

PROJECT BENCHMARK & VERTICAL DATUM

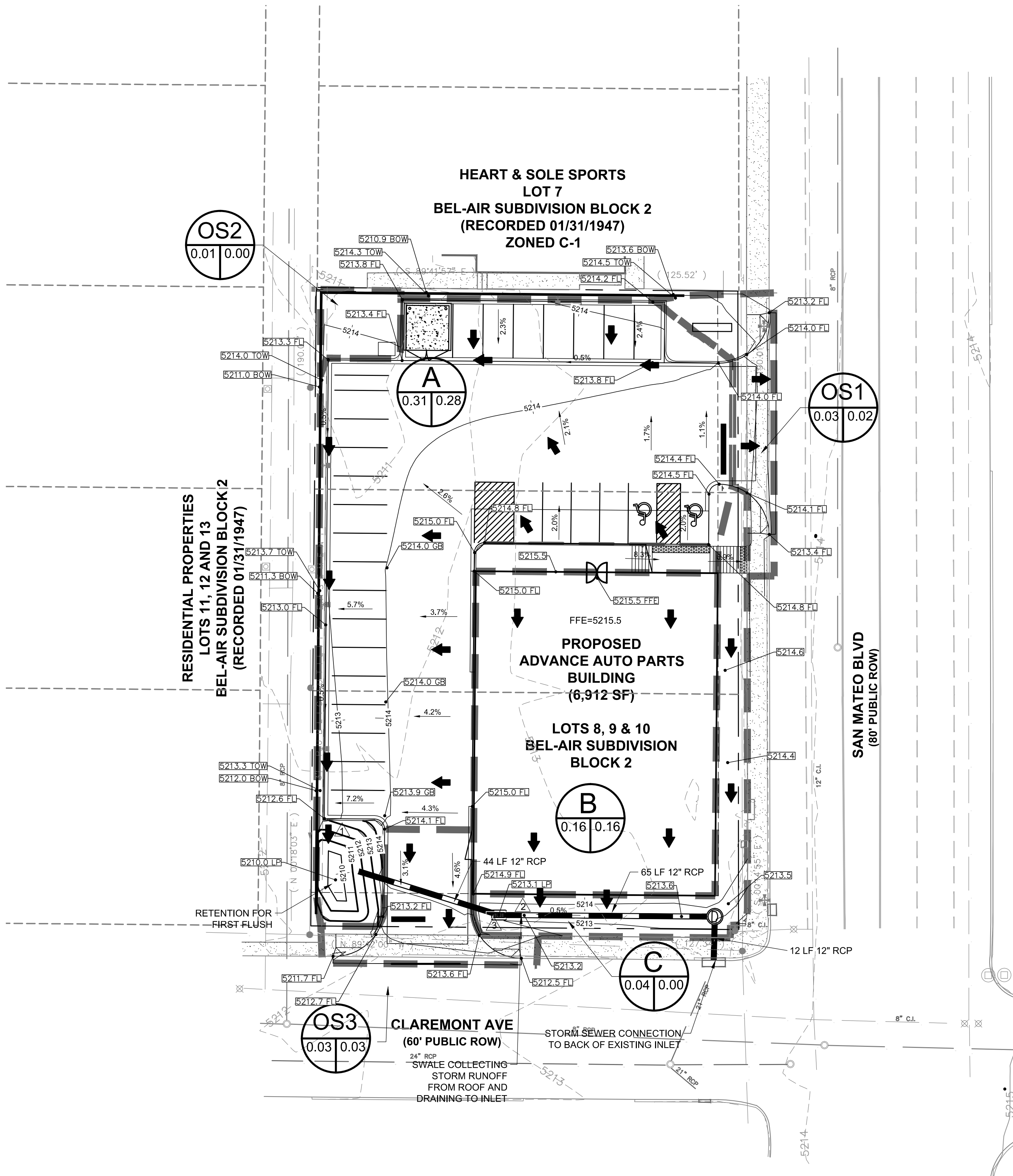
TBD

PROJECT BASIS OF BEARING

BEARINGS HEREON ARE NEW MEXICO STATE PLANE GRID. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED .

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P:\CADENCE\MM, ALBUQUERQUE- SAN MATEO\B CADD\CGI DRAINAGE AREA PLAN.DWG

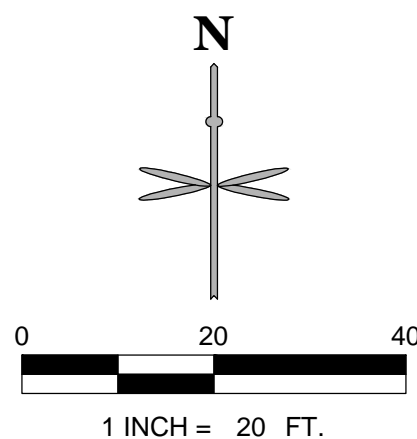


DRAINAGE LEGEND

- PROPERTY LINE
- 715 EXISTING MAJOR CONTOUR
- 717 EXISTING MINOR CONTOUR
- 715 PROPOSED MAJOR CONTOUR
- 717 PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- MAJOR BASIN BOUNDARY LINE
- PROPOSED 6" CURB
- FLOW ARROW
- PROPOSED STORM MANHOLE
- PROPOSED INLET
- EXISTING STORM MANHOLE
- BASIN DESIGNATION
- IMPERVIOUS AREA (A_{imp}/A_{total})
- BASIN AREA IN ACRES
- DESIGN POINT
- SLOPE ARROW
- XXXX.X FL - FLOWLINE
- XXXX.X FFE - FINISHED FLOOR ELEVATION
- XXXX.X LP - LOW POINT
- XXXX.X TOW - TOP OF WALL
- XXXX.X BOW - BOTTOM OF WALL
- XXXX.X GB - GRADE BREAK
- XXXX.X - SPOT ELEVATION



ZONE H-17 VICINITY MAP



DRAINAGE NOTES:

TABLE 1: BASIN SUMMARY RUNOFF TABLE						
BASIN	DESIGN POINT	CONTRIBUTING AREA (AC)	IMPERVIOUS AREA (AC)**	BASIN IMPERVIOUSNESS	10-YEAR PEAK FLOW (CFS)	100-YEAR PEAK FLOW (CFS)
A	1	0.31	0.28	91.3%	0.91	1.38
B*	2	0.16	0.16	100.0%	0.50	0.75
C	3	0.04	0.00	0.0%	0.04	0.10
OS1		0.03	0.02	74.9%	0.07	0.31
OS2		0.01	0.00	0.0%	0.01	0.27
OS3		0.03	0.03	89.9%	0.10	0.25

* FIRST FLUSH FROM ROOF CONNECTED DIRECTLY TO STORM SEWER VIA SWALE DUE TO CONSTRAINTS OF THE EXISTING STORM SEWER ELEVATIONS (NO RETENTION PROVIDED FOR THIS RUNOFF).

** AREA OF LAND TREATMENT D

No.	REVISION	BY	DATE



CONSTRUCTION DRAWINGS

ADVANCE AUTO PARTS

SAN MATEO BOULEVARD AND CLAREMONT AVENUE

GRADING & DRAINAGE AREA PLAN

PROJECT NO: AAAXXX.XX

DESIGNED BY: XXX

DRAWN BY: XXX

DATE: XX/XX/XX

C5.0

SHEET 1 OF XX



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ 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)
- _____ 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
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

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

DATE SUBMITTED: _____ 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 following:

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15- 048

Date: 3-31-2015

Time: 1:30 PM

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☐ Other: _____
Transportation: ☒ Gary Sandoval ☐ Other: _____
Code Enforcement: ☒ Ben McIntosh ☐ Other: _____
Fire Marshall: ☒ Antonio Chinchilla ☐ Other: _____

Vince - LA

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

<input type="checkbox"/> Zone Map Amendment	<input type="checkbox"/> EPC Approval	<input type="checkbox"/> City Council Approval
<input type="checkbox"/> Sector Dev. Plan Amendment	<input type="checkbox"/> EPC Approval	<input type="checkbox"/> City Council Approval
<input type="checkbox"/> Site Dev. Plan for Subdivision	<input type="checkbox"/> EPC Approval	<input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval
<input type="checkbox"/> Site Dev. Plan for Bldg. Permit	<input type="checkbox"/> EPC Approval	<input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval
<input type="checkbox"/> Other _____		

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: C-1
Applicable Plans: ZONING CODE
Applicable Design Regulations: _____
Other Applicable Regulations: _____
Previously approved site plans/project #s: _____
Proposed Use/Zone: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other) _____

Additional Notes:

ZONING - C-1 NEIGHBORHOOD COMMERCIAL PER ZONING CODE
14.16.2.16

ALLOWS RETAIL SALES LIKE JEWELRY SALES,
SPORTING GOODS, ETC. AS LISTED. IF PROPOSING ONE
OF THOSE USES, GOES TO PERMIT.
AUTO SUPPLY + PARTS (~~SERVICE~~ RETAIL) - PERMISSIVE.
C-1

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

*****Please Note:** PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

✓ IF NOT LISTED - ZONE CHANGE. IF LISTED AS CONDITIONAL USE UNDER C-1, REQUIRES A PUBLIC HEARING THROUGH THE ZHE. (ZONING HEARING EXAMINER) PROCESS DEPENDENT ON WHAT TYPE OF DETAIL. - APPEARS TO ✓ BE PERMISSIVE C-1.

✓ EXISTING 3 LOTS. NEED TO CONSOLIDATE INTO 1 WHICH IS A MINOR PLAT ACTION THRU DRB. NEED TO GET A LICENSED SURVEYOR TO PREPARE THE PLAT. SUBMIT FOR SKETCH PLAT TO GET DRB'S COMMENTS PRIOR TO PREPARATION OF PLAT.

✓ SETBACKS. SAME AS O-1. FRONT / CORNER SIDE YARD OF $\geq 5'$ + BLDG HT. 26' SETBACK OF 11' FROM THE JUNCTION OF AN ALLEY + PUBLIC SIW
~~FEAR~~ SETBACK IN REAR IS ABUTTING 14-16-2-15 (EX2)

✓ LANDSCAPE BUFFERS PER LANDSCAPE REGULATIONS - 14-16-3-10 SPECIAL LANDSCAPING STDS. (14-16-3-10(E))

(ST. TREE ORDINANCE) ST. TREES ALONG SAN MATEO 10' 30' (E) 10' 30' (E)
 ✓ WALL REGULATIONS - (14-16-3-19) ALSO (EX4)(E) 6' WALL IS REQ'D BETWEEN RES / NON RES. (FROM RES. SIDE)

✓ ~~DIFFERENT~~ DISTANT SEPARATION FROM ABUTTING NON-RESIDENTIAL FOR ACCESS = 5'

✓ VARIANCE REQUEST - ZHE. CONTACT NA (OFFICE NEIGHBORHOOD CONCERNS) MAY DOOR TO DOOR PRIOR TO YELLOW SIGN TO GET FEED BACK. CONTACT LORENA QUINTANA - PATTON DEADLINE: APRIL 2 MAY 21 JUNE 21 - # GIVEN @ MTG. FINAL AFTER APPEAL.

* STAFF NEEDS TO GET DETERMINATION OF PRIVATE ACCESS EASEMENT VS P/W = ALLEY. CALL RAY. - Vince said NOT ALIAS easement

✓ PARKING STDS = 8' x 18' 0% COMPACT SPACES

✓ TCIRCULATION LAYOUT REQ'D W/ B. PERMIT SUBMITAL.

OFF ST. PARKING = 1 @ 200 SF W/ REDUCTION (OFF ST. PARKING)

LOOKS LIKE 15%

14.6.3.1(E)(6)

SIGN. ON PREMISES / FRONT ST. 14.6.3.1(E)(6)

GRADING + DRAINAGE → FIRST FLUSH RITA HARWORTH. @
PLANNING COUNTER

SUBMIT TCL + G+D PRIOR BUILDING PERMIT.

FIRE MARSHALL. COMMENTS GIVEN. - SUBMIT A SITE
HYDRANT LOCATIONS PLAN PRIOR
2. FOLLOW ~~INTERNATIONAL~~ BUILDING PERMIT.
FIRE CODE. INTERNATIONAL
LIST HAZARDOUS MATERIAL.
HIGH RACKS.

CITY OF ALBUQUERQUE



July 20, 2015

Jeff Colson, PE
Engineering and Entitlement Solutions (EES)
518 17th St Suite 1575
Denver, CO 80203

**Re: Advanced Auto Parts
San Mateo / Claremont
Grading & Drainage Plan (H17D111)**

Dear Mr. Colson,

Based upon the information provided in your submittal received 6/25/15, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

However, this plan cannot be accepted by the Hydrology section for Grading Permit and Building permit until the DRB has approved the replat of this site and the plan is signed and dated by the engineer of record and the following comments addressed.

- Provide a detail on the plan for the swales.
- Provide an invert for the pipe in the pond.
- An SO 19 permit is needed for work in a public right of way. Provide SO-19 comments on the plan.
- Provide the detail for OS2 or is this area along with the NE corner landscaped areas?
- Depress all landscaping which is not within 10 feet of the building.
- A 2ft curb cut is needed on the north side of the pond.
- An emergency overflow is needed for the pond. Direct the emergency overflow for the pond toward the drive pad in Claremont.
- Provide a Floodplain Permit for this site. Also, before CO is given for this site a LOMR-F must be completed and an elevation certificate provided.

PO Box 1293

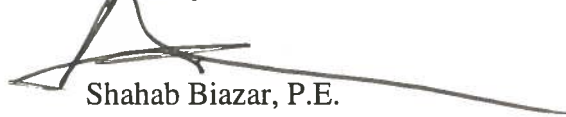
Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,


Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

C: RR/SB
email