

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



February 24, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Richard J. Berry, Mayor

RE: Sunset Gardens Subdivision (File: K12D003)
Grading and Drainage Plan, Engineer's Stamp Date 1-19-15
Drainage Report, Engineer's Stamp Date 1-16-15

Dear Mr. Soule:

Based upon the information provided in your submittal received 1-20-15, the above referenced submittal cannot be approved for action by the DRB on the Preliminary Plat and for Building Permit until the following comments are addressed:

1. Temporary ponds cannot be on lots and must be on tracts. Therefore you will have to come in through DRB to amend the plat and revise the infrastructure list.
2. A LOMR-F will need to be on the I.L.
3. For a LOMR-F you will need to provide compensatory volume. Where do you intend to provide this extra volume? Provide Volume calculations.
4. Lots 68 and 5 have an irrigation and utility easement thru them which should be shown on the Grading Plan. The pad crosses the easement. All easements should be shown on grading plan, including the utility easement.
5. Roadway tracts will need to have drainage easements.
6. Show the flood zone on the plan. A Flood plain permit will be required.
7. You may need to remove the wall, or provide opening in the wall behind lots 46 thru 49 so that the BFE will equalize within the present flood zone boundary. Once the pond is removed in the future, there needs to be some means of equalizing the BFE of the flood zone.
8. Provide a Benchmark and Datum.
9. If Lot 39 is owned by County, note so, and remove pad.
10. The dashed line along the roadway tract – is this the property line? If so, it is not in the same line type as the property line.
11. Show lot numbers on Grading Plan
12. On each pond indicate the Emergency Spillway and the MWSEL
13. The Land Treatments (A,B,C,D) do not add up to 100%.
14. Address "First Flush" with a statement.

Comments for Building Permit Approval:

1. On Vicinity Map, label Sunset Gardens

2. Near the Powell entrance, show the existing wall is to be removed, and the extents of the removal since it appears some wall is to remain. (show also on Work Order)
3. Hatch pattern for proposed and existing walls are not reflected on plan.
4. Show existing flow line elevations in Powell. (show also on Work Order)
5. Calculations for Type-A inlet uses Area = 5.92 sq.ft. However, I calculate 3.84 sq. ft.
6. If inlet is in sump condition, state so. Sump catch basins need to be designed for 2x 100yr storm, or other criteria in DPM pg 22-154.
7. Inlets into all the Ponds: (shown also on Work Order)
 - a. the invert at pond is higher than invert at inlet
 - b. the Top of Curb is 1.43' higher than the grate elevation for Ponds A,B
 - c. The Grate Elevations shown are the Flowline elevations
 - d. Invert elevations of the 18"dia. into pond is about 1.5' above the Max. allowed invert elevation per detail 2202, Note B. Invert is also higher than "future use" invert. Hydrology would prefer for the inverts into pond to be lower than the "future use inverts." When the inverts to the pond are plugged in the future, lean fill can be poured to slope the bottom of the inlet to the "future use" invert. A special detail will need to be on the work order and G&D plan.
8. On the Work Order, there is a lot of duplication. The curb return data is shown twice, as is the T.O.C., grate, and Invert elevations. It seems that in order to reduce the possibility of errors, and not have to review things twice, construction notes should only be shown once. A callout to the sheet where is data can be found should be noted on the 2nd duplication.

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: via Email: Recipient