

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

September 26, 2018

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

RE: **Tr X-1, Airport Park**
2500 Yale Blvd SE
Grading Plan Stamp Date: 09/17/18
Hydrology File: M16D011D

Dear Mr. Rodriguez:

Based on the submittal received on 9/21/18, the grading plan cannot be approved until the following are corrected and a complete resubmittal is made:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. This project is a new submittal, not a resubmittal as indicated on your DTIS form. The difference (\$160) must be paid when resubmitting. The resubmittal fee (\$150) will also be due.
2. Include elevation datum for the benchmark.
3. Only one paper copy (and the electronic copy) is required for Hydrology submittals.
4. Add note on the plan that "No work shall be performed in the public ROW without an approved Work Order or Excavation Permit."
5. Why is the top of the retaining wall along Alamo labeled as 10.50', but the adjacent proposed parking lot grade is only 8.75'?
6. The areas of repaving and new buildings must be clearly defined on the plan and included in first flush calculations and determination of Fee-in-Lieu. This redeveloped impervious area is then used to determine the first flush retention volume at a rate of 0.26" x impervious area.
 - a. If requesting Fee-in-Lieu for the first flush volume, please state on the plan so a deposit slip can be generated for the first flush volume at a rate of \$8/CF.
 - b. Otherwise provide a suitably located and sized pond to capture this volume from impervious areas.
7. For Information. The new Drainage Ordinance was passed by City Council on 9/17/18 and is pending mayor signature and enactment. This may affect the timing and approval of this project. If seeking approval under the current ordinance, Fee-in-Lieu may be accepted. If seeking approval under the new ordinance, Fee-in Lieu cannot be accepted and on-site

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ponding (including underground ponding) is required for the first flush volume to the greatest extent feasible. The grading plan will need to clearly justify why the storm water quality volume can or cannot be retained (economic reasons are not considered in the feasibility).

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,



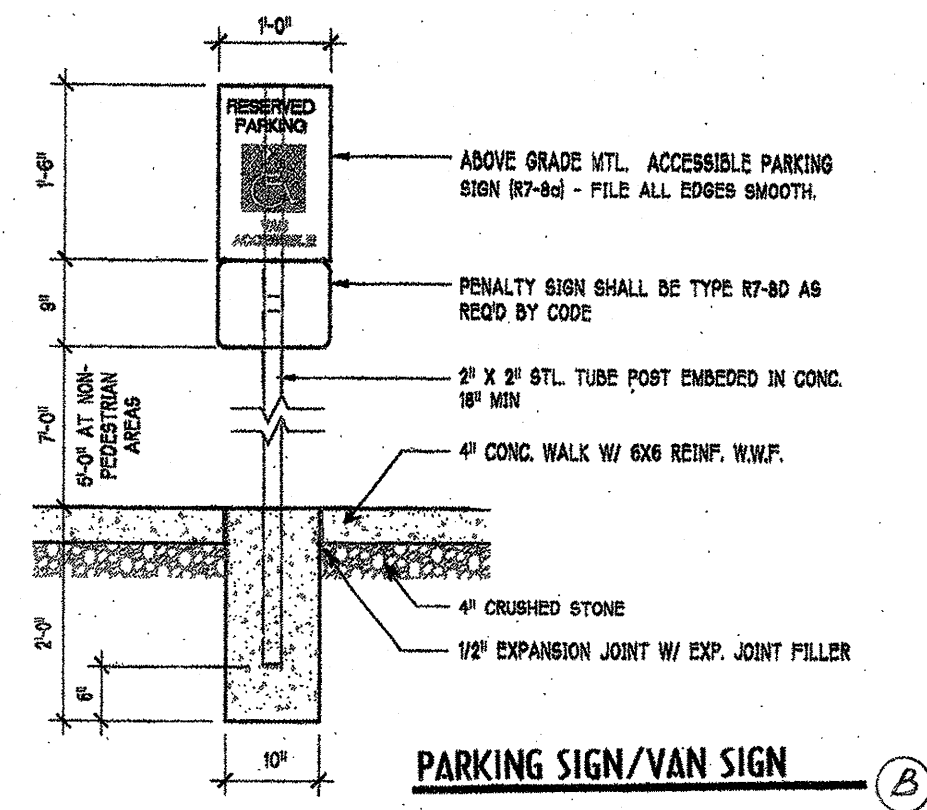
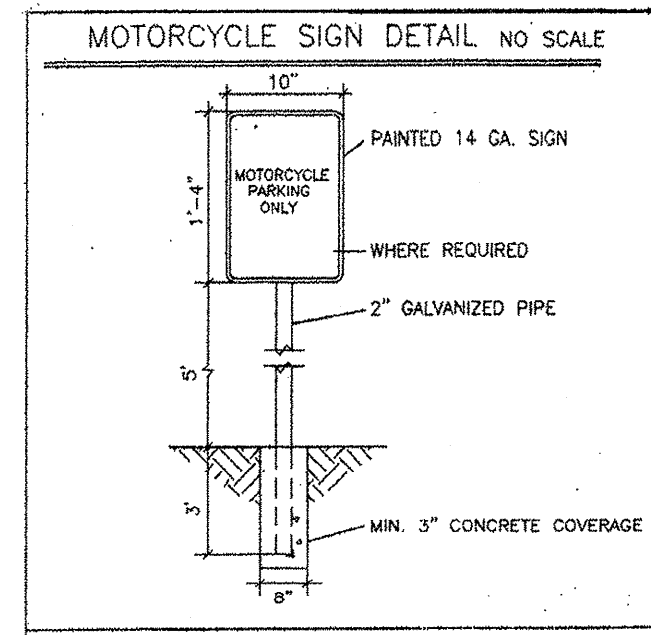
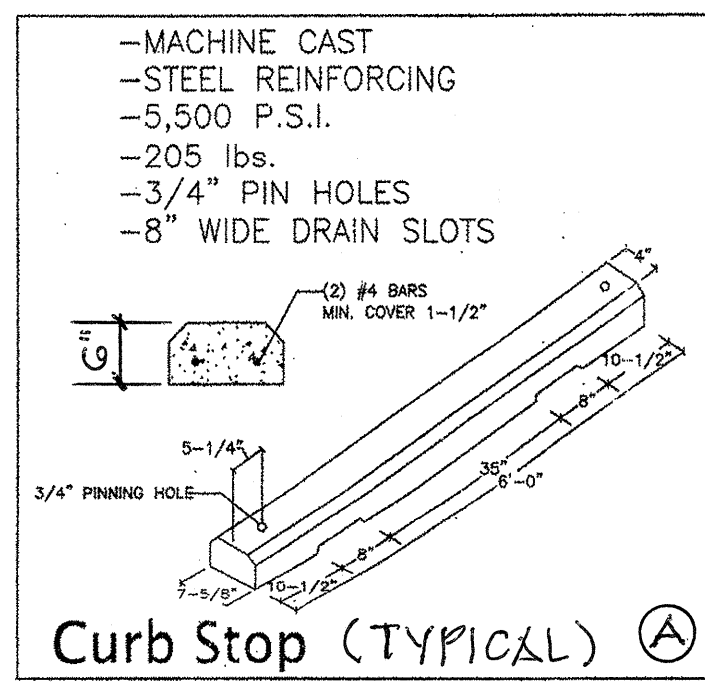
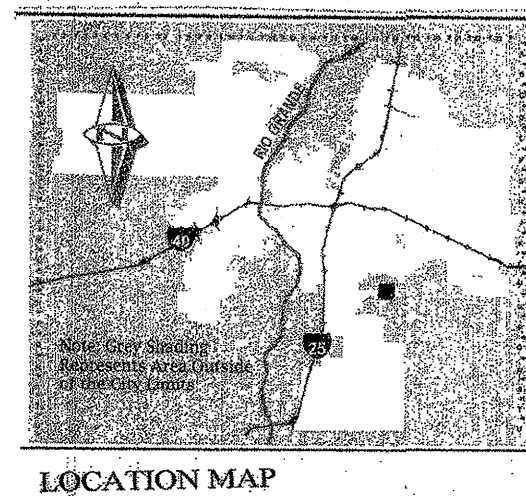
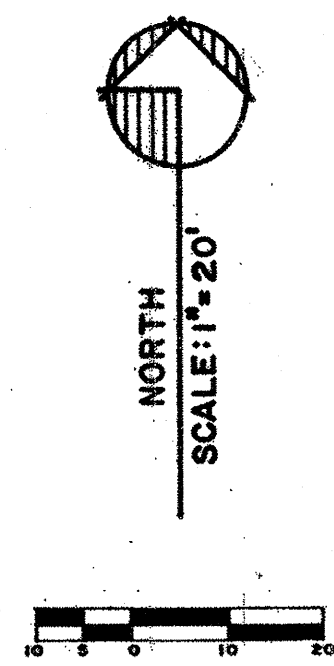
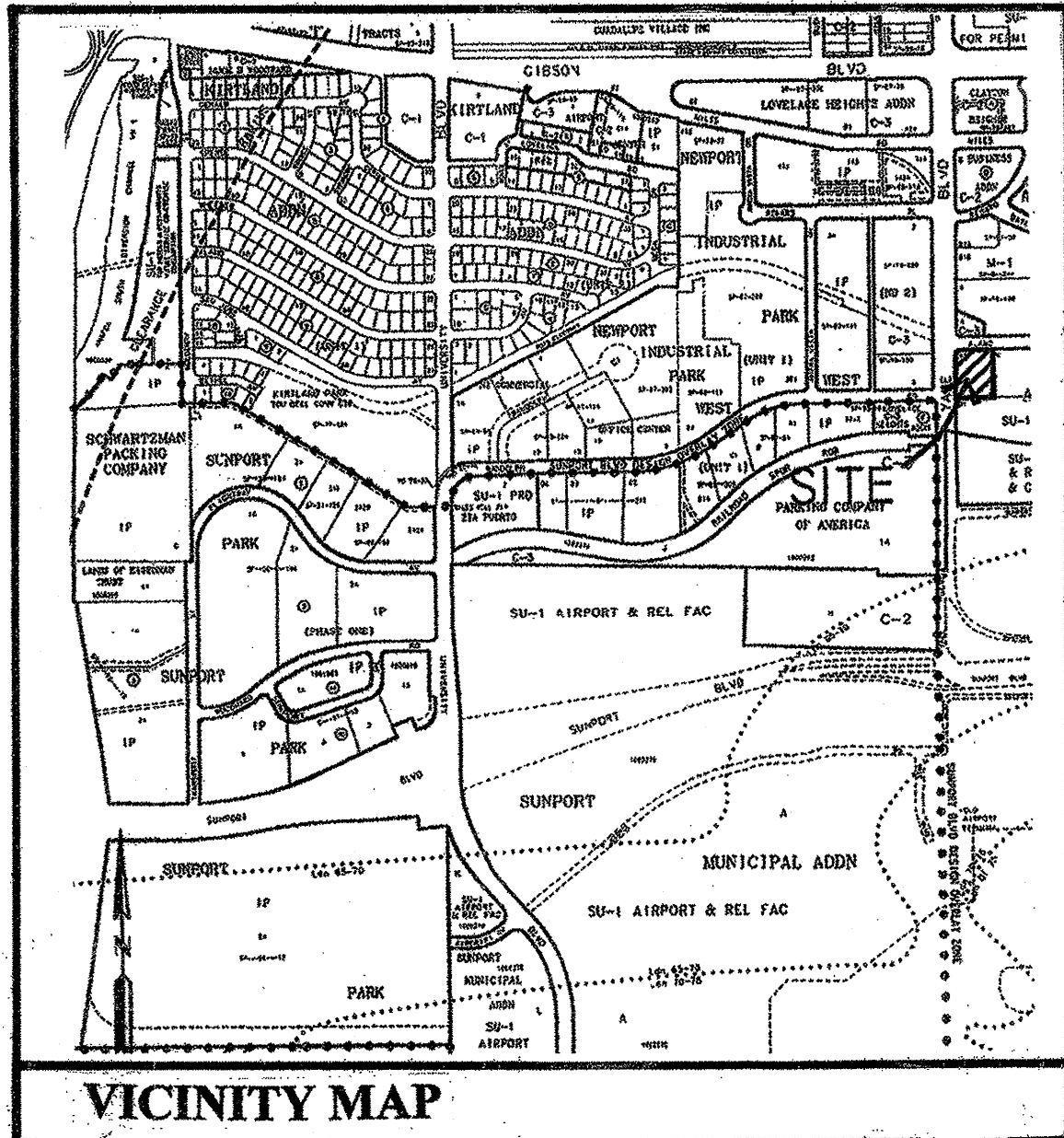
Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

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ALAMO AVENUE, S.E.

(60' PUBLIC R/W)

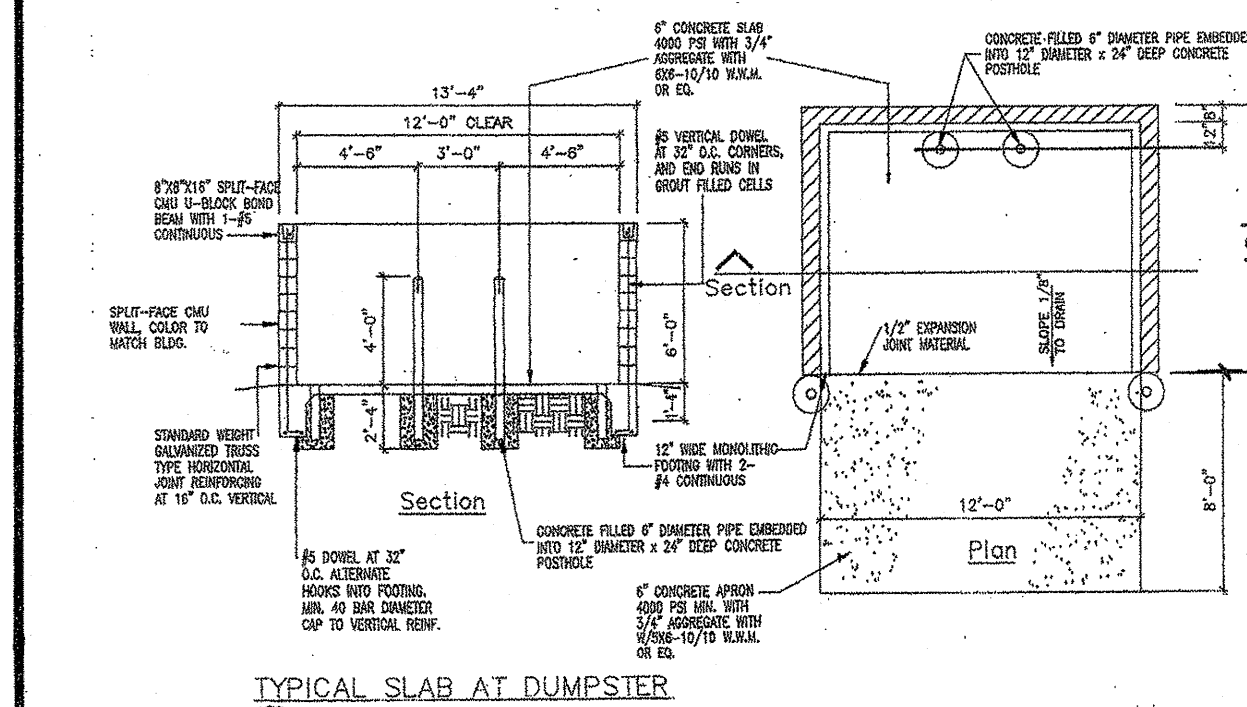
R=25.00
L=39.32
A=90°06'23"
Ch Brg=S44°39'29"W
Ch L=35.39

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	45,380	square feet
TOTAL BUILDING AREA (-)	18,855	square feet
NET LOT AREA	26,525	square feet
LANDSCAPE REQUIREMENT	10%	
TOTAL LANDSCAPE REQUIREMENT	2,653	square feet
TOTAL LANDSCAPE PROVIDED	4,010	square feet

CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY, BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Conservation Ordinance. Approval of this plan does not constitute or imply exemption from water conservation provisions of the Water Conservation Landscaping and Water Conservation Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Conservation Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

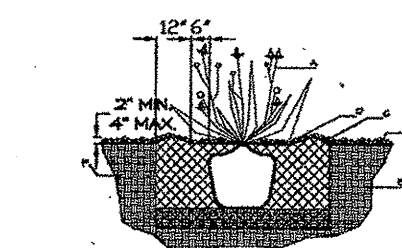
IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 9 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valves shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.



SHRUB PLANTING DETAIL

NTS

- GENERAL NOTES:**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
 - BACKFILL WITH EXISTING SOIL.
 - EMITTERS BEHIND WATER RETENTION BASIN.
 - 3" DEPTH OF GRAVEL MULCH.
 - FINISH GRADE.
 - UNDISTURBED SOIL.

CONSTRUCTION NOTES:

A. SHRUB.

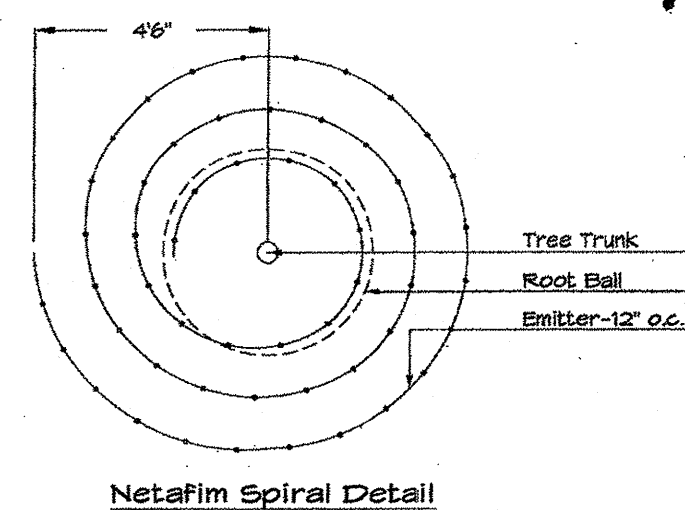
B. BACKFILL WITH EXISTING SOIL.

C. EMITTERS BEHIND WATER RETENTION BASIN.

D. 3" DEPTH OF GRAVEL MULCH.

E. FINISH GRADE.

F. UNDISTURBED SOIL.

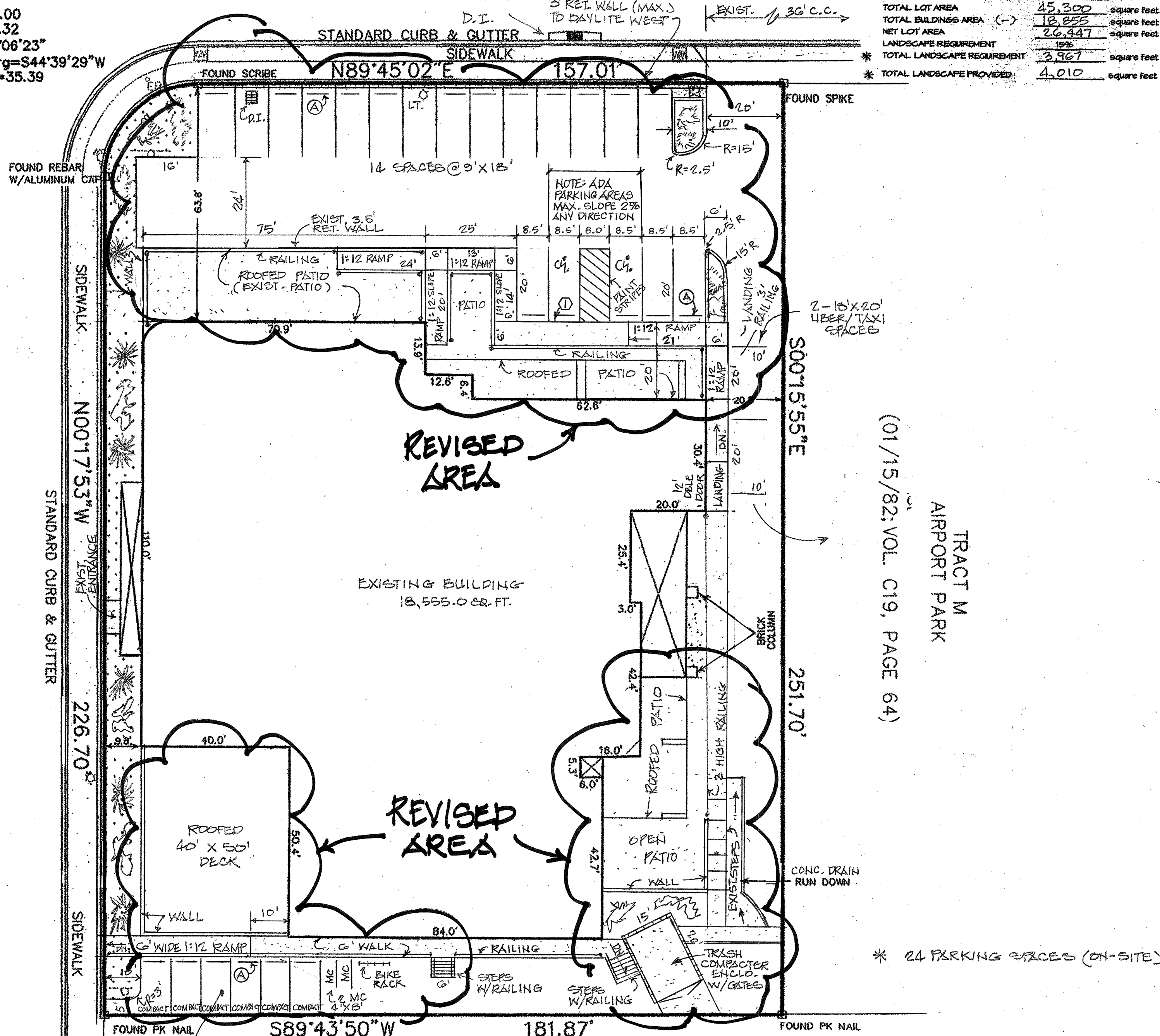


NOTE: LANDSCAPING PLAN SHALL BE IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, POLLUTION, AND WASTE WATER ORDINANCE.

LEGEND:

- ARTEMISA ARTEMISA =
- ARTEMISA CAJA (MILVER DIAL) =
- YUCCA PENDULA =
- YUCCA JOLICAUT =
- * GRAVEL MULCH (3/4" SANTA FE BROWN) BRUSH COVER

2500 YALE BOULEVARD, S.E.
(100' R/W)



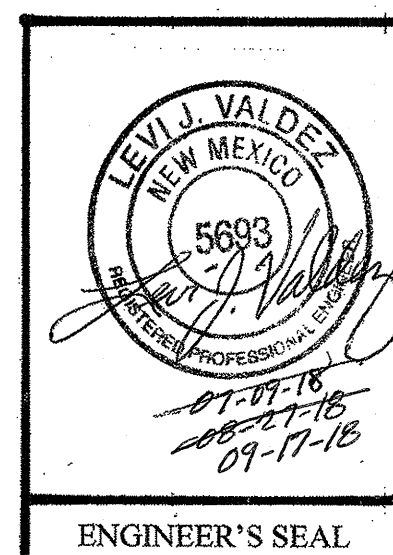
* 24 PARKING SPACES (ON-SITE)

TRACT Y-1
AIRPORT PARK
(01/15/82; VOL. C19, PAGE 64).

SUBJECT PROPERTY DESCRIPTION

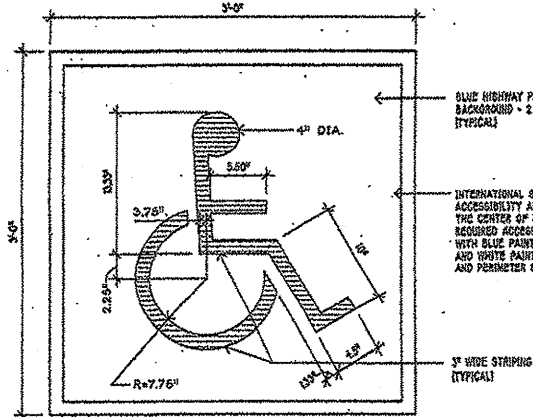
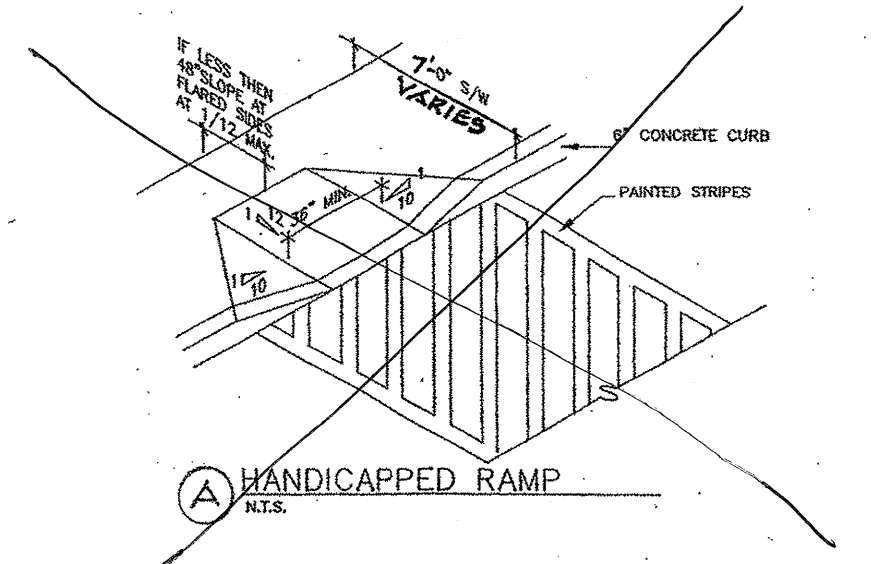
A certain tract of land located within the corporate limits of the City of Albuquerque, New Mexico, comprising all of Tract X-1, Airport Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1982 in Plat Book C19, folio 64, and being more particularly described as follows:

THIS PROPERTY IS ZONED SU-1 FOR IP.

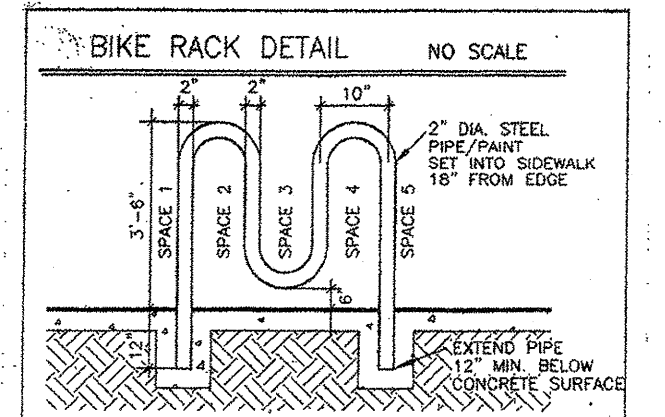
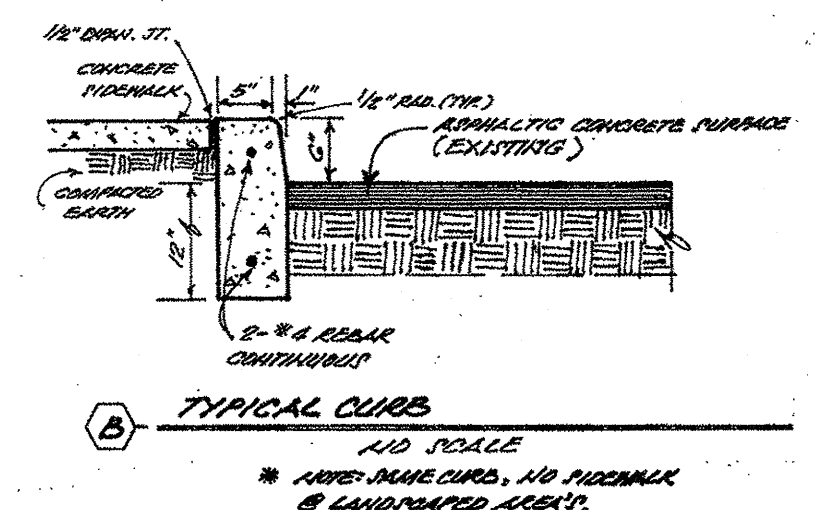


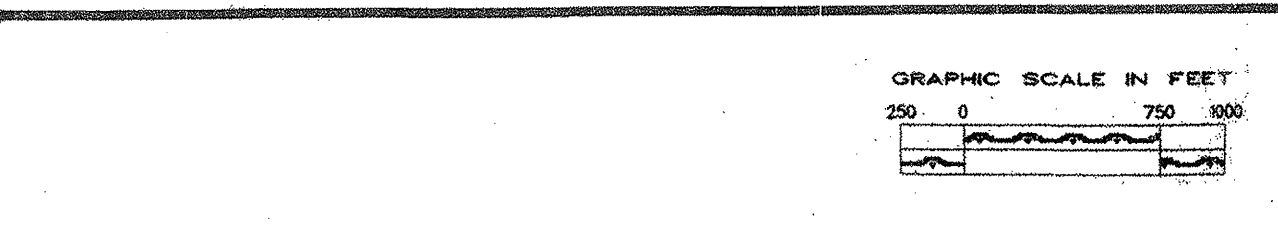
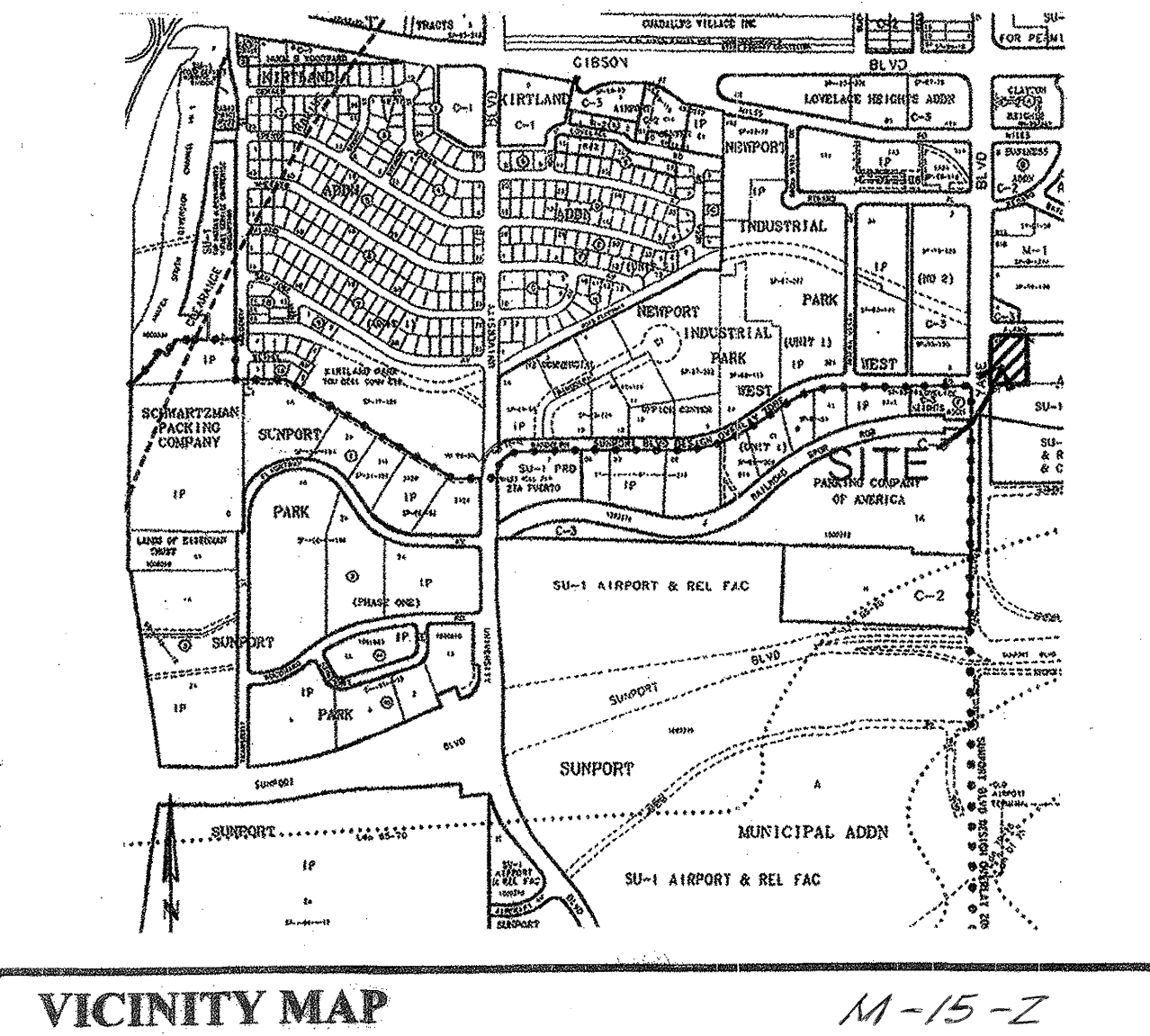
SITE PLAN / LANDSCAPE PLAN

RE-DEVELOPMENT OF
TRACT "X-1"
AIRPORT PARK
ALBUQUERQUE, NEW MEXICO
JULY, 2018



INTERNATIONAL SYMBOL OF ACCESSIBILITY





EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1) 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.
- 2) 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.
- 3) 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:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 266-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) 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.
- 3) 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.
- 4) 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:

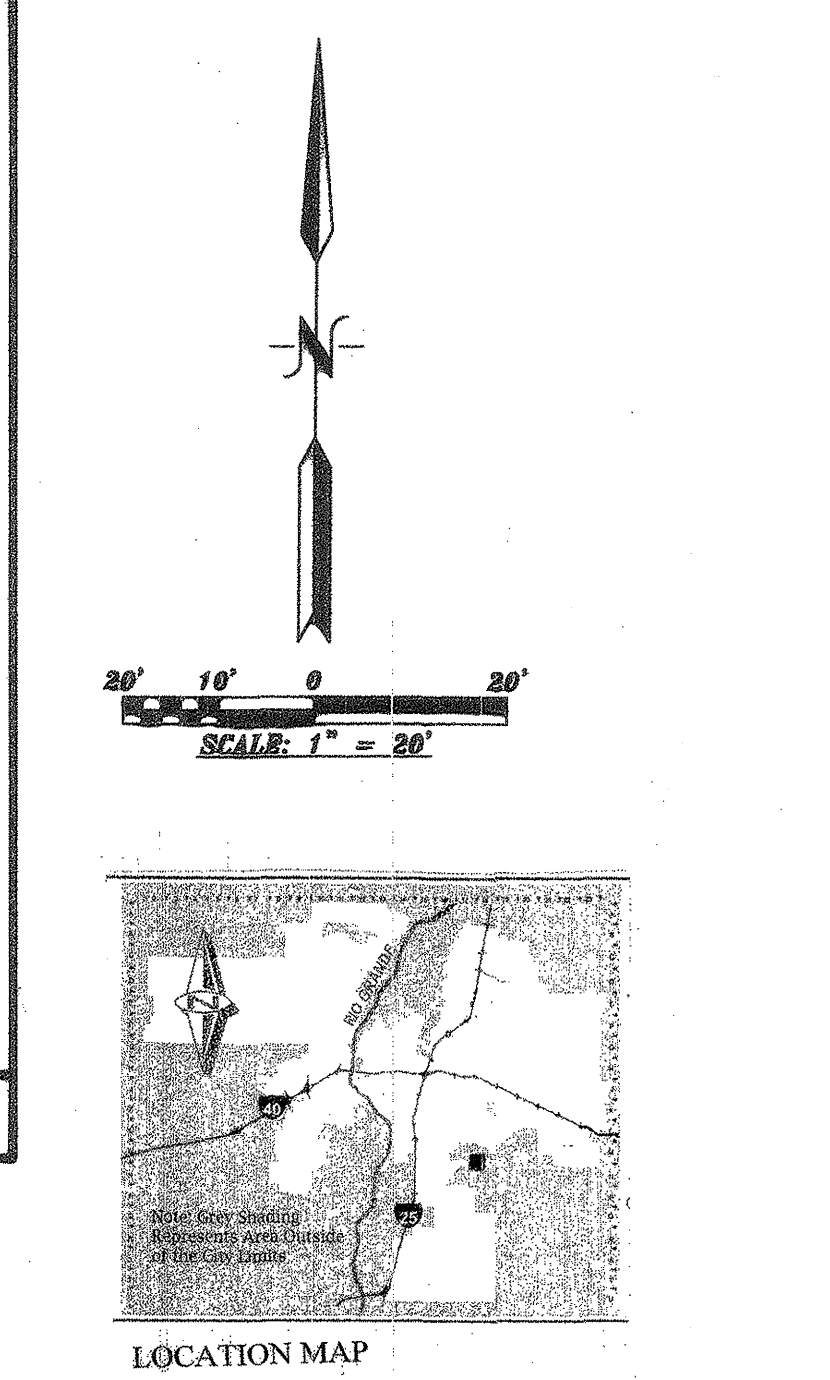
- 1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:

- TOP OF CURB ELEVATION =
- CURB FLOWLINE ELEVATION =
- EXISTING SPOT ELEVATION =
- EXISTING CONTOUR ELEVATION =
- PROPOSED SPOT ELEVATION =
- PROPOSED CONTOUR ELEVATION =
- PROPOSED OR EXISTING CONCRETE SURFACE =
- EXISTING FENCE LINE =

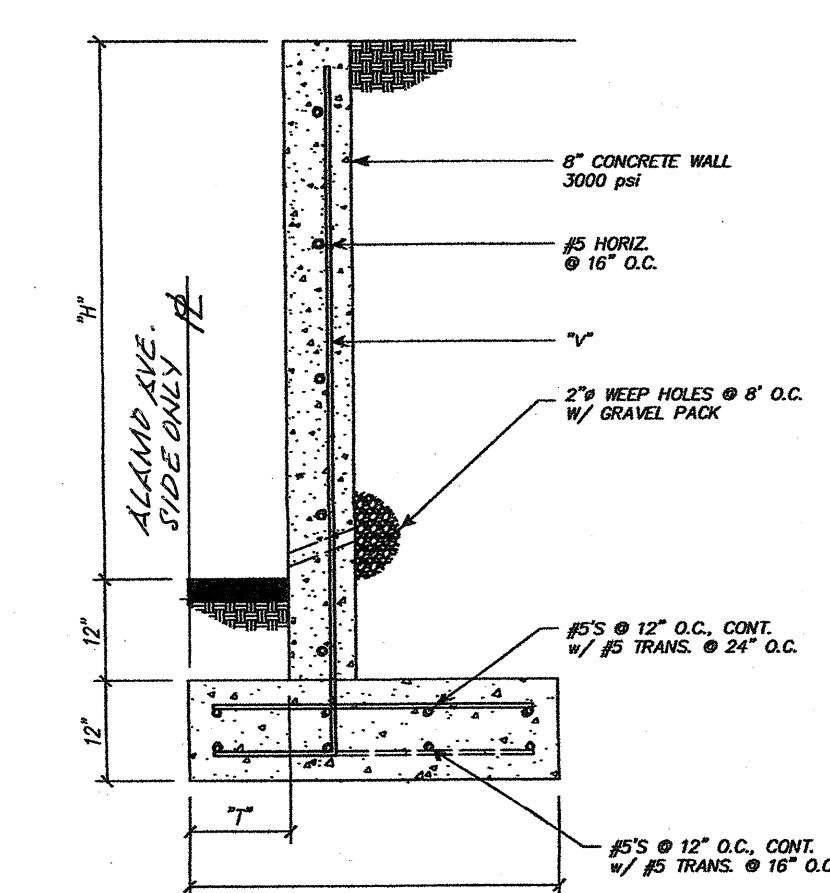
UTILITY PRECAUTIONS

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



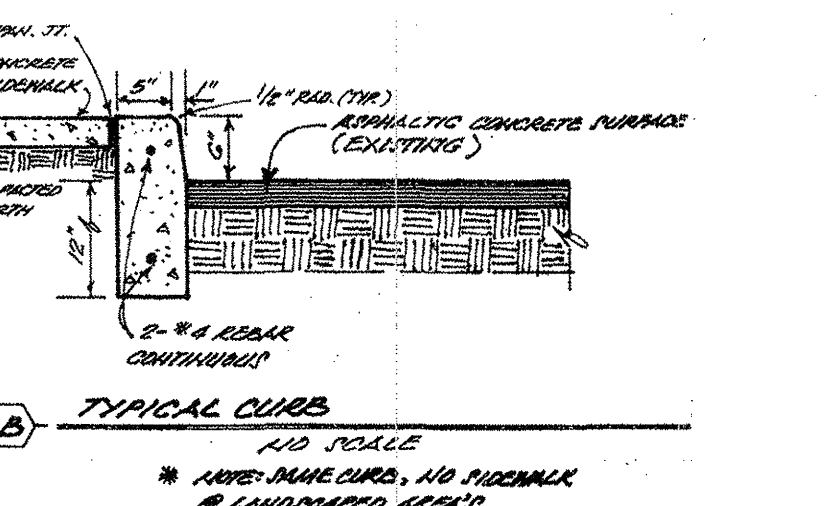
LOCATION MAP

CONCRETE STRENGTH: 3000 psi @ 28 days
 REINFORCING: #4 @ 12" O.C.
 MIN. BEARING CAPACITY: 1500 psi
 WIND SPEED: 80 mph (3-sec Gust)
 SEISMIC CATEGORY: D
 FOOTING SURFACE TO BE COMPLETED PRIOR TO PLACEMENT OF CONCRETE.



1) CONCRETE RETAINING WALL

W	T	W	T
UP TO 3'-6"	5"	3'-6" TO 5'-0"	5"
3'-6" TO 5'-0"	5"	5'-0" TO 6'-0"	5"
5'-0" TO 6'-0"	5"	6'-0" TO 7'-0"	5"

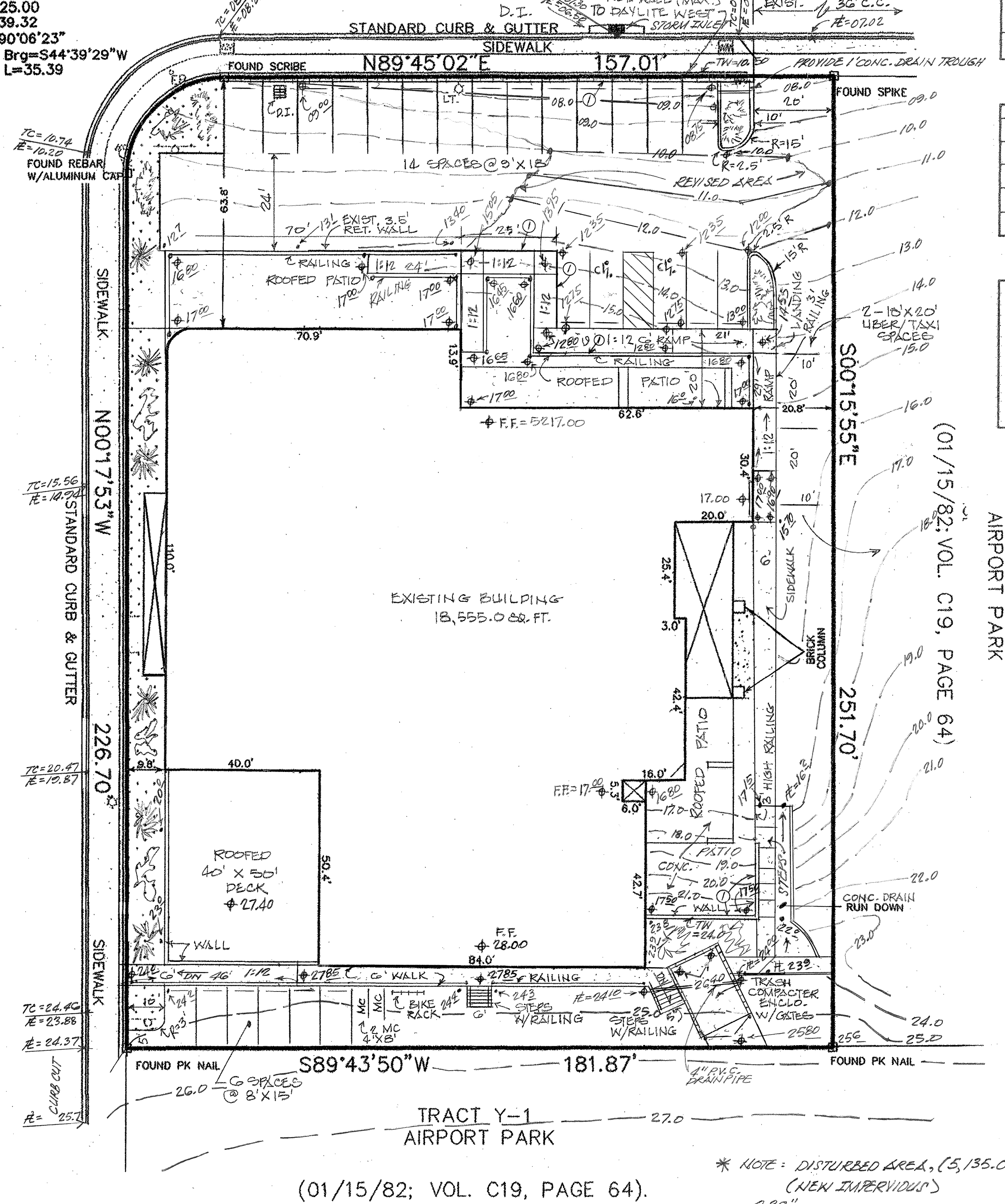


2) TYPICAL CURB

2500 YALE BOULEVARD, S.E.
 (100' R/W)

R=25.00
 L=39.32
 Δ=90°06'23"
 Ch Brg=S44°39'29"W
 Ch L=35.39

ALAMO AVENUE, S.E.
 (60' PUBLIC R/W)



SUBJECT PROPERTY DESCRIPTION

A certain tract of land located within the corporate limits of the City of Albuquerque, New Mexico, comprising all of Tract X-1, Airport Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1982 in Plat Book C19, folio 64, and being more particularly described as follows:

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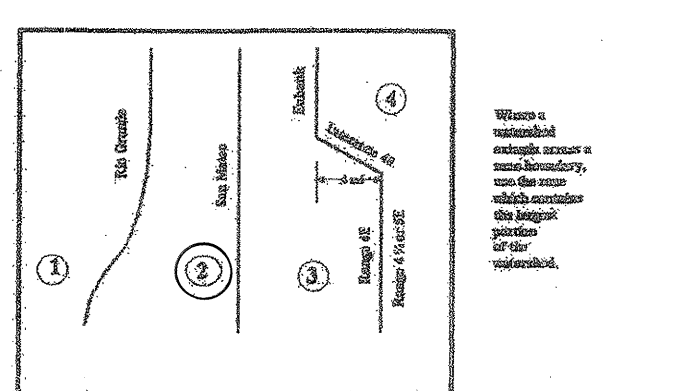
* NOTE: DISTURBED AREA, (5,135.0 SQ. FT.)
 (NEW INTERVALLUM)
 0.22" x 5,135.0 SQ. FT. = 111.3 CU. FT.
 111.3 CU. FT. x 8.00/10.0 = 890.40
 (FEE FOR NO 1ST FLUSH PONDING)

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 Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

Zone	Intensity
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	5.38 (2.11, 3.65)
4	5.61 (2.34, 3.83)



DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF YALE BLVD. S.E. AND ALAMO AVE. S.E. IN THE CITY OF ALBUQUERQUE, NEW MEXICO; ZONE ATLAS MAP NO. "M-15-Z".

THE SUBJECT SITE, 1) IS AN EXISTING DEVELOPED PROPERTY THAT HAS AN EXISTING BUILDING WITH ASSOCIATED IMPROVEMENTS THEREON, 2) DOES NOT CONTRIBUTE FLOWS TO ADJACENT PROPERTIES, 3) DOES ACCEPT HISTORIC FLOWS FROM THE ADJACENT PROPERTIES TO THE SOUTH AND TO THE EAST THAT WILL CONTINUE TO BE ACCEPTED AND PASSED THROUGH THE SUBJECT PROPERTY, 4) LIES WITHIN ZONE "X" DESIGNATING AREAS OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 35001C0361E, EFFECTIVE DATE NOVEMBER 19, 2003, 5) IS TO HAVE A GRADE REVISION TO THE AREA OF THE PROPOSED ADA HANDICAPPED PARKING AREAS THAT WILL ALLOW FOR ADA COMPLIANCE (AS SHOWN OUTLINED ON THE PLAN HEREON), ALL OTHER GRADED AREAS ARE TO REMAIN AS EXISTING.

PROJECT AREA = 1.04 ACRES ZONE: TWO (2)

PRECIPITATION: 360 = 2.35 IN.
 1440 = 2.75 IN.
 100DAY = 3.95 IN.

TREATMENT	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:

TREATMENT	AREA
TREATMENT A	0.00 AC.
TREATMENT B	0.00 AC.
TREATMENT C	0.11 AC.
TREATMENT D	0.93 AC.

PROPOSED CONDITIONS:

TREATMENT	AREA
TREATMENT A	0.00 AC.
TREATMENT B	0.00 AC.
TREATMENT C	0.11 AC.
TREATMENT D	0.93 AC.

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = (0.53)(0.00)+(0.78)(0.00)+(1.13)(0.11)+(2.12)(0.93) / 1.04 = 2.01 IN.
 V100-360 = (2.01)(1.04) / 12 = 0.17420 AC.-FT. = 7,588.2 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.56)(0.00)+(2.28)(0.00)+(3.14)(0.11)+(4.70)(0.93) = 4.72 CFS

PROPOSED EXCESS PRECIPITATION:

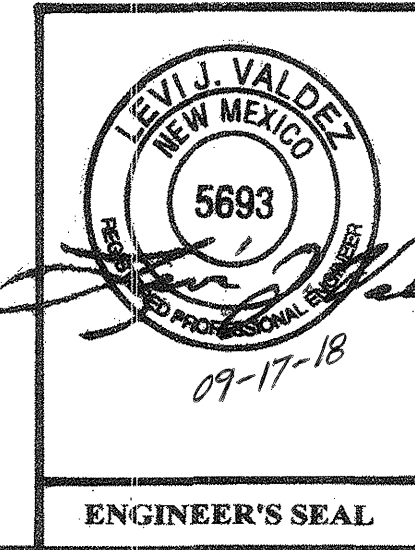
WEIGHTED E = (0.53)(0.00)+(0.78)(0.00)+(1.13)(0.09)+(2.12)(0.95) / 1.04 = 2.03 IN.
 V100-360 = (2.03)(1.04) / 12 = 0.17593 AC.-FT. = 7,663.7 CF

V100-1440 = (0.18)(1.04)(2.75 - 2.35) / 12 = 0.21467 AC.-FT. = 9,351.0 CF

V100-10 DAY = (0.18)(1.04)(3.95 - 2.35) / 12 = 0.31867 AC.-FT. = 13,881.1 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.56)(0.00)+(2.28)(0.00)+(3.14)(0.09)+(4.70)(0.95) = 4.75 CFS



RE-DEVELOPMENT OF
TRACT "X-1"
AIRPORT PARK
 ALBUQUERQUE, NEW MEXICO

GRADING AND DRAINAGE PLAN