

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 18, 2022

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108

**RE: Gyro Shack
Grading & Drainage Plan
Engineer's Stamp Date: 11/01/22
Hydrology File: G17D024**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 11/03/2022, the Grading & Drainage Plan is approved for Building Permit, Grading 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.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. 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 Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

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.

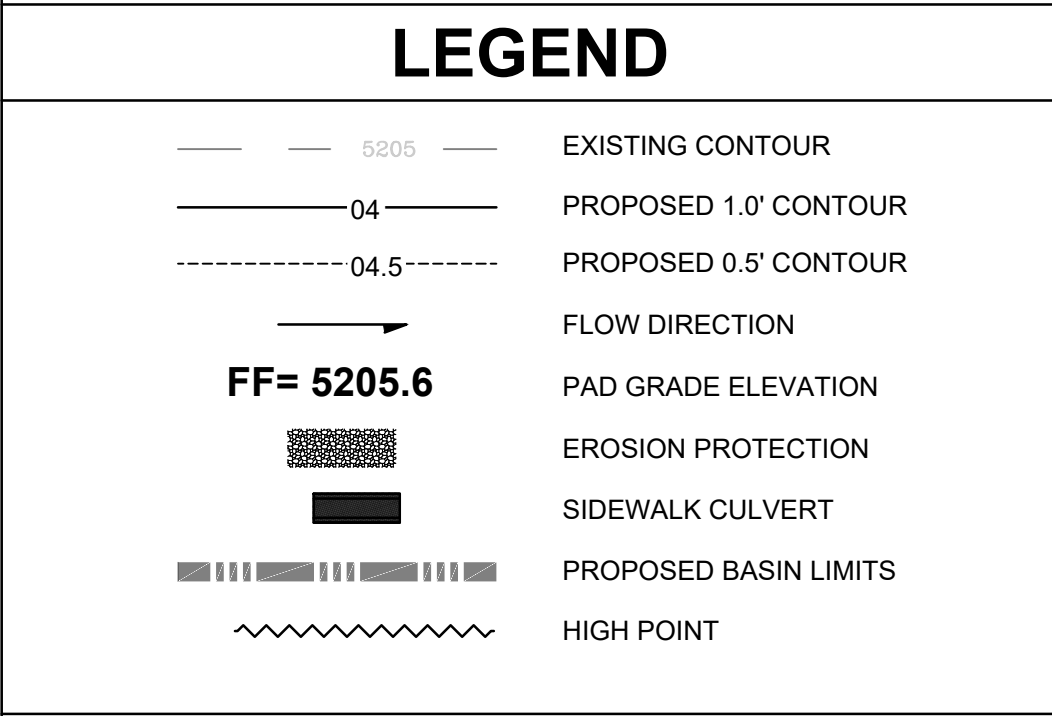
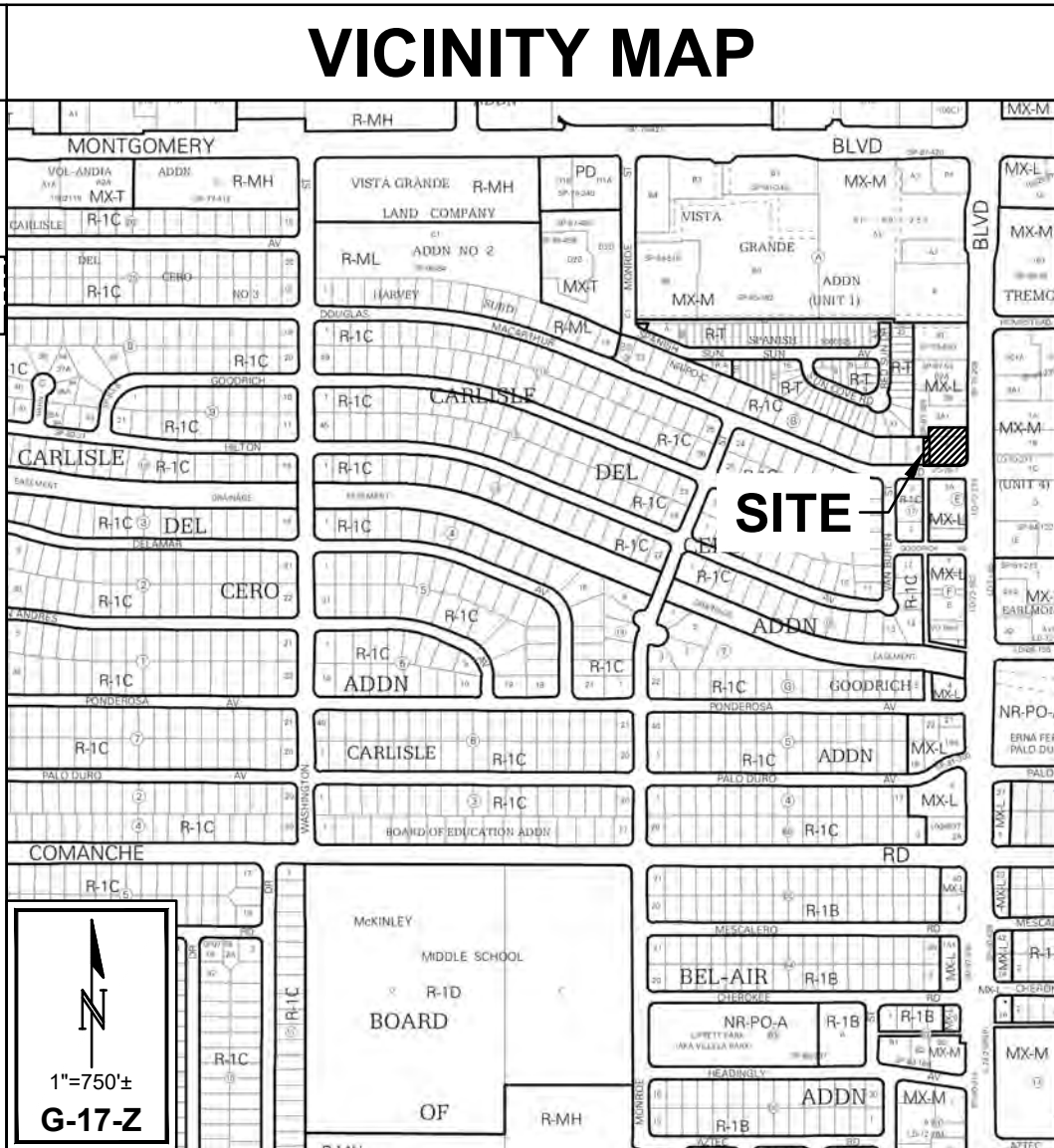
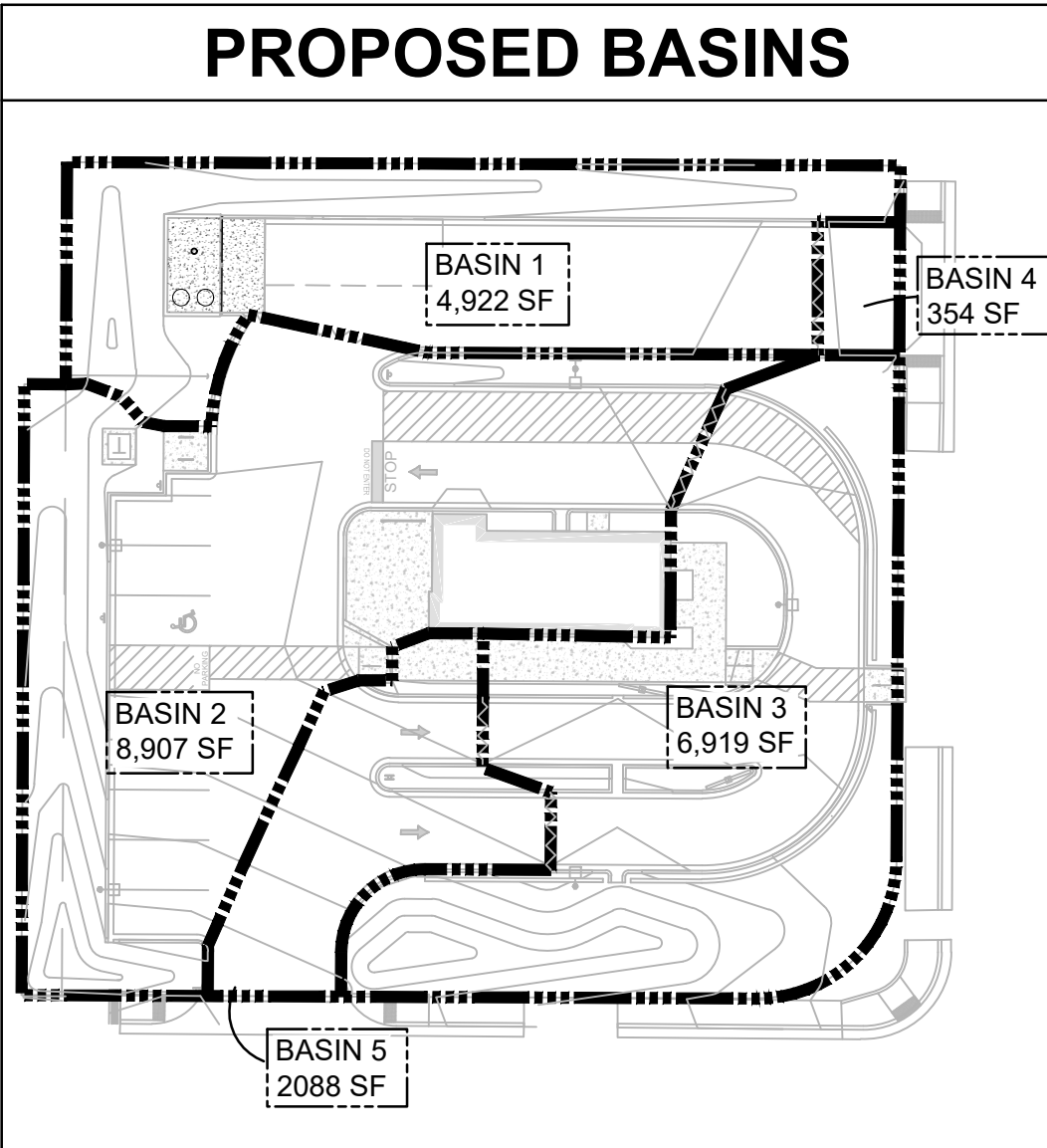
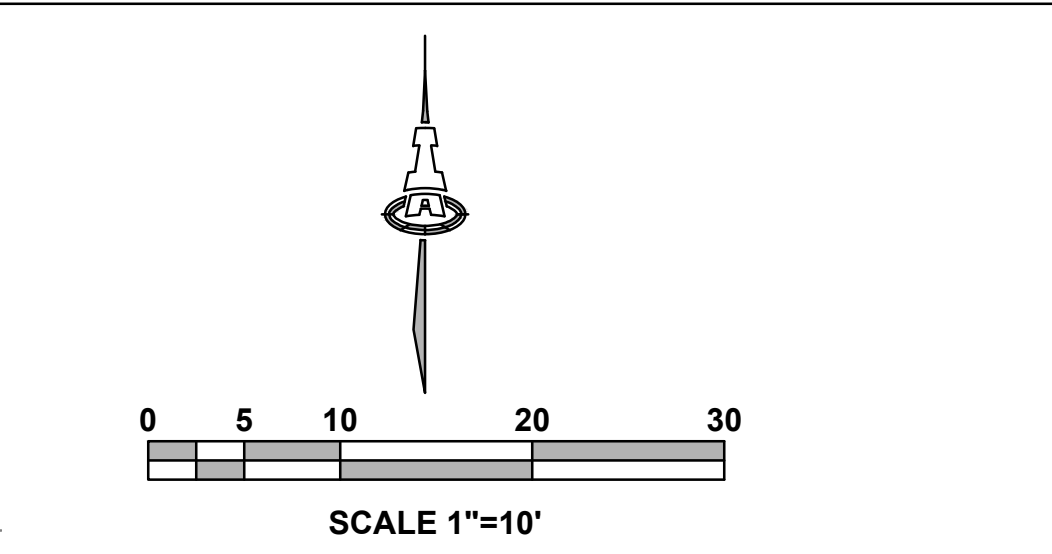
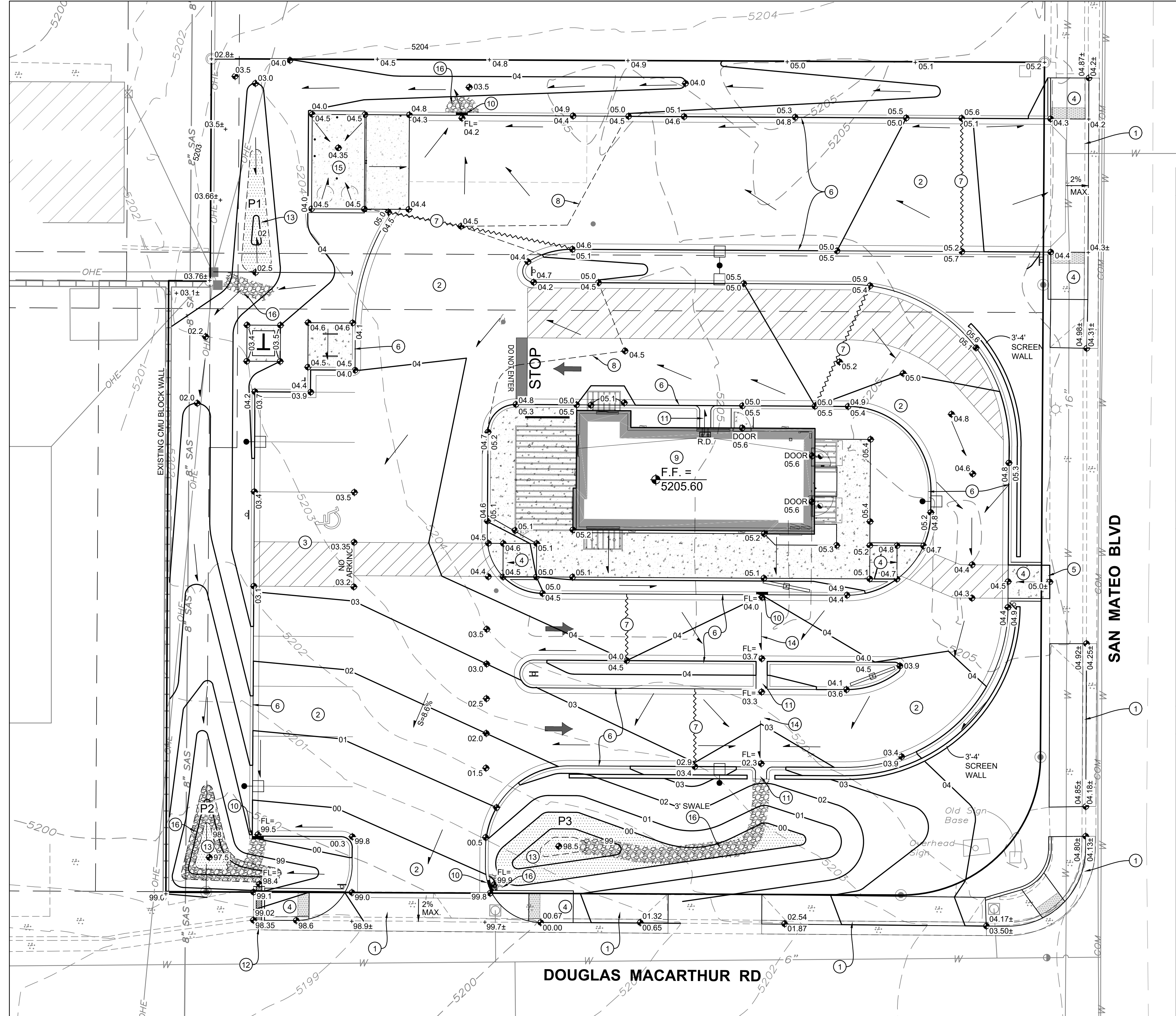
If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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

DATE SUBMITTED: 10/31/2022



- ### KEYED NOTES
- NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN.
 - CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN.
 - CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
 - CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
 - 6" HIGH CURB. TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION.
 - HIGH POINT / GRADE BREAK LOCATION.
 - 0.5' DESIGN CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
 - CONCENTRATED ROOF DISCHARGE TO SURFACE PAVEMENT.
 - PROVIDE 18" WIDE (BOTTOM WIDTH) OPENING IN CURB TO PASS FLOW. SLOPE GUTTER AT 2% MAX. IN DIRECTION OF FLOW (EACH CURB OPENING LOCATION).
 - CONSTRUCT 24" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL / RUNDOWN. SEE C501 FOR DETAIL.
 - CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236.
 - CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR) AT ELEVATIONS SHOWN. TYPICAL SLOPE = 2:1 ARMORED WITH 4" AVG. DIAMETER ANGULAR ROCK OVER PERMANENT EROSION CONTROL MATERIAL. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 - SWALE WITHIN ASPHALT PAVEMENT. OWNER'S OPTION: CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO DEFINE / PROTECT SWALE FLOWLINE.
 - CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S). SEE UTILITY PLAN FOR CONTINUATION.
 - INSTALL EROSION PROTECTION TO EXTENTS SHOWN. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-17. THE SITE IS BOUND TO THE EAST BY SAN PEDRO BLVD NE, TO THE WEST BY A DEVELOPED RESIDENTIAL LOT, TO THE NORTH BY A DEVELOPED COMMERCIAL LOT, AND TO THE SOUTH BY DOUGLAS MACARTHUR RD NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A DRIVE THRU RESTAURANT BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 4-A, BLOCK "B" VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "9-F18", ELEVATION = 5212.228 FEET (NAVD 88).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: THE SUBJECT PROPERTY APPEARS TO LIE WITHIN "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 35001C0139G, EFFECTIVE DATE SEPTEMBER 26, 2008.

DRAINAGE PLAN CONCEPT: THE SITE WAS PREVIOUSLY FULLY DEVELOPED WITH A HIGHER PERCENTAGE OF IMPERVIOUS AREA THAN THE PROPOSED DEVELOPMENT. THEREFORE, THE PROPERTY WILL FREE DISCHARGE TO THE SURROUNDING STREETS AT A RATE LESS THAN THE HISTORIC RUNOFF WILL CONTINUE TO BE ROUTED TO THE EXISTING PUBLIC STORM DRAIN SYSTEMS IN DOUGLAS MACARTHUR RD AND SAN PEDRO BLVD.

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750, SURV-TEK, INC.

STORMWATER QUALITY PONDS

THIS PROPERTY HAS BEEN PREVIOUSLY DEVELOPED AS A COMMERCIAL BUSINESS. FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 64% OF TOTAL AREA: (0.64*0.5322 AC*43,560 FT/AC) = 14,837 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 *14,837 SF) = 321 CF.

SURVEYOR: RUSS P. HUGG, NMPS No. 9750, SURV-TEK, INC.

STORMWATER QUALITY PONDS

THIS STORMWATER HAS BEEN PREVIOUSLY DEVELOPED AS A COMMERCIAL BUSINESS. FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 64% OF TOTAL AREA: (0.64*0.5322 AC*43,560 FT/AC) = 14,837 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 (*14,837 SF) = 321 CF.

POND 1		
Contour	Area	Volume
5202.5	80	
5202.0	7	22 CF
POND VOLUME =		22 CF

BASINS 1, 2 AND 3 STORMWATER WILL DRAIN TO STORMWATER QUALITY PONDS.

TOTAL STORMWATER QUALITY POND VOLUME PROVIDED = 332 CF > 321 CF REQUIRED.

POND 2		
Contour	Area	Volume
5198.5	125	
5198.0	65	48 CF
5197.5	25	23 CF
POND VOLUME =		70 CF

BASINS 4 AND 5 WILL DISCHARGE DIRECTLY TO THE PERIMETER STREETS AS SHOWN.

POND 3		
Contour	Area	Volume
5200.0	350	
5199.0	80	215 CF
5198.5	20	25 CF
POND VOLUME =		240 CF

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITES WITHIN CITY RIGHT-OF-WAY

- Build sidewalk culvert per COA STD DWG 2236.
- Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
- 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.
- Two working days 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 according to traffic/street use.
- 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.
- Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

CALCULATIONS: Gyro Shack : 11/01/2022			
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020			
100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	23183	SF	0.53 ACRE
100-year, 6-hour			
DEVELOPED FLOWS:			EXCESS PRECIP:
	Treatment	SF	%
Area A	=	0	0%
Area B	=	8346	36%
Area C	=	0	0%
Area D	=	14837	64%
Total Area	=	23183	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =	$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$		
	Developed E = 1.78 in.		
On-Site Volume of Runoff: V ₃₆₀ =	$\frac{E^* A}{12}$		
	Developed V ₃₆₀ = 3437 CF		
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A + Q _{pB} A _B + Q _{pC} A _C + Q _{pD} A _D / 43,560			
For Precipitation Zone 2			
Q _{pA}	=	1.71	Q _{pC} = 3.05
Q _{pB}	=	2.36	Q _{pD} = 4.34
	Developed Q _p = 1.9 CFS		

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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Engineer

GYRO SHACK

4201 SAN MATEO BLVD NE

ISSUE: BUILDING PERMIT		Description	
PROJECT NUMBER: IA 2530	FILE:	No	Date
DRAWN BY: thb/rub/DEC	CHECKED BY: FCA		
	DATE: 10-28-2022		

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG101