

CITY OF ALBUQUERQUE



April 2, 2012

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Broadstone Santa Monica Place
Grading and Drainage Plan
Engineer's Stamp dated 3-7-2012 (D18/D054)**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 3-8-12, the above referenced report can not be approved for Grading Permit and Building Permit until the following comments are addressed.

- Pond calculations are needed for the small pond just north of the entrance/exit on San Pedro. What is the WSE?
- How are the proposed contours tying in with the contours to the north of this site at the NW corner?
- Provide the direction of roof flows for the units in the NW corner. These flows should not drain over the sidewalk.
- Are all landscape areas being depressed as well as the areas with sidewalk culverts? Can the small islands in the parking lots contain a 1' cut in the curb to accept flows? This would assist in lowering the flows entering San Pedro for the first 6 hours and would also help with the new EPA regulations and the MS 4 permit coming in the near future.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3986, or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

Copy: e-mail