

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



February 7, 2014

Richard J. Berry, Mayor

Dennis Lorenz, P.E.
Lorenz Design & Consulting, LLC
2501 Rio Grande Blvd. NW, Suite A
Albuquerque, New Mexico 87104

RE: **Legacy Church – West Access Road**
7201 Central Avenue NW

File: **K10-D015**
PE Stamp Dated: 05-02-13

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 12-4-2013, the above referenced plan cannot be approved for Grading Permit, Paving Permit nor Administrative Amendment to the Site Plan for Building Permit. The following questions and issues will need to be addressed:

1. The “Private Access Road” constructed within the Public Utility and Drainage and Easement on the Sandia Distributing lots is unacceptable for hydrology. This layout will require a plat revision to change the shape of the Public Drainage Easement(s) to exclude the area of the Private Access Easement and roadway. As an alternative, could the access roadway be built on the private parcels, south of the southern boundary of the ponds?
2. Show on the Grading Plan what existing and proposed pond volumes apply to the two affected ponds. Upon completion of the work, those pond volumes will need to be surveyed and certified to be in substantial compliance with this plan.
3. The report and calculations indicate a lack of information available from past reports to calculate pond volumes. From records found in our files, it appears that the Public pond requirements on the Sandia Distributing site were never recalculated after construction of the Unser Storm Drain outfall (Tierra Bayita, Ph.-IIB, cpn -407691). Existing infrastructure capacities can be used to reanalyze the pond sizing, to confirm that the roadway fill and easement reduction can be accommodated. Please contact Hydrology Section for additional system information available for these calculations.
4. Page 1 of the report shows that the pond volume (in OS-1) was designed at 9.18 ac-ft, and expanded to 12.19 ac-ft. What is the source of this information? Does your current topo-survey support those values?

PO Box 1293

Albuquerque

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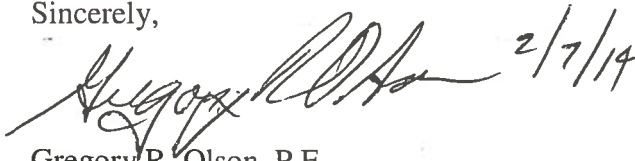
5. The expansion of the Sandia Distributing parking area on the north side of the pond (c2008), appears to have significantly reduced the pond volume, however that area was not surveyed in your April 2013 topo.
6. Paving of the cul-de-sac on Sarracino Place will require a Work Order approved by the City's Design Review Committee (DRC).
7. Reconfiguration of the Public Detention Pond will also require a Work Order.
8. The grading and drainage plan for Sandia Distribution Center shows a maintenance access ramp on the south side of the pond, which is not on the survey, and may needed to be added, or relocated, in conjunction with the proposed roadway.
9. If revised pond volume calculations justify a reduction in the Public Pond size, the Work order could include such revisions, and accompanied by revision of the Public Drainage Easement on the Sandia Distributing property as part of the replat.

If disturbed area for this site is greater than 1.0 acre, an approved Erosion and Sediment Control (ESC) Plan prepared by a NM Professional Engineer will be required prior to Hydrology approving a Grading or Paving Permit.

(An **eNOI must be filed with EPA**, at least 14-days in advance of construction.)

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

Sincerely,

Handwritten signature of Gregory R. Olson in black ink, with the date 2/7/14 written to the right of the signature.

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file **K10-D015**

c.pdf Addressee via Email DennisL@LorenzNM.com