From: Abiel X. Carrillo
To: "David Soule"
Cc: Cherne, Curtis; "laurie.moye@pnm.com"
Subject: F17D006B - Hotel @ 4875 Pan American - Stamp Date 1-13-2015
Date: Monday, February 08, 2016 4:47:00 PM

David:

This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 1-13-2016, the above referenced Grading and Drainage Plan cannot be approved for Site Plan for Building Permit, Building Permit, or ESC Permit (Grading Permit), until the following items are addressed:

1. The flood hazard zone AO from the Vineyard Channel appears to slightly overlap the east end of the property. Overlay the flood zone on the plan to understand the relationship between the limit of the zone and the property line.

2. The northwest pond is described as a water harvesting pond, but the bottom of the pond and the rim of the open-grate manhole are set at the same elevation (EL 5121).

3. Provide benchmark information on the grading plan.

4. The detail provided for the water quality manhole is a typical detail, but it is too different from the design that would apply to this site. Please show an accurate detail of the manhole with elevations of the invert(s) and sump shown.

5. We recommend sloping the sides of the curb cuts to avoid having a blunt end that cars can hit, particularly at the opening for the easternmost pond, which is aligned with the parking stalls.

6. The drainage report states that the top of the western retaining wall will be set a “minimum of 1 foot above the flowline” to prevent overtopping that occurred in the past onto the PNM property/easement. Please clarify the dimension in Section B-B. it is not clear that there is a 1 foot difference from the literal top of the wall to the top of the ground or at the flowline of the adjacent swale.

    a. Label the flowline elevation between the building and the wall.

7. At the west end of the project, where the existing flume will be removed, we recommend tying the curb with a straight line, to make the parking stall length uniform with the previous phase.

8. Please note on the plan what firm will be designing the retaining walls. The design of the

retaining walls should incorporate the proximity of the ponds and the influence the moisture might have on the foundation.

9. A curb cut is called out for the center island, but there is no information provided for the bottom of the depression, or if the volume is being relied on for first flush calculation.

10. Minor comment: lighten the existing contours, it is difficult to discern existing from proposed flow paths.

11. An approved Erosion and Sediment Control Plan will need to be approved by the Stormwater Quality Engineer prior to approval of the Grading and Drainage plan for Building Permit.

12. The inline drain inlet for the easternmost pond is called out as 6" in the Drainage Basin Map, as 15" on the Grading Plan, and as 18" on the calculation sheet.

13. Additional comments may be generated since the re-submittal might have several unanticipated changes to address the comments above.

If you have any question, you can contact me at 924-3986.

Abiel Carrillo, P.E.

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102