CITY OF ALBUQUERQUE

December 16, 2013

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: 8801 Glendale Blvd NE,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 10-8-13, (B20D021)
Certification dated: 12-3-13

Dear Mr. Burak,

Based upon the information provided in the Certification received 12-4-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail
file

PO Box 1293

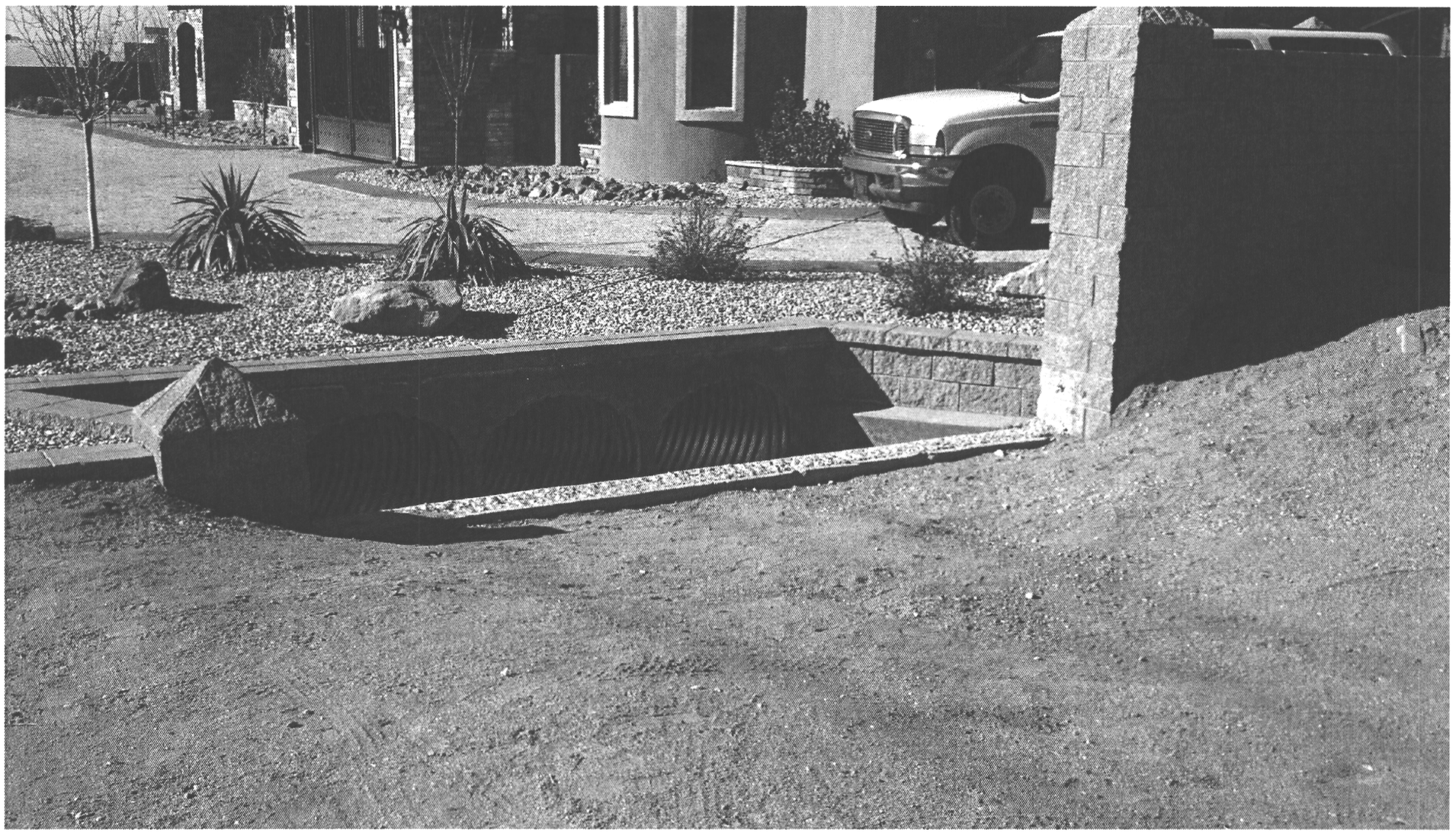
Albuquerque

NM 87103

www.cabq.gov

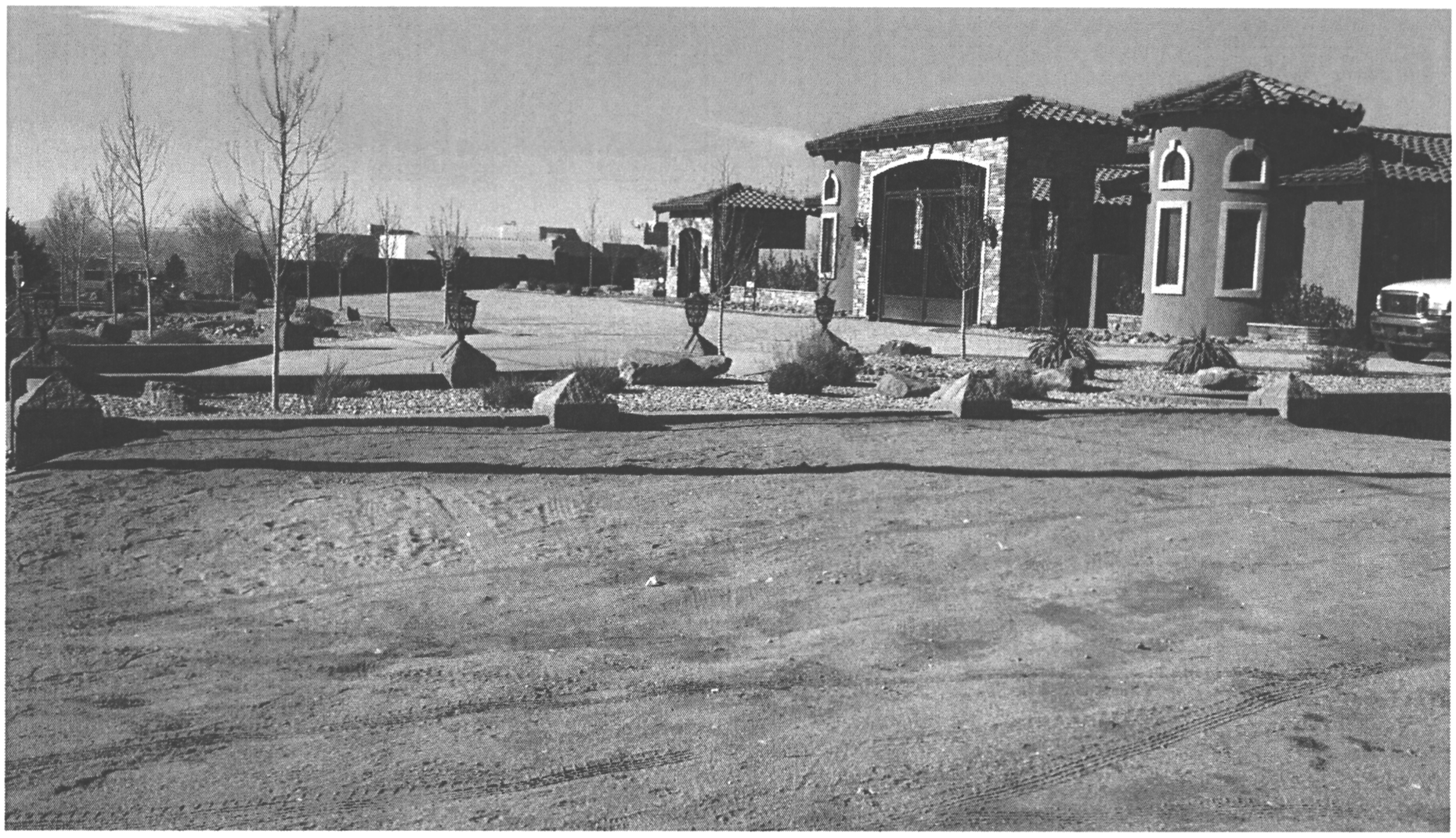
Photos taken on 12-16-13 for Permanent CO approval.

Curtis Cherne, 12-16-13



Upstream end of storm drains.

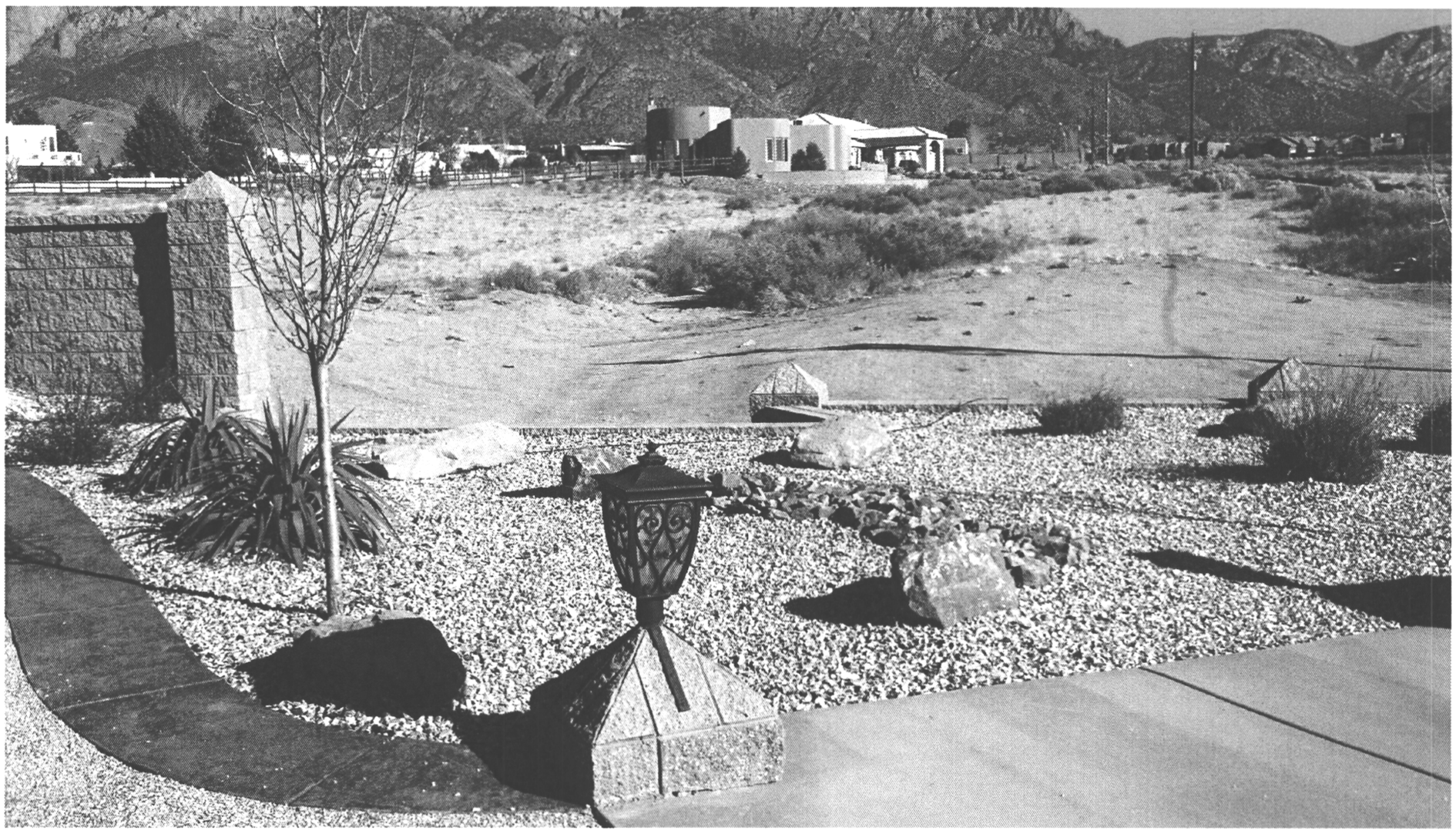
Downstream end of storm drains.



East property line where wall was removed.

Upstream end showing height of intake wall compared to pilaster.

Pond on west side of property to mitigate the increase in impervious area.



View from driveway looking east at the arroyo.

Additional photos are electronically stored in \B20D021\Final_CO

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 8801 Glendale Building Permit #: _____ City Drainage #: B20/D021

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 22 B16 TR1 U3 NAA

City Address: 8801 Glendale Ave NE

Engineering Firm: Burak Consulting Contact: _____

Address: 1512 Sagebrush TR SE

Phone#: 235-2256 Fax#: _____ E-mail: _____

Owner: Gary Padilla Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: Harris Surveying Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
X ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
X CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
DEC 04 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**. Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

October 25, 2013

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: 8801 Glendale Ave NE, Grading and Drainage Plan
Engineer's Stamp Date 10-8-13 (B20D021)

Dear Mr. Burak,

Based upon the information provided in your submittal received 10-8-13 and e-mail received 10-17-13, the above referenced plan is approved for Building Permit.

Approval of this grading and drainage plan does not consider the design of the retaining wall(s) or the height of garden wall(s) in the front yard.

A permit is required for construction in the City ROW. The permit can be obtained from Construction Services on the 8th floor of Plaza del Sol.

This is the plan to certify for release of Certificate of Occupancy.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail
file

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Cherne, Curtis

From: mburak@comcast.net
Sent: Thursday, October 17, 2013 9:47 AM
To: Cherne, Curtis
Cc: renaissancecustomhomes@msn.com; Wolfe, Bryan K.
Subject: Re: comments on submittal

Curtis - Thanks for the comments.

The overflow weir elevation that I originally called out was at elevation 30. This was due to the fact that the historical 30 contour hit each edge of the overflow weir location. We proposed to backfill the arroyo up to the 30 contour to provide a nice even overflow into the box. This would also provide a bit of protection for potential headcutting into the property to the east. When we discussed the 28.5 elevation for the overflow weir, that was based on your old survey from Tim. The survey that was provided to us did not reflect that elevation. When assessing the elevation in the field, we found that the 28.5 elevation for the overflow weir was below the adjacent wall footings and that we couldn't tie in to it so we raised it to elevation 29. We were able to tie rebar into the existing wall footings to help support the new scour wall. There is absolutely no detrimental impact or reduction in capacity to the upstream property by doing this. It also provides protection from headcutting into the adjacent property. We would consider this construction as an improvement and a justifiable stabilization to the existing flowpath due to the propensity of scour throughout the area. By cutting the weir down to the 28.5, we will be exacerbating the upstream scour. Placing drop structures within arroyos is a common practice to reduce scour, by virtually reducing the channel slope. This wall will function as a drop structure and it functions well at the elevation constructed and will provide addtitional scour protection for the upstream property. The design flow of 3,304-cfs will still be about 2.5 feet above the overflow weir. It will still be travelling at about 11-fps. Opening the wall section and clearing the vegetation will increase the historical capacity. Reducing the overflow elevation by an additional six inches will not significantly impact the hydraulics of the system and will increase the upstream headcutting potential. I'm sure that Mr. Padilla won't have an issue cutting the wall to whatever elevation you would like. It's totally your call.

The scour wall is four feet deep. It extends down four feet from the backfill on the eastern side of the wall. It was designed and built as a four foot retaining wall with a 24 inch footing and required rebar within the footing and the wall. The culvert headwalls were also constructed with footings and rebar tied into the tops and sides of the walls. The headwalls were also poured 12-inches thick instead of the nine inches called out.

Thanks again and feel free to call me or e-mail me if you have any questions or additional comments,

Mark

From: "Curtis Cherne" <CCherne@cabq.gov>
To: "Mark Burak" <mburak@comcast.net>, renaissancecustomhomes@msn.com
Cc: "Bryan K. Wolfe" <BWolfe@cabq.gov>
Sent: Thursday, October 17, 2013 9:01:37 AM
Subject: comments on submittal

Curtis

CITY OF ALBUQUERQUE

October 17, 2013

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: 8801 Glendale Ave NE, Grading and Drainage Plan
Engineer's Stamp Date 10-8-13 (B20D021)

Dear Mr. Burak,

Based upon the information provided in your submittal received 10-8-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per our meeting October 4th, the height of the inlet weir was discussed and the elevation of 28.5 was agreed to by all parties present. Parties present were, myself, Bryan Wolfe, Gary Padilla and you. The 28.5 elevation was agreed to because that was the predevelopment invert elevation of the arroyo. Why would you then submit a plan with an inlet weir elevation of 29?

If the reason for the 29 elevation is to protect the footers of the existing wall, it is acceptable to have the elevation of the inlet weir at 29 for a couple feet in from each footer, then cut a taper down to the agreed upon 28.5 elevation for the remainder of the inlet weir.

Revise Sheets C1 and C2 to reflect the above comment.

2. The following comment was provided in the letter dated October 7th, 2013 and was not addressed: The culvert headwall should be tied into the concrete below it so it doesn't fall over due to the load above it.

3. A similar condition exists for the headwall along Glendale Ave.

4. The Recommended Improvements paragraph states there is a "…four foot deep floodwall…" Isn't this floodwall 2.5 feet deep (28.5-26)?

5. In the same paragraph, you state there will be a 1.5 foot drop over the scour wall, when the elevation is revised to 28.5, this drop will be 1 foot.

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New Mexico 87103
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CITY OF ALBUQUERQUE

On October 4th (overflow weir) and again on October 7th (placing culverts), the property owner was building without an approved plan. Any rework required by the property owner is the property owner's responsibility.

If you have any questions or would like to set a meeting, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

C: e-mail

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, October 07, 2013 3:30 PM
To: 'Mark Burak'; 'renaissancecustomhomes@msn.com'
Cc: Wolfe, Bryan K.
Subject: 8801 Glendale comment letter

Attachments: Scanned from a Xerox multifunction device.pdf

Scanned from a Xerox multifunc...

Mark,
Getting closer.

Gary,
Someone reported that you were laying the CMPs today. You still don't have an approved plan. Any rework that may be required is your responsibility.

In addition, to obtain a Certificate of Occupancy, the Engineer's certification will have to be accepted by the City. Hydrology recommends working to an approved plan, rather than working without one.

Curtis

CITY OF ALBUQUERQUE

October 7, 2013

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: 8801 Glendale Ave NE, Grading and Drainage Plan
Engineer's Stamp Date 10-4-13 (B20D021)

Dear Mr. Burak,

Based upon the information provided in your submittal received 9-20-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per a site visit on 9-23-13, the invert of the channel is approximately 5527.5, assuming the elevation of the bottom of the footer on sheet 2 of 2 is correct. This elevation may have dropped from the existing grade shown on the approved grading and drainage plan of 5528.64, Thames Engineering and Design stamp date 9-1-11.

a. Revise the culvert inlet Detail on Sheet 2 of 2 to show the existing arroyo invert (approximately 27.5) and the predevelopment arroyo invert (approximately 28.6). The "Exist Ground East Side" grade is shown too high.

b. Include the benchmark for the topographic survey. The previous monument used was "7-B20", which was confirmed as NAVD88.

2. Show the existing driveway, vertical walls and the ground beneath the pipes in the driveway culvert section B-B. Include spot elevations for Top of Concrete on the south and north sides. There is an existing TOC of 29.03 at the southwest corner where the CMPs go under the driveway. This appears to be a conflict with the pipes.

3. There should be a headwall or similar on the downstream of the 36" CMPs to prevent dirt from falling out between them

4. The compaction note is in a place where compaction is not required. A more appropriate location would be the culvert inlet detail or section B-B.

5. The Driveway culvert Section could be omitted as it is not necessary. IF you wish to keep it, amend the minimum cover dimension to reflect the actual minimum cover.

6. The culvert headwall should be tied into the concrete below it so it doesn't fall over due to the load above it.

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CITY OF ALBUQUERQUE

7. Revise the "Recommended Improvements" paragraph due to changes to the plan. The two items are the "…four foot drop..." and the "…2.5 feet over the top…"

8. Revise the inlet weir INV from 30.00 to 28.5 or just remove the note since the Top of Scour wall elevation is the inlet weir elevation.

9. The large dirt pile on the lot to the east is to be removed and this area restored to predevelopment grades.

On October 4th (overflow weir) and again on October 7th (placing culverts), the property owner was building without an approved plan. Any rework required by the property owner is the property owner's responsibility.

If you have any questions or would like to set a meeting, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

September 24, 2013

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: 8801 Glendale Ave NE, Grading and Drainage Plan
Engineer's Stamp Date 9-19-13 (B20D021)

Dear Mr. Burak,

Based upon the information provided in your submittal received 9-20-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per a site visit on 9-23-13, the invert of the channel is approximately 5527.5, assuming the elevation of the bottom of the footer on sheet 2 of 2 is correct. This elevation may have dropped from the existing grade shown on the approved grading and drainage plan of 5528.64, Thames Engineering and Design stamp date 9-1-11.

A. The "Exist Ground East Side" elevation should be changed to reflect the current existing condition, which is approximately at 5527.5. The top of the scour wall elevation should be set at 5527.5.

B. It appears the sump inlet will may not be required.

C. Include the benchmark used for the topographic survey. The previous monument used was "7-B20", which was confirmed as NAVD88.

D. The footer(s) of the wall may require protection.

2. Provide a build note for the concrete slab underneath the pipes. Should this be a monolithic pour with the scour wall?

3. Provide a section through the storm drain in the driveway. A minimum of 12" of cover is recommended for CMP.

4. Add a build note to remove one course of block from the east wall south of the channel and along Glendale Blvd to the driveway.

5. Hydrology provides the following comments on the proposed concrete area between the edge of pavement and the wall.

A. The property owner wishes to keep the culvert under the east driveway. Show the culvert on the plan.

B. There is a telephone box where concrete paving is shown.

C. The flow line of this area should be near the middle of it. Similar to a valley gutter.

D. Provide a typical section of this area.

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Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

E. This concrete paving should tie into the 24 – 30" concrete paving on the west side of the property. A taper is recommended. Since this be built in front of the home to the west, the property owner is to discuss this with the property owner to the west.

F. The cut-off wall on the east side of the concrete paving along Glendale Blvd should respect existing grades somewhat.

G. Hydrology recommends a build note to saw cut the edge of pavement to facilitate pouring the concrete in this area.

6. Is there a hole in the wall, turn block or similar in the wall south of the horseshoe pit? Please show how flows leave this area.

7. What is the invert of the 6" outfall pipe on Glendale Ave?

8. What does the faint line south of the wall indicate?

9. Show the property line on the plan.

10. a 1:12 scale is very difficult to use and not an approved scale in the DPM. Please adjust to a 1:10 or 1:20.

11. The soil east of this property near the arroyo should have a maximum slope of 3:1. Property owner approval of the east property is required. This approval does not have to be submitted to Hydrology.

12. The large dirt pile on the lot to the east is to be removed and this area restored to predevelopment grades.

If you have any questions or would like to set a meeting, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Please give to Curtis for Review in

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 8801 Glendale Blvd Building Permit #: _____ City Drainage #: B20/D021

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: Cm 269 - 1269

Engineering Firm: Bunk Consulting Contact: See plans

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: Renaissance Custom homes @msn.com

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
__X__ GRADING PLAN
__X__ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
__X__ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
SEP 20 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 9-20 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

agreed to a 20 on
the test side

Cherne, Curtis

From: mburak@comcast.net
Sent: Tuesday, September 24, 2013 12:07 PM
To: Cherne, Curtis
Cc: Wolfe, Bryan K.; Gary Padilla; markburak1@gmail.com; qtrscale
Subject: Re: comments on grading plan 8801 glendale

Received comments. Response below:

1 A) The current state of the grading within the proximity of the old concrete channel and bridge does not reflect historical nor proposed elevations. To get the concrete out of the channel, it was necessary to temporarily lower the channel invert on the property to the east of the wall. The proposed invert of the channel at the wall is to be set at or near the historical invert elevation of the small northern branch arroyo that has historically impacted the wall opening. The weir structure overflow elevation on the Plan, which is the top of the scour wall, is set at the historical invert elevation of the arroyo. After the scour wall is constructed, Mr. Padilla will backfill the arroyo to the top of the scour wall to emulate historical conditions and to maintain historical flow characteristics on the property to the east.

1 B) With the scour wall/overflow weir constructed as designed, the sump will be required to generate adequate head to maximize the hydraulic capacity of the proposed culverts.

1 C) Benchmark will be noted on Plan and resubmitted.

1 D) With the scour wall in place and the above mentioned back fill in place, the footers will not be exposed to any potential erosive effects.

2. The scour wall, headwall, and sump floor are all separate entities and will be constructed at different times. The headwall will be constructed first and backfilled, then the culverts will be placed in the excavated area, then the headwall forms will be constructed and poured, then the floor slab. Velocities within the sump area will be minimal even under design flow parameters. Inlet control for headwall conditions will dictate culvert capacity as shown on the Plan.

3. The driveway culvert is to be removed or covered with the improvements to the City right-of-way. One foot of cover over an 18-inch cmp will lower the invert of the pipe to at least 2.5 feet below existing grade which will create a steep V-ditch along the northern side of Glendale Avenue. The runoff along the north side of Glendale Avenue and the discharge from the proposed culvert battery is intended to cross over Glendale to the south and not run west in a bar ditch.

The 36-inch culvert battery will not have 12-inches of cover over the driveway. The proposed concrete driveway will be constructed with additional reinforcement to provide for the 8-9 inches of cover over the pipe. The pipe inverts and slope are set to maximize hydraulic capacity while maintaining at least six inches of cover at the inlet headwall location.

4. The eastern wall is at or near the grade of the historical ridgeline. The area east of the wall is to be re-graded and raised three to four inches when the large pile of excavated material is removed. This will maintain only the wall cap exposed above the final grade on the

eastern side of the wall.

5 A) Again, driveway culvert poses more problems than solutions and will be covered or removed.

5 B) Proposed concrete will be poured around existing phone box during construction in the field or cut off just downstream of phone box location at contractor's discretion.

5 C) Flow line is intended to maintain slight V-shape near midpoint between wall and existing pavement.

5 D) Section can be added to Plan.

5 E) Plan shows cut-off wall at property line. Extension to tie to existing pavement at neighbor can be accommodated in the field during construction. This Plan should not be predicated on neighbor's approval.

5 F) Cut-off walls on both ends of the proposed improvements will be aligned with existing flowline elevations. The 12-inches called out on the plan indicate that the cut-off walls will extend 12-inches down into the ground. The tops of the cut-off walls will match the proposed concrete.

5 G) To maintain a clean edge of the proposed concrete, the contractor and client have discussed and understand that the pavement will need to be saw cut.

6) Two blocks within the wall at ground level have been turned sideways to allow positive drainage between the side of the house and the detention basin located south of the wall. The quantity of runoff generated within this area during the 100-year design storm is negligible due to the integrated storm detention and piping system and the location of the walled-in horseshoe pit. The area between the house and the horseshoe pit is lined with landscape gravel and is only a few feet wide and is not impacted by roof drains. A note pointing out the turned blocks is included in the updated Plan.

7) The six inch outfall pipe invert is shown on the wall section Plan. The outlet is approximately 18-inches above the base of the wall along Glendale Avenue. The pipe invert is included in the updated Plan.

8) Thin lines south of wall include the property line, and the edge of existing pavement.

9) Property line is now highlighted on the updated plan, but is typically covered by the existing wall.

10) The 1:12 scale is unusual, but the 1:10 scale will not fit on a single sheet and the 1:20 scale shrinks the site to where the details cannot be seen. Architect scales have a 1:12.

11) The area east of the subject property will be re-graded to historical conditions. A slight amount of fill will be added along the east side of the wall to match the elevation of the wall at the base of the wall cap.

12) See notes 1 A, 4, and 11 above. The excavated soil placed on the lot to the east is to be utilized to backfill the proposed culverts and arroyo. The eastern lot elevations will be

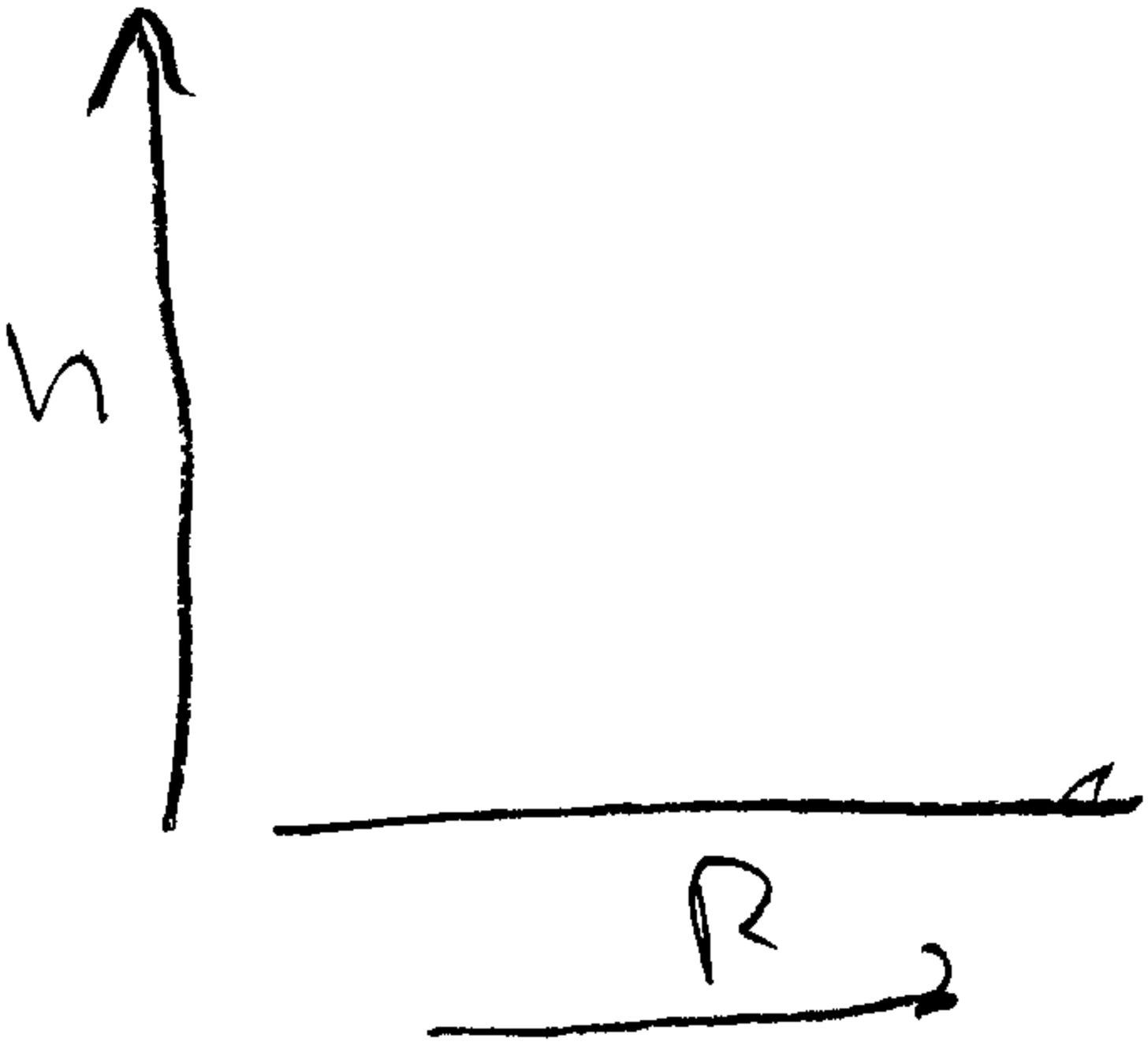
restored to historical conditions.

Plan should be re-submitted by Thursday this week.

Mark Burak, P.E.

From: "Curtis Cherne" <CCherne@cabq.gov>
To: "Mark Burak" <mburak@comcast.net>, renaissancecustomhomes@msn.com
Cc: "Bryan K. Wolfe" <BWolfe@cabq.gov>
Sent: Tuesday, September 24, 2013 9:33:34 AM
Subject: comments on grading plan 8801 glendale

Curtis



$$R = v_0\sqrt{\frac{2h}{g}}$$

CITY OF ALBUQUERQUE

September 24, 2013

Mark Burak, P.E.
Burak Consulting
1512 Sagebrush Trail SE
Albuquerque, NM 87123

Re: 8801 Glendale Ave NE, Grading and Drainage Plan
Engineer's Stamp Date 9-19-13 (B20D021)

Dear Mr. Burak,

Based upon the information provided in your submittal received 9-20-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per a site visit on 9-23-13, the invert of the channel is approximately 55~~27.5~~, assuming the elevation of the bottom of the footer on sheet 2 of 2 is correct. This elevation may have dropped from the existing grade shown on the approved grading and drainage plan of 5528.64, Thames Engineering and Design stamp date 9-1-11.

A. The "Exist Ground East Side" elevation should be changed to reflect the current existing condition, which is approximately at 5527.5. The top of the scour wall elevation should be set at 5527.5.

B. It appears the sump inlet will may not be required.

C. Include the benchmark used for the topographic survey. The previous monument used was "7-B20", which was confirmed as NAVD88.

D. The footer(s) of the wall may require protection.

2. Provide a build note for the concrete slab underneath the pipes. Should this be a monolithic pour with the scour wall?

3. Provide a section through the storm drain in the driveway. A minimum of 12" of cover is recommended for CMP.

4. Add a build note to remove one course of block from the east wall south of the channel and along Glendale Blvd to the driveway.

5. Hydrology provides the following comments on the proposed concrete area between the edge of pavement and the wall.

A. The property owner wishes to keep the culvert under the east driveway. Show the culvert on the plan.

B. There is a telephone box where concrete paving is shown.

C. The flow line of this area should be near the middle of it. Similar to a valley gutter.

D. Provide a typical section of this area.

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E. This concrete paving should tie into the 24 – 30" concrete paving on the west side of the property. A taper is recommended. Since this be built in front of the home to the west, the property owner is to discuss this with the property owner to the west.

F. The cut-off wall on the east side of the concrete paving along Glendale Blvd should respect existing grades somewhat.

G. Hydrology recommends a build note to saw cut the edge of pavement to facilitate pouring the concrete in this area.

6. Is there a hole in the wall, turn block or similar in the wall south of the horseshoe pit? Please show how flows leave this area.

7. What is the invert of the 6" outfall pipe on Glendale Ave?

8. What does the faint line south of the wall indicate?

9. Show the property line on the plan.

~~10~~. a 1:12 scale is very difficult to use and not an approved scale in the DPM. Please adjust to a 1:10 or 1:20.

11. The soil east of this property near the arroyo should have a maximum slope of 3:1. Property owner approval of the east property is required. This approval does not have to be submitted to Hydrology.

12. The large dirt pile on the lot to the east is to be removed and this area restored to predevelopment grades.

If you have any questions or would like to set a meeting, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail

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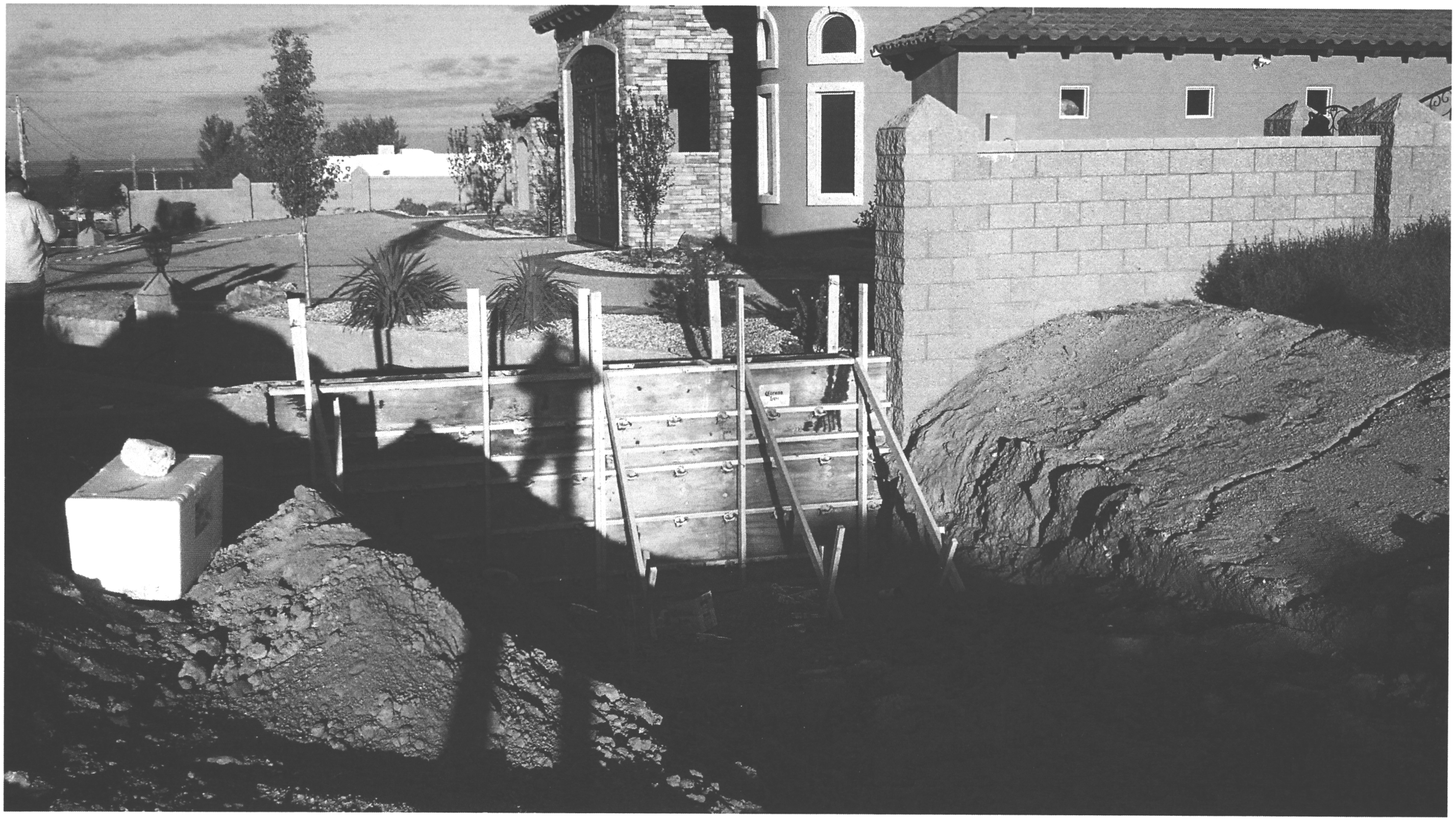
7:30 Am 10-4-13

7:30 Am 16-4-13



Cherne, Curtis

From: David Soule [david@riograndeengineering.com]
Sent: Thursday, October 03, 2013 4:48 PM
To: Cherne, Curtis
Subject: Glendale

Curtis, I recommend you take a look at what the current solution is. It appears worse than what was being removed.
David

Site visit w CE

2-15-13
cc

1. Lower wall South of Arroyo 8" ~ 1 course so it is approx level w/ dirt on east side
top block should be ~ flush w/ dirt

2 Remove 3 pilasters and is allowed to put small pyramids at grade level w/ east cut (#1)

3 remove 3 driveway bridge

4. Open up wall on downstream side for adequate capacity

5. Continue concrete to edge of pavement

6 Submit 9 ed for approval