

CITY OF ALBUQUERQUE



November 25, 2013

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

**Re: Guttman Residence, Lot 22 Rancho Guadalupe Subdivision
1626 Rancho Guadalupe Trail
Grading and Drainage Plan
Engineer's Stamp Date 08/23/2013 (F13/D002B)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 10/28/2013, the following comments have to be addressed prior to an approval for Building Permit:

- Neither existing topography nor existing spot elevations are shown on the plan.
- A City of Albuquerque Benchmark with NAVD 88 elevation is shown on the plan, but the proposed elevations are the same as the original grading plan which an old Benchmark elevation.
- Provide pond volume calculations for the proposed ponds.
- Provide proposed and existing elevation at the south end of the property. What kind of slope is being proposed for the slope grade transition area?
- Provide additional spot elevations around the pool area to assure positive drainage.
- Clearly show the property line, and label all the existing easements on site. Is there a wall being extended to the northerly property line across the existing drainage easement?
- Based on the overall grading and drainage plan, the low points between the pads are at the property lines to the east and to the west. Are these areas considered to be common drainage areas/easements? Will the proposed pond walls shown on Section A stop the runoff from the adjacent properties?

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If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail