

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 24, 2023

John Stapleton, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Modwash - Eubank
Conceptual Grading & Drainage Plans
Engineer's Stamp Date: 03/24/23
Hydrology File: K20D060**

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 03/17/2023, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Hearing Officer (DHO) on Preliminary Plat/Final Plat.

PO Box 1293

PRIOR TO BUILDING PERMIT:

Albuquerque

1. Please submit the Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

NM 87103

www.cabq.gov

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

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Modwash Eubank **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lots G-1 and Remaining Portion of Lot H, Block 8, Buena Ventura
City Address: 102005652052511902 & 102005751801040804

Applicant: Hutton **Contact:** Michael Evans
Address: 736 Cherry St, Chattanooga TN 37402
Phone#: 504.343.1714 **Fax#:** _____ **E-mail:** mevans@hutton.build

Other Contact: RESPEC **Contact:** Sheldon Greer
Address: 7770 Jefferson Street NE, Suite 200, Albuquerque NM 87109
Phone#: 505.264.0472 **Fax#:** _____ **E-mail:** sheldon.greer@respec.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

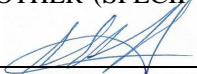
Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 03/17/23 **By:** Sheldon Greer 

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



March 17, 2023

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

Dear Renée:

**RE: Modwash - Eubank
Grading & Drainage Plans
Engineer's Stamp Date: 02/07/23
Hydrology File: K20D060**

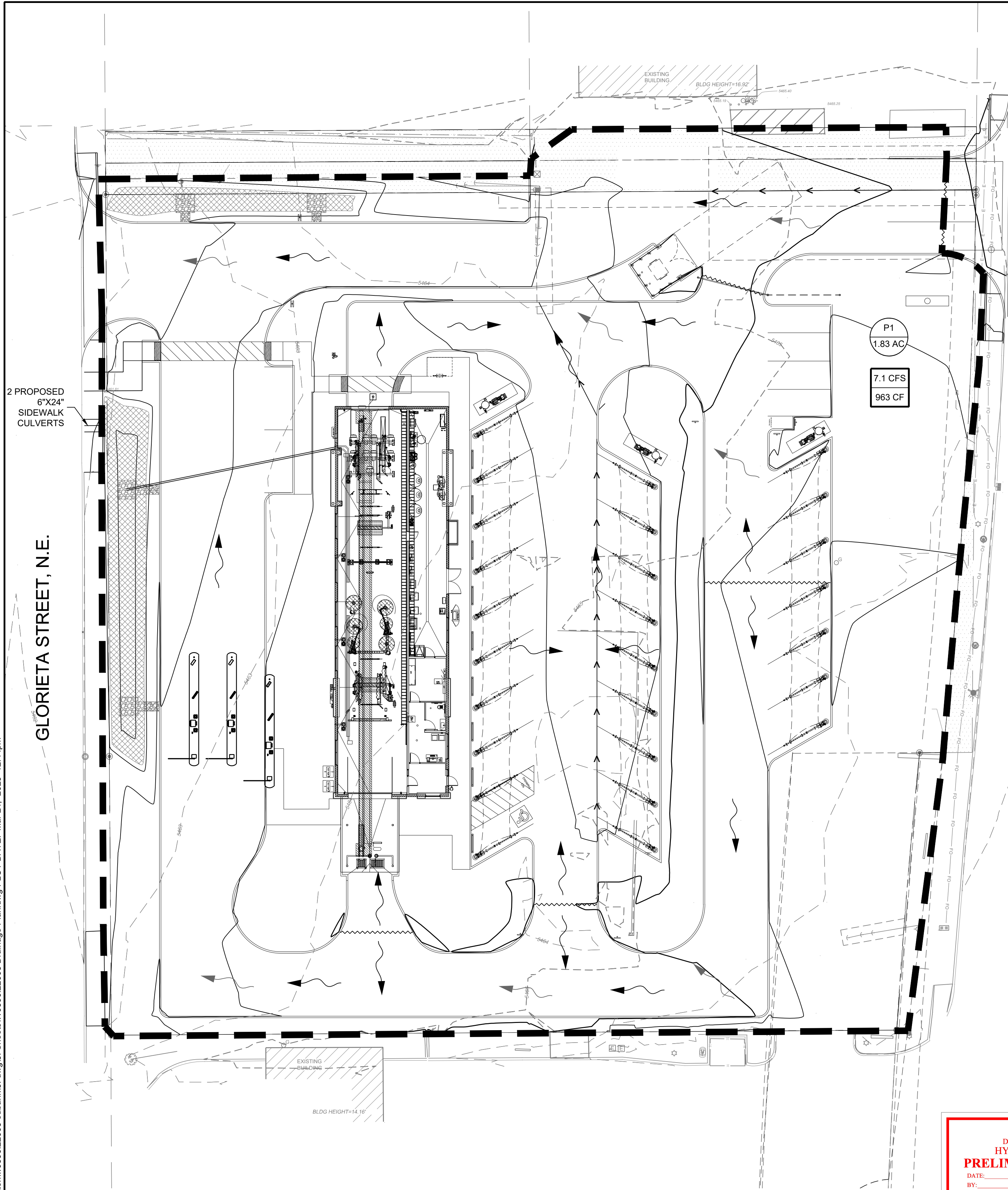
Below is a copy of your comments dated February 17, 2023. RESPEC's [responses](#) are provided in blue:

1. This project currently is on two separate parcels and has an existing property line going through the proposed building. This project will need to re-plat to remove that existing property line or be in the process of plat approval prior to Hydrology's approval. [A plat is currently in process.](#)
2. On Sheet C-103, Please ensure that the drainage flow arrows match the drainage flow arrows on Sheet C-104. There are a few that do not match. [I could not find any developed condition drainage flow arrows on sheet C-103 that conflicted with the slope labels on Sheet C-104. Please note that the slope arrows on sheet C-104 are provided to help the contractor visualize the longitudinal slope and cross slope of the drive aisles. These slope labels are not intended to be drainage flow arrows.](#)
3. Since there is curb & gutter on the project, please remove the existing drive pad on Eubank and provide a private curb return per CoA Detail 2426. [Revised.](#)
4. Please provide a curb & gutter along the northern side of the proposed driveway on Eubank. This curb is needed to protect the existing metal electrical pole and existing billboard support beams. [Revised.](#)
5. On Sheet 103, please provide the weir calculations, per DPM Article 6-16(A), for the curb cuts and sidewalk culverts. A coefficient of 2.7 is typically used for the weir equation $Q = CLH^{2/3}$. [Revised.](#)
6. On Sheet 104, please specify the curb cut width in Key Note #2. [Revised.](#)
7. On Sheet 104, please provide a sidewalk culvert for the spillway for the stormwater quality pond along Glorieta St. and label per CoA Detail 2236. [Revised.](#)
8. On Sheet 104, please provide the SO-19 Standard Notes, latest version. [Revised.](#)

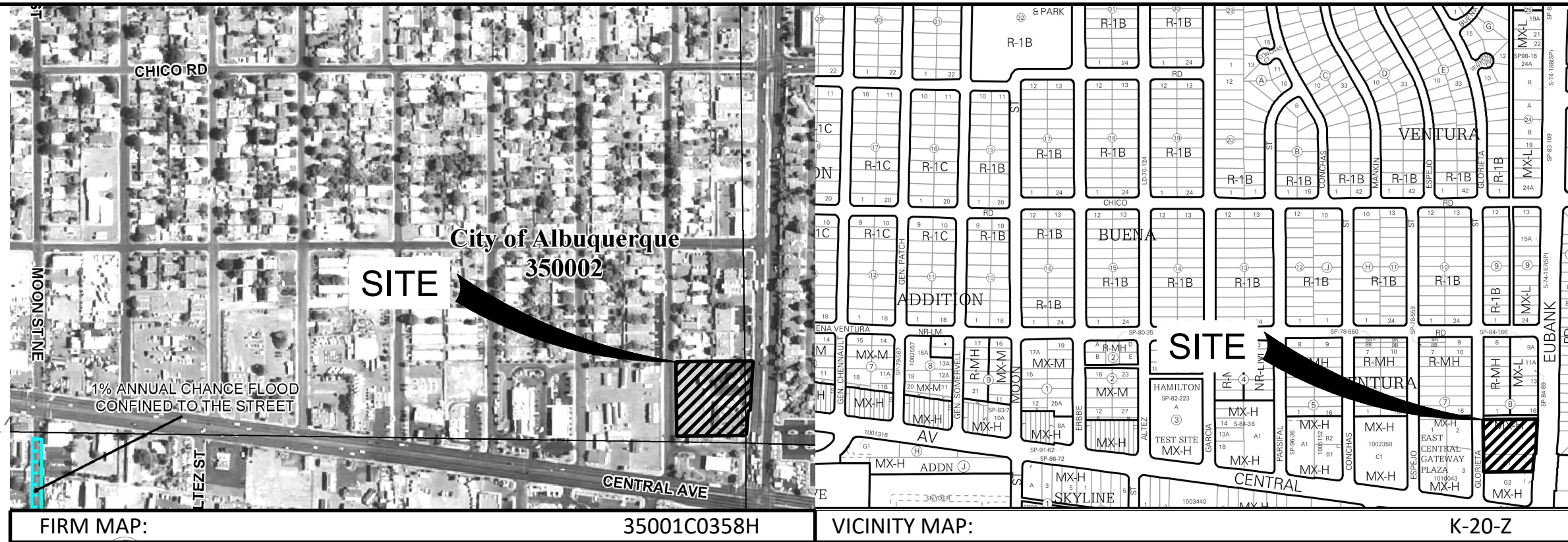
Sincerely,
John Stapleton
Staff Engineer III

7770 JEFFERSON STREET NE
SUITE 200
ALBUQUERQUE, NM 87109
505.243.2287

NAME: N:\Projects\396-nutton\396-22003 eubank3_dwg\3_Sheets\W0396-22003 Drainage Plan.dwg PLOT DATE: Mar 24, 2023 12:44pm



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 03/24/23
BY: *Randy L. Brissett*
HydroTeam # K20D060
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



- LEGEND:**
- XX BASIN DESIGNATION
 - XX AC BASIN AREA, ACRES
 - XX CFS 100 YEAR STORM, CFS
 - XX CF REQUIRED WATER QUALITY VOLUME, CF
 - SUB-BASIN BOUNDARY
 - EXISTING FLOW ARROW
 - DEVELOPED FLOW ARROW

- ABBREVIATIONS**
- ABCWA ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
 - AC ACRE
 - BP BOTTOM OF POND
 - CF CUBIC FOOT
 - DIA DIAMETER
 - ELEV ELEVATION
 - FF FINISHED FLOOR
 - INV INVERT
 - LF LINEAR FOOT
 - MAX MAXIMUM
 - MIN MINIMUM
 - NMAPWA NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
 - PVC POLYVINYL CHLORIDE
 - ROW PUBLIC RIGHT OF WAY
 - RPBA REDUCED PRESSURE BACKFLOW ASSEMBLY
 - SAS SANITARY SEWER
 - SD STORM DRAIN
 - STD DWG STANDARD DRAWING
 - TP TOP OF POND
 - VOL VOLUME
 - WQ WATER QUALITY
 - WSEL WATER SURFACE ELEVATION
 - WTR WATER

- SITE CIVIL LEGEND:**
- PROPERTY BOUNDARY
 - 5272 PROPOSED MAJOR CONTOUR
 - 5272 PROPOSED MINOR CONTOUR
 - 5272 EXISTING MAJOR CONTOUR
 - 5272 EXISTING MINOR CONTOUR
 - LIMITS OF DISTURBANCE
 - FLOWLINE
 - GRADE BREAK / HIGH POINT
 - 4'-6" DIAMETER BROKEN ROCK INSTALLED WITH 6" TYPICAL DEPTH.
 - TOP OF WATER QUALITY

BACKGROUND

THE SITE IS APPROXIMATELY 1.8 ACRES COMPRISED OF LOTS G-1 AND THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA IN THE CITY OF ALBUQUERQUE, NEW MEXICO. THE SITE WAS PREVIOUSLY DEVELOPED WITH SEVERAL DEVELOPMENTS. THE PROPOSED PROJECT IS A MODWASH CAR WASH.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2. THE REQUIRED WATER QUALITY VOLUME IS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.26". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

UNDER THE EXISTING CONDITIONS, THE SITE SLOPES FROM EAST TO WEST. THE SITE IS CHARACTERIZED BY SCATTERED CONCRETE, ASPHALT, GRAVEL, AND FOUNDATION REMNANTS FROM PREVIOUS DEVELOPMENTS. STORMWATER RUNOFF FROM THE SITE IS CONVEYED VIA SURFACE FLOW ACROSS THE SITE AND FREELY DISCHARGES OVER THE EXISTING PUBLIC SIDEWALK INTO GLORIETA STREET NE.

PROPOSED CONDITIONS

THE PROPOSED REDEVELOPMENT MAINTAINS THE EXISTING DRAINAGE PATTERN. THE DEVELOPED RUNOFF IS CONVEYED VIA SURFACE FLOW IN THE DRIVE AISLES AND DISCHARGES INTO GLORIETA STREET THROUGH THE PROPOSED DRIVEWAY. WATER QUALITY RETENTION PONDS ARE PROVIDED THROUGHOUT THE SITE AND SIZED TO TREAT THE REQUIRED WATER QUALITY VOLUME.

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual (DPM), Article 6-2.

Runoff Rate:

Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
P1	0.00	0.00	0.81	1.02	1.83

100-yr Peak Discharge values based on Zone 3 from Table 6.2.14

QA (cfs/ac)	QB (cfs/ac)	QC (cfs/ac)	QD (cfs/ac)
1.84	2.49	3.17	4.49

Peak Discharge calculation for a 100-yr, 24-hour storm event from equation 6.6

Subbasin	Discharge (cfs)
P1	7.1

Water Quality:

Required Water Quality volume for first flush of 0.26" per DPM, Article 6-12

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu. ft.)	Net Volume (cu. ft.)
P1	963	969	6

2ft Curb Opening (Treated As Weir)

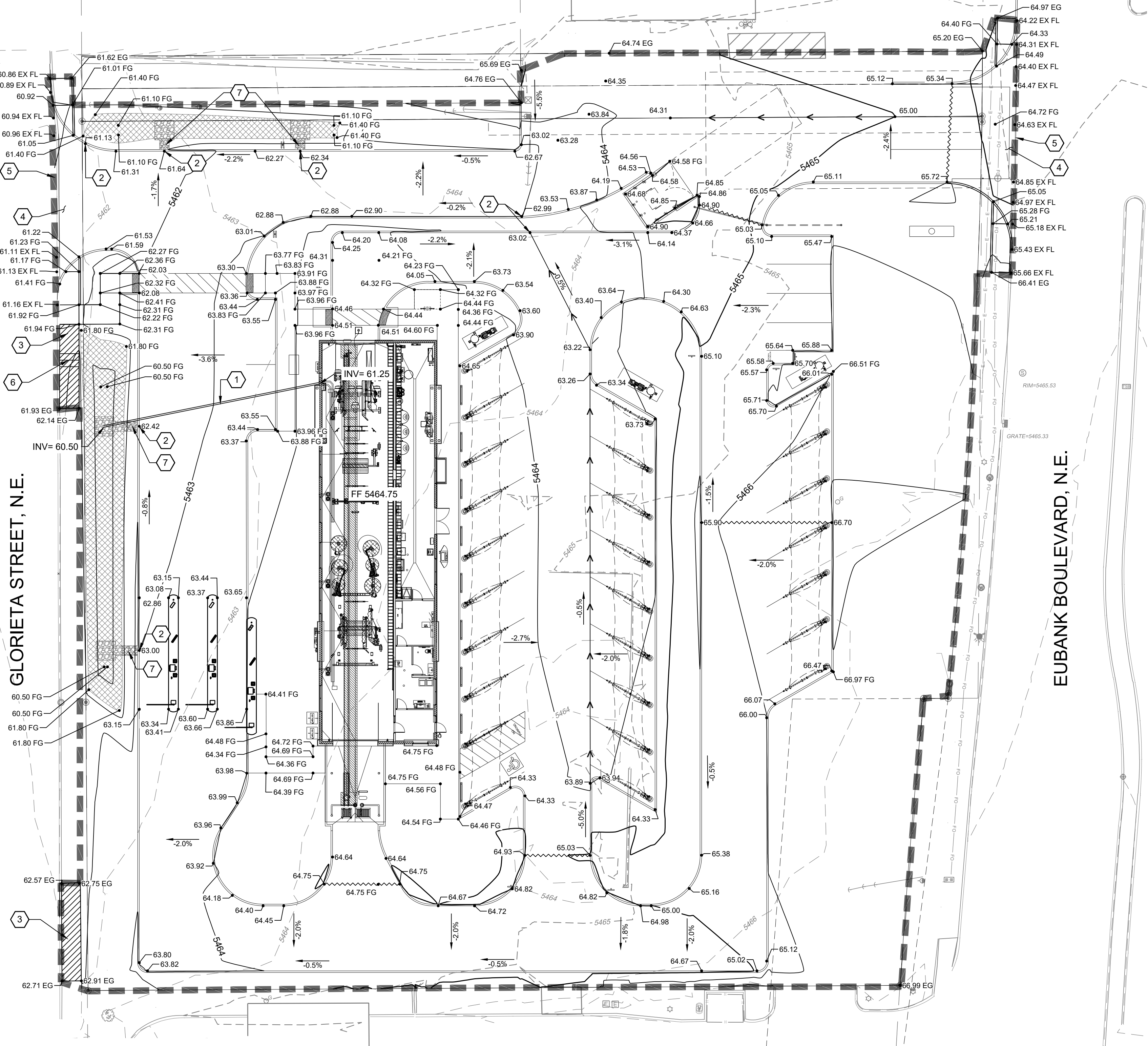
Weir Flow Calcs	
Qw = 2.7L(H)1.5	
P = Perimeter (ft)	2.0
H = Head (ft)	0.50
coefficient of discharge =	2.70
Qw = Capacity (cfs)	1.9

DESIGNED JMS	DRAWN AB	CHECKED JS	DATE 3/24/2023
RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 ALBUQUERQUE, NM 87117 WWW.RESPEC.COM PHONE (505) 253-9718			
STAMP SHELDON E. GREER NEW MEXICO 17154 PRELIMINARY NOT FOR CONSTRUCTION 3/2023 3/24/2023 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED nm811 Know what's below. Call before you dig. PROJ. #: W0396-22003			
PROJECT NAME: MODWASH EUBANK		SHEET TITLE: DRAINAGE	
SUBMITTED FOR: BUILDING PERMIT		SHEET NUMBER: C-103	

NAME: N:\Projects\w0396-nutton\w0396-22003 eubank3.dwg 3_Sheets\w0396-22003 Grading Plan.dwg PLOT DATE: Mar 24, 2023 12:44pm

GLORIETA STREET, N.E.

EUBANK BOULEVARD, N.E.

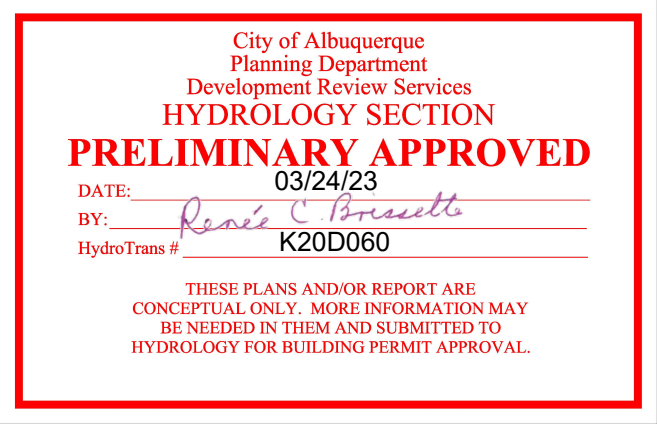


KEYED NOTES

1. INSTALL 6" DIAMETER PVC STORM PIPE WITH 1' MINIMUM COVER. CONNECT UPSTREAM END TO BUILDING STORM PIPE PER PLUMBING DESIGN. PIPE INVERT ELEVATIONS PER PLAN.
2. INSTALL 2' WIDE CURB OPENING PER DETAIL ON SHEET C-107.
3. INSTALL SIDEWALK PER COA STD DWG 2430.
4. 1.5% CROSS-SLOPE ON CROSS WALK. LONGITUDINAL SLOPE MATCHES THE SLOPE OF THE PUBLIC STREET.
5. MATCH ELEVATION AT EXISTING FLOWLINE.
6. INSTALL TWO 6"x24" PUBLIC SIDEWALK CULVERTS PER COA STD DWG 2236. REFER TO SO-19 NOTES ON THIS SHEET.
7. INSTALL RUNDOWN PER DETAIL ON SHEET C-107.

SPOT ELEVATION SYMBOLS

- 20.00 FLOWLINE
- 20.00 EG TOP OF EXISTING GROUND
- 20.00 FG TOP OF FINISHED GROUND
- 20.00 EX FL EXISTING FLOWLINE



GRADING GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
3. GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
4. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
5. REFER TO GEOTECHNICAL EVALUATIONS REPORT BY TERRACON CONSULTANTS, INC. DATED MARCH 14, 2022.
6. COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
8. LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
9. COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
10. CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPES ON ONSITE SIDEWALKS SHALL NOT EXCEED 5%.
11. SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.
12. FOR TUNNEL BUILDING ENTRANCE AND EXIT SLABS, SEE ARCHITECTURAL PLANS.
13. LONGITUDINAL SLOPES ON SIDEWALKS ADJACENT TO PUBLIC ROADS SHALL NOT EXCEED THE SLOPE OF THE PUBLIC ROAD.
14. WHERE THIS PLAN IS SILENT REGARDING SURFACE TREATMENT, REFER TO THE LANDSCAPING PLAN. DISTURBED AREAS WITHOUT SURFACE IMPROVEMENTS SPECIFIED IN THE LANDSCAPING OR GRADING PLAN SHALL BE RE-SEEDING WITH A NATIVE SEEDING MIX. IF THE LANDSCAPING AND GRADING PLAN CONFLICT REGARDING SURFACE TREATMENTS, THE GRADING PLAN SHALL GOVERN.
15. EXISTING ON-SITE ASPHALT SHALL BE PULVERIZED IN PLACE AND MIXED WITH EXISTING SUBGRADE. EXISTING ON-SITE CONCRETE SHALL BE REMOVED AND DISPOSED.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19- "SO-19")

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
2. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
3. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
4. 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.
5. 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.
6. 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.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
8. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
9. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
10. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

REV. 12/2022

SITE CIVIL LEGEND:

- PROPERTY BOUNDARY
- 5272 PROPOSED MAJOR CONTOUR
- 5272 PROPOSED MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- ■ ■ ■ LIMITS OF DISTURBANCE
- FLOWLINE
- ~~~~~ GRADE BREAK / HIGH POINT
- TOP OF POND
- 2"-4" DIAMETER BROKEN ROCK, 6" INSTALLATION DETPH
- 6" STORM DRAIN

ABBREVIATIONS

ABCWUA	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
AC	ACRE
BP	BOTTOM OF POND
CF	CUBIC FOOT
DIA	DIAMETER
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
NMAPWA	NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
PVC	POLYVINYL CHLORIDE
ROW	PUBLIC RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
SAS	SANITARY SEWER
SD	STORM DRAIN
STD DWG	STANDARD DRAWING
TP	TOP OF POND
VOL	VOLUME
WQ	WATER QUALITY
WSEL	WATER SURFACE ELEVATION
WTR	WATER

DESIGNED JMS	DRAWN JAB	CHECKED JMS	DATE 3/24/2023
RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 DALLAS, TEXAS 75231-1118 WWW.RESPEC.COM PHONE (955) 253-9718			
STAMP PRELIMINARY NOT FOR CONSTRUCTION 3/2023 3/24/2023 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED. PROJ. #: W0396-22003			
PROJECT NAME: MODWASH EUBANK			
SHEET TITLE: GRADING			
SUBMITTED FOR: BUILDING PERMIT			
SHEET NUMBER: C-104			