



Isaacson & Arfman, P.A.

Consulting Engineering Associates

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Shahab Biazar, P.E.
Senior Engineer, Planning Department
City of Albuquerque
Development and Building Services

RE: GARCIA VOLKSWAGEN (J19/D003)

Dear Mr. Biazar,

Attached with this letter is a copy of the revised Drainage and Grading submittal for your review. Revisions include general adjustments based on site plan changes and clarifications. The following bulleted items are in response to your review comments dated June 21, 2012 on a point-by-point basis:

1. Based on the construction documents for the existing car wash, the car wash area drains to the sanitary sewer system. See attached Exhibit A for the SAS design from the original plan set.
2. All runoff from the surrounding car wash site is to be captured within the site storm drain system. The current private storm drain system collects on-site stormwater for routing to the public storm drain system in Utah Street (see Exhibit B for original plan set Grading & Drainage Plan). This system is to be expanded with the construction of the proposed trench drain on the east side and the proposed inlets on the south side to reduce birdbaths and improve positive.
3. Note and detail added to sheet CG-501 regarding tack welding at existing sidewalk culvert plates. The covers currently extend from the back of curb to past the property line to the curb openings.
4. Grade elevations on each side of east retaining wall are provided. This new retaining wall ties to an existing retaining wall (note added to plan) which continues to the east. Structural design including footing depths is provided on sheet S202 (by others).
5. The limits of the proposed stemwall have been clarified. Building sections on sheet S-201 detail the foundation footing and stemwall elevations. The area directly east of the building will be concrete walk with curb and gutter to carry stormwater. Detail provided on architectural AS-101.
6. Ramp elevations are provided on the grading plan. The structural design of this ramp is covered elsewhere in the plan set including stemwall, retaining wall, top of footing, etc.
7. The main entrance to the building has been noted on the plan 'entrance'.
8. The 4" perforated pipe on the south side of the building is part of the architectural rock basin running the full length of the building. This area is detailed on the architectural building sections and is now referenced on our plans.

Please don't hesitate to contact me at 268-8828 with any questions.

Sincerely,
ISAACSON & ARFMAN P.A.

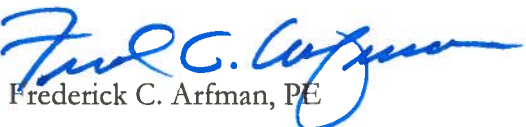

Frederick C. Arfman, PE

EXHIBIT A

Sanitary sewer connection excerpt from original car wash mechanical plan set dated 08-23-95.

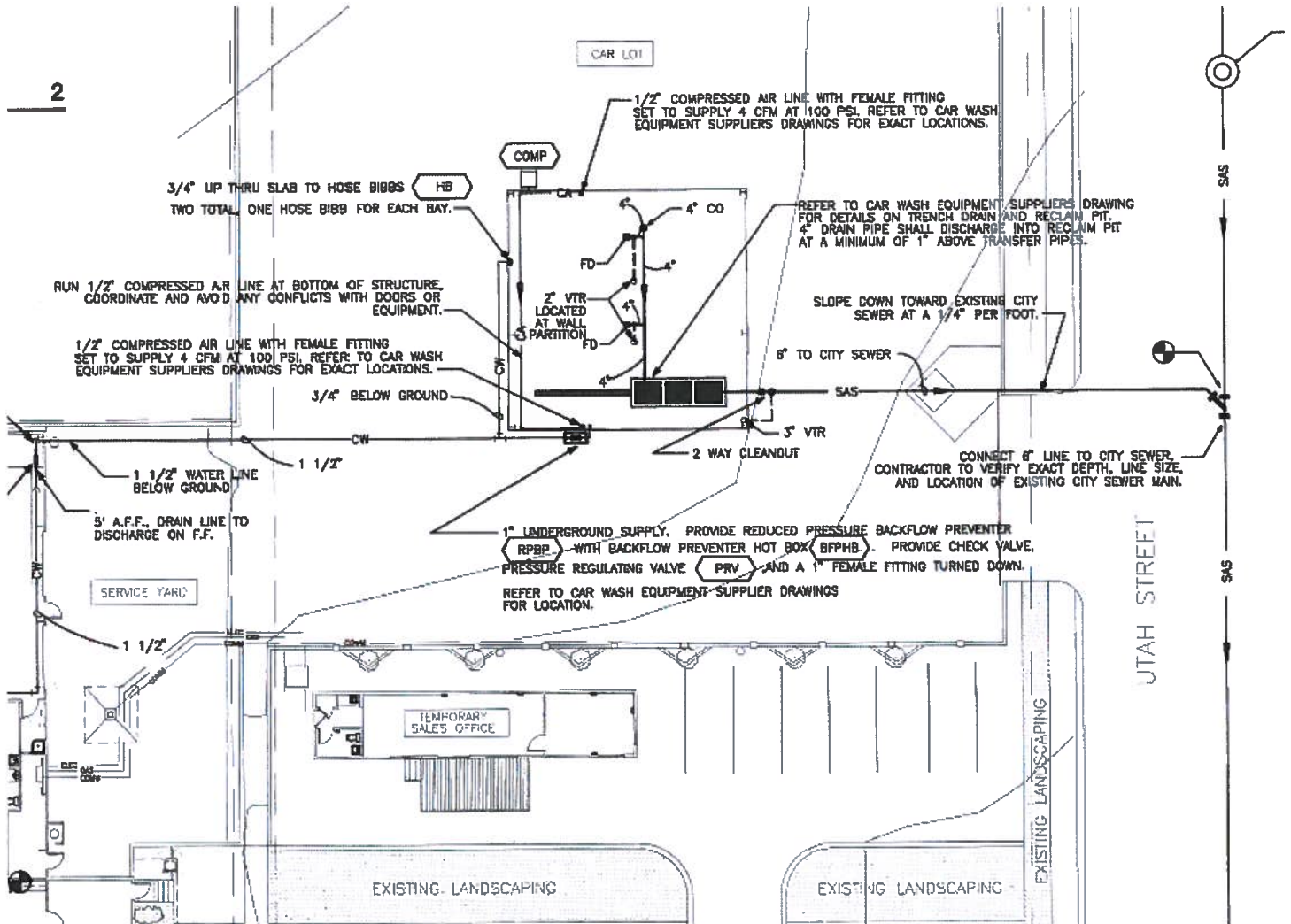


EXHIBIT B

Grading and Drainage Plan excerpt from original car wash plan set dated 08-23-95.

