From: Carrillo, Abiel X.
To: "Richard Dourte"
Cc: Michel, Racquel M.
Subject: Copper Ave Townhomes - K17D111
Date: Thursday, August 04, 2016 8:44:00 AM

Richard,

This email is being sent in lieu of a formal attached letter to help expedite the review of initial submittals. Response to comments should continue to be included in the resubmittal. A reply to this email will not be considered a resubmittal.

Based on the information provided in your submittal received 7-12-2016, the above-referenced grading and drainage plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a lighter hatching for the landscaping and paved alley areas, the pen weight of those areas make the text underneath illegible to the contractor.

2. Provide additional detail of the surface/section proposed between the buildings and the alley. The TA elevations suggest asphalt, but it should be clarified, and the asphalt should be placed over a prepared base.

3. Show how the paved alley transitions from the full section 18' to the width of the driveway (i.e. how the edge curbing ties in to the driveway).

4. The section for the paved alley shows a width of 18', but the hatching on the plan view and the apparent property line make it seem like the 18' paved width doesn't fit in the right of way.

5. The alley section should include concrete edging on both sides of the road per the standard drawing.

6. Call out a cut off wall at the west end of the alley pavement section.

7. Show the location of roof flow discharge points. Roof flows are not allowed to discharge onto the surface of the sidewalk.

8. Show spot elevations to support the maximum 2% cross slope that is allowed along the sidewalk.

9. Show spot elevations around the concrete pads on the north side of the building.

    a. Are stairs needed to access the building?

10. The parking aisle is shown with a 5% cross slope. Coordinate with Transportation

Development because it appears to be too steep.

11. The sidewalk at the NE corner tie-in should provide a better horizontal transition to the wheelchair ramp. Furthermore, the width of the existing sidewalk should be coordinated with Transportation Development, since it is currently only 4' wide.

12. How are the right of way improvements to be completed? Mini Work Order? Work Order?

13. Minor comment: The plan references the standard drawings, but graphically the details should emphasize the max 2% cross slope on the sidewalk. Unfortunately we have seen some contractors point to the detail to excuse incorrect construction of the sidewalk.

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