

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 20, 2013

Richard J. Berry, Mayor

Matt A. Moore, P.E.
ClayMoore Engineering
1105 Cheek Sparger Road
Colleyville, Texas 76034



RE: **McDonald's - Old Town MRP**
2305 Central Avenue NW
Lot 5-B, Block 2, Traction Park Addition

File # **J13/D053**

Grading & Drainage Plan for Grading /Building Permit **PE Stamp: 11/25/13**

Dear Mr. Moore:

Based upon the information provided in your submittal received 12/16/2013, the above referenced plan cannot be approved for **Building Permit**.

PO Box 1293

The following issues need to be addressed on this Grading and Drainage plan for Building Permit approval:

Albuquerque

1. Design revisions you make in response to comments provided on the Traffic Circulation Layout Plan may have an impact on some of these drainage comments.

NM 87103

2. The Drainage submittal should include runoff computations for the existing and proposed conditions on this site. Runoff must be at or below historic rates for the 100-year, 6-hour storm event. *[Note: Calculations on file, from Chavez-Grieves Consulting Engineers in 1994, indicate the developed Q_{360} rates on the site to be 2.23 cfs south to Central, and 1.22 cfs north to Soto Ave., via the drainage easement at the NE corner of the site.]*

www.cabq.gov

3. The proposed grades and opening in the perimeter curb near the NW corner of the site will allow runoff to leave the site without dedicated downstream easement. Provide an appropriate easement, or adjust grades to direct flows to the existing easement at the NE corner of the site.

4. Per the COA Development Process Manual (DPM) Chapter 22 Section 9, runoff from the trash enclosure pad is required to drain to the sanitary sewer.

5. In effort to comply with the City's MS4 Permit from EPA, we are requesting that commercial landscape and parking island areas be depressed to harvest rainfall. This Low Impact Development (LID) feature may be integrated to divert and detain runoff at historic rates, with a side benefit of improving storm water runoff quality.

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6. Label the offsite Drainage Easement on the Grading Plan (NE corner).
7. Clarify the relationship of the offsite parking and paving north of Lot 5-B to this site and the proposed Grading Plan.
8. Several locations on your plans make reference to "Call Before You Dig" with incorrect information. Check the NM One Call website at NMOneCall.org and make appropriate corrections for construction in New Mexico.
9. If landscaping rock is proposed in any detention ponds, grades should be at "top of rock" to ensure that the finished pond provides the required volume.
10. Per sheet C-3, this site, including the offsite parking and driveway entrance improvements, currently totals 1.0 acres of disturbed area, which is the trigger point under our MS4 Permit for requirement of an Erosion and Sediment Control (ESC) Plan, sealed by an NM PE. This plan needs to be submitted separately, for review by the Storm Water Quality Engineer. Since you included an ESC Plan in this submittal, I am offering the following notes:
 - a. The Plan calls for Filter Sock (FS) at two locations, but provides no detail for this BMP.
 - b. Gaps in the perimeter Filter Barrier (FB) appear to allow alternate, construction access points without the benefit of BMPs to avoid sediment off-tracking.
 - c. There are disturbed/construction areas outside of the Filter Barrier. Clarify how construction ESC will be provided in these areas.

If you have any questions, please contact me by email at grolson@cabq.gov or telephone (505) 924-3994.

Sincerely,



Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **J13-D053**
c.pdf Addressee via Email: Matt@ClayMooreENG.com