

# CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

March 14, 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: 03/06/18  
Hydrology File: H21D052**

Dear Mr. McGee:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 03/09/18, the Grading Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

NM 87103

1. Please provide top of curb elevations for the proposed curb at the modified drive on Juan Tabo and add a few more "Match exist. TC/FL" notes where proposed curb is tying into an existing curb.

www.cabq.gov

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush pond prior to Certificate of Occupancy. I have attached a blank copy of this for your use.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

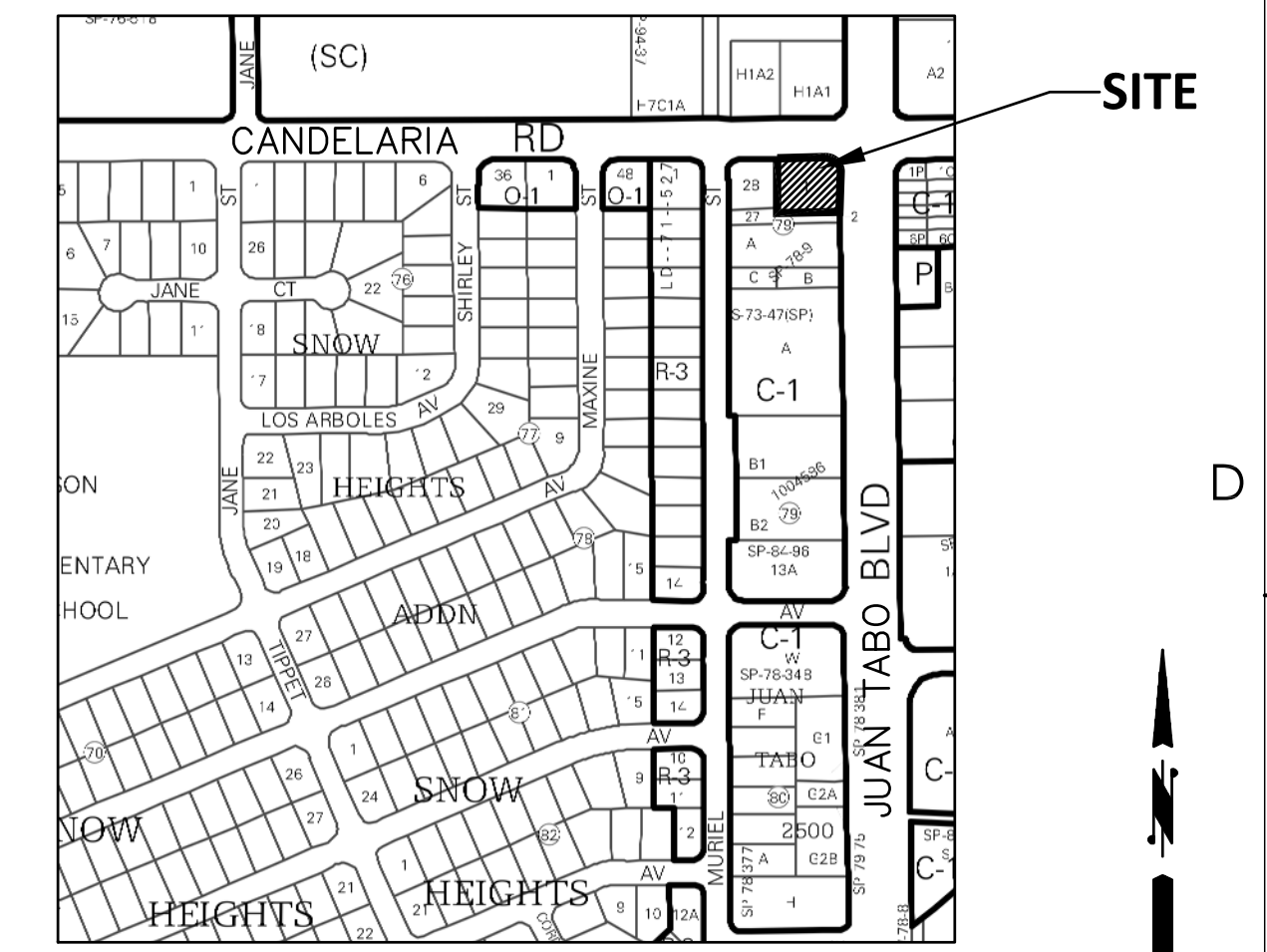
Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

# 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.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT Jason Rodriguez AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

STREET MAINTENANCE INSPECTOR APPROVAL \_\_\_\_\_



## VICINITY MAP

## LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5620.43 EXISTING BUILDING FINISH FLOOR ELEV
- ◆+36.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB

## DRAINAGE ANALYSIS

ADDRESS: 2959 Juan Tabo Drive NE, Albuquerque, NM

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 **B** 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  
 $Q = [(0.10)(3.73) + (0.90)(5.25)](0.351) = 1.8 \text{ CFS}$   
 Proposed land treatment: 10% C and 90% D  
 $Q = [(0.10)(3.73) + (0.90)(5.25)](0.351) = 1.8 \text{ CFS}$

First flush  $V = (550)(0.26/12) = 12 \text{ CF}$   
 Total retention volume provided onsite is:  $V = (15)(20)(0.5)(0.2) = 30 \text{ CF}$  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.

FREDDIE P. MONTOYA ARCHITECT  
 IN CONJUNCTION WITH  
 CASA DESIGN STUDIO  
 CASA DESIGN STUDIO (DESIGNER)  
 CONTACT NUMBER:  
 505.908.0626 C

PROFESSIONAL STAMP

AUTO MASTERS AUTOMOTIVE  
 REPAIR SHOP REMODEL AND ADDITION  
 ALBUQUERQUE  
 NEW MEXICO

REVISIONS

REVISION	DATE	DESCRIPTION

DRAWN BY: JSK  
 CHECK BY: SMM  
 DATE: MARCH 6, 2018

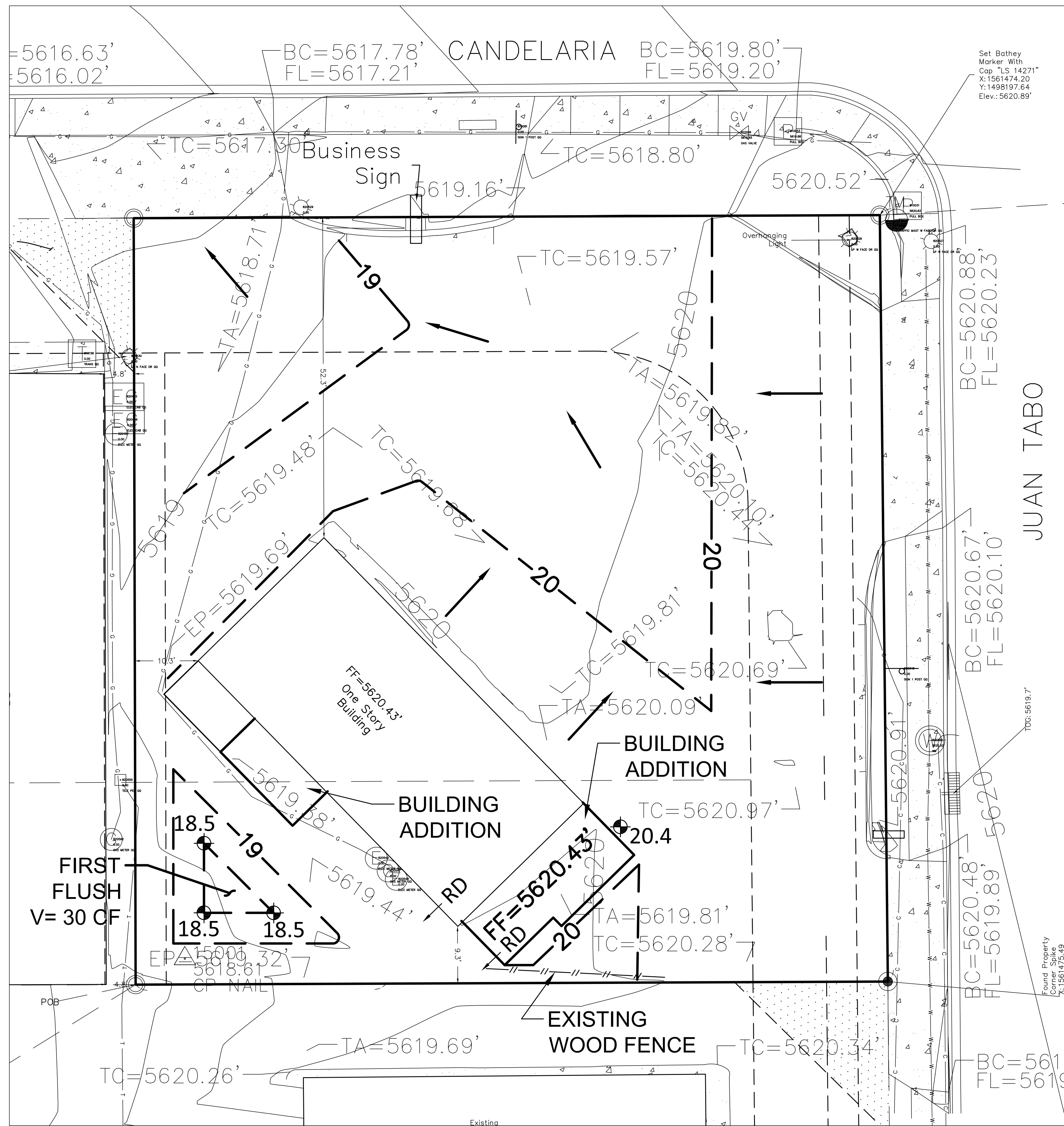
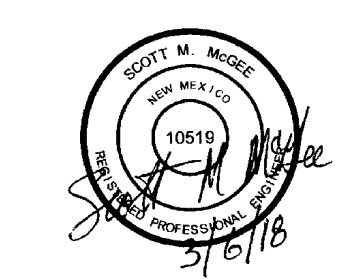
SHEET NAME:

GRADING PLAN

SHEET NUMBER:

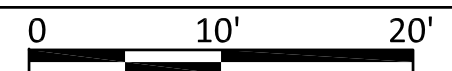
C-100

REVISION SET - NOT FOR CONSTRUCTION



# GRADING AND DRAINAGE PLAN

1" = 10'



D  
C  
B  
A

1 | 2 | 3 | 4 | 5