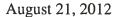
## CITY OF ALBUQUERQUE

## PLANNING DEPARTMENT - Development & Building Services





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.

PO Box 1293

• 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.

Albuquerque

- 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.

NM 87103

• The water-block along Valencia Drive appears to be inadequate. Provide sidewalk, flowline, and curb elevations on the plan along Valencia Drive.

www.cabq.gov

- 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.

Melzilie

## 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 1<sup>st</sup>, 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 AECllc@aol.com

Jugoyllden 8/21/12