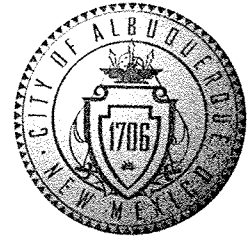


# CITY OF ALBUQUERQUE



April 23, 2009

Genny Donart, PE  
Isaacson & Arfman  
128 Monroe NE  
Albuquerque, NM 87108

**Re: North I-25 Corporate Center Conceptual Grading and Drainage Plan  
Engineer's Stamp not provided, (B18/D01C)**

Dear Ms. Donart,

Based upon the information provided in your submittal dated 3-30-09, the above referenced plan cannot be approved for Site Plan for Subdivision until the following comments are addressed.

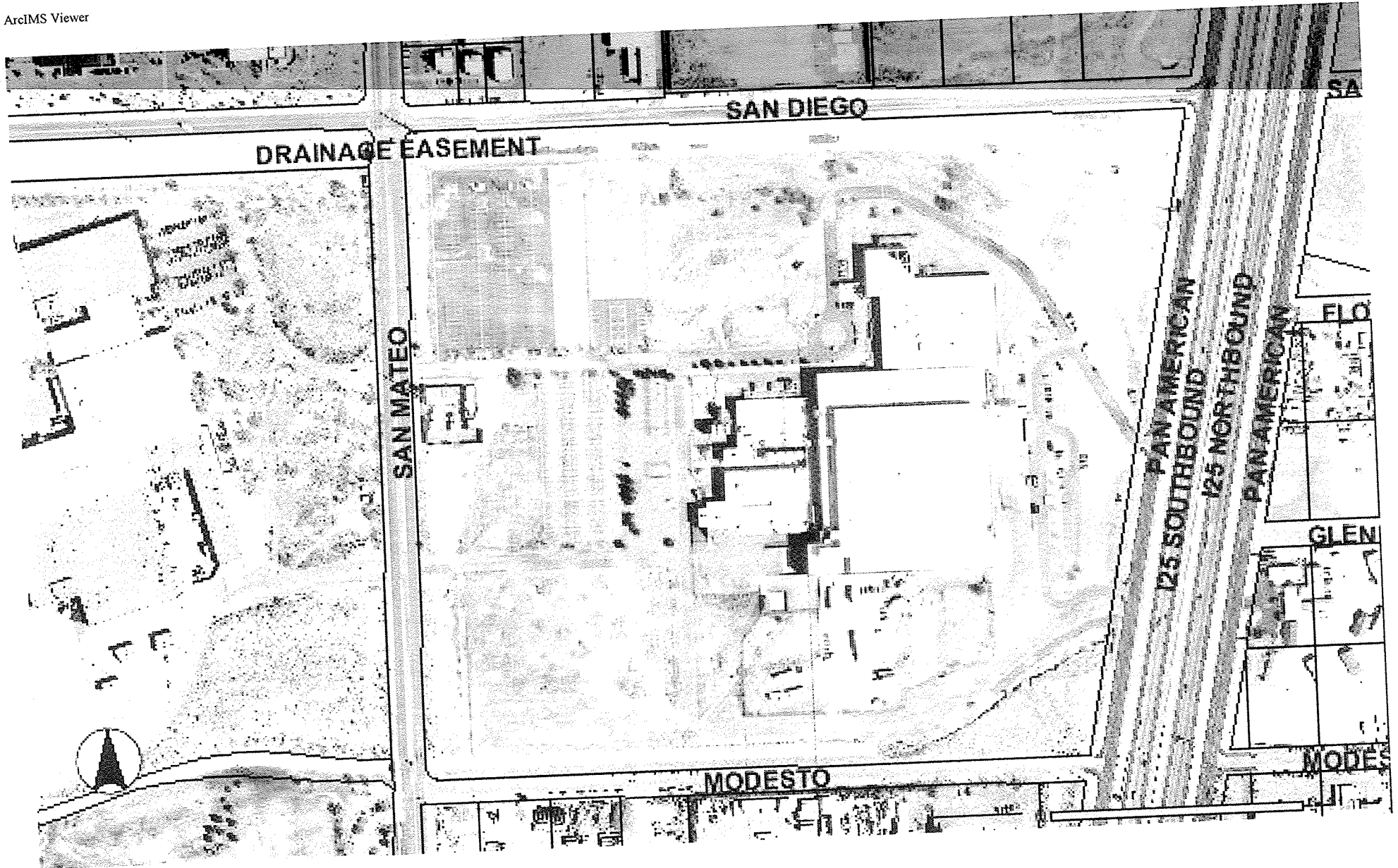
- Please provide a basin delineation map. It is likely that it will be altered as development plans are firmed up for each phase but I need something to start from.
- Please provide pipe sizes based on the above basins. Provide enough design to determine available capacity, necessary inverts, conflicts with other existing and proposed utilities, etc. Why is the storm drain in the northwest corner proposed to be public?
- What offsite (existing and future proposed) runoff enters the site? Please provide appropriate excerpts from any existing reports (both runoff tables and upstream basin maps) to support your proposal.
- Please show proposed lot lines and easements (public and private) and dimension.
- This report should be stamped, signed and dated. Keep in mind that this will be the blueprint for all development within this property.

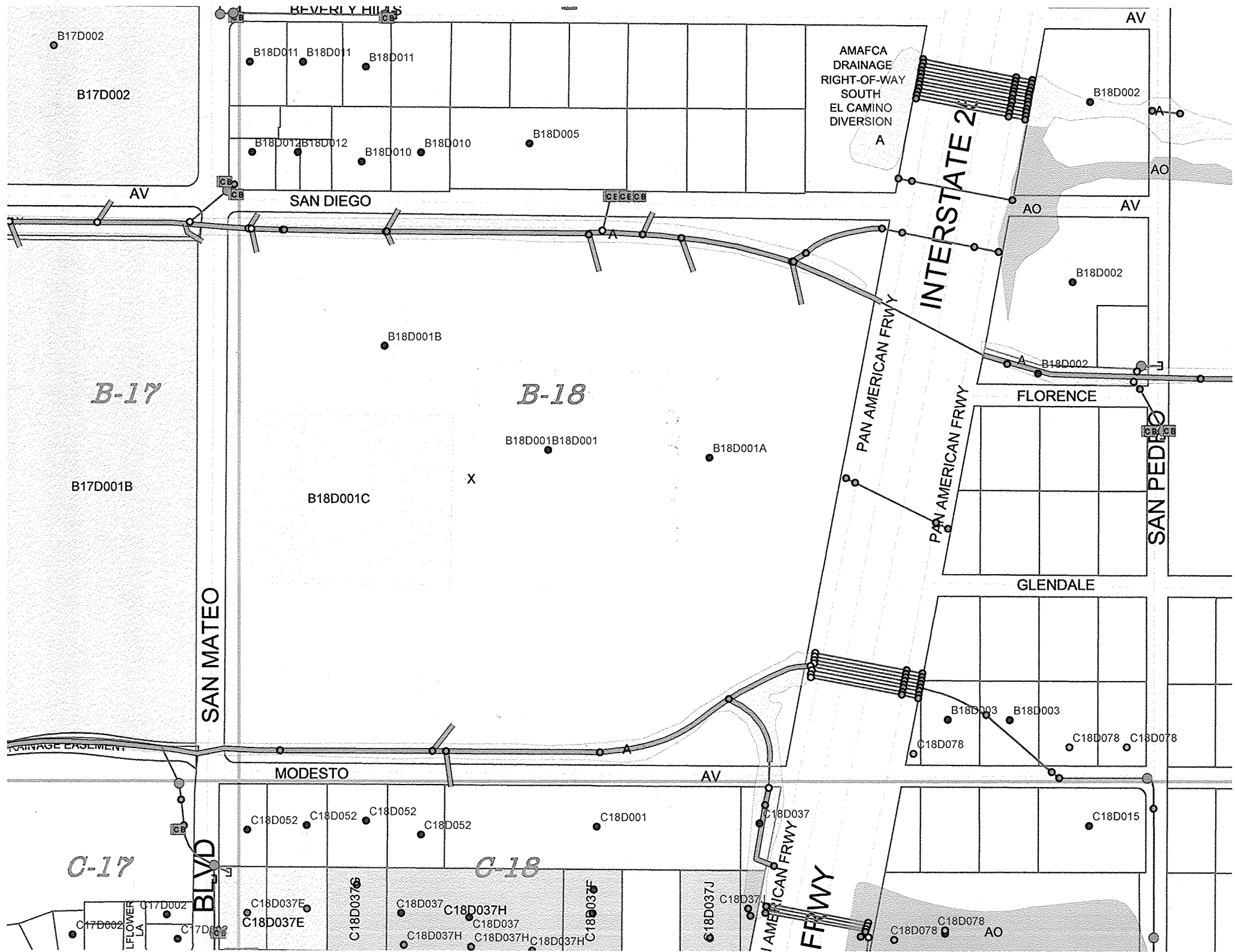
If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: file





# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: North I-25 Corporate Center, Phase 1 ZONE MAP/DRG. FILE # B-18 / 1000 C  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: A portion of Signetics Albuquerque Facility  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: ISAACSON & ARFMAN, PA

ADDRESS: 128 MONROE NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: Genny Donart

PHONE: 268-8828

ZIP CODE: 87108

OWNER: Titan Industrial Development

ADDRESS: 6300 Riverside Plaza Lane NW

CITY, STATE: Albuquerque, NM

CONTACT: Drew Dolan

PHONE: (505) 998-0163

ZIP CODE: 87120

ARCHITECT: FBT Architects

ADDRESS: 6100 Indian School Rd NE Ste 210

CITY, STATE: Albuquerque, NM

CONTACT: Jared Larsen

PHONE: (505) 883-5200 ext 122

ZIP CODE: 87110

SURVEYOR: Surv-Tek

ADDRESS: 9384 Valley View Dr NW

CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg

PHONE: 897-3366

ZIP CODE: 87114

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☒ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

## CHECK TYPE OF APPROVAL 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  
☐ 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:

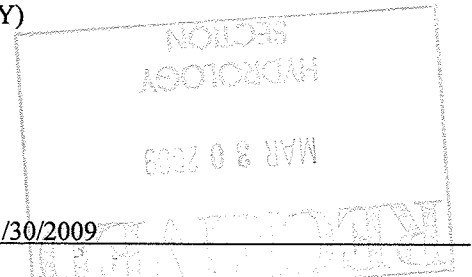
- ☐ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: Genny Donart DATE: 3/30/2009

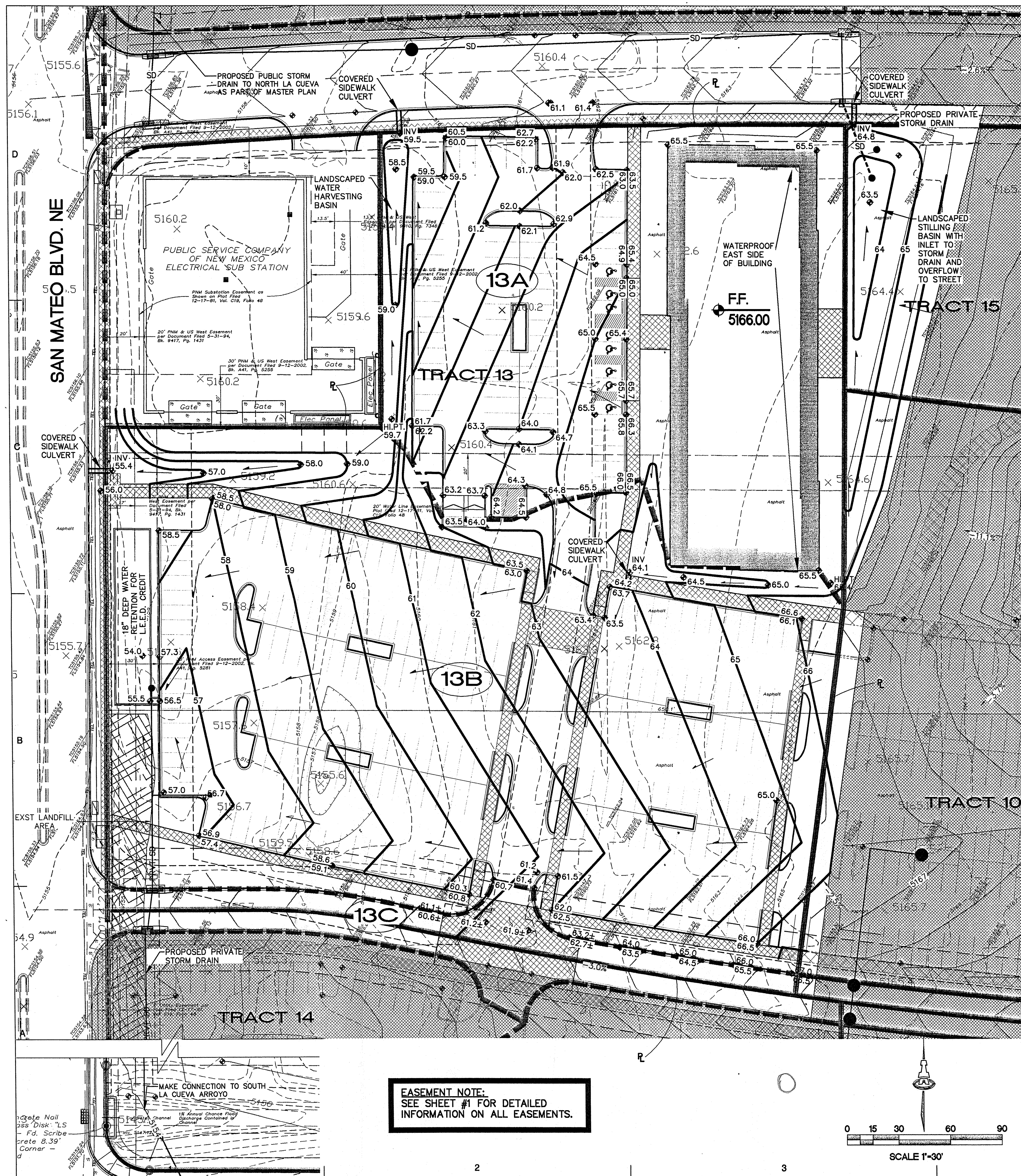
Genny Donart, Isaacson & Arfman, P.A.

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 define 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.

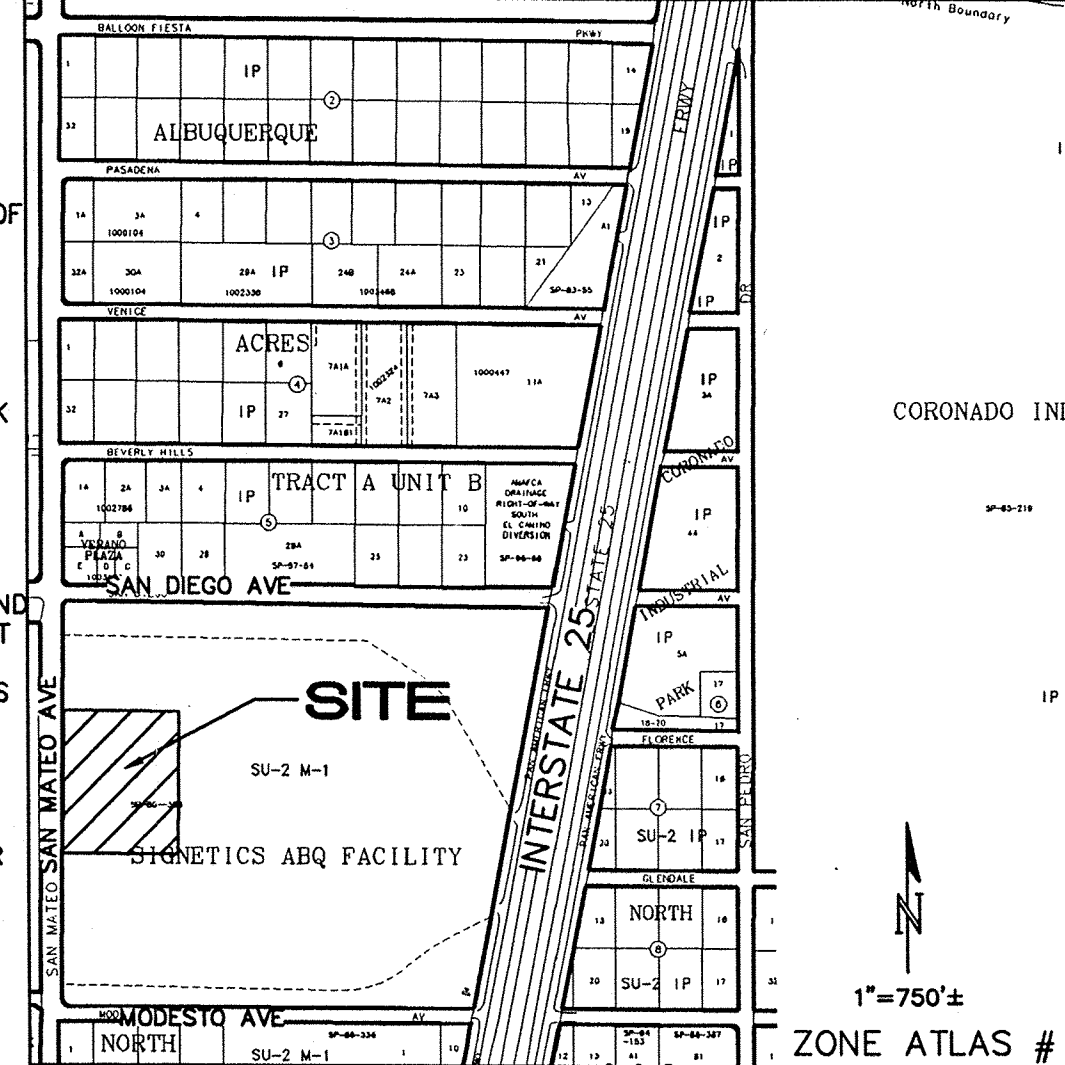




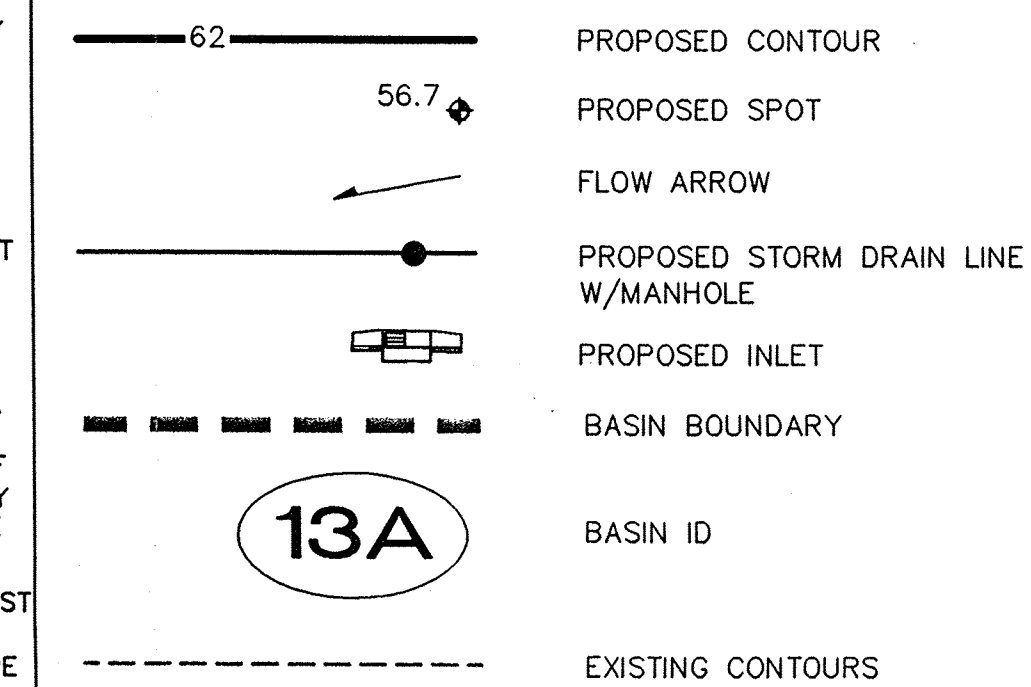


## GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE COMPLETED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- E. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SHOW LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE EXISTING AND PRE-EXISTING UTILITIES AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- F. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- G. OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.
- H. THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-OR-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- I. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- J. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANCHORED FACE ROCK PLACED OVER GEOTEXT 50 NOT-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOCK TURF 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCE F.F. ROCK EROSION PROTECTION.
- K. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (F.F. ROCK OR LANDLOCK TURF 450 O.E.) INSTALLED, TYPICAL. LANDSCAPE WALLS ARE REQUIRED IN AREAS WHICH ARE STEEPER THAN 2:1.
- L. LANDSCAPED STILLING BASIN DESIGN PARAMETERS (TOP OF BASIN, BOTTOM OF BASIN, SPILLWAY ELEVATION, ETC. TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES).

VICINITY<sup>8</sup> MAP B-18

## LEGEND



## PROJECT INFORMATION

PROPERTY: THE SITE IS A PORTION OF A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-18. THE SITE IS BOUND TO THE EAST, NORTH AND SOUTH BY UNDEVELOPED COMMERCIAL AND TO THE WEST BY SAN MATEO BLVD. THE PROPERTY IS PART OF THE NORTH 1-25 CORPORATE CENTER AND WILL BE ROUGH GRADED AS PART OF THE MASTER PLANNING.

PROPOSED IMPROVEMENTS INCLUDE A 20,000 SF (APPROX. FOOTPRINT) OFFICE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

LEGAL: TRACT 13, NORTH I-25 CORPORATE CENTER, ALBUQUERQUE, NM

ADDRESS: SAN MATEO BLVD. N.E.

**BENCHMARK:** PER THE TOPOGRAPHIC SURVEY PROVIDED, VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY/NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "125-11", ELEVATION = 5206.936 (NGVD29)

OFF-SITE FLOW FROM THE EAST (NORTH HALF) WILL BE CAPTURED WITHIN THE PROPOSED STILLING BASIN AND UTILIZED FOR LANDSCAPING. EXCESS FLOW WILL BE CAPTURED WITHIN A PRIVATE STORM DRAIN INLET FOR ROUTING TO THE SAN MATEO BLVD. PUBLIC STORM DRAIN SYSTEM (TO BE CONSTRUCTED AS PART OF THE MASTER PLAN). UNDEVELOPED OFF-SITE FLOW FROM THE EAST (SOUTH HALF) WILL BE ALLOWED TO CONTINUE TO PASS THROUGH THE PROPERTY. NO DEVELOPED DISCHARGE WILL BE PERMITTED TO PASS TO THIS PROPERTY UNLESS A DRAINAGE EASEMENT IS GRANTED.

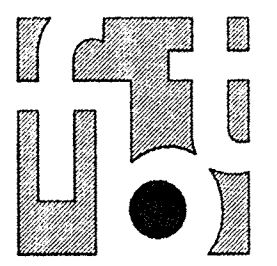
FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0129G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

THE SITE DISCHARGE PATTERN WILL CONSIST OF TWO BASINS. THE MAJORITY OF THE SITE (APPROX. 55%) WILL DRAIN TO THE SOUTHWEST CORNER OF THE PROPERTY WHERE IT WILL ENTER A PROPOSED PRIVATE STORM DRAIN SYSTEM (TO BE CONSTRUCTED AS PART OF THIS PROJECT) FOR ROUTING TO AN EXISTING PUBLIC STORM DRAIN STUB PROVIDED FOR THIS PROPERTY'S USE. AND LOCATED NEAR THE SOUTHEAST CORNER OF THE NORTH 1-25 CORPORATE CENTER, THE REMAINDER OF THE PROPERTY (APPROX. 45%) WILL DRAIN TO A PRIVATE STORM INLET LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY TO ENTER THE MASTER PLANNED PUBLIC STORM DRAIN SYSTEM IN THE NEW ROADWAY. DEVELOPED RUNOFF, AS CALCULATED FOR THE MASTER DRAINAGE STUDY IS 1.5 CFS PER ACRE. THE SITE DISCHARGE HAS BEEN PROPOSED TO BE 1.5 CFS PER ACRE. THE EXISTING PUBLIC STORM DRAIN DOWNSTREAM CAPACITY IS AVAILABLE. ALTHOUGH FREE DISCHARGE IS ACCEPTABLE FOR THE PROPOSED 1-25 CORP. CENTER, THE BASIN MAY BE PROVIDED TO RETAIN 25% OF THE DEVELOPED 2-YEAR, 24-HOUR STORM AS PART OF L.E.E.D. CERTIFICATION.

## CALCULATIONS

<b>BASIN NO.</b>	<b>13A</b>	<b>DESCRIPTION</b>	
Area of basin flows =	62129	SF	=
The following calculations are based on Treatment areas as shown in table to the right			1.4
			<b>Ac.</b>
			<b>LAND TREATMENT</b>
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E =	0.00	in.	B = 5%
Sub-basin Volume of Runoff (see formula above)			C = 10%
V <sub>500</sub> =	0	CF	D = 85%
Sub-basin Peak Discharge Rate: (see formula above)			
Q <sub>p</sub> =	6.8	cfs	
<b>BASIN NO.</b>	<b>13B</b>	<b>DESCRIPTION</b>	
Area of basin flows =	103700	SF	=
The following calculations are based on Treatment areas as shown in table to the right			2.4
			<b>Ac.</b>
			<b>LAND TREATMENT</b>
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E =	0.00	in.	B = 5%
Sub-basin Volume of Runoff (see formula above)			C = 10%
V <sub>500</sub> =	0	CF	D = 85%
Sub-basin Peak Discharge Rate: (see formula above)			
Q <sub>p</sub> =	11.3	cfs	
<b>BASIN NO.</b>	<b>13C</b>	<b>DESCRIPTION</b>	
Area of basin flows =	5725	SF	=
The following calculations are based on Treatment areas as shown in table to the right			0.1
			<b>Ac.</b>
			<b>LAND TREATMENT</b>
Sub-basin Weighted Excess Precipitation (see formula above)			A = 0%
Weighted E =	0.00	in.	B = 5%
Sub-basin Volume of Runoff (see formula above)			C = 10%
V <sub>500</sub> =	0	CF	D = 85%
Sub-basin Peak Discharge Rate: (see formula above)			
Q <sub>p</sub> =	0.6	cfs	



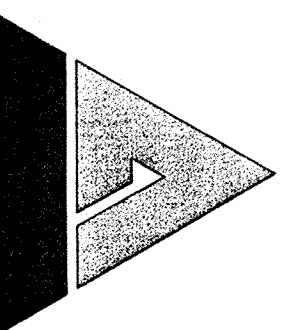
ARCHITECTS

**Fanning Bard Tatum Architects AIA, Ltd.**

6100 Indian School Rd. NE Ste 210  
Albuquerque NM 87110

**Phone** 505/883.5200  
**Facsimile** 505/884.5390  
**Web** [www.fbtarch.com](http://www.fbtarch.com)

CONSULTANT



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 Fax. 505-268-2632

NORTH I-25  
CORPORATE CENTER  
PHASE 1

[illegible]

PROJECT NO: 1686.3

CAD DWG FILE: 1686.3 CG-101.dwg

DRAWN BY: DLP

CHECKED BY: GLD

SHEET TITLE

# PRELIMINARY GRADING PLAN

# SHEET #3