



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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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.

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

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Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Planning Dept.

Development Review Services

C: e-mail