

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



August 23, 2012

Mr. Ronald R. Bohannon
Attn: Jeff Wooten, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

RE: Dairy Queen at 6370 Coors NW – Grading & Drainage Plan for Building Permit
Bosque Plaza, Lot 6A P.E. Stamp: 8/7/12 (E12-D006A)

Dear Mr. *RCW* Bohannon,

Based upon the information provided in your submittal received August 8, 2012, the above referenced plan cannot be approved for Grading and Building Permit until the following comments are addressed:

1. Sh. C2: Provide a call-out and width on each curb opening to water harvesting areas.
2. Sh. C2: Provide reference point on the detail for the Bottom of Wall grades shown on the plan (what is footing depth below BW grade?).
3. Sh. C2: Per the DPM Chapter 22 Section 9, runoff from the trash enclosure pad is required to drain to the sanitary sewer. Clarify that note on the Trash Enclosure pad drain.
4. Sh. C2: Label the Sidewalk along east property line.
5. Sh. C2/C2A: Plans call for grading and approximately 2' of fill along portions of the west edge of Tract 5A, as well as grading and channel improvements along the south and east sides of that Tract. Provide written confirmation of concurrence from the owner of Tract 5A, in support of the dated grading plan for this work.
6. Sh. C2A: The proposal for a curb opening on Bosque Plaza Lane is unacceptable as shown. Per discussion, provide a COA Standard Sidewalk Culvert, per COA Stnd Dwg. 2236, extending to the property line, or at least 2' south of the future back of sidewalk. The call out should in clued recent amendment to tack weld the cover plate screws, after installation.
7. Sh. C2A: Include County Clerk recording information for the "7' Private Drainage Easement."
8. Sh. C2A: Section C appears to show off site grading on lot 4. Provide dimensions for this offsite work, and written concurrence from the owner(s) of Lot 4 for this work.

PO Box 1293

Albuquerque

NM 87103

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Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>).

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Olson", followed by the date "8/29/12".

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **E12/D006A**
c.pdf Addressee via Email RRB@tierrawestllc.com
JWooten@TierraWestLLC.com