

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

March 1, 2022

Andre Sutiono, P.E.
JM Civil Engineering
1101 Central Expressway S., Suite 215
Allen, TX 75013

**RE: Take 5 Oil Change
6201 Montgomery Blvd. NE
Grading and Drainage Plan
Engineer's Stamp Date: 1/14/22
Hydrology File: F18D030A**

Dear Mr. Sutiono:

Based upon the information provided in your submittal 1/14/2022, the 2nd Revised Grading and Drainage Plan is approved for Building Permit and SO-19 Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

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

Sincerely,

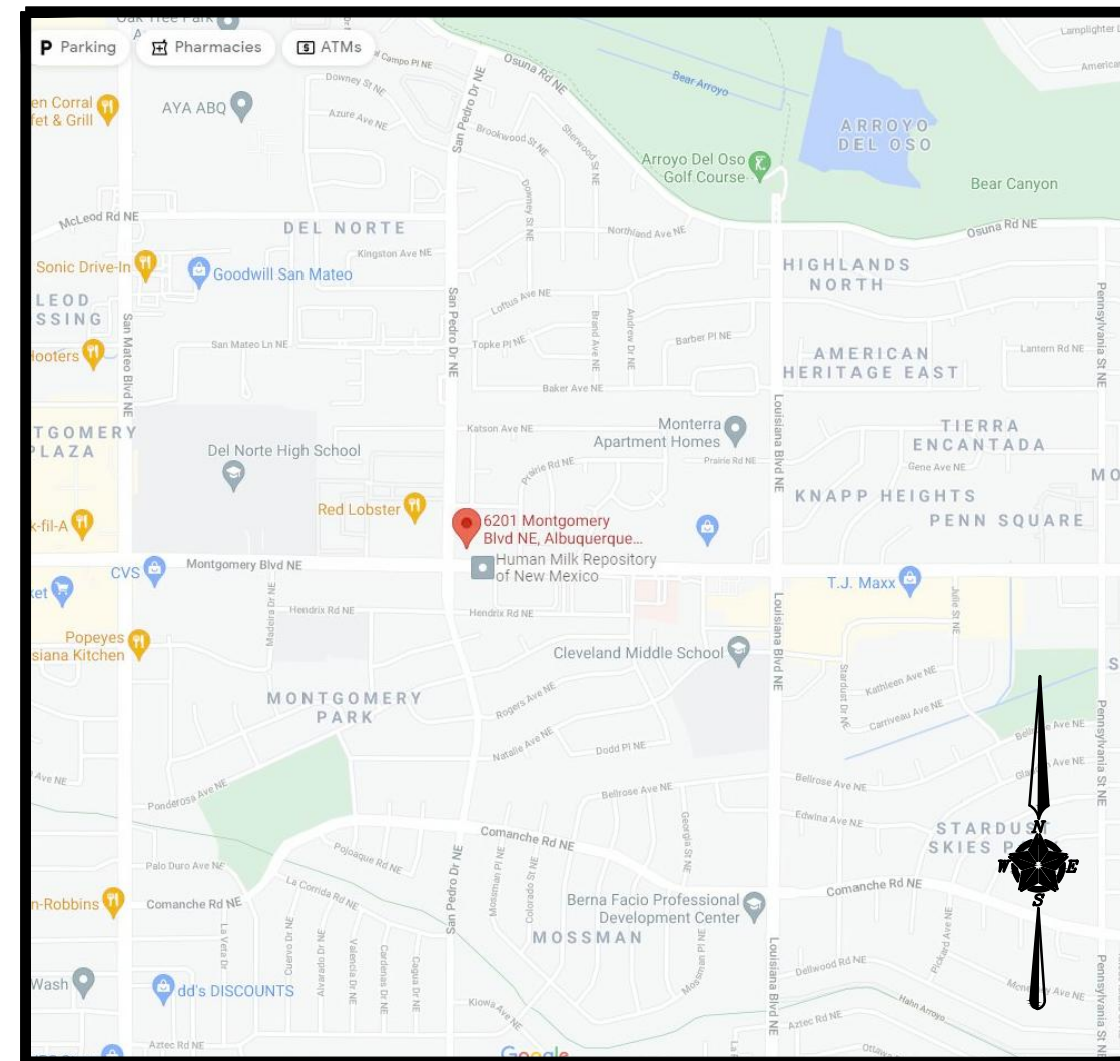
David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

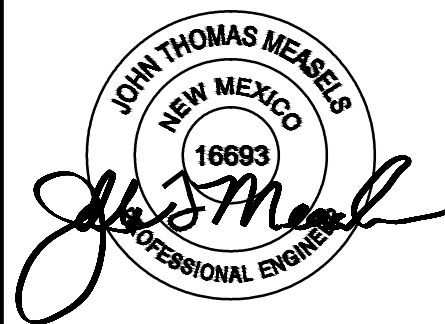
BENCHMARKS
ACS MONUMENT "9-F18" BEING A BRASS DISC ON TOP OF STEEL ROD STAMPED 9-F18 IN THE CITY OF ALBUQUERQUE N.M., ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAN MATEO BLVD NE AND SAN MATEO LANE NE.
N=1,539,870.687 E= 1,504,358.281
ELEVATION=5260.21'

DATUM: NMSP CENTRAL ZONE, NAD 83

FLOODNOTE
ACCORDING TO THE F.I.R.M. NO. 35000201396, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED SEPTEMBER 26, 2008.



JM CIVIL
1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

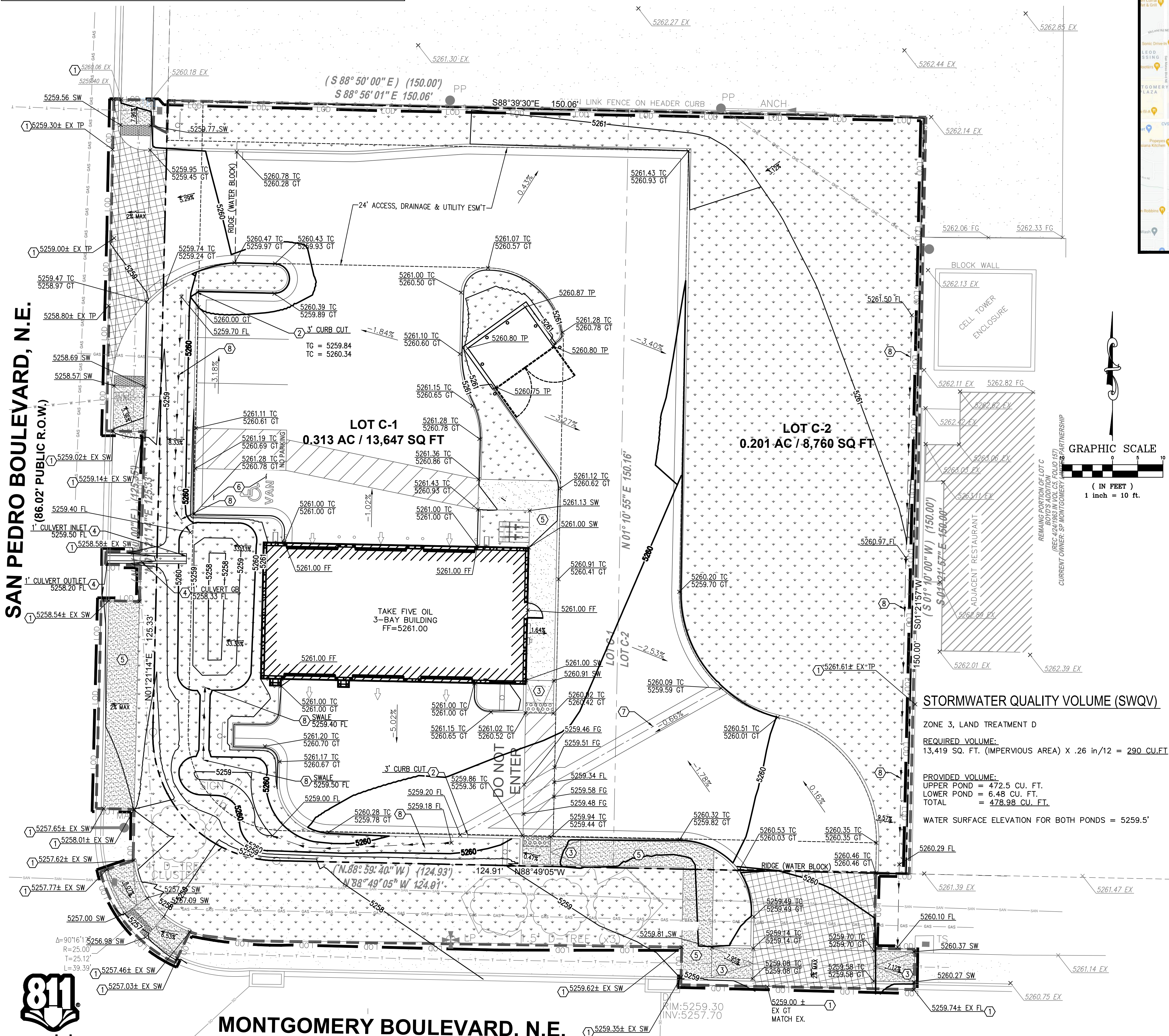


01/14/22



TAKE FIVE OIL
6201 MONTGOMERY BLVD N.E.
ALBUQUERQUE, NEW MEXICO 87109

SAN PEDRO BOULEVARD, N.E.
(86.02' PUBLIC R.O.W.)



EXISTING LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING FIBER OPTIC CABLE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TREE LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINES
- EXISTING FENCE LINE
- EXISTING IRON PIN FOUND, AS NOTED
- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING GATE POST
- EXISTING IRRIGATION VALVE
- EXISTING TELEPHONE BOX
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING TRAFFIC SIGNAL

LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- ADA RAMP
- EXISTING SPOT ELEVATION
- TOP OF PAVEMENT ELEVATION
- TOP OF CURB
- GUTTER
- GROUND
- FINISH FLOOR
- SIDEWALK
- TOP OF GRATE
- DRAINAGE SLOPE AND DIRECTION
- WATER METER

GRADING KEY NOTES:

- MATCH EXISTING PAVEMENT ELEVATION.
- 3' CURB CUT
- ADA COMPLIANT SIDEWALK RAMP
- 1' WIDE CONCRETE DRAINAGE CULVERT
- SIDEWALK TO BE MAX 2% SLOPE
- ADA COMPLIANT PARKING TO BE 2% MAX IN ALL DIRECTIONS.
- 3' CONCRETE SWALE
- LANDSCAPE SWALE

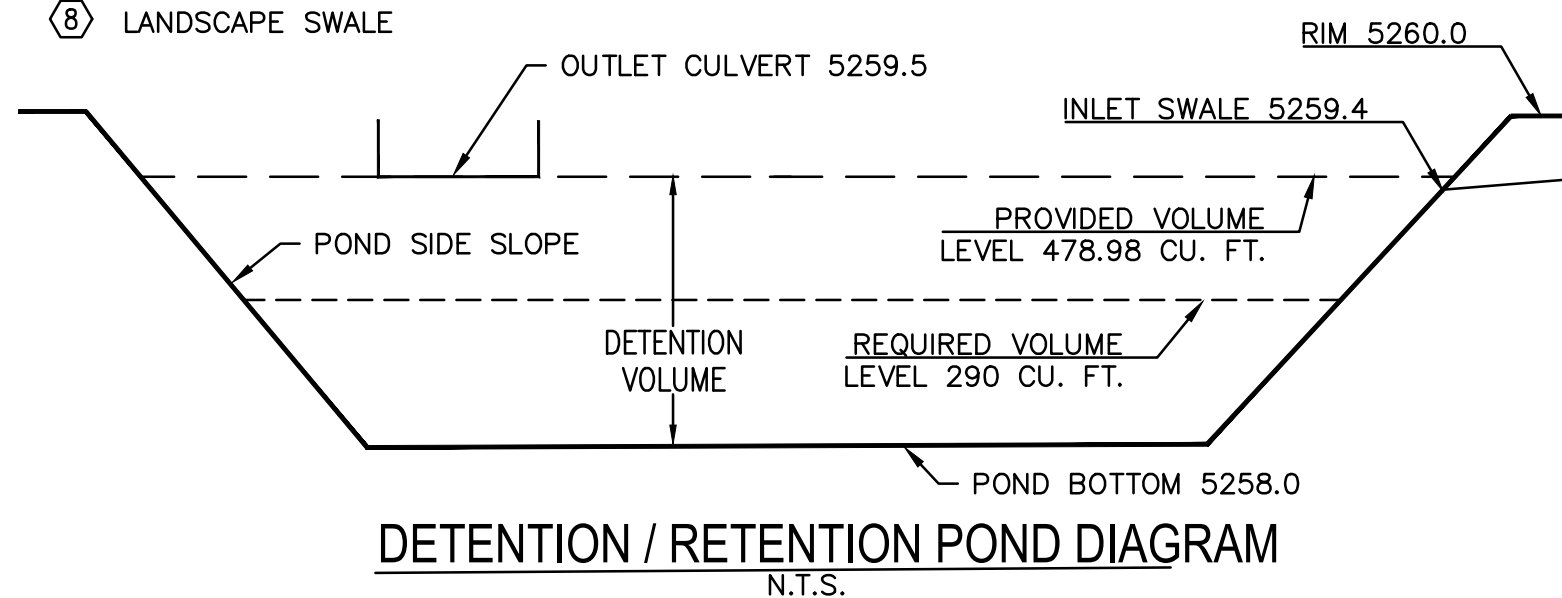
STORMWATER QUALITY VOLUME (SWQV)

ZONE 3, LAND TREATMENT D

REQUIRED VOLUME:
13,419 SQ. FT. (IMPERVIOUS AREA) X .26 in/12 = 290 CU.FT.

PROVIDED VOLUME:
UPPER POND = 472.5 CU. FT.
LOWER POND = 6.48 CU. FT.
TOTAL = 478.98 CU. FT.

WATER SURFACE ELEVATION FOR BOTH PONDS = 5259.5'



PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236. WORK IS PERMITTED AND INSPECTED BY DMD CONSTRUCTION SERVICES DIVISION.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE 95%.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- FOR EXCAVATION AND BARRICADING INSPECTIONS, CONTACT DMD CONSTRUCTION SERVICES DIVISION.

MONTGOMERY BOULEVARD, N.E.
(118' PUBLIC R.O.W.)



GRADING AND DRAINAGE PLAN

C 300

CITY PROJECT NUMBER: PR-2020-004215