

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



September 28, 2012

Genevieve Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: **Casitas de Colores** – Grading & Drainage Plan for Work Order & Building Permit
215 Lead Ave. S.W. P.E. Stamp: 09/04/12 (**K14-D087A**)

Dear Ms. Donart,

Based upon the information provided in your submittal received 9-6-2012, the above referenced plan cannot be approved for Work Order or Building Permit until the following comments are addressed:

1. Provide a drainage basin map corresponding to calculations provided. Label surface treatments there, or on the plan sheets to verify runoff rates. The Basin Table and calculations provided appear to meet the agreed criteria, however, I do need the basin map and roof drain, discharge points to verify acceptability.
2. **CG-101 & 102:** Show on the G&D plans where roof drainage from each building discharges and flows. *(Alternatively, this may be adequately shown on the basin map.)*
3. **CG-101:** Could the roof drain pipe (Key note 11) be tied to the Cistern overflow line, instead of surface discharging to the alley gutter? (possible icing problem on SW)
4. **CG-101:** Provide more detail of how the 2" PVC Force Main will connect to the existing SW Culvert on Silver Ave. Provide a safe, edge of sidewalk condition, by extending the SW culvert back of sidewalk, or other means to avoid drop-off at back edge of SW.
5. **CG-102:** Provide detail of how the Rock Swales enter the existing SW culverts. Provide a safe, edge of sidewalk condition, by extending the SW culvert back of sidewalk, or other means to avoid drop-off at back edge of SW. Also address how the 2" PVC Force Main will enter the western SW Culvert on Lead Ave.
6. **CG-501:** On Details 1 & 2, what is the depth of material in the swales?
7. **CG-501:** The "Pipe Through Walk" Detail does not address 2-4" pipes shown on plans.
8. **CG-501:** Provide missing details referred to on plans.
 - a. **"Turn-Down Sidewalk Edge"** detail referred to on CG-102. (and correct the reference page to CG-501, in Note 4 on CG-102).

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- b. **“Header Curb”** detail referred to on CG-101 & 102.
9. **CG-502 & 503:** Provide flow direction arrows by main pipes in the drainage system.
10. **CG-502 & 503:** Water standing in the overflow pipes from the water treatment manholes may become maintenance and insect-breeding problems. These lines should be designed to drain back to the cisterns.
11. **CG-502 & 503:** Sheets lack North Arrows and Scales associate with the plans. Also, label Lead Ave & Silver Ave. for clarity.
12. **CG-502:** Storm Drain General Not 8 recommends monthly maintenance of the system. This or sheet CG-504 should at least outline the level of maintenance to expect, so that owner and later operator understands the importance of this maintenance.

If you have any questions, you can contact me at 924-3994.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **K14/D087A**
c.pdf Addressee via Email gennyd@iacivil.com