

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



September 26, 2014

Gilbert Aldaz, P.E.

Applied Engineering & Surveying Inc.

1605 Blair Drive NE

Albuquerque, NM 87112

Richard J. Berry, Mayor

**RE: Cuatro Development
Grading & Drainage Plan
Engineer's Stamp Date 9-17-2014 (File: J14D173)**

Dear Mr. Aldaz:

Based upon the information provided in your submittal received 9-17-14, the above referenced plan cannot be approved for Preliminary Plat until the following comments are addressed:

1. Street names are not legible on Vicinity Map.
2. Use larger scale of Flood Insurance Rate Map to show limits of flood plain (SFHA) and proximity to site.
3. Renumber sheet 1-4, with the Erosion Control Plan being separate from the Grading and Drainage Plan Set.
4. City Storm Facilities Maps show there are two (2) storm drains in 4th Street, with the inlets midway between Kinley and Summer tying into the further storm drain. On the same note, records do not show the size of the SD along Kinney, and the SD in Summer is noted at "UNKNOWN". These Storm Drains will need to be field verified during construction.
5. Presently there is a Single Type-A inlet at SE corner of site, and is proposed to be replaced with a Single Type-C inlet, which has less capacity. In order to not reduce the capacity of the inlets, it must remain a Type-A.
6. The minimum size of laterals is 18" dia.
7. Since laterals cannot tie into manholes at an acute angle a new manhole is needed at the 4th street connection.
8. The manhole in Kinley and 4th is most likely a 4' dia MH, and would not be able to accommodate the three Storm Drains as shown on the plan. A new manhole will be needed in 15" diameter SD.
9. Turn off architectural layers, showing only features pertinent to the drainage plan. Show only the roof limits and the building envelope limits only at the ground level. Are there exterior spaces between the buildings? If so, indicate with flow arrows the intended drainage scheme.
10. Note features such as walls, columns, planters and curb adjacent to the sidewalk. What are blank areas in the porous pavement? What is the feature shown in NW corner of site? Trash enclosure?
11. Indicate location of roof drains, if any.

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12. Revise **Proposed Conditions** in the narrative. It incorrectly states that the outfall is to a Storm Drain system that connects to tanks. If there are tanks, indicate so.
13. Revise drainage calculation #9 so that entire area is used to calculate the first ½" volume. It is only the "First Flush" calculation that uses Treatment D area only.
14. Keyed notes 8 and 9 refer to the Site Plan. Provide Site Plan or change reference.
15. Show elevation of existing grade west of property line, beyond block wall.
16. Provide Manufacture's specifications on the Geopave Porous Pavement.
17. Property is defined as Lots 1 thru 12, but Lot 6 appears to be a part of the G&D plan. Is Lot 6 included?
18. Revise narrative to state that private lots predominately bound west property line, and the dead end of an alley.

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

Sincerely,



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

Orig: Drainage file
c.pdf Addressee via Email