

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



February 5, 2015

Reza Afaghpour, P.E.
SBS Construction and Engineering
P.O. Box 10264
Albuquerque, NM 87184

Richard J. Berry, Mayor

**RE: Lot 6, Lowe's Subdivision
Grading and Drainage Plan
Engineer's Stamp Date 1-30-2015 (B14D016)**

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 2-2-15, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

Upon approval by the DRB Board, the Grading and Drainage Plan is approved for Building Permit. Please attach a copy of the approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

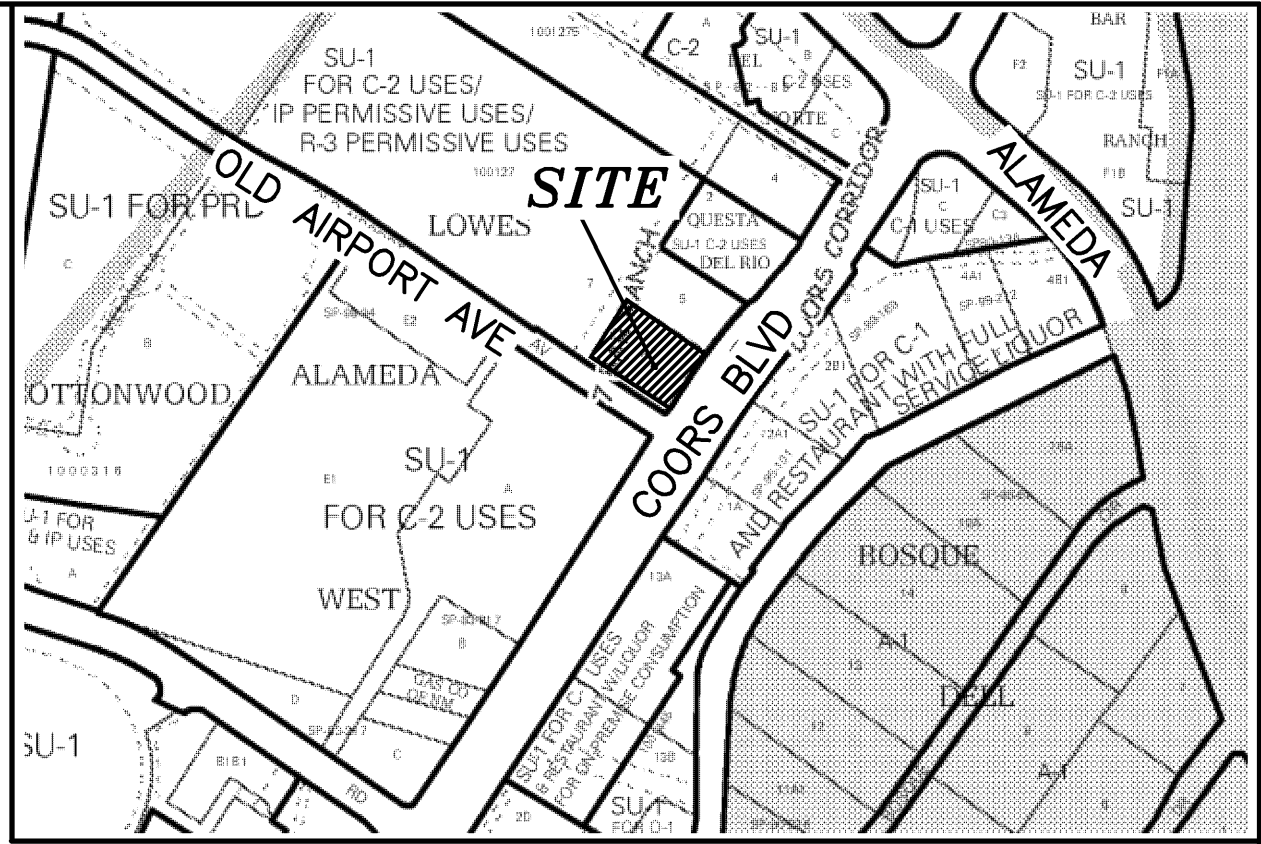
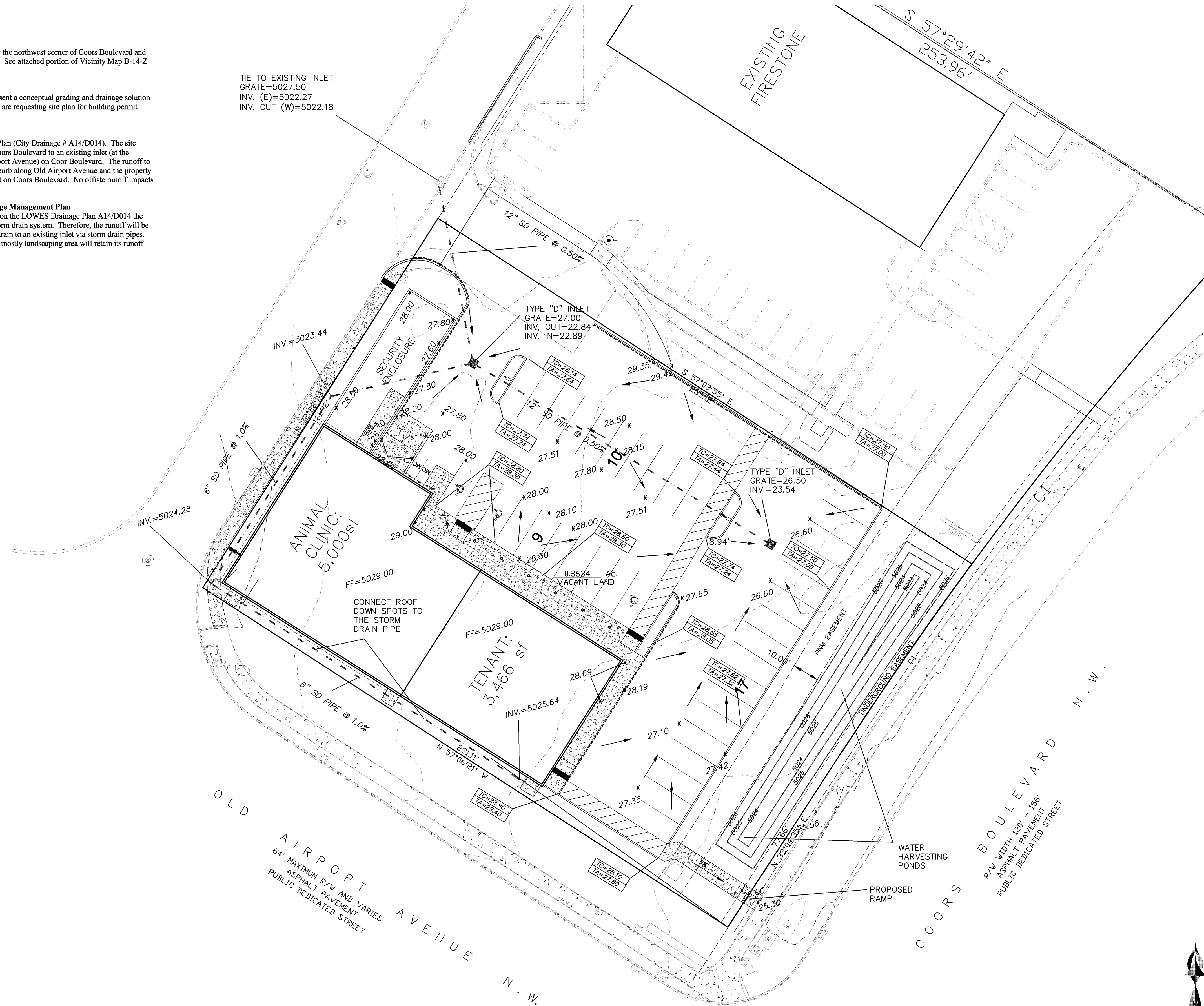
Orig: Drainage file
c.pdf: via Email: Shawn Biazar, Monica Ortiz

Location
Lot 6, LOWES SUBDIVISION is located at the northwest corner of Coors Boulevard and Old Airport Avenue containing 0.8634 acre. See attached portion of Vicinity Map B-14-Z for exact location.

Purpose
The purpose of this drainage report is to present a conceptual grading and drainage solution for the proposed commercial buildings. We are requesting site plan for building permit approval.

Existing Drainage Conditions
The site falls within the LOWES Drainage Plan (City Drainage # A14/D014). The site currently drains from west to east toward Coors Boulevard to an existing inlet (at the northwest corner of Coor Boulevard and Airport Avenue) on Coor Boulevard. The runoff to the south of the property (area between the curb along Old Airport Avenue and the property line) drains east as well to this existing inlet on Coors Boulevard. No offsite runoff impacts this site.

Proposed Conditions and On-Site Drainage Management Plan
The site falls within the A14/D014. Based on the LOWES Drainage Plan A14/D014 the runoff will drain west to the the LOWES storm drain system. Therefore, the runoff will be collected via storm drain inlets and will be drain to an existing inlet via storm drain pipes. Small portion of the site to the east which is mostly landscaping area will retain its runoff on-site within a water harvesting pond.



LEGAL DESCRIPTION:
LOT 6, LOWES SUBDIVISION
CONTAINING 0.8634 ACRE
ZONING: SU-1

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

- 5030--- EXISTING CONTOUR (MAJOR)
- 5029--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- x 28.50 PROPOSED SPOT ELEVATION
- x 5029.16 EXISTING GRADE
- x 5028.65 EXISTING FLOWLINE ELEVATION
- FL
- PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TC=28.50 TOP OF CURB
- TA=28.00 TOP OF ASPHALT
- HP HIGH POINT

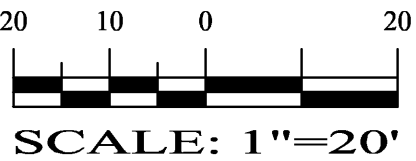


REZA AFAGHPOUR
P.E. #11814

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

GRAPHIC SCALE



**SOUTHWEST VETERINARY MEDICAL CENTER
LOT 6, LOWES SUBD., ALBUQUERQUE, NEW MEXICO
GRADING AND DRAINAGE PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201404-GR.DWG	SH-B	1-24-2014	C 101

LAST REVISION: 01/30/2015