

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

January 10, 2017

Craig Hagelgantz, P.E.
ABQ Engineering
8102 Menaul Blvd NE Suite D
Albuquerque, NM 87121

RE: **Route 66 Plaza**
Grading and Drainage Plan
Engineers Stamp Date 6/16/16 (K19D043)

Dear Mr. Hagelgantz,

Based upon the information provided in your submittal received 1/5/17, with red line corrections added 1/9/16 this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan with red line corrections dated 1/5/17 to the construction sets in the permitting process prior to sign-off by Hydrology. If this plan is not in the building permit set with the corrections there will be a delay in the permitting process.

Contact Jason Rodriguez at 235-8016 to schedule an inspection for the side walk culvert before the concrete is poured. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. Please inform the owner/contractor that a copy of this approval letter must be on hand when applying for the permit.

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

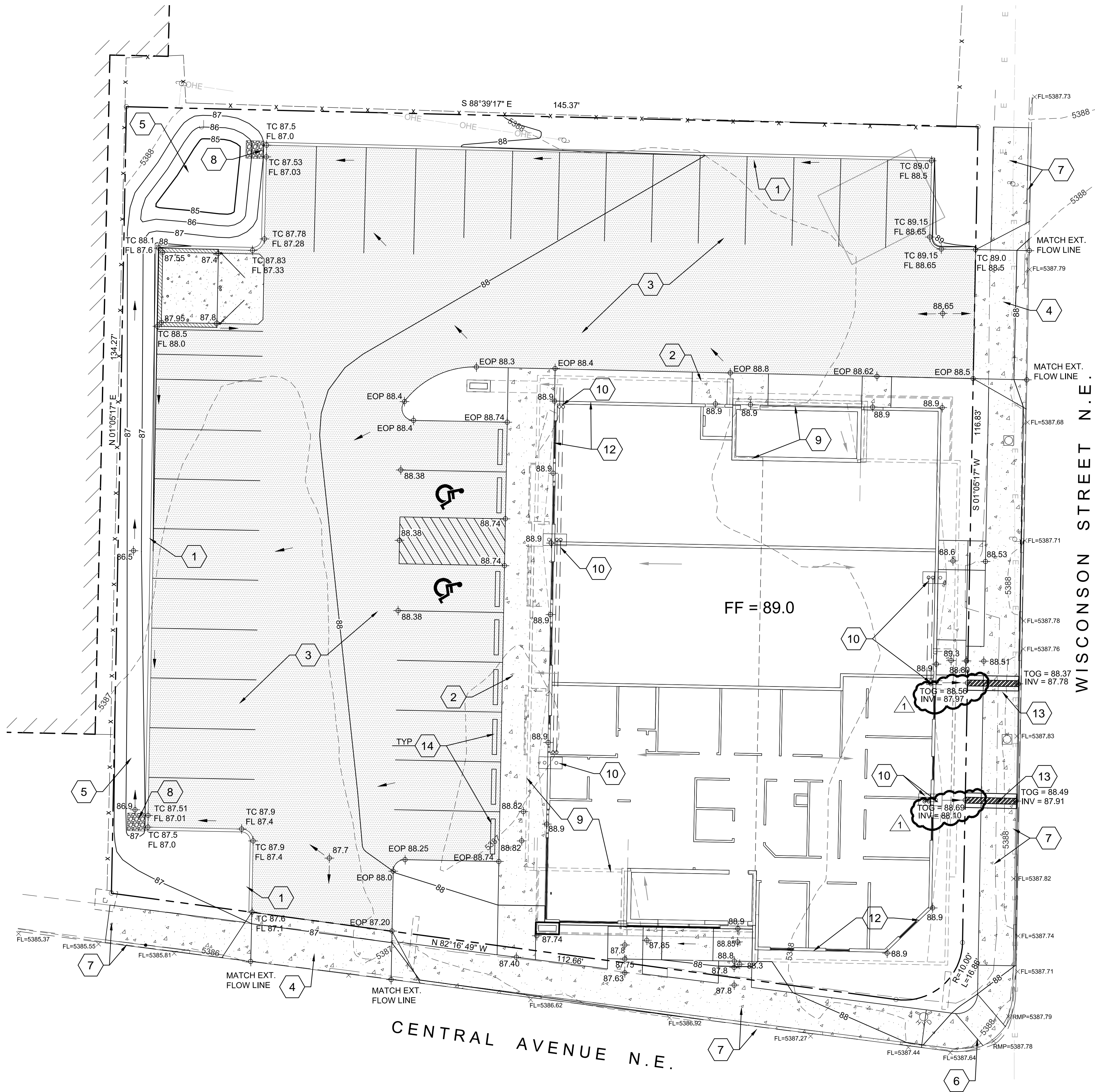
If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

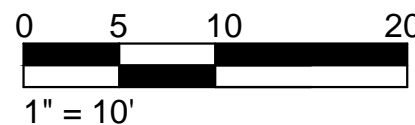
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LAST MODIFIED: Jan 10, 2017 - 10:07am BY USER: CraigH
DWG. LOCATION: K:\Projects\2016\16-042\Civil\DWG. NAME: 16-042 CIVL.dwg



1 GRADING & DRAINAGE PLAN

Scale: 1" = 10'



ENGINEER'S STATEMENT

I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION.

JAMES CRAIG HAGELGANTZ, NMPE #15559

DRAINAGE NARRATIVE

THIS SITE IS LOCATED ON THE NORTH WEST CORNER OF THE INTERSECTION AT WISCONSIN ST NE, AND CENTRAL AVE NE, IN ALBUQUERQUE, NM AND CONTAINS APPROXIMATELY 0.405 ACRES. THIS SITE IS LOCATED ON FIRM MAP NO. 35001, PANEL 0358 WHICH INDICATES THE ENTIRE SITE IS LOCATED IN ZONE X, AND THAT NO PORTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THE PRE DEVELOPED SITE HAS A BUILDING, SIDEWALKS AND PAVED PARKING LOT, WITH DRIVE WAY ACCESS TO BOTH WISCONSIN ST AND CENTRAL AVE. THE MAJORITY OF THE SITE IS COVERED WITH IMPERVIOUS AREA. THE HISTORIC DRAINAGE PATTERN HAS ROOF DRAINAGE AND PARKING LOT DRAINAGE SURFACE FLOWING TO THE ADJACENT STREETS AND THEN DIRECTED INTO THE LOCAL STORM DRAIN SYSTEM ALONG BOTH STREETS.

WITH THIS DEVELOPMENT, THE PARKING LOT WILL BE RESURFACED, AND THE PROPOSED BUILDING FOOT PRINT AND SIDEWALKS WILL CLOSELY MATCH THE PRE DEVELOPED POSITIONS, SIZE AND LAYOUT. THE HISTORIC DRAINAGE PATTERNS WILL BE PRESERVED. THE ADDITION OF AN ONSITE RETENTION PONDING AREA TO CAPTURE AND RETAIN THE "FIRST FLUSH" RUNOFF PER COA DRAINAGE ORDINANCE WILL BE LOCATED IN THE DEPRESSED LANDSCAPE AREAS ON THE WEST OF THE PARKING LOT, THE REMAINING VOLUME FROM THE 90TH PERCENTILE STORM EVENT (100 YEAR, 10 DAY) WILL MAINTAIN HISTORIC DRAINAGE PATTERNS AS DESCRIBED ABOVE IN THE PRE DEVELOPED CONDITIONS. (SEE CALCULATIONS)

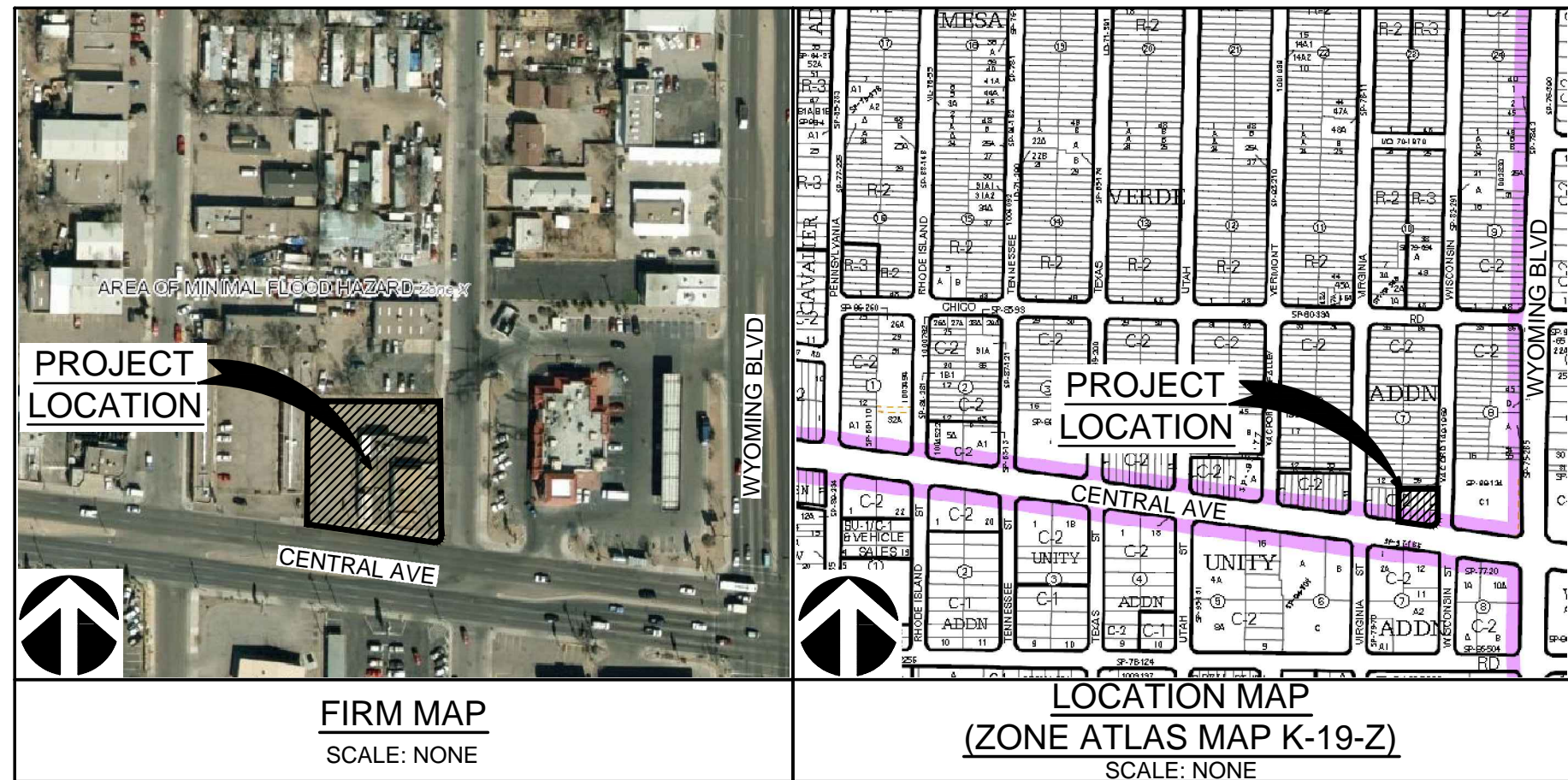
KEYED NOTES

1. CONSTRUCT 6" CONCRETE CURB. SEE DETAIL 6/C-4.
2. CONSTRUCT CONCRETE SIDEWALK PER DETAILS 4 & 6/C-4.
3. INSTALL ASPHALT PAVEMENT. SEE DETAIL 7/C-4.
4. CONSTRUCT CONCRETE DRIVEPAD PER COA STD. DWG. 2425. SEE DETAIL 8/C-4.
5. CONSTRUCT RETENTION PONDING AREA. TOP POND = 5387.0, BOTTOM POND = 5385.0. VOLUME PROVIDED FOR FIRST FLUSH = 515 CF STORAGE.
6. REMOVE EXISTING RAMP AND CONSTRUCT NEW ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP PER COA STD DETAIL 2440 & 2441. SEE DETAILS 3 & 5/C-4.
7. REMOVE EXISTING DRIVE ENTRANCES AND SIDEWALKS AND CONSTRUCT NEW CONCRETE SIDEWALKS. MATCH NEW SIDEWALKS GRADES TO EXISTING BACK OF CURB GRADES ALONG WISCONSIN STREET AND CENTRAL AVENUE. ADD NEW CURB AND GUTTER WHERE NEEDED.
8. PROVIDE 2' CURB CUT WITH 3' x 3' RIPRAP PAD FOR DRAINAGE TO PONDING AREA.
9. ROOF LINE AND ROOF PARAPETS.
10. ROOF DRAINS ARE INTERNAL TO WALLS AND SCOOPER OUT OF WALL 18" ABOVE FINISHED GRADE. SPLASH BLOCKS BELOW.
12. FIRST FLOOR EDGE OF BUILDING AT GRADE.
13. CONSTRUCT SIDEWALK CULVERT PER COA STD. DWG. 2236. SEE COA REQUIREMENTS FOR "SO-19" THIS SHEET.
14. INSTALL CONCRETE WHEEL STOPS. SEE DETAIL 9/C-4.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (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



DRAINAGE CALCULATIONS

Hydrology Calculations DPM - Volume 2, October 2008 Section 22.2.Hydrology				
Precipitation Zone	3			
100 Year Storm Depth, P (360)	2.60			
100 Year Storm Depth, P (1440)	3.10			
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.66	0.92	1.29	2.36
Peak Discharge Factors	1.87	2.60	3.45	5.02
Land Treatment Area	Acres	Existing	Allowable%	Proposed
Type "D" (Impervious, Roof, Drive way, Ect.)		0.401		0.400
Type "C" (Compacted Soil, Unpaved Parking)		0.004		0.000
Type "B" (Landscape Areas)		0.000		0.005
Type "A" (Undeveloped)		0.000		0.000
Total (Acres)		0.405		0.405
Excess Precipitation E (in)		2.35		2.34
Volume (360), acre-ft		0.079		0.079
Volume (1440), acre-ft		0.096		0.096
Q (360), cfs		2.027		2.021
Q (1440), cfs		1.885		1.880

ONSITE DRAINAGE RETENTION

FIRST FLUSH STORAGE REQUIRED BY COA HYDROLOGY:

PROVIDE STORAGE FOR FIRST FLUSH RUNOFF PER SECTION 22 OF DPM
TABLE A-6 USE 0.1 - 0.44 = 0.34 IN

FIRST FLUSH (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)
THEREFORE 0.34/12 x 0.40 x 43560 = 494 CF
FIRST FLUSH PONDING AREA REQD. = 494 CF < 515 CF PROVIDED
(SEE NOTE 5)

LEGEND

-----6510-----	EXISTING INDEX CONTOUR
-----6509-----	EXISTING INTERIM CONTOUR
-----10-----	NEW INDEX CONTOUR
-----9-----	NEW INTERIM CONTOUR
+22.8	NEW SPOT ELEVATION
[Symbol]	NEW CONCRETE
[Symbol]	NEW ASPHALT PAVEMENT
[Symbol]	EXISTING BUILDING
[Symbol]	NEW BUILDING
[Symbol]	FINISH FLOOR ELEVATION
[Symbol]	DIRECTION OF FLOW
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING ELECTRIC LINE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING LIGHT POLE

ROUTE 66 PLAZA - LIVE/WORK DEVELOPMENT

SITE PLAN & PROJECT INFORMATION

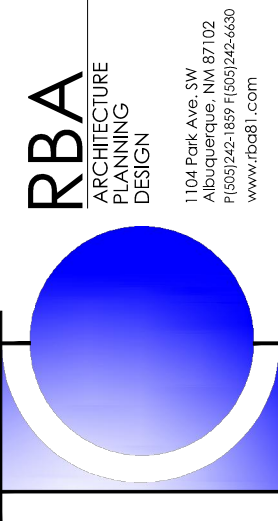
8521 CENTRAL AVE. ALBUQUERQUE, NM

PROJECT #1611

REVISION DATE
REV1: 1-9-17 CULVERTS



6/16/16



DATE
06-16-2016

SHEET NUMBER

C-1

