

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



January 29, 2014

Mr. Reza Afaghpour, PE
Attn: Shawn Biazar
SBS Constructing & Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, New Mexico 87184

Richard J. Berry, Mayor

RE: **Lot 3-A, Gillette Addition – 5400 Central Ave. NE**
Grading Plan for Grading Permit & Building Permit

File # **K18-D105**
PE Stamp: 12/16/2013

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 12-17-2013, the above referenced plan cannot be approved for Grading Permit, Building Permit or SO-19, until the following issues have been addressed:

1. The referenced survey monument appears to be in error, since it's 7-miles west of this site. City monument "**5_K18A**" is just east of this site.
2. The site data listed on the plan states an area of only 15,871 sf, however rough calculations indicate this site is over 72,000 sf, or 1.65 acres.
3. Show other details (as discussed with Shawn Biazar, 1/28/14), including installation of rolled curb, drivepads and sidewalks along Madeira, with spot elevations to prevent street flows from entering the vacated alleyway and site.
4. Provide spot elevations or contours at back of sidewalk around the site perimeter.
5. The SO-19 "Notice to Contractors" needs to be updated to refer to the current telephone number for "NM One Call," and provide a signature block for Storm Drain Maintenance to sign-off when inspected.
6. At the SO-19 Storm Drain connection on Central, make reference to the applicable City Standard Drawing 2237. Note that this is a Type Double "C" inlet, and the connection should be toward the west side of the inlet to avoid conflict with the street light base.
7. Historic flows to the west in the vacated alleyway were only about 0.38 cfs (**K18-D071**). The increased flows proposed from the south building roofs will adversely impact the remaining FEMA flood zone on San Mateo. Roof runoff from the proposed buildings on this site should be directed away from the alleyway, to the storm drain connection on Central Ave.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

8. The issue of flows discharging to the vacated alley is compounded by the fact that the replat, associated with the alley vacation, neglected to reserve a drainage easement to the west. Limiting these developed flow rates to near historic rates is prudent, as there should be a defensible, prescriptive right to do so. Your effort to secure a drainage easement from the "Octopus" owners is good insurance in this matter, particularly with the sidewalk culvert work proposed on their San Mateo frontage.
9. The U-shaped concrete swale in the Utility Easement along the south edge of the site is not acceptable, and will conflict with utility access. The diversion of roof flows away from the area will reduce the capacity needed for this section.
10. Coordinate improvements in the vacated alleyway with the existing (or proposed) conditions on the south half of the corridor to ensure that the existing, rough dirt surface does not erode into improvements proposed hereon.
11. At the Sidewalk culvert installation on San Mateo, confirm the total width of culvert(s) needed, following diversion of roof flows to Central Ave. Clarify the existing conditions (fence, 4" pipe, curb at back of sidewalk, etc.) at the culvert location. Provide grades to confirm that the culvert will in-fact drain. Extend the sidewalk plate 2-feet behind the back of sidewalk, or provide a curb at back of sidewalk to match the existing curb.
12. The easterly curb return of the north entry to Central appears to butt up to an existing Storm Drain Inlet. Add a note for the contractor to construct the gutter section to match the inlet, gutter transition design, Std. Dwg. 2207, modified to begin the PT of the return at the west edge of the inlet. The 3'-0" taper, with 2 3/4" back slope to the grate and expansion joint are required. The dowel bars between the west inlet wall and the new transition gutter must be maintained, as shown on Dwg. 2205.
13. If the existing drivepad encroachment at the NW corner of the site is removed and rebuilt with a radius, notes similar to those in item 12 may apply to the inlet there.
14. Provide flow arrows on the basin map in your report.
15. Revise report sections affected by diversion of roof flows to Central.
16. The plan suggests that there will be a drive-thru for a restaurant on the NE corner of the site. If a restaurant is planned, the dumpster pad will need to drain through a grease trap to the sanitary sewer. Provide a call-out on this plan or references to the utility plan, if build notes are there, and submit a copy for our files.
17. Provide some specific notes, spot elevations, flow arrows, and details to depress some of the landscape areas for water harvesting.

HO

CITY OF ALBUQUERQUE



January 29, 2014
K18-D105
Grading Plan for Building Permit
Page 3

A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when the contractor applies for that permit. To obtain a C.O., the storm drain work in the City ROW must be inspected and accepted. Please contact Jason Rodriguez, 857-8074, to schedule inspections, including a check of rebar installation, prior to concrete placement.

Since this site is greater than 1.0 acre, an approved Erosion and Sediment Control (ESC) Plan prepared by a NM Professional Engineer will be required prior to Hydrology approving a Grading or Building Permit. *(Also, **eNOI must be filed with FEMA**, 14-days in advance.)*

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

Sincerely,

 1/29/14

PO Box 1293

Gregory R. Olson, P.E.
Senior Engineer

Albuquerque

Orig: Drainage file **K18/D104**
c.pdf Addressee via Email AECLLC@aol.com

New Mexico 87103

www.cabq.gov

