

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



October 16, 2013

Richard J. Berry, Mayor

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

RE: **Applebee's at Holly Place** **B13-D022A**  
North Alb. Acres, Tract A, Unit B, Block 18, Lot 20 & Holly Place, Tract B  
Conceptual Grading & Drainage Plan for Site Development Plan,  
Grading Permit and Building Permit **PE Stamp: 9/20/2013**

Dear Ms. Donart:

Based upon the information provided in your submittal received 09-23-2013, the above referenced plan cannot be approved for Site Development Plan, Grading Permit, nor Building Permit.

PO Box 1293

Per our discussion of 10-15-13, incorporation of Holly Place Tract B into this plan has introduced additional runoff, which cannot be discharged to Lot 21, west of the site, at the proposed rate. Since you are considering detention ponding along the west side of Lot 20, I have framed the following comments in that perspective.

Albuquerque

Please review and address the following issues for Site Plan and Building Permit approval:

New Mexico 87103

www.cabq.gov

1. A portion of Tract B included in drainage Basins 1, 2 and 3, was master planned (*"Holly Place Commercial Phase II," 10/26/07 by Fred Arfman*) to drain to, and be detained in, the existing detention pond on Tract A. Routing of these additional flows through Applebee's site (Lot 20) will require detention prior to discharging onto Lot 21. Lot 21 and its outfall channel were designed with assumed runoff rate of 4.629 cfs/acre from Lot 20, only.
2. Revise your Basin map on CG-501 to show the "offsite" flows that enter Basin 5, which constitute the remainder of Sub-Basin 2 from the 2007 analysis. Basin 5 should also include the area of the existing detention pond. Revise calculations accordingly.
3. Refine the "PROJECT INFORMATION, Proposed Conditions:" on CG-101 to reflect the above constraints, rather than "FREE DISCHARGE."

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4. Label the new basin discharge points and rates at detention pond inlets and outlets, and where flows enter and leave the site.
5. CG-501: Dimension the thickness on the Rock Swale, Detail 2.

Please advise your client that because this site exceeds 1.0 acre, any Grading or Building on this site will require a Storm Water Pollution Prevention Plan (SWPPP). Also, an Erosion and Sediment Control (ESC) Plan, prepared by a NM Registered Professional Engineer, must be submitted to and approved by this office, prior to Building Permit approval **and** start of grading.

If you have questions, please email me at [grolson@cabq.gov](mailto:grolson@cabq.gov) or phone 505-924-3994.

Sincerely,



Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file **C18/D073A**  
c.pdf Addressee via Email [GennyD@IAcivil.com](mailto:GennyD@IAcivil.com)