

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 26, 2013

Mr. Larry Read, P.E.
Larry Read & Associates
2430 Midtown Place NE, Suite C
Albuquerque, New Mexico 87107

Richard J. Berry, Mayor

RE: **Paradise RV Park** - 10,001 Volcano Road, west of 98th St. **K08-D003**
(*Lot 3, Town of Atrisco Grant, Row 2, Unit A*)
Drainage Report & Grading Plan for Building Permit PE Stamp: **10/15/2013**

Dear Mr. Read:

Based upon the information provided in your submittal received 10-17-2013, the above referenced report and plan cannot be approved for Building Permit.

Please review and address the following issues for Building Permit approval:

1. Please address the following drafting issues on the Grading Plan, Sheet 2 of 3:
 - a. Provide a North arrow and scale,
 - b. Label the adjacent streets,
 - c. Provide survey data source, and bench mark & datum information,
 - d. Provide a Legend and Key Notes (or reference if found on another sheet)
 - e. Clearly identify R/W and Property lines
2. Label the (3:1) side slopes on the retention pond, and add a note about the design storm used for sizing, and the Design Volume required. Also, indicate Pond Bottom, Water Surface, and Pond Top elevations. These numbers will be reference information, for use when As-Built Certification is provided.
3. Show the flow path and erosion protection for the SE corner of the pond in the event of overtopping.
4. Is any berm or fencing needed on the sides of the pond to control erosion from offsite flows, and restrict access (*3:1 slopes and 12' deep on NE corner*) ?
5. Label the access easement, north of the pond, and identify if this is to be paved in Phase 1. If so, provide contours, spot elevations, and surfacing notes.
6. It appears that a retaining wall is needed on the west side of the Building pad, where grades indicate 1.5' to 5.0' differential.

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7. Provide flow arrows, and contours or additional spot elevations, to clarify flow patterns in the asphalt paved areas on the northern portion of the site.
8. Hydrology requests that new development provide Low Impact Development (LID) features for water harvesting effects. It is suggested that the multiple, Landscape Areas shown between parking spaces be depressed to intercept rain that falls on them, and detain or retain developed runoff crossing the parking area. The landscaped areas at the south and east edges of the site could also be depressed for similar benefit, with curb openings from Basin 102 to Basin 104, and from 103 to 105. Provide typical sections to show these details. Typical details should anticipate the proposed, future asphalt surfacing of the parking areas, including curb openings or depressions as needed to intercept runoff.
9. The drainage report needs to summarize some of the critical elements of design, including the pond volume calculations, water surface and freeboard elevations.
10. To clarify your proposed design, please include flow arrows and design flow rates on the On-site Drainage Basin map, where onsite and off-site flows cross basin boundaries. Also, summarize on the plan where street flows enter and are intercepted by the proposed storm drainage systems. This will expedite review of your resubmittal, as well as Work Order plan review and Phase 2 design review.

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

 11/26/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **K08/D003**
c.pdf Addressee via Email LRead@ReadEngineering.com