

CITY OF ALBUQUERQUE



August 29, 2014

Dennis Lorenz, PE
Lorenz Design & Consulting
2501 Rio Grande Blvd NW, Suite A
Albuquerque, NM 87104

**Re: Beehive Homes Phase I
13440 Wenonah Ave SE
Request Permanent C.O. – Not Accepted
Engineer's Stamp dated: 10-4-13 (L23D022)
Certification dated: 8-27-14**

Dear Mr. Lorenz,

Based on the Certification received 8/27/2014, the site is not acceptable for release of Certificate of Occupancy by Hydrology. Numerous items are listed below that were not built are issues. Changes in design have surpassed the level of being able to as-built them on the approved plan. Therefore, submit a grading and drainage plan for Building Permit approval for all phases.

Hydrology's biggest concern is the unprotected steep slope on the south side of the property and the amount of sediment entering the southern channel and possibly the onsite storm drain.

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- Sections A-A, B-B and C-C were not certified or built per the approved Grading and Drainage plan, dated 10-4-13, provided by Rio Grande Engineering.
 1. The rock plating was not constructed. If a concrete slope paving is used, the header wall will need to be raised to prevent the water from jumping the header wall and under mining the footer.
 2. The spillway was not constructed according to the section provided.
- Erosion is occurring on the east side of the structure at the down spouts. This may cause possible damage to the structures footings.
- The east side of the property may need a better erosion protection system, to avoid the slope from eroding. This erosion will cause the bottom of the pond to rise with sediment, in return sending sediment into the storm sewer system.
- All phases need to be provided with some type of erosion protection system. Sediment was released into the inlet at the end of the private drive. The private drive was also covered with sediment.
- Waddles must be removed from inlet. In the area of the bottom inlet at the end of the private drive, an overflow occurred and caused erosion at the bottom of the existing CMU wall, also causing the lava rock to be filled with sediment.

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- The pond access road needs to be defined. As it sits, motor vehicles will cause ruts and gouges causing erosion to occur.
- At the east side of the property near the channel is a low spot which will allow for water to enter and cause erosion. Some type of erosion prevention system along the channel may need to be installed.
- Sediment is entering the handicap parking space through the sidewalk culvert. This needs to be corrected with an erosion protection system.
- The cobble swale from the north to the east is not depicted according to the site. There is also a concrete pad on the east side of the structure not depicted.
- Ponding is occurring at the dumpster, you may want to address this situation.

Hydrology notices that a revised plan has been submitted. It was not reviewed prior to writing this letter.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

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

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