CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

May 25, 2022

Verlyn Miller, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM 87107

RE: Enterprise Rent-A-Car
5700 San Mateo NE
Grading & Drainage Plans
Engineer's Stamp Date: 05/04/22
Hydrology File: F18D052

Dear Mr. Miller:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 05/04/2022, the Grading & Drainage Plans **are not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

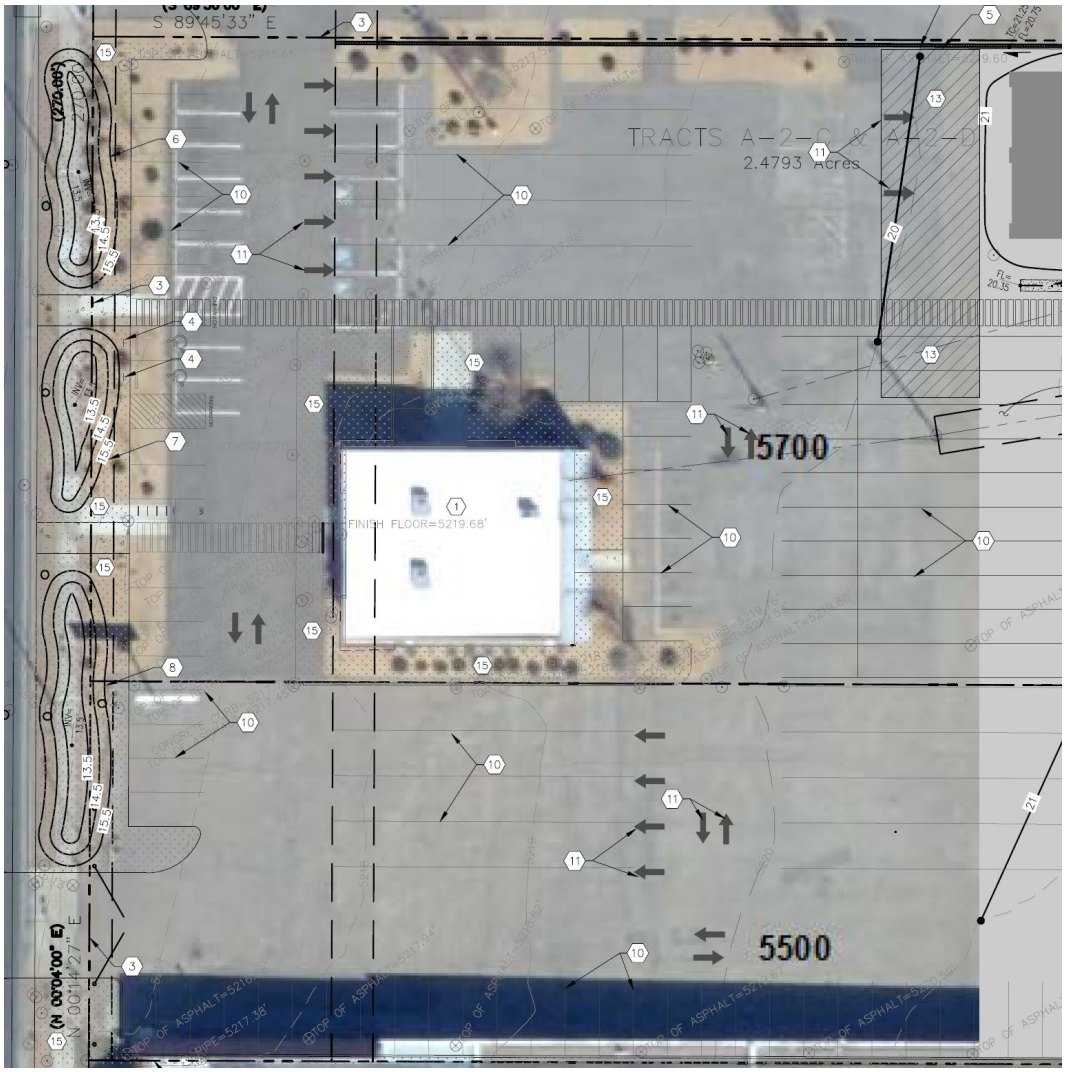
Sheet C-101

1. Stormwater Quality Ponds cannot be built within the City's R.O.W. Either relocate the ponds on-site or use the Waiver of Management Onsite form and request a Payment in Lieu for the required Stormwater Quality Volume.

Sheet C-102

2. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.

3. Overlaying the latest aerial with the site plan and there are several discrepancies such as the existing landscape areas along the north of the property, and the relocation of the existing ADA spaces. Please verify that an actual topographic survey was done on this site.



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4. Question – Is the southern property also owned by the property owner of 5700 San Mateo? If so, then are they planning to do an updated plat to remove the property line? If not, them Hydrology will need a written permission to grade and do work on that Tract.

As a reminder, 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.

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

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Enterprise Rent-A-Car Building Permit #: _____ Hydrology File #: _____

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

Legal Description: TR A2C PLAT OF TRS A2A, A2B, A2C & A2D A REPL OF TRS A2A & A 2B SPANISH LAND CO SUBD CONT 1.5611 AC M/L

City Address: 5700 San Mateo NE, Albuquerque, NM 87109

Applicant: Scott C Anderson, AIA And Associates LLC Contact: Scott Anderson

Address: 7604 Rio Penasco Court NW, Albuquerque, NM 87120

Phone#: 505-401-7575 Fax#: _____ E-mail: scott@scaarchitects.com

Other Contact: Miller Enginering Consultants, Inc. Contact: Verlyn Miller

Address: 3500 Comanche NE, Bldg. F

Phone#: 505-888-7500 Fax#: _____ E-mail: vmiller@mecnm.com

TYPE OF DEVELOPMENT: ____ PLAT (# of lots) ____ RESIDENCE ____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? ____ Yes X No

DEPARTMENT ____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

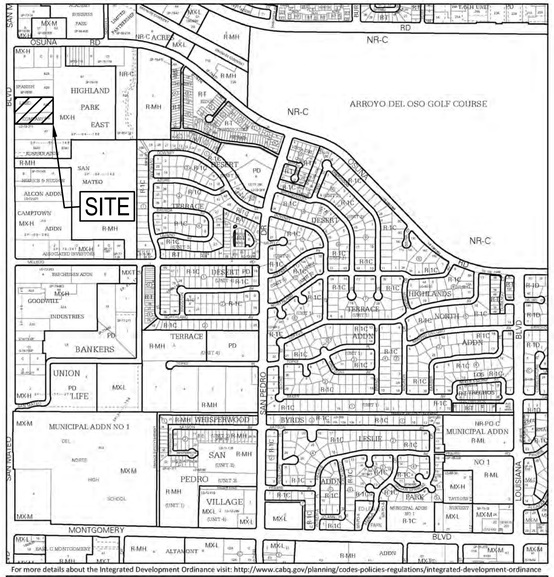
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 5-4-2022 By: Verlyn Miller

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

B1 VICINITY MAP

SCALE: NOT TO SCALE

HYDROLOGY REPORT

SITE LOCATION

The existing site is an approximate 2.5-acre site located 5700 San Mateo Boulevard NE in Albuquerque. The site is located on the east side of San Mateo north of Montgomery Boulevard and can be accessed via San Mateo and south of Central Avenue (see vicinity map this sheet).

EXISTING CONDITIONS

The existing site is estimated at 2.5 acres and is mostly developed with a building and asphalt paving. There is a portion of land on the east side of the site that is currently base course. The site currently slopes from the east to west at a mild slope. The site does not lie within a 100-year FEMA floodplain (see FEMA panel on this sheet).

PROPOSED CONDITIONS

The proposed project will consist of a new wash bay facility to be located on the site and new asphalt paving of the eastern base course area of the site. The existing building will remain for the new facility. Storm water quality pond areas will be provided along the western portion of the site. The drainage calculations for proposed conditions are indicated on this sheet.

CONCLUSIONS

When fully developed as indicated on the grading and drainage plan, the increased runoff from the site is estimated at 1.37 cfs and 0.114 acre-feet during the 100-year, 24-hour event. Storm water runoff from the site will discharge into the proposed storm water quality pond. The storm water quality volume for this stie is estimated at 3385 cubic feet. The storm water quality pond has a volume of 3547 cubic feet which is greater than the storm water quality volume of 3385 cubic feet. Overflow from the pond will spill to its historical location in San Mateo Boulevard.

DPM HYDROLOGY CALCULATIONS

HYDROLOGY

Precipitation Zone 3 - 100-year Storm P(360) = 2.6 in P(1440) = 3.1 in

Basin	Basin Area (Ac)	Land Treatment Factors (Acres) A	B	C	D	Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
Existing Conditions									
Site	2.50	0.00	0.00	1.15	1.35	1.87	0.389	0.445	10.74
Total	**2.50**								**10.74**
Proposed Conditions									
Site	2.50	0.00	0.00	0.28	2.22	2.24	0.467	0.559	12.11
Total	**2.50**								**12.11**

SWQV CALCULATIONS

FIRST FLUSH =(0.42/12" * 96,703 SF) = 3385 CF > 3547

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY HARRIS SURVEYING, INC., CORRALES, NEW MEXICO. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
2. ACS STA "12–F18" THE BENCHMARK IS LOCATED 5.1 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE.THE BENCHMARK IS LOCATED AT THE INTERSECTION OF SAN MATEO BLVD. AND MCLEOD RD. NE. THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE TOP OF CONCRETE STORM DRAIN INLET LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION, STAMPED "ACS BM 12–F18" THE GROUND ELEV. 5215.969 (NAVD 1988)
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
4. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260–1990 FOR LOCATION OF EXISTING UTILITIES.
6. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
7. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
8. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (500 YEAR) DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100–YEAR FLOOD PLANE ACCORDING TO THE FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO AND UNINCORPORATED AREAS PER MAP NO 35001C 0139G.
10. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
11. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
12. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
13. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
14. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
15. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
16. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
17. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
18. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
19. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
20. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
21. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

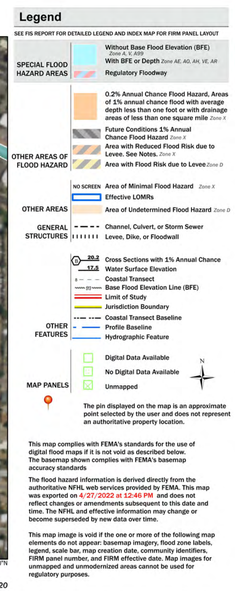
POND RATING TABLE

Pond Rating Table WATER HARVEST AREA #1			
Pond Rating Table		**Spillway Crest = 5216**	
Side Slope	**2:1**		
Depth (ft)	**Area (sq ft)**	**Volume (cubic fet)**	**Cum Volume (cubic feet)**
5213.5	**224**	**0**	**0**
5214.5	**575**	**400**	**400**
5215.5	**983**	**779**	**1179**
Pond Invert		**5213.5**	
Spillway Crest		**5215.5**	
WSE (First Flush)		**.**	
WSE (100-year)		**.**	

Pond Rating Table WATER HARVEST AREA #2			
Pond Rating Table		**Spillway Crest = 5216**	
Side Slope	**2:1**		
Depth (ft)	**Area (sq ft)**	**Volume (cubic fet)**	**Cum Volume (cubic feet)**
5213.5	**162**	**0**	**0**
5214.5	**417**	**290**	**290**
5215.5	**734**	**576**	**865**
Pond Invert		**5213.5**	
Spillway Crest		**5215.5**	
WSE (First Flush)		**.**	
WSE (100-year)		**.**	

Pond Rating Table Pond #3			
Pond Rating Table		**Spillway Crest = 5216**	
Side Slope	**2:1**		
Depth (ft)	**Area (sq ft)**	**Volume (cubic fet)**	**Cum Volume (cubic feet)**
5213.5	**300**	**0**	**0**
5214.5	**737**	**519**	**519**
5215.5	**1232**	**985**	**1503**
Pond Invert		**5213.5**	
Spillway Crest		**5215.5**	
WSE (First Flush)		**.**	
WSE (100-year)		**.**	

National Flood Hazard Layer FIRMette



A1 FLOOD ZONE MAP

FLOOD ZONE MAP: 35001C0139G

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
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scott@scottcandersonarchitects.com
505.401.7575

ENTERPRISE RENT–A–CAR
5700 SAN MATEO BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109

DRAWING TITLE

HYDROLOGY PLAN

SEAL

VERLYN A. MILLER II NEW MEXICO 14507 REGISTERED PROFESSIONAL ENGINEER 5/4/22

DESIGNED MEC	PROJECT NO
DRAWN MEC	SCALE NOTED
CHECKED VAM	DRAWING NO **C-101**
REVIEWED	
DATE 4/27/22	OF

MILLER ENGINEERING CONSULTANTS
Engineers • Planners
3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505)888–7500
(505)888–3800 (FAX)

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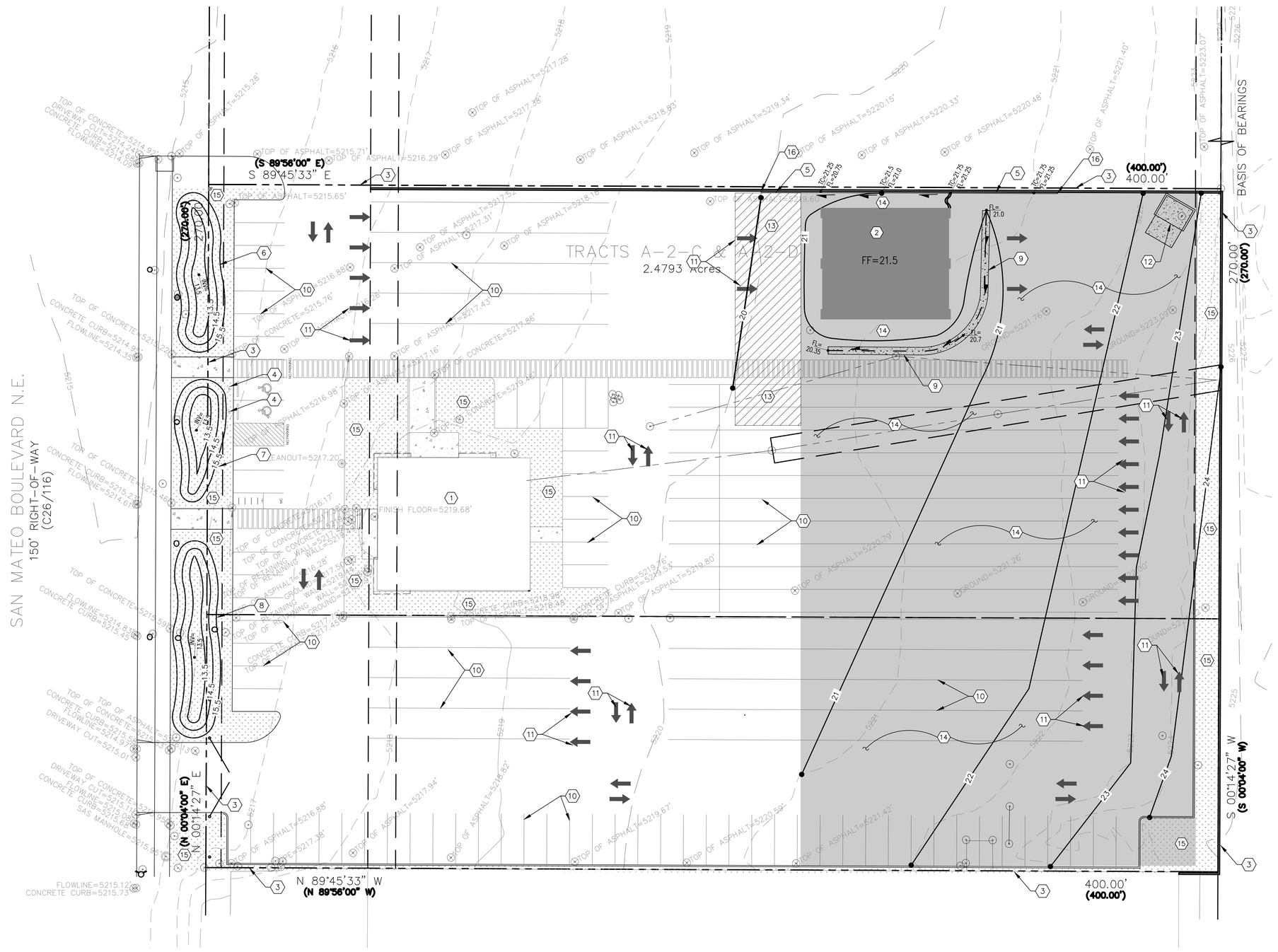

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
	FLOW ARROW
	GRADE BREAK–HIGH POINT
	SWALE
SD	STORM DRAIN LINE
SD	EXISTING STORM DRAIN LINE
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
W	NEW WATER LINE
S	NEW SANITARY SEWER LINE
W	EXISTING WATER SERVICE LINE
S	EXISTING SANITARY SEWER LINE
	NEW DOUBLE CLEANOUT
M	NEW WATER METER
	NEW FIRE HYDRANT
	NEW POST INDICATOR VALVE

KEYED NOTES:

1. EXISTING BUILDING TO REMAIN.
2. NEW BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
3. PROPERTY LINE.
4. PROPOSED ADA SIGNAGE.
5. PROPOSED HEADER CURB. SEE SHEET C–501 FOR DETAILS.
6. PROPOSED WATER HARVEST PONDING AREA #1 TOP=5216.00, BOTTOM=5213.5. SEE DETAIL SHEET C–501.
7. PROPOSED WATER HARVEST POUNDING AREA #2 TOP=5216.00, BOTTOM=5213.5. SEE DETAIL SHEET C–501.
8. PROPOSED WATER HARVEST POUNDING AREA #3 TOP=5216.00, BOTTOM=5213.5. SEE DETAIL SHEET C–501.
9. PROPOSED 36" WIDE CONCRETE VALLEY GUTTER. SEE DETAIL SHEET C–501.
10. NEW PARKING LOT STRIPING (TYPICAL), SEE ARCHITECTURAL PLANS.
11. NEW DIRECTIONAL ARROWS, SEE ARCHITECTURAL PLANS.
12. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
13. REMOVE AND REPLACE EXISTING PAVING AS REQUIRED TO ACCOMMODATE NEW WASH BUILDING.
14. NEW HOT MIX ASPHALT IN THIS AREA, MATCH EXISTING ELEVATIONS AROUND PERIMETER.
15. LANDSCAPE AREA SEE ARCHITECTURAL PLANS FOR DETAILS.
16. END CURB WITH 3' CURB TAPER AND MATCH EXISTING ELEVATIONS.

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
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ENTERPRISE RENT–A–CAR
5700 SAN MATEO BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109

DRAWING TITLE
SITE GRADING AND DRAINAGE PLAN

SEAL: VERLYN A. MILLER II, NEW MEXICO, 14507, REGISTERED PROFESSIONAL ENGINEER, 5/4/22

DESIGNED MEC	PROJECT NO
DRAWN MEC	SCALE NOTED
CHECKED VAM	DRAWING NO C-102
REVIEWED	
DATE 2/17/22	of

A1 CONCEPTUAL SITE GRADING AND DRAINAGE PLAN
SCALE: 1=20'

SCALE: 1"=20'
CONTOUR INTERVAL = 1'

MILLER ENGINEERING CONSULTANTS
Engineers • Planners
3500 COMANCHE, NE
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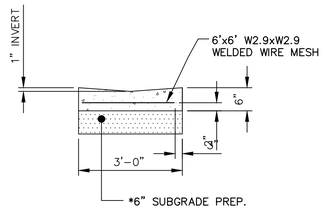
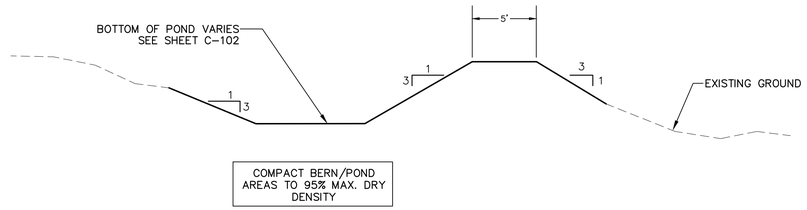


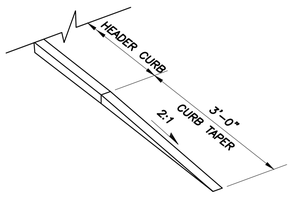
6"x36" CONCRETE VALLEY GUTTER DETAIL

SCALE: NONE



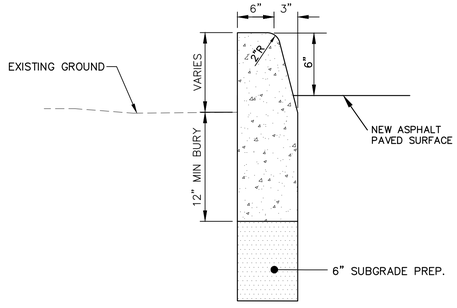
A3 TYPICAL WATER HARVEST AREA SECTION

SCALE: NOT TO SCALE



TYPICAL CURB TAPER DETAIL

SCALE: NONE



C2 HEADER CURB DETAIL

SCALE: NOT TO SCALE

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No	Revision Item	Date

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ENTERPRISE RENT-A-CAR
5700 SAN MATEO BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109

DRAWING TITLE

MISCELLANEOUS DETAILS

SEAL	DESIGNED MEC	PROJECT NO
	DRAWN MEC	SCALE NOTED
	CHECKED VAM	DRAWING NO C-501
	REVIEWED	
	DATE 8/2/21	OF

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