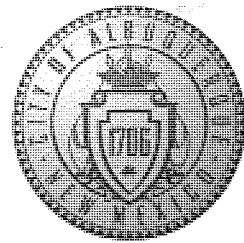


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

September 6, 2013



Ms. Genny Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

Richard J. Berry, Mayor

RE: **McDonalds – McMahon Market Place, Lot 7** **A11-D011B**
SW Corner of McMahon & Fineland NW PE Stamp dated: - N/A
Conceptual Grading & Drainage Plan - Site Plan for Building Permit *cmnt LTR*

Dear Ms. Donart:

Based upon the information provided in your submittal received 07-26-2013, the above referenced **Conceptual Plan is approved for Site Plan for Building Permit.**

The final Grading and Drainage Plan for Building Permit on this site will need to address the following comments:

- The Master Drainage Plan for the McMahon Marketplace predicts a developed runoff of 52.55 cfs, but limits the developed discharge for the overall site to 41.55 cfs. Lot 7 will need to absorb a portion of the required detention. Provide calculations and size the pond and outfall accordingly.
- Your discharge from Lot 7 is proposed to cross Lots 5 & 6, before entering the public storm inlet on the south side of McMahon Blvd. The design for the inlet connection must anticipate future discharge from the remaining lots, and the SO-19 connection needs to be sized large enough to accommodate all of the flow, with just one inlet connection.
- Have easements been granted for the cross lot drainage and ponds along McMahon? Show them on the plan.
- Depress landscaping on the site to provide Water Harvesting.
- If ponds along McMahon are to encroach on the existing PNM easement, ensure that depths do not conflict with buried utilities.

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

Sincerely,

 9/6/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **A11/D011B**
c.pdf Addressee via Email GennyD@IACivil.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: McMahon Marketplace – Lot 6 ZONE MAP/DRG. FILE # A11/D0 11B
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot6, McMahon Marketplace (McDonalds)
 CITY ADDRESS: SW Corner of Fineland and McMahon NW

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
 ADDRESS: 128 MONROE NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: Genny Donart
 PHONE: 268-8828
 ZIP CODE: 87108

OWNER: Peterson Properties, LLC
 ADDRESS: 2325 San Pedro Dr. NE
 CITY, STATE: ABQ, NM

CONTACT: Doug Peterson
 PHONE: _____
 ZIP CODE: 87110

ARCHITECT: Martin FM Grummer, Architect
 ADDRESS: 331 Wellesley Place NE
 CITY, STATE: Albuquerque, NM

CONTACT: Martin Grummer
 PHONE: 265-2507
 ZIP CODE: 87106

SURVEYOR: Surv-Tek, Inc.
 ADDRESS: 9384 Valley View Dr. NW
 CITY, STATE: Albuquerque, NM

CONTACT: _____
 PHONE: 897-3366
 ZIP CODE: 87114

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: Genevieve Donart, PE
Isaacson & Arfman, P.A.

DATE: 7/26/2013

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 define 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.

