

CITY OF ALBUQUERQUE



February 29, 2012

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Juan Tabo Hills Unit 3A
Grading & Drainage Plan, Plat and Infrastructure List
Engineer's Stamp dated 2-19-12 (M22/D015)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 2-17-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

- Are the side yard retaining walls being built by the builder? If so, please indicate this on the plans with a note.
- Walls taller than 8 feet require a variance from zoning. It appears a variance is needed for the walls between the dwellings on Dahlia and Giacomo Avenues.
- How is protection from erosion being addressed to the east of the subdivision? The previous plan showed wired enclosed rip rap.
- The report calls for two temporary retention ponds. Why has one of the ponds been removed?
- The retention pond shown should be moved to a lower elevation. Top of pond is shown to be 87.50, existing grades in proposed location are 7.5 feet higher on the south side.
- Add a typical lot layout.
- Include the retaining walls between the subdivision and open space on the infrastructure list.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

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

C: RER/CAC
file