CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

Richard J. Berry, Mayor

March 13, 2014

G. Robert Adams, P.E.
Attn: Perry Hassell
Adams Engineering
910 South Kimball Avenue
Southlake, Texas 76092

#12

RE: **McDonalds – McMahon Marketplace**
– 5700 McMahon Blvd. NW
Grading and Drainage Plan for Building Permit

File: **A11–D011B**

PE Stamp: 2/21/14

Dear Mr. Adams,

Based upon the information provided in your submittal received 2/24/2014, the subject Grading and Drainage plan cannot be approved for Building Permit. The following comments need to be addressed prior to approval:

1. On the Plan, summarize pond Volume required, Volume provided, Bottom Elevation, and Max. WSE, which will need to be confirmed as part of the as-built certification.
2. Top of Wall and Bottom of Wall grades for the retaining wall suggest that portions of the wall bottom on the ends of the pond will be below the pond bottom elevation. Clarify or add intermediate spot elevations.
3. Provide details of the proposed Turf Reinforcement mat at the pond spillway, and where it is to be built (limits) on the plan and/or spillway section. There is risk of erosion where the spillway is 6" below and only ± 2-ft away from the bottom of the retaining wall.
4. Provide layout information for the outfall pipe, with ties to property boundaries.
5. Include a signature block for Inspector Approval of the Special Order 19 (SO-19).
6. Depress landscape areas, where possible, for water harvesting. Raise inlet grate in Basin A-9 to detain outflow. Can some of the runoff from A-10 be harvested?

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson 3/13/14

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **A11-D011B**
c.pdf Addressee via Email: Rob.Adams@Adams-Engineering.com
cc Perry Hassell; Perry.Hassell@Adams-Engineering.com

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

A11D011B_commentLTR_GandD_2014FEB21seal

Adams

February 21, 2014

City of Albuquerque
Hydrology Department
600 2nd St. NW
Albuquerque, NM 87102

RE: McDonald's McMahon & Fineland Rd.
File # A11-D011B and File # A11-E011B

Mr. Greg Olson:
Below are the responses corresponding to the comments received on February 19, 2014 for the above referenced project.

Grading and Drainage Plan comments (A11/D011B):

1. The approved Drainage Management Plan for the McMahon Marketplace (Hydro-file A11D011, prepared by Bohannan Huston, Inc., PE seal:5/7/2010) established a detained, maximum site discharge rate of 41.55 cfs for the Marketplace. This portion of Basin D, as shown on that Plan, is thus limited to 3.42 cfs/ac.
    - Refer to Sheet C8.1 of the construction plans for the project Post Developed Drainage Plan. The site contains 1.231 acres, therefore the allowable peak discharge rate from the site will be 4.21 cfs. The detention pond routing table indicates a peak discharge rate from the detention area of approximately 2.84 cfs. Combining this with the undetained peak flows from Areas A-2, A-5, A-8 and A-10 yields a peak discharge rate from the site of 4.07 cfs. ✓

2. This plan must include the following details for the detention pond and outfall pipe:
    a. Pond inflow, outflow, and volume calculations; AND list Pond Specifics, which will be part of the as-built certification (Bottom Elevation, Top elev., Spillway elev., volume required, volume provided, freeboard, etc.).
        - Pond inflow, outflow and volume calculations are provided on Sheet C8.1. Refer to the Outfall Control Structure detail on Sheet C10.7 and to Sheet C8.1 for the required design elevations.

    b. Provide outflow control details (weir or orifice plate) to limit the pond discharge rate, and minimize clogging and maintenance;
        - Refer to the Outfall Control Structure Detail on Sheet C10.7. Discharge from the detention area will be through a 9" orifice plate, and then through an 18" diameter pipe connected to the existing curb inlet on the south side of McMahon. ✓

    c. Provide Top of Wall and Bottom of Wall grades and locations for the retaining wall;
        - The Top of Wall and Bottom of Wall elevations are shown on Sheet C7.0 Grading Plan. ← above Pond Bottom

    d. Outfall pipe details, including sizing the connection to the City inlet to accommodate future discharge from the remainder of Basin D, without an additional connection to the inlet structure;
        - The outfall pipe will be an 18" diameter RCP at a slope of 2.13%. The pipe will have a capacity of 15.3 cfs, which will provide sufficient capacity to accommodate future discharge from the remainder of Basin D.

Inv. @98
Pond bot=99

910 S. Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
TBPE Reg. No. F-1002; www.adams-engineering.com

e. Provide Special Order 19 (SO-19) Notes and details for the Private Storm Drain connection to the Public Storm Drain Inlet on McMahon. Sample Notes and COA Standard Details are attached. Include a signature block for Inspector Approval.
   - The required notes have been added to Sheet C8.1, and the detail is included on Sheet C10.7.

3. Depress landscape areas, where possible, for water harvesting (e.g.- between the sidewalk and parking lot in Basin A-2, the 70% pervious area of A-8, and the buffer strip and NE island in A-9). Provide enough spot elevations around and in the depression to guide construction.
   - Area A-9 has been depressed to alleviate flow across the slope to the west of the site, and runoff from this area is now routed through the detention area.

A-10

4. Provide erosion protection where flow discharges from Basin A-9 to the dirt slope (adjacent lot) at the NE drive lane. As discussed by phone, it would be preferable to put a water block across that driveway, and divert flows to the detention pond.
   - Flows from Basin A-9 have been diverted through the detention area as discussed in the response to comment #3. In addition, the dirt slope will be protected using erosion control blanket or a similar accepted erosion control measure as indicated on Sheet C3.0.

5. Some basins on Sheet C8.1 discharge to locations other than that proposed by the approved DMP. They do not appear to be large enough to impact offsite facilities, however the developed flow rates must be deducted from that allowed from the detention pond, and may result in a larger detention pond volume (e.g.- Basin A-2 drains to Fineland, and much of A-9 flows out the driveway to the adjacent tract).
   - The peak flows from Areas A-2, A-5, A-8 and A-10 have been deducted from the allowable discharge rate from the detention area as discussed in the response to comment #1 above.

6. Per the DPM Chapter 22 Section 9, the Dumpster Enclosure Pad must drain through a grease separator to the sanitary sewer. Provide spot elevations, plus build notes and details, or refer to details on the Utility Plan, if applicable.
   - A trench drain is provided in the Dumpster Enclosure area, and flow collected in the trench drain will be routed through a grease trap as shown on Sheet C9.0. Trench drain details are provided on Sheet C10.5.

ESC Plan comments (A11-E011B):

The 12-20-13 plan is cannot be approved, primarily because the disturbed area on the north side of the site needs to be expanded to include the pond outfall pipeline construction corridor.
   - The disturbed area to the northwest has been added to the Erosion Control Plan.

1. The minimum acceptable length for the construction entrance is 50'. Your BMP detail refers to the plan dimensions, which were not provided. Specify width and length (50' min.).
   - The construction entrance has been lengthened to 50' and dimension arrows added.

2. Include an **"Erosion Control Maintenance Note"** which requires that sediment off-tracking be monitored continuously, and any sediment tracked or blown onto Public streets or R/W shall be promptly removed, but in no case more than 24-hours after the erosion.
   - The note has been added.

3. Two sections are labeled " *** **CAUTION: NOTICE TO CONTRACTOR** *** " and if not duplicate, may conflict.
   - Duplicate note was deleted.

4. The pond outlet structure may also need "Curb Inlet Protection" or a similar BPM when added to the G&D plan.

910 S. Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
TBPE Reg. No. F-1002; www.adams-engineering.com

- Outlet Protection has been added for the Pond Outlet Structure.

5. Identify the location on the plan for the site SWPPP information sign.
   - The Site SWPPP Information Sign has been shown and called out.

Please contact me if there are further comments or questions.

Sincerely,

G. Robert Adams, PE, CPESC
Exec. Vice President

910 S. Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
TBPE Reg. No. F-1002; www.adams-engineering.com

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

All

Project Title: McDonald's McMahon Blvd. & Fineland Dr. Building Permit #: T2013-91043 City Drainage #: ~~H13/D069~~

DRB#: 1005280 EPC#: 13EPC-40125 Work Order#:

Legal Description: Lot 7-A, McMahon Marketplace, Section 2, T11N, R2E, City of Albuquerque, Bernalillo County, NM

City Address: 5700 McMahon Blvd. NW

Engineering Firm: Adams Engineering Contact: G. Robert Adams, P.E.

Address: 910 S. Kimball Ave., Southlake, TX 76092

Phone#: 817-328-3200 Fax#: 817-328-3299 E-mail: rob.adams@adams-engineering.com

Owner: Peterson Properties, LLC Contact: Douglas H. Peterson

Address: 2325 San Pedro NE #2A, Albuquerque, NM 87110

Phone#: 505-884-3578 Fax#: 505-884-6793 E-mail: Doug@PetersonProperties.net

Architect: Rogue Architects Contact: Jeramy A. Williams, R.A.

Address: 513 Main St., Suite 200, Fort Worth, TX 76102

Phone#: 817-820-0433 Fax#: E-mail: Jeramy@roguearchitects.com

Surveyor: Precision Surveys, Inc. Contact: Larry W. Medrano, P.S.

Address: 5571 Midway Park Place NE, Albuquerque, NM 87109

Phone#: 505-856-5700 Fax#: 505-856-7900 E-mail: larry@presurv.com

Contractor: Cordova Contact: Mark Cordova

Address: 316 Osuna Rd. NE, Ste 202, Albuquerque, NM 87107

Phone#: 505-243-9675 Fax#: E-mail: mark@cordovallc.com

TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN 1st SUBMITTAL
- X DRAINAGE PLAN RESUBMITTAL
- ___ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ___ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ___ ENGINEER'S CERT (HYDROLOGY)
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ENGINEER'S CERT (TCL)
- ___ ENGINEER'S CERT (DRB SITE PLAN)
- ___ ENGINEER'S CERT (ESC)
- ___ SO-19
- ___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ___ SIA/FINANCIAL GUARANTEE RELEASE
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D APPROVAL
- ___ S. DEV. FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY (PERM)
- ___ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ___ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ GRADING CERTIFICATION
- X SO-19 APPROVAL
- ___ ESC PERMIT APPROVAL
- ___ ESC CERT. ACCEPTANCE
- ___ OTHER (SPECIFY)

RECEIVED FEB 24 2014 LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes X No ___ Copy Provided Dave c2

DATE SUBMITTED: 2/24/14 By: David McEachern RBA, INC 242-1859

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development