

Sept. 4, 2017

Philip Clark
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

RE: **Premier M.H Display Yard
Grading Plan
Engineer's Stamp Date 8/23/17
Hydrology File: M14D012C2**

Dear Mr. Clark:

Based on the information provided in the submittal received on 8/23/17 the above-referenced Grading Plan cannot be approved for Building Permit until the following are addressed:

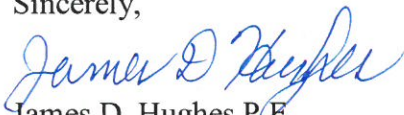
1. The Grading and Drainage Plan notes are still misleading and inaccurate. The statement "Bernalillo County Flood Hazard Ordinance, 2009" is not applicable and should be deleted. The statement "Essentially allowing historic flows to continue to drain through the property" should be replaced with a statement that "by providing a retention pond sized for the 100 year 10 day runoff from both lots 1-A-1 and 1-A-2, totaling 1.65 acres with 75% impervious cover." The statement "Historic site runoff locations will remain unchanged" should be changed to something like "Runoff from Lots 1-A-1 and 1-A-2 will be contained in retention ponds on lot 1-A-1 so that no runoff leaves the site."
2. Under "Calculations" the "Existing Conditions" section is not applicable and should be deleted.
3. Under "Calculations", in the "Design Criteria" section, T_c should be equal to 12 min, instead of 10 min.
4. Provide a copy of the Landscaping Plan by Hilltop that is referenced in the "Project Data" section to justify the use of lawn, land treatment B, in the "Calculations" section, or just use treatments C and D at 25% and 75% respectively. Impervious estimate is based on aerial photos and Table A-5 in section 22.2 of DPM.

5. Under "Calculations- Developed Conditions" use 0.413 ac. treatment C and 1.238 ac. treatment D for a total of 1.65 ac. The 6 hour volume should be 11,215 cf., and the 10 day volume should be 18,406 cf. required. The weighted E is 1.87". The SWQ recommendations can be deleted since the retention pond obviously provides enough volume.
6. Show finished pond contours bold and add spot elevation labels for the finished ground on both sides of the pond wall next to each existing street elevation label. There should be at least 8 label pairs. Add a table of the pond contour areas and volume calculations using the conic equation. Do not include the area between the property line and the inside face of the wall.
7. Provide pond wall design calculations, sections, details, and construction specifications. Include dimensions to the property line and the depth of the footer below finished grade. None of the wall is allowed in the public right of way. Also include methods of making the wall watertight, and methods to patch/repair cracks. Wrap the wall back to higher ground on the ends and do not attach to adjacent walls.
8. Specify an emergency overflow spillway in the wall and make the rest of the wall higher than the spillway crest. The ends of the wall should be higher than the spillway crest elevation.
9. The statement "All dimensions to face of curb unless otherwise noted" seems out of place in the middle of note 7 under the vicinity map.
10. It is unclear how the inlet on Lot 1-A-2 will drain if the existing 8" drain pipe is removed and plugged. Add construction notes and details of all improvements necessary on both lots to allow the inlet/low spot on lot 1-A-2 to continue to drain into the pond on lot 1-A-1. Show the existing curb on lot 1-A-2, and specify curb cut and/or removal of inlet. Show swale limits on lot 1-A-1 and 1-A-2 all of the way to the existing curb. Show swale hydraulic calculations using flow rates based treatments 25% C and 75% D treatments for both.
11. Offsite basins, lot 1A-2, must be clearly shown on the plan (or on a separate basin map) using a base map that includes property lines contours, and all storm drains, roads, C&G, ditches, and berms as necessary to support the chosen location of the basin boundaries. Flow arrows should be shown on the map indicating concentrated flow paths especially at the point of discharge from each of the basins.

12. Provide a recorded private drainage easement on Lot 1-A-1 for the benefit of the owner of Lot 1-A-2 for the swale and pond on lot 1-A-1. Include specific maintenance provisions.
13. Provide a recorded Drainage Covenant for the new pond. Show the outline of the pond on the plan and use a Xerox copy of the plan for the exhibit to the covenant. Label the pond volume and 100-year 10 day elevation and state that the pond provides Retention for both Lots 1-A-1 and 1-A-2 on the exhibit. Submit the Drainage Covenant to Madeline Carruthers along with a Check for 25\$ payable to the City of Albuquerque.
14. Provide written approval (an encroachment agreement) from PNM for the work in their easement. Also show the existing easement on the plan.
15. Provide written authorization from the owners of lot 1-A-2 to remove their wall.
16. Provide a cross lot access agreement between lots 1-A-1 and 1-A-2.
17. An approved ESC Plan is required for this site.

If you have any questions, I can be contacted at 924-3986 or jhughes@cabq.gov.

Sincerely,



James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: CLARK CONSULTING ENGINEERS **Contact:** Philip Clark

Address: 19 Ryan Road Edgewood, NM 87015

Phone#: 281.2444 **Fax#:** _____ **E-mail:** CCEalbq@aol.com

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
- ☐ TRAFFIC/ TRANSPORTATION
- ☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ GRADING/ESC PERMIT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR

PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ **ELECTRONIC SUBMITTAL RECEIVED:** _____

FEE RECEIVED: _____

