

CITY OF ALBUQUERQUE



December 15, 2014

Mr. Conrad Ley, PE
Wilson & Company
4900 Lang Ave NE
Albuquerque, NM 87109

**Re: Lead Avenue Townhomes
Grading and Drainage Plan
Engineer's Date 12-1-14 (K15D094)**

Dear Mr. Ley,

Based upon the information provided in your submittal received 12-2-14, the above referenced plan is not approved for Building Permit. Please address the following comments:

1. The proposed impervious area is 60%. The impervious area in the plan view is greater than that (approximately 75%). Please revise.
2. What is the height of the water in the swale? At the shallowest point next to the southern building, the swale has 0.08 feet of clearance between the invert and the Finished Floor of the building. The water surface elevation should be below the Finished Floor. In Keyed Note 4, the swale has a height of 0.0 feet to 0.75 feet. The minimum height of the swale should be at the water surface elevation. Will the water between the buildings be able to get into the swale? Provide more spot elevations to show how the water will drain.
3. Is the sidewalk on the southern end of the buildings flush with the asphalt or raised above the asphalt? The sidewalk is at 60.82, but the Finished Floor is at 60.75. The sidewalk should be sloping away from the building. The site historically flowed north. What are the elevations that the site is matching in the alley? How is the storm water going to drain north from the parking lot without going onto adjacent properties? How is the water being directed to the swale? Show more spot elevations. (Please note that it is highly unusual to give a northing and easting for the spot elevations. Simply place the elevations on the plan where needed.)
4. The difference between existing and proposed flows is not being detained. Why is that?
5. State the volume that is being provided for the First Flush. That volume should be a retention portion of the pond that is below the invert out elevation. Provide top and bottom of pond elevations on the plan in addition to the invert out elevation.
6. The area near the drain lines through curb is identified as a "no work area" on the plans. Please remove since the drain line work will need to be done with these plans as part of the SO-19.
7. Provide a legend for the line work. Some existing contour lines are not labeled. Please label. Tie in the proposed 61 contour with existing.

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8. On the DTIS, select drainage submittal. (The certification is for after the grading and drainage is constructed.) For the requested approval, specify an S0-19 review on the "Other" line.

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

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: e-mail
file

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