

From: Abiel X. Carrillo
To: ["CCEAlbq@aol.com"](mailto:CCEAlbq@aol.com)
Subject: M15D023G - Sunport Park Hotel/Restaurant (Kumar) - Stamp Date 3/24/2016
Date: Friday, June 03, 2016 3:31:00 PM
Attachments: [stormwater control ESC Permit.pdf](#)

Mr. Clark,

This email is being sent in lieu of an attached comment letter in order to expedite intermediate reviews. A reply to these comments via email will not be considered a resubmittal.

Based upon information provided in your submittal received 4-15-2016, the above-referenced Grading and Drainage Plan is approved for **Site Plan for Building Permit** with the following condition, which can be addressed when the action is presented to the Development Review Board:

1. The Drainage Master Plan appears to generally allow controlled discharge of the master plan basin to the West (or North where possible). As such, this development should provide an easement across the pond to convey the offsite flows from the property to the East. The Site Plan for Building Permit submittal to DRB will be required to show the proposed easement. Alternatively, a different arrangement can be reached with the adjacent property owners to discharge to the North to Flightway Ave (which would also appear to be in compliance with the intent of the Master Plan).

For approval for **Rough Grading**, an Erosion and Sediment Control plan will be needed. An ESC Grading Permit will need to be filled out prior to any grading (see attached). For questions regarding the ESC Permit you may contact Mr. Curtis Cherne, 924-3420.

When submitting for **Building Permit**, please be aware of the following *preliminary* comments that will need to be addressed with that submittal:

1. An Erosion and Sediment Control Plan approval will be needed prior to Hydrology's approval since the site is over 1-acre.
2. Please include specific references to the Master Plan, such as labeling the Basins from that Plan, which appear to be A-2 and A-7, and noting the discharge rates and/or land treatment proportions that are allowed (Hydrology File M15D023).
3. The Master Plan appears to allow 3.4 cfs per acre under developed conditions from the upstream property to the East. They will need to be accounted for in the design of the pond and the outlet to the adjacent property.
4. The dumpster for the restaurant needs to be connected to the SAS (A reference to a

separate utility plan is fine).

5. Clarify the following elements of the pond:

- a. The bottom elevation of the pond.
- b. Is the 3500 CF capacity of the pond a detention volume or retention volume? The first flush volume needs to be managed on site, but the hydrograph and labeling imply that the volume is released.
- c. How the pond accepts flows from the parking lot (the 2' rundown appears to be aligned parallel to the curb). Call out curb cuts.
- d. Provide a cross-section of the 4' rip rap rundown, show that the flow is contained in the swale since it impacts the adjacent property.

Any question just let me know.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

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

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

Legal Description: _____

City Address: _____

Applicant: CLARK CONSULTING ENGINEERS **Contact:** Philip Clark

Address: 19 Ryan Road Edgewood, NM 87015

Phone#: 281.2444 **Fax#:** _____ **E-mail:** CCEalbq@aol.com

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
- ☐ TRAFFIC/ TRANSPORTATION
- ☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ AS-BUILT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ GRADING/ESC PERMIT APPROVAL
- ☐ 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
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR

PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ **ELECTRONIC SUBMITTAL RECEIVED:** _____

FEE RECEIVED: _____

