

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

July 5, 2017

Mark Goodwin, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM, 87199

**RE: Taco Cabana Cottonwood
Grading Plan
Stamp Date: 6/5/17
Hydrology File: B13D025**

Dear Mr. Goodwin:

Based upon the information provided in your submittal received 6/28/2017, the Grading Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please show the limits of the removal and replacement of pavement.
2. The current grading plan appears to show more than 1 acre of disturbance is being proposed. If this is the case, than an Erosion and Sediment Control Plan is required and has to be submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov). An approval for this must be given prior to Hydrology's approval for Grading or Building Permit.
3. Please provide first flush pond calculations. This will be within the depressed landscape areas that you have indicated.
4. Please show some curb cuts so that the runoff can drain into the first flush basins and a curb cut so that the pond can drain. Also please show the drainage going into these basins.
5. Please provide a Private Facility Drainage Covenant and Reservation of Private Drainage Easement per Chapter 17 of the DPM.
6. Please show Cross Lot Drainage Easements on both the Plat and the Grading & Drainage Plan specifying the beneficiary and maintenance agreement.

CITY OF ALBUQUERQUE



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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Reneé C. Brissette

Reneé C. Brissette, P.E.
Senior Engineer, Hydrology
Planning Department

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Albuquerque

New Mexico 87103

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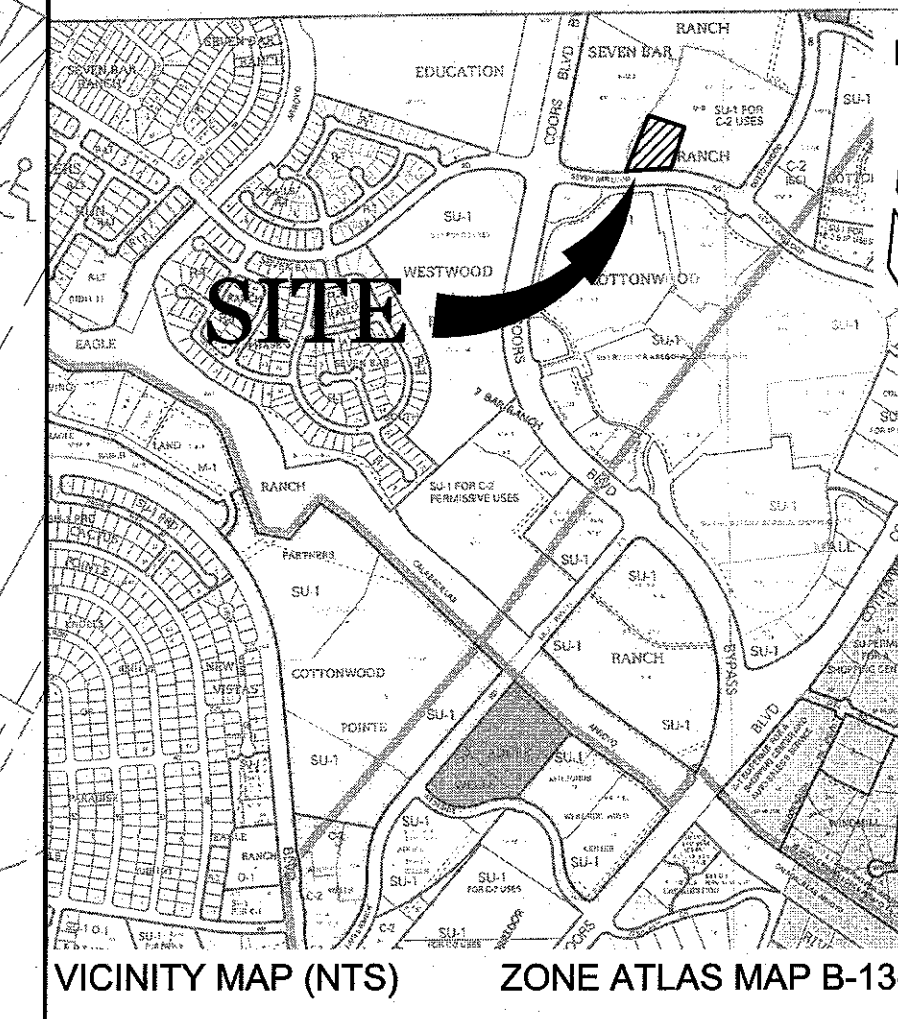
GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. HOME DEPOT SPECIFICATIONS SHALL BE USED FOR ALL WORK ABUTTING CARVE OUT PARCEL.

DRAINAGE NOTES

1. PROJECT ENTAILS CONSTRUCTING A NEW BUILDING, PARKING LOT AND LANDSCAPING OVER AN EXISTING PARKING LOT.
2. EXISTING DRAINAGE PATTERN IS SHEET FLOW TO AN EXISTING DETENTION POND ON THE NORTH SIDE OF THE EXISTING HOME DEPOT.
3. EXISTING IMPERVIOUS AREA = 90%
PROPOSED IMPERVIOUS AREA = 85%

THERE WILL BE A DECREASE IN RUN-OFF TO THE EXISTING POND
4. ALL LANDSCAPING AREAS ARE TO BE DEPRESSED BY 6".
5. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING TRACT M-1-B, SEVEN BAR RANCH.

LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SPRINKLER CONTROL VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE/FIBER OPTIC MANHOLE
- EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
- EXISTING TELEPHONE/FIBER OPTIC MARKER-UG
- EXISTING CABLE TV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING UTILITY PULLBOX
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- NEW SWALE
- FF=58.00 NEW FINISHED FLOOR ELEVATION
- 56.90 NEW TOP OF CURB ELEVATION
- 56.40 NEW FLOWLINE ELEVATION
- 57.90 NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION

AS THE ENGINEER OF RECORD, I HEREBY CERTIFY THAT THE TACO CABANA SITE WILL NOT INCREASE THE STORMWATER RUNOFF INTO THE EXISTING STORMWATER SYSTEM.

Mark Goodwin, N.M.P.E. #8948 4/16/17
DATE

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: TACO CABANA @ COTTONWOOD
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

CITY PROJECT NO. ZONE MAP NO. SHEET

B-13-Z C-103

