

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 13, 2020

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM 87111

RE: 10020 Central SE
Grading and Drainage Plan
Engineer's Stamp Date: 042/27/20
Hydrology File: ~~L09D043~~
L20D043

Dear Mr. McGee:

Based upon the information provided in your submittal received 05/04/2020, the Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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.

Also as a reminder, please provide Drainage Covenant for the stormwater quality ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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: 10020 CENTRAL SE Building Permit #: _____ Hydrology File #: L-20

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

Legal Description: LOT 5A BLOCK 5 SKYLINE HEIGHTS

City Address: 10020 CENTRAL AVE SE

Applicant: SMM PE, LLC Contact: SCOTT MCGEE

Address: 9700 TANTAN DR NE

Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com

Other Contact: TREVESTON ELLIOTT ARCHITECT Contact: TREV ELLIOTT

Address: 811 12TH ST NW

Phone#: 259-4617 Fax#: _____ E-mail: trevestone@tearchitect.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:

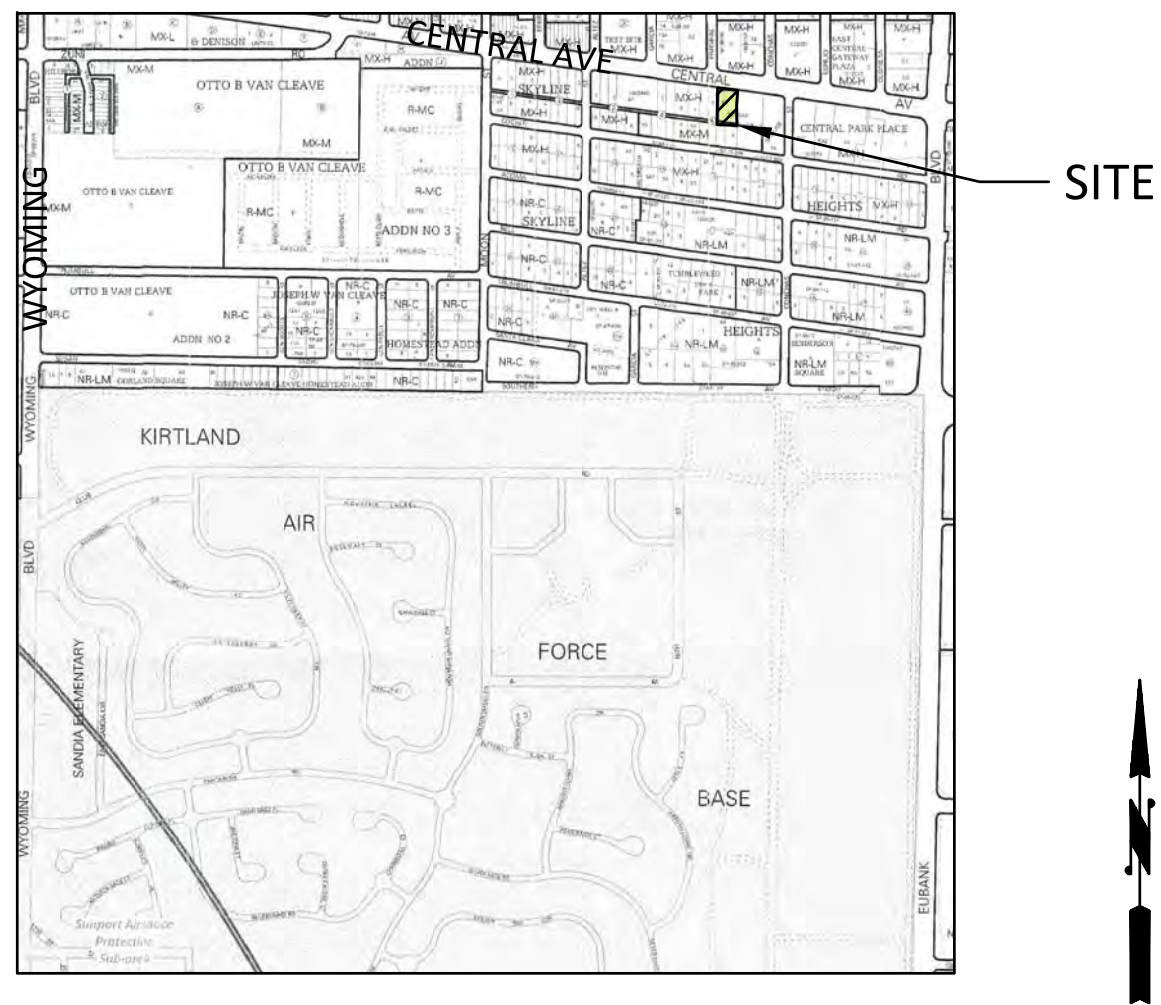
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 5-4-20 By: Scott McGee

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



L-20-Z

EXISTING CONSTRUCTION

NEW CONTOUR

FF=5451.00 PROPOSED BUILDING FINISH FLOOR ELEVATION

36.5 NEW SPOT ELEVATION

NEW CONSTRUCTION

RD ROOF DRAIN

TC TOP OF CURB

For curb cuts -- Weir Equation: $Q = CLH^{3/2}$

1' wide: $Q = (2.7)(1.0)(0.353) = 0.95$ CFS

3' wide: $Q = (2.7)(3.0)(0.353) = 2.8$ CFS

ADDRESS: 10020 Central Avenue SE, Albuquerque, NM

LEGAL DESCRIPTION: LOT 5A, BLOCK 5, SKYLINE HEIGHTS

SITE AREA: 25,095 SF (0.576 acre)

BENCHMARK: City of Albuquerque Station '5-K20' being a brass cap with ELEV= 5429.995 (NAVD 1988)

SURVEYOR: Cartesian Surveys Inc. dated April, 2016

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0358H (8/16/12), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: There is no offsite flow that enters this site.

EXISTING CONDITIONS: The site is an existing paved and gravel parking area and xeric landscaping. The site is fairly flat but slopes down to the west side with partial discharge to Central Avenue.

PROPOSED IMPROVEMENTS: The proposed 1500 SF commercial building will be a drive-thru fast food restaurant with paved parking. The building roof will drain to the paved areas surrounding the building.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with incorporation of onsite retention ponds for the first flush volume.

Existing land treatment: 62% C and 38% D Precipitation Zone: 3
 $Q = [(0.62)(3.14) + (0.38)(4.70)](0.576) = 2.15 \text{ CFS}$

Proposed land treatment: 28% C and 72% D
 $Q = [(0.28)(3.14) + (0.72)(4.70)](0.576) = 2.5 \text{ CFS}$

SWQ V = (18,068)(0.34/12) = 512 CF

The proposed onsite retention storage area will provide V= 600 CF.
(600 > 512 -- OK)

10020 CENTRAL AVE SE

GRADING & DRAINAGE PLAN C100

Scott M McGee | PE

9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com

