST FLUSH

427.83 cf

NARRATIVE:

THIS SITE IS AN INFILL DEVELOPMENT NEAR THE BOTTOM OF THE BEAR CANYON WATER SHED. THIS SITE HAS BEEN APPROVED FOR FREE DISCHARGE ON TWO

PRIOR SUBMITTALS. WE PROPOSE FREE DISCHARGE WITH THE INCLUSION OF THE FIRST FLUSH PONDING VOLUME. THE PROPOSED SIDEWALK CULVERT WILL BE

CONSTRUCTED WITH THE S019 PERMIT PROCESS

PRIVATE DRAINAGE IMPROVEMNET IN PUBLIC ROW

NOTICE TO CONTRACTORS

Notice to Contractor
(Special Order 19 ~ "S0-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Prior to pouring concrete, contractor shall notify the storm drain inspector, 857-8074, to inspect reinforcement.

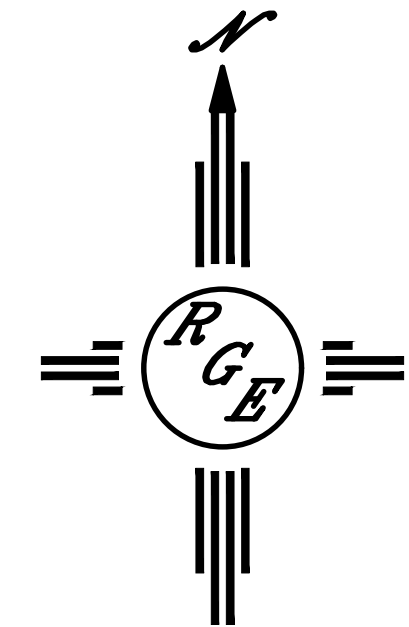
APPROVAL	NAME	DATE
INSPECTOR		

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

BIO SWALE DETAIL

NTS



VICINITY MAP:

F-21-Z



FIRM MAP:

FM35001C144G

LEGAL DESCRIPTION:

LOT #2, BLOCK 19, PRIMROSE POINTE UNIT 6
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. PROVIDE TURN BLOCKS AT GRADE EVERY 20' ALONG EAST WALL

LEGEND

— 5601 —	EXISTING CONTOUR
— 5600 —	EXISTING INDEX CONTOUR
— 5601 —	PROPOSED CONTOUR
— 5600 —	PROPOSED INDEX CONTOUR
—	LOT LINE
—	CENTERLINE
—	RIGHT-OF-WAY
=====	EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
=====	PROPOSED ROCK FACE WALL
=====	EXISTING CURB AND GUTTER
=====	PROPOSED EDGE OF CONCRETE
=====	PROPOSED FLOWLINE
=====	EXISTING WALL

ENGINEER'S SEAL 4/30/15 DAVID SOULE P.E. #14522	10429 LAGRIMA DE ORO DENTAL OFFICE	DRAWN BY DEM
	GRADING AND DRAINAGE PLAN	DATE 4-14-15
	 Rio Grande Engineering 1808 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0088	SHEET # 1 of 2 JOB # XXXXX