

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

June 13, 2017

Thomas D. Johnson, PE
TGC Engineering Inc.
330 Louisiana Blvd NE
Albuquerque, NM 87108

RE: **Sonic @ 8th and Bridge
Drainage and Grading Plan
Engineer's Stamp Date 6/5/17
Hydrology File: L14D025A**

Dear Mr. Johnston:

PO Box 1293

Based upon the information provided in the submittal received on 6/5/17, the Drainage and Grading Plan cannot be approved for building permit until the following comments are addressed:

Albuquerque

New Mexico 87103

www.cabq.gov

1. The site must demonstrate adequate downstream capacity per § 14-5-2-12 (10)(G) of the Albuquerque Code of Ordinances.
2. The drainage plan and narrative description must provide an offsite drainage basin map showing all areas that drain through and around the site to a reasonable analysis point that demonstrates downstream capacity.
3. Provide more detail on the proposed grades. Specifically, the proposed contours appear to ignore the curb heights and several of the spot elevations.
4. The alley section needs to transition to a cross-slope sooner in order to route flows into the pond.
5. Provide additional details for the Rip-Rap rundowns: size, thickness, dimensions, flowlines, flow capacity, invert elevations, etc.
6. Provide waterblocks, at least 0.67' high, at the entrances off Bridge to prevent flows from entering your site from Bridge.
7. Provide an existing conditions sheet (or Demo sheet) showing facilities to remain and those to be removed.

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8. The dumpster area will need to be contained drained through a grease trap, and into the sanitary sewer.
 9. Include all items in the legend.
 10. This site will require an ESC Plan to be submitted to the Stormwater Quality Engineer (Curtis Cherne, PE ccherne@cabq.gov) prior to Building Permit approval.
 11. Standard SO-19 notes need to be included on the plan.
 12. A cross lot drainage easement is required between Lots A and B.
 13. A private facility drainage covenant is required for the pond
- If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

VICINITY MAP (L-14-Z)



- LEGEND**
- WATER METER
 - UP FIRE HYDRANT
 - UP LIGHT POLE
 - BA ELECTRIC METER
 - BA ELECTRIC METER
 - BA TELEPHONE RISER
 - BA TELEPHONE VALVE
 - BA TELEPHONE TRANSFORMER
 - SPOT ELEVATION
 - ELEVATIONS ARE TO
 - ANNOTATED SPOTS
 - EDGE OF CONCRETE
 - TOP OF ASPHALT
 - TOP OF CONCRETE
 - FLOWLINE
 - TOP OF WALL
 - BURIED ELECTRIC LINE
 - GAS LINES
 - CHAIN LINK FENCE

- EXISTING CONTOURS @0.5 FT. INTERVALS
- INDEX CONTOURS @1 FT. INTERVALS
- PROPOSED CONTOURS @ 0.5' INTERVALS
- PROPOSED SPOT ELEVATION
- TOP OF CONCRETE
- FLOW LINE
- TOP OF WALL
- TOP OF ASPHALT

LEGAL DESCRIPTION

Lots lettered "A" and "B", in Block numbered SIX (6), of the N.J. SANCHEZ ADDITION, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on August 21 1987, in Volume C34, Folio 113.

FLOOD ZONE DESIGNATION

It is hereby certified that this property is not located within a 100-year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps dated August 16, 2012. Zone X (0.2% Flood Hazard) Panel 350002 0333 H.

BENCH MARK

Bench of elevations: ACS STATION "8-113" NAD 88 MSL ELEVATION: 4956.034
TBM: #4 REBAR AT SOUTHWEST CORNER OF PROPERTY MSL: 4953.69

NOTICE TO CONTRACTOR

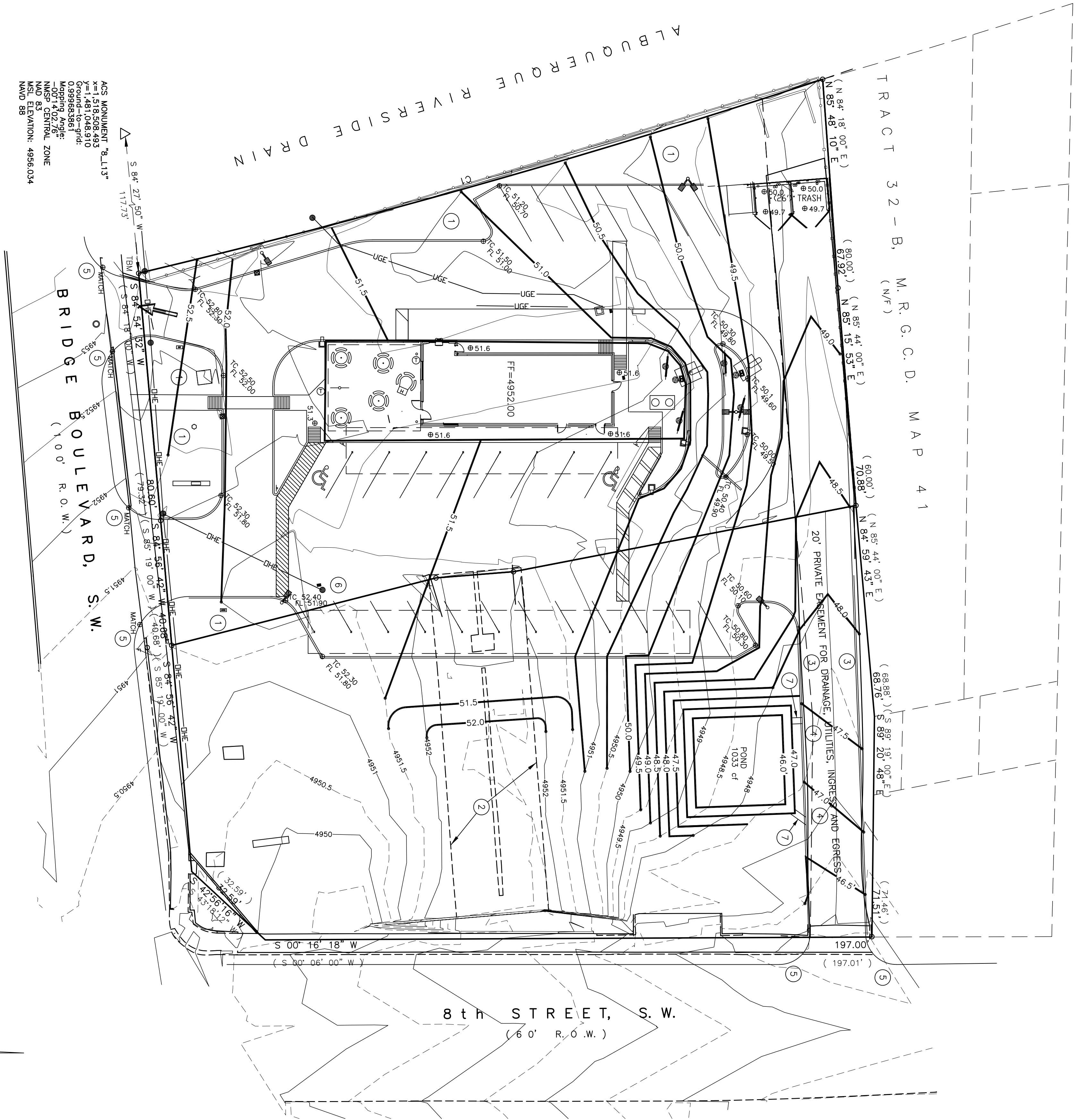
PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.
CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.
CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.
SITE IS NOT SUBJECT TO NPDES SWPPP REQUIREMENTS (DISTURBED AREA < 1 ACRE).
ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY SO-19 PERMIT.

DRAINAGE NOTES:

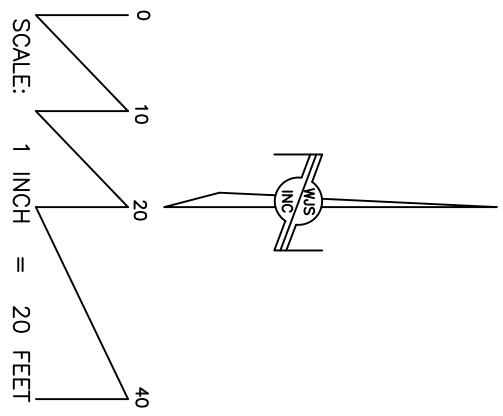
- ROOF DRAINAGE CONVECTED TO PAVED PARKING LOT VIA DOWNSPOUTS (SEE ROOF PLAN)
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

KEYED NOTES

- LANDSCAPING AREA
- CONCRETE PAD TO BE REMOVED
- 6" STAND UP CURB, CONCRETE OR EQUAL
- 12" CURB DRAIN OPENING
- EDGE OF EXISTING CURB (MATCH)
- EXISTING UTILITY POLE TO BE REMOVED
- INSTALL 2" WIDE RIP-RAP



CURVE INFORMATION			
CURVE NO.	RADIUS	CENTRAL ANGLE	CHORD
C1	2728.37'	230.92°	N 15°49'45" W, 230.85'
(C1)	2728.37'	230.40°	---



DRAINAGE CONCEPT

THE DRAINAGE CONCEPT FOR THIS SITE IS TO RETAIN THE FIRST FLUSH PRECIPITATION WITHIN THE DEVELOPED AREA AND DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA THE DRIVEWAY OPENING TO THE WEST, AS IT HAS OCCURRED HISTORICALLY.

ONSITE HYDROLOGY

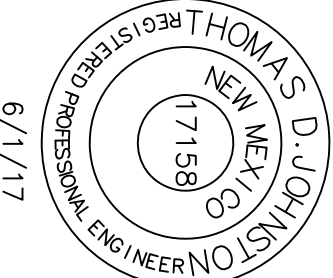
DRAINAGE DATA					
THIS SITE LIES WITHIN PRECIPITATION ZONE 2					
Condition	Return Treatment Area (sq. ft.)	Precip. (in)	Runoff (cu. ft.)	Rate (cfs)	
Table 4 (Years)	Type	Area	(in./hr)	Table A-9 (cu. ft.)	Rate (cfs)
EXISTING 100	A	0	0.53	1.56	0.0
	B	21,602	0.78	2.28	1.13
	C	3,565	1.13	3.14	0.25
	D	30,029	2.12	4.70	3.24
EXISTING 10	A	0	0.13	0.38	0.0
	B	21,602	0.28	0.95	0.47
	C	3,565	0.52	1.71	0.14
	D	30,029	1.34	3.53	2.16
DEVELOPED 100	A	19,679	0.52	1.56	0.0
	B	21,602	0.78	2.28	1.13
	C	4,033	1.13	3.14	0.25
	D	31,424	2.12	4.70	3.24
DEVELOPED 10	A	0	0.13	0.38	0.0
	B	19,679	0.28	0.95	0.47
	C	4,033	0.52	1.71	0.14
	D	31,424	1.34	3.14	3.50
TOTAL (EX)	100				7.039.3
TOTAL (DEV)	100				4.008.2
TOTAL (DEV)	10				7.210.5
TOTAL (DEV)	10				4.143.0
TOTAL (DEV)	10				2.9
FLOW RATE INCREASES (100-YR) = 0.1 CFS					
FLOW RATE INCREASES (10-YR) = 0.1 CFS					
6-HOUR RAINFALL INCREASE (100-YR) = 171.2 CU. FT.					
6-HOUR RAINFALL INCREASE (10-YR) = 133.8 CU. FT.					

FIRST FLUSH INFORMATION

THE FIRST FLUSH PRECIPITATION USED IS 0.34" (0.03") OF PRECIPITATION FOR ANY STORM. FIRST FLUSH RETENTION POND VOLUME = 943 c.f. (0.03") IMPERVIOUS SURFACE IN sf. FIRST FLUSH VOLUME = 943 c.f. THE NORTHWEST PONDING AREA WILL CARRY THE FIRST FLUSH. PONDING VOLUME = 1033 c.f.

OFFSITE FLOW INFORMATION

OFFSITE FLOWS FROM ADJACENT PROPERTIES ARE NEGLECTABLE, AS THE ADJACENT PROPERTIES APPEAR TO FREE DISCHARGE INTO 8TH STREET, SW.



THOMAS D. JOHNSTON, NAME NO. 17158

DRAINAGE AND GRADING PLAN

SONIC 8TH AND BRIDGE

TGC ENGINEERING, INC. (505) 266-7256
330 LOUISIANA BLVD, NE
ALBUQUERQUE, NM 87108
Fax: (505) 255-2887

SHEET NO. C1
DESIGN DATE: 5/23/2017
REVISION: N/A
CITY PROJECT NO: L14-