

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 19, 2020

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: Pella Windows Warehouse
Grading and Drainage Plan
Engineer's Stamp Date: 06/16/20
Hydrology File: B18D026**

Dear Mr. Soule:

PO Box 1293

Based upon the information provided in your submittal received 06/18/20, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

Also as a reminder, please provide Drainage Covenant for the stormwater quality pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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 6/2018)

Project Title: PELLA WAREHOUSE **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: LOT 24-A BLOCK 4 TRACT A UNIT B NORTH ALB ACRES

City Address: UN ADDRESSED LOT ON VENINCE NE

Applicant: PELLA WINDOWS **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

Weighted E Method

Existing Developed Basins- not accounting for detention basin

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year, 6-hr		10-day	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
EXISTING	56595	1.299	100%	1.29924	0.0%	0.000	0.0%	0.000	0.0%	0.000	23.0%	0.29883	77%	1.000	1.892	0.205	5.64	0.338	0.530	0.057	2.04	0.057
PROPOSED	56595	1.299	0%	0	0.0%	0.000	0%	0	0.0%	0.000	23.0%	0.29883	77%	1.000	1.892	0.205	5.64	0.338	0.530	0.057	2.04	0.057
COMPARISON	0	0.000	-100%	-1.2992	0%	0	0%	0	0%	0.000	23%	0.29883	77%	1.000417	0.147	0.147	3.60	0.281	0.147	0.147	3.60	0.281

Equations:

Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)

First flush requirement (Redevelopment=impx.26/12= New development=impx.34/12)

Volume = Weighted D * Total Area

Flow = Qa * *A*a + Qb * *A*b + Qc * *A*c + Qd * *A*d

first flush=

0 CF

REDEV

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.53

Qa= 1.57

PROVIDED

1235 CF

NEW

Eb= 0.78

Qb= 2.28

SHORTAGE

770 CF

465

Ec= 1.13

Qc= 3.14

Ed= 2.12

Qd= 4.7

NARRATIVE

THIS SITE IS A VACANT LOT LOCATED WITHIN THE DRAINAGE BASIN ANALYZED WITHIN A MASTER DRAINAGE PLAN. (B17D03).

THE SITE IS ALLOWED FREE DISCHARGE TO THE EXISTING STREET AND STORM DRAIN IN VENICE

THE FIRST FLUSH VOLUME IS PARTIALLY RETAINED ON SITE. THE AMOUNT NOT RETAIN SHALL BE SATISFIED BY A FEE IN LIEU FEE OF 465*8=\$3,720.00

EROSION CONTROL NOTES:

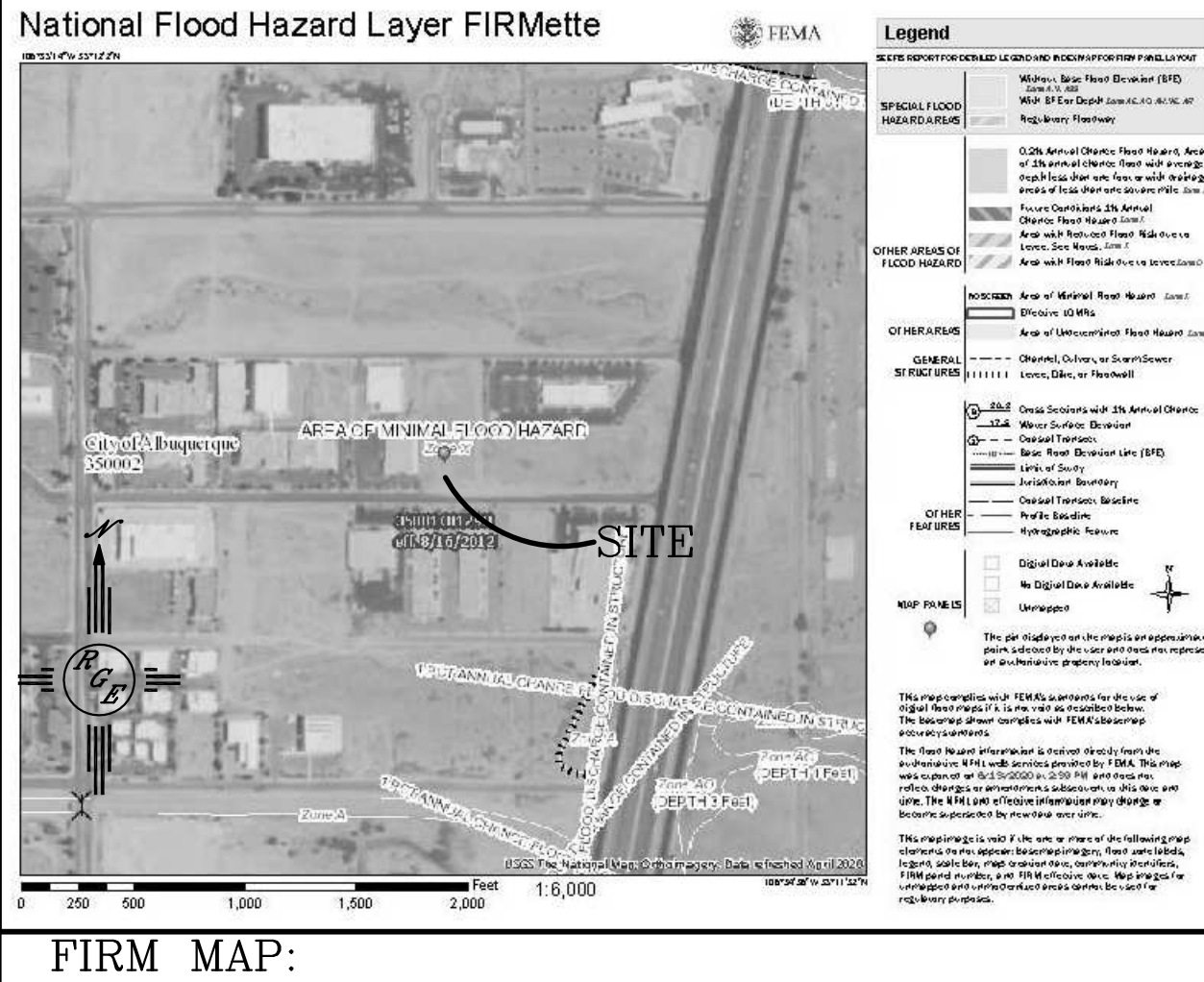
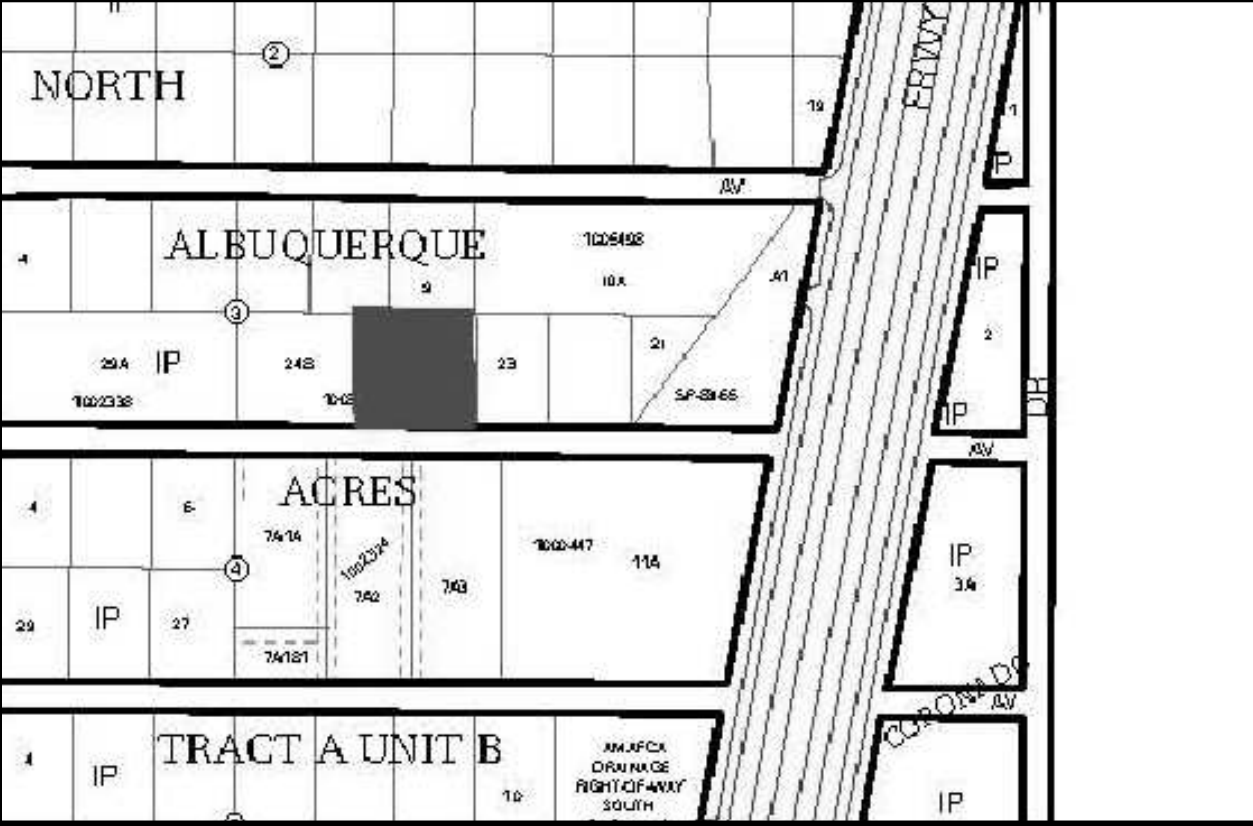
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

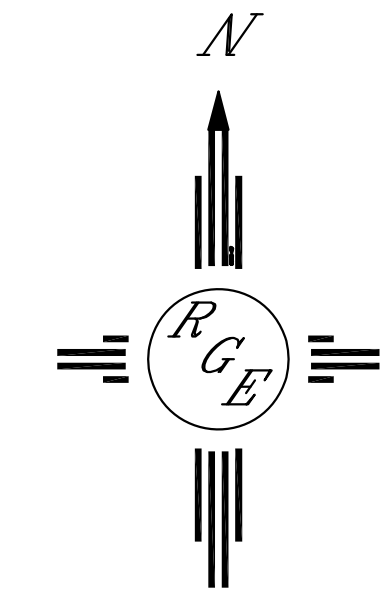
Lot 24-A, Block 3, TRACT A, UNIT B, North Albuquerque Acres

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
5. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

LEGEND

---	5414	---	EXISTING CONTOUR
---	5415	---	EXISTING INDEX CONTOUR
---	5414	---	PROPOSED CONTOUR
---	5415	---	PROPOSED INDEX CONTOUR
---	1	---	SLOPE TIE
---	x 4048.25	---	EXISTING SPOT ELEVATION
---	x 4048.25	---	PROPOSED SPOT ELEVATION
---	---	---	BOUNDARY
---	---	---	CENTERLINE
---	---	---	RIGHT-OF-WAY
---	---	---	PROPOSED CURB
---	---	---	EXISTING CURB AND GUTTER
---	---	---	EXISTING SIDEWALK
---	---	---	RETAINING WALL (DESIGN BY OTHERS)
---	---	---	ROCK PLATING-SEE DETAIL THIS SHEET



SCALE: 1"=20'

ENGINEER'S SEAL DAVID SOULE P.E. #14522	PELLA WINDOWS	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 6-15-20
 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		2102046-LAYOUT-6-15-20
		SHEET #
		JOB # 2102046