

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



May 15, 2014

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015

Richard J. Berry, Mayor

RE: **AJDJ Hospitality - Pad Site**, Woodward Road SE
Lot 2-A-2, Block 2, Sunport Park Addition
Grading & Drainage Plan for Grading Permit

File **M15-D023G**

PE Stamp: 4/14/2014

Dear Mr. Clark,

Based upon the information provided in your submittal received 4/17/2014, the above referenced plan cannot be approved for **Grading Permit**. The following issues need to be addressed on this plan:

1. The adjacent parcel to the east (Lot 2-A-3) has been graded without an approved grading plan, and no as-built record or certification survey is on file with this office (M15-D023B). Per our discussion, if these two tracts have common ownership, it will be advantageous to expand this plan to formally address grading on Lot 2-A-3.
2. The partial survey provided with this plan suggests an existing swale along the west edge of Lot 2-A-3, routing offsite flows to a pond at the NW corner of Lot 2-A-3. However, a field visit found an uncompacted windrow and deteriorated silt fence in that area, which may not provide a reliable, diversion of off-site flows from the east.
3. Grades and slope symbology on this plan indicate offsite grading along the east boundary, which eliminates the above swale, allowing offsite flows to enter this site. Drainage calculations on this plan do not reflect offsite flows.
4. The Grading and Drainage narrative states that "*THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFFSITE DRAINAGE FLOWS*," however, there do appear to be offsite flows entering the site which have not been addressed in the flow calculations provided.
5. Sub-basin boundaries, on and off-site, should be provided to quantify existing and proposed run-off. Grades on this site are split into two basins, one of which goes to the retention pond at the NW corner of the site; the remainder discharges westerly, undetained. Excess developed flows from this site should ultimately drain to Woodward, so it may be preferable to rough grade with that in mind, with a sediment pond before discharging.

PO Box 1293

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6. The Calculations section states "Developed Conditions – with Portion Site Revegetated." What portion is not revegetated?
7. Clarify pond sizing calculations and which sub-basin(s) drain to which pond(s).
8. Since this plan is not seeking Building Permit approval, it must include "Post Construction BMP's" for long term stabilization for erosion and sediment control.
9. Note 5 regarding Native Seeding should be corrected to refer to Section 1012, and provide more direction regarding mulching options, if this is to be used as a Post Construction stabilization BMP.
10. Drafting/presentation questions:
 - a. Clarify grading at the center of the west side of the site, where offsite grades to the west are actually higher than the site.
 - b. Label the apparent "Pad Limit" line shown on the plan at 25' from the west property line.
 - c. How wide is the "RIPRAP STONE" swale protection shown on the west side?
 - d. Contours north of the NE corner of the pond appear to be steeper than 3:1.
 - e. Clarify grades and top of pond elevations, and address erosion protection for overtopping of the proposed retention pond at the NW corner.
11. Since this plan will disturb more than 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM Professional Engineer and approved by the City's Stormwater Engineer, will be required prior to approval for a Grading Permit.

If you have any questions, please contact me at groilson@cabq.gov or phone 505-924-3994.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **M15-D023G**
c.pdf Addressee via Email: CCEalbq@AOL.com