

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



September 19, 2013

Verlyn Miller, P.E.
Miller Engineering Consultants
3500 Comanche NE, Bldg. F
Albuquerque, New Mexico 87107

Richard J. Berry, Mayor

RE: **RFK Charter School – 4300 Blake Road SW**
Grading and Drainage Plan for Building Permit

File **N10-D006**
PE Stamp: 8/23/13

Dear Mr. Miller,

Based upon the information provided in your submittal received 8/29/2013, the subject Grading and Drainage plan cannot be approved for Building Permit. The following comments need to be addressed prior to approval:

1. Contact Kristal Metro, Transportation Section, regarding the proposed Private Drive entrances off Blake. It may be more appropriate to set the proposed curb returns to the Future street width, and provide asphalt pavement tapers from edge of pavement to new entrance. The proposed design does not adequately show how flows in the existing shoulder swales will be directed up to the new valley gutters at edge of pavement. Following Transportation input, design drainage to handle shoulder swales on Blake.
2. Legend symbology does not match the plan (e.g.-“TS” vs. “SW” for Top of Sidewalk grades).
3. Identify the site Property Line on C101.
4. C101: The pond at NE corner of the site is stated to be a Retention Pond with an invert elevation of 5003.0 and a Grate Elev. Of 5005.5, however, the lowest proposed contour shown in the pond is 5006.0. (Ref. Key Note 16)
5. The plan also indicates the berm elevation around the NE pond is 5009.0, but the NE corner of the pond appears to max. out at 8.42, which is the Top of Conc. on the west side of the east entrance road.
6. Spot elevations shown in the graded area east of the Community Courtyard do not agree with the contours on the south edge of the NE pond. John of your office indicated that the area was previously graded for Portable Buildings which were not installed. This plan should reflect accurate, existing conditions.
7. Key Notes 14 and 40 do not agree on the size of outfall pipe from the pond.

Since this site exceeds 1.0 acres, an Erosion and Sediment Control (ESC) plan, prepared by a NM PE, and approved by Hydrology, will be required prior to release of Building Permit. ESC Permits must also be applied for by the Owner and site Operator prior to BP.

N10-D006

RFK Charter School, 4300 Blake SW

September 19, 2013

Page 2

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

Sincerely,

 9/19/13

Gregory R. Olson, P.E.

Senior Engineer

Orig: Drainage file N10-D006
c.pdf Addressee via Email: VMiller@MECnm.com