



Aug. 25, 2017

Manny Nuno PE
DCI Engineers
2600 Michelson Dr., Suite 930
Irvine, CA 92612

RE: **Oso Bio Syringe Line**
Grading Plan for Building Permit 4401 Alexander Blvd
Engineer's Stamp Date 8/16/17
Hydrology File: F16D003B1

Dear Mr. Nuno:

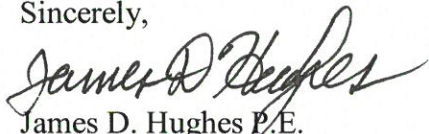
Based on the information provided in the submittal received on 8/22/17 the above-referenced Grading Plan cannot be approved for Building Permit. The survey will be required prior to Certificate of Occupancy, but the rest of the comments sent to you last week still need to be addressed before the Grading and Drainage Plan can be approved for Building Permit. The highlighted Items Below May be differed to CO, provide that notes are added to the plan indicating that these things will be done before requesting CO. After the Grading and Drainage Plan is approved by Hydrology it should be inserted into the Building Permit application. The Grading and drainage plan should address the following:

1. It should include a zone atlas map showing the location of the site, a legal description, and show the limits of disturbance.
2. Provide a narrative that describes the allowable 100 year peak rate of storm water runoff (32 cfs) from block 5. All of Tract B and a portion of Tract A drains into the pond and the other portion of Tract B free discharges less than 32 cfs. Describe the pond discharge rate (1.08 cfs) as being less than the 0.1 cfs per acre allowed.
3. The required pond volume must be recalculated based on the actual area draining to it. The as-built pond volume calculations should include a table with the area of the contours, and volume calculations using the conic method.
4. Both existing and proposed elevations in all areas of construction. If it is your intent to match existing grade then add notes instructing the contractor to match existing grade and/or the existing floor elevation(s) instead of actual spot elevations.
5. Provide detailed topographic survey of the three entrances and the pond. The topo survey should extend far enough into the parking lot so as to include the entire limits of the 100 year spread of water. Both at the pond and at the entrances.

6. Include hydraulic capacity calculations at each of the three driveways on the north as necessary to insure that the onsite drainage reaches the pond and none of it runs offsite at the driveways.
7. A pond maintenance plan and schedule of inspections should be specified on the G&D Plan.
8. Add a note to the plan directing the contractor to inspect and clean the pond as part of this construction. All trees are to be removed from the embankment and remove dead limbs, leaves, and trash,
9. Provide a detail of the pond outlet structure, and a profile of the outlet pipe.
10. An Engineer's Certification will be required prior to Certificate of Occupancy.
11. The existing Private Facility Drainage Covenant must be updated. It should include the new topographic information, maintenance and inspection schedule, outlet details, and volume calculations as an exhibit. The Private Facility Drainage Covenant should be replaced with a Drainage Covenant.
12. Show the location of a 4' wide sidewalk and label it "To be constructed by others not part of this project" along the entire street frontage of this tract. The sidewalk may need to meander around trees, and if it meanders into the private property, then provide a "Permanent Public Easement. Indicate earthwork grading where necessary to construct the sidewalk with no more than a 2% slope from the back of the sidewalk to the top of the street curb.

If you have any questions, I can be contacted at 924-3986 or jhughes@cabq.gov.

Sincerely,



James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services

