

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

October 24, 2017

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

**RE: Shops 528  
3611 NM State Hyw 528 NW  
Grading and Drainage Plan  
Request for Permanent C.O. - Accepted  
Engineer's Certification Dated 10/23/17  
Hydrology File: A14D011**

PO Box 1293

Dear Mr. Walla:

Albuquerque

Based on the Certification received 10/23/17 and site visit on 10/24/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

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 11/2016)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

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

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

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

Check all that Apply:

**DEPARTMENT:**

☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ 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

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

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

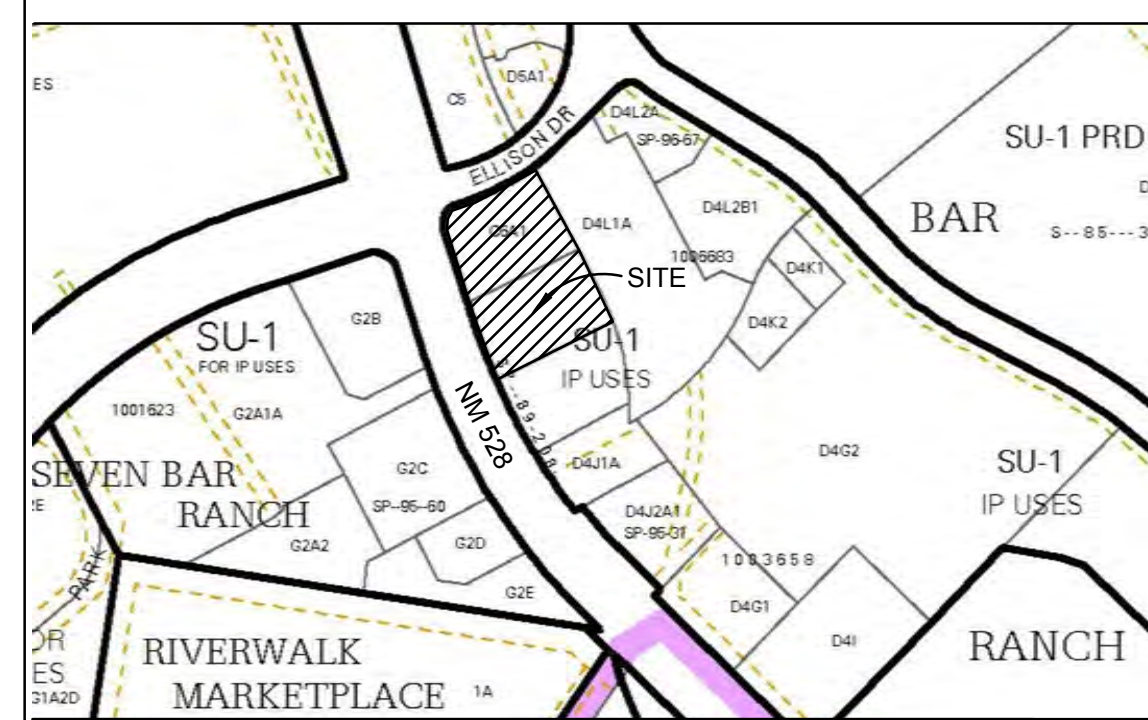
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



## 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 A 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 DOWNSIDE 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 DOWNSIDE 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<br>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     | Q    | V6    | V24   | V4DAY  | V10DAY |
| TRTMT (ACRE)                              | (ACRE) | %    | (CFS/AC) | (CFS) | (CF) | (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     | Q    | V6    | V24   | V4DAY  | V10DAY |
| TRTMT (ACRE)                              | (ACRE) | %    | (CFS/AC) | (CFS) | (CF) | (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     | Q    | V6    | V24   | V4DAY  | V10DAY |
| TRTMT (ACRE)                              | (ACRE) | %    | (CFS/AC) | (CFS) | (CF) | (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:<br>(BASIN II) |           |         |
|-----------------------------------|-----------|---------|
| CONTOUR                           | AREA      | VOLUME  |
| 22.5                              | 400 SF    | 100 CF  |
| 23                                | 625 SF    | 513 CF  |
| 24                                | 625 SF    | 6600 CF |
| 24.75                             | 17,360 SF |         |
| TOTAL V = 7123 CF                 |           |         |
| 7123 CF > 7161 CF                 |           |         |

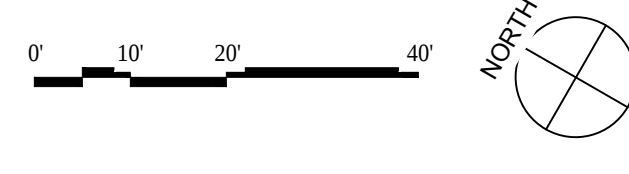
FIRST FLUSH VOLUME - BASIN I [0.44 IN x 29,620 SF] / 12" NPT = 1086 CF  
 BASIN II [0.44 IN x 43,342 SF] / 12" NPT = 1589 CF

## ENGINEERS CERTIFICATION

I, MIKE WALLA NMPE 11303, OF THE FIRM WALLA ENGINEERING, LTD., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11-16-16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM BRIAN MARTINEZ NMRS #18374. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10-23-17 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MIKE WALLA NMPE 11303

## DRAINAGE MAP



## 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
  - EXISTING CURB TO REMAIN
  - EXISTING DRAINAGE OUTLET THRU ADJACENT PROPERTY TO REMAIN
  - NEW 6" CONCRETE CURB PER DETAIL E2/CE101
  - 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
  - CONSTRUCT NEW CONCRETE SIDEWALK PER C.O.A. STANDARD DRAWING #2430
  - CONSTRUCT NEW CURB ACCESS RAMP PER C.O.A. STANDARD DRAWINGS #2440 AND #2441
  - CONSTRUCT NEW CONCRETE SIDEWALK RAMPS PER C.O.A. STANDARD DRAWING #2426
  - SCREEN WALL - SEE ARCHITECTURAL SITE PLAN - SEE B8/SE301 FOR TYPICAL SUPPORT DETAIL
  - CONCRETE CURB AND GUTTER PER E4/CE101
  - PRESERVE ACS BENCHMARK "11-A14"
  - PROVIDE LOW SPOT AT END OF SIDEWALK/PAVING FOR DRAINAGE OUTLET AT LANDSCAPE AREA - TA-26.45 +/-

## LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW CONTOUR
- FL FLOWLINE
- TC TOP OF CONCRETE
- FG FINISHED GRADE
- TA TOP OF ASPHALT
- FLOW DIRECTION
- ▲ ROOF DRAIN LOCATION
- 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 = 5025.54 (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 VOLUME C39, FOLIO 138.

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY  
 NOTICE TO CONTRACTOR

- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

## SIGNATURE BLOCK

|      |                           |
|------|---------------------------|
| DATE | C.O.A. DRAINAGE INSPECTOR |
|      |                           |

## PERMIT SET

## REVISIONS

- △
- △
- △
- △
- △
- △
- OWNER COMMENTS 3/8/2017

DRAWN BY LEK

REVIEWED BY MJW

DATE OCT/17/2018

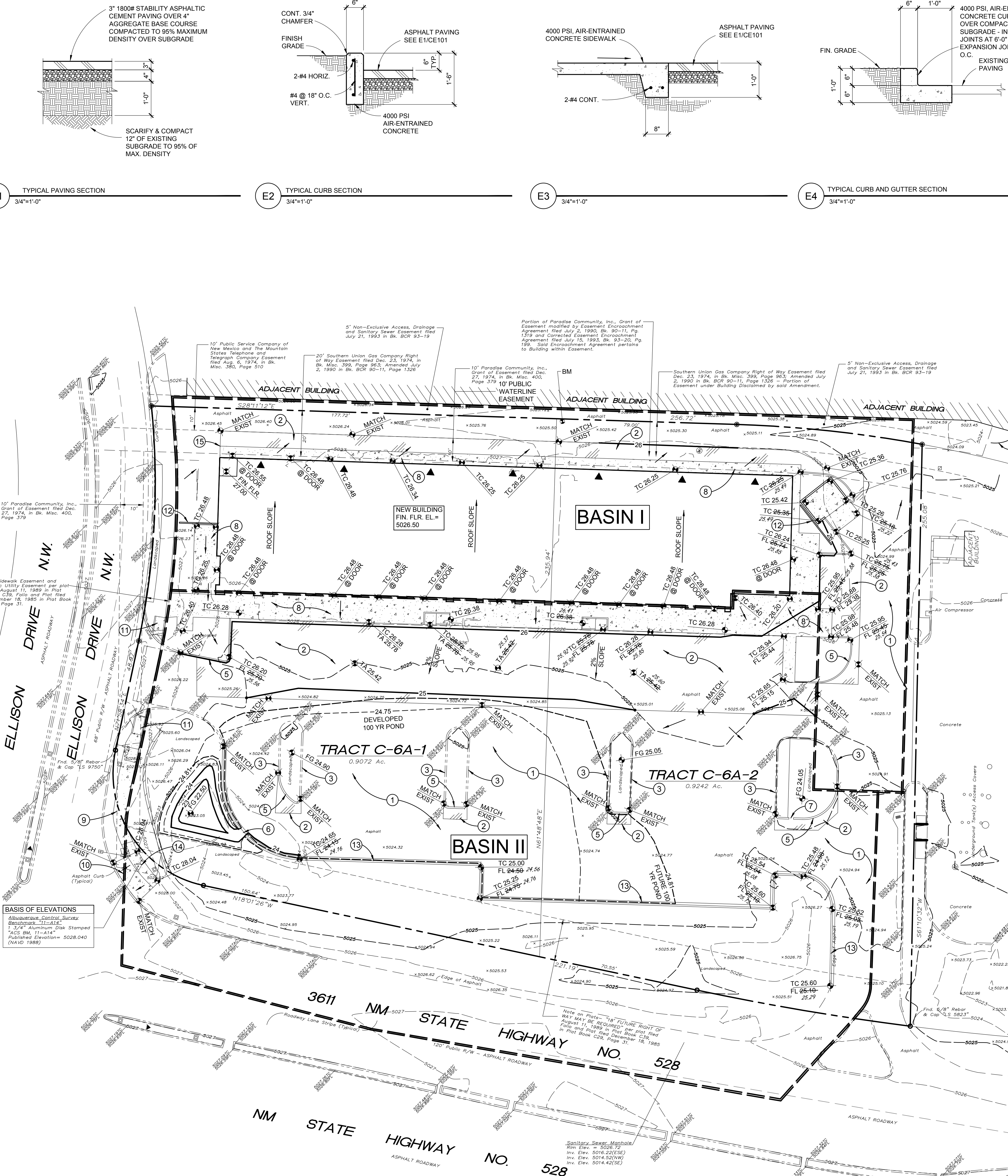
PROJECT NO. 16-5045

DRAWING NAME

GRADING and DRAINAGE PLAN

SHEET NO.

CE101



## A1 GRADING AND DRAINAGE PLAN

1"=20'