

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

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

NM 87103

www.cabq.gov

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).
2. Grading and repaving 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.
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 driveway 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.

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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.

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

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC 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:

- 1) How will flows discharge from the ponding area to the public ROW (sidewalk culverts, tie-in to existing drop inlets)? 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:

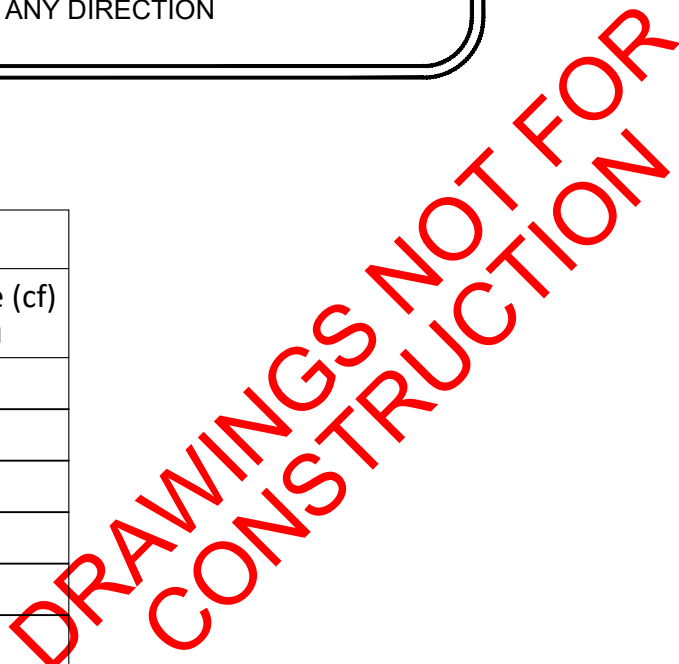
This submittal is only for conceptual approval and full building permit comments will be addressed during the building permit process.

Please let us know if any further corrections are needed.

Sincerely,

Matthew D. Korte

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



SITE DEVELOPMENT PLAN
CONCEPTUAL GRADING
AND DRAINAGE PLAN

SDP-3



Know what's **below**.
Call before you dig.

POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS									
Drainage Area Number	Area	Land Treatment Condition				Excess Precipitation	Volume	Peak Discharge	Remarks
	(ac)	A	B	C	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	0.166	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: Calculations in accordance with the City of Albuquerque Development Process Manual. The site is in Precipitation Zone 3.