From: Carrillo, Abiel X.
To: "asheng505@hotmail.com"
Cc: "aecllc@aol.com"; Michel, Racquel M.
Subject: 3404 Stanford - G16D151
Date: Friday, August 05, 2016 3:39:00 PM

Mr. Afaghpour,

This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon information provided in your submittal received 7-18-2016, the above-referenced Grading and Drainage plan cannot be approved for Building Permit until the following comments are addressed:

1. It is not clear what the limits of the improvements are, provide hatching for new asphalt and paved surfaces within the site.

    a. Clarify what the existing parking lot/access surface is (gravel, paving). It is not clear from aerial photos.

2. Provide elevations and build notes for new paving and concrete. There appears to be a new concrete parking area proposed.

3. Clarify the extent of the improvements within the Right of Way. The sidewalk and driveways are hatched as if they are existing, but it appears that some are actually proposed. The plan should include build notes and elevation data for the contractor to follow, particularly since part of the sidewalk is replacing a sloped, paved, continuous driveway.

    a. New sidewalk in the right of way will need to reference the City's revised 2405A and B Standard Drawings.

4. Provide top and bottom elevations of the first flush ponds, and a conceptual cross section. The line work suggests a drop off at the edge of the ponds.

5. It is not clear that any flow would reach the westernmost first flush pond.

6. Show the direction of the roof drainage, to ensure that it is planned to discharge within the property.

7. Parking and sidewalk improvements will need approval from Transportation Development (through a TCL submittal)

8. Additional comments may be generated based on additional information that would be provided to address comments 1 through 4.

Any question just let me know.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102