

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

February 10, 2022

Jonathan Niski, P.E.
Tierra West
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Albuquerque ER & Hospital
4315 Wyoming Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 1/27/22
Hydrology File: G19D004D**

Dear Mr. Niski:

PO Box 1293

Based upon the information provided in your submittal received 1/27/22, the Grading & Drainage Plan **is not** approved for Building Permit, and for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

SHEET GR-1

NM 87103

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1. Please provide a detail of the CMU perimeter wall.
2. Please show the property line in detail A-A and ensure this slope does not affect future plans of adjacent property. Also, please show the elevation where the proposed grade and 3:1 max slope meet.
3. Ensure the proposed construction on this plan are delineated from the work order and reference the work order.
 - a. Show spot elevations and details as provided in the work order so grades are known and can be matched up on both plans.
4. Ensure that if the work order will be completed first, the owner of this development will need to sawcut the existing pavement to install curb and gutter and the curb and gutter appropriately. If this is not the plan, please provide a phasing plan how this will be completed.
 - a. Is this the same contractor or will there be different contractors?
 - b. The information from the work order for the work being completed in Montgomery is important because as-is, it is unclear how the site will tie into adjacent grades by other projects and existing infrastructure.
5. Provide grades on adjacent sites to detail how things will tie in.
6. In the provided G&D, the storm drain shows a dead-end inlet. Please clean this up and show where this will go ultimately. Should be existing by the time this is constructed?

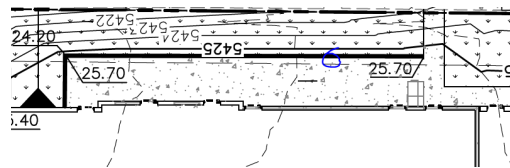
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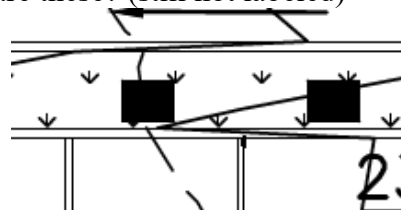
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7. Please show proposed contours.
 8. Please show water block as detailed in the work order at entrance to ensure no flow goes to Montgomery. It is still unclear how flow is being maintained within the site without this information.
 9. Overall, please ensure constructability. As the G&D is presented, I do not feel a contractor can take this and understand what he is constructing especially that the driveway is being constructed by work order.
 10. Call out amount of offsite drainage and state it will be maintained on the G&D.
 11. Include the interim grading plan for reference only.
- Previous comments: not addressed
12. Please provide results from DPM Part 6-2(A) regarding what zone the property lies in and associated rainfall and calculations. No information was included to specify existing or proposed flows.



a.

14. Please add a note under Grading Notes. "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".
15. Provide a section of the stem wall. (Extended footing or stem wall – please provide detail)
16. What are these? (still not labeled)



17. Show any shared easements. (not provided – call out at least)

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As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3965 or dggutierrez@cabq.gov

Sincerely,



David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

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