

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 3, 2020

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

**RE: Eubank Animal Hospital Expansion
1601 Eubank Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/15/19
Hydrology File: J20D032**

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your submittal received 12/24/2019, the Grading & Drainage Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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 (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

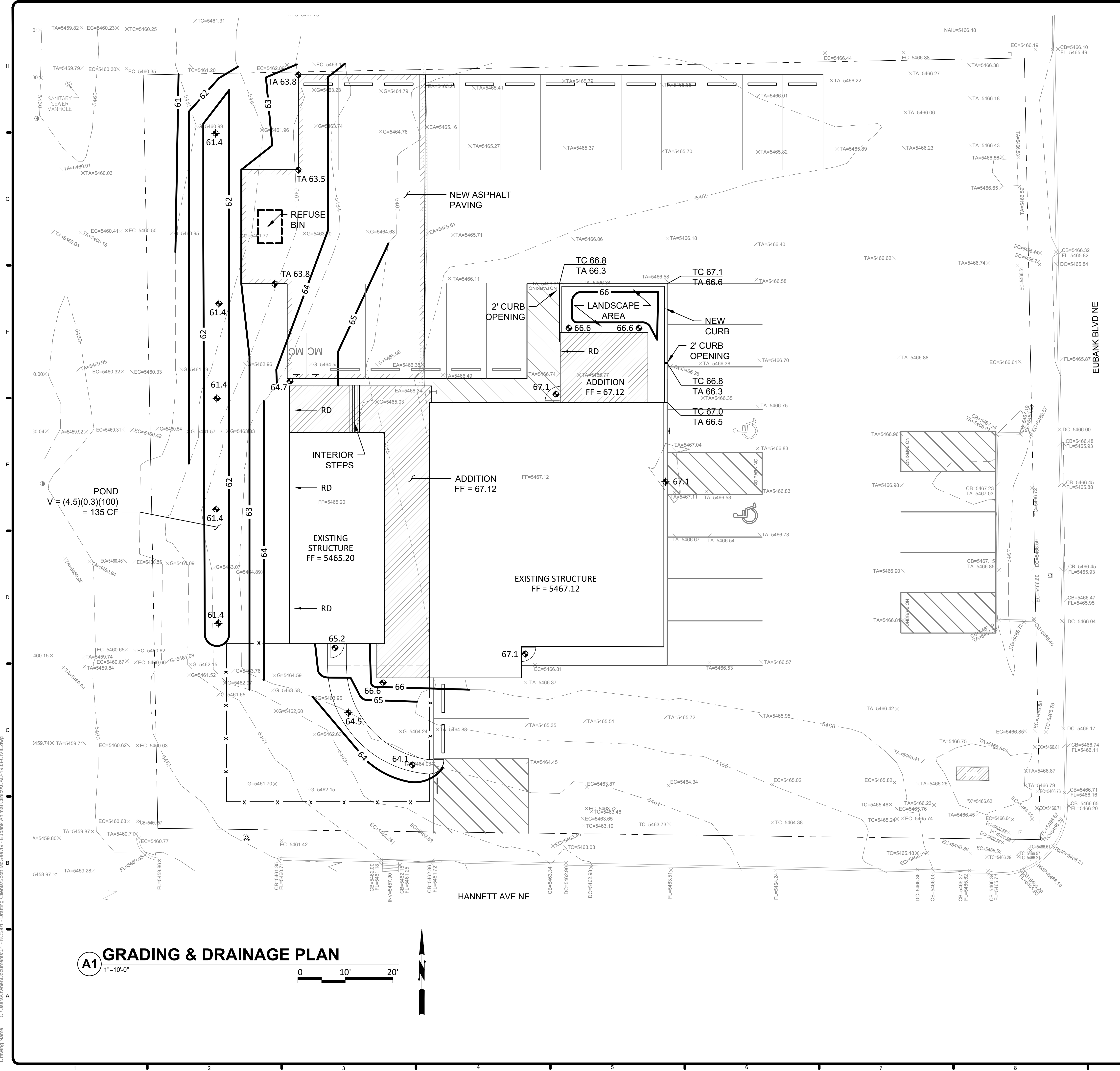
www.cabq.gov

Also as a reminder, please provide a Drainage Covenant for the proposed stormwater quality pond per Chapter 17 of the DPM prior to Permanent Release 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
Senior Engineer, Hydrology
Planning Department



A1 GRADING & DRAINAGE PLAN

1"=10'-0"

0 10' 20'



VICINITY MAP
NOT TO SCALE

LEGEND

---	EXISTING CONTOUR LINE
---	NEW CONTOUR LINE
FF = 5467.12	FINISH FLOOR ELEVATION
◆ 18.9	NEW SPOT ELEVATION
TC 19.0	TOP OF CURB
FL 18.5	FLOW LINE
← RD	ROOF DRAIN

DRAINAGE ANALYSIS

ADDRESS: 1601 Eubank Blvd NE, Albuquerque, NM
LEGAL DESCRIPTION: Lots 31-36 Oxsheer Heights
SITE AREA: 30,057 SF (0.69 acre)

BENCHMARK: City of Albuquerque Station '17-H20' being a brass cap
ELEV= 5469.21 (NAVD 1988)

SURVEYOR: Harris Surveying dated October, 2019
PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0356H (8/16/12), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is developed with two existing buildings, paved access and parking areas, and landscaping. The site slopes down to the west at 3-3.5%. Runoff sheet flows west and discharges to the public alley west of the site.

OFFSITE FLOW: The site is bounded by Eubank Blvd to the east and Hannett Avenue to the south. No offsite flows enter the site.

PROPOSED IMPROVEMENTS: The proposed building additions include filling in the space between the 2 buildings and a rectangular addition on the north side of the eastern building. Total added area is 1,075 SF. Approximately 1,600 SF additional asphalt paving is proposed with this project.

DRAINAGE APPROACH: The site drainage pattern will remain unchanged as the site will continue to drain to the south and west per historic conditions.

Existing land treatment: 8% B, 20% C, and 72% D
 $Q = [(0.08)(2.60) + (0.20)(3.45) + (0.72)(5.02)](0.69) = 3.2 \text{ CFS}$

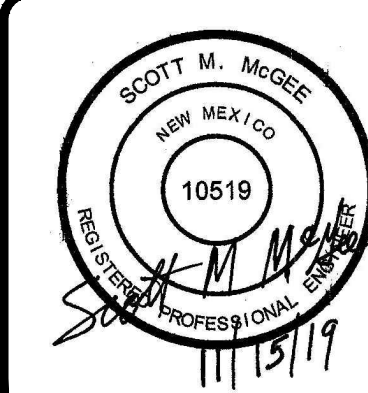
Proposed land treatment: 8% B, 9% C and 83% D
 $Q = [(0.08)(2.60) + (.09)(3.45) + (.83)(5.02)](1.558) = 3.4 \text{ CFS}$

First flush $V = (3,606) (0.34/12) = 102 \text{ CF}$
Onsite pond volume provided is 135 CF

The proposed retention ponding area contains the first flush volume. Runoff increases slightly but there will be no adverse impact on downstream drainage facilities.

BDA Architecture, P.C.
Gladysz & Usiak Architecture, LLC
901 Lamberon Pl. NE
Albuquerque, NM 87107
Phone: (505) 858-0880
Fax: (505) 858-0111
Email: info@bdaarc.com

BDA



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GRADING & DRAINAGE PLAN

INITIALS	REVIEWS
-	BDA DSGN. REV.
-	BDA TECH. REV.

PROJECT NO.:
DRAWN: -
DATE:

C101
OF