

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



February 28, 2014

Richard J. Berry, Mayor

Mr. Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108



RE: **Lamonica Shops** - 3510 Coors Blvd. SW
Grading and Drainage Plan for Building Permit

File: **P10-D005**
PE Stamps: **02-06 & 2-21-2014**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 2/12/14 AND the revised information received 2/21/14, the subject Grading and Drainage Plan cannot be approved for Building Permit.

The following issues will need to be addressed prior to our approval:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The Owners' statement and signature on the 2/21/14 plan, Sheet CG-101, needs to be amended to acknowledge that the relocation of the private drainage system from the easement will be "at the sole expense of the property owner."
2. Label each Detention/Retention Pond (limits shown) with WSE, Volume Required, Volume Provided, and orifice control size where applicable. Confirmation of these features will be required as part of the Engineer's Certification for CO.
3. The existing onsite drainage system and outfall pipe needs to be more clearly shown on the plan, including the Orifice Plate locations (with Q_{max}) and verified orifice sizes installed (not assumed) to provide the proposed detention for this development.
4. I am forwarding to you a scan of my marked up G&D Plan sheets to clarify information sought in items 2 and 3 above.
5. The ADS retention system needs to be more clearly dimensioned on the Grading Plan (not just referenced to ADS). In Section A, show the double fabric under the chambers and fabric wrap around the entire stone embedment. Provide the system dimensions on the cross section, as well as dimensions to the R/W, 14'-Roadway Easement, and face of building.
6. This Design uses a 40% void ratio on the stone embedment. We will only allow 30% voids, unless a local source for higher voids can be confirmed and specified.

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My check of the volumes provided indicates that there is still enough volume at the 30% ratio to meet required volumes, but I'd like to see the 40% value removed from the plan, unless the local material meeting that level is available and specified.
Revise these plans accordingly.

If you have questions, please email me or telephone 505-924-3994.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Attachment: Scanned copy of Markups (2)

Orig: Drainage file **P10/D005**
c.pdf Addressee via Email FredA@IAcivil.com
Bryan Bobrick BryanB@IAcivil.com