CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

January 24, 2024

John Stapleton, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

RE: Tidal Wave – Menaul & 2nd
Revised Grading & Drainage Plans
Engineer's Stamp Date: 01/19/24
Hydrology File: H14D071

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 01/19/2024, the Revised Grading & Drainage Plans are 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

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at 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 (Dough 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

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Tidal Wave - 2nd Menaul Hydrology File # H14-D0/71
Legal Description: TR A-2 BLK 2 AND PORTION OF LOT 4 BLK 2, MANDELL ADDN NO. 2 (REPLAT OF TR A BLK 2)
City Address, UPC, OR Parcel: 2601 2ND ST NW ALBUQUERQUE NM 87107 / UPC: 101405937033410403

Applicant/Agent: John Stapleton Contact: 505 545 9607
Address: 7770 Jefferson St. NE, Suite 200, Albuquerque NM Phone: 505 545 9607
Email: john.stapleton@respec.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☑ ADMIN SITE

RE-SUBMITTAL: ☑ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

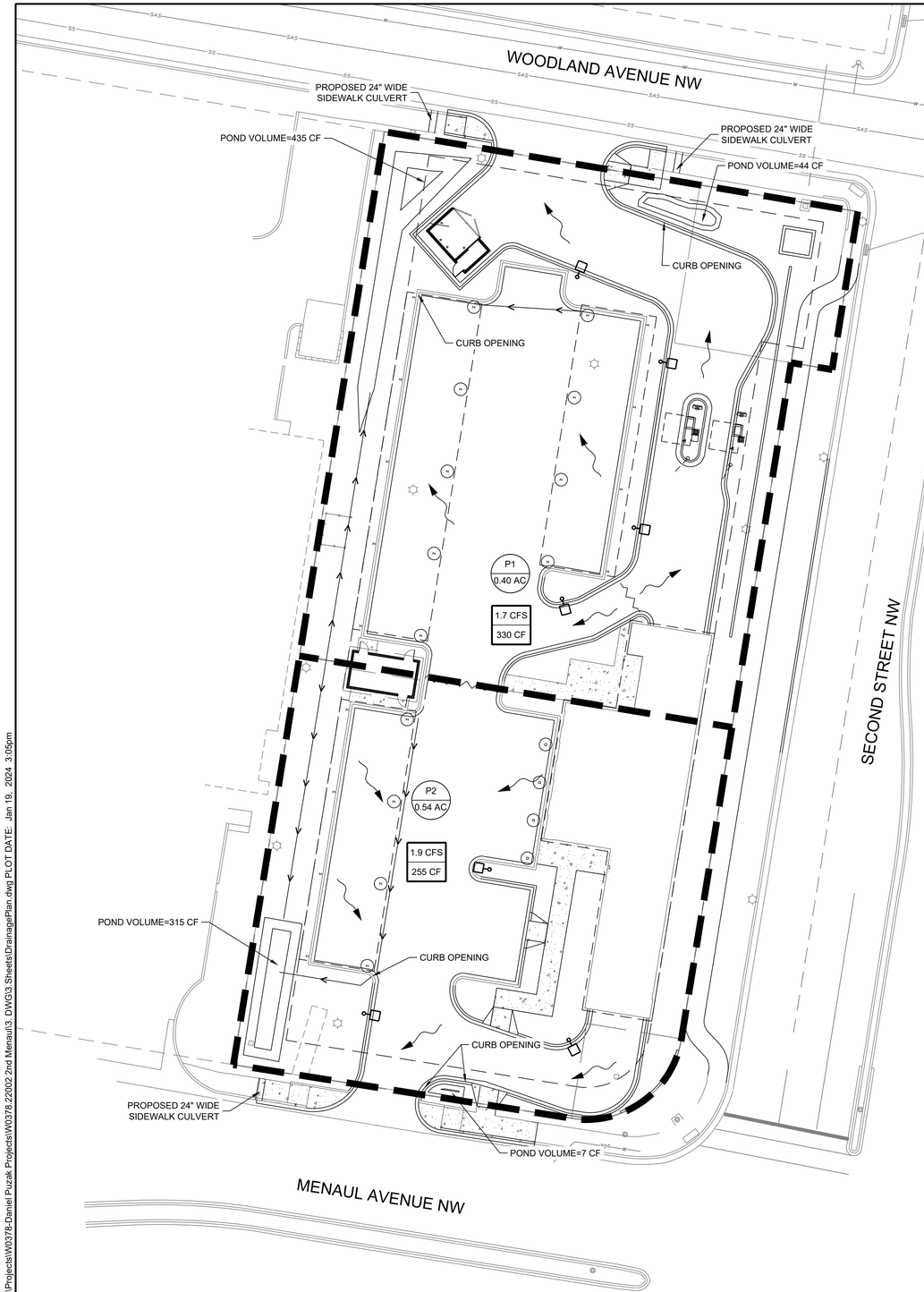
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☑ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☑ GRADING PERMIT APPROVAL
- ☑ SO-19 APPROVAL
- ☑ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 1/19/2024

REV. 09/13/23



NAME: N:\Projects\W0378-Daniel Puzak Projects\W0378.22002 2nd Menaul\3. DWG\3.Sheets\DrainagePlan.dwg PLOT DATE: Jan 19, 2024 3:05pm

ABBREVIATIONS

AC	ACRE
CF	CUBIC FOOT
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
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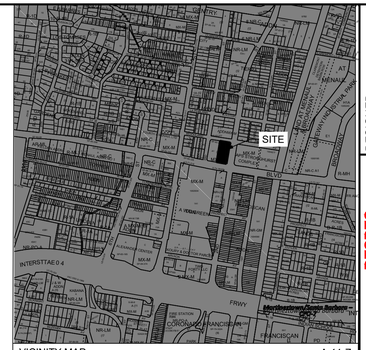
SAS	SANITARY SEWER
SD	STORM DRAIN
STD DWG	STD DWG
VOL	VOLUME
WTR	WATER
WQ	WATER QUALITY
YR	YEAR
HR	HOUR
WSEL	WATER SURFACE ELEVATION



VICINITY MAP: A-11-Z

LEGEND:

XX / XX AC — BASIN DESIGNATION; BASIN AREA, ACRES

XX CFS / XX CF — 100 YEAR STORM, CFS; REQUIRED WATER QUALITY VOLUME, CF

SUB-BASIN BOUNDARY

DEVELOPED FLOW ARROW

HIGH POINT

FLOWLINE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/24/24
BY: Renee Brissette
HydroTrans # H14D071

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR POLICY NOR SHALL IT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DEMISSIONS IN PLANS, SPECIFICATIONS OR CONSTRUCTION. APPROVED PLANS SHALL NOTBE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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BACKGROUND

THE SITE CONSISTS OF APPROXIMATELY 0.94 ACRES COMPRISED OF TRACTS A-1 AND A-2, BLOCK 2, OF MANDELL ADDITION NUMBER 2, IN THE CITY OF ALBUQUERQUE, NEW MEXICO. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MENAUL BOULEVARD AND SECOND STREET.

THE SITE IS CURRENTLY DEVELOPED. THE EXISTING DEVELOPMENT IS A GAS STATION AND IS BEING DEMOLISHED AS PART OF THIS PROJECT. THE PROPOSED REDEVELOPMENT PROJECT IS A TIDAL WAVE CAR WASH.

METHODOLOGY

HYDROLOGIC CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2.

THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.26". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE DRAINAGE REPORT FOR THE EXISTING DEVELOPMENT WAS APPROVED IN 1992 AND IS FILED UNDER H-14/D71. THE SITE IS IN A FEMA ZONE X.

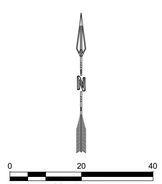
UNDER THE EXISTING CONDITIONS, STORM WATER FROM THE NORTH HALF OF THE SITE FREELY DISCHARGES VIA SURFACE FLOW INTO WOODLAND AVENUE WHILE RUNOFF FROM THE SOUTH HALF OF THE SITE FREELY DISCHARGES VIA SURFACE FLOW INTO MENAUL BOULEVARD.

DEVELOPED CONDITIONS

THE DEVELOPED CONDITIONS MAINTAIN THE EXISTING PATTERN OF FREE STORM WATER DISCHARGE TO THE PUBLIC RIGHT OF WAY.

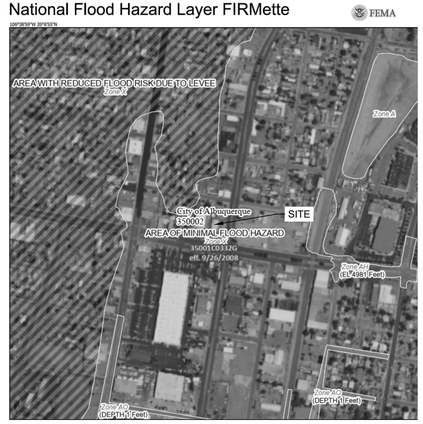
RUNOFF FROM THE NORTH HALF OF THE SITE (BASIN P1) SURFACE FLOWS INTO A WATER QUALITY PONDS. THE WATER QUALITY PONDS EMPTY INTO WOODLAND AVENUE VIA A SIDEWALK CULVERT.

RUNOFF FROM THE SOUTH HALF OF THE SITE (BASIN P2) SURFACE FLOWS INTO A WATER QUALITY PONDS. THE WATER QUALITY PONDS EMPTY INTO MENAUL BOULEVARD VIA A SIDEWALK CULVERT.



National Flood Hazard Layer FIRMette

FEMA



CURB OPENING AND SIDEWALK CULVERT HYDRAULIC CALCULATIONS:

2ft Curb Opening (Treated As Weir)

Weir Flow Calcs	
Qw = 2.7L(H)1.5	
P = Perimeter (ft)	2.0
H = Head (ft)	0.50
coefficient of discharge =	2.70
clogging factor =	0%
Qw = Capacity (cfs)	**1.9**

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual (DPM), Article 6-2.

Runoff Rate:

Treatment Type Areas

Subbasin	$Area_A$ (ac)	$Area_B$ (ac)	$Area_C$ (ac)	$Area_D$ (ac)	Total (ac)
P1	0.00	0.02	0.03	0.35	0.40
P2	0.00	0.13	0.14	0.27	0.54

100-yr Peak Discharge values based on Zone 2 from Table 6.2.14

Q_A = 1.71 cfs/ac Q_B = 2.36 cfs/ac Q_C = 3.05 cfs/ac Q_D = 4.34 cfs/ac

Peak Discharge calculation for a 100-yr, 24-hour storm event from equation 6.6

Subbasin	Discharge (cfs)
P1	1.7
P2	1.9

Water Quality:

Required Water Quality volume for first flush of 0.26" per DPM, Article 6-12

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu.ft.)
P1	330	479
P2	255	322

REVISION

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CHECKED
DATE 1.19.2024

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SHELDON E. GREER
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LICENSED PROFESSIONAL ENGINEER
01/19/2024

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nm811 Know what's below. Call before you dig.

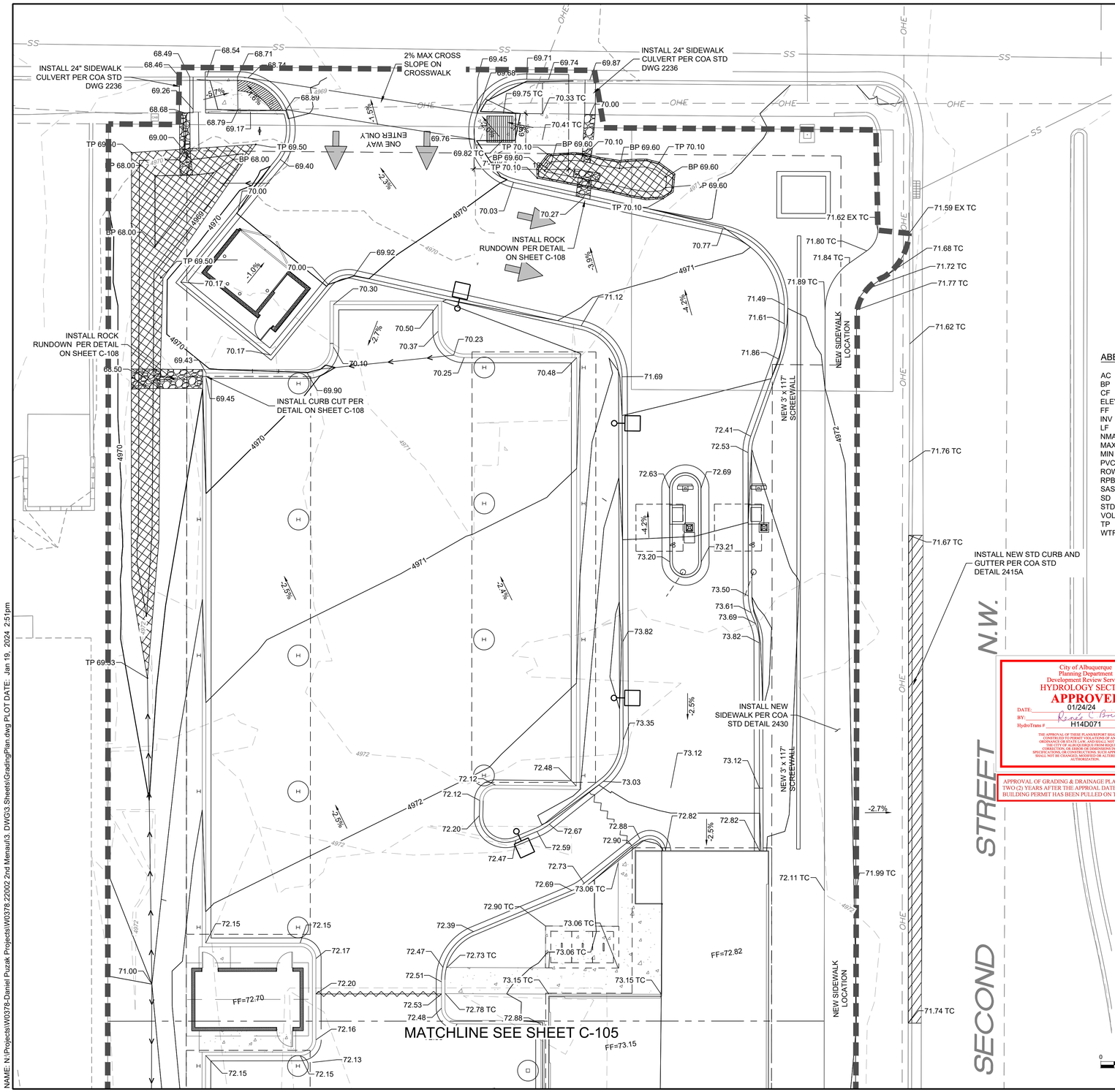
PROJ. #: W0378.22002

PROJECT NAME: TIDAL WAVE 2ND MENAUL

SHEET TITLE: DRAINAGE PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-103



NAME: N:\Projects\W0378-Daniel Puzak Projects\W0378.22002 2nd Menaul\3. DWG\3.Sheets\GradingPlan.dwg PLOT DATE: Jan 19, 2024 2:51pm

GRADING GENERAL NOTES

1. INSTALL PAVEMENT, HANDICAP RAMPS, SIDEWALK AND ALL OTHER FEATURES WITHOUT DETAILS ON THIS SHEET PER ARCHITECTURAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
4. GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
5. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
6. REFER TO GEOTECHNICAL EVALUATIONS REPORT NO 1-21008 BY GEO-TEST DATED 12/22/2022.
7. COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
8. CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
9. LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
10. COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
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12. SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.

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STD DWG	STANDARD DRAWING
VOL	VOLUME
TP	TOP OF POND
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SITE CIVIL LEGEND:

- PROPERTY BOUNDARY
- 5272 PROPOSED MAJOR CONTOUR
- 5272 PROPOSED MINOR CONTOUR
- 5272 EXISTING MAJOR CONTOUR
- 5272 EXISTING MINOR CONTOUR
- LIMITS OF DISTURBANCE
- FLOWLINE
- GRADE BREAK / HIGH POINT
- 4"-6" DIAMETER BROKEN ROCK INSTALLED WITH 6" TYPICAL DEPTH.
- TOP OF POND

SPOT ELEVATION SYMBOLS

20.00	FLOWLINE
20.00 EG	TOP OF EXISTING GROUND
20.00 FG	TOP OF FINISHED GROUND
20.00 TC	TOP OF CONCRETE
20.00 TP	TOP OF POND
20.00 BP	BOTTOM OF POND

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/24/24
BY: Renée C. Brissette
HydroTrans # H14D071

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PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19~ "SO-19')

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
2. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
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5. 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.
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REV. 12/2022

0 10 20
SCALE: 1" = 10'

REVISION

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DATE 1.19.2024

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nm811 Know what's below. Call before you dig.

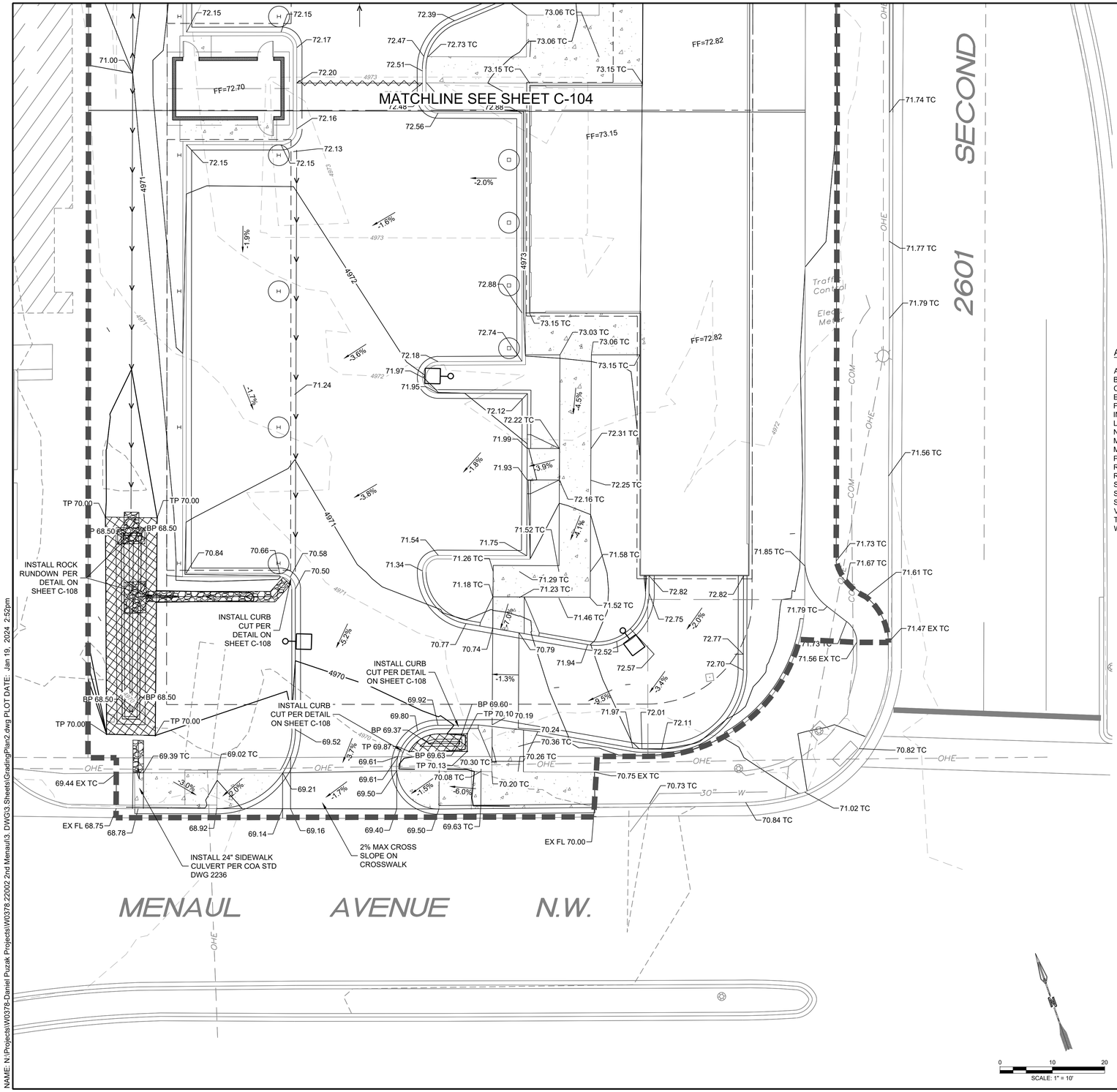
PROJ. #: W0378.22002

PROJECT NAME: TIDAL WAVE 2ND MENAUL

SHEET TITLE: GRADING PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-104



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SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-105

NAME: N:\Projects\W0378-Daniel Puzak Projects\W0378.22002 2nd Menaul\3. DWG\3.Sheets\GradingPlan2.dwg PLOT DATE: Jan 19, 2024 2:52pm