

CITY OF ALBUQUERQUE



March 31, 2017

Martin J. Garcia, P.E.
Anchor Engineering LLC
1035 South Bosque Loop
Bosque Farms, NM 87068

Richard J. Berry, Mayor

RE: Fast Food Restaurant
Grading and Drainage Plan
Engineer's Stamp Date 2-27-2017 (File: B14D001)

Dear Mr. Garcia:

Based upon the information provided in your submittal received 3-6-2017, the above referenced Grading and Drainage Plan cannot be approved for grading permit until the following comments are addressed:

1. Provide details for the trash enclosure to ensure runoff will remain within the enclosure. Included a note that the drain must be connected to a Grease Trap then to the sewer system. Show the location of the Grease Trap and the inverts for the pipe.
2. Provide more details for the new storm drain pipe.
3. Provide roof drain location.
4. Provide more spot elevation along the curb and curb cut on the south side of the pond.
5. Provide more details on the pipe penetration through the wall. Are there any proposed rebar around the pipes?
6. Provide sidewalk grades if proposed / existing along Seven Bar Loop and Coors Road.
7. Provide size and inverts for the existing storm drain.
8. Not clear how proposed grading is being tied to existing grade along property line.
9. Where is the emergency over flow for the pond?
10. The area at elevation 26.5 and at elevation 27 is the same.
11. Invert for the outgoing pipe is shown at 27.00 on the plan but at 26.7 on calculations the runoff is being retained between 26.5 and 27.00 for the first flush ponding requirements.

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Fast Food Restuarant Building Permit #: _____ City Drainage #: B140001
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract C, Alameda West
City Address: 10127 Coors Blvd NW, Albuquerque, NM 87114

Engineering Firm: Anchor Engineering LLC Contact: Martin J. Garcia
Address: 1035 South Bosque Loop, Bosque Farms, NM 87068
Phone#: 505-362-1530 Fax#: _____ E-mail: martin@anchoreng.net

Owner: Art Gardenswartz Contact: Kevin Roady, KASE Construction
Address: 214 Prospect Avenue, Albuquerque, NM 87102
Phone#: 505-243-1973 Fax#: _____ E-mail: kroady2@gmail.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

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

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

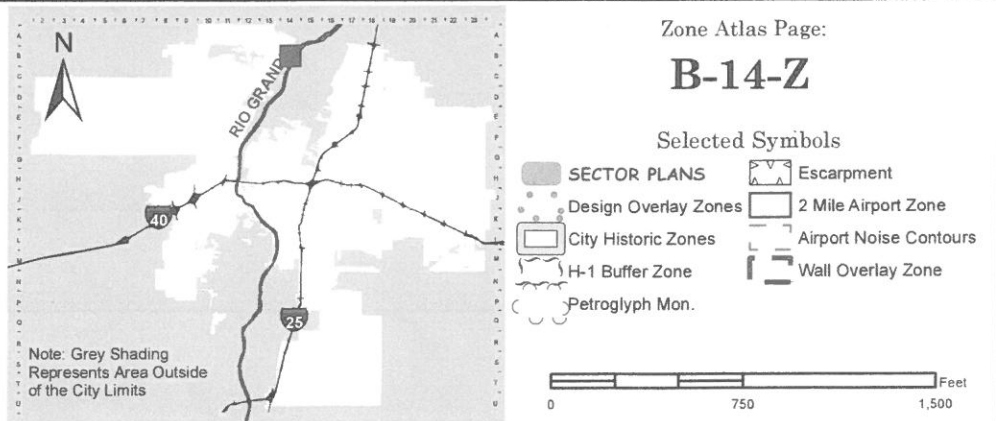
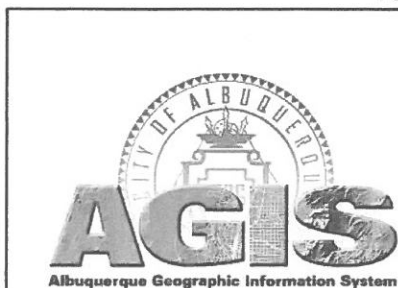
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

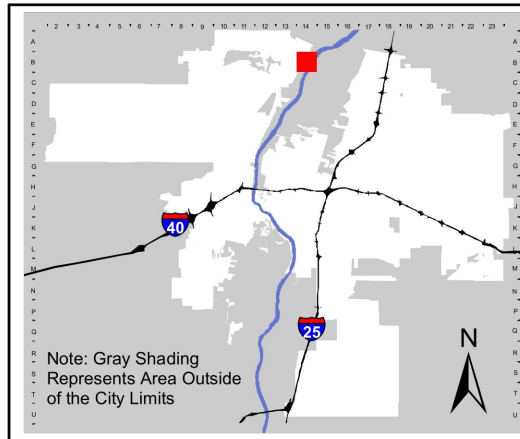
DATE SUBMITTED: 3/6/17 By: [Signature]

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____





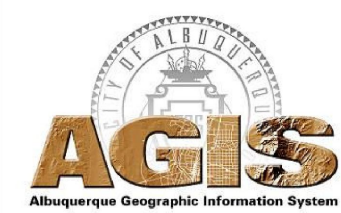
For more current information and details visit: www.cabq.gov/gis



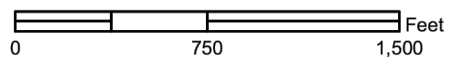
Address Map Page:

B-14-Z

Map Amended through:
1/29/2016



These addresses are for informational purposes only and are not intended for address verification.



Drainage Calculations

ALAMEDA WEST - TRACT C

Hydrology Calculations

Date: November 11, 2003

DPM - Section 22.2

Volume 2, January 1993

Precipitation Zone	1
100 Year Storm Depth, P (360)	2.2
100 year Storm Depth, P (10 day)	3.67

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)	0.00	0.38	
Type "C" (Unpaved Roadway)	0.00	0.00	
Type "B" (Irrigated Lawns)	0.00	0.48	
Type "A" (Undeveloped)	0.86	0.00	

Total (Acres) 0.86 0.86

Excess Precipitaion(in) 0.44 1.25

Volume (100), cf	1379.98	3899.13
Volume (10),cf	924.59	2612.42
Volume (100, 10 day), cf	1379.98	5937.52
Q (100), cfs	1.11	2.64
Q (10), cfs	0.75	1.77

Drainage Narrative

THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO RECLAIM THE PROPERTY HEREIN FOR DEVELOPMENT, ORIGINALLY DESIGNATED AS A DRAINAGE POND OF THE ALAMEDA WEST SHOPPING CENTER. SEE DRAINAGE REPORT.

Pond Volume

FLUSH POND
IMPERVIOUS AREA 0.38 x 43560 = 16552.8 SF

PONDING REQUIRED 16552.8 x $\frac{34}{12}$ = 468.99 CF

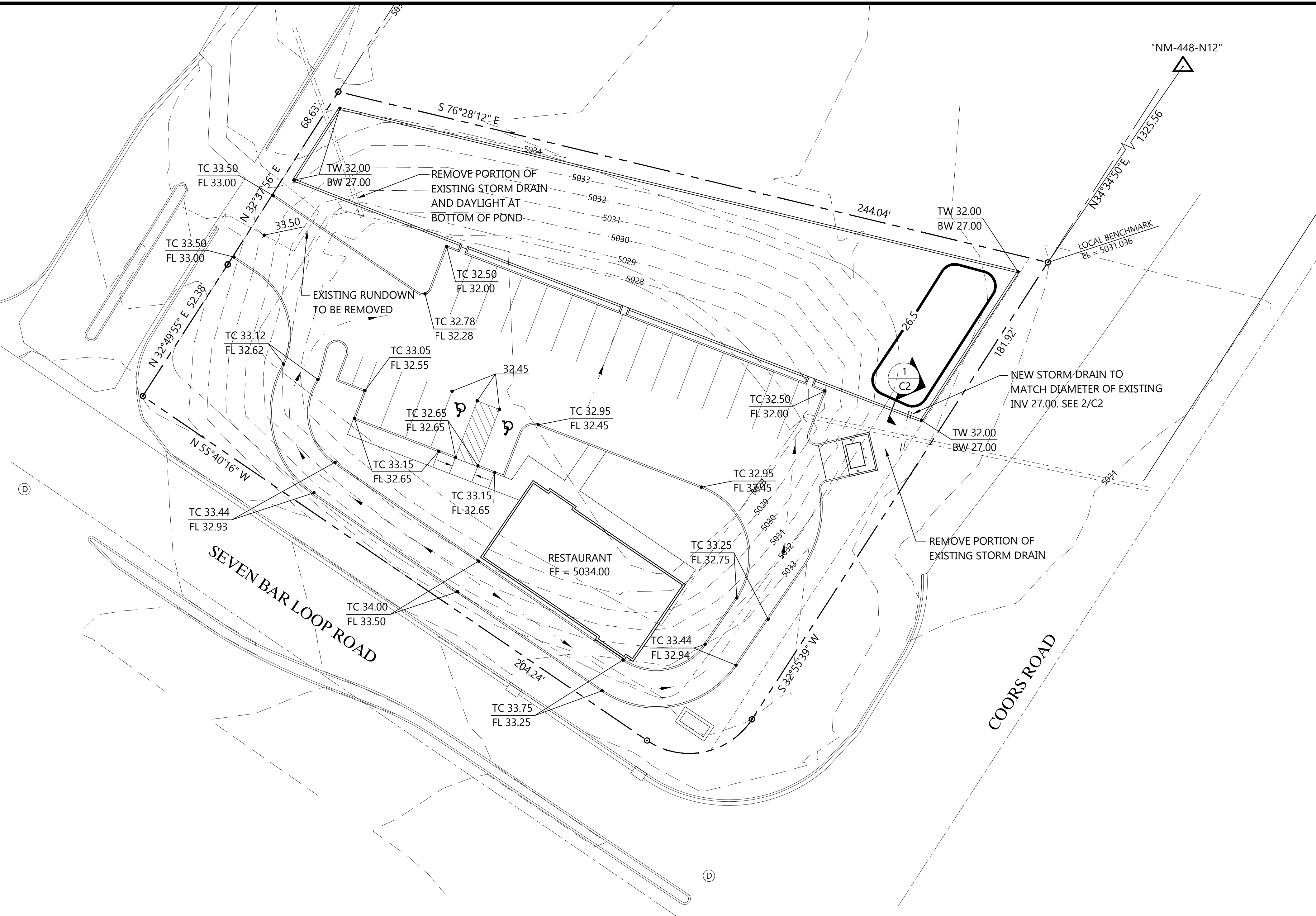
PONDING PROVIDED:

A26.5 = 952.65 SF

A27 = 952.65 SF

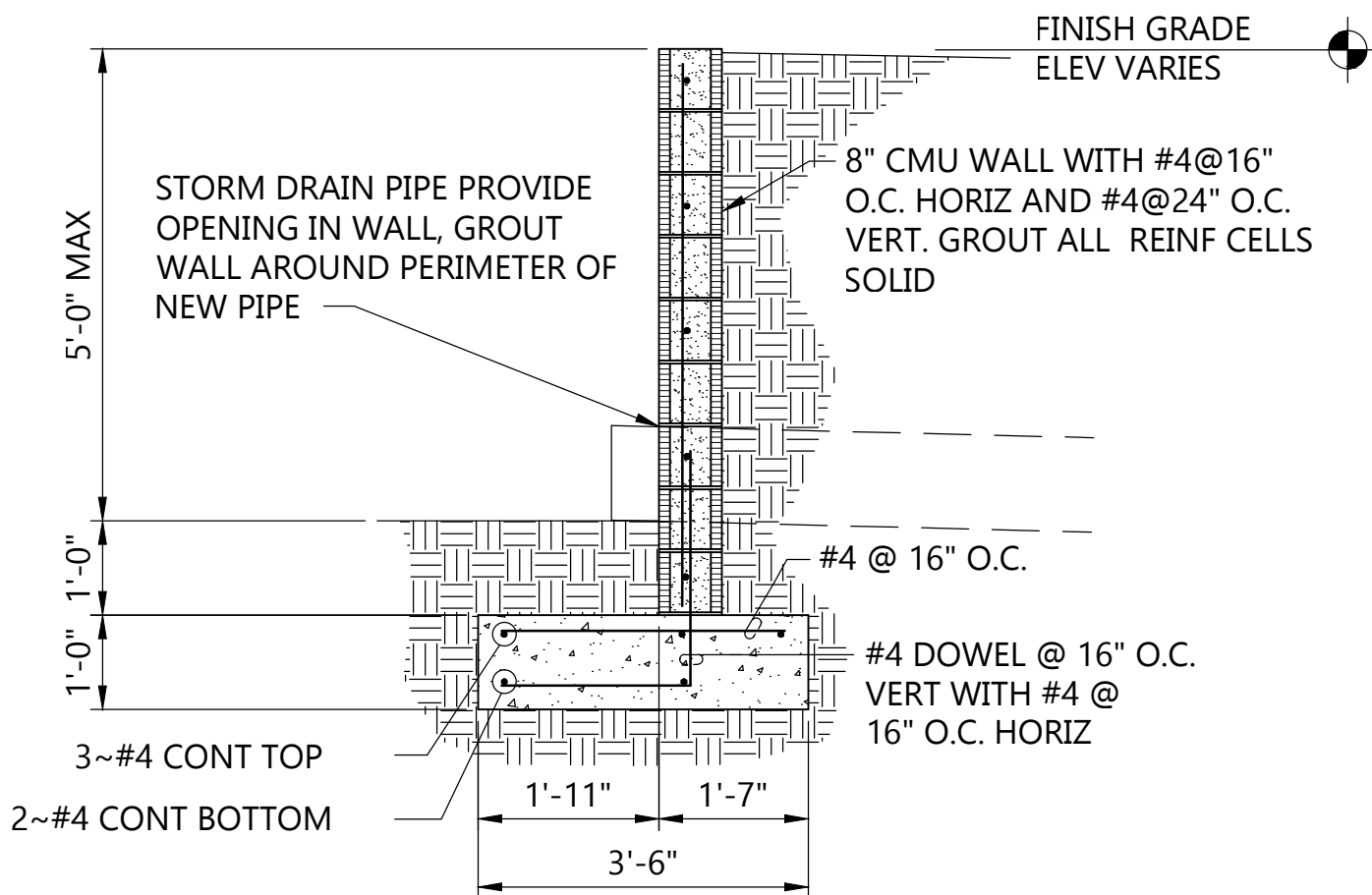
VOL 26.5 & 27: $938.33 + 938.33 = \frac{1876.66}{2} \times 0.5 = 469.16$ CF

WATER SURFACE ELEV = 5027.00 + 4.19 = 5031.19 (SEE AHYMO)



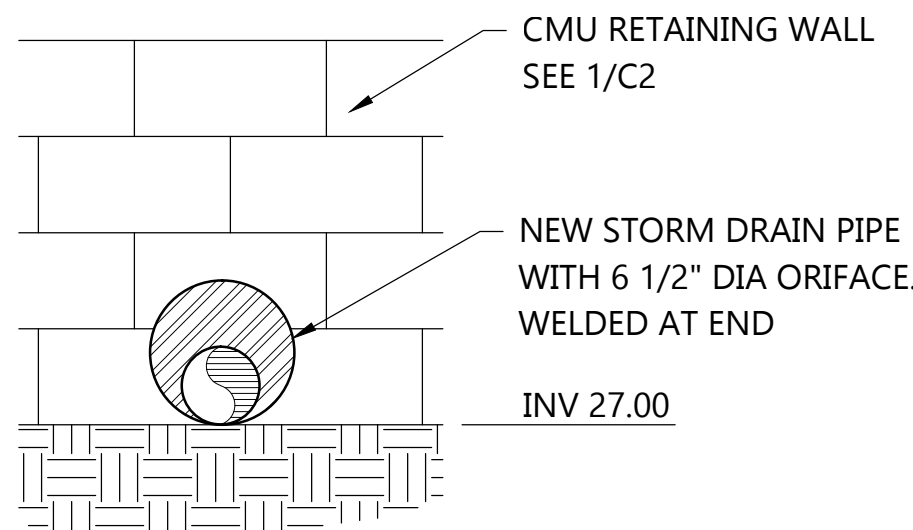
GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'



POND RETAINING WALL

SCALE: 1/2" = 1'-0"



ORIFACE PLATE DETAIL

SCALE: 3/4" = 1'-0"

Legend

---	5005	EXISTING CONTOUR
---	05	NEW CONTOUR
FF EL		FINISH FLOOR ELEVATION
TC		TOP OF CURB ELEVATION
FL		FLOWLINE ELEVATION
---	▲	DIRECTION OF FLOW

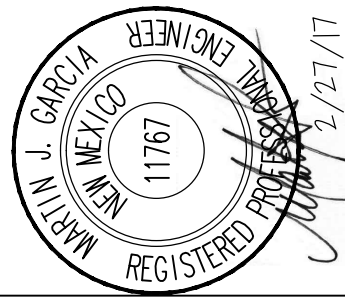
Project Benchmark

THE PROJECT BENCHMARK IS A FOUND NMDOT MONUMENT "MS-448-N12"

X = 1521354.471
Y = 1528973.229
NAD83
Z = 5026.132 (NAVD88)
G-G FACTOR: 0.999679709

LOCAL BENCHMARK IS THE NORTHEAST CORNER OF TRACT C.

ELEV 5031.036



Anchor
Engineering, LLC

1035 S. Bosque Lp. Bosque Farms, NM 87068
admin@anchoreng.net
505.862.1530

PROJECT NO.	DATE	COMMENTS
16-035	2.23.2017	
DRAWN BY:	F PHILLIPS	
CHECKED BY:	M GARCIA	
SCALE:	1" = 20'	

PROJECT TITLE	RESTAURANT SITE
SHEET TITLE	GRADING AND DRAINAGE PLAN

PROJECT TITLE	RESTAURANT SITE
SHEET TITLE	GRADING AND DRAINAGE PLAN

SHEET

C2