

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Interim Director



Mayor Timothy M. Keller

July 19, 2019

George Rodriguez  
12800 San Juan N.E  
Albuquerque, NM 87123

RE: **Reflective Auto Collision**  
**801 Gibson Blvd SE**  
**Grading Plan Stamp Date: 7/15/19**  
**Hydrology File: L14D061**

Dear Mr. Rodriguez:

Based on the submittal received on 7/16/19, the grading plan cannot be approved until the following corrections are made:

PO Box 1293

Prior to Preliminary Plat or Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. Use the [current DTIS version](#) (11/2018) when resubmitting.
2. Include project benchmark and datum.
3. Provide an engineer's stamp with a signature and date. Do not white-out and reuse a stamp from a previous plan.
4. The grading and drainage plan must identify and quantify all offsite flows as they pertain to these two parcels and their frontage.
5. Show the frontage improvements for any drainage infrastructure identified. All frontage improvements must be designed to current City standards.
6. Provide an armored conveyance (concrete or asphalt) to allow storm water to drain into the inlets at Walter and Ross Street.
7. Identify flow and flow bypass in the 16' alley. Any flow that bypasses the angled inlet in the alley needs to be conveyed to Ross on an armored surface.
8. The grading and drainage plan must identify and quantify all onsite flows, existing and proposed, as they pertain to these two parcels; information is missing for Lot 2-A-2.
9. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances.

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10. Provide the weir calculations, per DPM Chapter 22.3.A.1, for the curb cuts. A coefficient of 2.7 is typically used for the weir equation  $Q = CLH^{2/3}$ .
11. How will the pond discharge to the public ROW?
12. The as-built size of the retaining wall does not appear to match you plan; please confirm and correct the limits of the new retaining wall.
13. Provide a waterblock on the Gibson entrance to ensure onsite flows are routed into the Stormwater Quality (SWQ) pond.
14. Label the pond with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, and the spillway flow depth.
15. For automotive repair centers, demonstrate *control of oil from vehicle parking areas* per DPM Chapter 22.9.E, Table 1.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

PO Box 1293

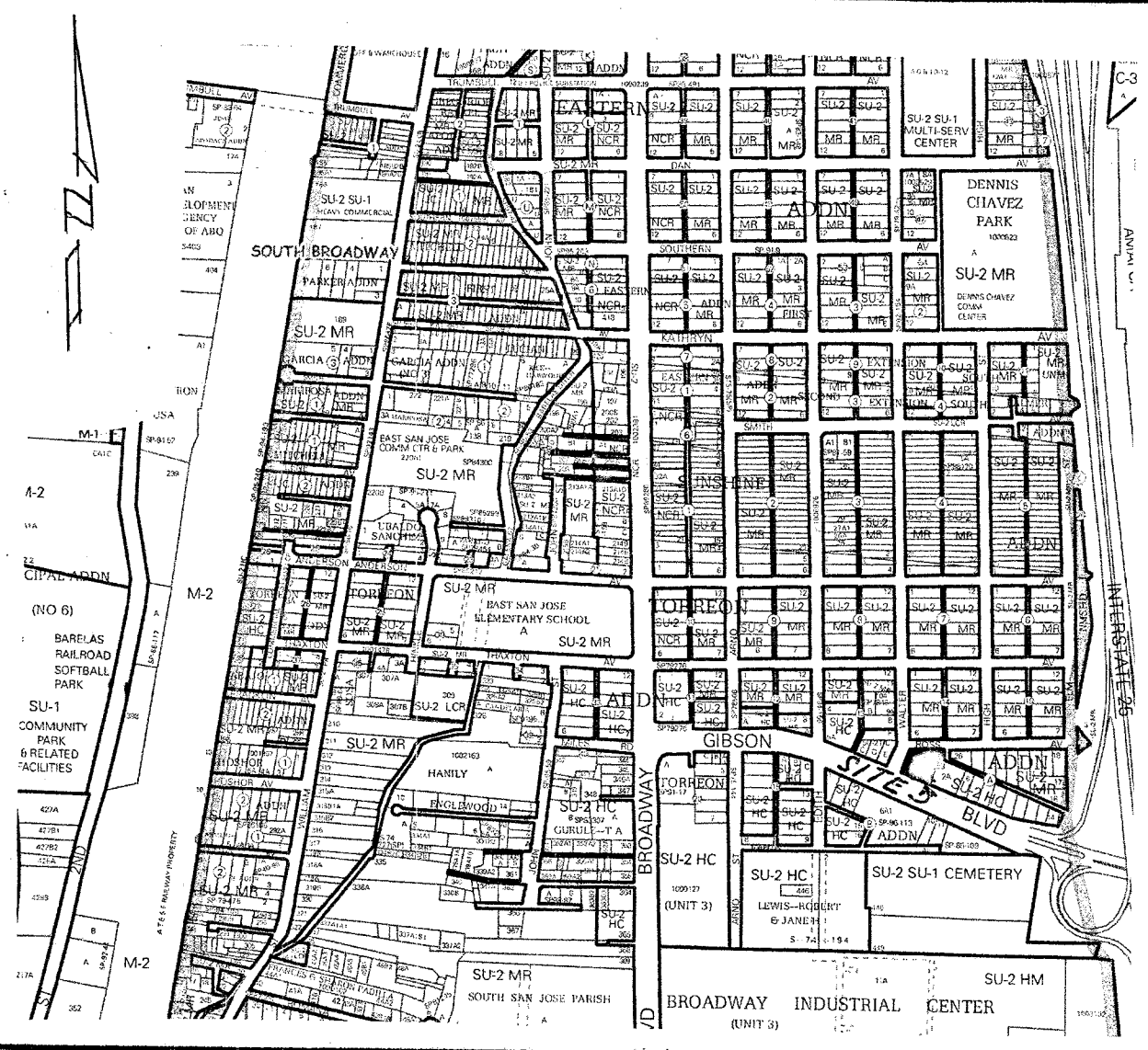
Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

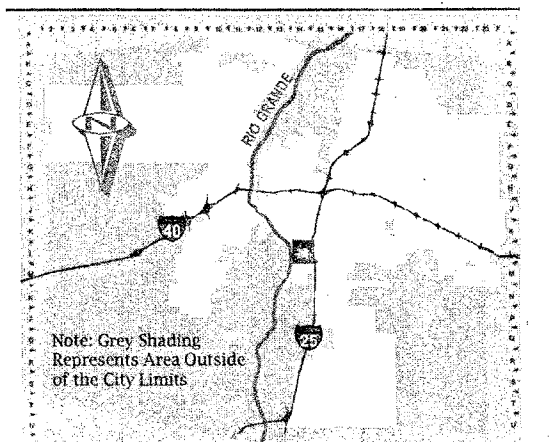
Sincerely,

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



**VICINITY MAP**

Zone Atlas Page:  
**L-14-Z**



**LEGAL DESCRIPTION:** LOT '1-A-1' IN BLOCK 'A' OF ANDERSON AND THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**NOTE:** THERE WILL BE NO INGRESS - EGRESS OR DEVELOPED SURFACE DRAINAGE FLOWS TO 16' ALLEY SHOWN ON THE PLAN HEREON.

**NOTE:** A REPLAT OF THE SUBJECT PROPERTY IS PRESENTLY BEING PROCESSED (PROJECT # PR-2019-002519 / # SD-2019-00122), "PLAT OF 1-A-1 & LOT 2-A-2, BLOCK 'A', ANDERSON & THAXTON'S REPLAT OF A PORTION OF TORREON ADDITION, ALBUQUERQUE, NEW MEXICO", THAT IS PROVIDING FOR AND GRANTING A CROSS LOT LINE INGRESS-EGRESS, RECIPROCAL PARKING, AND SURFACE DRAINAGE EASEMENT OVER AND ACROSS THE COMMON LOT LINE OF SAID LOT 1-A-1 AND LOT 2-A-2, TOGETHER WITH A JOINT USE TRASH BIN ENCLOSURE EASEMENT LOCATED WITHIN LOT 1-A-1 FOR THE BENEFIT OF SAID LOTS 1-A-1 AND 2-A-2; THESE EASEMENTS SHALL BE BINDING UPON THE OWNER(S) AND PROPRIETOR(S) OF SAID PROPERTIES, THEIR HEIR(S) AND ASSIGN(S) AND SHALL RUN WITH SAID PROPERTIES IN PERPETUITY. MAINTENANCE RESPONSIBILITY SHALL BE TO THE INDIVIDUAL LOT OWNER(S) AND PROPRIETOR(S) THEREOF.

**A-1 PRECIPITATION ZONES**  
Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

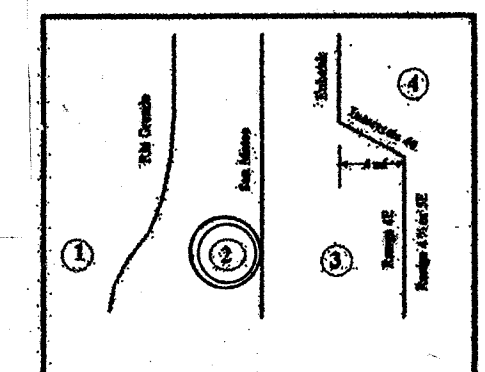
ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and East of Interstate 40, and between San Mateo and the East boundary of Range 4 East; South of Interstate 40
4	East of Interstate 40, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

Treatment	Land Condition
A	Soil unimpacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Crophands. Unfilled Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unimpacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unimpacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (closest landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unimpacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, census respective subarea. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.

Zone	Intensity (100-YR (2-YR, 10-YR))
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	5.38 (2.31, 3.65)
4	5.61 (2.34, 3.85)

Zone	Treatment	100-YR (2-YR, 10-YR)
1	A	1.25 (0.00, 0.24)
1	B	2.28 (0.33, 0.76)
1	C	2.87 (0.47, 1.49)
1	D	4.37 (1.69, 2.89)
2	A	1.56 (0.00, 0.38)
2	B	2.28 (0.08, 0.95)
2	C	3.14 (0.60, 1.71)
2	D	4.70 (1.86, 3.14)
3	A	1.87 (0.00, 0.56)
3	B	2.60 (0.21, 1.19)
3	C	3.45 (0.78, 2.00)
3	D	5.02 (2.04, 3.39)
4	A	2.20 (0.05, 0.87)
4	B	2.92 (0.38, 1.45)
4	C	3.73 (1.00, 2.20)
4	D	5.25 (2.17, 3.57)



**EXISTING RETAINING WALL BY SEPARATE PERMIT APPROVAL ON JUNE 22, 2017, (STAMP DATE 06-20-17, L-14D061).**

**ENGINEER'S STATEMENT:**

I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION.

LEVI J. VALDEZ, NMPE NO. 5693

**Drainage Comments:**

As shown on the vicinity map hereon, the subject site is a vacant property located on the North side of Gibson Boulevard S.E. between Broadway Blvd. S.E. and Interstate Highway 25, in the City of Albuquerque, Bernalillo County, New Mexico.

The subject site, 1.) is not located within a designated floodplain (designated Zone 'X'), re: F.E.M.A. Panel 35001C0342G dated September 26, 2008, 2.) does not contribute to the offsite flows of adjacent properties and does accept minimal offsite flows from the East adjacent properties, 3.) is a vacant property that is to have a 50.0' x 100.0' building and associated improvements constructed thereon, 5.) is to have a retention pond that is sized for the "First Flush" Storm Volume.

SITE AREA = 0.40 ACRE ZONE: Two (2)  
PRECIPITATION: 360 = 2.35 in.  
1440 = 2.75 in.  
10day = 3.95 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.53 in.	1.56 cfs/ac.
TREATMENT B 0.78 in.	2.28 cfs/ac.
TREATMENT C 1.13 in.	3.14 cfs/ac.
TREATMENT D 2.12 in.	4.70 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A 0.00 ac.	0.00 ac.
TREATMENT B 0.00 ac.	0.00 ac.
TREATMENT C 0.28 ac.	0.15 ac.
TREATMENT D 0.12 ac.	0.25 ac.

**EXISTING EXCESS PRECIPITATION:**  
Weighted E = (0.53)(0.00) + (0.78)(0.00) + (1.13)(0.28) + (2.12)(0.12) / 0.40 = 1.43 in.  
V100-360 = (1.43)(0.25) / 12 = 0.02979 ac-ft = 1,297.7 cf

**EXISTING PEAK DISCHARGE:**  
Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(0.28) + (4.70)(0.12) = 1.44 cfs

**PROPOSED EXCESS PRECIPITATION:**  
Weighted E = (0.53)(0.00) + (0.78)(0.00) + (1.13)(0.15) + (2.12)(0.25) / 0.40 = 1.75 in.  
V100-360 = (1.75)(0.25) / 12 = 0.03646 ac-ft = 1,588.1 cf  
V100-1440 = (0.04) + (0.25)(2.75 - 2.35) / 12 = 0.048333 ac-ft = 2,105.4 cf  
V100-10day = (0.054) + (0.25)(3.95 - 2.35) / 12 = 0.073333 ac-ft = 3,194.4 cf

**PROPOSED PEAK DISCHARGE:**  
Q100 = (1.56)(0.00) + (2.28)(0.00) + (3.14)(0.15) + (4.70)(0.25) = 1.65 cfs  
INCREASE: Q100 = 0.21 CFS V100-360 = 290.4 CU. FT.

**EROSION CONTROL MEASURES:**

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DICES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

**CONSTRUCTION NOTES:**

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

**GENERAL NOTES:**

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

**LEGEND:**

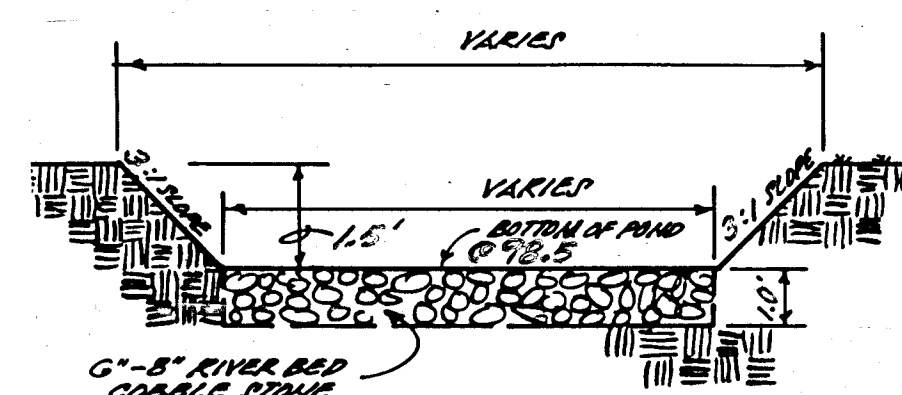
TOP OF CURB ELEVATION = 4,996.56 BC  
CURB FLOWLINE ELEVATION = 4,996.22 FL  
EXISTING SPOT ELEVATION = +5000.0  
EXISTING CONTOUR ELEVATION = -5000  
PROPOSED SPOT ELEVATION = +5000.75  
PROPOSED CONTOUR ELEVATION = -5000.0  
PROPOSED OR EXISTING CONCRETE SURFACE = 1/2" MIN. THICKNESS  
EXISTING FENCE LINE = X X X X X

**SYMBOLS LEGEND**

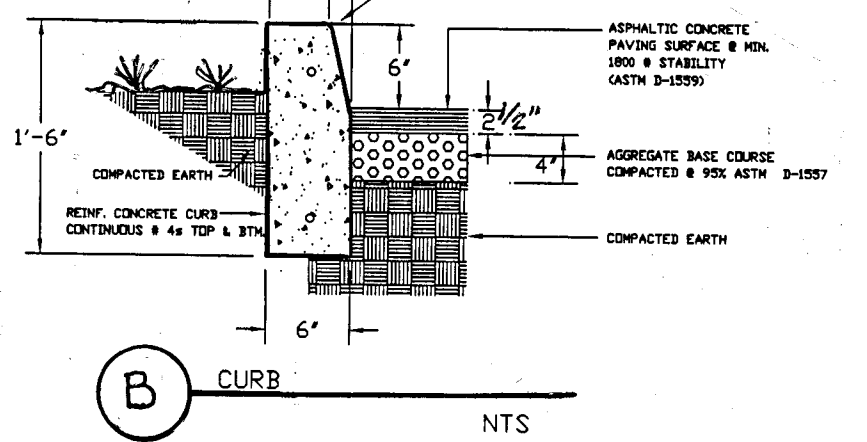
- ⊙ = DRAINAGE MANHOLE
- ⊙ = LIGHT POLE
- OHU- = OVERHEAD UTILITY LINE
- ⊙ = POWER POLE
- ⊙ = SEWER MANHOLE
- SEWER- = UNDERGROUND SEWER LINE
- WATER- = UNDERGROUND WATER LINE
- ⊙ = WATER METER
- X = WATER VALVE

**NOTE: WASTE WATER HARVESTING POND VOLUME REQUIRED:**

0.34' (0.03') X 10,985.0 SQ. FT. = 330.0 CU. FT. REQUIRED  
RETENTION POND VOLUME PROVIDED = 462.0 CU. FT.  
POND SIZE: 308.0 SQ. FT. (MEAN) @ 3:1 SIDE SLOPES X 1.50' DEPTH = 462.0 CU. FT.



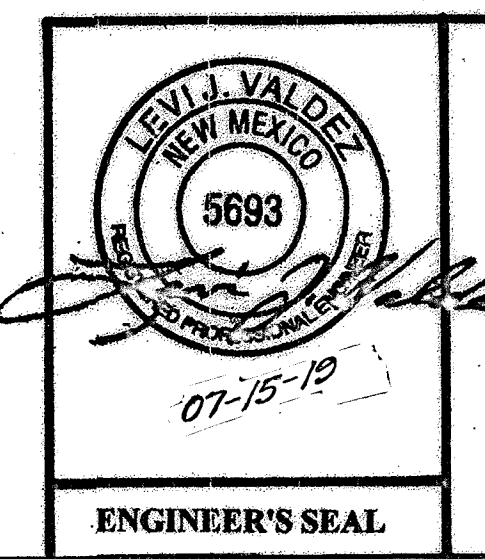
**WASTE WATER HARVESTING POND (NOT TO SCALE)**



**NOTE: REFUSE BIN SHOWN ON 'TRAFFIC CIRCULATION LAYOUT PLAN' FOR CONSTRUCTION LAYOUT.**

DRAINAGE CALCULATIONS ARE PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**GRADING AND DRAINAGE PLAN**



**A PROPOSED PLAN  
FOR  
REFLECTIVE AUTO COLLISION**  
801 GIBSON BOULEVARD S.E.  
ALBUQUERQUE, NEW MEXICO