CITY OF ALBUQUERQUE

June 2, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: Toyota Temporary Parking Lot, Grading and Drainage Plan
Certification dated –no date-
Engineer's Stamp Date 4-13-15 (C18D083)

Dear Mr. Soule,

Based upon the information provided in your submittal received 4-28-15, the above referenced plan is acceptable for Site Plan for Building Permit and Building Permit approval for the Toyota project across the street.

This certification was not dated, the approved plan date in the certification language is incorrect (5-16-13 vs. 4-13-15) and the status of the Work Order was not provided as stated in the approval letter dated 4-21-15. The City does not wish to hold up progress on the Toyota site across the street due to administrative errors and the project manager explained the progress of the Work Order on 6-2-15 to the City's satisfaction.

Therefore, after the drainage work in the City ROW and the site work that was not completed are complete; submit an engineer's certification on the plan dated 4-13-15. Acceptance of the certification is required prior to obtaining Certificate of Occupancy on the Toyota building across the street.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality
For Hydrology
Planning Dept.

C: e-mail

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 02/2013)

Project Title: AMERICAN TOYOTA Building Permit #: _____ City Drainage #: C18D083

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

Legal Description: LOTS 1-3 &30-32 BLOCK 28, TRACT A, UNT B NORTH ALB ACES

City Address: OAKLAND BETWEEN SAN PEDRO AND LOUISIANA

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: VANDY INVESTMENTS,LLC Contact: _____

Address: 6501 EAGLE ROCK

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

Architect: John Mahoney Contact: _____

Address: _____

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
X ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
X S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
X GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
MAY 28 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 5/29/ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

April 21, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: Toyota Temporary Parking Lot, Grading and Drainage Plan
Engineer's Stamp Date 4-13-15 (C18D083)

Dear Mr. Soule,

Based upon the information provided in your submittal received 4-13-15, the above referenced plan is approved for Work Order and Paving Permit.

As mentioned at DRB, the work is to be complete and this plan certified prior to Hydrology signing the Site Plan for the American Toyota project across the street.

It may be difficult to certify the work in the ROW, as this process may take more time. However, please include the status, if not complete, of the Work Order in a separate letter, e.g. construction plans complete, Work Order approved, etc…, when submitting the certification.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer
Planning Dept.

C: e-mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: AMERICAN TOYOTA Building Permit #: _____ City Drainage #: C18D083

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

Legal Description: LOTS 1-3 &30-32 BLOCK 28, TRACT A, UNT B NORTH ALB ACES

City Address: OAKLAND BETWEEN SAN PEDRO AND LOUISIANA

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: VANDY INVESTMENTS,LLC Contact: _____

Address: 6501 EAGLE ROCK

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

Architect: John Mahoney Contact: _____

Address: _____

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN 1st SUBMITTAL
X DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL G & D PLAN
___ GRADING PLAN
___ EROSION & SEDIMENT CONTROL PLAN (ESC)
___ ENGINEER'S CERT (HYDROLOGY)
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ENGINEER'S CERT (TCL)
___ ENGINEER'S CERT (DRB SITE PLAN)
___ ENGINEER'S CERT (ESC)
___ SO-19
___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

___ SIA/FINANCIAL GUARANTEE RELEASE
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D APPROVAL
___ S. DEV. FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
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___ CERTIFICATE OF OCCUPANCY (TCL TEMP)
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
x GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ WORK ORDER APPROVAL
___ GRADING CERTIFICATION

___ SO-19 APPROVAL
___ ESC PERMIT APPROVAL
___ ESC CERT. ACCEPTANCE
___ OTHER (SPECIFY)

RECEIVED
APR 13 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes X No ___ Copy Provided

DATE SUBMITTED: 4/11/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

April 13, 2015

Mr. Curtis Cherne, PE
Hydrology Department
Public Works Department
City of Albuquerque

RE: Grading Plan
Toyota Temporary Lot
C18D083
Albuquerque, New Mexico

Dear Mr. Cherne:

The purpose of this letter is to accompany the enclosed grading plan. The grading plan has been modified to address your written comments dated April 7, 2015. The following is a summary of your comment and a response as to how we addressed the comment.

1. It appears an asphalt curb is needed to force the water into the first flush pond. In addition erosion protection is required where concentrated flows enter the ponds
We have added the curb and called for rip rap to be placed at the location concentrated flows enter the ponds.

2. Work within the right of way requires a work order
We have added this note to the plan set.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

Weighted E Method
AMERICAN TOYOTA TEMPORARY YARD

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
UPLAND	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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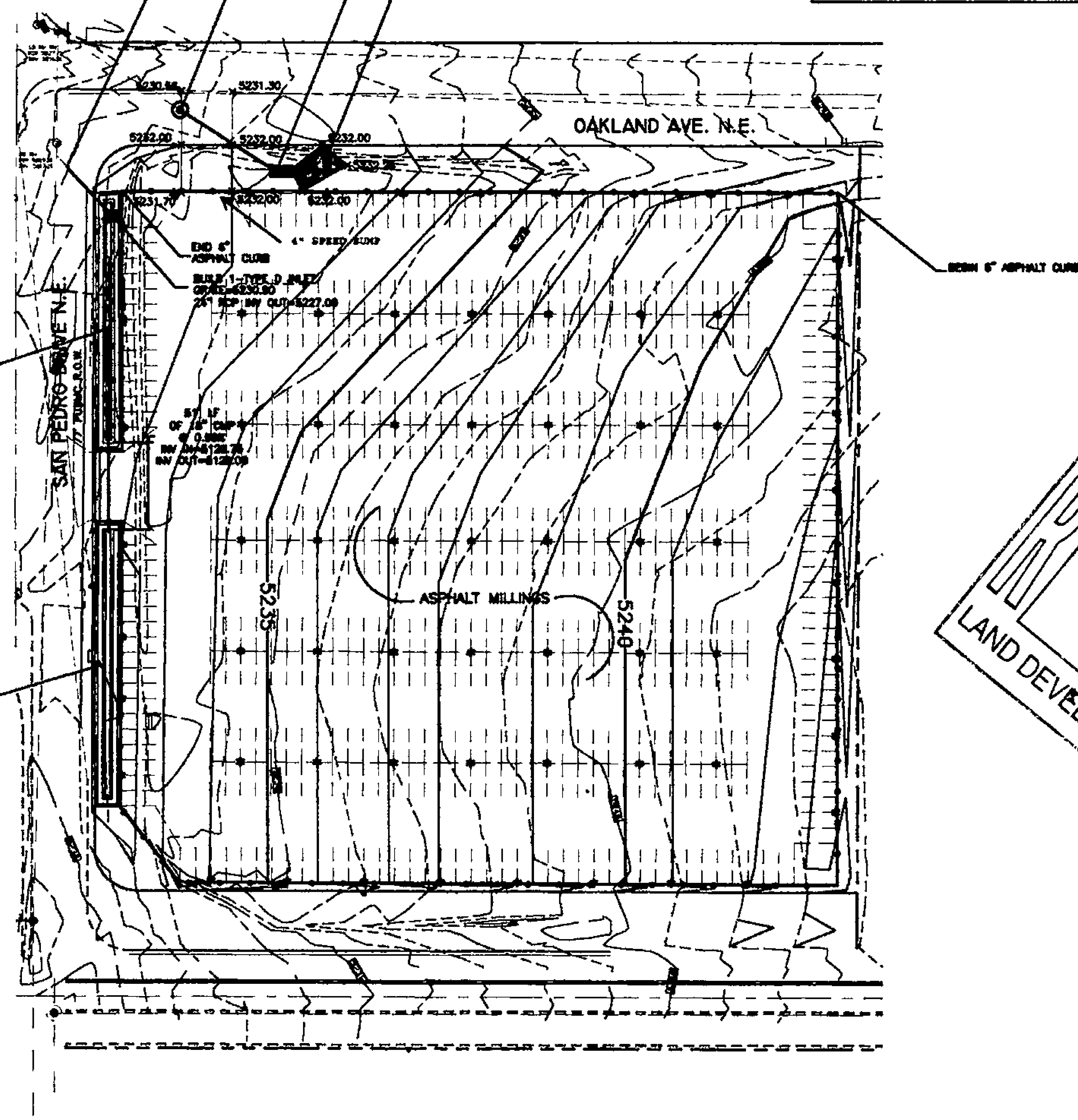
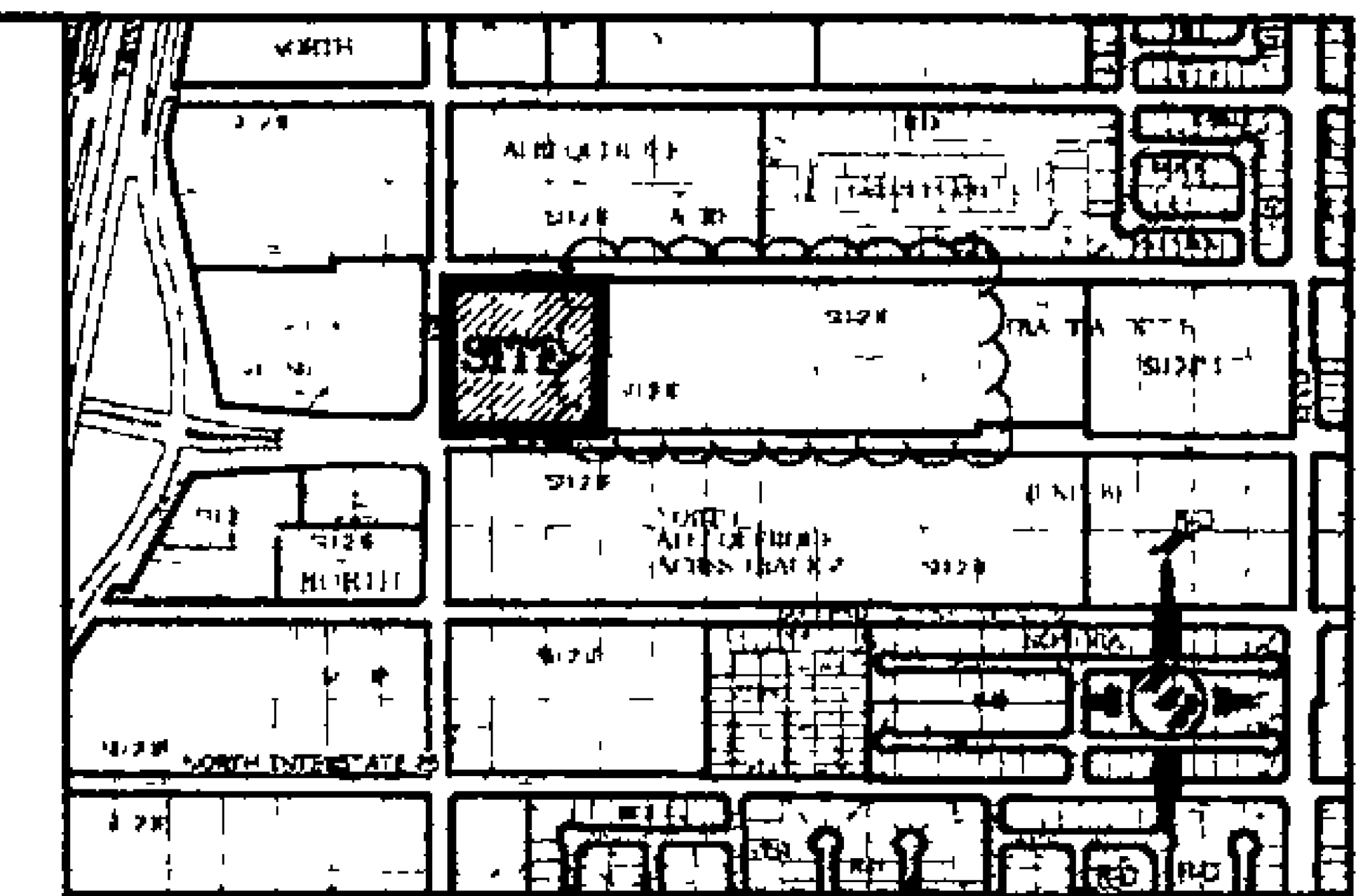
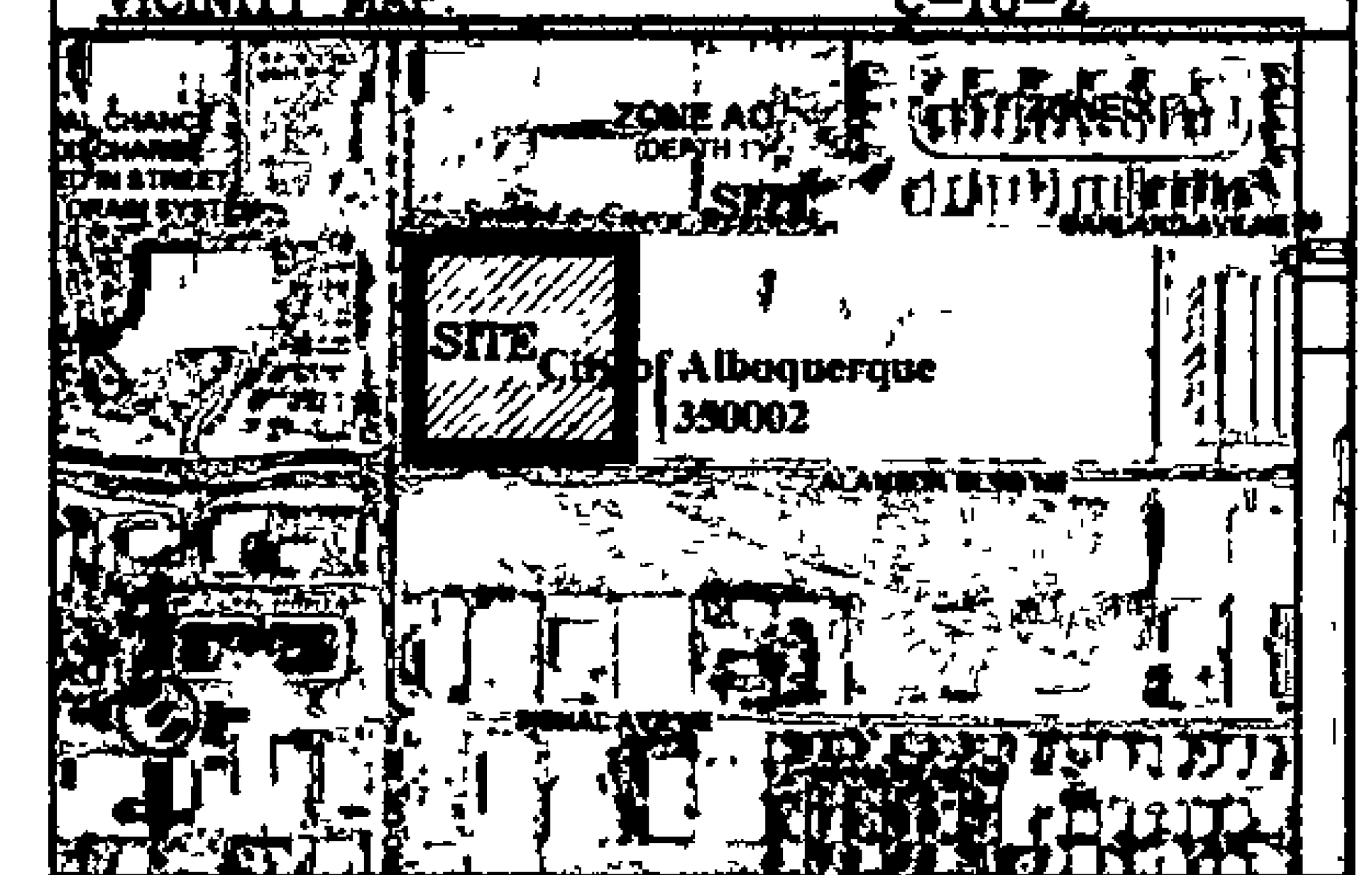




VICINITY MAP: C-18-Z



FIRM MAP: 35001C0137H

LEGAL DESCRIPTION:

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.

3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

4. ALL STORM DRAIN AND INLETS SHALL BE CONSTRUCTED UNDER THE CITY OF ALBUQUERQUE PUBLIC WORK ORDER PROCESS.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- LIMITS OF FLOODPLAIN
- 1" THICK ASPHALT APRON

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APR 13 2015
LAND DEVELOPMENT SECTION

N

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL	AMERICAN TOYOTA TEMPORARY CONSTRUCTION YARD	DRAWN BY WCWJ
DAVID SOULE	GRADING AND DRAINAGE PLAN	DATE 2-25-15
4/13/15	Rio Grande Engineering	SHEET #
DAVID SOULE P.E. #14522		JOB # 21403

CITY OF ALBUQUERQUE

April 7, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: Toyota Temporary Parking Lot, Grading and Drainage Plan
Engineer's Stamp Date 2-24-15 (C18D083)

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-25-15, the above referenced plan is approved for Work Order, however, it cannot be approved for Grading or Paving Permit until the following comments area addressed:

1. It appears a large portion of Onsite Basin A will drain to Oakland Ave ROW rather than to the northern onsite pond. Since the millings have already been laid, an asphalt curb could be constructed form the west edge of the millings east to the proposed 35 contour. Millings or similar should be laid where these concentrated flows will enter the pond to prevent erosion.
2. The work in the ROW will be built per the Work Order process, including the asphalt apron in Oakland Ave. Add a note to the existing build notes, that these times will be built per Work Order.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer
Planning Dept.

C: e-mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

RECEIVED
APR 13 2015
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

April 7, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: Toyota Temporary Parking Lot, Grading and Drainage Plan
Engineer's Stamp Date 2-24-15 (C18D083)

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-25-15, the above referenced plan is approved for Work Order, however, it cannot be approved for Grading or Paving Permit until the following comments area addressed:

1. It appears a large portion of Onsite Basin A will drain to Oakland Ave ROW rather than to the northern onsite pond. Since the millings have already been laid, an asphalt curb could be constructed form the west edge of the millings east to the proposed 35 contour. Millings or similar should be laid where these concentrated flows will enter the pond to prevent erosion.
2. The work in the ROW will be built per the Work Order process, including the asphalt apron in Oakland Ave. Add a note to the existing build notes, that these times will be built per Work Order.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer
Planning Dept.

C: e-mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

C18D083

C~~18D065~~

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: AMERICAN TOYOTA -temp construction yard Building Permit #: _____ City Drainage #: ~~C18D012~~

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

Legal Description: LOTS 1-3 &30-32 BLOCK 28, TRACT A, UNT B NORTH ALB ACES

City Address: OAKLAND BETWEEN SAN PEDRO AND LOUISIANA

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: VANDY INVESTMENTS,LLC Contact: _____

Address: 6501 EAGLE ROCK

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

Architect: John Mahoney Contact: _____

Address: _____

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN 1st SUBMITTAL
x DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL G & D PLAN
X GRADING PLAN
___ EROSION & SEDIMENT CONTROL PLAN (ESC)
___ ENGINEER'S CERT (HYDROLOGY)
CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ENGINEER'S CERT (TCL)
___ ENGINEER'S CERT (DRB SITE PLAN)
___ ENGINEER'S CERT (ESC)
___ SO-19
___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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___ S. DEV. FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
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CERTIFICATE OF OCCUPANCY (TCL TEMP)
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
x GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ WORK ORDER APPROVAL
___ GRADING CERTIFICATION
___ SO-19 APPROVAL
___ ESC PERMIT APPROVAL
___ ESC CERT. ACCEPTANCE
___ OTHER (SPECIFY)

RECEIVED
FEB 25 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes X No ___ Copy Provided

DATE SUBMITTED: 2/25/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

February 25, 2015

Ms. Rita Harmon
Senior Engineer
Hydrology Department
Public Works Department
City of Albuquerque

RE: Revised Grading Plan (C-18D012)
American Toyota-Temporary Construction Lot
Albuquerque, New Mexico

Dear Ms. Harmon:

The purpose of this letter is to accompany the enclosed revised grading plan. The plan has been revised to accommodate your written comments dated 2/6/15. The following is a summary of your comment and the narrative as to how we addressed:

1. Determination of infrastructure required shall be required.

   I have enclosed letter of concurrence from the planning director, acknowledging the use is temporary so no permanent improvements required.

2. Upland flows were based upon developed due to master plan requirements of the future development, use existing conditions.

   We have shown existing conditions, the entire area does not drain to this site. A portion of the upland basin goes out of an existing driveway to alameda. This shown on the upland basin map

3. Basin 1a needs to be modified to account for parked cars.

   The land treatment is millings and gravel. Therefore land treatment C. We have increased the land treatment to 40% D, which accounts for cars and consolidation of drive isles, I am not sure it is appropriate to consider the land a car is parked on as 100% impervious. The site sheet flows and water flows under the cars and infiltration occurs. We feel our land treatment types are appropriate and conservative.

4. Some ponds may be needed due to increase in land treatment

   We have provided a more detailed basin map and used conservative land treatment and the flow is less than allowed so pond is provided just for first flush, we have increased the pond sizes just to be more conservative.

5. Lot appears to have 2 basins; the pond connection pipe needs a slope.

   We have added an onsite basin map and the site contains 4 basins. We have adjusted the grades such that the flow passing thru the pipe is less than its capacity. A pipe calculation has been added

6. Update sump calculations. How will emergency over flow be handled.

   We have updated the orifice calculation for the modified grates. We have a double grate with a 1.5' head. In the event of clogging the flow will continue to flow into San Pedro as it currently does.

7. Prove capacity of Oakland and san Pedro storm drain

   We have included excerpts from the drainage report used to construct the storm drain. We have also included the as built of the line. A 24" stub was added but not discussed in the report. The san Pedro storm drain anticipates a 45cfs addition at Oakland. The as built show 46 cfs, we are discharging 47.6 cfs between the Oakland stub and the onsite stub, Due to the large ponds, the true flow leaving site will be diminished but I have not completed a model to show how retention pond shave the peak. Due to the construction of the stub, additional flow was expected at this point and since our site is in accordance to the master drainage plan, we feel the 47.6 cfs is acceptable to the system.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

February 6, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: American Toyota – Temporary Lot (File: C18D012)
Conceptual Grading and Drainage Plan, Engineer's Stamp Date 1-9-15

Dear Mr. Soule:

Based upon the information provided in your submittal received 1-20-15, the above referenced submittal cannot be approved for action by the DRB on the Site Plan for Building Permit, nor Grading Permit, until the following comments are addressed:

1. Determination of whether or not infrastructure improvements are required for the temporary site plan is to be determined by City Legal, Zoning, and the Planning Director. Comments provided herein are cursory until such determination is made.
2. The upland flows are 38.4 cfs based on a fully developed condition, and based on 9.72 Acres. However, Eagle Crest Subdivision is a 12.4 Acres subdivision and is not intended to drain across this lot in the fully developed condition (C18D064B). Therefore offsite drainage should be based on existing land treatments, and 12.4 Acres.
3. Basin A1 land treatments should be modified such that half the Treatment C is a Treatment D. The reason for the increase is that rows of vehicles will cause concentrated flows along the edge of the parking rows and to account for such, half the treatment C area should be treated as a D. All area is treatment C
4. With the increase in land treatments, some ponding may be required to maintain the allowable discharge.
5. Lot appears to be 2 basins, with the south side flowing into a pond and then through a 12' CMP at 0.0 %. Show pipe has capacity. Pipe should have a minimum slope.
6. Sump inlet calculations should show how the area is calculated. As we discussed, it would be helpful to have a full spreadsheet, similar to the street capacity calculations, that can be copied and used for similar type inlets. If the grate gets clogged how will emergency overflow be handled.
7. Can the Storm Drain in Oakland and San Pedro support the proposed flows per the design assumptions? What were they designed for?

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

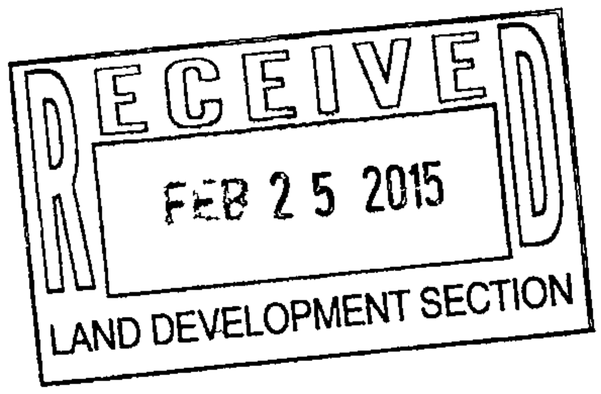
C18D012_Temp Lot_SPBP_GP_Cmmt.doc

RECEIVED
FEB 25 2015
LAND DEVELOPMENT SECTION

Sincerely,

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

Orig: Drainage file
c.pdf: via Email: Recipient



CONSENSUS PLANNING

February 18, 2015

Suzanne Lubar, Director
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Lots 30 through 32 and Lots 1 through 3, Tract A, Unit B of the North Albuquerque Acres

Dear Ms. Lubar:

The purpose of this letter is to explain and request concurrence with our request for a temporary construction storage yard on the subject property. I met with you and Brennon Williams, Zoning Manager on February 6, 2015 to discuss this request, which resulted in this approach.

Miller Family Real Estate would like to utilize the subject property for construction yard, which is a permissive use during the reconstruction of the American Toyota Facility to the west, located on the northwest corner of Alameda Boulevard NE and San Pedro Drive NE. The Site Plan for Building Permit for reconstruction of the American Toyota dealership has been approved by the EPC and is in the process of obtaining final sign-off from the DRB.

Miller Family Real Estate has leased the six lots to the east from Vandy Investments LLC. The six lots are zoned SU-2 for HC or SU-2 for NC. According to the North I-25 Sector Development Plan, HC is the old zoning for the property, while NC is the new zoning as proposed by the Sector Plan. Permissive uses under the SU-2 for NC zone include C-1 permissive and conditional uses. Per §14-16-2-16(A)(13) of the Zoning Code, the following is a permissive use under the C-1 zone: "Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year unless the time is extended by the Planning Director."

As illustrated by the attached Site Plan, we have provided setbacks on the east and north sides for drainage. The surfacing of the temporary construction yard is proposed to be asphalt millings. The millings and all improvements will be removed once the construction is complete. Due to the temporary nature of the use, no landscaping or utilities are proposed. There will be a new security fence located inside the existing fence on the perimeter. The plan proposes to use the light fixtures during this interim condition that will be permanently installed at the new dealership to the west. All

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

activity on the site will be done by employees, so the public will not have access to this lot.

This request shall follow all standard permitting requirements including the fence, inspection of light footings, and the preparation and approval of electrical and grading plans.

Please do not hesitate to contact me at 764-9801 with any questions or additional information you may need.

Sincerely,

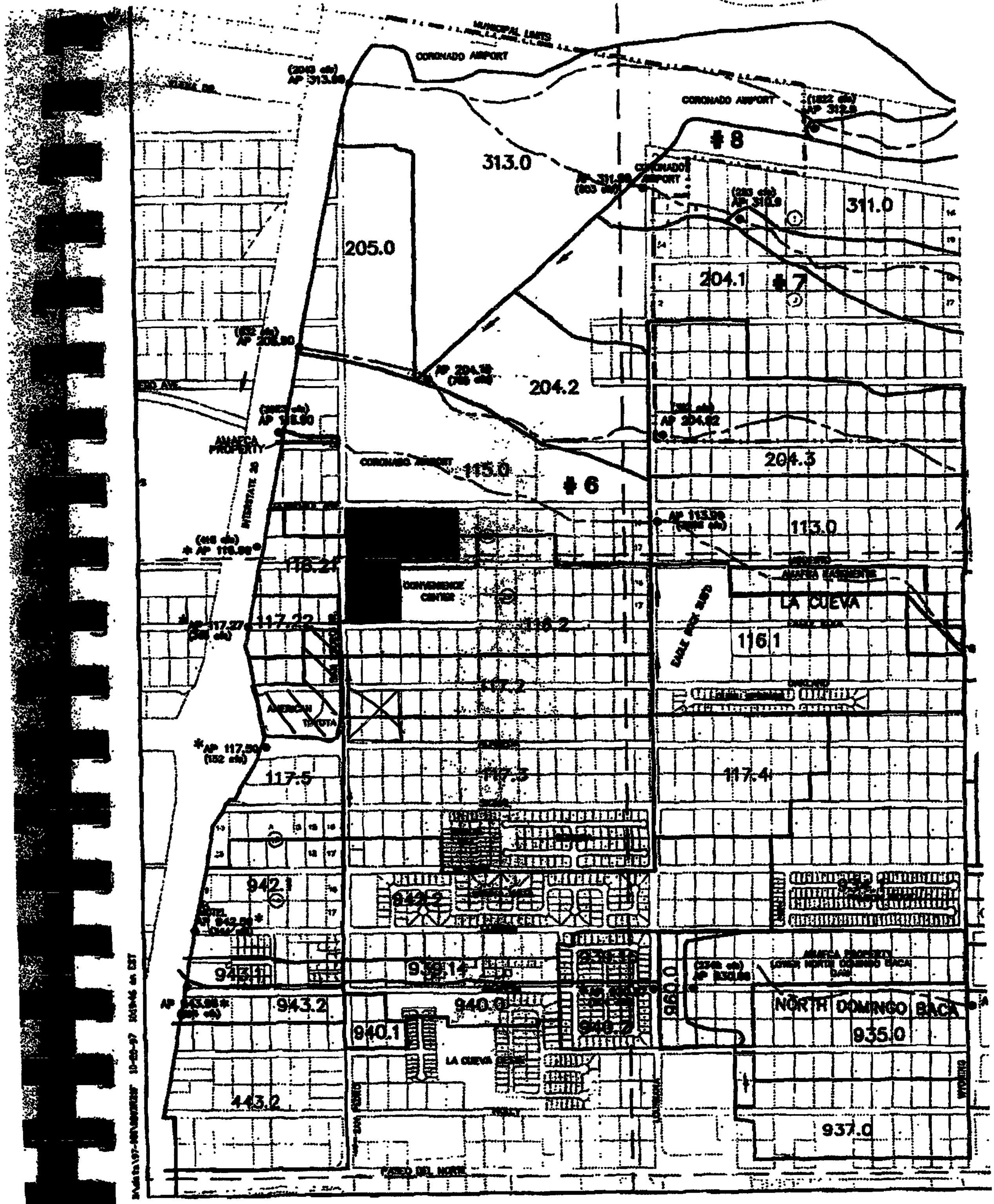
James K. Strozier, AICP
Principal

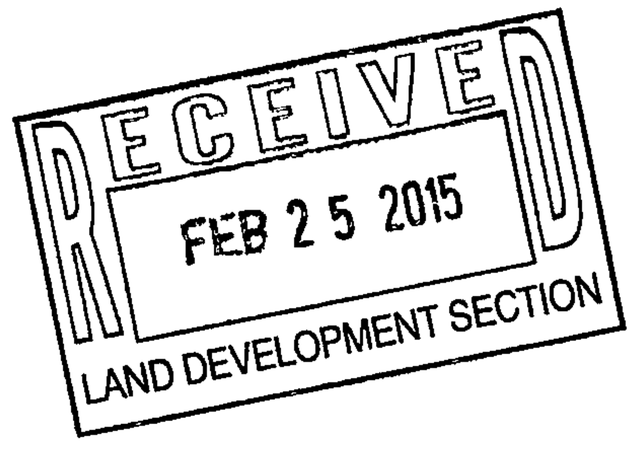
CONCURRENCE

Signature: _____

Date: 2/20/15

NAADMP EXCERPTS


MUNICIPAL LIMITS
CORONADO AIRPORT
313.0
205.0
204.1
#8
#7
311.0
204.2
204.3
#6
115.0
113.0
116.2
116.1
117.2
117.3
117.4
117.5
942.1
942.2
943.1
943.2
940.0
940.1
935.0
937.0
LA CUEVA
NORTH DOMINGO BACA
PASEO DEL NORTE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LAND DEVELOPMENT SECTION

TABLE A-2 (cont.)

LA CUEVA ARROYO SUB-BASIN CHARACTERISTICS

Basin ID	Hydrologic Condition	Basin Area (mi^2)	Land Treatment (%)				TP (hrs)
			A	B	C	D	
113*	Existing	.1136	80	0	15	5	.133
	Future	.1000	0	25	15	60	.133
115*	Existing	.1337	80	0	15	5	.133
	Future	.1202	0	26	12	62	.133
116*	Existing	.1309	80	0	5	15	.133
116.1	Future	.1000	0	25	15	50	.133
116.2	Future	.0719	0	25	15	60 50	.133
116.21	Future	.0344	0	40	20	40	.133
117.2*	Existing	.1391	73	0	7	20	.22
	Future	.0500	0	34	16	50	.133
117.21*	Existing	.0234	0	34	16	50	.133
117.22*	Future	.0156	0	20	10	70	.133
117.3*	Existing	.0863	65	5	15	15	.133
	Future	.1172	0	34	16	50	.133
117.31*	Existing	.0250	0	34	16	50	.133
117.32*	Existing	.0090	0	34	16	50	.133
117.4*	Existing	.0750	85	0	5	10	.133
	Future	.0512	0	25	15	60	.133
117.5*	Existing	.0550	0	10	20	70	.133
	Future	.0550	0	10	20	70	.133
118	Existing	.0649	0	20	10	70	.133
	Future	.0649	0	20	10	70	.133
118.1	Existing	.0306	75	5	10	10	.133
	Future	.0306	0	20	30	50	.133
119	Existing	.0549	0	20	10	70	.133
	Future	.0549	0	20	10	70	.133
120	Existing	.0268	50	0	0	50	.133
	Future	.0268	0	20	10	70	.133
121	Existing	.0489	80	0	15	5	.133
	Future	.0489	0	20	10	70	.133

*Modified for COA NAA MDP 9/97

SITE HYDROLOGY

Weighted E Method

AMERICAN TOYOTA TEMPORARY YARD

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
ONSITE BASIN A	99964	2.295	0%	0	10.0%	0.229	50.0%	1.14743	40%	0.918	1.681	0.321	9.16	0.444
ONSITE BASIN B	76597	1.758	0%	0	10.0%	0.176	50.0%	0.87921	40%	0.703	1.681	0.246	7.02	0.340
ONSITE BASIN C	1964	0.045	0%	0	0.0%	0.000	50.0%	0.02254	50%	0.023	1.825	0.007	0.19	0.010
ONSITE BASIN D	14497	0.333	0%	0	50.0%	0.166	40.0%	0.13312	10%	0.033	1.212	0.034	1.06	0.038
ALLOWED IN NAAMDP	193022	4.431	0%	0	34.0%	1.507	16.0%	0.70899	50%	2.216	1.699	0.627	17.49	0.923
UPLAND A(EX CONDITION)	396342	9.099	0%	0	50.0%	4.549	40.0%	3.6395	10%	0.910	1.212	0.919	28.95	1.040
UPLAND B(EX CONDITION	26994	0.620	0%	0	34.0%	0.211	16.0%	0.09915	50%	0.310	0.816	0.042	1.22	0.083
ONSSITE SUMMARY	193022												17.43	

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.66	Qa= 1.87		
Eb= 0.92	Qb= 2.6	FIRST FLUSH=	1774.22 CF
Ec= 1.29	Qc= 3.45		
Ed= 2.36	Qd= 5.02		

DRAINAGE NARATIVE

Site is a temporary use. The site is located bains 117.2 and 117.3. The upland flow of 28.95 cfs will enter the site and drain to the swale along oakland. The flow will be captured by a double D inlet
The upland flow of1.22 cfs will enter the site and be captured by our harvest ponds and combine with the onsite flwo
The onite flow will be captured by a single D inlet connected to the wye stubed into the property. The land treatment of millings has been modied to account for parked cars and 40% has been assig
treatment D The First flush volume of 1782 has been provided onsite

EROSION CONTROL NOTES:

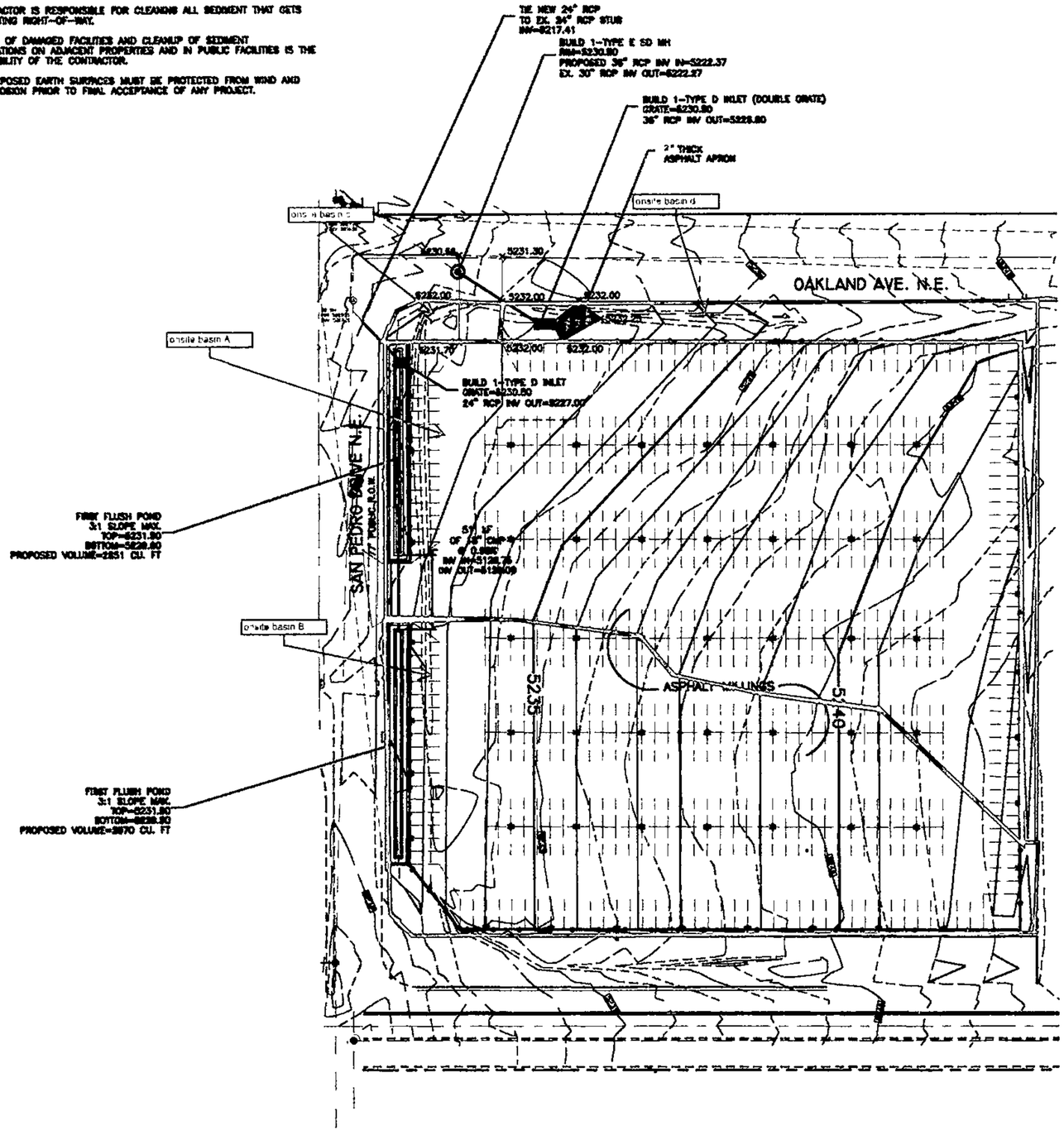
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

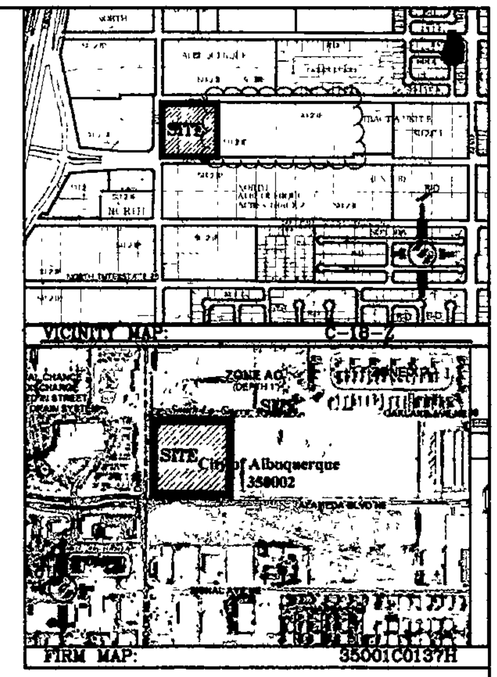
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.





LEGAL DESCRIPTION:

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.

3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- LIMITS OF FLOODPLAIN
- ASPHALT APRON

N

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL
DAVID SOULE
NEW MEXICO
14322
PROFESSIONAL ENGINEER
2/26/15
DAVID SOULE P.E. #14322

AMERICAN TOYOTA

CONCEPTUAL GRADING AND DRAINAGE PLAN

Rio Grande Engineering
1606 CENTRAL AVENUE SE SUITE 204
ALBUQUERQUE, NM 87106
(505) 872-0999

DRAWN BY WCWJ
DATE 2-25-15
SHEET # —
JOB # 21403

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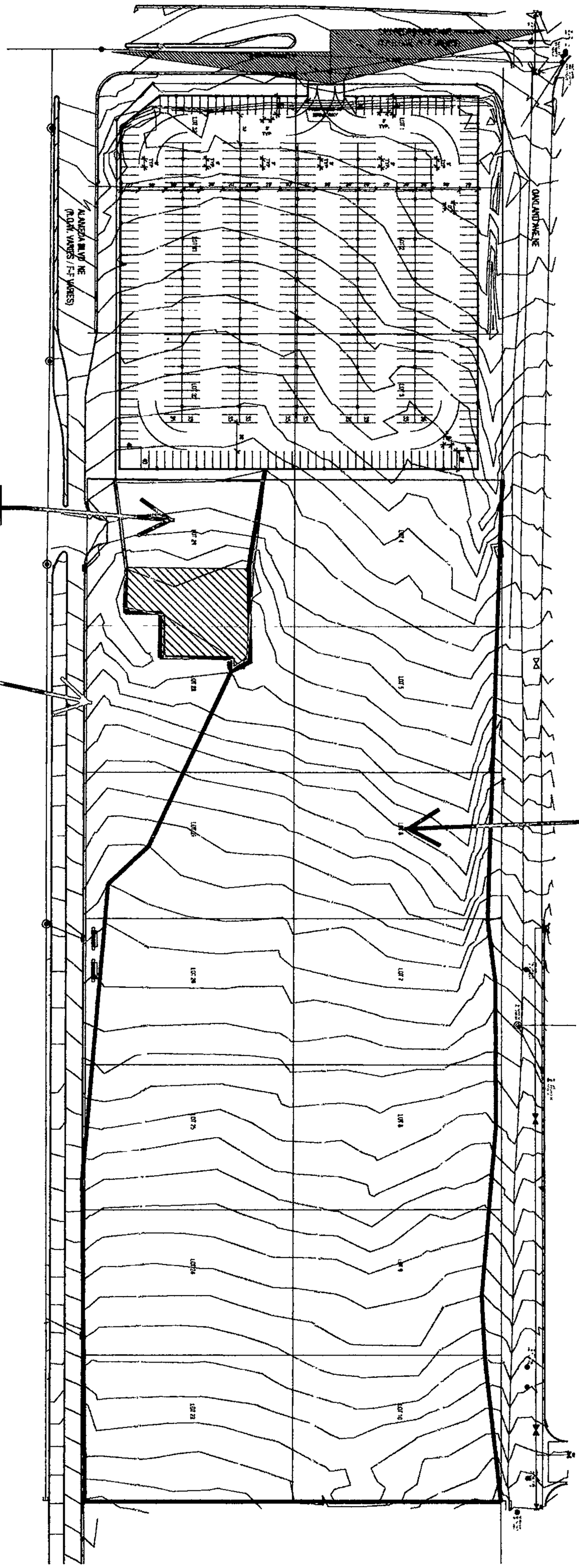
LAND DEVELOPMENT SECTION

Onsite Basin



basin b

does not contribute

basin a

(plan) Basins

SITE HYDRAULICS

DROP INLET CALCULATIONS

POND	TYPE OF INLET	AREA (SF)	Q (CFS)	H (FT)	H ALLOW (FT)
1	DOUBLE	8.86	28.95	0.4605	1
1A	SINGLE	4.43	17.49	0.6723	1

ORIFICE EQUATION

Q = CA sqrt(2gH) H=(Q/CA)^2)/2G

C = 0.6

g = 32.2

INLET GRATE=40"X25"

CALCULATE FOR BARS

40-(11*.5) 34.5"

25-(13*.5) 18.5"

OPENING IS 4.43 SF PER GRATE

Pipe Capacity

Pipe	D	Slope	Area	R	Q Provided	Q Required	Velocity
	(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
12HDPE	18	1.5	1.77	0.375	11.18	7.02	3.97

ok

9.1

Manning's Equation:

Q = 1.49/n * A * R^(2/3) * S^(1/2)

A = Area
R = D/4
S = Slope
n = 0.015

SAN PEDRO STORM DRAIN DESIGN AND ASBUILTS

DESIGN ANALYSIS REPORT
FOR
SAN PEDRO STORM DRAIN PROJECT
CITY PROJECT NO. 5304.91

Prepared by:
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

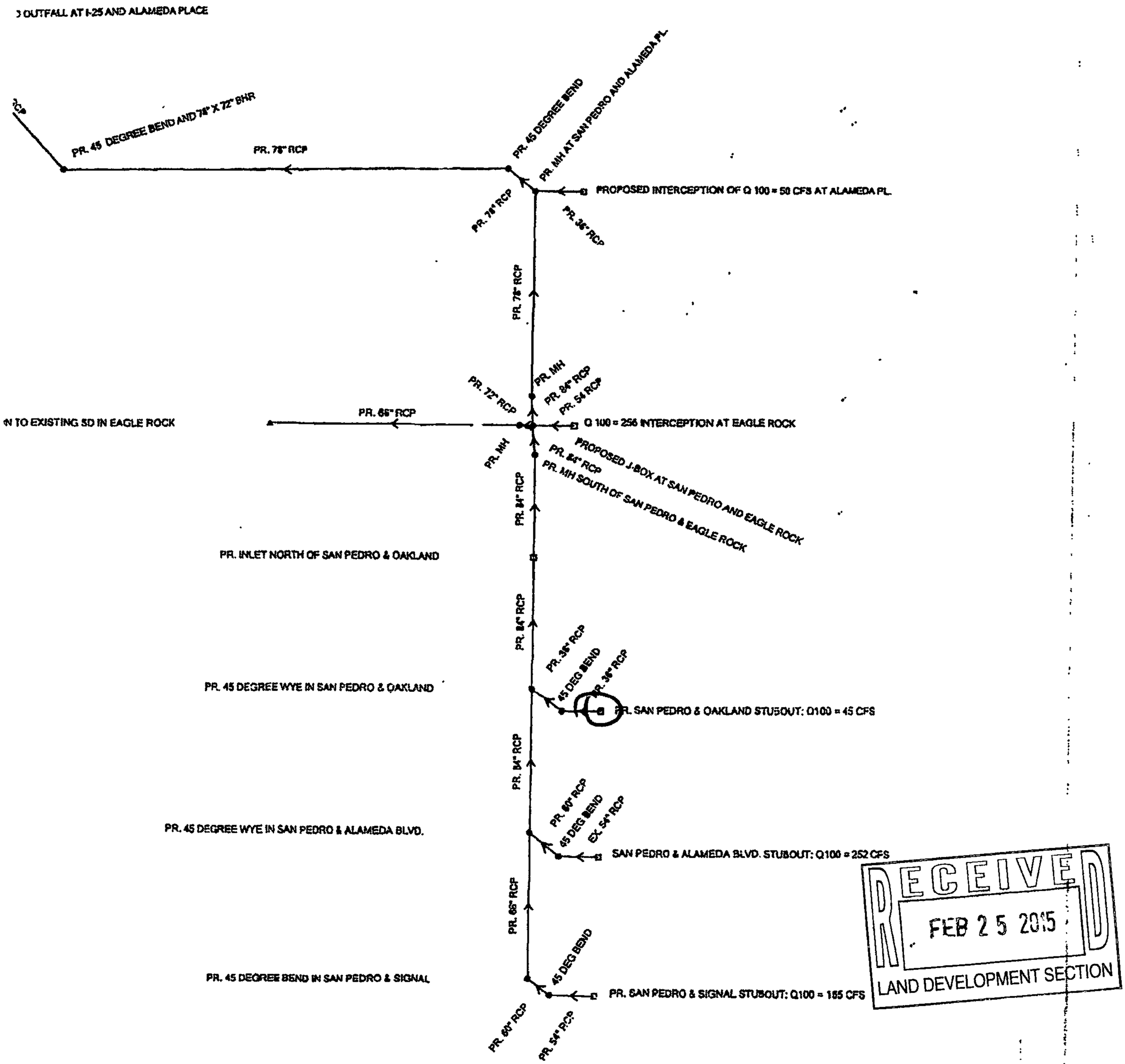
January 2010

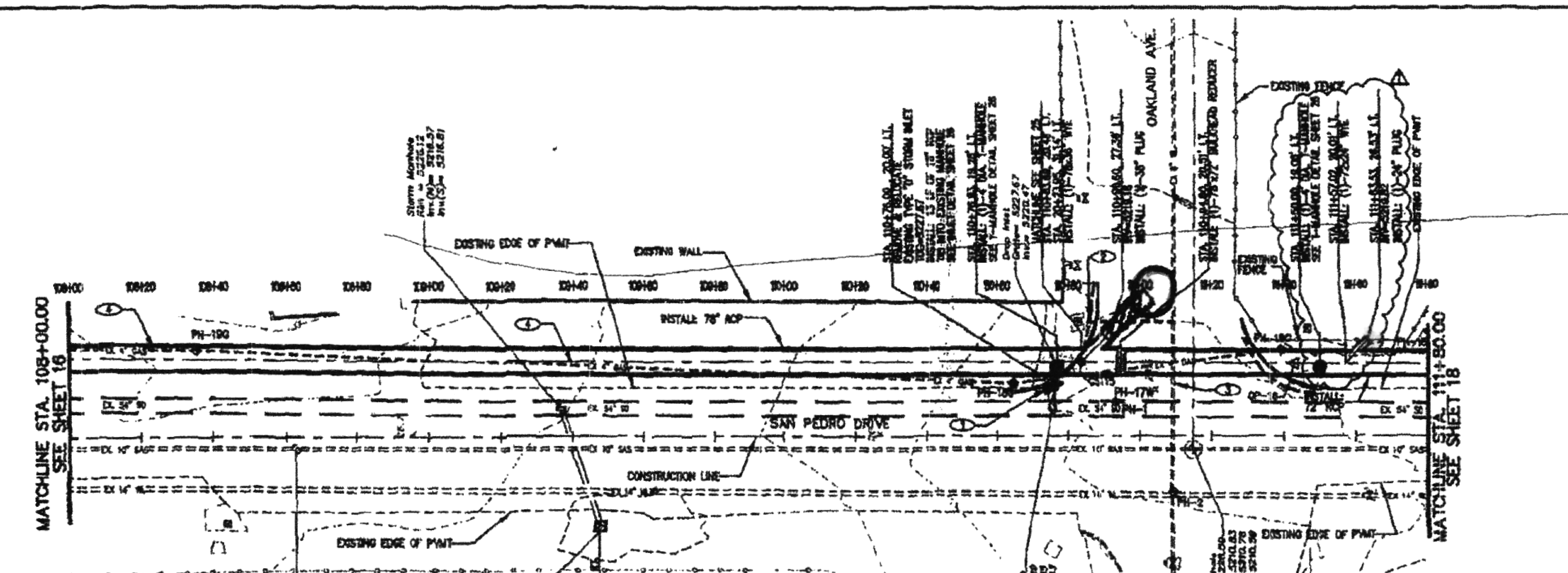
DOT Report (San Pedro SD - Final Single Pipe System with changes from coa.stc)

Label	Node: Upstream Downstream	Conduit: Description	Slope (Calculated) (ft/ft)	Length (ft)	Manning's n	Flow (ft^3/s)	Velocity (Average) (ft/s)	Ground: Upstream Downstream (ft)	Invert: Upstream Downstream (ft)	HGL: Upstream Downstream (ft)
PR. 66" RCP	PR. 45 DEGREE BEND IN SAN PEDRO & SIGNAL	Circular Pipe - 66.0 in	0.006	532	0.013	165	6.94	5230.42	5222.97	5229.42
	PR. 45 DEGREE WYE IN SAN PEDRO & ALAMEDA BLVD.							5229.65	5219.8	5228.13
PR. 84" RCP	PR. 45 DEGREE WYE IN SAN PEDRO & ALAMEDA BLVD.	Circular Pipe - 84.0 in	0.005	525	0.013	417	12.96	5229.65	5219.8	5225.46
	PR. 45 DEGREE WYE IN SAN PEDRO & OAKLAND							5228	5217.29	5223.93
PR. 84" RCP	PR. 45 DEGREE WYE IN SAN PEDRO & OAKLAND	Circular Pipe - 84.0 in	0.005	139	0.013	462	13.62	5228	5217.29	5223.55
	PR. INLET NORTH OF SAN PEDRO & OAKLAND							5226.12	5216.57	5223.01
PR. 84" RCP	PR. INLET NORTH OF SAN PEDRO & OAKLAND	Circular Pipe - 84.0 in	0.005	335	0.013	462	13.38	5226.12	5216.57	5222.46
	PR. MH SOUTH OF SAN PEDRO & EAGLE ROCK							5224.23	5214.89	5220.83
PR. 84" RCP	PR. MH SOUTH OF SAN PEDRO & EAGLE ROCK	Circular Pipe - 84.0 in	0.006	31	0.013	462	15.09	5224.23	5214.89	5220.53
	PROPOSED J-BOX AT SAN PEDRO AND EAGLE ROCK							5224.03	5210.5	5220.1
PR. 84" RCP	PROPOSED J-BOX AT SAN PEDRO AND EAGLE ROCK	Circular Pipe - 84.0 in	0.009	32	0.013	393	16.57	5224.03	5210.5	5215.72
	PR. MH							5223.95	5210.22	5215.94
PR. 78" RCP	PR. MH	Circular Pipe - 78.0 in	0.01	505	0.013	393	17.57	5223.95	5210.22	5215.52
	PR. MH AT SAN PEDRO AND ALAMEDA PL.							5221.4	5205	5212.69
PR.72" RCP	PR. 45 DEGREE BEND AND 78" X 72" BHR	Circular Pipe - 72.0 in	0.012	257	0.013	443	15.67	5208.9	5199.5	5205.55
	SAN PEDRO SD OUTFALL AT I-25 AND ALAMEDA PLACE							5203.5	5196.43	5202.74
PR. 54" RCP	PR. SAN PEDRO & SIGNAL STUBOUT: Q100 = 165 CFS	Circular Pipe - 54.0 in	0.026	50	0.013	165	10.37	5233.2	5225.75	5230.6
	45 DEG BEND							5231.8	5224.36	5230.25
PR. 60" RCP	45 DEG BEND	Circular Pipe - 60.0 in	0.026	50	0.013	165	8.4	5231.8	5224.36	5229.88
	PR. 45 DEGREE BEND IN SAN PEDRO & SIGNAL							5230.42	5222.97	5229.67
EX. 54" RCP	SAN PEDRO & ALAMEDA BLVD. STUBOUT: Q100 = 252 CFS	Circular Pipe - 54.0 in	0.034	50	0.013	252	15.84	5232.3	5223.36	5230.29
	45 DEG BEND							5230.1	5221.58	5229.47
PR. 60" RCP	45 DEG BEND	Circular Pipe - 60.0 in	0.034	50	0.013	252	12.83	5230.1	5221.58	5228.6
	PR. 45 DEGREE WYE IN SAN PEDRO & ALAMEDA BLVD.							5229.65	5219.8	5228.13
PR. 36" RCP	PR. SAN PEDRO & OAKLAND STUBOUT: Q100 = 45 CFS	Circular Pipe - 36.0 in	0.026	50	0.013	45	6.37	5230.6	5220.05	5224.6
	45 DEG BEND							5229.3	5218.67	5224.37
PR. 36" RCP	45 DEG BEND	Circular Pipe - 36.0 in	0.026	50	0.013	45	6.37	5229.3	5218.67	5224.15
	PR. 45 DEGREE WYE IN SAN PEDRO & OAKLAND							5228	5217.29	5223.93
PR. 72" RCP	PROPOSED J-BOX AT SAN PEDRO AND EAGLE ROCK	Circular Pipe - 72.0 in	0.02	5	0.013	325	(N/A)	5224.03	5210.5	(N/A)
	PR. MH							5224	5210.4	(N/A)
PR. 66" RCP	PR. MH	Circular Pipe - 66.0 in	0.019	334	0.013	325	20.9	5224	5210.4	5215.31
	CONNECTION TO EXISTING SD IN EAGLE ROCK							5212.65	5204.2	5207.75
PR. 78" RCP	PR. MH AT SAN PEDRO AND ALAMEDA PL.	Circular Pipe - 78.0 in	0.017	30	0.013	443	13.35	5221.4	5205	5211.75
	PR. 45 DEGREE BEND							5220	5204.5	5211.54
PR. 78" RCP	PR. 45 DEGREE BEND	Circular Pipe - 78.0 in	0.01	496.7	0.013	443	17.77	5220	5204.5	5210.07
	PR. 45 DEGREE BEND AND 78" X 72" BHR							5208.9	5199.5	5206.85
PR. 36" RCP	PROPOSED INTERCEPTION OF Q 100 = 50 CFS AT ALAMEDA	Circular Pipe - 42.0 in	0.01	50	0.013	50	10.44	5222	5211.5	5213.71
	PR. MH AT SAN PEDRO AND ALAMEDA PL.							5221.4	5205	5212.85
PR. 54 RCP	Q 100 = 256 INTERCEPTION AT EAGLE ROCK	Circular Pipe - 54.0 in	0.02	50	0.013	256	16.1	5226	5216	5220.62
	PROPOSED J-BOX AT SAN PEDRO AND EAGLE ROCK							5224.03	5210.5	5219.77

San Pedro Storm Drain

Proposed Single Pipe System

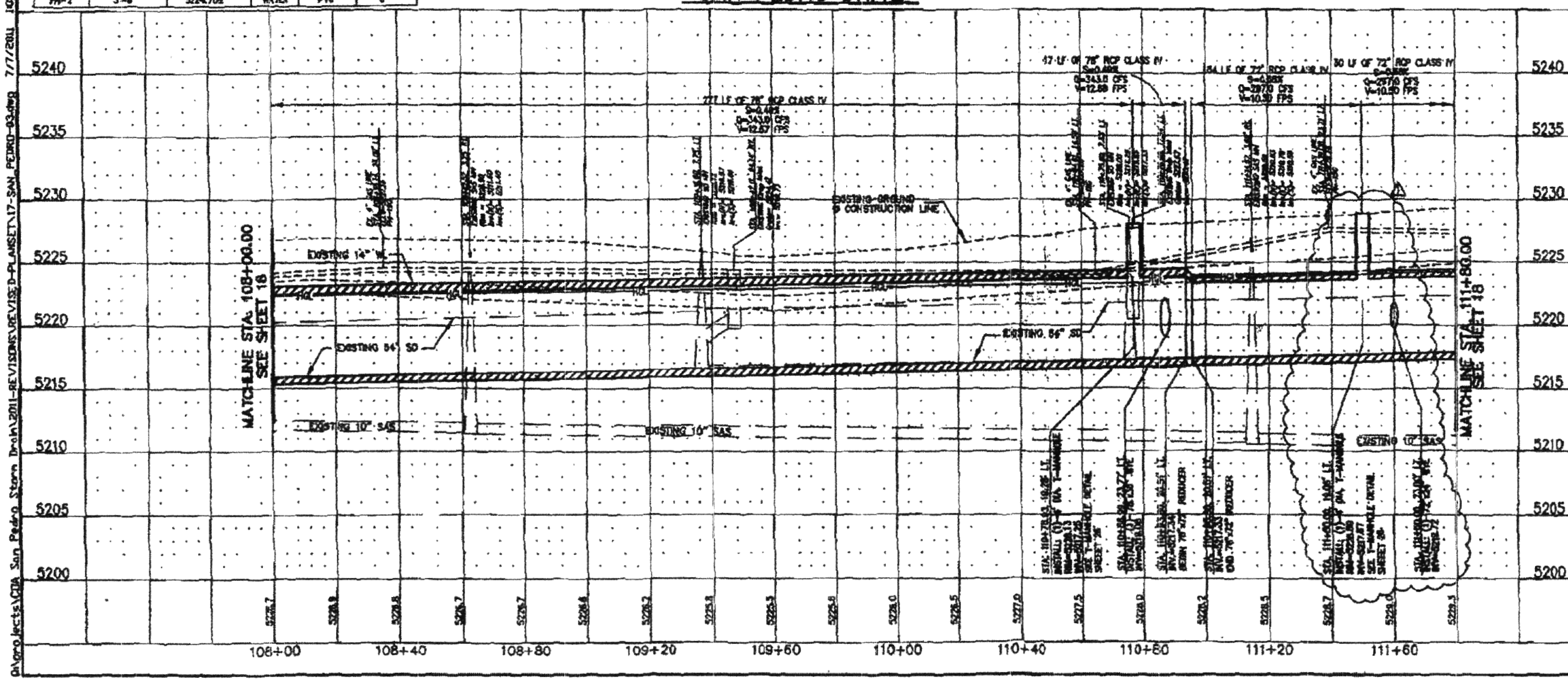




POT-HOLE INFORMATION

NO.	BURY TO TOP OF PIPE	ELEV. AT TOP OF PIPE	DESCRIPTION UTILITY	MATERIAL	DIAMETER
PH-160	2'-7"	5224.58±	GAS	METALLIC	4"
PH-16C	2'-8"	5227.12±	COMM	CABLE	–
PH-150	2'-0"	5227.74±	GAS	METALLIC	4"
PH-17W	6'-3"	5222.15±	STORM	CONCRETE	[illegible]
PH-180	3'-0"	5224.28±	GAS	METALLIC	4"
PH-1	3'-6"	5224.73±	WATER	PVC	6"
PH-2	3'-8"	5224.70±	WATER	PVC	8"

SAN PEDRO DRIVE



KEYED NOTES:

1. REMOVE, DISPOSE AND REPLACE TYPE "D" STORM INLET SEE COA STD DWG 2206 AND CONNECTOR PIPE, CONNECT INTO EXISTING 6' DIA. MANHOLE
2. REMOVE AND REPLACE EXISTING 1" WATER SERVICE
3. REMOVE AND REPLACE EXISTING 8" WL SEE DETAIL SHEET 31
4. EXISTING GAS LINE TO BE REMOVE & RELOCATED (BY OTHERS)

CONSTRUCTION SURVEY POINTS

SCALE: 1" = 20'

SCALE: 1" = 5'

Thompson Engineering Consultants, Inc.

P.O. BOX 65760, ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 880-8246

1 | 7-7-11 | ADD T-MANHOLE & 72"x24" WYE

NO. | DATE | REMARKS

REVISIONS

DESIGN: DESIGNED BY D.E.M. | DRAWN BY D.E.M. | CHECKED BY D.B.T.

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

TITLE: SAN PEDRO STORM DRAIN
SAN PEDRO DR. PLAN & PROFILE
STA. 108+00 TO 111+80

Design Review Committee | City Engineer Approval | Last Design Update

City Project No. 5304.91 | Zone Map No. C-18-Z | Sheet 17 Of 44

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

February 6, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

need to change if project plans

RE: American Toyota – Temporary Lot (File: C18D012)
Conceptual Grading and Drainage Plan, Engineer's Stamp Date 1-9-15

Dear Mr. Soule:

Based upon the information provided in your submittal received 1-20-15, the above referenced submittal cannot be approved for action by the DRB on the Site Plan for Building Permit, nor Grading Permit, until the following comments are addressed:

1. Determination of whether or not infrastructure improvements are required for the temporary site plan is to be determined by City Legal, Zoning, and the Planning Director. Comments provided herein are cursory until such determination is made.
2. The upland flows are 38.4 cfs based on a fully developed condition, and based on 9.72 Acres. However, Eagle Crest Subdivision is a 12.4 Acres subdivision and is not intended to drain across this lot in the fully developed condition (C18D064B). Therefore offsite drainage should be based on existing land treatments, and 12.4 Acres.
3. Basin A1 land treatments should be modified such that half the Treatment C is a Treatment D. The reason for the increase is that rows of vehicles will cause concentrated flows along the edge of the parking rows and to account for such, half the treatment C area should be treated as a D.
4. With the increase in land treatments, some ponding may be required to maintain the allowable discharge.
5. Lot appears to be 2 basins, with the south side flowing into a pond and then through a 12' CMP at 0.0 %. Show pipe has capacity. Pipe should have a minimum slope.
6. Sump inlet calculations should show how the area is calculated. As we discussed, it would be helpful to have a full spreadsheet, similar to the street capacity calculations, that can be copied and used for similar type inlets. If the grate gets clogged how will emergency overflow be handled.
7. Can the Storm Drain in Oakland and San Pedro support the proposed flows per the design assumptions? What were they designed for?

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

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

C18D012_Temp Lot_SPBP_GP_Cmmt.doc

Sincerely,

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

Orig: Drainage file
c.pdf: via Email: Recipient

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: AMERICAN TOYOTA -TEMP LOT Building Permit #: _____ City Drainage #: C18D012

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

Legal Description: LOTS 1-3 &30-32 BLOCK 28, TRACT A, UNT B NORTH ALB ACES

City Address: OAKLAND BETWEEN SAN PEDRO AND LOUISIANA

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: VANDY INVESTMENTS,LLC Contact: _____

Address: 6501 EAGLE ROCK

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

Architect: John Mahoney Contact: _____

Address: _____

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- x DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- x S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- x GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
JAN 20 2015
LAND DEVELOPMENT SECTION

$ 50.00

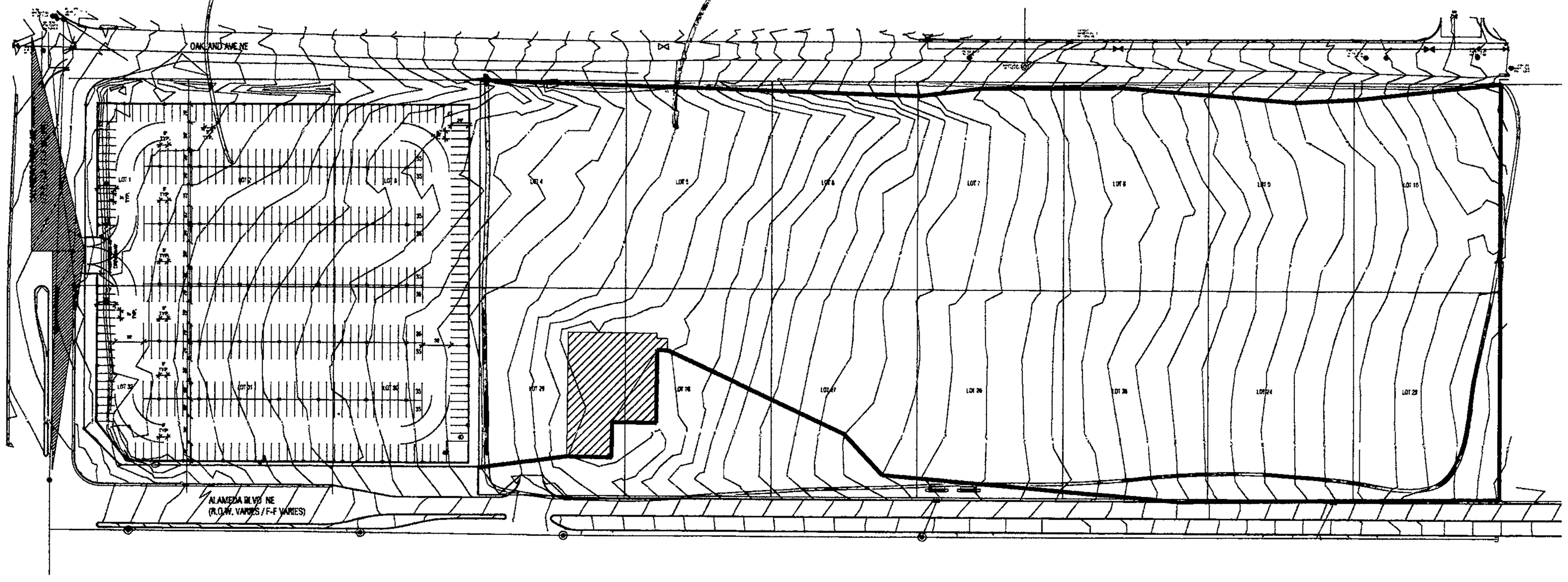
WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 1/18/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Total acc = 12.4 Ac



DROP INLET CALCULATIONS

INLET	TYPE OF INLET	AREA (SF)	Q (CFS)	H (FT)	H ALLOW (FT)
1	SINGLE D	5.92	18	0.3988	1
1	DOUBLE D	11.84	39	0.4680	1

ORIFICE EQUATION

Q = CA sqrt(2gH)

C = 0.6

g = 32.2

Show how Grate area calc'd.

Weighted E Method

AMERICAN TOYOTA TEMPORARY YARD

4.6

convert half to D to account for concentrated flows from cars.

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-hr. Weighted E (ac-ft)	100-Year, 6-hr. Volume (ac-ft)	100-Year, 6-hr. Flow cfs	10-day Volume (ac-ft)
BASIN A1	193022	4.431	0%	0	12.0%	0.532	50.0%	2.21559	38%	1.684	1.652	0.610	17.48	0.835
ALLOWED IN NAAMDP	193022	4.431	0%	0	34.0%	1.507	16.0%	0.70899	50%	2.216	1.699	0.627	17.49	0.923
UPLAND	423336	9.718	0%	0	34.0%	3.304	16.0%	1.55495	50%	4.859	1.699	1.376	38.35	2.024

12.4

base on existing

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.66
Eb= 0.92
Ec= 1.29
Ed= 2.36

Qa= 1.87
Qb= 2.6
Qc= 3.45
Qd= 5.02

FIRST FLUSH= 1781.317 CF

DRAINAGE NARATIVE

Site is a temporary use. The site is located bains 117.2 and 117.3. The upland flow of 38.35 cfs will enter the site and drain to the swale along oakland. The flow will be captured by a double D inlet
The onite flow will be captured by a single D inlet connected to the wye stubed into the property. The land treatment of millings was approximated by assigning 50%d and 50%C.
The First flush volume of 2078 has been provided onsite