

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

January 31, 2014

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



Richard J. Berry, Mayor

RE: **McDonald's - Old Town MRP**

File # **J13/D053**

2305 Central Avenue NW

Lot 5-B, Block 2, Traction Park Addition

Grading & Drainage Plan for Grading /Building Permit **PE Stamp: 1/27/14**

Dear Mr. Moore:

Based upon the information provided in your submittal received 1/28/2014, the above referenced plan cannot be approved for **Building Permit**. The following issues need to be addressed on this Grading and Drainage plan:

1. The drive entrance off Central Avenue needs to provide a water block to prevent "public storm water" from backing onto private property. City standards call for curb height, plus 2% slope to the R/W, which in this case (6' sidewalk) would a grade at the property of 0.79' above the gutter flow-line elevation.
2. The second note "5" on the Grading Plan (C-7) directs the contractor to depress landscaping "WHERE GRADES PERMIT" to provide for water harvesting. Your plan should provide the direction on the plan, with build notes and spot elevations, etc., to specify where depressions are to be provided. Note that the existing site landscaping has very definite depressed areas.
3. There are two existing drain pipes from the site to the curb on Central, which are not shown to be reused on this plan. You should call for them to be capped or removed to avoid erosion or settlement on the abandoned end within the site.

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

Sincerely,

A handwritten signature in black ink that reads 'Gregory R. Olson' followed by the date '1/31/14'.

Gregory R. Olson, P.E.
Senior Engineer

NOTE: I discussed these issues with Clay Cristy of your office this afternoon.

Orig: Drainage file **J13-D053**

c.pdf Addressee via Email: Matt@ClayMooreENG.com

Clay Cristy via Email: Clay@ClayMooreENG.com