



October 23, 2014

Dennis Lorenz, P.E.
Lorenz Design and Consulting
2501 Rio Grande Blvd NW, Suite A
Albuquerque, NM 87108

**Re: Beehive Homes, 13440 Wenonah Ave SE
Master Grading and Drainage Plan dated 10-8-14
Phase I, Phase II, and Phase I and II Details Grading and Drainage Plans
dated 10-8-13
(L23/D022)**

Dear Mr. Lorenz,

Your submittal was received October 8, 2014. The above referenced plans are not approved for Building Permit until the following comments are addressed:

1. On Sheet C-3, elevation 39.50 is called out at the top of slope transition between the concrete paving and 3:1 temporary dirt slope. That is a 1.7:1 slope. The slope needs to be 3:1 because of the exposed dirt. Place the elevation further north to attain a 3:1 slope.
2. On Sheet C-3, what are other elevations at the top of the 3:1 slope? Are they the FP which is 34.92, contour 39, or something else?
3. On Sheet C-3, a wall is by the inlet with a TG of 40.44. On detail H/C-5 an elevation of the wall is provided next to the inlet. Provide wall and top of ground elevations at the beginning and end of the wall.
4. My previous letter commented that "the overflow spillway on the south side is being supported only by a chain link fence. The owner has stated he owns the property to the south. From the south side of the spillway, provide grading with less than 3:1 slope onto the property to the south." This has not been corrected on the plans.
5. Call out #8 is on C3, but the utility poles are not shown. Show the poles.
6. Call out #20 regarding a retaining wall is on C3 between the Phase I and Phase II Buildings, but the call out is shown near a swale. What did you want there?
7. Provide inverts for the roof drains on Sheets C3 and C4.
8. On Sheet C4, elevation 39.92 is called out at the top of slope next to the Phase II Building. The slope is greater than 1:1. Please revise.
9. Sheet C-5 has multiple details. Detail E/C5 should be for Phase I only since it is to be constructed in Phase I. Detail D/C5 should be for Phase I and II because it is referenced by details C/C5 and E/C5. Details B/C5 and I/C5 are shown but there is not reference for them on the Grading and Drainage Sheets. Call them out on the plan sheets.

If you have any questions, you can contact me at 924-3994.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

A handwritten signature in blue ink, appearing to read "A. D. Niese". The signature is fluid and cursive, with the first name "Amy" being less distinct than the last name "Niese".

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: Email and File