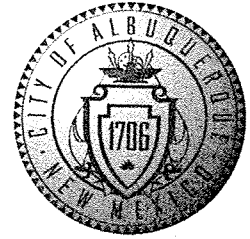


# CITY OF ALBUQUERQUE



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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

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

LEGAL DESCRIPTION: 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

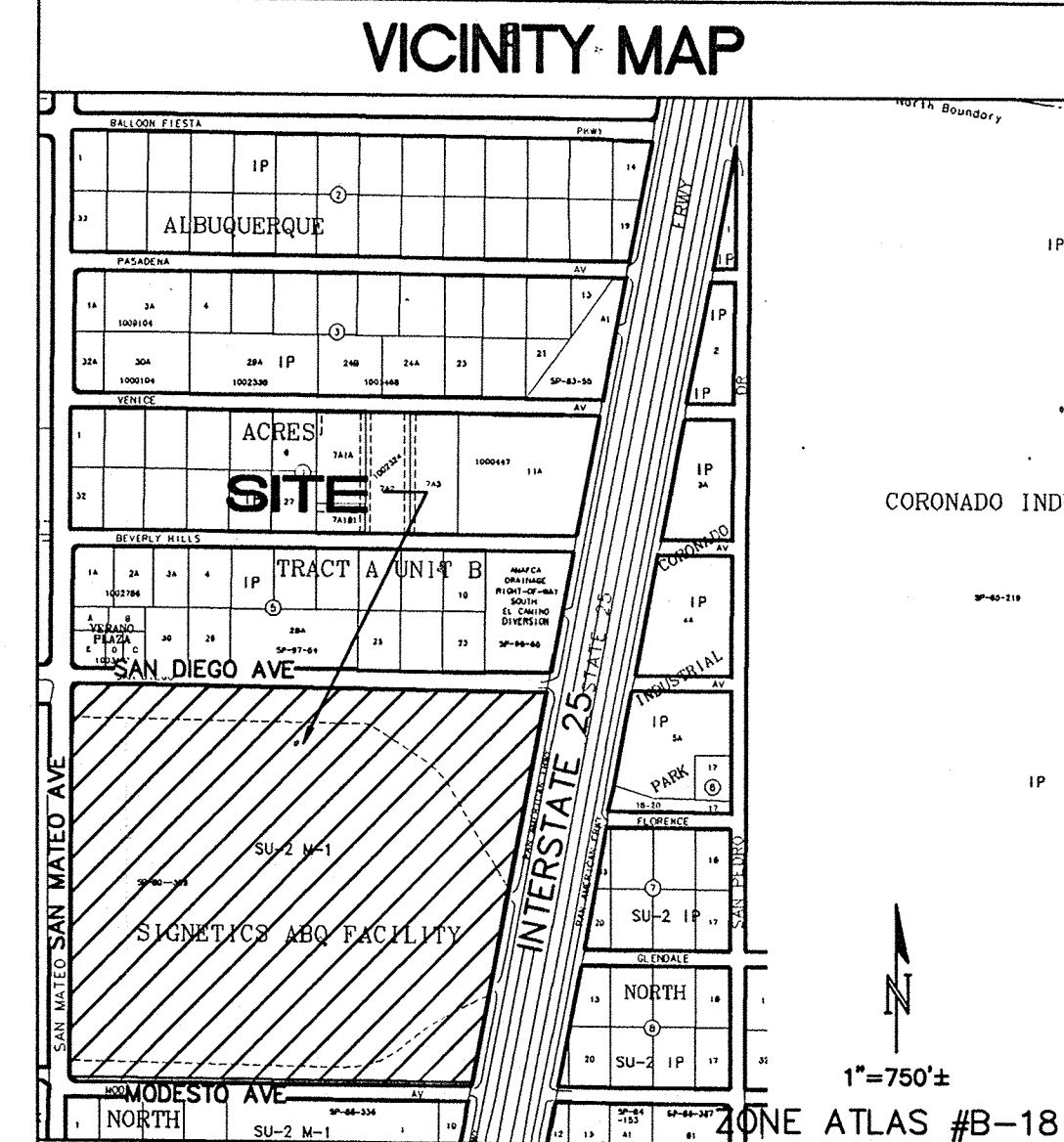
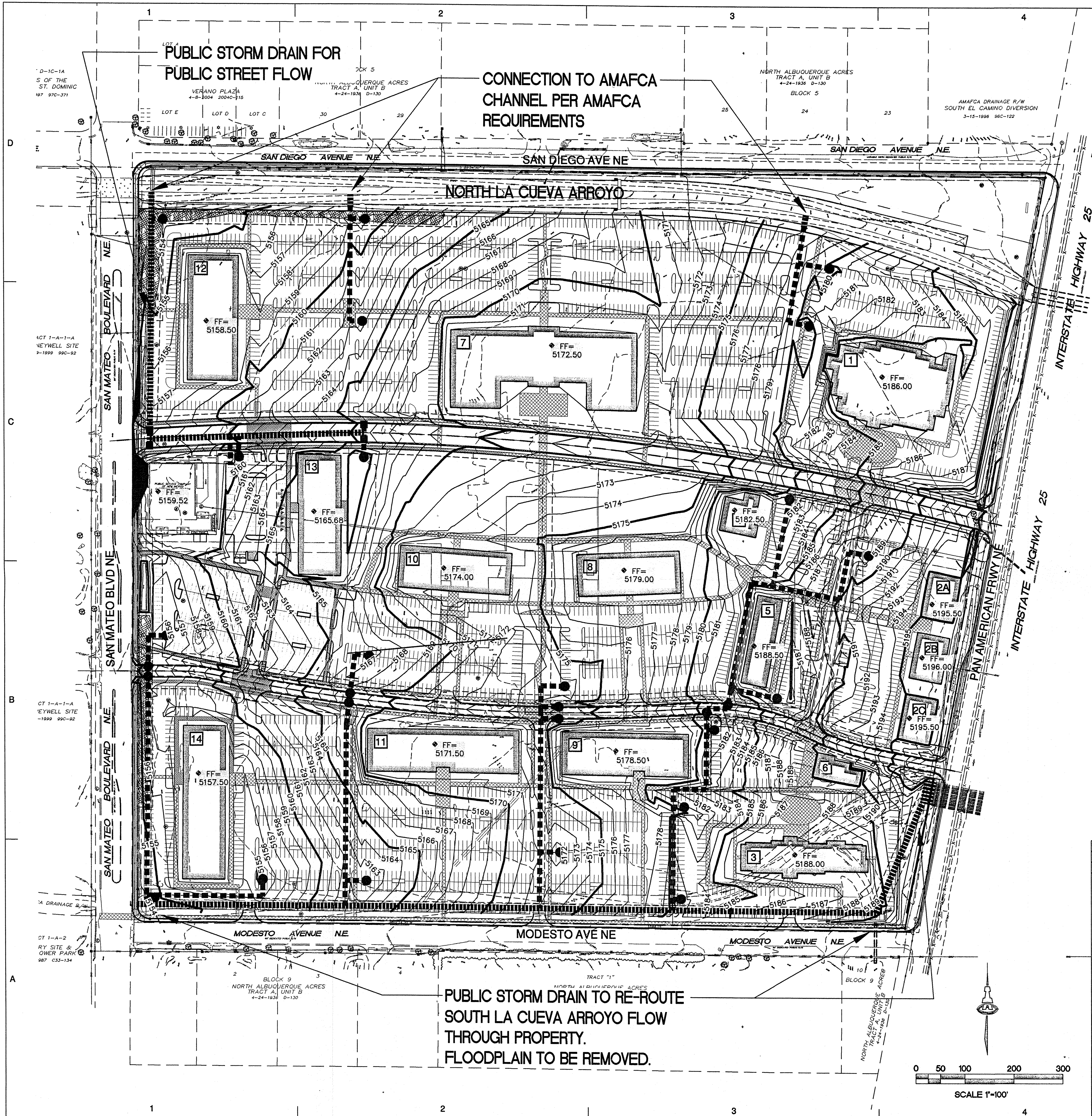
SUBMITTED BY: Genny Donart DATE: 3/30/2009  
Genny Donart, Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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.



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## PROJECT DATA

**PROPERTY:** THE SITE IS A DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-18. THE SITE IS BOUND TO THE EAST BY I-25 FRONTAGE ROAD, TO THE WEST BY SAN MATEO BLVD., TO THE NORTH BY AN AMAFCA LINED ARROYO AND TO THE SOUTH BY MODESTO AVE. NE.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE OFFICE / RETAIL / RESTAURANT / HOTEL SITES WITH ASSOCIATED STREETS, PARKING AND LANDSCAPING.

**LEGAL:** SIGNETICS ALBUQUERQUE FACILITY, BLOCKS 6, 7 AND 8, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BERNILLO COUNTY, NM

**ADDRESS:** IRVING BLVD. N.E.

**BENCHMARK:** ALBUQUERQUE CONTROL SURVEY/NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "125-11" ELEVATION = 5206.936 (NGVD29)

**OFF-SITE:** NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

**FLOOD HAZARD:** PER BERNILLO COUNTY FIRM MAP #129, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

## DRAINAGE PLAN CONCEPT:

THE ENTIRE SITE IS PERMITTED FREE DISCHARGE TO THE ADJACENT PUBLIC STORM DRAIN SYSTEM TO THE SOUTH (A CONCRETE BOX CULVERT WILL REPLACE THE EXISTING SURFACE CHANNEL TO THE SOUTH) OR TO THE EXISTING AMAFCA ARROYO TO THE NORTH. AS EACH LOT DEVELOPS, A PRIVATE STORM DRAIN SYSTEM WILL BE REQUIRED TO COLLECT ON-SITE RUNOFF FOR ROUTING TO THE NORTH ARROYO OR TO STUDS PROVIDED TO THE SOUTH STORM DRAIN FOR THE PROPERTIES USE. NEW DEVELOPED RUNOFF IS BASED ON 10% GRASS, 10% GRAVEL, AND 80% IMPERVIOUS SURFACING. FREE DISCHARGE IS APPROPRIATE FOR THE SITE AS DOWNSTREAM CAPACITY IS AVAILABLE.

## LEGEND

- PROPOSED PRIVATE STORM DRAIN
- PROPOSED PUBLIC STORM DRAIN
- PROPOSED PRIVATE STORM DRAIN INLET
- PROPOSED PUBLIC STORM DRAIN INLET
- PROPOSED CONTOUR
- FF=5195.5
- PROPOSED FINISH FLOOR ELEVATION
- EXISTING LANDFILL

## CALCULATIONS: North I-25 Corporate Center :

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 2377035.629 SF = 54.6 Ac.

| HISTORIC FLOWS:                 |  | DEVELOPED FLOWS:                 |  | EXCESS PRECIP:        |   |
|---------------------------------|--|----------------------------------|--|-----------------------|---|
| On-Site Historic Land Condition |  | On-Site Developed Land Condition |  | Precip. Zone          | 3 |
| Area A = 0 SF                   |  | Area A = 0 SF                    |  | E <sub>A</sub> = 0.66 |   |
| Area B = 1188517.82 SF          |  | Area B = 237704 SF               |  | E <sub>B</sub> = 0.92 |   |
| Area C = 0 SF                   |  | Area C = 237704 SF               |  | E <sub>C</sub> = 1.29 |   |
| Area D = 1188517.82 SF          |  | Area D = 1901629 SF              |  | E <sub>D</sub> = 2.36 |   |
| Total Area = 2377035.64 SF      |  | Total Area = 2377036 SF          |  |                       |   |

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E =  $E_A A_A + E_B A_B + E_C A_C + E_D A_D$

Historic E = 1.64 in. Developed E = 2.11 in.

On-Site Volume of Runoff: V<sub>360</sub> =  $E^* A / 12$

Historic V<sub>360</sub> = 324862 CF Developed V<sub>360</sub> = 417764 CF

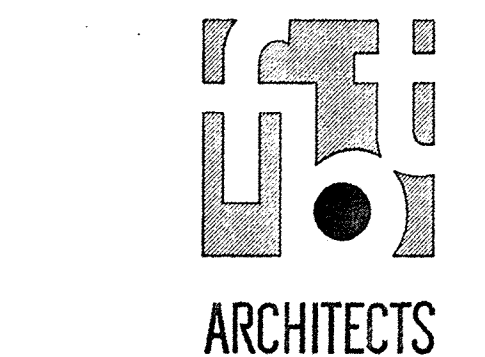
On-Site Peak Discharge Rate: Q<sub>p</sub> =  $Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

For Precipitation Zone 3

Q<sub>pA</sub> = 1.87 Q<sub>pC</sub> = 3.45

Q<sub>pB</sub> = 2.60 Q<sub>pD</sub> = 5.02

Historic Q<sub>p</sub> = 207.9 CFS Developed Q<sub>p</sub> = 252.2 CFS

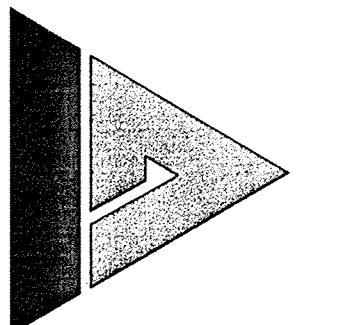


Fanning Bard Tatum Architects AIA, Ltd.

6100 Indian School Rd. NE Ste 210  
Albuquerque NM 87110

Phone 505/883.5200  
Facsimile 505/884.5390  
Web www.fbtarch.com

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

MARK DATE DESCRIPTION

PROJECT NO: 1686  
CAD DWG FILE: 1686 CG-101.dwg  
DRAWN BY: DLP  
CHECKED BY: GLD

SHEET TITLE

CONCEPTUAL  
GRADING PLAN

CG-101