CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

February 12, 2020

Jeremy Shell
Respec
5971 Jefferson St. NE
Albuquerque, NM 87109

RE: US Eagle FCU – Juan Tabo
1955 Juan Tabo NE
Grading and Drainage Plan Stamp Date: 11/21/19
Hydrology File: H21D029

Dear Mr. Shell:

Based on the submittal received on 2/7/20, the Grading and Drainage Plan cannot be approved until the following are corrected:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Prior to Building Permit:

1. The Engineer's Stamp Date needs to be updated with each resubmittal.
2. Show the grading and paving for rebuilding the alley. The alley needs to be reconstructed to current City Standards and convey drainage out to Brentwood Hills. A public Work Order is required.
3. Payment in Lieu (Amount = 481CF x $8/CF = $3848, per sheet C-101) of onsite management of the SWQV must be made. Take three copies of the treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.
4. Provide slope stabilization for the sloped area between the alley and parking lot.
5. 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.

Prior to Certificate of Occupancy (For Information):

6. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

7. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: US Eagle FCU Juan Tabo Building Permit #: _____ Hydrology File #: H21D029

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

Legal Description: Lot 14-G, Block 95-A, Snow Heights

City Address: _____

Applicant: RESPEC Contact: Jeremy Shell

Address: 5971 Jefferson Street NE Suite 101 Albuquerque NM 87109

Phone#: (505) 253-9811 Fax#: _____ E-mail: _____

Owner: US Eagle FCU Contact: _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (___# OF LOTS) ____ RESIDENCE __X__ DRB SITE ____ ADMIN SITE

IS THIS A RESUBMITTAL?: __X__ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION __X__ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

__X__ 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
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 02-05-2020 By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

February 7, 2020

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

RE: US Eagle FCU – Juan Tabo
1955 Juan Tabo NE
Grading and Drainage Plan Stamp Date: 11/21/19
Hydrology File: H21D029

Dear Dana Peterson:

Attached is the revised Grading, Drainage, and Utility Plans and Details for the proposed US Eagle FCU development on Juan Tabo. The following addresses the comments received on December 20, 2019 regarding the plans submitted on December 16, 2019:

- **This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm (Vol. = 0.26"*Imp.Area); calculations need to be corrected to reflect this.**

  Water quality calculations have been corrected. See revised sheet C-101.

- **A waterblock, 0.87' high, per COA Paving Detail No. 2426, is required at the driveway entrance (Juan Tabo side).**

  A water block is provided higher than 0.87' high. See revised sheet C-102.

- **Show the grading and paving for rebuilding the alley.**

  No paving nor grading is proposed for the alley. The documents in the City Hydrology folder for a previous development for this site (attached) state that improvements to the alley are not required for the following reasons: (1) the alley is not needed for access, (2) it is not needed for the discharge of developed runoff from the site, (3) it is not apparent that the developed commercial properties along Juan Tabo are using the alley for access, (4) it does not appear that future access to the alley will be needed, and (5) the vertical alignment of the existing alley has a constant grade of approximately 1% from south to north. The proposed conditions for the site are consistent with the prior development, which was not required to improve the alley.

- **If only seeking Site Plan for Building Permit approval at this time, label the grading plan "Conceptual, Not For Construction" or similar and address the SPBP comments. If seeking SPBP and Building Permit simultaneously, forgo the conceptual markings and address all SPBP and Building Permit comments.**

  We are seeking Building Permit approval. No note was added to the plans.

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

- **Payment in Lieu (Amount = 481CF x $8/CF = $3848, per sheet C-101) of onsite management of the SWQV must be made. Take three copies of the treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.**

  I would like to request to defer this payment to be made at the time of Certificate of Occupancy.

- **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.**

  Understood. We will inform the property owner.

- **Engineer's Certification, per the DPM Chapter 22.7: Engineer's Certification Checklist For Non-Subdivision is required.**

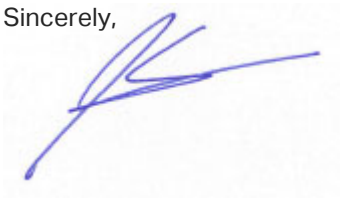
  Understood. This will be provided at the time a request for CO is made.

- **City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.**

  No public work order is anticipated to be required for this development.

If you have any questions or comments concerning any aspect of this project, please contact me at your convenience.

Sincerely,



Jeremy Shell
Engineer
505.253.9811
jeremy.shell@respec.com

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

Tom Mann Associates, Inc. Engineers

50971
September 26, 1985

Mr. Fred Aguirre
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Captain D's Restaurant Alley Grades

Dear Fred:

Based upon our meeting of September 12, 1985, alley grades are not required for the subject project for numerous reasons. The attached conference recap dated September 12, 1985 briefly addresses these reasons. As stated in that recap, this alley will not be used for access and will not be used for the discharge of developed storm water runoff from this site. In addition, approximately 24 feet of buffer will be maintained between the west edge of the proposed parking lot and the east edge of the alley. The proposed plan provides for approximately 47 parking spaces which the developer feels is the maximum number needed for a restaurant of this size. It should also be noted that for the sake of compliance with the Comprehensive Zoning Ordinance that only 23 spaces are necessary. With this in mind, it appears to be extremely unlikely that the parking lot will need to be expanded toward the alley in the future. Furthermore, the majority of Block 95A is currently developed. Lots 1 through 13 are developed residentially with a block wall along the alley. Lots 14A through 14D are presently developed commercially and do not appear to take access from the alley. These lots front on Juan Tabo Boulevard N.E which is their major point of access. Lot 14E is presently vacant. Lot 14F is also developed commercially and does not have access from the alley; in fact, this site has a retaining wall constructed along the east side of the alley. Lot 14G is the project site, and it is presently undeveloped. With this information in mind, this site can be considered an infill site along the subject alley.

Lastly, the existing alley, for the most part, is unpaved. Much of it is overgrown with very tall weeds, however, the alley-way is drivable. At present, the alley slopes from south to north at approximately 1%. By visual observation, the grade of the alley is constant and there are no major dips or high points in the

existing profile. The reason behind the paving of the south end of the alley is not readily apparent because it is situated below the grade of the adjacent commercial lots. In fact, a large pile of sand and gravel has been deposited within the alley partially blocking passage through the alley. The alley is, however, drivable by means of a pick-up truck.

In conclusion, this alley is not needed for access by the subject project, the alley is not needed for the discharge of developed runoff from this project, it is not readily apparent that others located along the alley are using it for access, it does not appear that the owner of the project site will be needing to use the alley for access in the future, and the alley in its present vertical alignment has a constant grade of approximately 1% from south to north. Because of this, the provision of alley grades in conjunction with the development of the Captain D's Restaurant to be located on Lot 14G, Block 95A, Snowheights Addition is not appropriate. This information is supplementary to the grading and drainage plan for the subject project and should be included as part of said plan.

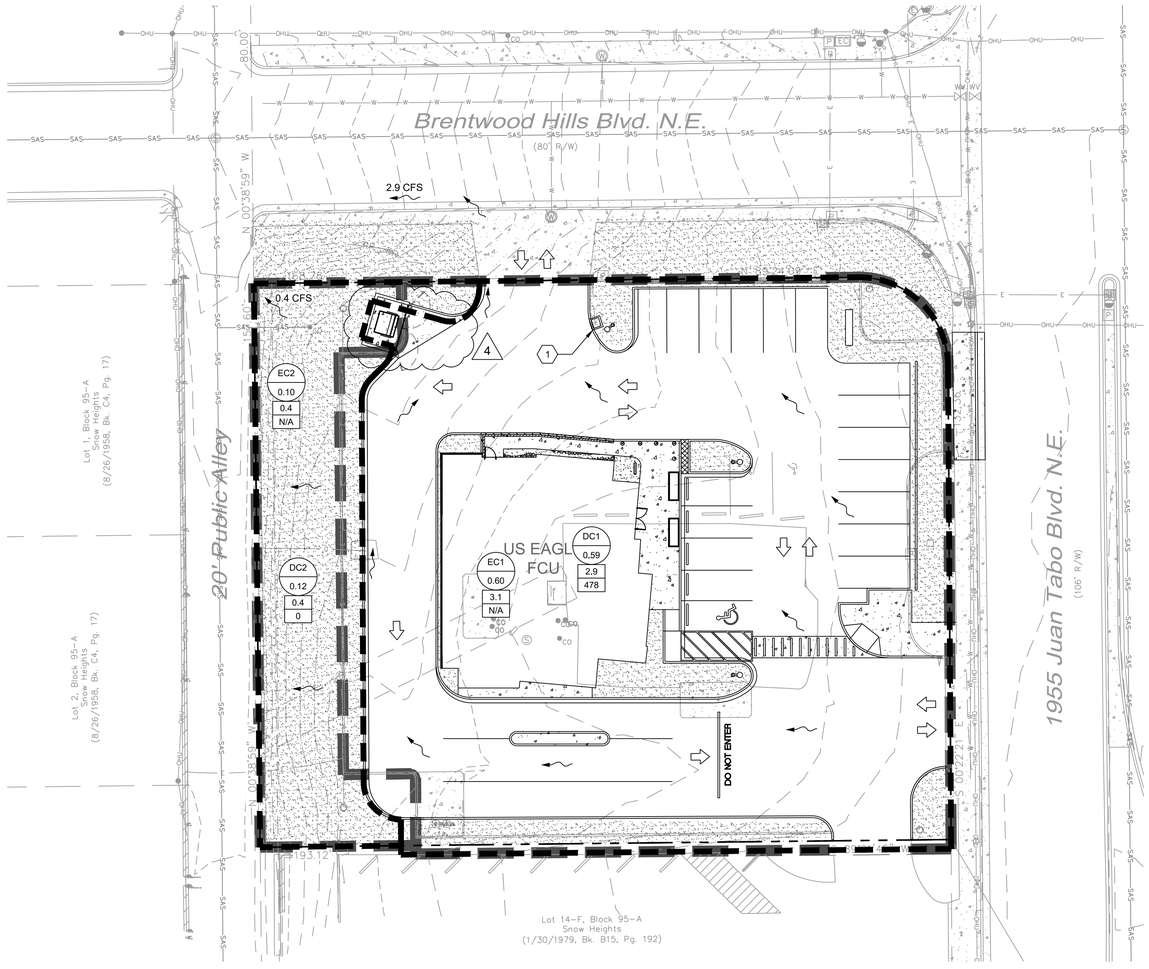
If there are any questions or comments concerning this information, please do not hesitate to call. The additional time which you have spent to review this project has been greatly appreciated.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice-President

JGM:ra
xc: Rod Zabel



KEYED NOTES

I.D.#	DESCRIPTION
1	PROPOSED MODIFIED TYPE D INLET. SEE SHEET C-500, DETAIL 13.

BACKGROUND

LOT 14-G, BLOCK 95-A OF SNOW HEIGHTS IS APPROXIMATELY 0.7 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF THE JUAN TABO BOULEVARD AND BRENTWOOD HILLS BOULEVARD INTERSECTION. THE SITE WAS PREVIOUSLY DEVELOPED AS A SMALL RESTAURANT BUILDING WITH A PARKING LOT. THE BUILDING WAS RECENTLY DEMOLISHED. THE PROPOSED PROJECT IS A US EAGLE FEDERAL CREDIT UNION. THE EXISTING PARKING LOT WILL BE DEMOLISHED. THERE IS IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 22.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. 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 SITE, IN GENERAL, SLOPES FROM SOUTHEAST TO NORTHWEST AT VARYING SLOPES FROM 3% - 8%. STORM WATER RUNOFF GENERATED BY THE EXISTING BUILDING AND PARKING AREA OF LOT 14-G FREELY DISCHARGES INTO BRENTWOOD HILLS BOULEVARD THROUGH THE EXISTING DRIVEWAY LOCATED NEAR THE NORTHWEST CORNER OF THE PROPERTY. A PORTION OF THE WESTERN SIDE OF THE SITE IS SLOPED TO MATCH GRADE AT THE PUBLIC ALLEY ALONG THE PROPERTY'S WESTERN BOUNDARY. THIS SLOPED LANDSCAPE AREA SHEET DRAINS INTO THE ALLEY. THE SITE RECEIVES A SMALL AMOUNT OF OFFSITE FLOWS FROM LOT 14-F, THE NEIGHBORING PROPERTY TO THE SOUTH. THE EXISTING SITE HAS BEEN SPLIT INTO TWO SUB-BASINS.

SUB-BASIN EC1 IS 0.6 ACRES CONSISTING OF THE EXISTING BUILDING AND PARKING AREA. THIS SUB-BASIN GENERATES 3.1 CFS AND FLOWS IN THE PARKING AREA TOWARD THE NORTHWEST CORNER OF THE PROPERTY WHERE WATER FREELY DISCHARGES INTO BRENTWOOD HILLS BOULEVARD.

SUB-BASIN EC2 IS 0.1 ACRES AND GENERATES 0.4 CFS. THIS SUB-BASIN CONSISTS OF THE SLOPED AREA ON THE WEST SIDE OF THE PROPERTY. RUNOFF SHEET FLOWS INTO THE PUBLIC ALLEY ALONG THE SITES WESTERN BOUNDARY. WATER IN THE ALLEY FLOWS NORTH AND ALSO DISCHARGES INTO BRENTWOOD HILLS BOULEVARD.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN. THE SITE HAS BEEN SPLIT INTO TWO DEVELOPED CONDITIONS SUB-BASINS.

SUB-BASIN DC1 IS 0.59 ACRES CONSISTING OF THE PROPOSED BUILDING AND PARKING AREA. THIS SUB-BASIN GENERATES 2.9 CFS. RUNOFF FROM THE ROOF IS COLLECTED IN A STORM DRAIN SYSTEM INTERNAL TO THE BUILDING. THIS STORM DRAIN DISCHARGES TO A MODIFIED TYPE "D" INLET IN THE PARKING LOT THAT WILL ACT AS BOTH A BUBBLER AND A FRENCH DRAIN. SEE DETAIL ON SHEET C-500. RUNOFF FROM LARGER STORM EVENTS WILL BUBBLE UP THROUGH THE INLET AND INTO THE PARKING AREA. WATER THAT REMAINS IN THE INLET WILL INFILTRATE INTO THE GROUND THROUGH THE BOTTOM OF THE MODIFIED INLET. SIMILAR TO SUB-BASIN EC1, FLOWS FROM THE PARKING LOT ARE ROUTED THROUGH THE PARKING AREA TOWARD THE NORTHWEST CORNER OF THE PROPERTY. FROM THERE, RUNOFF FLOWS OUT THE EXISTING DRIVEWAY INTO BRENTWOOD HILLS BOULEVARD.

SUB-BASIN DC2 IS 0.12 ACRES AND GENERATES 0.4 CFS. THIS SUB-BASIN CONSISTS OF THE SLOPED LANDSCAPE AREA ON THE WESTSIDE OF THE PROPERTY. THIS SUB-BASIN WILL MATCH THE EXISTING DRAINAGE PATTERN AND SHEET FLOW INTO THE EXISTING PUBLIC ALLEY.

THE WATER QUALITY TABLE AT THE BOTTOM LEFT CORNER OF THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. THE OWNER HAS ELECTED TO PAY THE FEE-IN-LIEU OF STORM WATER QUALITY PONDING REQUIREMENTS. THE TOTAL VOLUME REQUIRED IS 478 CUBIC FEET. THEREFORE, THE PAYMENT AMOUNT IS 478 CF X $8/CF = $3,824.

BENCH MARKS

1. LACS MONUMENT "15-H22" HAVING AN ELEVATION OF 5615.532'. (NAVD 1988). US SURVEY FEET.

SYMBOL LEGEND

- BASIN DESIGNATION / BASIN AREA, ACRES — BASIN CALLOUT
- 100 YEAR STORM, CFS / REQUIRED WATER QUALITY VOLUME FOR FIRST FLUSH OF 0.34" — BASIN INFORMATION
- EXISTING SUB-BASIN BOUNDARY
- PROPOSED SUB-BASIN BOUNDARY
- 5610 — EXISTING MAJOR CONTOUR
- 5612 — EXISTING MINOR CONTOUR
- PROPERTY LINE
- DIRECTION OF DRAINAGE FLOW
- PROPOSED MODIFIED TYPE D INLET

0 20 40
SCALE IN FEET

Hydrology Calculations

The following calcualtions are based on Albuquerque's Development Process Manual, Seciton 22.2

Runoff Rate:

Treatment Type Areas

Subbasin	$Area_A$ (ac)	$Area_B$ (ac)	$Area_C$ (ac)	$Area_D$ (ac)	Total (ac)
EC1	0.00	0.02	0.02	0.57	0.60
EC2	0.00	0.00	0.10	0.00	0.10
DC1	0.00	0.04	0.04	0.51	0.59
DC2	0.00	0.00	0.12	0.00	0.12

Peak Discharge values based on Zone 4 from Table A-9

Q_A = 2.20 cfs/ac Q_B = 2.92 cfs/ac Q_C = 3.73 cfs/ac Q_D = 5.25 cfs/ac

Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
EC1	3.1
EC2	0.4
Total EC	3.5
DC1	2.9
DC2	0.4
Total DC	3.4

Water Quality:

Required Water Quality volume for first flush of 0.26"

Subbasin	Volume (cu. ft.)
DC1	478
DC2	0
Total	478

(Fee-in-Lieu = $5,000)

DESIGNED AL
DRAWN MF
CHECKED JS
DATE

REVISION
1 ADDENDUM 4, REFUSE ENCLOSURE REVISIONS 2/6/20

RESPEC
5971 Jefferson Street Suite 101
Albuquerque, New Mexico 87109
Water and Natural Resources
respec.com 505.253.9718

STAMP

HUGH W. FLOYD
NEW MEXICO
16633
12-31-19
LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

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

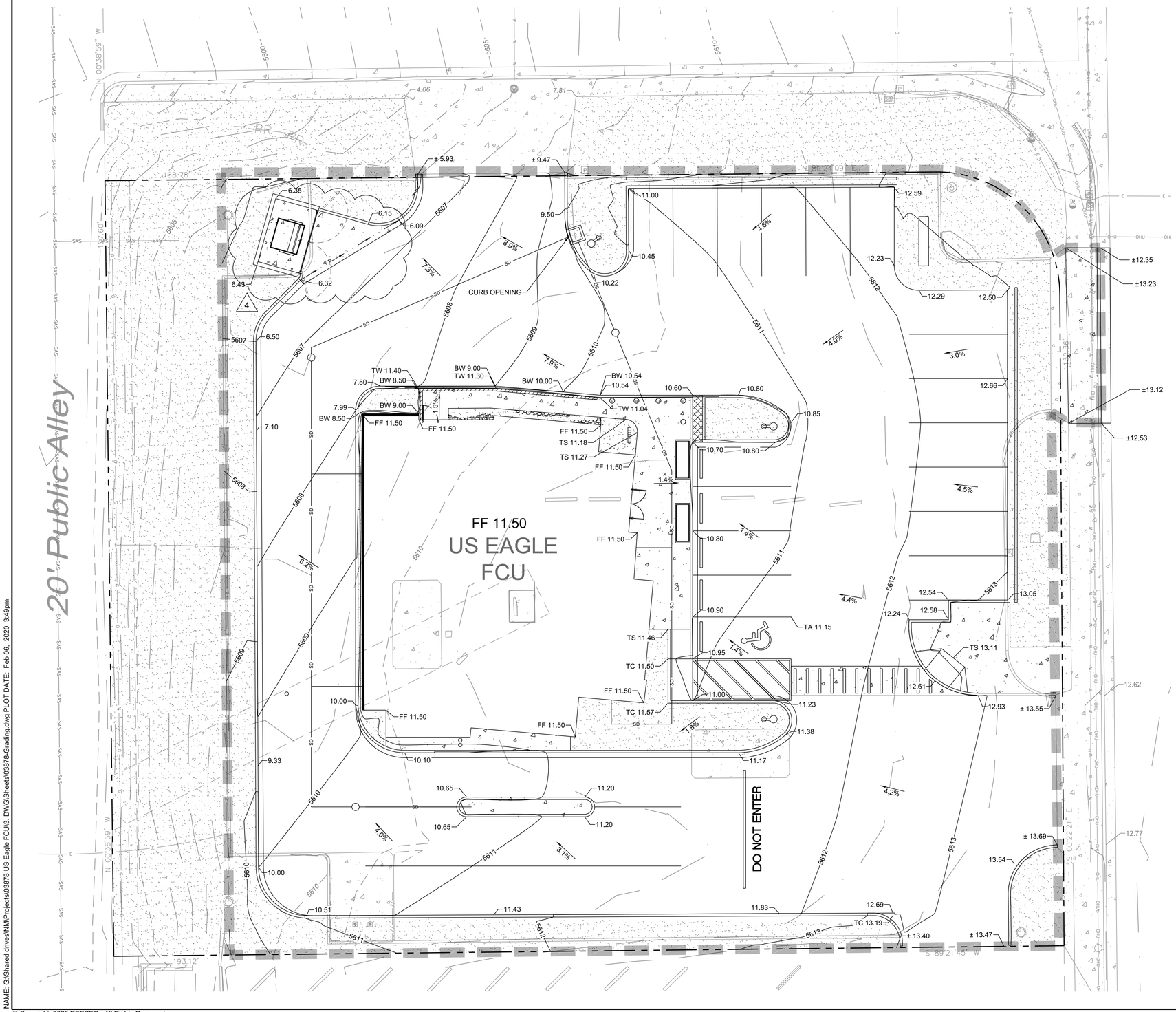
PROJECT NAME: US EAGLE FCU JUAN TABO

SHEET TITLE: DRAINAGE PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-101

NAME: G:\Shared drives\NM\Projects\03878 US Eagle FCU\3. DWG\Sheets\03878-Drainage Plan.dwg PLOT DATE: Feb 06, 2020 3:49pm



BENCH MARKS

1. LACS MONUMENT "15-H22" HAVING AN ELEVATION OF 5615.532'. (NAVD 1988). US SURVEY FEET.

GRADING NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
3. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. 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.
8. ALL DISTURBED AREAS TO BE RE-SEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

SYMBOL LEGEND

- 7290 — PROPOSED MAJOR CONTOUR
- 7291 — PROPOSED MINOR CONTOOUR
- 7290 — EXISTING MAJOR CONTOUR
- 7291 — EXISTING MINOR CONTOUR
- PROPOSED RETAINING WALL
- LIMITS OF DISTURBANCE
- -4.6% — PROPOSED SLOPE ARROW
- PROPOSED MODIFIED TYPE D INLET
- EXISTING WALL
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED STEM WALL

SPOT ELEVATION SYMBOLS

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

90.25	FLOWLINE ELEVATION
TW 90.50	TOP OF RETAINING WALL ELEVATION
BW 90.25	BOTTOM OF RETAINING WALL - STEM WALL ELEVATION
FF 89.37	FINISHED FLOOR ELEVATION
90.25±	MATCH EXISTING GRADE ELEVATION (APPROXIMATE)
TS 90.25	TOP OF SIDEWALK ELEVATION
TA 90.25	TOP OF ASPHALT ELEVATION
TC 90.25	TOP OF CURB ELEVATION

0 10 20
SCALE IN FEET

REVISION	DESIGNED	DRAWN	CHECKED	DATE
ADDENDUM 1, 12/13/19	AL	MF	JS	12.19.2019
ADDENDUM 2, MISCELLANEOUS SITE REVISIONS 1/15/20				
ADDENDUM 4, REFUSE ENCLOSURE REVISIONS 2/6/20				

RESPEC
5971 Jefferson Street Suite 101
Albuquerque, New Mexico 87109
Water and Natural Resources
respec.com 505.253.9718

STAMP

HUGH W. FLOYD
NEW MEXICO
16633
12-31-19
LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

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

PROJECT NAME: US EAGLE FCU JUAN TABO

SHEET TITLE: GRADING PLAN

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-102

NAME: G:\Shared drives\NM\Projects\03878 US Eagle FCU\3. DWG\Sheets\03878-Grading.dwg PLOT DATE: Feb 06, 2020 3:49pm