

CITY OF ALBUQUERQUE



January 4, 2006

Mike J. Walla, P.E.
Walla Engineering, LTD
6100 Indian School Rd. NE
Albuquerque, NM 87110

**Re: Torrebiarte Office Building, Seven Bar Ranch
Grading and Drainage Plan
Engineer's Stamp dated 12-21-05 (A14-D9D)**

Dear Mr. Walla,

Based upon the information provided in your submittal received 12-22-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. **Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.**

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

see A14/D9C For Revisions

PROJECT TITLE: TORREBLARTE OFFICE BLDG ZONE MAP/DRG. FILE #: A-14/D9D
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT G-2A-2, A REPEAT OF TRACT G-2A @ SEVEN-BAR RANCH, ALBUQ,
 CITY ADDRESS: _____

ENGINEERING FIRM: WALKER ENGINEERING, LTD.
 ADDRESS: 6100 WINDY SCHOOL RD NE
 CITY, STATE: ALB, NM

CONTACT: MIKE WALKER, P.E.
 PHONE: 871-2008
 ZIP CODE: 87110

OWNER: CARLOS TORREBLARTE
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: MARTIN GRUMMER
 ADDRESS: 331 WELLESLEY PLACE NE
 CITY, STATE: ALBUQ, NM

CONTACT: _____
 PHONE: 255-2507
 ZIP CODE: 87106

SURVEYOR: HARRIS SURVEYING
 ADDRESS: 2412-D MONROE ST. NE
 CITY, STATE: ALB, NM

CONTACT: TONY HARRIS
 PHONE: 871-0056
 ZIP CODE: 87110

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMP/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

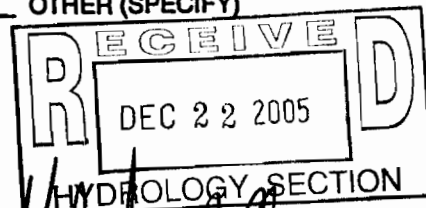
WAS A PRE-DESIGN CONFERENCE ATTENDED:

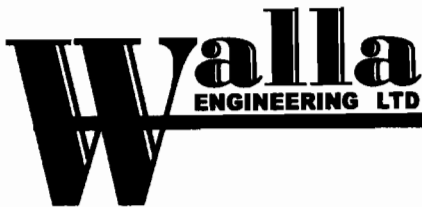
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12/22/05 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





LETTER OF TRANSMITTAL

TO CITY OF ALBUQ

DATE 12/22/05 JOB NO. _____
ATTENTION HYDROLOGY
RE: TOREBIARTE OFFICE BLDG

WE ARE SENDING YOU ☐ Attached ☐ Under Separate Cover Via _____ the following items:

- ☒ Plans ☐ Prints ☐ CD ☐ Specifications ☐ Calculations
☐ Report ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information
☐ Samples ☒ INFORMATION SHEET

COPIES	DATE	NO.	DESCRIPTION
1 EA			INFORMATION SHEET
2 EA			GRADING & DRAINAGE DETAILS
1 EA			\$50 CHECK

THESE ARE TRANSMITTED as checked below:

- ☒ For Your Use ☒ For Review and Comment ☐ Returned After Loan To Us
☐ As Requested ☐ Correct and Resubmit ☐ Resubmittal Not Required, Revise Per Corrections Noted, If Any

REMARKS _____

COPIES TO: FILE SIGNED: [Signature]

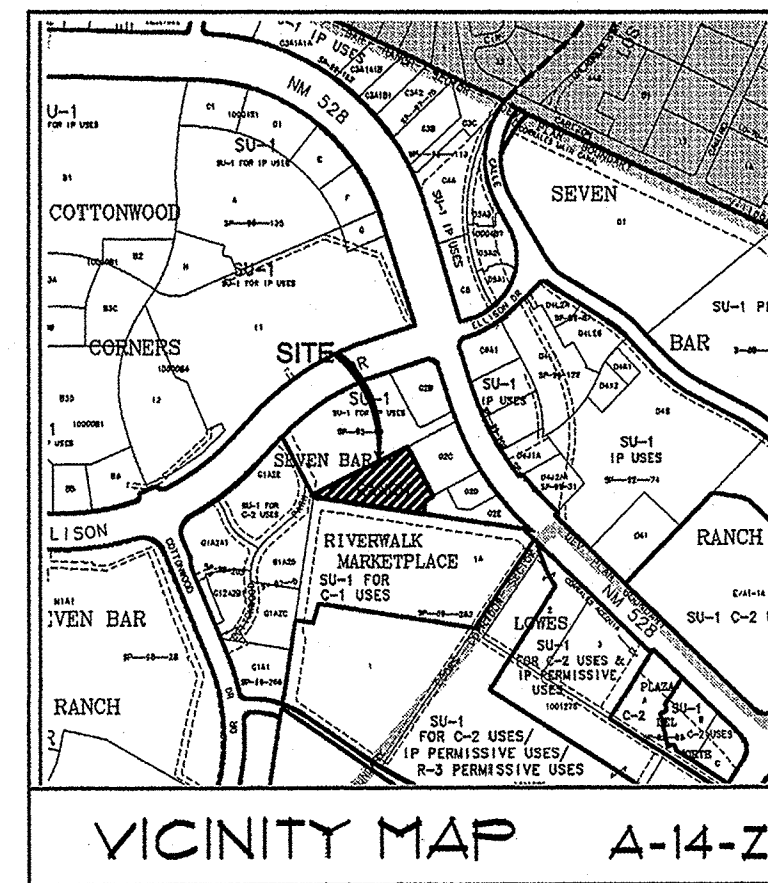
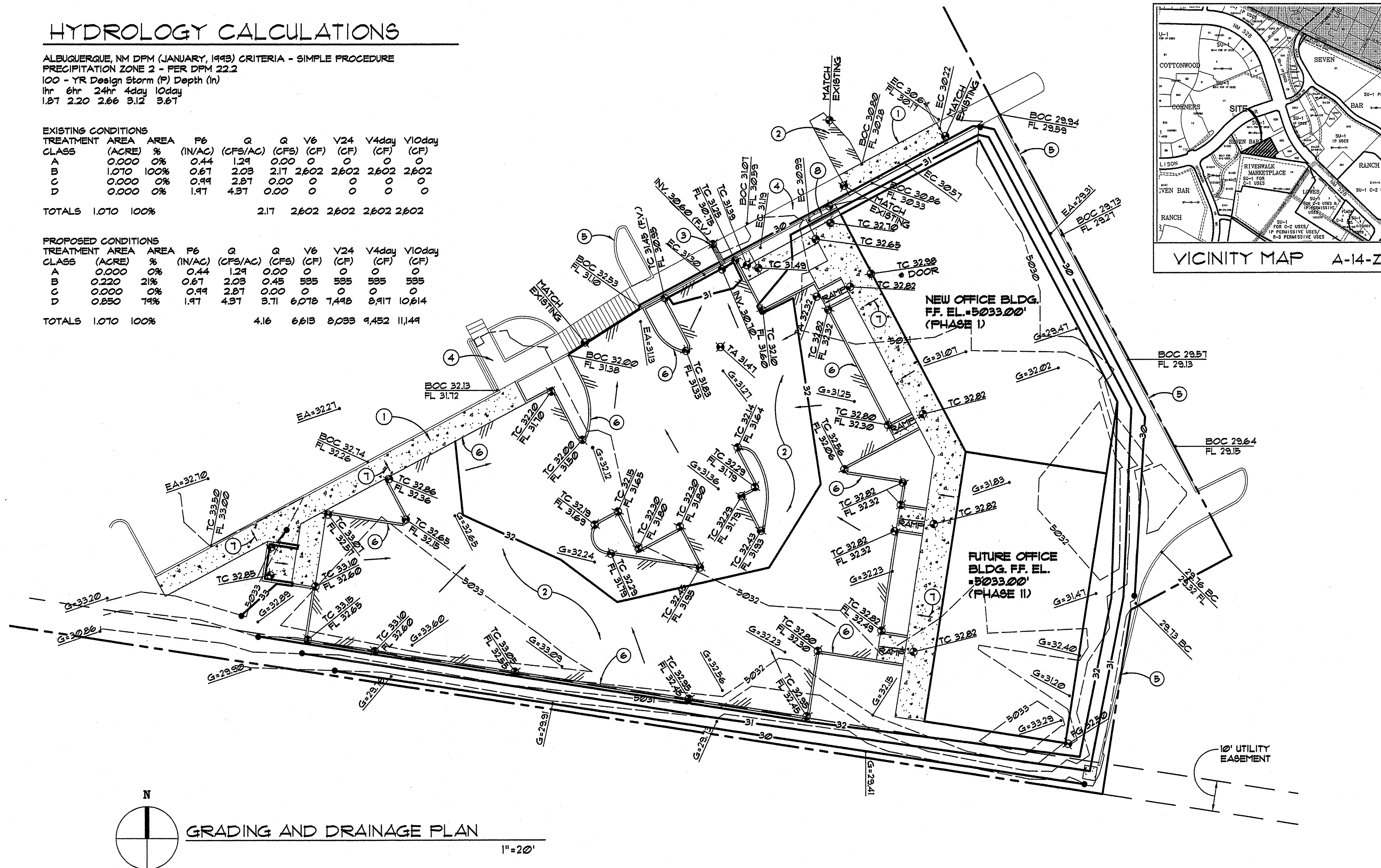
If enclosures are not as noted, kindly notify us at once

HYDROLOGY CALCULATIONS

ALBUQUERQUE, NM DFM (JANUARY, 1993) CRITERIA - SIMPLE PROCEDURE
PRECIPITATION ZONE 2 - PER DFM 22.2
100 - YR Design Storm (P) Depth (in)
1hr 6hr 24hr 4day 10day
1.87 2.20 2.66 3.12 3.67

EXISTING CONDITIONS	TREATMENT CLASS	AREA (ACRE)	AREA %	P6 (IN/AC)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4day (CF)	V10day (CF)
A	0.000	0%	0.44	1.29	0.00	0	0	0	0	0
B	1.070	100%	0.67	2.03	2.17	2602	2602	2602	2602	2602
C	0.000	0%	0.49	2.87	0.00	0	0	0	0	0
D	0.000	0%	1.47	4.37	0.00	0	0	0	0	0
TOTALS	1.070	100%			2.17	2602	2602	2602	2602	2602

PROPOSED CONDITIONS	TREATMENT CLASS	AREA (ACRE)	AREA %	P6 (IN/AC)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4day (CF)	V10day (CF)
A	0.000	0%	0.44	1.29	0.00	0	0	0	0	0
B	0.220	21%	0.67	2.03	0.45	535	535	535	535	535
C	0.000	0%	0.49	2.87	0.00	0	0	0	0	0
D	0.850	79%	1.47	4.37	3.71	6078	7448	8917	10614	11441
TOTALS	1.070	100%			4.16	6613	8033	9452	11441	11441



KEYED NOTES

1. CONSTRUCT NEW 4000 FSI, A-E, CONCRETE SIDEWALK PER 1/C-1.
2. AC PAVED PARKING AREA PER DETAIL 2/C-1.
3. NEW SIDEWALK CULVERT PER C.O.A. DETAIL 2237.
4. EXISTING SIDEWALK TO REMAIN.
5. EXISTING CONCRETE CURB TO REMAIN.
6. NEW CONCRETE CURB PER DETAIL 3/C-1.
7. 2% SLOPE TYPICAL.
8. 4" EA. CONCRETE STEPS WITH EQUAL RISERS. SEE DETAIL 4/C-1.

LEGEND

- NEW BUILDING LINE
- EXISTING CONTOUR
- NEW CONTOUR
- PROPERTY LINE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TC TOP OF CONCRETE
- FG FINISHED GRADE
- EC EDGE OF CONCRETE
- FL FLOWLINE
- TA TOP OF ASPHALT
- EXTENT OF NEW ASPHALT
- EXTENT OF NEW CONCRETE PAVING

LEGAL DESCRIPTION

TRACT G-2A-2, A REPLAT OF TRACT G-2A AT SEVEN-BAR RANCH, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

TEMPORARY BENCHMARK

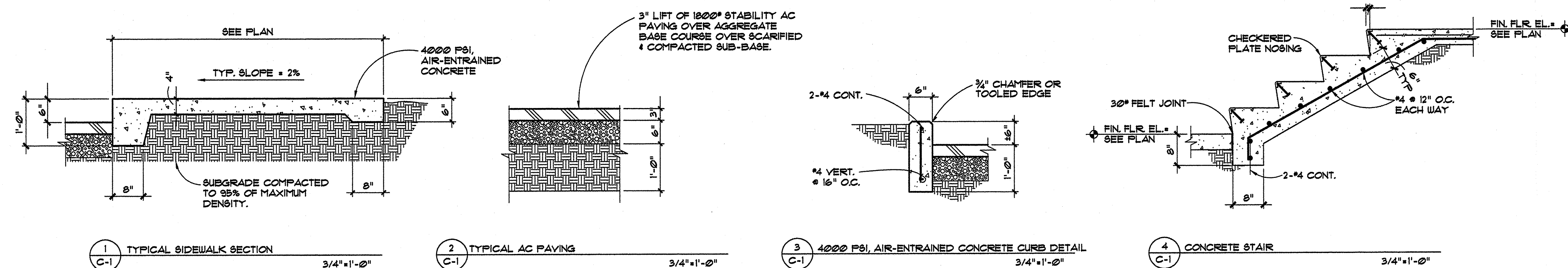
TBM: 3/4" REBAR, W/ CAP, STAMPED L.S. 11828. ELEVATION = 5026.25'.

BENCHMARK

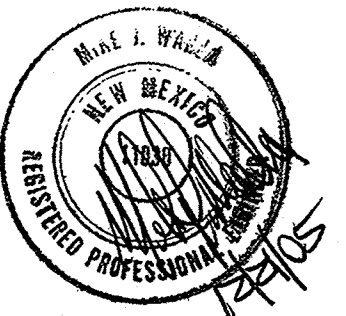
ALBUQUERQUE CITY BENCHMARK "11-A14". ELEVATION = 5025.34'.

DESIGN NARRATIVE

THE SUBJECT SITE IS A 107AC PORTION OF THE PROPERTY ORIGINALLY ASSOCIATED WITH BASIN B-1 OF THE QUARTERS BBQ RESTAURANT PROJECT. THE ORIGINAL PROJECT WAS DESIGNED BY BOHANNAN HUSTON AND RESULTED IN A REPORT DATED 4-25-02. THE SITE WAS ORIGINALLY DESIGNED TO CONVEY RUNOFF FROM THE SUBJECT PORTION OF THE PROPERTY TO UNDERGROUND FACILITIES AND EVENTUALLY A DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE DEVELOPMENT. THE SUBJECT SITE WILL GENERATE AN ADDITIONAL 193 CFS IN A 100-YEAR STORM AFTER CONSTRUCTION. THIS MEANS A 16% INCREASE TO THE CURRENT DRAINAGE RUNOFF CONDITION.



MARTIN FM GRUMMER ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



CARLOS TORREBIARTE
OFFICE BUILDING
GRADING AND DRAINAGE PLAN

PROJECT:

TITLE:

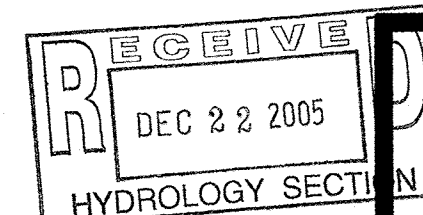
REVISIONS

DATE:
12-21-05

DRAWN BY:
KKG

CHECKED BY:
MJW

APPROVED BY:



SHEET NO:

C-1

Walla Engineering Ltd.
Structural Engineering
Civil Engineering
6100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110
881-3008 • Facsimile 884-5390