

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 10, 2020

Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

RE: 142 40th Street SW
Grading & Drainage Plan
Engineer's Stamp Date: 02/21/20
Hydrology File: K12D037

Dear Mr. Biazar:

Based upon the information provided in your submittal received 02/28/2020, the Grading & Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

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1. This project is an administrative site review. Therefore you should have paid \$310 for the Hydrology review. Only \$150 of this was paid at the time of submittal, therefore the remainder of **\$160** is due at the time of the resubmittal.
2. Please provide existing topographic survey information with existing grades on the site. Without this information, it is difficult to tell what is going on with the site. Also provide the Benchmark information (location, description and elevation) for the survey contour information provided.
3. There is a proposed retention pond right up against the existing structure that is over the property line. How is this structure being protected? Is the property Owner taking the liability of damaging this structure?
4. There are several errors in the G&D with missing line work, extra line work, line work not matching the Legend, or line work not labeled. There are several texts with line work under them which makes it hard to read. There are two hatched areas not labeled. Please clean up the G&D.
5. Since this site is in the Valley region, please follow Chapter 22 Section 5.G (Flat Grading Scheme). The following conditions must be applied to the site:
 - The maximum percent impervious of the lot and the contributing area may not be greater than 45%.
 - Pad elevation shall be a minimum of one (1) foot above the 100 year 10-day stormwater surface elevation.

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- The flow between the front yard and back yard cannot be obstructed. The stormwater must be allowed to equalize to the same level between the front yard and back yard.
 - A permanent perimeter wall or barrier around the development is required to contain the 100 year 24 hour storm developed runoff.
 - The high point of the street should be four inches above the 100 year 10-day stormwater surface elevation.
6. In your narrative and drainage calculations, it talks about historical flows. This is not allowed by the DPM. Please follow the Flat Grading Scheme outlined in the DPM and in comment #4.
 7. Since this is in the Valley region and will not be allowed to discharge into 40th Street, please remove the proposed sidewalk culvert, calculations, and the SO-19 notes.
 8. Provide sections through each retention pond. This should show proposed retaining walls, the retention volume water surface elevation, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use.
 9. If the proposed retaining wall will create such an encroachment, written agreement from both landowners must be provided for such work. Written permission must include: signature of the property owner or owners representative, statement that undersigned is the owner or authorized representative, permission to construct the encroachment with a brief description of the encroachment.
 10. 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.
 11. Standard review fee of \$150 plus the remaining \$160 initial review fee for a total of **\$310** will be required at the time of resubmittal.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

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Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 142 40th Street, SW **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 6, Block 2, New Bridge Acres
City Address: 142 40th Street, SW

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☒ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
☒ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2-26-2020 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

