



City of Albuquerque

March 14, 2000

Scott M. McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St., NE
Albuquerque, NM 87108

RE: GRADING AND DRAINAGE PLAN FOR DISCOUNT TIRE STORE SUBMITTED
FOR BUILDING PERMIT APPROVAL (H-22/D070)

Dear Mr. McGee,

Based upon the information provided in your March 3, 2000, submittal, the project, referred to above, is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within the city right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Pam Lujan, Permits
Whitney Reiersen
✓File

DRAINAGE INFORMATION SHEET

PROJECT: DISCOUNT TIRE STOREZONE ATLAS/DRNG. H-22/D 70
FILE#:

DRR # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: TR 2-A, BLOCK 101, BRENTWOOD HILLSCITY ADDRESS: 2700 JUAN TABO BLVD NEENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: SCOTT MCGEEADDRESS: 128 Monroe Street NE PHONE: 268-8828CITY, STATE: Albuquerque, NM ZIP CODE: 87108OWNER: DISCOUNT TIRE Co. CONTACT: RICH SOMMERADDRESS: 14631 N SCOTTSDALE RD PHONE: 602.607.5782CITY, STATE: SCOTTSDALE, AZ 85251-2711 ZIP CODE: _____ARCHITECT: ART CONTACT: GERRY McDONALDADDRESS: 411 N CENTRAL, STE 600 PHONE: 602.307.5399CITY, STATE: PHOENIX, AZ ZIP CODE: 85004-2139SURVEYOR: ALS CONTACT: TIM ALDRICHADDRESS: _____ PHONE: 884-1990CITY, STATE: ALBUQ, NM ZIP CODE: _____CONTRACTOR: UNKNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S.DEV. PLAN FOR SUB'D. APPROVAL
☐ S.DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 3/3/00BY: Scott M. McGee
FOR ISAACSON & ARFMAN, P.A.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 14, 2000

Scott M. McGee, P.E.
ISAACSON & ARFMAN, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

Re: Grading and Drainage Certification –Discount Tire (H-22/D070)
Engineer's Stamp dated 5/4/2000
Engineering Certification dated 9/27/2000

Dear Mr. McGee:

Based upon the information provided in your submittal dated 12-14-2000, the above referenced site is approved for Certificate of Occupancy.

If I can be of further assistance, you can contact me at 924-3986.

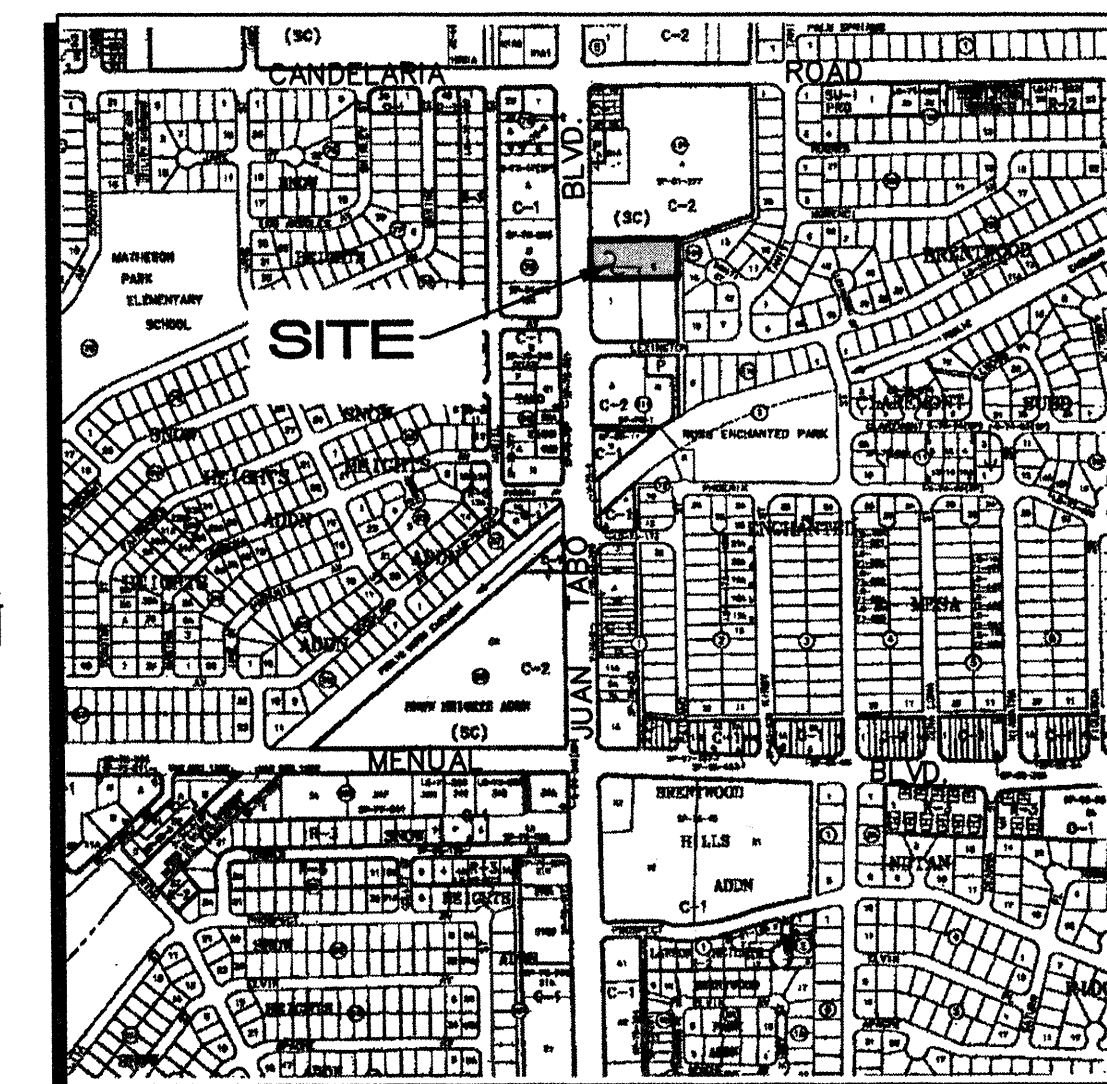
Sincerely,

Bradley L. Bingham, PE
Senior Civil Engineer, PWD

C: Teresa Martin
file

**BRENTWOOD HILLS SUBDIVISION
BLOCK 101
TRACT 3
(01-23-62, D3-20)**

SCALE:
1"=20'



VICINITY MAP

LEGAL DESCRIPTION: TRACT 2-A, BLOCK 101, BRENTWOOD HILLS SUBDIVISION.

ADDRESS: 2700 JUAN TABO NE

SITE AREA: 1.1762 AC = 51,235 SF

PRECIPITATION ZONE: 4

SURVEYOR: ALDRICH LAND SURVEYING, ALTA SURVEY DATED 8/99

BENCHMARK: ACS "10-H22" IS AN ACS BRASS TABLET LOCATED IN THE JUAN TABO BLVD. MEDIAN 45 FT SOUTH OF LEXINGTON AVENUE NE. ELEVATION = 5611.10

TEMPORARY BENCHMARK: SANITARY SEWER MANHOLE IN JUAN TABO BLVD. RIM ELEVATION = 5615.48

SITE SOIL: AS SHOWN ON SHEET #22 OF THE SCS SOIL SURVEY OF BERNALILLO COUNTY, SOIL IS CLASSIFIED AS EMBUDO-TIJERAS COMPLEX GRAVELLY FINE SANDY LOAM (HYDROLOGIC GROUP "B" SOIL).

FLOOD ZONE DESIGNATION: FEMA PANEL #357 INDICATES THIS SITE IS WITHIN ZONE X AND OUTSIDE THE 500-YR FLOOD PLAIN.

OFFSITE FLOW: AS PART OF THIS PROJECT, CITY PROJECT No. 68XX.81 WILL PAVE THE PUBLIC ALLEY WITH A CENTER SWALE. THIS ALLEY INTERCEPTS OFFSITE FLOW AND CARRIES IT SOUTH TO LEXINGTON AVE. NE. THE SHOPPING CENTER TO THE NORTH DIRECTS ITS RUNOFF TO A DETENTION POND LOCATED NORTH OF THE PROPOSED BUILDING. NO OFFSITE FLOWS ENTER THE SITE.

EXISTING CONDITIONS: THE SITE IS CURRENTLY UNDEVELOPED. RUNOFF SHEETFLWS EAST TO WEST AND DISCHARGES TO JUAN TABO BLVD. NE.

EXISTING HYDROLOGY:
PRECIPITATION ZONE: 4
LAND TREATMENT:
TYPE A = 95% = 1.1174 AC
TYPE B = 5% = 0.0588 AC
 $Q_{100} = 1.1174(2.20) + 0.0588(2.92) = 2.6$ CFS

PROPOSED CONDITION: THE SITE IS PROPOSED TO BE DEVELOPED INTO A COMMERCIAL TRACT. THE FLOWS WILL BE COLLECTED BY AN INLET ON SITE AND DISCHARGED INTO AN EXISTING CITY CATCH BASIN IN JUAN TABO BLVD.

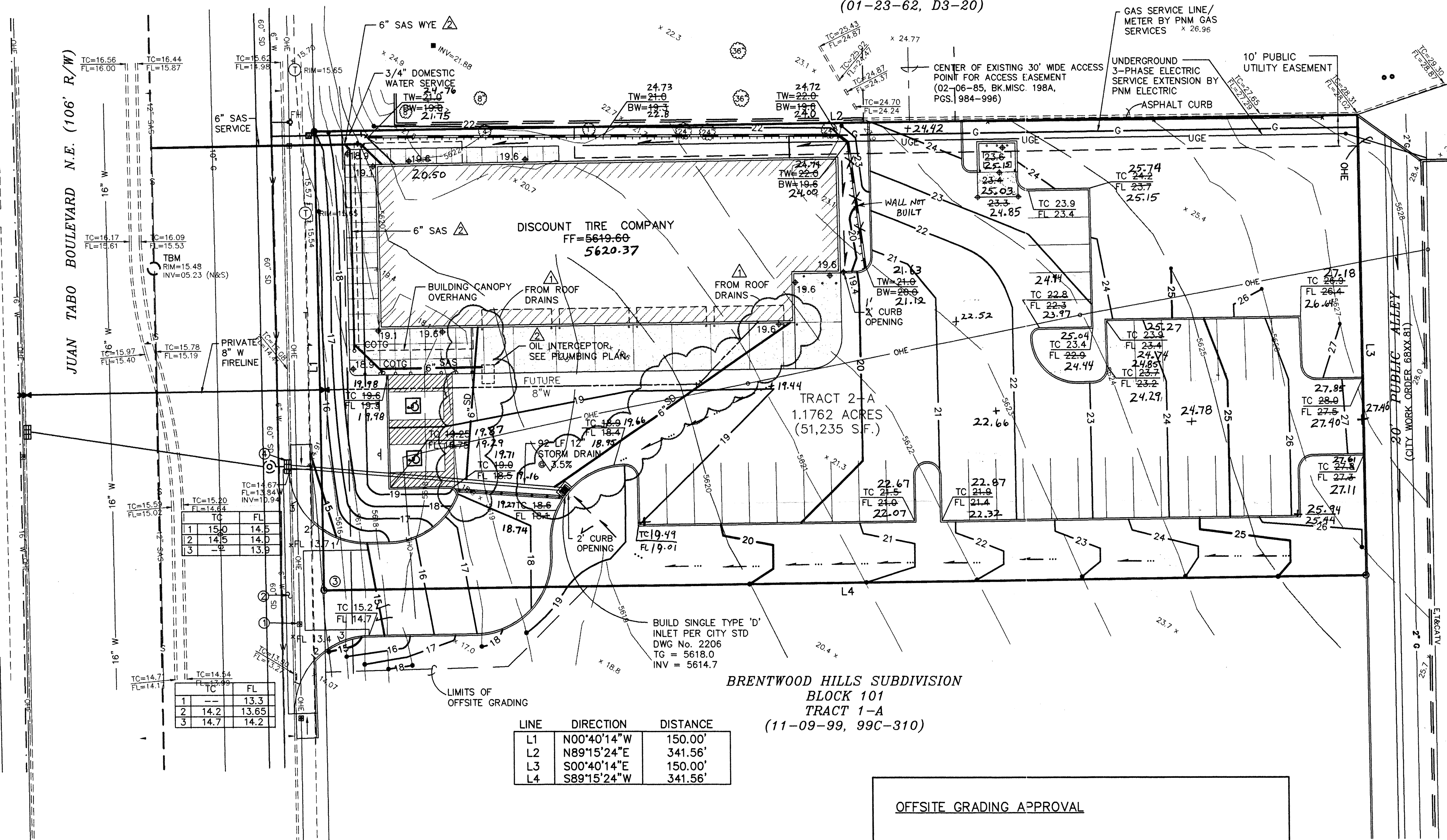
PROPOSED HYDROLOGY:
LAND TREATMENTS:
TYPE B = 28% = 0.3294 AC
TYPE C = 12% = 0.1411 AC
TYPE D = 60% = 0.7057 AC

$Q_{100} = 0.3294(2.92) + 0.1411(3.73) + 0.7057(5.25) = 5.2$ CFS

PRIVATE STORM DRAIN CAPACITY:
MANNING: $Q = (1.486 / 0.013)(0.785)(0.397)(0.187) = 6.6$ CFS

DOWNSTREAM CAPACITY: THE 60-INCH PUBLIC STORM DRAIN IN JUAN TABO HAS A MANNING CAPACITY OF 202 CFS. THIS STORM DRAIN CARRIES FLOW 1,000 FEET SOUTH TO THE PIEDRA LISA ARROYO.

THE MAJORITY OF CATCH BASINS ON THIS SYSTEM ARE LOCATED 1,200 FEET UPSTREAM ON CANDELARIA. THE DISCHARGE FROM THIS SITE WILL BEAT THE PEAK FROM THE UPSTREAM CATCH BASINS.



LINE	DIRECTION	DISTANCE
L1	N00°40'14\"W	150.00'
L2	N89°15'24\"E	341.56'
L3	S00°40'14\"E	150.00'
L4	S89°15'24\"W	341.56'

OFFSITE GRADING APPROVAL

OWNER TRACT 1-A _____ DATE _____

PUBLIC R.O.W. CONSTRUCTION NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION 1988".
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING LINES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (RESIDENTIAL).
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

PUBLIC CONSTRUCTION NOTES

- REMOVE / RELOCATE EXISTING STREET LIGHT PER ELECTRICAL PLAN.
- REMOVE 80 LF STANDARD CURB & GUTTER AND 64 SY SIDEWALK
- BUILD 30 FT WIDE PRIVATE DRIVEWAY ENTRANCE PER CITY OF ALBUQUERQUE STD DWG No. 2420 & 2426 AS SHOWN. TRANSITION FROM 8" TO 6" CURB HEIGHTS THROUGH RETURNS.
- CONNECT PRIVATE 12" SD PIPE INTO CITY CATCH BASIN PER STD DWG No. 2237
12" INV = 5611.5

ENGINEER'S CERTIFICATION
I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 03/03/00 (CITY APPROVAL LETTER DATED 03/14/00) AS FIELD VERIFIED BY HARRIS SURVEYING, INC., NMLS NO. 11463 ON 09/27/00 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978).

Scott M. McGee
SCOTT M. MCGEE, NMPE NO. 10519

APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR	<i>Alfredo Benavidez</i>	12-8-00
A.C.E./FIELD		
PERMIT NO.	MAP NO.	
	H-22	

LEGEND

- 5200--- EXISTING CONTOUR
- 52--- PROPOSED CONTOUR
- x 00.00 EXISTING SPOT ELEVATION
- ◆ 78.3 PROPOSED SPOT ELEVATION
- TC 74.8 TOP OF CURB ELEVATION
- FL 74.3 FLOWLINE
- SWALE
- == EXISTING CURB & GUTTER
- == PROPOSED CURB & GUTTER
- == PROPOSED RETAINING WALL
- 3' x 4" ASPHALT SPEED HUMP
- CLEAN OUT TO GRADE
- +22.52 AS-BUILT ELEVATIONS

RECEIVED
DEC 14 2000
HYDROLOGY SECTION

REVISION	DESCRIPTION	DATE
1	ROOF DRAIN CONNECTIONS ADDED	04/18/00
2	OIL INTERCEPTOR CONNECTION ADDED	05/04/00

**DISCOUNT TIRE
2700 JUAN TABO N.E.
GRADING, DRAINAGE,
& UTILITY PLAN**

Scott M. McGee
SCOTT M. MCGEE, NMPE NO. 10519

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

092GRD.DWGdvr 05/04/00

SHEET C-1