

CITY OF ALBUQUERQUE



August 14, 2012

Dennis Lorenz, P.E.
Brasher & Lorenz, Inc.
2207 San Pedro NE, Building 1, Suite 1200
Albuquerque, NM 87110

Re: Newlife Homes Sundowner, 6101 Central Ave. NE, Grading and Drainage Plan, Engineer's Stamp dated 07-24-12 (K-18/D103)

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 07-25-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please show all ponding areas and provide volume calculations for each pond.
- Hydrology would prefer that flows within the main parking area be directed through the ponding areas that are being provided.
- Provide finished floor elevations for all buildings on the site.
- The property line is not shown clearly and it appears that the sidewalks are encroaching upon private property.
- Provide curb openings at the western edge of the southern parking area to allow flows to pass into the depressed landscape area.
- Keyed note #25 should include the note "tack weld all bolts to the steel plate" and this culvert should extend 2 feet north from the back of sidewalk.
- Include sidewalk culvert capacity calculations and state the flow that this culvert will carry to Central Avenue.
- Provide top-of-wall and bottom-of-wall elevations for the proposed retaining wall as well as a detail of the wall in the plan.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Email