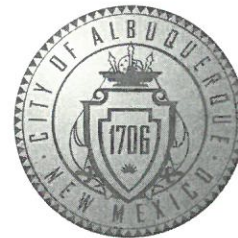


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 12, 2016

Richard J. Berry, Mayor

Martin J. Garcia
1035 S. Bosque Loop
Bosque Farms, NM, 87068

RE: Star Limo
800 Avenida Caesar Chavez, Albuquerque, NM
Grading and Drainage Plan
Stamp Date 11/16/2016 (File: L15D059) ⁴ AC

Dear Mr. Garcia:

Based upon the information provided in your submittal received 11/16/2016, the above –referenced Grading and Drainage plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide existing spot elevations and/or contours to review the proposed grades.
2. Provide calculations for the stormwater quality volume.
3. It appears that a majority of the parking lot drains out the drive entrance rather than into a stormwater quality pond. If this area is impervious it is to drain to a water quality pond prior to discharging to the street.
4. Provide the water service elevation for the stormwater quilted volume.
5. Show Property Lines; does this project impact the NMDOT right of way?
6. Include a legend for the hatch areas.
7. Provide the monument for the benchmark and vertical datum.
8. The culvert plate needs to be extended 1-foot behind the side walk.
9. The narrative states there are three flush water ponds, when there is only one.

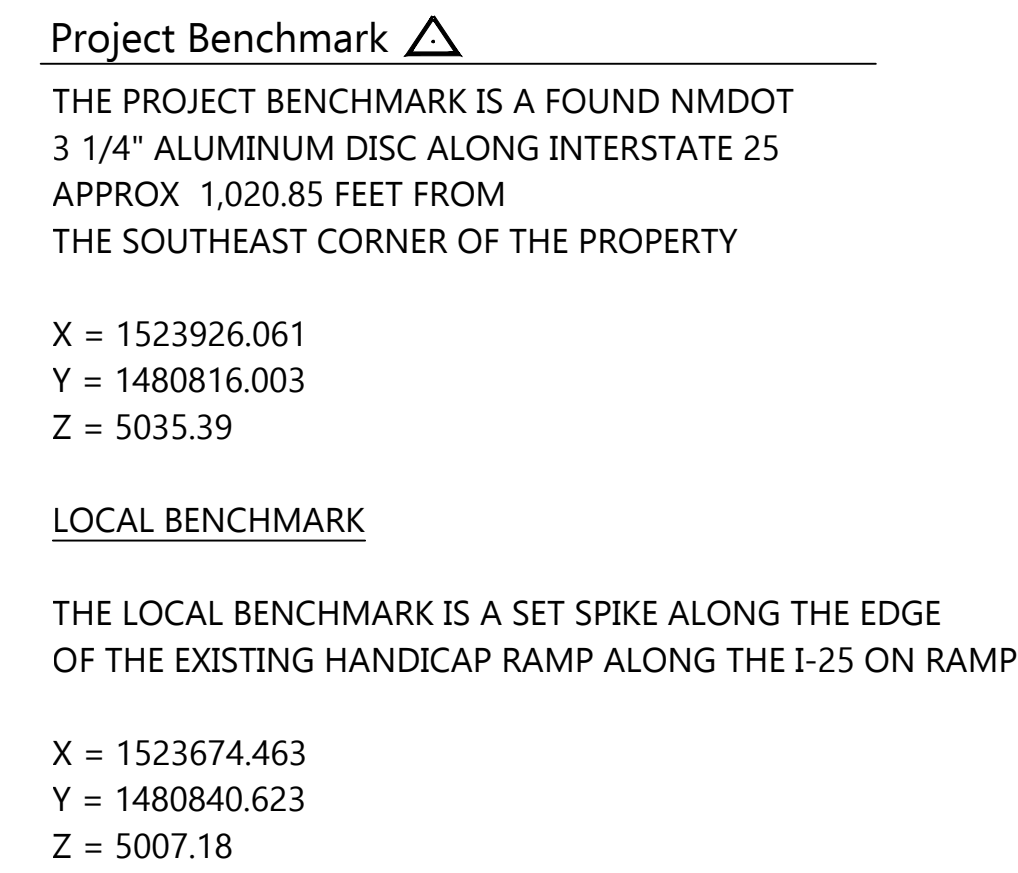
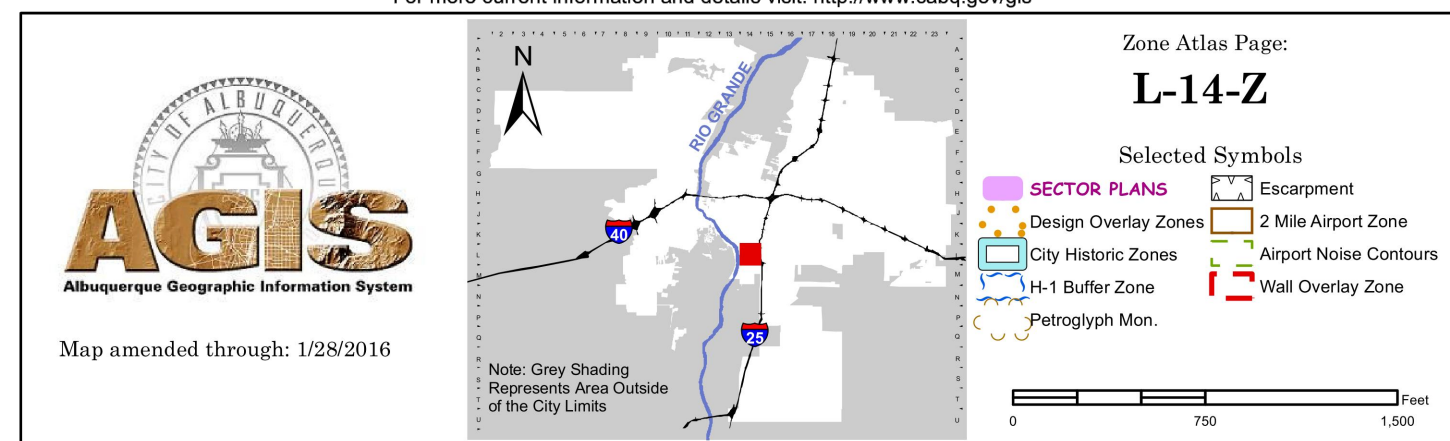
If you have any questions you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

MA/AC



STAR LIMO				
Hydrology Calculations				
DPM - Section 22.2				
Volume 2, January 1993				
Precipitation Zone	2			
100 Year Storm Depth, P (360)	2.35			
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.70
Land Treatment Area	Acres	Existing		Proposed
Type "D" (Roof)		0.00		0.26
Type "C" (Unpaved Roadway)		0.31		0.00
Type "B" (Irrigated Lawns)		0.00		0.05
Type "A" (Undeveloped)		0.00		0.00
Total (Acres)		0.31		0.31
Excess Precipitation(in)		1.13		1.90
Volume (100), cf		1271.59		2142.43
Volume (10), cf		851.96		1435.43
Q (100), cfs		0.97		1.34
Q (10), cfs		0.65		0.90

THIS GRADING AND DRAINAGE PLAN PROVIDES FOR DEVELOPMENT OF A VACANT LOT AT 800 AVENIDA CAESAR CHAVEZ, AT THE CORNER OF AVENIDA CAESAR CHAVEZ AND HIGH STREET. THE SITE PREVIOUSLY IS CURRENTLY A VACANT GRAVEL COVERED PARCEL. THE SITE IS BOUND TO THE NORTH BY AVENIDA CAESAR CHAVEZ, TO THE WEST BY HIGH STREET, TO THE SOUTH BY AN EXISTING DEVELOPED SITE, AND TO THE EAST BY THE ON-RAMP TO INTERSTATE 25. THE IMPROVEMENTS PROPOSED ARE TO CREATE A PARKING LOT AND OFFICE FOR STAR LIMBO SERVICE. THE IMPROVEMENTS WILL BE TO PAVE THE SITE FOR PARKING AND TO SET A PAD FOR A STRUCTURE CONSTRUCTED WITH CONEX CONTRACTORS FOR THE OFFICE. THE SITE DOES NOT ACCEPT ANY OFF-SITE RUN-OFF, THE SITE HAS HISTORICALLY DRAINED TO HIGH STREET AND AVENIDA CAESAR CHAVEZ. THE EXISTING RUN-OFF IS 0.97 cfs AND WILL INCREASE TO 1.34 cfs.

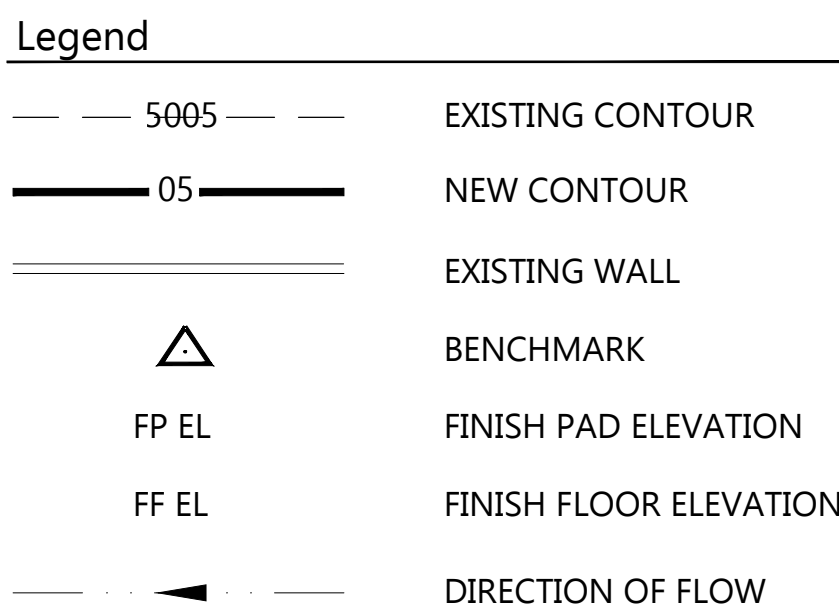
THREE FLUSH WATER PONDS HAVE BEEN INCLUDED WITH THE DESIGN TO MINIMIZE POTENTIAL FOR SEDIMENT TRANSPORT TO THE ADJOINING STREETS.

THE SITE IS NOT WITHIN A 100 YR FLOOD PLAIN PER FEMA MAP 35001C0334G, DATED SEPTEMBER 26, 2008.

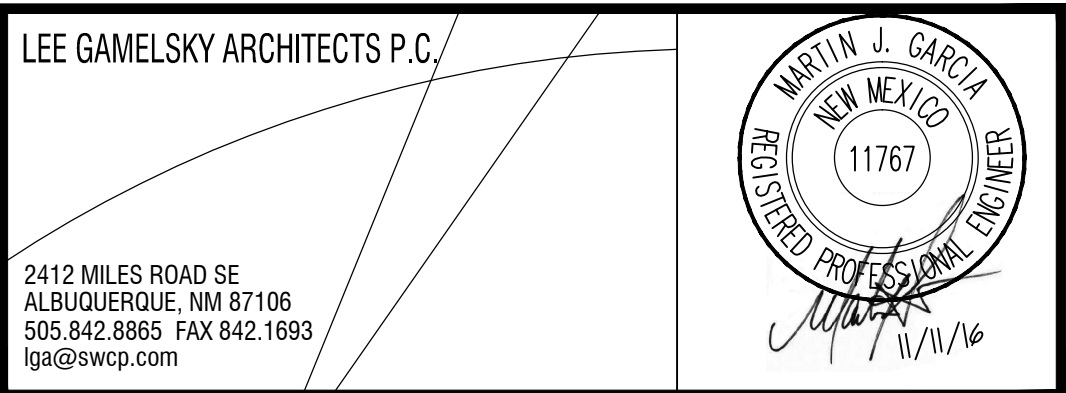
SCALE: NTS



SCALE: NTS



1035 S. Bosque Lp. Bosque Farms, NM 87068
505.362.1530 NO. 16-026



STAR LIMO

Albuquerque, New Mexico

PROJECT ARCHITECT:
LEE GAMELSKY, AIA

Project #:	16-05-P
Date:	11 November 2016

GRADING AND DRAINAGE PLAN

By:	Sheet: Of:
File:	C1