



August 19, 2014

Ron Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

**Re: Imperial Building Grading Plan  
Engineer's Stamp Date 8-7-14 (K14D106)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 8-7-14, the above referenced plan cannot be approved conceptually or for Building Permit.

This plan proposes numerous nonstandard designs in the ROW. Since this site is experimenting with LID techniques, Hydrology is proposing that LID strategies used at this site should be at a level that can be ported to other site/streets in town. Therefore, hydrology proposes:

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1. The site capture roof flows and build curb cuts around the perimeter for the tree wells. If additional water is required for the trees, it can come from the 34,000 gallon tank.
2. The tree wells contain natural soil and the grade behind the curb is just below flow line in the area of the curb cut with a ponding area in the middle of the well.
3. Grates are built over the wells.
4. An underdrain system is not built.

Comments on the grading plan:

1. Provide a small water block at the entrance. Is the alley built with an alley section?
2. How does the 34,000 gallon tank overflow in to the inlet when it is lower in elevation?
3. Should the trench drain be connected to the 34,000 gallon tank?
4. Basin 2 produces 16,000 gallons in the 6-hour storm. The proposed tank is 3,500 gallons. Provide the manufacturer's information for the pump and a pond hydrograph to size the tank.
5. Show the roof drains connecting to the 34,000 gallon tank.
6. If the area between the two buildings along Silver Ave is in a building, the interior does not need to be shown.
7. Provide grades at all entrances and in the annulus between the buildings.

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8. Unused drive entrances are required to be closed; curb and gutter and sidewalk built. Show locations on the plan with build notes.
9. Provide spot flow line elevations in the gutter around the perimeter. The minimum finished floor elevation is top of curb plus 0.02 times the width of the sidewalk.
10. What does the line work represent along the south and west edges of the parking lot?
11. The plan should be a grading and drainage plan not just a grading plan.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Dept.

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C: e-mail, Jon Niski

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