

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



February 19, 2014

Richard J. Berry, Mayor

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

RE: **McDonalds – McMahon Marketplace**
– 5700 McMahon Blvd. NW
Grading and Drainage Plan for Building Permit c mwt #1
File: **A11-D011B**
PE Stamp: 12/20/13

Dear Mr. Adams,

Based upon the information provided in your submittal received 1/8/2014, the subject Grading and Drainage plan cannot be approved for Building Permit. The following comments need to be addressed prior to approval:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The approved Drainage Management Plan for the McMahon Marketplace (Hydro-file A11D011, prepared by Bohannon 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.
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.).
 - b. Provide outflow control details (weir or orifice plate) to limit the pond discharge rate, and minimize clogging and maintenance;
 - c. Provide Top of Wall and Bottom of Wall grades and locations for the retaining wall;
 - 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;
 - 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.

Page 2

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.
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.
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 Finland, and much of A-9 flows out the driveway to the adjacent tract).
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.

Since this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Building Permit.

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

Sincerely,

Handwritten signature of Gregory R. Olson, dated 2/19/14.

Gregory R. Olson, P.E.
Senior Engineer

Attachments: Sample - SO-19 Notes
Std Dwg 2237 – (SD connection at back of inlet)

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

SO19

A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit. If there is a Work Order associated with this project, this work is to be included in the Work Order. To obtain a C.O., the storm drain work in the City ROW must be inspected and accepted. Please contact Jason Rodriguez, 857-8074, to schedule an inspection.

eCopy: Antoinette Baldonado, Excavation and Barricading, ABaldonado@cabq.gov
Jason Rodriguez, Street/Storm Drain Maintenance, JTRodriguez@cabq.gov

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial **"811"** [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: McDonald's McMahon Building Permit #: T2013-91043 City Drainage #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 7-A, McMahon Marketplace, Section 2, Township 11 North, Range 2 East, City of Albuquerque, Bernalillo County, New Mexico
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: Josh Skarsgard
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: Jeremy A. Williams, R.A.
Address: 513 Main St., Suite 200, Fort Worth, TX 76102
Phone#: 817-820-0433 Fax#: _____ E-mail: Jeremy@roguearchitects.com

Surveyor: Precision Surveys, Inc. Contact: Larry Medrano
Address: 5571 Midway Park Place NE Albuquerque, NM 87109
Phone#: 866-442-8011 Fax#: 505-856-7900 E-mail: _____

Contractor: Cordova Contracting Contact: Mark Cordova
Address: 316 Osuna Rd NE, Albuquerque, NM 87107
Phone#: (505) 243-9675 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ 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
- ☐ BUILDING PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes ☒ No ☐ Copy Provided ☐

DATE SUBMITTED: 01/07/2014 By: Leslie Ford

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 following:

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

Rec'd
1-8-14
AO