

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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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.

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

Albuquerque

Sincerely,

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

New Mexico 87103

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C: e-mail