

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



August 21, 2012

Reza Afaghpour, P.E.
SBS Construction & Engineering, LLC.
P.O. Box 10264
Albuquerque, NM 87184

Re: Fourplex for Ahmet Tiryaki, Grading & Drainage Plan (L-18/D078)
509 Valencia Dr. SE Engineer's Stamp dated 08-01-12

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 08-01-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- The Drainage Management Plan states that the ponds will detain “+265 cf” of flow. Provide pond calculations demonstrating how this is accomplished.
- The DMP also indicates the existing condition to be Treatment B, however vacant lots are defined in DPM Chapter 22 as Treatment C. Please recalculate flows with Treatment C as the existing condition.
- Show on the plan where Roof Flows will discharge and how they will be routed.
- Show/label all ponding areas and flow arrows on the plan.
- The water-block along Valencia Drive appears to be inadequate. Provide sidewalk, flowline, and curb elevations on the plan along Valencia Drive.
- Provide additional spot elevations along the southern sidewalk since curb will be flush.
- Include additional spot elevations along the northern boundary line to the east of the proposed retaining wall/fence, and provide spot elevations in the landscape areas. Grades provided appear to be over 1’ higher than existing grades at the property line.
- The plan shows both a retaining wall and a 6 foot high fence in the same location on north & west boundary. Please clarify this in legend or in a detail drawing on the plan.
- The south edge of the plan shows a retaining wall starting ~12’ from the SW corner, however the plan shows the same wall symbol going east for >100’; clarify your intent.
- The last sentence under the “Proposed Conditions and On-Site Drainage Management Plan” heading is illegible and unclear. Charleston Street is not within the vicinity of this drainage plan.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

MO
8/21/12

Fourplex at 509 Valencia Drive SE
August 21, 2012

- Clarify grading at the 8" PVC pipe crossings near the southern sidewalk.
- Correct several spelling errors on the plan notes (eg: "CURP OPENNING" & "exiting").

Albuquerque's MS4 Permit became effective March 1st, 2012. All Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>).

If you have any questions, you can contact me at 924-3994.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file E12/D078
c.pdf Addressee via Email AEClc@aol.com