

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 9, 2015

Diane Hoelzer, P.E.  
**Mark Goodwin & Associates, P.A.**  
P.O. Box 90606  
Albuquerque, NM 87199

Richard J. Berry, Mayor

**RE: Los Diamantes Subdivision  
Drainage Report, and Grading and Drainage Plan  
Engineer's Stamp Date 6-5-2015 (File: N09D013)**

Dear Ms. Hoelzer:

Based upon the information provided in your submittal received 6-5-15, the above referenced plan cannot be approved for Preliminary Plat and Grading Permit until the following comments are addressed:

1. Since Tract A is being created from this platting/subdivision action, infrastructure required to convey flows from developed Tract A to MH17 in 98<sup>th</sup> St. /Blake must be included in the infrastructure list and financially guaranteed at this time. **Per your email dated 6/22/15 a 24" pipe will be shown.** Locate the pipe such that it has minimum impact to the existing road. Include in the report all the calculations for this SD (include a preliminary Plan and Profile of the SD showing HGL) and show the SD on the drainage plan. Design for a minimum of 28cfs, as this is the allowed discharge from this site as noted in the final paragraph of this letter.
2. Tract A historically discharged to the NW corner of 98<sup>th</sup> St and Blake, and is now proposed to drain to a temporary pond. Per DPM 22-5.I, this pond must be sized as a full retention pond with an emergency overflow leading to 98<sup>th</sup> St. Calculations and pond details need to be included in with this project. Show pond volume and max WSEL. Alternatively, the pond may discharge to the 24" storm drain noted above.
3. According to the City engineer the cattle guard inlet shown is acceptable if a structural detail is provided, and included in the Work Order plan set. Remove city standard details from the report since grated inlet is custom designed.
4. Regarding the Cattle Guard Inlet: Per DPM 22 –D.3(4), Catch basins in sump condition need to be designed for account for system clogging. The DPM lists 2 emergency backup options, but a 3<sup>rd</sup> backup option is that the Cattle Guard can capture 2x the 100-yr event. **Per your email you state that the maintenance road can be used as a spillway into the pond.** This is acceptable, but show that the Max WSEL does not rise above any adjacent structure pad elevations. (1<sup>st</sup> backup option in the DPM) or show that the maintenance road/channel will convey overflows given a 50% clogging factor
5. The TC/FL elevations along the Curb and Gutter are barely readable – please darken the font. Looking at the elevations shown close to Tract B on Gibson Blvd, the TC is 48.17, FL is 44.5, top of sidewalk is 47.82. Obviously there are errors. Additionally, the passage way into the subdivision is from 47.82 to 46.00 and approximately 34' long, which gives you a slope of 5.35%. Is this ADA acceptable?

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