From:	Abiel X. Carrillo
To:	"tgcengineering@aol.com"
Cc:	Biazar, Shahab; Cherne, Curtis
Subject:	L20D024 - 9808 Central - Stamp Date: 2/1/2016
Date:	Tuesday, February 16, 2016 9:05:00 AM

Mr. Johnston:

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 2/3/2016, the above referenced Grading Plan cannot be approved for Paving Permit and Grading Permit until the following comments are addressed:

1. The existing fencing at the rear of the lot is encroaching on the 16-foot public alley. The alley needs to be cleared, and the fencing needs to be re-set at the property line.

2. The westernmost driveway on Central Ave, which appears to be obsolete, needs to be removed.

3. The spillway from the first flush pond to Central Ave needs to be routed through a sidewalk culvert.

4. One of the Notices to Contractor mentions the need for a SWPPP since the site is over 1-acre. The size of the property is approx. 1.1 acres. However, about half of the asphalt is proposed to remain undisturbed, which may lower the actual area of *disturbance* to less than an acre. Please review. Furthermore, if the project site (area of disturbance) is in fact over an acre, an Erosion and Sediment Control Plan will need to be approved by the City's Stormwater Quality Engineer prior to Hydrology's approval for Building Permit. For questions regarding the ESC Permit you may contact Curtis Cherne, ccherne@cabq.gov , or 924-3420.

5. One of the Notices to Contractor mentions that any work in the City Right of Way will require a Work Order. However, if the only work on Central is to construct the sidewalk culvert and remove the driveway, then a SO-19 Permit (which does not require a set of Work Order drawings) can be used.

6. Minor comment: the legend shows contour lines @ 1-foot intervals, but they appear to be ½-foot contours on the plan.

If you have any question just let me know.

Abiel Carrillo, P.E.

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