

CITY OF ALBUQUERQUE



September 10, 2013

Levi J. Valdez, P.E.
George T. Rodriguez-Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: Mix-Use Development, 4322 4th St. NW
Grading and Drainage Plan
Engineer's Stamp Dated 8-12-13 (G14/D071)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 8-21-13, the above referenced report can not be approved for building permit based on the following comments:

- Show existing topography/spot elevations.
- The site should drain to 4th St. at an allowable discharge rate of 2.75 cfs/ac.
- Remove the proposed wall within the turn around easement. The turn around area should be constructed.
- There are proposed steps within the City ROW. An encroachment agreement is required for the steps.
- Portion of the HC ramp is within private property. Easement will be required.
- Provide roof flow directions. Runoff can not flow over public sidewalks.
- Is there access easement on Tract J for the use of this project? Please provide plat or documentation which shows access easement across Tract J.
- Is there adequate landscaping area shown on this plan? Please confirm with zoning prior to resubmittal of the grading and drainage plan. Depress all landscaping areas.
- Will there be a restaurant on this site? If so, the trash enclosure area must drain to an oil waster separator and then to the sanitary sewer system. Provide detail elevations for the enclosure.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: e-mail