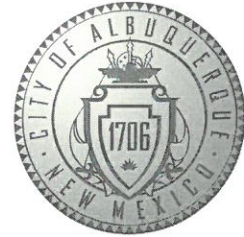


CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

June 11, 2018

Christina Sandoval
Parks and Recreation Department – City of Albuquerque
1801 4th St. NW 87102
Albuquerque, NM 87102

RE: **Juan Tabo Hills Park**
Grading and Drainage Plan for SPBP – Disapproved
Engineer's Stamp Date: Missing (M22D017A)

Dear Ms. Sandoval:

Based upon the information provided in the submittal received on 5/29/2018 the above-referenced plan can't be approved for Site Plan for Subdivision, Final Plat, Building Permit, and/or Grading Permit until the following comments are addressed.

1. The G&D Plan must be stamped and signed by a registered professional engineer.
2. A Drainage Management Plan narrative must be added stating whether this site is providing Detention, Retention, or Free Discharge. Capacity calculations are required on Monachos Rd. from this site to Juan Tabo Blvd. and if Monachos Rd. doesn't have capacity for surface drainage then the Public Storm drain may be extended into the site to be accompanied by HGL analysis. This is not just a matter of limiting the discharge to "Historic" flow rate. Infrastructure will be required if the flow from this site exceeds downstream capacity.
3. The layout must be revised so that the swale on the southwest side of the site remains unobstructed. The Playground includes more than 3' of fill in the swale, which may force drainage from the swale into the private lots west of the park. The playground may need to be shifted east to avoid blocking the swale. Capacity calculations are required for the swale, and must include 1' of freeboard.
4. Either provide written permission from the owner of the lot to the southwest for the grading that is shown on their property or delete the grading from the plan. Volume calculations and a Drainage Covenant are required for the pond if it remains on the G&D Plan.
5. The Gulf Stream cul-de-sac was not originally designed to receive any drainage from this site, but it may have extra capacity for some of the drainage from the pond just east of the Cul-de-sac. Pond design calculations are required, including an emergency overflow path. If the path is into the cul-de-sac then the capacity of the downstream system must be checked.
6. Capacity calculations are needed for the swale running down the west side of the park between the Gulf Stream cul-de-sac and Monachos Rd. to insure that drainage does not cross into the private lot west of the park.

PO Box 1293

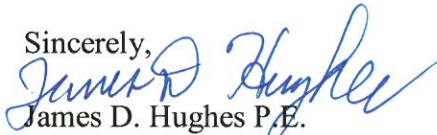
Albuquerque

NM 87103

www.cabq.gov

7. The Volterra Village Drainage Report dated 9-30-2009 by Greg Krenik shows 13.48 cfs in the storm drain from the Gulf Stream cul-de-sac and 21.89 cfs from the "Open space Pond". That report was later modified by a G&D plan and calculations dated 10/31/2012 and 1/7/2013 respectively from Diane Hoelzer. The engineer responsible for this G&D plan may find these reports helpful but additional calculations will be required, including accounting for split flow at intersections in Volterra Village where water blocks were not constructed, and partial interception at the inlets.
8. Prior to Certificate of Occupancy an Engineer's Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986 or e-mail at jhughes@cabq.gov.

Sincerely,

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

C: Email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.