CITY OF ALBUQUERQUE



November 23, 2016

Richard J. Berry, Mayor

Mike Walla, P.E. Walla Engineering, Ltd 6501 Americas Parkway NE, Suite 301 Albuquerque, NM, 87110

RE: Shops at NM 528

Grading and Drainage Plan

Engineer's Stamp Date 11-16-16 (File: A14D011)

Dear Mr. Walla:

Based upon the information provided in your submittal received 11-16-2016, the above-referenced revised plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

SO-19 Standard Notes are included in the drawings, but there are no private drainage facilities proposed.

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

New Mexico 87103

Sincerely,

www.cabq.gov

Abiel Carrillo, P.E.

Principal Engineer, Planning Dept. Development Review Services

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title:		Building Permit #:		City Drainage #:
DRB#: E	PC#:		Work Order#:	:
Legal Description:				
City Address:				
			Contact:	
Address:				
Phone#: Fa			E-mail:	
Owner:			Contact:	
Address:			·	
Phone#: Fa	ax#:		E-mail:	
Architect:			Contact:	
Address:				
Phone#: Fa	ax#:		E-mail:	
Surveyor:			Contact:	
Address:				
Phone#: Fa	ax#:		E-mail:	
Contractor:			Contact:	
Address:				
Phone#: Fa	ax#:		E-mail:	
TYPE OF SUBMITTAL:	C	HECK TYPE OF APPROVA	AL/ACCEPTA	ANCE SOUGHT:
DRAINAGE REPORT		SIA/FINANCIAL GUARAN	ΓEE RELEASE	E
DRAINAGE PLAN 1st SUBMITTAL		PRELIMINARY PLAT APPR	ROVAL	
DRAINAGE PLAN RESUBMITTAL		S. DEV. PLAN FOR SUB'D	APPROVAL	
CONCEPTUAL G & D PLAN		S. DEV. FOR BLDG. PERMI	T APPROVAL	
GRADING PLAN		SECTOR PLAN APPROVAL		
EROSION & SEDIMENT CONTROL PLAN	(ESC)	FINAL PLAT APPROVAL		
ENGINEER'S CERT (HYDROLOGY)		CERTIFICATE OF OCCUPA	NCY (PERM)	
CLOMR/LOMR		CERTIFICATE OF OCCUPANCY (TCL TEMP)		
TRAFFIC CIRCULATION LAYOUT (TCL)		FOUNDATION PERMIT APPROVAL		
ENGINEER'S CERT (TCL)		BUILDING PERMIT APPRO	VAL	
ENGINEER'S CERT (DRB SITE PLAN)		GRADING PERMIT APPRO	VAL	SO-19 APPROVAL
ENGINEER'S CERT (ESC)		PAVING PERMIT APPROVA	AL	ESC PERMIT APPROVAL
SO-19		WORK ORDER APPROVAL		ESC CERT. ACCEPTANCE
OTHER (SPECIFY)		GRADING CERTIFICATION	1	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED	D:	Yes No Co	py Provided	
DATE SUBMITTED:	· · · · · · · · · · · · · · · · · · ·			
D	C1. 4::-: D1-41	-11 h	1:44-1 Th	

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

- 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
- **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Sanitary Sewer Manhole
Rim Elev. = 5026.72
Inv. Elev. 5016.22(ESE)
Inv. Elev. 5014.52(NW)
Inv. Elev. 5014.42(SE)

VICINITY MAP A-14-Z

DESIGN NARRATIVE

0.67 2.03

0.99 2.87

0.99 2.87

THIS PROJECT INVOLVES THE DEMOLITION OF TWO EXISTING BUILDINGS AND CONSTRUCTION OF A NEW BUILDING ON BASICALLY THE SAME PAD SITE. THE CURRENT BUILDINGS DRAW ROOF RUNOFF TO THE PAVED DRIVEWAY NORTH OF THE BUILDINGS. THIS STORM RUNOFF THEN FLOWS DOWN HILL TO THE EAST WHERE IT COLLECTS AT AN OUTLET AND SWALE THRU THE ADJACENT PROPERTY TO THE NORTH. THIS RUNOFF IS CONVEYED VIA AN EXISTING DRAINAGE EASEMENT NORTH THRU THE SELF STORAGE FACILITY WHERE IT IS COLLECTED IN CATCH BASIN AND CONVEYED NORTH IN AN UNDERGROUND PIPE TO A STORM DRAIN IN CALLE CUERVO WHICH ULTIMATELY OUTFALLS IN A LARGE POND TO THE EAST, ON THE SOUTH SIDE OF THE STREET. THE DEVELOPED RUNOFF WILL BE VERY SIMILAR TO EXISTING AND WILL THEREFORE NOT CHANGE THE DOWNSTREAM PONDING REQUIREMENTS. THE SOUTH SIDE OF THIS SUBJECT SITE WILL NOT BE CHANGED. IT IS A PAVED PARKING LOT WITH AN ONSITE POND LOCATED AT THE SW CORNER OF THE PARKING LOT. RUNOFF DEVELOPED ON THE SOUTH SIDE OF THE SITE COLLECTS AT THIS POND WHERE IT PERCOLATES INTO THE SOIL. THIS SCHEME HAS BEEN A SUCCESSFUL METHOD TO HANDLE STORM RUNOFF AND IS PROPOSED FOR THIS NEW DEVELOPMENT OF THE EXISTING OFFICE COMPLEX NONE OF THE FIRST FLUSH VOLUME OF EITHER BASIN ON THIS SITE WILL EVER GET TO THE RIVER AT IT WILL BE CONTAINED ON SITE (BASIN II) OR END UP IN THE POND EAST OF THE SITE OFF OF CALLE CUERVO (BASIN I). SEE THE DRAINAGE AREA MAP WHICH DESCRIBES THE DOWNSTREAM FLOW DIRECTION. S.O. 19 NOTES ARE INCLUDED ON THIS PLAN AS SOME OF THE NEW SIDEWALK ALONG ELLISON DRIVE WILL BE CONSTRUCTED IN THE PUBLIC R.O.W. ON THIS

(CF)

0.02 22 22 22 22

2.97 4,863 5,998 7,134 8,491

2.99 4,885 6,020 7,156 8,513

4.49 7,161 8,713 11,815 16,772

0.00 0 0 0 4.06 6,643 8,195 11,297 16,254

0.00 0 0 0

100 CF

513 CF

TOTAL V = 7123 CF 7123 CF > 7161 CF

400 SF

3.94 6,443 7,948 10,957 15,764

4.13 6,672 8,176 11,185 15,993

(CF) (CF) (CF)

518 518

(CF) (CF) (CF)

229 229 229

0.99 2.87 0.00 0 0 0

GENERAL SHEET NOTES

A CONTRACTOR SHALL VERIFY LOCATION OF EXISTING BELOW GRADE UTILITIES IN THE WORK AREA PRIOR TO **EXCAVATION**

SHEET KEYNOTES

- EXISTING ASPHALT PAVING TO REMAIN
- NEW 3" ASPHALT PAVING PER DETAIL E1/CE101
- 3 EXISTING CURB TO REMAIN
- 4 EXISTING DRAINAGE OUTLET THRU ADJACENT PROPERTY TO REMAIN NEW 6" CONCRETE CURB PER DETAIL E2/CE101
- 6 4'-0" WIDE CURB BREAK FOR DRAINAGE
- 2'-0" WIDE CURB BREAK FOR DRAINAGE
- NEW 4", 4000 PSI, AIR-ENTRAINED, CONCRETE SIDEWALK PER E3/CE101
- 9 CONSTRUCT NEW CONCRETE SIDEWALK PER C.O.A. STANDARD DRAWING #2430
- 10 CONSTRUCT NEW CURB ACCESS RAMP PER C.O.A. STANDARD DRAWINGS #2440 AND #2441
- 11 CONSTRUCT NEW CONCRETE SIDEWALK RAMPS PER C.O.A. STANDARD DRAWING #2426
- 12 SCREEN WALL SEE ARCHITECTURAL SITE PLAN SEE B6/SE301 FOR TYPICAL SUPPORT DETAIL
- 13 CONCRETE CURB AND GUTTER PER E4/CE101

LEGEND

	PROPERTY LINE
— —5025—— —	EXISTING CONTOUR
 × 5025.13	EXISTING SPOT ELEVATION
25.05	NEW SPOT ELEVATION
26	NEW CONTOUR
FL	FLOWLINE
тс	TOP OF CONCRETE
FG	FINISHED GRADE
TA	TOP OF ASPHALT
	FLOW DIRECTION
•	ROOF DRAIN LOCATION
A	NEW CONCRETE PAVING
	NEW ASPHALT PAVING
	BASIN LIMITS
	SWALE

BASIS OF ELEVATIONS

ALBUQUERQUE CONTROL SURVEY BENCHMARK "11-A14" 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-A14" PUBLISHED ELEVATION= 5028.040 (NAVD 1988)

BENCHMARK (BM)

PK NAIL WITH ALUMINUM DISK STAMPED "SURVTEK" ELEVATION = 5025.64 (NAVD88)

LEGAL DESCRIPTION

TRACTS C-6A-1 AND C-6A-2 OF THE REPLAT OF TRACT C-6A OF SEVEN-BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 11, 1989, IN

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING 2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN

ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH. 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL

"811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES. AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET

6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR

SIGNATURE BLOCK

C.O.A. DRAINAGE INSPECTOR

ARCHITECTURE / DESIGN / INSPIRATION

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG ARCHITECT

PROJECT

528

3611 NM ST. ALBUQUEF

VOLUME C39, FOLIO 138.

NOTICE TO CONTRACTOR ANY WORK WITHIN CITY RIGHT-OF-WAY.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE

DRAWN BY

REVISIONS

REVIEWED BY PROJECT NO. DRAWING NAME

PERMIT SET

GRADING and DRAINAGE PLAN

SHEET NO. CE101

(A1) GRADING AND DRAINAGE PLAN

1" = 20'

STATE

HIGHWAY