

# CITY OF ALBUQUERQUE



November 24, 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 11-6-14 (K15D094)**

Dear Mr. Ley,

Based upon the information provided in your submittal received 11-6-14, the above referenced plan is not approved for Building Permit. Please address the following comments:

1. Always include a FIRM Map or narrative of the 100 year Flood Plain. Reference the vicinity map the site is shown on.
2. Many items are lacking for the drainage analysis:
  - A. Per Table A-2, the precipitation for this site is 2.35 inches not 2.2 inches.
  - B. The Existing Conditions Table shows two basin 101s. Revise one of them and show them on the plan. A small image of those basins is sufficient.
  - C. There is off-site flow coming onto the property. Determine the size of the area, the flow amount, and how it will be passed through the site.
  - D. Identify the areas of all existing and proposed land treatment per Table A-4 of the DPM. Determine flow volumes based on weighted E calculated from the E for each land treatment from Table A-8 of the DPM. Calculate flows based on peak discharge amounts for each land treatment area from Table A-9. Detain the difference between existing and proposed flows.
  - E. The First Flush was not discussed. Per the City Drainage ordinance, the 90<sup>th</sup> Percentile Storm Event, which is 44 inches, is to be managed. Reduce 0.44 inch by the 0.1 inch for the initial impervious abstraction in Table A-6 of Section 22 of the DPM. Multiply the remaining 0.34 inch by your impervious area. This is the amount of the First Flush necessary for the site. Show that amount on your plans. State the ponding volume that is being provided for the First Flush. Utilize landscaping areas for the ponding.
  - F. Provide calculations for sizing your swale and discharge pipes. What is the slope of the swale? Call out rip-rap instead of gravel and provide a size.
  - G. Include labels for all existing and proposed contours.
  - H. Provide spot elevations throughout the site including ADA ramps and spaces, door locations, roof drain outlets, inverts for the swale and the outlet to Lead Avenue, and other critical points.
3. If the alley, which is City Right-of-Way, is being paved, construction plans will need to be submitted for Work Order. Call out standard City details for alley sections and pavement. The work for the drainage lines (and removal and replacement of City sidewalk) should be included in those plans also. If the paving

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of the alley is eliminated from the project, the drainage lines can be done by S0-19. Include standard S0-19 language and signature block on the plans and specify an S0-19 review on the DTIS.

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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