

CITY OF ALBUQUERQUE



August 9, 2012

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

Re: Juan Tabo Hills Unit 3A Grading and Drainage Plan
Engineer's Stamp dated 7-31-12 (M22/D015)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 8-2-12, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

- As previously requested, provide existing and proposed grades west of Gulf Stream Dr. This will help in the determination of slopes next to the road. The grades should be continuous from the east side to the west side of Gulf Stream Rd. It is not preferred to show the building footprints near Gulf Stream Rd as they do not exist and subtract from the clarity on the plan in this area.
- Proposed grades along the northern edge of the site will require a retaining wall in excess of the 8 foot zoning requirement. Pad grades may have to be changed to reduce the grade difference between the Open Space tract and this development. This wall (and all walls) should be shown as retaining wherever there is a proposed grade change of 2 feet or more.
- Please add a build note for the rip-rap in Tract C.

PO Box 1293

Albuquerque

NM 87103

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If you have any question, please contact me at 924-3986.

Sincerely,

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