

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



August 8, 2013

Reza Afaghpour, P.E.
c/o Shawn Biazar
10209 Snowflake Ct. NW
Albuquerque, NM 87114

Richard J. Berry, Mayor

**Re: Lot 26-A, Block J, Lavaland Addition
Grading and Drainage Plan for Building Permit**

**File: K-11/D082
PE Stamp 08-04-2013**

Dear Mr. Biazar:

Based upon the information provided in your submittal received 8/7/2013, the above referenced Grading and Drainage plan meets the requirements for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets when submitting for a Building Permit. I acknowledge the handwritten note on this plan, near the NE corner of the site, which clarifies that the entrance curb will be aligned per the site plan. Please show the as-built configuration on your Grading Certification Plan.

Prior to Certificate of Occupancy release, an Engineer's Certification of the grading, per the DPM checklist, will be required.

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K11-D082
c.pdf Addressee via Email: aecllc@aol.com

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 17, 2013

Reza Afaghpour, P.E.
C/o Shawn Biazar
10209 Snowflake Ct. NW
Albuquerque, NM 87114

Re: **Lot 26-A, Block J, Lavaland Addition (K-11/D082)**
Grading and Drainage Plan for Building Permit
Engineer's Stamp dated **06-20-2013**

Dear Mr. Biazar:

Based upon the information provided in your submittal dated 6/20/13, the above referenced Grading and Drainage Plan cannot be approved until the following comments are addressed:

- Provide additional spot elevations along the back-of-sidewalk just north of the proposed detention pond.
- Include drainage calculations for the two 12" curb openings. Hydrology suggests that they be widened to 24" to accommodate drainage flows from the pond.
- Show the water surface elevation on the grading plan.
- Correct the legend to reflect the displayed hash lines for the existing retaining wall.
- A site visit identified significant offsite flows from the parcels west and northwest of the site. Determine and show the extent and quantity of offsite flows and provide design details for conveying those flows through this site.
- Correct the "Existing Drainage Conditions" of the narrative to reflect the presence of an existing garden wall to the north of the site. No runoff is received at this location but significant runoff does enter the site from the existing car lot to the west.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions or would like to schedule a meeting to discuss this, you may contact me at 924-398194 *40*

Sincerely,

Gregory R. Olson, P.E.
Hydrology Section

XC: Email
file **K-11/D082**

CITY OF ALBUQUERQUE



September 30, 2014

Reza Afaghpour, PE
SBS Construction and Engineering
6501 Central Ave NW
Albuquerque, NM 87105

**Re: Lot 25-A, Block J, Lavaland Addition
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 8-4-13 (K12D082)
Certification dated: 9-25-14**

Dear Mr. Afaghpour,

Based on the Certification received 9/29/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: RR/CC
email