

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



January 27, 2016

Richard J. Berry, Mayor

Mr. Phillip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

**RE: Stanford Court (424 Stanford Drive SE)
Grading & Drainage Plan
Engineer's Stamp Date 1-7-16 (File: K16D084)**

Dear Mr. Clark:

Based upon the information provided in your submittal received 1-7-16, the above referenced Grading and Drainage Plan cannot be approved for Foundation Permit, Grading Permit, Paving Permit, or Building Permit until the following comments are addressed:

1. The Drainage narrative implies that a discharge slightly above historical values will be discharged onto the City Right of Way, but there are no calculations provided for the existing conditions
 - a. The Drainage Plan states that free discharge of developed flow is acceptable since capacity exists downstream. Evidence, such as including references from applicable Master Plans, or referencing the capacity of downstream structures must be provided.
 - b. The volume calculation of the 100-year, 6-hour storm should be 1821 cubic feet, not 1812 cubic feet (per a quick calculation completed based on the plan's land treatments and dimensions). Furthermore, it is not clear why these volume calculations are provided, they do not correlate with the proposed total volume provided.
2. The required first flush volume (approximately 210 cubic feet) appears to be provided for in the total ponding volume, but the calculation needs to be shown on the plan (0.34" times impervious area).
3. Provide additional sidewalk spot elevations around the courtyard area to make it clear to the contractor that positive drainage is intended on the sidewalk surface.
4. Sidewalk culverts should be used in place of the 3" PVC piping to drain the areas adjacent to the east faces of the buildings on Lot 11 and Lot 12. 3" piping in landscaped areas will clog easily and may saturate the soil that is very close to the footings of the buildings. Alternatively, the roof drains can be continued in a closed conduit under the

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sidewalk, if practicable, and positive drainage away from the building needs to be shown.

5. The drainage from the parking lot is directed through the block edge wall into the east-west drainage swale.
 - a. The swale cannot be in the City's right of way.
 - b. The pond at the corner cannot extend into the City's right of way.
 - c. The capacity of the proposed turned blocks needs to be shown.
 - i. A detail needs to also be included to ensure that the bottom of the turned block(s) is set to match the flowline of the upstream swale.
6. The ponds along the edge of the lot (adjacent to public sidewalks) need to have an emergency spillway (such as a sidewalk culvert), this work which would likely extend into Stanford and Garfield will require an SO-19 permit. The resubmittal should include the SO-19 Standard Notes (emailed along with this letter).
7. Show additional spot elevations and/or proposed min/max slopes for the enclosed patios to ensure that they will be built to drain. Only two of the patios show a 1% typical slope across the concrete surface.
8. Informational comment: A Traffic Circulation Layout Submittal will be required by the Transportation Department.
9. Additional comments may be generated if the layout of the site is substantially changed (to address comments 5.a., 5.b., and 5.c.) in a future submittal.

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

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

10. A cross-lot drainage easement between the lots will be needed, since the ponding areas and swales are shared-use facilities that transfer flows between lots. AC 1/27/2016

Orig: Drainage file