CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

April 3, 2018

Scott McGee, P.E. 9700 Tanoan Drive NE Albuquerque, NM, 87111

RE: Auto Masters Shop Addition

2925 Juan Tabo Blvd NE

Grading Plan

Engineer's Stamp Date: 03/15/18

Hydrology File: H21D052

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your resubmittal received 03/30/2018, the Grading Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

www.cabq.gov

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for detention pond prior to Certificate of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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

Sincerely,

Renée C. Brissette, P.E. CFM

Renée C Brissette

Senior Engineer, Hydrology

Planning Department

S.0.19: NOTICE TO CONTRACTORS

(SPECIAL ORDER 19 ~"SO-19")

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY

2. 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.

3. 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

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

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR MUST CONTACT Jason Rodriquez AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION

NEW STANDARD CURB & GUTTER PER COA STD DWG 2415A AND NEW 6'

REMOVE EXISTING CURB & GUTTER DRIVEPAD, AND SIDEWALK. INSTALL NEW UNI-DIRECTIONAL CURB RAMP PER COA STD DWGS 2440 & 2441 WITH

LONGITUDINAL SLOPE <8.3% AND CROSS-SLOPE <2%. LANDING AREAS AT

THE BOTTOM OF THE RAMP SHALL BE FLATTER THAN 2% SLOPE.

STREET MAINTENANCE INSPECTOR

PUBLIC SIDEWALK PER COA STD DWG 2430.

VICINITY MAP H21

PUBLIC CONSTRUCTION KEYED NOTES

LEGEND

EXISTING CONSTRUCTION — NEW CONTOUR FF=5620.43 EXISTING BUILDING FINISH FLOOR ELEV **NEW SPOT ELEVATION NEW CONSTRUCTION** TOP OF CURB

DRAINAGE ANALYSIS

ADDRESS: 2959 Juan Tabo Drive NE, Albuquerque, NM

(SC)

CANDELARIA

LEGAL DESCRIPTION: Lots 1, Northerly 33' of Lot 2,BLOCK 79, Snow Heights Addition, Southerly 22' of vacated Candelaria and Westerly 22' of vacated Juan Tabo NE.

SITE AREA: 15,283 SF (0.3509 acres)

BENCHMARK: City of Albuquerque Station '17-H22' being a brass cap located at the SE corner of Juan Tabo and Candelaria. ELEV= 5620.709 (NAVD 1988)

SURVEYOR: Cartesian Surveying Inc. dated December, 2017

PRECIPITATION ZONE: 4

FLOOD HAZARD: From FEMA Map 35001C0357H (8/16/12), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: No offsite flows enter the site.

EXISTING CONDITIONS: The site is developed as a gas station with 2 gas canopies and asphalt and concrete paving.

PROPOSED IMPROVEMENTS: The proposed improvements include two new building additions (550 SF total area), new asphalt paving, and landscaping. The two gas canopies and an existing Candelaria drive pad are proposed to be removed. This redevelopment replaces impervious surfacing.

DRAINAGE APPROACH: The drainage pattern will follow historical conditions and include the onsite retention of the first flush volume.

Existing land treatment: 10% C and 90% D Q = [(0.10)(3.73) + (0.90)(5.25)](0.351) = 1.8 CFSProposed land treatment: 10% C and 90% D Q = [(0.10)(3.73) + (0.90)(5.25)](0.351) = 1.8 CFS

First flush V= (550) (0.26/12) = 12 CF

Total retention volume provided onsite is: V=(15)(20)(0.5)(0.2)=30 CF at 0.2' depth. The proposed retention pond area will contain the first flush volume. Site runoff will not increase from historic and will follow historic drainage paths.

PROFESSIONAL STAMP

REVISIONS

DRAWN BY: JSK

CHECK BY: SMM DATE: MARCH 6, 2018

SHEET NAME:

GRADING

PLAN

SHEET NUMBER:

C-100