CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



August 14, 2018

Robert Adams Adams Engineering 8951 Cypress Waters Blvd, Suite 150 Dallas, TX 75019

RE: McDonalds – Menaul and San Pedro 5900 Menaul Blvd NE Site Plan for Building Permit (Non-stamped) Plan Date: 8/9/18 (File: H18D070)

Dear Mr. Adams:

Based upon the information provided in your submittal received 8/10/18, the Grading and Drainage Plan is approved for Site Plan for Building Permit.

PO Box 1293

Prior to Building Permit (For Information):

Albuquerque

1. The resubmittal fee (\$300) for SPBP needs to be received. There will also be a resubmittal fee for the Building Permit grading plan (\$300).

NM 87103

2. Grading and repaying of the alley needs to be correctly shown; Alleys have an inverted crown (Std dwg 2411) and the contours and proposed spot elevations should reflect this. Provide existing tie-in elevations on the south side of the alley and provide flow capacity calculations for the new alley section.

www.cabq.gov

- 3. Provide capacity calculations for the sidewalk culvert. Demonstrate 100-yr flow capacity for its contributing drainage area and provide InvertIn and InvertOut elevations.
- 4. Remove all "Conceptual" markings.
- 5. Payment of the Fee in Lieu (Amount = 133CF x \$8/CF, per sheet SDP-3) for the required first flush volume must be made.
- 6. Waterblocks, 12" high from top of pavement on the drivepad to bottom of gutter along the road, need to be incorporated at the San Pedro entrance.
- 7. This work will require an Erosion and Sediment Control Plan submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov) before Building Permit Approval.
- 8. The Grading and Drainage Plan will need to be sealed by the Engineer prior to approval by Hydrology.

CITY OF ALBUQUERO

Planning Department David Campbell, Director



Mayor Timothy M. Keller

- 9. For trash enclosures serving food service developments, please include a drain line to a grease trap and then drain into the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.
- 10. For Information. Hydrology and Transportation files are available online through the City's GIS Viewer 2.0: https://www.cabq.gov/gis/advanced-map-viewer. Turn on the HydroTrans layer: Operational Layers > Albuquerque Layers > Sites > HydroTrans. Select the desired polygon from the map and click Link to Project Documents.

Prior to Certificate of Occupancy (For Information):

- 11. Engineer's Certification, per the DPM Chapter 22.7: Engineer's Certification Checklist For Non-Subdivision is required.
- 12. A Bernalillo County Recorded Private Facility Drainage Covenant is required for the stormwater quality pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

Albuquerque

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

PO Box 1293

Sincerely,

www.cabq.gov

Dana Peterson, P.E.

Senior Engineer, Planning Dept. **Development Review Services**



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title:	Building Pe	ermit #: Hydrology File #:			
DRB#:	EPC#:	Work Order#:			
Legal Description:					
City Address:					
Applicant:		Contact:			
Address:					
		E-mail:			
Other Contact:		Contact:			
Address:					
Phone#:	Fax#:	E-mail:			
TYPE OF DEVELOPMENT: PL	AT (# of lots)	RESIDENCE DRB SITE ADMIN SITE			
IS THIS A RESUBMITTAL?Y	esNo				
DEPARTMENT TRANSPORTATIO	NHY	DROLOGY/DRAINAGE			
Check all that Apply:		TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY			
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICA	ΓΙΟΝ				
PAD CERTIFICATION		PRELIMINARY PLAT APPROVAL			
CONCEPTUAL G & D PLAN		SITE PLAN FOR SUB'D APPROVAL			
GRADING PLAN DRAINAGE REPORT		SITE PLAN FOR BLDG. PERMIT APPROVAL			
DRAINAGE REPORT DRAINAGE MASTER PLAN		FINAL PLAT APPROVAL			
FLOODPLAIN DEVELOPMENT PERM	IIT APPLIC				
ELEVATION CERTIFICATE		SIA/ RELEASE OF FINANCIAL GUARANTEE			
CLOMR/LOMR		FOUNDATION PERMIT APPROVAL			
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL SO-19 APPROVAL			
TRAFFIC IMPACT STUDY (TIS)		PAVING PERMIT APPROVAL			
STREET LIGHT LAYOUT		GRADING/ PAD CERTIFICATION			
OTHER (SPECIFY)		WORK ORDER APPROVAL			
PRE-DESIGN MEETING?		CLOMR/LOMR			
		FLOODPLAIN DEVELOPMENT PERMIT			
		OTHER (SPECIFY)			
COA STAFF:		C SUBMITTAL RECEIVED:			

FEE PAID:_____



Thursday, August 09, 2018

City of Albuquerque Development Review Services

RE: McDonald's 5900 Menaul Blvd NE – HYDROLOGY COMMENTS

Thank you for taking the time to review Site Development plans for the McDonald's at 5900 Menaul Blvd NE. We have addressed your comments related to the Civil Construction Plans as follows:

SPBP Comments:

- How will flows discharge from the ponding area to the public ROW (sidewalk culverts, tie-in to existing drop inlets0? Discharging across sidewalks is not acceptable.
 Flows will be released through curb and gutter flow and a sidewalk culvert as noted (notes have been added to clarify).
- 2) This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm (Vol. = 0.26"*Imp. Area).

 All calculations updated to reflect the 0.26" noted.
- 3) If pond 3 cannot be upsized to retain the contributing first flush requirement, payment of Fee-in-Lieu for the bypass volume may be made at a rate of \$8/cf.

 Noted McDonald's will pay fees-in-lieu during the building permit process.
- 4) Basin DA-4 needs to be routed through a first flush pond. Alternatively, payment of Fee-in-Lieu for this bypass volume may be made at a rate of \$8/cf if unable to pond on-site. Basin DA-4 follows the existing drainage pattern and it is not possible with any site configurations to re-route drainage through a first flush basin. As such, McDonald's is prepared to pay fees-in-lieu during the building permit process for this bypassed flow.
- 5) If selecting the Fee-in-Lieu option for portions of this site, state the bypass volume on plans; payment of the Fee-in-Lieu will then be required at the time of Building Permit.
 Noted McDonald's will pay fees-in-lieu during the building permit process.
- 6) Add note on the plan that "No work shall be performed in the public ROW without an approved Work Order or Excavation Permit."
 - The requested note has been added to the plan sheet.
- 7) If only seeking Site Plan for Building Permit approval at this time, label the grading plan "Conceptual, Not for Construction" or similar and address the SPBP comments. If seeking SPBP and Building Permit simultaneously, forgo the conceptual markings and address all SPBP and Building Permit comments.



McDonald's is only seeking conceptual plan approval at this time. Notes have been added to the plans to reflect that this is a conceptual grading plan and not for construction, as requested. All remaining comments will be addressed during the building permit process.

Building Permit Comments:

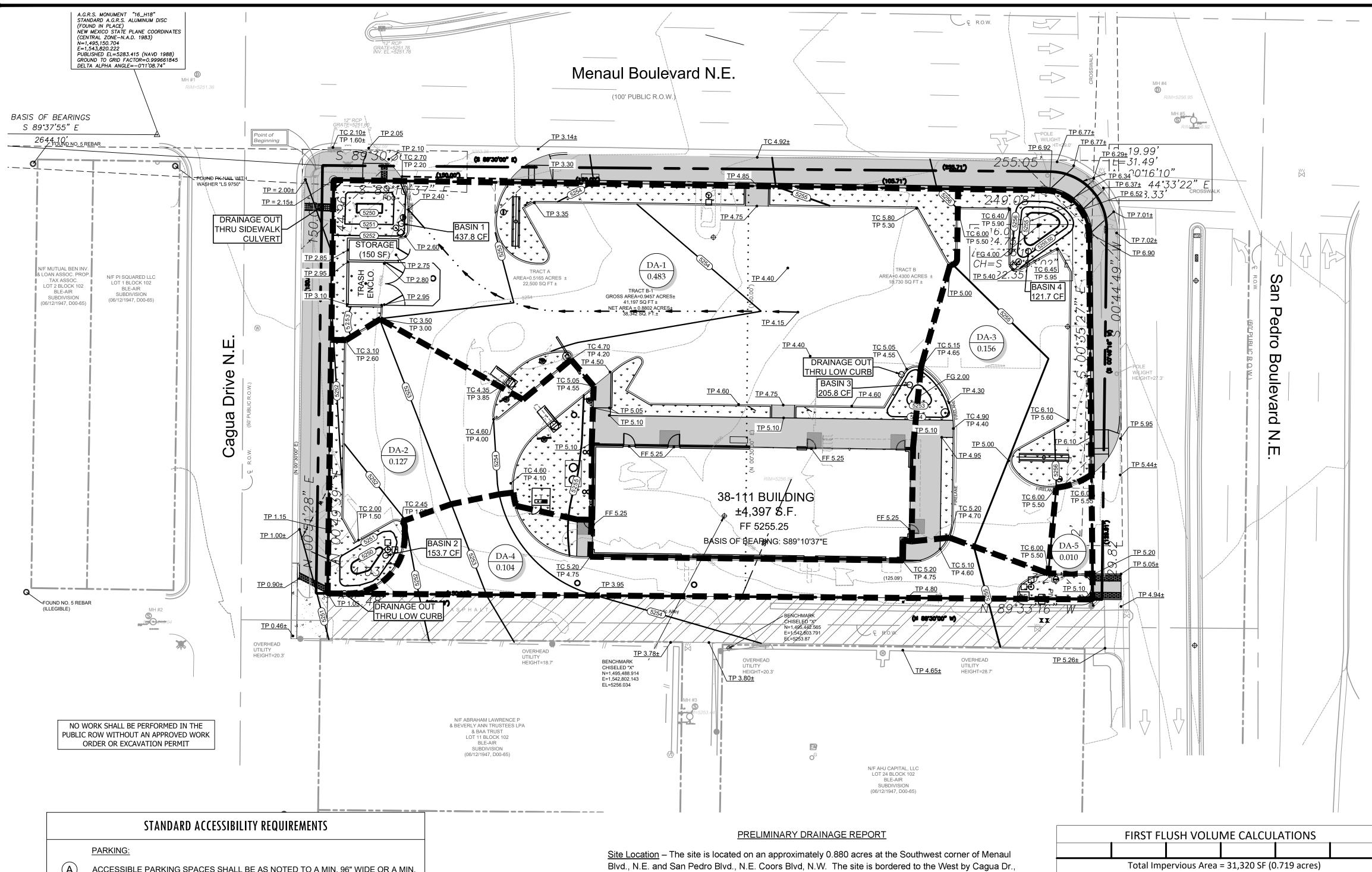
This submittal is only for conceptual approval and full building permit comments will be addressed during the building permit process.

Please let us know if any further corrections are needed.

Sincerely,

Matthew D. Korte

Attachments: 1 (Updated SDP Conceptual Grading and Drainage Plan)



ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).

Know what's below.

LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

N.E. and to the South by an alleyway adjacent to residences. Proposed construction will include the demolition and complete rebuild of the existing McDonald's restaurant with associated paving, grading, landscaping, and utility infrastructure.

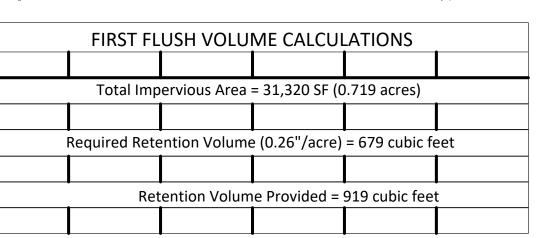
Methodology – The proposed storm water management system will be evaluated in accordance with Chapter 22 of the City of Albuquerque Development Process Manual. The site is located in Bernalillo County Precipitation Zone 3. The 100-year, 6-hour frequency rainfall event will be used to calculate peak discharge rates and runoff volumes under existing and proposed conditions.

Existing Conditions – Storm water runoff generally drains from the east to the west across the site under existing conditions. Roof drains deposit through downspouts and sheet flow away from the building through the parking lot. Some sheet flow is concentrated through the existing driveway entrance along Menaul Blvd. on the Northwest corner of the site which ultimately deposits into the city storm drain system. Additional sheet drainage flows off the site along the South property line to the alley and ultimately into Cagua Dr., N.E. Minor flow exits the site to the East through two separate driveways along San Pedro Blvd., N.E.

<u>Proposed Conditions</u> – Under proposed conditions, nearly all site flow will be sheet flow directed to first flush detention basins located in and around the site. Roof downspouts will continue to drain through parking lot areas to be captured in these first flush detention zones. These first flush detention zones have a total storage capacity of 919 cubic feet which meets the first flush requirement. Overall, nearly 90% of the site drains through these first flush zones which capture more than the required 0.26"/acre overall. A small portion of the site on the Southern side drains directly to an adjacent alleyway which is unavoidable, but also matches existing conditions and is unavoidable. Discharge from first flush zones will mimic current off-site flow to locations around the site.

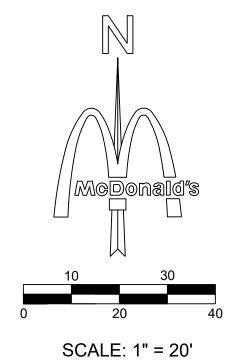
Surrounding 20' – The areas around the site consist of roadways to the West, North, and East which are crowned in the middle with drainage towards curb/gutter. The South side of the site consists of an adjacent public alleyway that will be re-built with the project. All drainage patterns in the 20' perimeter around the site will remain similar in the developed condition.

<u>Conclusions</u> – The overall amount of impervious area at this site will be reduced under the proposed conditions. Because the original site was developed prior to a first flush capture requirement, none of the flow at the existing site is being captured prior to flowing off the site; however, under proposed conditions, nearly all flow will be captured prior to flowing off the site. Further, quality/quantity of flow should be improved when compared to the existing site.



		FIRST FLUS	SH VOLUME CA	ALCULATIONS		
Pond #	Drainage Areas	Impervious Area (Ac)	FF Required Volume (cf)	FF Provided Volume (cf)	Total Provided Volume (cf)	Bypass Volume (cf) Fee-in-Lieu
1	DA-1	0.208	196	196	438	0
2	DA-2	0.094	89	89	154	0
3	DA-1, DA-3	0.250	236	206	206	30
4	DA-3	0.058	55	55	122	0
Off-site Flow	DA-4, DA-5	0.109	103	0	0	103
Total	ΛII	0.710	670	E 1.C	010	122

			POST-DI	EVELOPME	NT 100-YEA	R, 6-HOUR R	UNOFF CA	LCULATION	S
Drainage Area Number	Area	Land Treatment Condition				Excess Precipitation	Volume	Peak Discharge	Remarks
	(ac)	Α	В	С	D	(in)	(ac/ft)	(cfs)	-
DA-1	0.483	0.000	0.000	0.075	0.408	2.01	0.08	2.31	Sheet flow to Basin 1
DA-2	0.127	0.000	0.000	0.033	0.094	1.78	0.02	0.59	Sheet flow to Basin 2
DA-3	0.156	0.000	0.000	0.048	0.108	1.67	0.02	0.71	Sheet flow to Basins 3/4
DA-4	0.104	0.000	0.000	0.005	0.099	2.25	0.02	0.51	Sheet flow to adjacent alleyway to South
DA-5	0.010	0.000	0.000	0.000	0.010	2.36	0.00	0.05	Sheet flow to Cagua to San Pedro
Total	0.880	0.000	0.000	0.161	0.719	10.080	0.143	4.165	
Note: Calculation	ons in accordance	ce with the City	v of Albuquera	ue Developme	nt Process Ma	anual The site	is in Precinitat	ion Zone 3	



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

OWNER INFORMATION

MCDONALD'S USA, LLC MOUNTAIN SOUTHWEST FIELD EXECUTION TEAM 511 E. CARPENTER FRWY, STE. 375 IRVING, TEXAS 75062 (972) 869-5346 CONTACT: LEE MORRIS

BENCHMARK

A.G.R.S MONUMENT "18 H18" STANDARD A.G.R.S. ALUMINUM DISC (FOUND IN PLACE) NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,167.654

E=1,541,177.063 PUBLISHED EL=5232.741 (NAVD 1988) GROUND TO GRID FACTOR=0.999664864

DELTA ALPHA ANGLE=-0°11'27.04"

A.G.R.S MONUMENT "16 H18" STANDARD A.G.R.S. ALUMINUM DISC (FOUND IN PLACE) NEW MEXICO STATE PLAN COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,495,150.704

E=1,543,820.222 PUBLISHED EL=5283.415 (NAVD 1988) GROUND TO GRID FACTOR=0.999661845 DELTA ALPHA ANGLE=-0°11'08.74"

LEGEND

TC = TOP OF CURB TP = TOP OF PAVEMENT FG = FINISHED GRADE

FF = FINISHED FLOOR

— — - XXX - — — EXISTING CONTOUR

LEVEL LANDING @ 2% MAX SLOPE IN ANY DIRECTION

	DATE	BY						
DESIGNED	MAY 2018	MDK						
DRAWN	MAY 2018	MDK						
CHECKED								
AS-BUILT								

THIS DOCUMENT IS RELEASED FOR

THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E.

REGISTRATION No. 15142, ON 08/09/18

THIS DOCUMENT IS NOT

TO BE USED FOR

CONSTRUCTION PURPOSES

SITE DEVELOPMENT PLAN CONCEPTUAL GRADING AND DRAINAGE PLAN