

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 10-13-10  
CONFERENCE RECAP

ZONE ATLAS PAGE NO: C17  
DRAINAGE FILE: C17/D019  
ZONING: \_\_\_\_\_  
DRB: \_\_\_\_\_  
SUBJECT: Calibers  
STREET ADDRESS (IF KNOWN): \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_

APPROVAL REQUESTED:

ATTENDANCE: Fred Arfman, Curtis Cheme

FINDINGS:

Per Basin Map/Conceptual Grading Plan, B#I 10-22-97,  
the site can discharge up to 17.32 cfs to the  
south west corner of the site. Site must also  
accept 16 cfs undeveloped.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cheme  
NAME (PRINT): Curtis A. Cheme

SIGNED: Fred C. Arfman  
NAME (PRINT): FRED C. ARFMAN

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

**Cherne, Curtis**

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**From:** Cherne, Curtis  
**Sent:** Friday, May 11, 2012 12:25 PM  
**To:** 'Emily Johnson'  
**Cc:** 'lmazur@amafca.org'; Firth, Deirdre M.; Dourte, Richard H.  
**Subject:** RE: Albuquerque- Warehouse at NWC of Paseo Del Norte and Washington St. NE

Emily,

I am going through the drainage files (C17/D008 and C-17/D019)

I found some calcs for the 43"x27" cmp. They did not assume any pressure flow, just did a Manning's on it and came up with 33.48 cfs.

I am generating almost more questions than I have answers.

The Drainage Master Plan was done by Bohannon Huston in 1997. It doesn't specify a developed flow for this tract. It states "It is anticipated that generated flows from future development of parcels in Basin B-1 will be diverted to the existing culvert on the north side of the PDN frontage road or to the channel on the north side of the property."

The 16.3 cfs I told you on the phone for offsite flows was for a proposed site that did not develop. I searched the microfiche and determined the site near the southeast corner of this site has a retention pond. I don't have any info on the site for the large building north of the retention site mentioned above. It appears to drain north to the channel. AMAFCA may have the drainage plan for it.

I found a letter dated 8-15-06 from AMAFCA to Verlyn Miller P.E. of Miller Engineering Consultants concerning the ditch in the Paseo Del Norte (PDN) ROW has not been maintained well and the parking lot is being flooded. I believe this is the site with the culvert.

In conclusion,

This site (4001 PDN), the site to the west at 3801 PDN, and any offsite flows should drain through the culvert at 3701 PDN to the North Diversion Channel or with AMAFCA approval drain to the north. Your Conceptual Drainage Plan should demonstrate how this is to happen. Gravity flow would be preferred to pumping. There appears to be capacity issues with the channel downstream of the culvert in the DOT ROW. This should be addressed. In addition you should consult with AMAFCA since the North Diversion Channel is their facility. I have copied Lynn Mazur with AMAFCA on this e-mail.

Curtis Cherne, P.E., CFM  
Hydrology, COA  
505-924-3986

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**From:** Emily Johnson [mailto:[ejohnson@colestl.com](mailto:ejohnson@colestl.com)]  
**Sent:** Thursday, May 03, 2012 8:19 AM  
**To:** Cherne, Curtis  
**Subject:** Albuquerque- Warehouse at NWC of Paseo Del Norte and Washington St. NE

Curtis-

Have you had a chance to review the attached property? We need to know if there are any detention requirements or water quality requirements.

Thanks,

**Emily Johnson** PE / LEED AP  
Project Engineer III / [ejohnson@colestl.com](mailto:ejohnson@colestl.com)

**cole**

5/11/2012

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**From:** Cherne, Curtis [mailto:CCherne@cabq.gov]  
**Sent:** Monday, April 23, 2012 1:32 PM  
**To:** Emily Johnson  
**Subject:** RE: Albuquerque- Warehouse at SEC of San Mateo and San Diego

Emily,  
Please see attached letter from April 2009. We are still trying to get a conceptual drainage plan for the area.

Curtis

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**From:** Emily Johnson [mailto:ejohnson@colestl.com]  
**Sent:** Monday, April 16, 2012 9:04 AM  
**To:** Cherne, Curtis  
**Subject:** Albuquerque- Warehouse at SEC of San Mateo and San Diego

Good Morning Curtis-

Per our phone conversation this morning, attached is a very conceptual site plan. We are just south of a large drainage ditch. If you could let me know if there will be any detention requirements and if so what they are, I'd appreciate it.

Thanks,

**Emily Johnson** PE / LEED AP  
Project Engineer III / [ejohnson@colestl.com](mailto:ejohnson@colestl.com)

**cole**

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5/11/2012

# CITY OF ALBUQUERQUE



August 9, 2006

Verlyn A. Miller, P.E.  
Miller Engineering Consultants  
4800 Juan Tabo Blvd. NE Suite C  
Albuquerque, NM 87106

Re: Bradbury Stamm Construction Headquarters, Engineer's Stamp dated 7-28-06  
Tract F2 of the Lands of Springer Building Materials Corporation (C17/D19)

Dear Mr. Miller,

Based on the information contained in your submittal received on July 28, 2006, there are some issues that must be addressed prior to Building Permit approval. Those items are detailed below.

1. The date you cite for FIRM panel 136F says 11-16-06.
2. Please utilize a standard zone atlas page to highlight the precise site location and give the legal description of the subject property on the plan.
3. The benchmark to which you give reference, 13-C17, was not only destroyed in 2001, but referenced an entirely different elevation. Please revise the narrative to reflect the true monument utilized along with the elevation and datum type.
4. The narrative refers to a "small amount" of offsite runoff from the north but does not give the magnitude of the flow. Please revise the narrative to quantify this amount and include the offsite, undeveloped flows from the east. Those flows should be graphically depicted on the plan as well.
5. Your plan discusses the existing CMP culvert as being both a 30-inch and a 36-inch. The Master Plan calls this pipe out as a 43 x 27 arch.
6. A detail of the proposed drainage swale structural cross section is required.
7. The existing earth lined ditch that conveys runoff to the North Diversion Channel has not been maintained and, as a result, is in very poor condition. Based on a site reconnaissance and discussion with AMAFCA, that ditch is deficient in its capacity to handle the existing flows and is transporting sediment into the existing parking lot. Improvements must therefore be made to that facility. Coordination with and approval by AMAFCA will also be necessary.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.  
Senior Engineer  
Hydrology Section  
Development and Building Services

cc: file C17/D19  
file DRB #1000057

Lynn Mazur, P.E., C.F.M., AMAFCA