

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 5, 2013

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, New Mexico 87199

RE: **Shepherd Lutheran Church – 3900 Wyoming Blvd. NE** File # **G20/D036**
Grading & Drainage Plan for Building Permit PE Stamp: **11/01/13**

Dear Mr. Soule,

Based upon the information provided in your submittal received 11/1/2013, the above referenced plan cannot be approved for **Building Permit**. The following issues need to be addressed on this plan:

1. Show property boundaries and easements on the Grading Plan.
2. Provide existing grades on the adjacent streets, particularly at driveways to Hilton and near the curb cut discharge point at the NW corner of the site.
3. Historic drainage patterns routed approximately 25% of site flows out the westerly driveway, to an inlet on Hilton Place. This proposed plan diverts all of the flow to the NW corner of the site and expands a 2' curb cut to 9-feet wide. This amount of discharge to that driveway opening is not acceptable. Options to consider include:
 - a. Divert some of the site flow to the inlets on Hilton.
 - b. Provide a direct connection to the back of the inlet on Wyoming, via an SO-19, private storm drain connection.
 - c. Provide more defined grading to "Detention Ponds" on site to reduce the discharge rate.
4. Update the drainage basin map to include flow arrows and indicate discharge points. Inclusion of an existing basin map would be help to illustrate proposed changes.
5. Show the existing inlet location on Wyoming, and the second inlet on Hilton, between the driveways.
6. The Grading Plan does not include Proposed Contours for much of the site. Spot elevations provided do not clearly demonstrate intended flow patterns, and some such as the eastern parking area appear incorrect.

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7. Clarify grades around parking areas; e.g.-sidewalk grades vs. pavement grades. Provide flow arrows and Proposed Contours to clarify flow patterns.
8. Grades provided do not clearly show how runoff will be directed to the Harvesting Pond in the southern parking area. Most flows appear to bypass the curb cut.
9. Flat grades around the Dumpster Pad with 0.2' depression at center will not drain.
10. Provide more detail of the pond along Wyoming. It appears from information provided that runoff will sheet flow over the sidewalk or wheelchair ramp, instead of discharging to the curb cut at the north end. Consider a Private Storm Drain connection to the inlet, per note 3.b above.
11. The plan shows a pipe on the north side of the existing building, with no size or slope information. Confirm capacity for the proposed flows between the existing garden wall and AC units.

Since this site exceeds one (1) acre, an Erosion and Sediment Control (ESC) Plan prepared by a NM Registered Professional Engineer must be submitted to this office and approved, prior to start of **Grading**.

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

Sincerely,

 12/5/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **G20-D036**
c.pdf Addressee via Email: david@riograndeengineering.com