

# 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.

New Mexico 87103 If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

www.cabq.gov

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#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ DRAINAGE PLAN 1st SUBMITTAL
- \_\_\_\_\_ DRAINAGE PLAN RESUBMITTAL
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ EROSION & SEDIMENT CONTROL PLAN (ESC)
- \_\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ ENGINEER'S CERT (TCL)
- \_\_\_\_\_ ENGINEER'S CERT (DRB SITE PLAN)
- \_\_\_\_\_ ENGINEER'S CERT (ESC)
- \_\_\_\_\_ SO-19
- \_\_\_\_\_ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ SECTOR PLAN APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ GRADING CERTIFICATION
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ ESC PERMIT APPROVAL
- \_\_\_\_\_ ESC CERT. ACCEPTANCE
- \_\_\_\_\_ OTHER (SPECIFY)

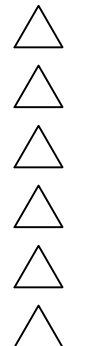
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

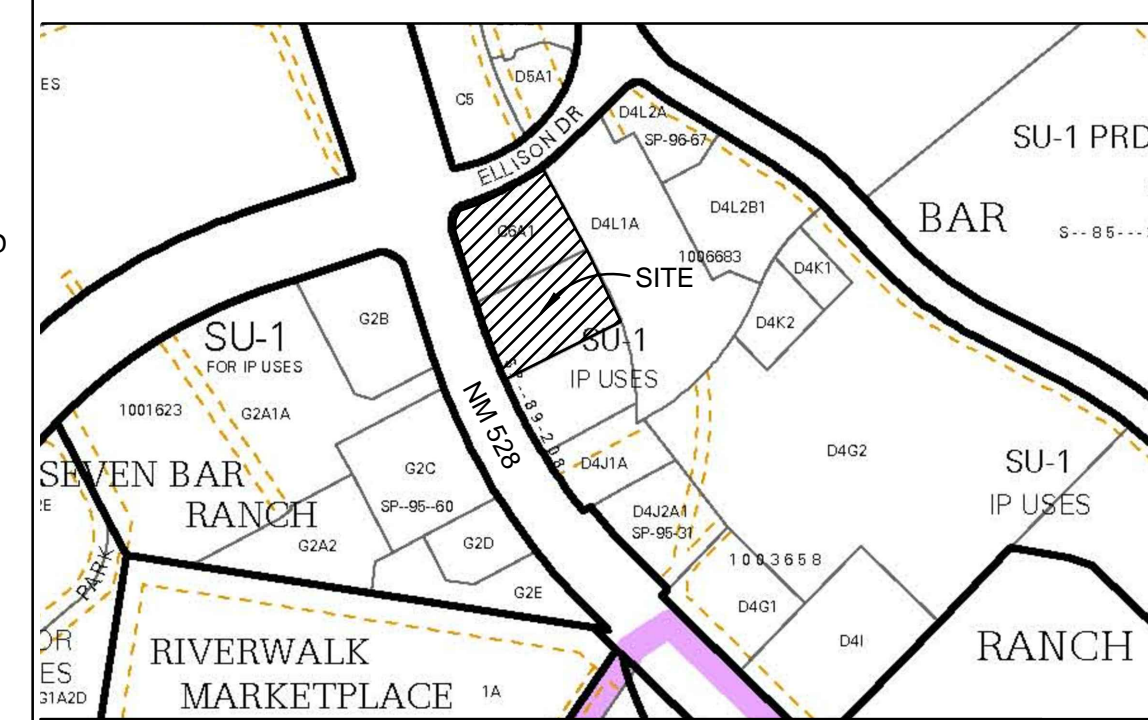
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **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





## VICINITY MAP A-14-Z



## DESIGN NARRATIVE

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 PROJECT.

## HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 1 DESIGN STORM (IN)									
				1hr	6hr	24hr	4day	10day	
				1.87	2.20	2.66	3.12	3.67	
BASIN I									
DEVELOPED CONDITIONS									
LAND	AREA	AREA	P6	Q	V6	V24	V4DAY	V10DAY	
TRMTMT	(ACRE)	%		(CFS/AC)	(CF)	(CF)	(CF)	(CF)	
A	0.000	0%	0.44	1.29	0.00	0	0	0	0
B	0.009	1%	0.67	2.03	0.02	22	22	22	22
C	0.000	0%	0.99	2.87	0.00	0	0	0	0
D	0.680	99%	1.97	4.37	2.97	4,863	5,998	7,134	8,491
TOTALS	0.689	100%			2.99	4,885	6,020	7,156	8,513
BASIN II									
DEVELOPED CONDITIONS									
LAND	AREA	AREA	P6	Q	V6	V24	V4DAY	V10DAY	
TRMTMT	(ACRE)	%		(CFS/AC)	(CF)	(CF)	(CF)	(CF)	
A	0.000	0%	0.44	1.29	0.00	0	0	0	0
B	0.213	19%	0.67	2.03	0.43	518	518	518	518
C	0.000	0%	0.99	2.87	0.00	0	0	0	0
D	0.929	81%	1.97	4.37	4.06	6,643	8,195	11,297	16,254
TOTALS	1.142	100%			4.49	7,161	8,713	11,815	16,772
BASIN II									
FUTURE CONDITIONS POST 528 WIDENING									
LAND	AREA	AREA	P6	Q	V6	V24	V4DAY	V10DAY	
TRMTMT	(ACRE)	%		(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)
A	0.000	0%	0.44	1.29	0.00	0	0	0	0
B	0.094	9%	0.67	2.03	0.19	229	229	229	229
C	0.000	0%	0.99	2.87	0.00	0	0	0	0
D	0.901	91%	1.97	4.37	3.94	6,443	7,948	10,957	15,764
TOTALS	0.995	100%			4.13	6,672	8,176	11,185	15,993
ONSITE POND VOLUME:									
(BASIN II)				CONTOUR	AREA	VOLUME			
				22.5		100 CF			
				23	400 SF	513 CF			
				24	625 SF	6600 CF			
				24.75	17,360 SF	6600 CF			
TOTAL V = 7123 CF									
7123 CF > 7161 CF									
FIRST FLUSH VOLUME - BASIN I [0.44 IN x 29,620 SF] / 12" NPT = 1086 CF									
BASIN II [0.44 IN x 43,342 SF] / 12" NPT = 1589 CF									

## DRAINAGE MAP

