

CITY OF ALBUQUERQUE



February 27, 2013

Yolanda Padilla Moyer, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE CY1
Albuquerque, NM 87109

Re: Cheddar's

Engineer's Stamp date 1-31-13 (F17/D006)

Dear Ms. Padilla Moyer,

Based upon the information provided in your submittal received 2-4-13, the above referenced plan cannot be approved for Site Plan for Building Permit action by the DRB until the following comments are addressed:

1. This site should drain to the southwest corner of the paved area, through a rip-rap/hard-lined swale to the inlet located at the southwest corner of the site.
2. Why are you proposing a berm along the frontage road? Depressed landscape areas can function as water harvesting areas to support plant growth.
3. The berm along the southern edge of the site is to be extended east to the edge of the "gravel parking area" as a minimum. The berm has a large tie slope that will drain and deposit sediment onto the PNM site. This height of the berm should be reduced or covered in gravel mulch to prevent erosion.
4. Label 1' contours (existing and proposed) so it is evident how proposed grades tie to existing grades.
5. Add to Keyed Note 7 "...to be built and maintained until this area of the site develops".
6. The site should have curb along the western edge of pavement and along the southern edge of the entrance road that leads to the frontage road.
7. Label the AMAFCA channel.
8. Hydrology is not approving grading in the NMDOT ROW.

For Building Permit approval:

- a. This plan proposes grading on Tract A1A. Written approval from the property owner is required.
- b. Provide calculations for the capacity of the inlet/storm drain to the Vineyard channel as well as the WSE for the sedimentation pond.
- c. Landscape areas further than 10 feet from the building should be depressed for water harvesting.
- d. AMAFCA approval is required.
- e. PM guidelines for grading and drainage plans apply.

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If you have any questions, you can contact me at 924-3986.

Sincerely,

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

Copy: e-mail

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