From: Abiel X. Carrillo
To: "arverdt@awaeng.com"
Cc: Cherne, Curtis
Subject: RE: LHM Jeep Parking - K19D023 (Stamp Date: No Stamp Date)
Date: Friday, March 04, 2016 9:49:00 AM

Mr. Taylor,

Also, just so you know, an approved Erosion and Sediment Control Plan will be needed prior to our final approval for Building Permit since the project site is over 1 acre. You may contact Curtis Cherne, the City's Storm Water Quality Engineer at 505-924-3420 if you have any question regarding that submittal, he is also cc'd.

Abiel Carrillo, P.E.

Principal Engineer - Hydrology
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600 2nd Street NW
Albuquerque, NM 87102

From: Abiel X. Carrillo
Sent: Friday, March 04, 2016 8:55 AM
To: 'arverdt@awaeng.com'
Subject: LHM Jeep Parking - K19D023 (Stamp Date: No Stamp Date)

Mr. Taylor:

This email is being sent in lieu of an attached comment letter in order to expedite the response for intermediate reviews. Responses to comments should continue to be included in a re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 1-27-16, the above referenced Grading Plan cannot be approved for Building Permit until the following items are addressed:

1. Please stamp and date the re-submittal.

2. Provide proposed flowline/quarter point elevations for the new curb at the new driveway and flowline elevations across the driveway that will be closed (or provide match-to elevations).

3. Add a general note to replace curb and sidewalk stones to the nearest joint.

4. The City has implemented a new standard drawing for street sections (2405A and B) that shows a depression between the back of curb and the back of sidewalk (for detached sidewalks). In this case, please show a depression between the back of sidewalk and the property line (4”-6” where practicable), to mitigate the storm runoff from the right of way into the property.

5. It appears that an underground storage and pre-treatment system is proposed to address the first flush volume. This solution is acceptable. However, the designer may consider using the new median islands and long landscaped areas along the west side of the lot for water harvesting above ground, and if possible, eliminate the need for the pre-treatment and underground system.

    a. Provide a cross-section or detail of the MC-4500 underground storage unit showing proposed invert, bottom and/or top of chamber elevations, if that system will still be proposed.

6. There is a low spot near the CDS unit (EL 59.18).

7. The drainage report mentions that the parking lot will be combined with the adjacent lot. Will the lots be consolidated? If they won’t, then a cross-lot drainage easement will be needed.

If you have any question, please do not hesitate to contact me.

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