

November 29, 2010

Joseph Simons Jr., R.A. Simons Architecture P.O. Box 67408 Albuquerque, NM 87193

Re: Roadrunner Car Shop, 1515 Coors Blvd NW

Temporary Certificate of Occupancy – Transportation Development (J11-D027)

Certification dated 11-19-10

Dear Mr. Simons,

PO Box 1293

Based upon the information provided in your submittal received 11-24-10, Transportation Development has no objection to the issuance of a 120-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 120-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

NM 87103

www.cabq.gov

The certification of the Traffic Circulation Layout (TCL) submitted for final C.O. needs to be the exact copy of the approved TCL in the plan set approved for building permit. The TCL will have a signed architect's stamp, dated 04-22-10, as well as a stamp stating "Traffic Circulation Layout Approved" dated 04-23-10.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: CO Clerk File

11-24-10 - Left message for Joseph Simons

Re: certification - needs to be redlined on approved TCL

- no response as of 11-29, issued temp Co

-Krisha Matro

Albuquerque - Making History 1706-2006



PO Box 67408
ALBUQUERQUE, NM 87193-7408
JFS @
SIMONSARCHITECTURE.COM

505.480.4796 VOICE

November 18, 2010

TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 4/23/2010. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/18/2010 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

- 1. The ADA aisle for the car shop parking space flipped to the other side of the ADA parking space.
- 2. The emissions building is not built.
- 3. The west parking spaces are not striped and removed from the parking count.
- 4. The car sales parking at the south is block stripped in lieu of individual stripes.
- 5. The radius in the middle parking row is technically not striped but the space for the radius is allowed for.
- 6. There is one motorcycle space striped.

THE RECORD INFORMATION PRESENTED HERON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Joseph F.
Simons, Jr.
No. 2890
11. 19.2010 10

Signature of Engineer or Architect

11.19.2010

Date



April 23, 2010

Joseph Simons Jr., R.A. Simons Architecture P.O. Box 67408 Albuquerque, NM 87193

Re:

Roadrunner Car Shop / Emissions Addition, 1515 Coors Blvd NW,

Traffic Circulation Layout

Architect's Stamp dated 04-22-10 (J11-D027)

Dear Mr. Simons,

The TCL submittal received 04-22-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

Prior to any certificate of occupancy approval, the following item must be completed:

The existing block wall currently encroaching upon City right of way requires an encroachment agreement. Provide a copy of the encroachement agreement with the City of Albuquerque at submittal for Certificate of Occupancy Requirement removed per Richard Dourte (see attached email dated 09-15-10)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept. Development and Building Services

C:

File

Metro, Kristal D.

From:

Dourte, Richard H.

Sent:

Wednesday, September 15, 2010 3:35 PM

To:

Metro, Kristal D.

Subject:

FW: Roadrunner Auto Mart

Kristal,

Please waive the retaining wall encroachment for the 6in retaining wall that exists.

1515 Coors NW

Thanks,

Richard

From:

Mayer, Sally L.

Sent:

Wednesday, September 15, 2010 1:08 PM

To: Cc:

Dourte, Richard H. Stover, Debbie L.

Subject:

Roadrunner Auto Mart

Hi Richard,

I was talking to Debbie Stover about a call the Mayor's office received and she suggested that the constituent talk to you. Brad Ekhoff is remodeling his business - Roadrunner Auto Mart on Coors and he has some issues. I don't understand enough about the planning process to communicate this properly to you but here is what I think the issues are - more or less:

- 1) The whole process has taken much longer than he thought it would, he has been working on this since last March
- 2) He has a 6 <u>inch tall</u> brick retaining wall on his property that has been there since 1957, after speaking with Ms Metro his 6 <u>inch tall</u> brick retaining wall has created a lot of hoops for him to jump thru before he can get his CO. To him this isn't making sense.
- 3) Impact fees \$19,000 when his new building has no new impact can you please review and be sure he is being charged correctly?

I gave him your phone number so his call may have come before I even got this e-mail written. If he hasn't called you yet and you would be willing to call him, his number is 688-0700 - Brad Ekhoff.

Thank you in advance for your help. Mr. Ekhoff seems like a very nice man, he just wants to be sure everything is as it should be.

Sincerely, Sally Mayer 768-3012

Metro, Kristal D.

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Cc: Stover, Debbie L.
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Thank you in advance for your help. Mr. Ekhoff seems like a very nice man, he just wants to be sure everything is as it should be.

Sincerely, Sally Mayer 768-3012

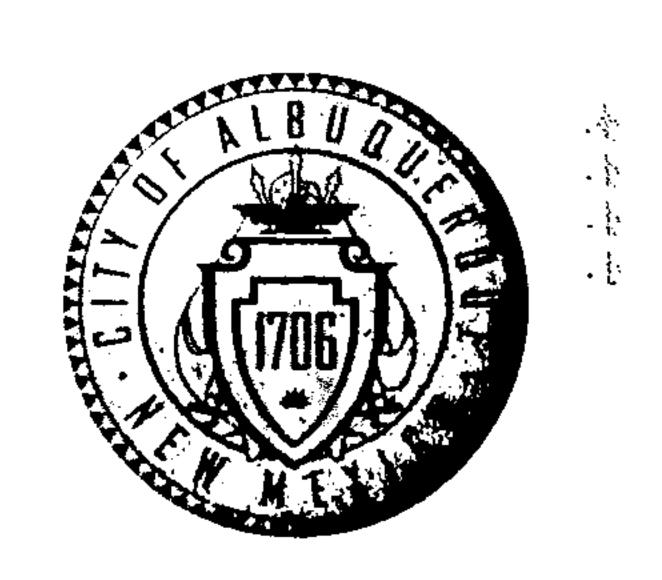
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Roadrunner Car Shop	ZONE MAP: J1 / DO
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: CITY ADDRESS: \(\sum_{5/5} \cov \sum_{5/5} \left \left \sum_{5/5} \left \le	<u> </u>
CITY ADDRESS: 15/5 COVS 15/50 / UV	
ENGINEERING FIRM:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: Simons Andritecture	
	CONTACT: 55425imus
ADDRESS: 9036×67408	PHONE:
CITY, STATE: AG /V/VI	ZIP CODE: <u>87193</u>
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	OF APPROVAL SOUGHT: FINANCIAL GUARANTEE RELEASE
	LIMINARY PLAT APPROVAL
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	EV. FOR BLDG. PERMIT APPROVAL
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COPY PROVIDED	`)
54-25-5	Ϋ́λ Ν Τ.
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.



April 15, 2010

Joseph Simons Jr., R.A. Simons Architecture P.O. Box 67408 Albuquerque, NM 87193

Re: Roadrunner Car Shop / Emissions Addition, 1515 Coors Blvd NW, Traffic Circulation Layout

Architect's Stamp dated 03-11-10 (J11-D027)

Dear Mr. Simons,

Based upon the information provided in your submittal received 04-07-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

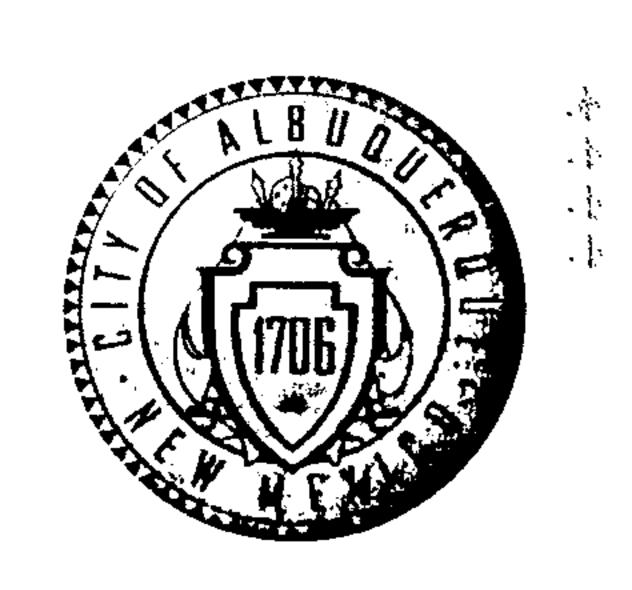
- 1. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
- 2. Adequate throat depths must be maintained off of Coors Blvd. See the *Development Process Manual*, Table 23.7.1.
- 3. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
- 4. Show all ramps and provide details.
- 5. Clearly show the ADA accessible pathway from the proposed handicapped parking spaces to the building.
- 6. Show a vicinity map on the plan.
- 7. A six-foot wide, ADA accessible, pedestrian pathway is required from the right of way to the building. Not req. Per zoning
- 8. The proposed emissions facility must comply with current Čity of Albuquerque criteria regarding drive through facilities.
 - a. Per the *Development Process Manual*, Chapter 23, Section 7.E, "The integration of the drive through into the overall site should be such that queuing will not interfere with either the entry/exit to the site or with parking and circulation aisles."
 - b. A queuing length of 4 vehicle lengths (80 feet) must be provided for the emissions facility. Your proposed layout is not acceptable, as the queuing would interfere with traffic attempting to enter and exit the site.
 - c. The minimum lane widths for a drive though facility is 12 feet with a 25-foot radius (inside edge), or 14 feet with a 15-foot radius.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



- 9. Clarify the existing parking layout versus proposed parking layout. Recent aerial photography indicates the parking lot will be significantly modified.
- 10. The proposed parking spaces containing light poles are unacceptable. The light poles must be either relocated or protected with curbing.
- 11. The proposed gate north of the new vehicle repair building should be 12 feet wide.
- 12. Will there be new asphalt paving with this project?
- 13. Provide a legend on the plan, identifying all linetypes.
- 14. End of aisle islands (see *Development Process Manual* Figure 23.7.2) must be provided for all proposed parking.
- 15. The existing block wall currently encroaching upon City right of way must be removed. In addition, the block wall must be modified in order to maintain proper sight distance at the entrance. Please provide a sight distance exhibit for the entrance (See the Development Process Manual, Chapter 23, Section 6, Part B.12).

Mini Clear Sight Triangle

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3991.

NM 87103

Sincerely,

www.cabq.gov

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C:

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Road Runner EPC #:	ZONE MAP/DRG. FILE #: J11-D027 WORK ORDER #:					
LEGAL DESCRIPTION: CITY ADDRESS:	Lot 2, Shell Additions 1515 Coors nw						
ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS: CITY, STATE:	PO BOX 67305 Alb BRADLEY S & CARYN M EKHOFF LLC 3608 VISTA DEL SUR NW alb	CONTACT: PHONE: ZIP CODE: PHONE: PHONE: ZIP CODE:	(505)321-9099 87199				
ARCHITECT: ADDRESS: CITY, STATE:	Simons Architecture P.O. Box 67408 Albuqueqrue, NM 87193	CONTACT: PHONE: ZIP CODE:	480-4796 87144				
SURVEYOR: ADDRESS: CITY, STATE:	Survtec	PHONE: ZIP CODE:					
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:					
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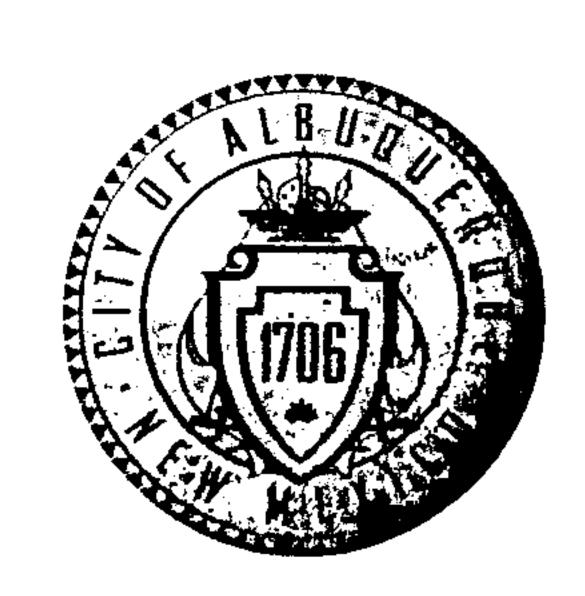
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- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





April 6, 2010

David Soule, P.E. Rio Grande Engineering PO Box 67305 Albuquerque, NM 87199

Road Runner 1515 Coors NW Re:

Grading and Drainage Plan

Engineer's Stamp dated 03-30-2010 (J11-D027)

Dear Mr. Soule,

Based upon the information provided in your submittal received 04-01-2010, the above referenced plan is approved for Building Permit. After project completion, Engineer Certification per the DPM checklist will be required in order to obtain a Certificate of Occupancy.

Albuquerque

PO Box 1293

If you have any questions, you can contact me at 924-3986.

NM 87103

www.cabq.gov

Sincerely,

Beadley L. Bingham, PE, CFM

City Hydrologist Planning Department. Development and Building Services

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE:	Road Runner	ZONE MAP/DRG. FILE #: J11-D027					
DRB #:	EPC #:	WORK ORD	ER #:				
LEGAL DESCRIPTION:	Lot 2, Shell Additions						
CITY ADDRESS:	1515 Coors nw	**************************************					
		, , , , , , , , , , , , , , , , , , , 					
ENGINEERING FIRM:	Rio Grande Engineering	CONTACT:	David Soule, PE				
ADDRESS:	PO BOX 67305	PHONE:	(505)321-9099				
CITY, STATE:	Alb	ZIP CODE:	87199				
OWNED:		CONTACT.					
OWNER: ADDRESS:	BRADLEY S & CARYN M EKHOFF LLC	CONTACT: PHONE:					
CITY, STATE:	3608 VISTA DEL SUR NW alb	ZIP CODE:	87120				
			<u> </u>				
ARCHITECT:		CONTACT:					
ADDRESS:		PHONE:					
CITY, STATE:		ZIP CODE:					
SURVEYOR:	Survtec	CONTACT:	Rusty Hugg				
ADDRESS:		PHONE:					
CITY, STATE:		ZIP CODE:					
CONTRACTOR:		CONTACT:					
ADDRESS:		PHONE:					
CITY, STATE:		ZIP CODE:					
DRAINAGE PLA CONCEPTUAL REPOSION CON ENGINEER'S CONTRAFFIC CIRC ENGINEERS CONTRAFFIC CIRC ENGINEERS CONTRAFFIC CIRC ENGINEERS CONTRAFFIC CIRC	PORT AN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> AN RESUBMITTAL GRADING & DRAINAGE PLAN	CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANACIAL GUARANTEE RELEASE 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 CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)					
WAS A PRE-DESIGN CON YES NO COPY PROVIDE	ED	OTHER (SP	APR 0 1 2010 HYDROLOGY SECTION				
DATE SUBMITTED:	3/31/2010	BY:	David Soule				

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March 31, 2010

Mr. Bradley Bingham, PE City Hydrologist Planning Department City of Albuquerque

RE:

Grading and Drainage Plan Road Runner, J11/D027

Dear Curtis:

The purpose of this letter is to accompany the enclosed grading plan for the referenced project. This plan has been modified to address your written comments dated March 22, 2010. The following is a paraphrasing of your comments and a summary as to how they were addressed.

How is the flow leaving site

I believe this comment is do similar elevations at the landscape area at NE corner, We have raised the landscape area to make sure the water leaving the new harvesting pond enters the parking lot and drains out the existing driveway. Now all flow leaves site at driveway. The ponding at NW corner stays since it is being built to compensate for existing flood plain.

Can the increase in flow be captured in the new landscape areas.

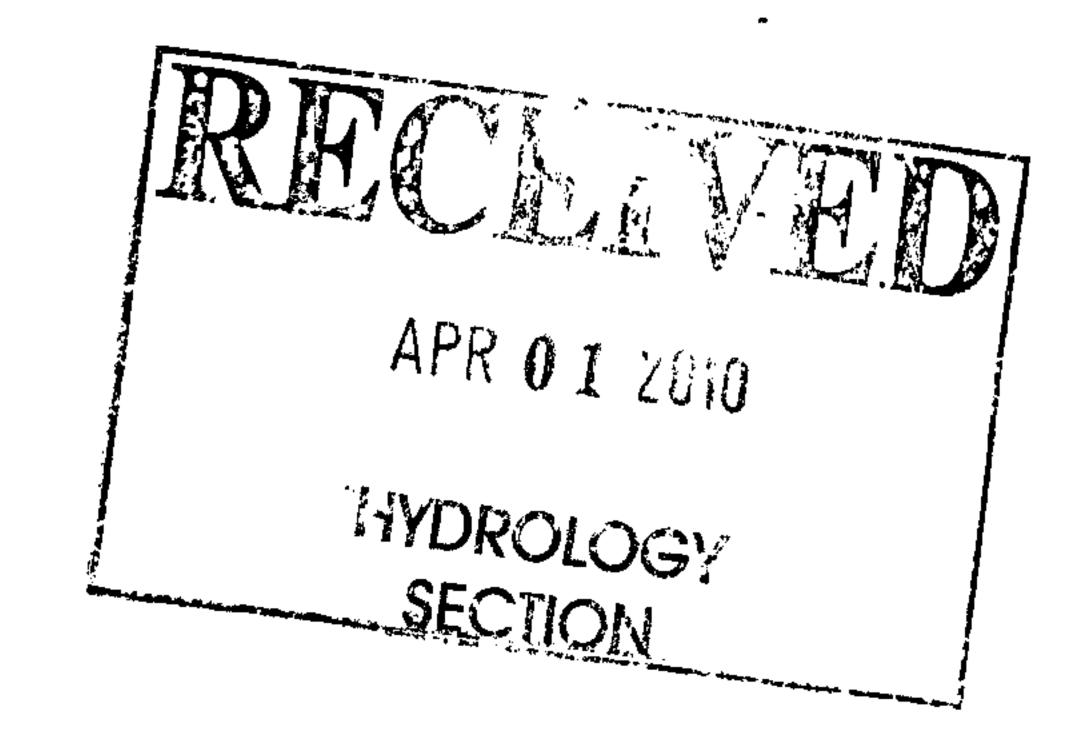
The SW portion of the site has been modified to be captured in a 1' deep harvesting pond. This pond will retain the 100-yr 6-hour volume. An additional pond has been added at the north landscape area, now the site discharges .27 cfs less than historical.

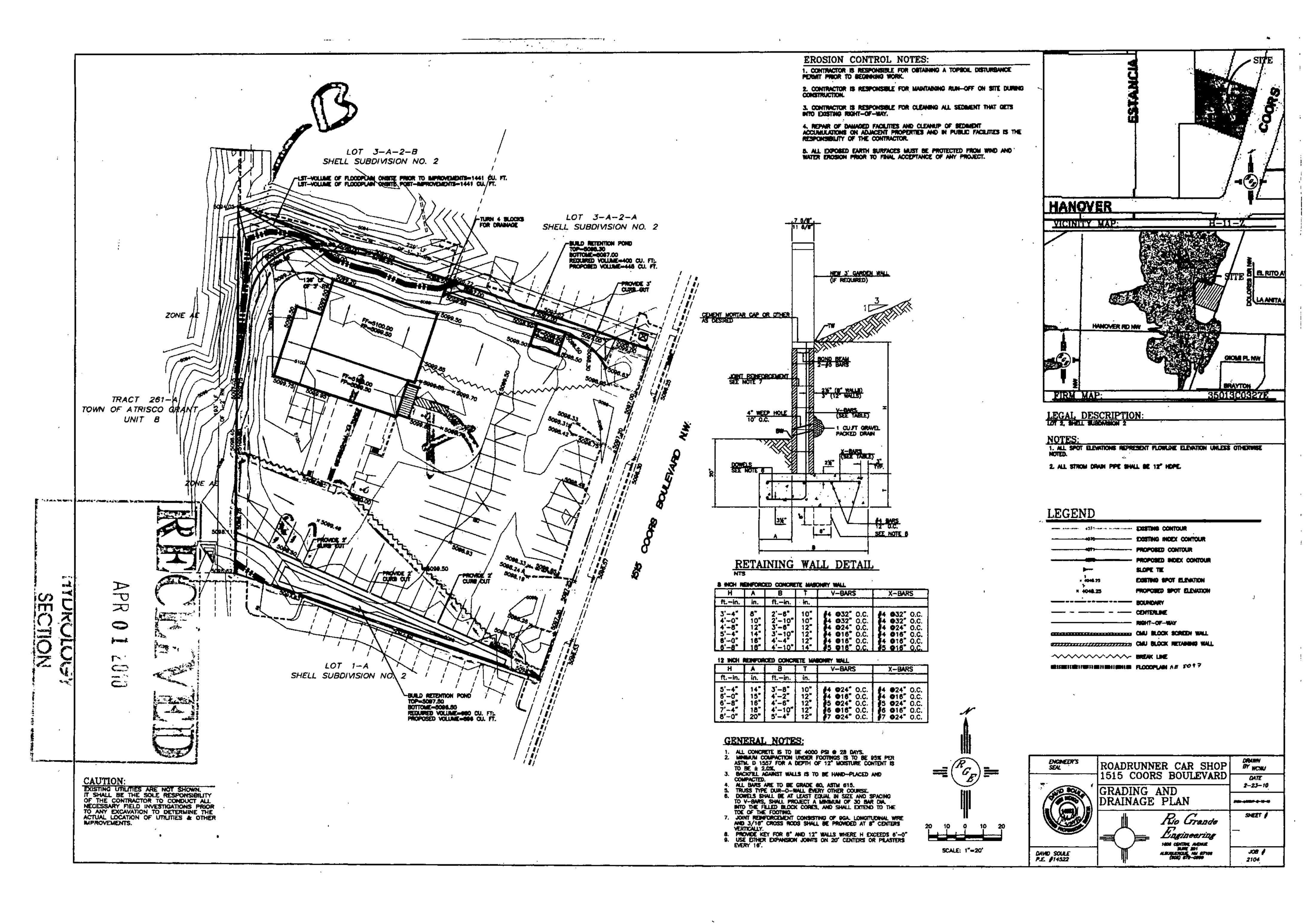
Should you have any questions regarding this resubmittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

Enclosures





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Weighted E Method

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Basin	Area	Area	Treatr	nent A	Treat	ment B	Treatn	nent C	Treatm	ent D	Weighted E	Volume	Flow	Volume
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)
exising A	34300.00	0.787	0%	0	5%	0.039	19%	0.1496	76%	0.598	1.719	0.113	3.12	0.193
exising B	9639.00	0.221	0%	0	0%	0.000	100%	0.2213	0%	0.000	0.990	0.018	0.64	0.018
Proposed A	31277.00	0.718	0%	0	8%	0.057	14%	0.1005	78%	0.560	1.729	0.103	2.85	0.178
Proposed A1	8110.00	0.186	0%	0	20%	0.037	40%	0.0745	40%	0.074	1.318	0.020	0.61	0.030
Proposed B	4552.00	0.104	0%	0	50%	0.052	50%	0.0522	0%	0.000	0.830	0.007	0.26	0.007

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm

Ea= 0.44 Qa= 1.29 Eb= 0.67 Qb= 2.03 Ec= 0.99 Qc= 2.87 Ed= 1.97 Qd= 4.37

Developed Conditions

DRAINS TO COORS

EXISITNG 3.12 CFS PROPOSED 2.85 CFS DECREASE 0.27 CFS

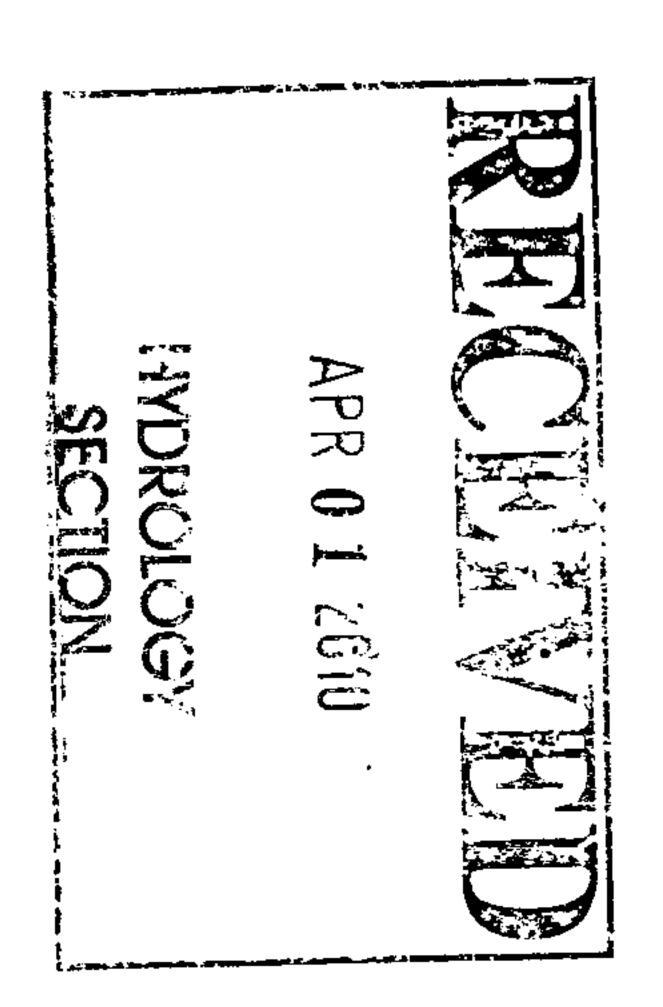
DRAINS TO WEST

EXISITNG 0.64 CFS PROPOSED 0.26 CFS

DECREASE 0.38 CFS 480.37 CF / 100-YEAR 10 DAY VOLUME

(REDUCTION IN VOLUME CONTRIBUTING TO FLOOD PLAIN)

DRAINS TO LANDSCAPE POND 0.020 AC-FT 890.75 CF



DRAINAGE REPORT

For

ROADRUNNER 1515 Coors NW

Albuquerque, New Mexico

Prepared by

Rio Grande Engineering PO Box 67305 Albuquerque, New Mexico 87193

March 2010

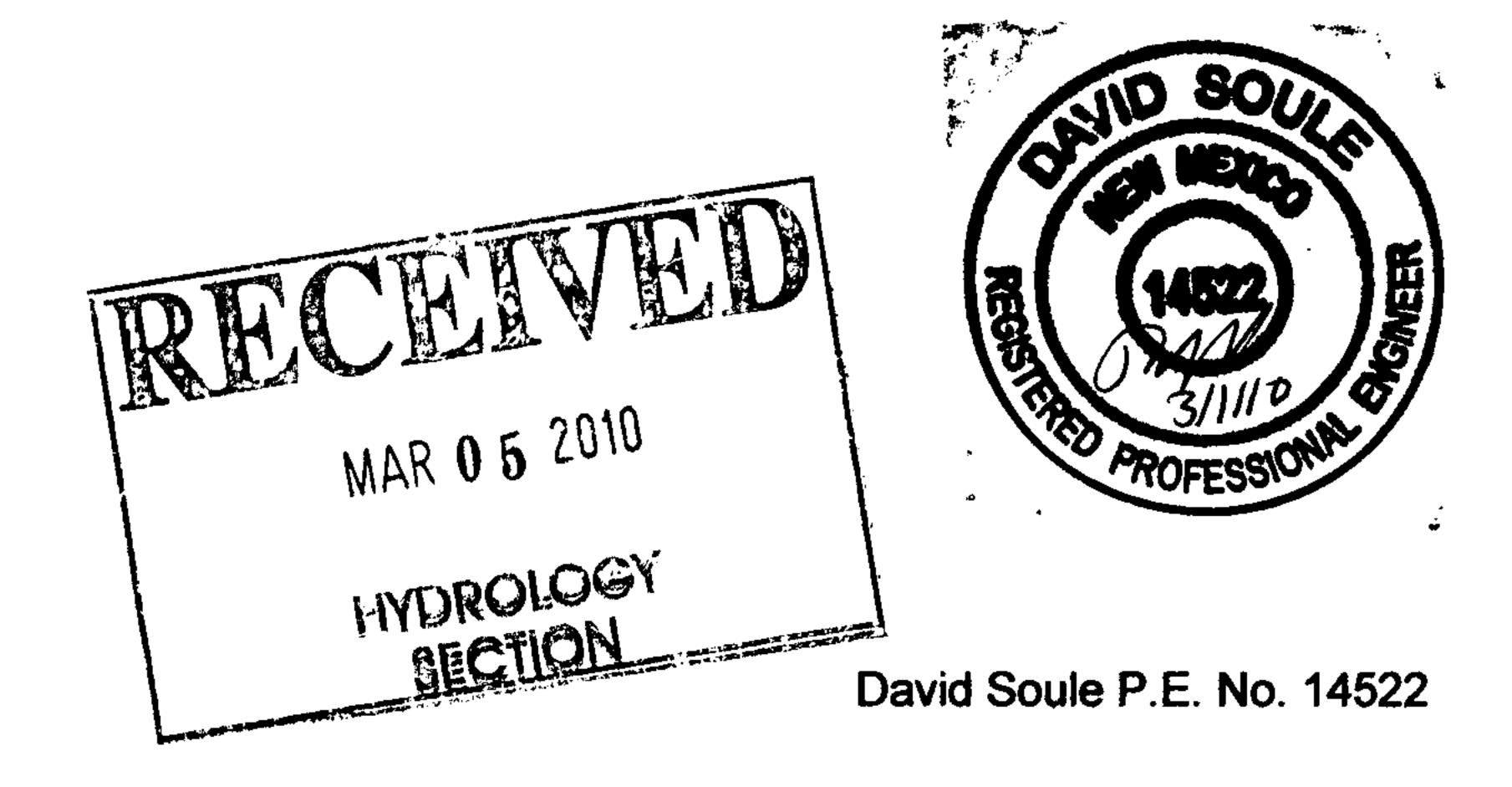


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Site Hydrology	A
Map Pocket Site Grading and Drainage Plan	

MAR 0 5 2010
HYDROLOGY
SECTION

PURPOSE

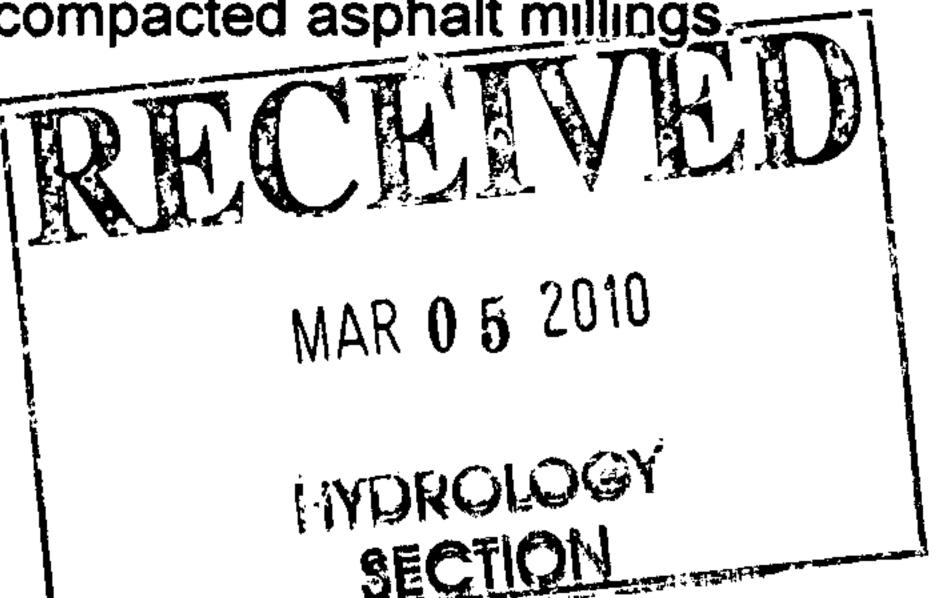
The purpose of this report is to provide the Drainage Management Plan for an approximately 4,700 square foot addition to and existing car sales building located on the west side of Coors north of Hanover. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

INTRODUCTION

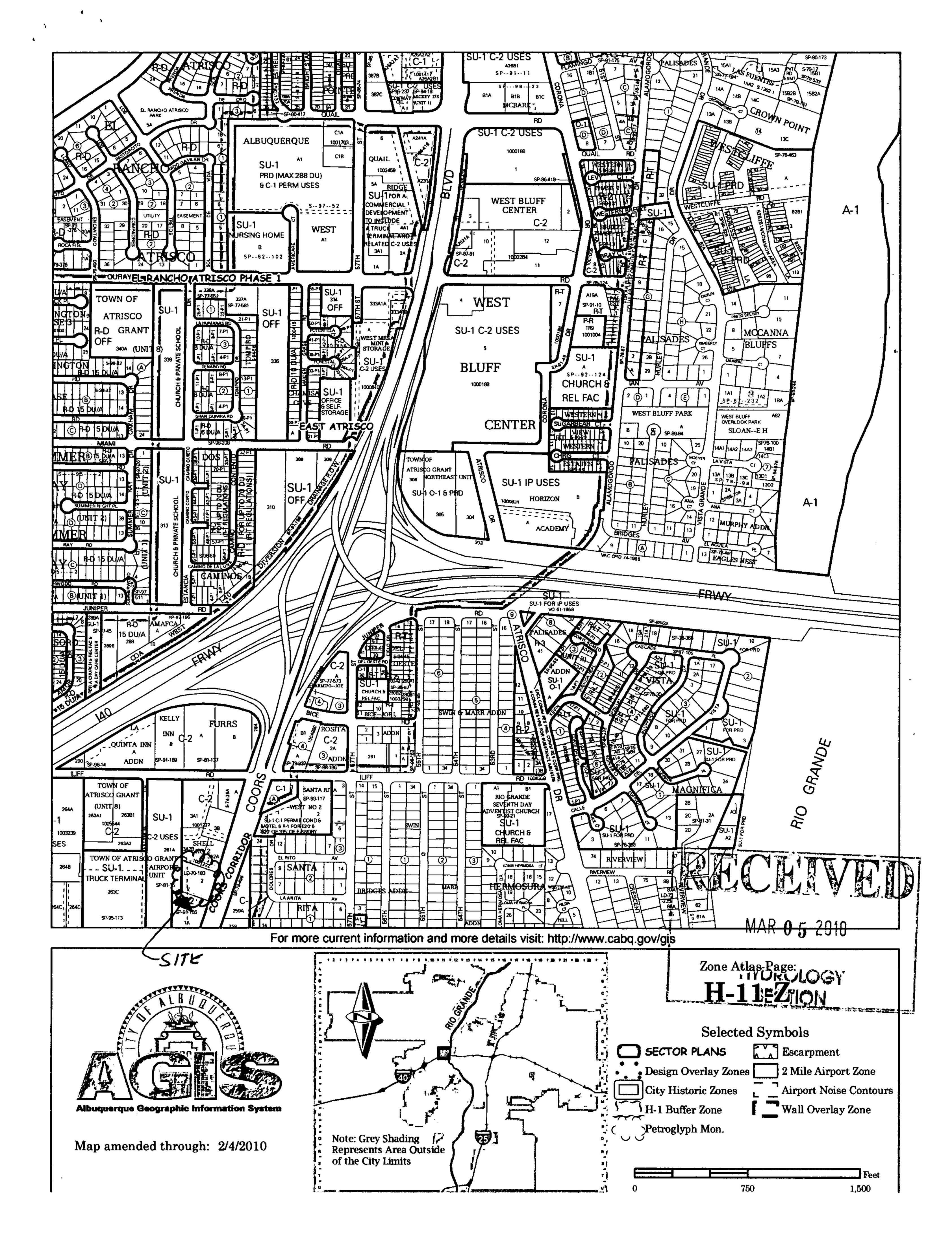
The subject of this report, as shown on the Exhibit A, is a 1.0-acre parcel of land located on the west side of Coors north of Hanover NW. The legal description of this site is Lot 2, Shell subdivision. As shown on FIRM map35013C0327F, the majority of the site is located within Flood Zone X. There is an encroachment of the AH 5097 flood plain along the sites western boundary. The majority of the site drains to Coors, the proposed improvement are is currently impervious. The development of this site should not increase flow to the existing flood plain nor diminish the volume of said flood plain

EXISTING CONDITIONS

The site is currently developed. The site currently contains two basins. Basin A contains the eastern .787 acres and discharges 3.12 cfs to Coors. This discharge is captured by a storm inlet within the roadway directly in front of the property. The remaining .221 acres discharge to adjacent properties to the west at a peak rate of .64 cfs and 100-year, 10-day volume of .193 acft. The western portion of the lot is impacted by an AH flood zone. The onsite volume of the flood zone is 1441 cubic feet (area under elevation 5097). The majority of the site is paved with asphalt and compacted asphalt millings.



3

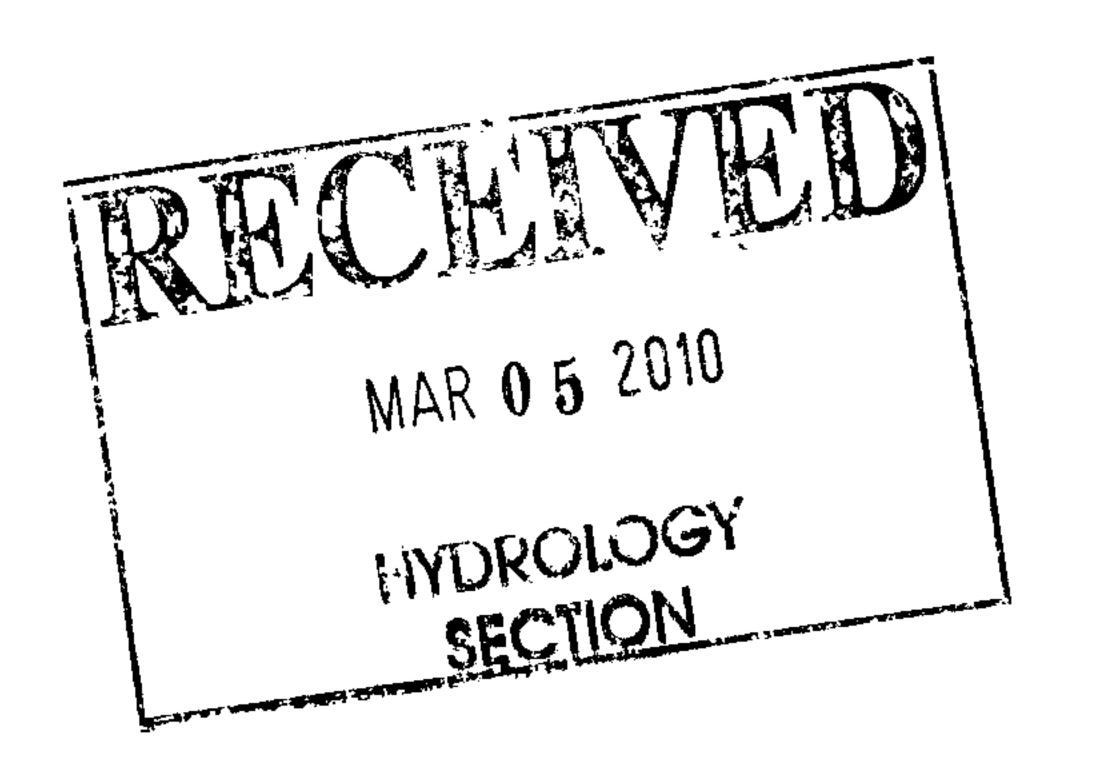


PROPOSED CONDITIONS

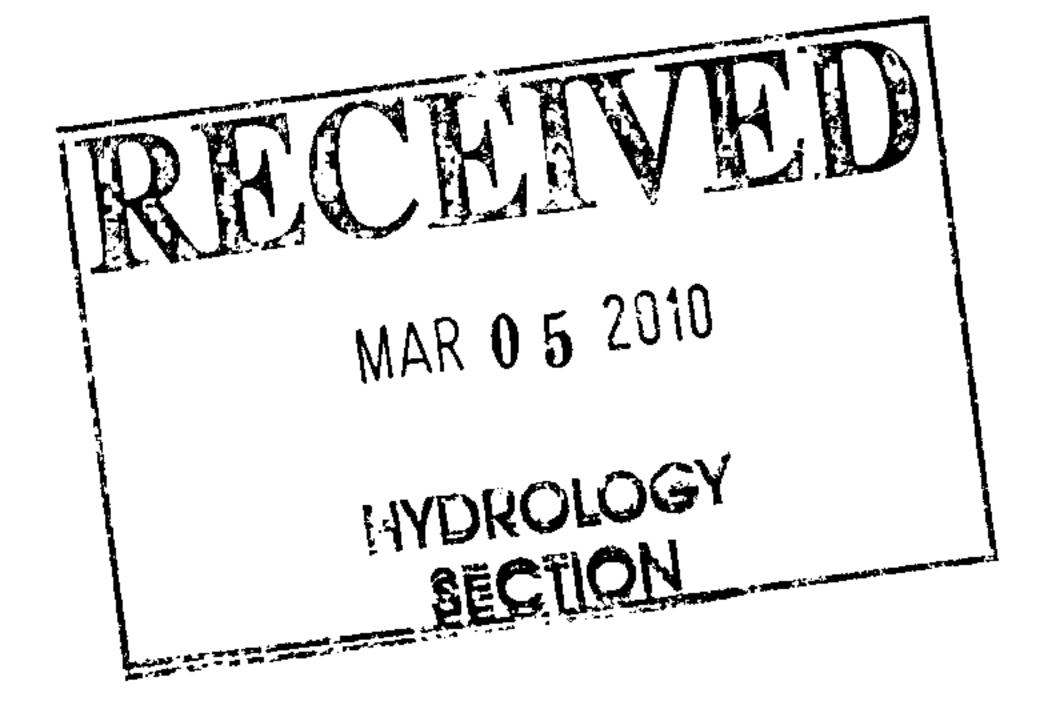
The proposed improvements consist of a 4,700 square foot garage/show room facility. The site will be graded such that the majority of the site will discharge directly to Coors. The increased basin area will be minimized by the replacement of the compacted millings with more pervious gravel. The area of the modified slope within the flood plain must be graded such that the volume of the flood plain onsite is not changed. As shown in appendix A, the site will be graded to contain two basins. Basin A free discharges to Coors at a peak rate of 3.59 cfs, an increase of .47 cfs. This flow will be captured by the existing inlet; this is the lower reach of the Coors storm drain system so this increase will pass the system prior to system peak so increase is negligible. The rear portion of the lot is reduced in area and will discharge .23 cfs, a .41 cfs reduction. This basin will be graded to accommodate the 1441 cubic feet of flood plain located under the 4097 contour. Due to the flood zone impact, the contributing volume to the area is reduced by 421 cubic feet

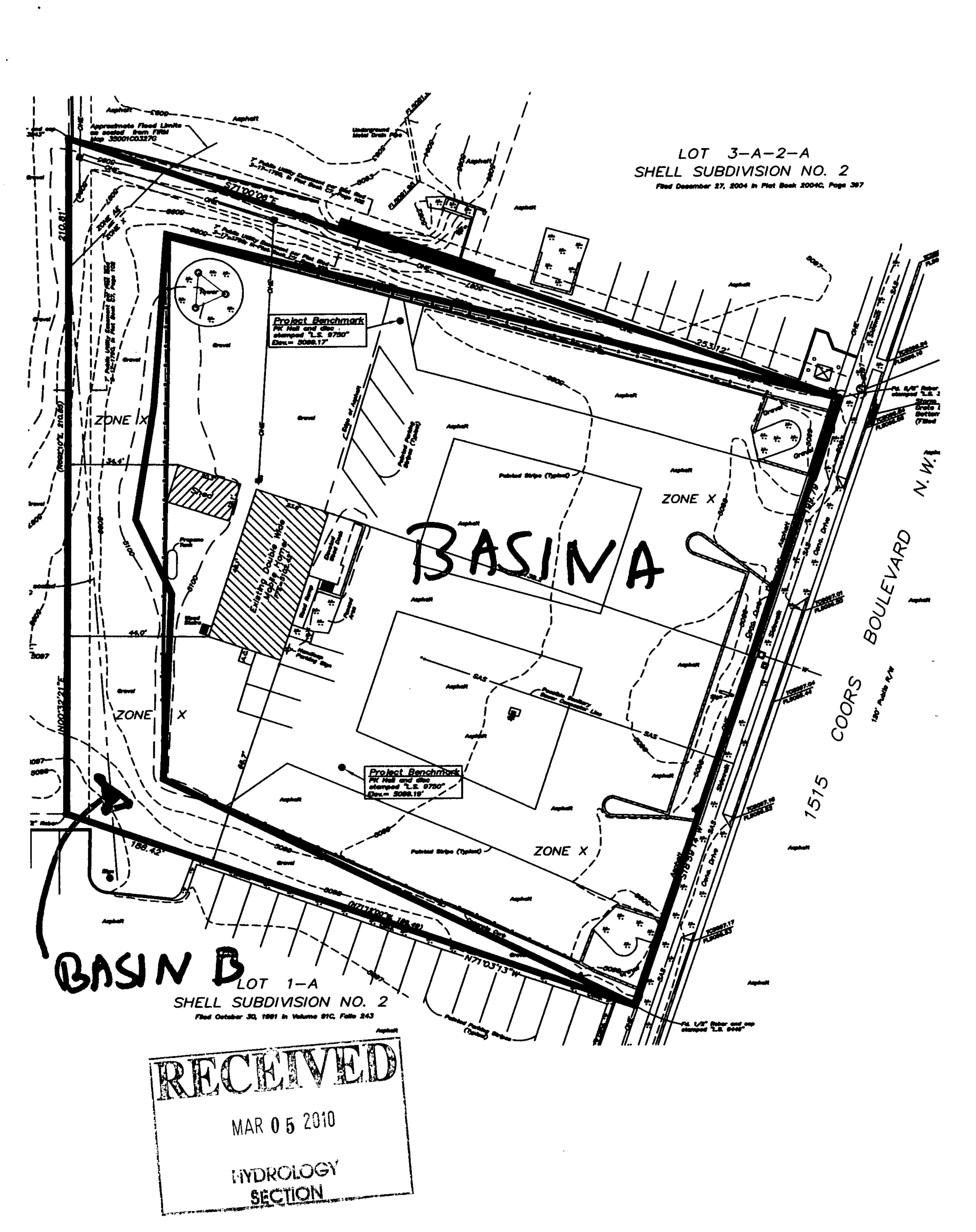
SUMMARY AND RECOMMENDATIONS

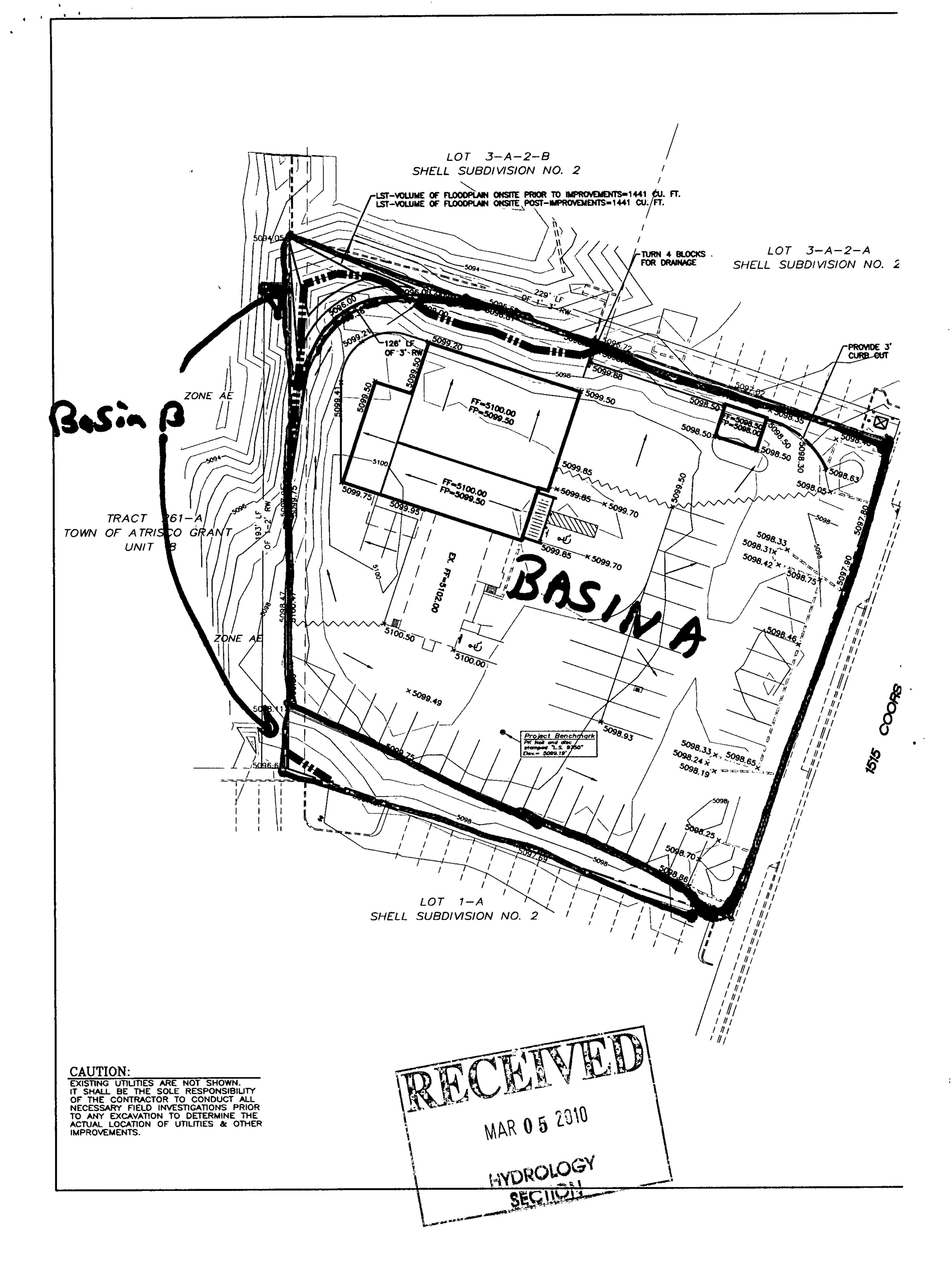
This project is an addition to an existing development. The area of improvement does not have an impact on the land treatment but does increase the flow to Coors by .47 cfs while reducing the flow to the adjacent parcels by .41 cfs. Due to the location of the adjacent Coors storm drain and the fact we are in the bottom 1/3 reach, the shift in flow will not negatively affect the regional drainage system. Since the effected area site encompasses less than 1 acre, a NPDES permit should not be required prior to any construction activity.



APPENDIX A SITE HYDROLOGY







Weighted E Method

				· · · ·							100-	Year, 6-hr		10-day
Basin	Area	Area	Treati	ment A	Treatr	nent B	Treati	ment C	Treatm	ent D	Weighted E	Volume	Flow	Volume
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)
exising A	34300.00	0.787	0%	0	5%	0.039	19%	0.1496	76%	0.598	1.719	0.113	3.12	0.193
exising B	9639.00	0.221	0%	0	0%	0.000	100%	0.2213	0%	0.000	0.990	0.018	0.64	0.018
Proposed A	39387.00	0.904	0%	0	8%	0.072	14%	0.1266	78%	0.705	1.729	0.130	3.59	0.224
Proposed B	4552.00	0.104	0%	0	50%	0.052	50%	0.0522	0%	0.000	0.985	0.009	0.23	0.009

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm

Ea= 0.44 Qa= 1.29 Eb= 0.67 Qb= 2.03 Ec= 0.99 Qc= 2.87 Ed= 1.97 Qd= 4.37

Developed Conditions

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DRAINS TO COORS

EXISITNG 3.12
PROPOSED 3.59
INCREASE 0.47

DRAINS TO WEST

EXISITNG 0.64
PROPOSED 0.23

DECREASE 0.41

421.57 100-YEAR 10 DAY VOLUME

(REDUCTION IN VOLUME CONTRIBUTING TO FLOOD PLAIN)



March 22, 2010

David Soule, P.E. Rio Grande Engineering PO Box 67305 Albuquerque, NM 87199

Re: Road Runner 1515 Coors NW

Grading and Drainage Plan

Engineer's Stamp dated 03-01-2010 (J11-D027)

Dear Mr. Soule,

Based upon the information provided in your submittal received 03-05-2010, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

1. How is the flow leaving the site?

Albuquerque

2. Can the increase in flow be captured in the new Landscaping areas?

If you have any questions, you can contact me at 924-3986.

NM 87103

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE, CFM

City Hydrologist Planning Department. Development and Building Services

C:

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Road Runner EPC #:	ZONE MAP/I WORK ORD	DRG. FILE #: ## \-\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
LEGAL DESCRIPTION:	Lot 2, Shell Additions		
CITY ADDRESS:	1515 Coors nw		f
ENGINEERING FIRM: ADDRESS:	Rio Grande Engineering PO BOX 67305	CONTACT: PHONE:	David Soule, PE (505)321-9099
CITY, STATE:	Alb	ZIP CODE:	87199
OWNER: ADDRESS: CITY, STATE:	BRADLEY S & CARYN M EKHOFF LLC 3608 VISTA DEL SUR NW alb	CONTACT: PHONE: ZIP CODE:	87120
ARCHITECT: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
SURVEYOR: ADDRESS: CITY, STATE:	Survtec	CONTACT: PHONE: ZIP CODE:	Rusty Hugg
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
CHECK TYPE OF SUBMIT	TAL:	CHECK TYPE OF API	PROVAL SOUGHT:
DRAINAGE PLA CONCEPTUAL GRADING PLAN EROSION CON' ENGINEER'S CI CLOMR/LOMR TRAFFIC CIRCU ENGINEERS CE	N 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> N RESUBMITTAL GRADING & DRAINAGE PLAN	PRELIMINAL S. DEV. PLA S. DEV. PLA SECTOR PL FINAL PLAT FOUNDATIO X BUILDING P CERTIFICAT GRADING P PAVING PEI WORK ORD	ACIAL GUARANTEE RELEASE RY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN APPROVAL AN APPROVAL ON PERMIT APPROVAL PERMIT APPROVAL TE OF OCCUPANCY (PERM.) TE OF OCCUPANCY (TEMP.) TERMIT APPROVAL RMIT APPROVAL RMIT APPROVAL RMIT APPROVAL
WAS A PRE-DESIGN CON YES NO COPY PROVIDE DATE SUBMITTED:	MAR 0 5 2010	OTHER (SP	David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of sumbittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plans: 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.