CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

June 15, 2016

Doug Hughes, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199

RE: **Desert Sands Subdivision**
Drainage Report, and Grading and Drainage Plan
Engineer's Stamp Date 4-27-2016 (File: N09D014)

Dear Mr. Hughes:

Based upon the information provided in your submittal received 4-29-16, the above referenced submittals cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

1. Per DPM 22-5.I, retention ponds must be designed for the 100 yr-10 day storm, as opposed to 2x 100 yr -6 hr storm (pg 11 of report). Provide calculations quantifying the required volume.
2. Quantify the first flush volumes and show that the correct volume has been provided.
3. As discussed and offsite ponding area is intended. Provide the pond grading on the G&D Plan set, which is to be certified as part of the Engineer's Certification.
4. Provide Street Slopes on the Grading Plan
5. Provide a full size sheet of the Basin Map, showing legible street slopes.
6. NMDOT inlets cannot be used unless approved by DMD and City Engineer- use Single A with Dbl. wings in sump. Provide calculations. For single grate, use area of 3.84SF for orifice equation, and length of 10.8 ft for wier. For wier calculations, can use both wings.
7. 98Th Street Improvements DR, based on Lands of Salazar report, estimated 137 cfs. Its close enough to the discharge you calculate, but the references should be changed – especially since the 2-36" culverts across 98th street were based on this number.
8. Raise the pad elevation of Lot 11-P1 to be 8.7 ft.
9. Move inlets 1 and 2 further upstream so that EGL is lowered.
10. On the Civildesign output, handwrite in the sidebar the inlet # and grate el next to the corresponding station. Do the same for MHs and Rim El. (the construction plans are too small to compare the HGL). Also, label the output so that it corresponds to the construction drawing, ie. Sacate Blanco.
11. Provide a conceptual detail of the Transition structure in the report, that is from the 54" SD to the 2 – 36" pipe culverts. How were losses accounted for in Civildesign?
12. Revise the infrastructure list so that each trunk line size is a separate line item.
13. Add to the infrastructure list the First flush pond, along with an Agreement and Covenant.
14. The SD trunk lines need to be moved so that the Curb and Gutter is outside of the trench prism. Laterals should be used to connect the inlets to a MH along the main trunk line.

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15. A approved ESC plan is required prior to approval for grading (or ESC permit)
16. Additional Grading Plan comments: (see attached electronic mark up)
    a. Show road slopes
    b. Retaining wall along southern boundary is shown right up against the existing screen walls and there may be constructability issues. Provide a section cut along the southern boundary.
    c. Spot el= 39.46 between 60-P1 and 59-P1 is low.
    d. Provide FL EL. along Pauza Dr
    e. Section B-B implies runoff flows along sidewall, as opposed to a parallel swale
    f. Lot 1-P1: how will lot discharge? Low point seems to be at end of retaining wall. Will there be a screen wall around the corner? Runoff should not discharge should curb ramp.
    g. Provide elevations between Lots 1-P1 and 2-P1
    h. North of Lot 16-P1, elev along Ret. Wall is 43.09. Typo?
    i. Provide Elevations north of Lot 17-P1
    j. South side of Colobel, North of Lots 1 thru 16: How does the area between the Sidewalk and retaining wall drain? Provide proposed contours. It seems that the swale within the landscape buffer should be used to collect these flows.
    k. On south side of Colobel, east of Pauza, the swale in the landscape buffer should be used. The swale should be able to discharge to the SW culvert downstream with a cut in the channel.
    l. Show the landscape buffer swale in the section cuts.
    m. Provide a section of Colobel (showing existing and proposed construction) and existing FL EL along the North side of Colobel to show that it is superelevated, and that a Waterblock is not needed at the Pauza Drive and Colobel intersection. Also, more FL. Elevations on Pauza Dr, south of Coloble should be shown.
    n.
    o. Each lot should have a unique lot number. Many have the same number.
    p. Is this a phased project? If so, an interim grading plan is required for each phase, showing how the drainage for the undeveloped areas are to discharge.
    q. What is intended for Tract B? show proposed contours.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

Orig: Drainage filec.pdf
Addressee via Email