

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



April 29, 2014

Martin J. Garcia, P.E.
Anchor Engineering, LLC
1035 South Bosque Loop
Bosque Farms, NM 87102

Richard J. Berry, Mayor

**Re: Garcias Kitchen Food Prep & Catering
Grading and Drainage Plan
Engineer's Stamp Date 4-16-2014 (J13/D096)**

Dear Mr. Garcia:

Based upon the information provided in your submittal received 4-16-14, the above referenced plan cannot be approved for Building Permit until the comments below are addressed. Since the drain line through the curb is being handled through work order, an SO-19 approval is not applicable. After reviewing the project file there are a number of comments on a letter dated September 11, 2013 that have not been adequately addressed and are restated below with further clarification (No. 1 thru 9) as well as new comments (No. 10 thru 13):

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please quantify the offsite flows. The drainage narrative states there is offsite flow from the existing restaurant. Are flows from the adjacent apartments included? If not, give an explanation. Lot 1 clearly drains into the proposed site. Is the entirety of Lot 1 included in the basin boundary? Or only portions there of? Delineate the basin boundary used in the analysis. As shown, the flows from restaurant (and possibly apartments) are not able to drain to the pond due to curb.
2. Clarify existing and proposed spot elevations along the boundary lines. The street flow from the Central should not be flowing into the site. In order to verify that this is in fact the case, spot elevations and flow line elevations are needed at driveways, curb cuts, and waterstops.
3. While pond volumes are shown, Pond #2 and Pond #3 have same BPEL and should be considered one and the same pond. What is the meaning of the line that separates them?
4. Pond #1 Volume calculations are dependent on the pump discharge rate. Provide calculations and show the WSEL for all the ponds.
5. Please include a note on the grading plan that floor drain of the trash enclosures will be routed to an oil water separator and then to Sanitary Sewer.
6. Include cross-sections of Ponds No. 1,2, and 3. Detention Pond detail 1/C-1 shows a partial section, but does not show its relationship to the trash enclosures. On the south side, the cross-section should also show the relationship of the existing wall to the new wall. TOW elevations are not shown for the new wall. Will the retaining walls be waterproofed?
7. Positive flow away from the building is shown, but indicate where the roof is draining.
8. Curb opening along the south pond is shown but not on the westerly and easterly ponds. Curb openings should be sized and located using dimensions.

9. Erosion Sediment Control Plan must be submitted prior to building permit approval.
10. A backflow check valve will be required before the SD passes thru curb. Plans must also indicate that the connection will be built through a work order.
11. It is unclear what is meant by "Wall with 2" - 4" baffles" at west wall. Is this a weir?
12. Provide Sump Pump cut sheets showing pump curves.
13. If pump fails, an emergency overflow path should be indicated, preferably where "Wall with Baffles" is noted on the plans.

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Building Permit or Work Order.

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

Sincerely,


Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email