CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

May 8, 2024

Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

RE: 845 Juan Tabo Blvd NE
Grading & Drainage Plan
Engineer's Stamp Date: 04/29/24
Hydrology File: K21D019

Dear Mr. Biazar:

Based upon the information provided in your submittal received 04/30/2024, the Grading & Drainage Plans **are not** approved for Building Permit, Grading Permit and SO-19 Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please show the closure the two drive pads at the Northeast corner of the property. One is on Lomas and the other on Juan Tabo. Both need to show both proposed curb & gutter and proposed sidewalk.

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2. Please show the existing bus stop on Lomas. Also, please contact Transit, they may want this to be upgraded to be similar to the other on Juan Tabo.

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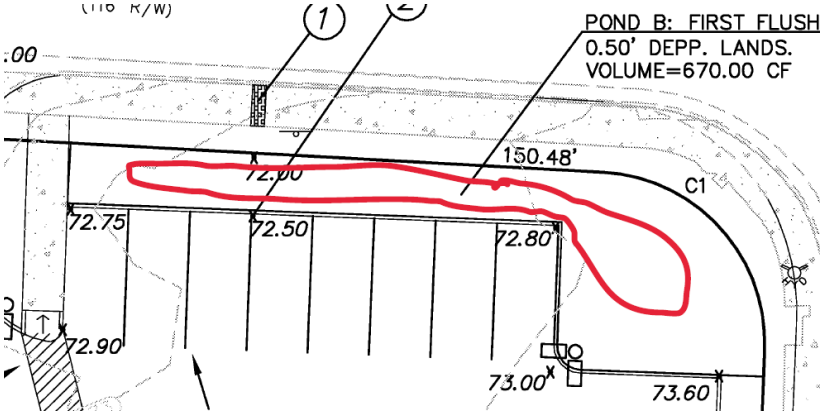
3. Please show the top of the Stormwater Quality Pond at the Northeast corner of the property. Cannot tell if there is enough volume as indicated. Also, it appears that the sidewalk culvert is at the location of the bus stop. This may have to be shifted over to the west.



4. The proposed entrance on Juan Tabo needs some attention. First the existing drive is a drivepad and does not have a proper curb radius per CoA paving detail 2426. Second, the other radius has to become tangent before the property line. This cannot encumber the adjacent property owner. Please fix. And third, please show the existing power pole that is near the property corner.

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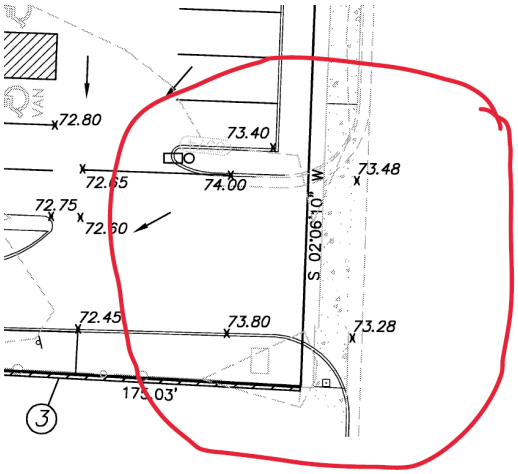

5. Please show the existing light pole on Lomas at the Northwest corner of the property.

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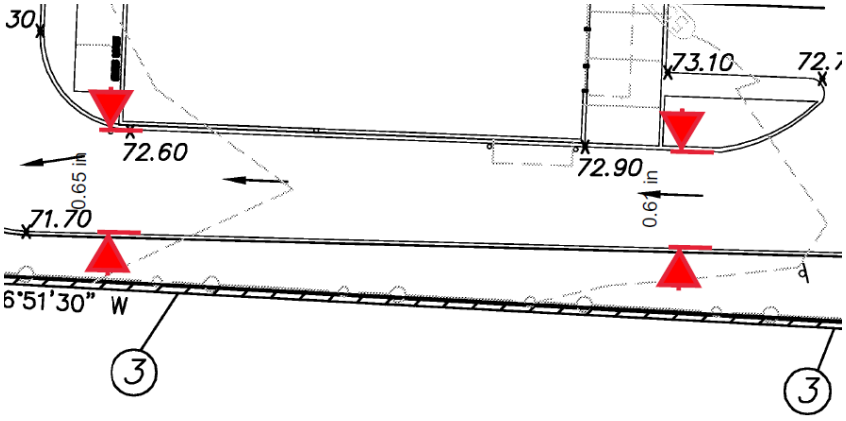
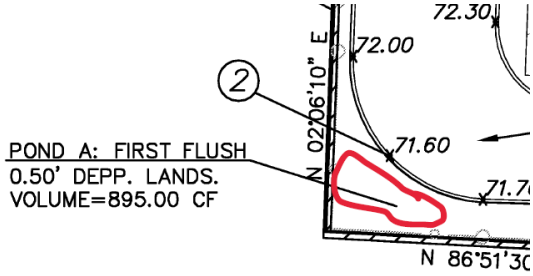
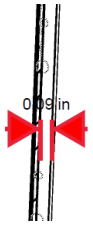
6. Is there a reason why the drive-thru lane is not the same width? It is about 13 feet wide at the west corner of the building and about 12.2 feet wide at the eastern corner.



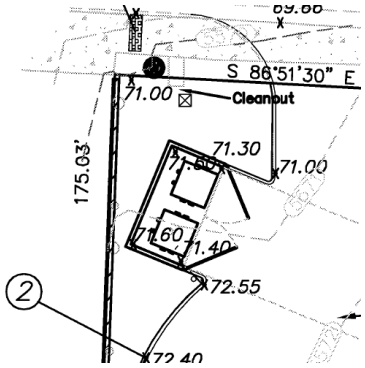
7. Please show the top of the Stormwater Quality Pond at the Northeast corner of the property. Cannot tell if there is enough volume as indicated.



8. Not sure how the Stormwater Quality Pond A is to drain to Lomas. The space that is there is only 1.5 feet wide which is not wide enough to build a swale 0.5 feet deep. This will need to be a minimum of 3 feet wide.



9. For trash enclosures serving food service developments, trash enclosures must demonstrate control of liquids from dumpster areas per DPM by containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. Please show an inlet in the middle and label. "Inlet to be connected to the sanitary sewer. See Utility Plan."



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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: 845 JUAN TABO BLVE., NE Building Permit #: _____ Hydrology File #: K21D019A

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT B, BLOCK 124, PRINCESS JEANNE PARK ADDITION

City Address: 845 JUAN TABO BLVD., NE

Applicant: SBS CONSTRUCTION AND ENGINEEING, LLC Contact: SHAWN BIAZAR

Address: 7632 William Moyers Avenue, NE, ALBUQUERQUE, NM 87114

Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X 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:

X 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
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 4/29/2024 By: SHAWN BIAZAR

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location
LOT B, BLOCK 124, PPRINCESS JEANNE PARK ADDITION is located at 845 Juan Tabo Blvd., NE containing 0.7002 acre. See attached Vicinity Map K-21-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for new site and building improvements with this tract of land.

Existing Drainage Conditions
There was existing gas station on this site and fully developed with existing buildings, asphalt pavement, concrete pavement on most of this site. The site does not fall within a 100 year floodplain. No offsite flows enter this site. The site drains from South to North and drains into Lomas Blvd., NE.

Proposed Conditions and On-Site Drainage Management Plan
Under the proposed conditions, the runoff will drain into the proposed ponds and eventually drain into Lomas Blvd., NE via two proposed sidewalk culvert. We are proposing a new +/- 5400 sf building with a drive thru and new parking layout which will consist of reomoving existing building and all the site improvement and build the new building and parkings. This will not increase our site flow. The total site impervious area consist of 22,600 sf for the Fisrt Flush. We are proposing to pond the 90th Percentile/First Flush requirement which is is 0.42 inches times the impervious area. Total retention volume provided within pond A and B is 1565.00 cf which by far exceeds the ponding volume requirement for First Flush 791.35 cf

FIRST FLIUSH PONDING REQUIREMENT

IMPERVIOUS AREA = 22,600.00 SF
FIRST FLUSH VOL. REQI. = 0.42" x 22,600.00 / 12 = 791.00 CF

POND VOLUME REQUIRED

TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.42/12 x 22,610.00) = 791.35 CF

POND CALCULATION

TOTAL POND AREA PROVIDED =
PONDING CALCULATIONS:

POND A: AREA @ TOP = 1790.00, AREA @ BOTTOM = 1790.00
POND VOLUME = (1790.00+1790.00/2*0.50' = 895.00 CF

POND B: AREA @ TOP = 1340.00, AREA @ BOTTOM = 1340.00
POND VOLUME = (1340.00+1340.00/2*0.50' = 670.00 CF

TOTAL POND VOLUME PROVIDED = (895.00+670.00) = 1565.00 CF

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 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 Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY RIGHT-OF-WAY.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

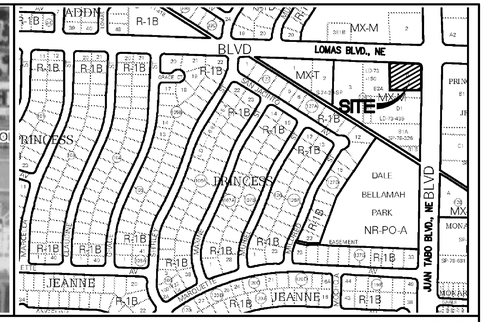
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

FIRM MAP: 35001C0359G



VICINITY MAP: K-21-Z

LEGAL DESCRIPTION:

LOT B, BLOCK 124, PRINCESS JEANNE PARK ADD.

CONTAINING: 30,500.00 SF (0.7002 ACRE)

BENCHMARK

CITY BNCHMARK 14_J22, ELEVATION OF 5576.441 FEET ABOVE SEA LEVEL.

GENERAL NOTES:

1: CONTOUR INTERVAL IS HALF (1.00) FOOT.

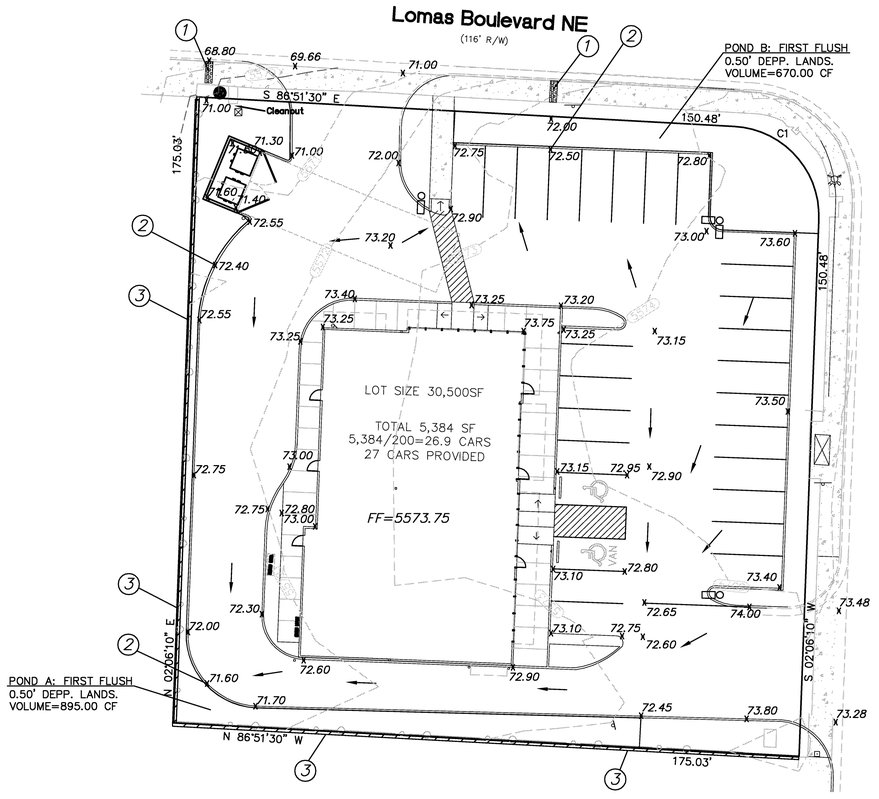
2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 14-J22, HAVING AN ELEVATION OF 5576.441 FEET ABOVE SEA LEVEL.

3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-SIDERATIONS.

4: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.

5: SLOPES ARE AT 3:1 MAXIMUM.

6: ADD 5500 TO ALL PROPOSED SPOT ELEVATIONS.



KEYED NOTES:

1. PROVIDE 24" SIDEWALK CULVERT.
2. 2' CURB OPPENING.
3. EXISTING RET. WALL.

SIDEWALK CULVERT/CONCRETE CHANNEL AND POND OPPENING CALCULATIONS

24" Sidewalk Culvert 8" High Calculation Using Weir Equation

Q=CLH^1.5
H = 0.67' , C = 2.95, L=24" (2.00')

2.95*2*(.67)^1.50 = 2.958*2*0.548418636
Q = 3.236 cfs

18" Wide With 8" High Concrete Channel Using Weir Equation

Q=CLH^1.5
H = 0.67' , C = 2.95, L=18" (1.50')

2.95*1.50(.67)^1.50 = 2.958*1.50*0.548418636
Q = 2.427 cfs

LEGEND

5030	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
28.50	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X 5028.65 FL	EXISTING FLOWLINE ELEVATION
	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TC=28.50 / TA=28.00	TOP OF CURB / TOP OF ASPHALT
HP	HIGH POINT
86.65 / ~~85.47~~	AS-BUILT GRADES
X 86.65	AS-BUILT SPOT ELEVATIONS

GRAPHIC SCALE
20 10 0 20
SCALE: 1"=20'

LAST REVISION: 02-28-2024

REZA AFAGHPOUR
NEW MEXICO
11814
04-29-2024
LICENSED PROFESSIONAL ENGINEER

REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

845 JUAN TABO BLVD., NE
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202333.DWG	SH-B	02-20-2020	C 101