

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 17, 2023

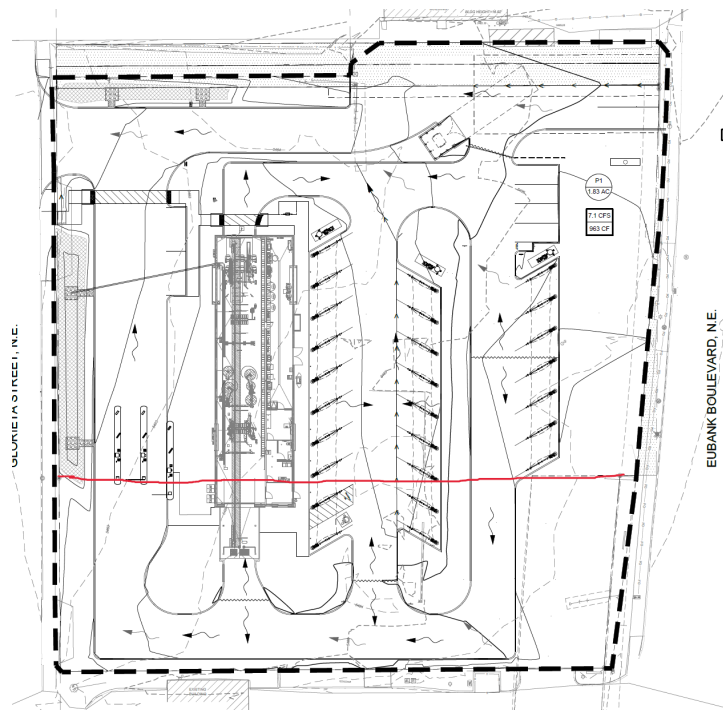
Jeremy Shell, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

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

Dear Mr. Shell:

Based upon the information provided in your submittal received 02/08/2023, the Grading & Drainage Plans **are not** approved for Building Permit and SO19 Permit. The following comments need to be addressed for approval of the above referenced project:

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-plot to remove that existing property line or be in the process of plat approval prior to Hydrology's approval.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

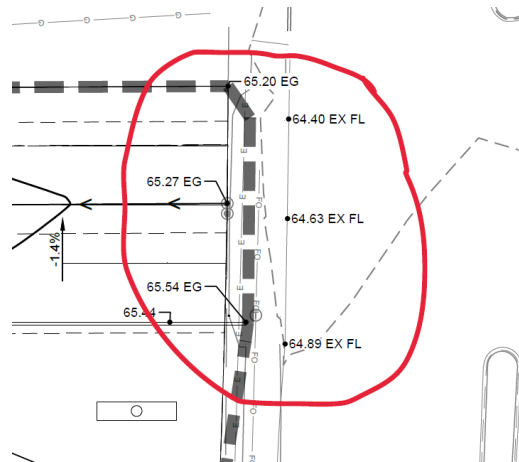
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

2. On Sheet C-103, Please insure that the drainage flow arrows match the drainage flow arrows on Sheet C-104. There are a few that do not match.
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.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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. See photo above.
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 $Q = CLH^{2/3}$.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

6. On Sheet 104, please specify the curb cut width in Key Note #2.
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.
8. On Sheet 104, please provide the SO-19 Standard Notes, latest version.

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,

PO Box 1293

Albuquerque

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

NM 87103

www.cabq.gov



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:** Jeremy Shell
Address: 7770 Jefferson Street NE, Suite 200, Albuquerque NM 87109
Phone#: 505.918.1053 **Fax#:** _____ **E-mail:** jeremy.shell@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:

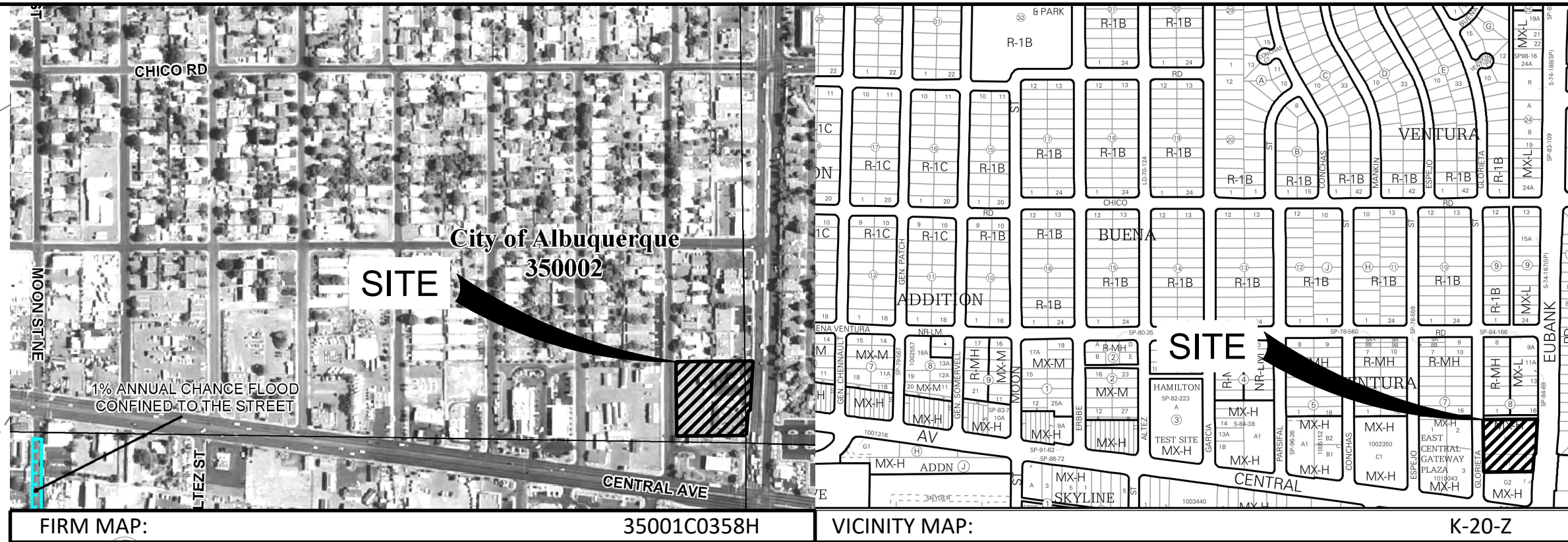
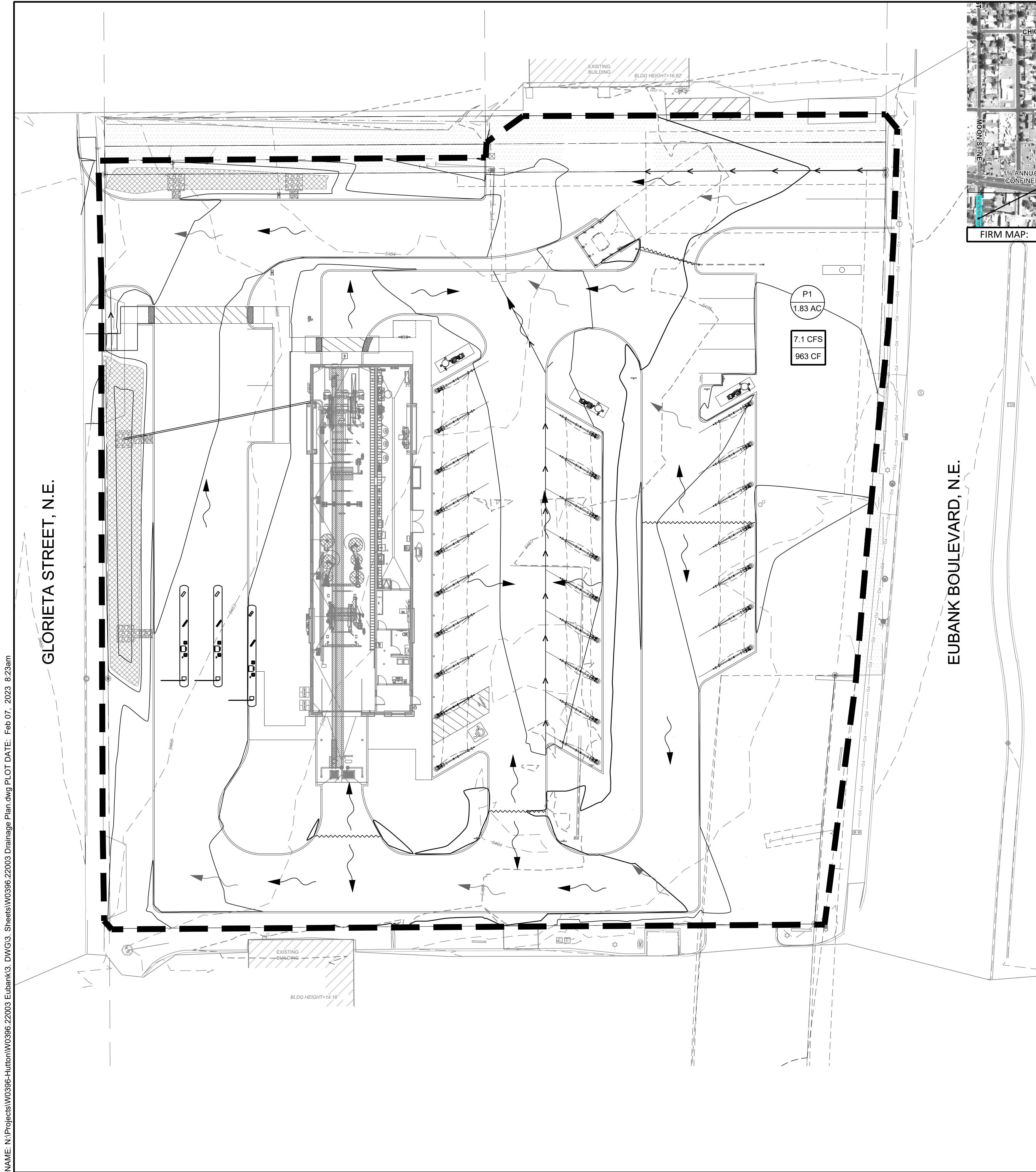
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 2/7/23 **By:** Jeremy Shell

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

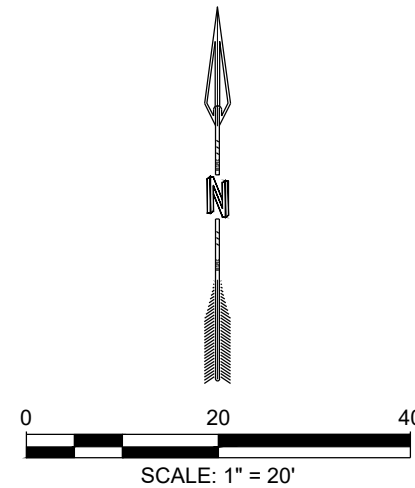
FEE PAID: _____



- 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**
- ABCWJA 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

DESIGNED JMS
DRAWN AB
CHECKED JS
DATE 2.07.2023

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NM 87125
WWW.RESPEC.COM PHONE (505) 253-9718

RESPEC

STAMP
JEREMY W. SHELL
NEW MEXICO
28341
PROFESSIONAL ENGINEER
2/7/2023

THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED.

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-Hutton\W0396-22003 Grading Plan.dwg PLOT DATE: Feb 07, 2023 8:25am

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 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" PRIVATE SIDEWALK CULVERTS
7. INSTALL RUNDOWN PER DETAIL ON SHEET C-107

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-SEEDDED 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.

ABBREVIATIONS

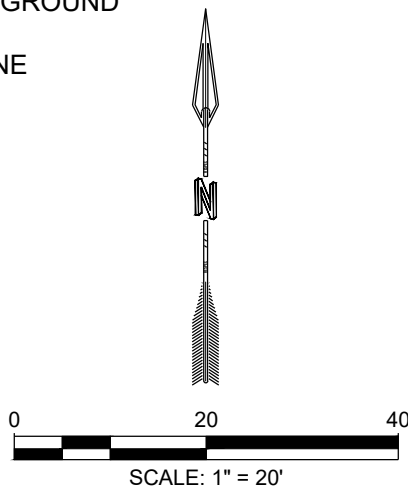
ABCWUA	ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
AC	ACRE
BP	BOTTOM OF POND
CF	CUBIC FOOT
DIA	DIAMETER
ELEV	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
NMAPWA	NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION
PVC	POLYVINYL CHLORIDE
ROW	PUBLIC RIGHT OF WAY
RPBA	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

SITE CIVIL LEGEND:

---	PROPERTY BOUNDARY
—S272—	PROPOSED MAJOR CONTOUR
—S272—	PROPOSED MINOR CONTOUR
- - -S272- - -	EXISTING MAJOR CONTOUR
- - -S272- - -	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

#### 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



DESIGNED JMS

DRAWN JAB

CHECKED JS

DATE 2.07.2023

RESPEC

COMMUNITY DESIGN SOLUTIONS  
1770 JEFFERSON STREET SUITE 200  
DENVER, CO 80202  
WWW.RESPEC.COM PHONE (303) 253-9718

RESPEC

STAMP



2/7/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED



PROJECT NAME: MODWASH EUBANK

SHEET TITLE: GRADING

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER:

C-104