

CITY OF ALBUQUERQUE



April 19, 2012

Diane Hoelzer, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

Re: Sawmill Crossing, Grading and Drainage Plan
Engineer's Stamp dated 3-29-12 (H13/D057)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 3-29-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

- Due to the flatness of the site and the unique drainage scheme, Hydrology initially thought the amount of imperviousness should be 50% or less. However, a centralized pond as shown on the plan could work if the water in the pond can infiltrate into the ground. It would be preferable for the water in the pond to infiltrate in 24 hours, so that it will be nearly dry before the next rainfall event.
- It is my understanding that in this location, there is a layer of soil with acceptable percolation rates at 5 or 6 feet below the ground surface. The proposed pond is 6.3 feet deep and therefore the pond bottom may be in this soil with acceptable percolation rates. Provide a bore log in the location of the proposed pond and percolation calculations to aid in the determination of the time it will take for water in the pond to infiltrate.
- Since this site will be developed in phases, provide a grading plan that shows the lots to be developed as well as grades on the undeveloped areas. If you prefer, comments on the grading plan for future phases can be addressed when those phases are developed.
- Do you intend to grade the entire site creating pads for Unit 1 and rough grading for the other areas or creating pads and street grades on the entire site?
- Provide the Volume Required, Volume Provided and WSE for the proposed pond on the grading plan.
- Provide a spillway for the pond and show the inlet on the site to the south that will receive the runoff. The spillway can be rock, but not small rock.
- The pond walls should be constructed of continuously poured concrete not CMU blocks. Details to be determined at DRC.
- Is there supposed to be an inlet in each cul-de-sac? Show the storm drain.
- Provide existing elevation data on the east and west sides of the site. Additional survey data should be provided to determine if the existing concrete runoff between lots 42 and 41 drains to the east. During a site visit, it appeared that flows don't drain to the east as witnessed by an area of fines on this site.
- The drainage report should state that lots 41 through 44 will drain to the east via the existing concrete channel, if it does drain east.

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- Show the built environment on the Sawmill site to the south in the area of the proposed pond.
- It appears the 5'x5' landscape areas may drain out the back rather than out to the front per the drainage report.
- DMD has asked Hydrology to minimize the use of sidewalk culverts, because the plates are being stolen. To assist DMD with their request, Hydrology would prefer water harvesting areas that drain thru 4" (multiple?) pipes thru the curb rather than sidewalk culverts. The property owners will be responsible for maintenance of the pipes. Please add a note to the plat.
- Aspen Ave currently drains west to east across the frontage of this site. You are proposing to introduce a high point in Aspen Ave near lot 23 that will interrupt the existing flow pattern.
- Provide a water block at the entrance to this site.
- Provide slopes and flows for all channels.
- The channel that daylights near lot 58 has an invert of 61.70. The downstream (?) grade on the other side of the sidewalk is proposed to be 62.31. Should the sidewalk culvert extend across the sidewalk?
- To help minimize the amount of imperviousness, single car width or narrower driveways should be considered.
- Retaining walls are shown near lots 73, 58 and 51. They appear to be unnecessary due to the flatness of this site.
- Please provide street names on the grading plan.
- Provide flow arrows in the back yards of Lots 1 through 7.
- The plan proposes curb and gutter and sidewalk across the railroad tracks. How will this be built? Provide spot elevation data at regular intervals in the location of the railroad tracks.
- Hydrology appreciates including the infrastructure list and plat in the drainage report.

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If you have any questions or would like to set a meeting, please contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Department
Development and Building Services

Copy: e-mail