

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



April 25, 2014

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

Richard J. Berry, Mayor

RE: **Hope Plaza Subdivision (Lots 1 -6)**

File: **C20-D064**

Grading & Drainage Plan for Preliminary Plat, Work Order and Building Permit

PE Stamp: **4-21-2014**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 4/22/14, the subject Grading and Drainage Plan cannot be approved for Preliminary Plat, Work Order or Building Permit.

Please address the following items for these approvals:

1. Section C-C cut on the west side of the lots does not match the actual conditions. Provide a new section applicable to that location, with sufficient detail to show how the U-channels will work with the 2.5' to 3.5' drop from the turned blocks to the existing street grades.
2. Retaining wall grades at the SE corner of Lot 5 show a 3-foot grade differential, but the associated Key Note 6 says 30" maximum retaining wall height.
3. Provide documentation of consent from the owners of Tract B-1-A to the offsite grading and construction on that tract.
4. Provide more detail of the 6' sidewalk along the east side of the site, including erosion and sediment control in the southern portion where adjacent dirt grades are roughly a foot above the sidewalk grades.
5. What is the size of the offsite basin that will discharge through the sidewalk culvert to Signal Ave., and is the culvert sized for the 100-year flow?
6. Prior to enforcement of the revised Drainage Ordinance next month, Hydrology is encouraging water harvesting measures to be voluntarily incorporated into site grading and landscaping. Can some flattened areas around the building pads be included in this plan to "harvest" minor storm flows?

If you have questions, please email me or telephone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file: **C20/D064**
c.pdf Addressee via Email FredA@IACivil.com