

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 20, 2018

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

**RE: Alameda Development
6100 Alameda NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 08/16/18
Hydrology File: C18D086**

Dear Mr. Walla:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 08/16/2018, the Conceptual Grading and Drainage Plan **is not** approved for action by the DRB for Preliminary Plat and Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please add a note stating "Not for Construction".
2. Please submit a drainage report for this project.
3. Please provide the FIRM Map and flood plain note with effective date.
4. Please add a note that this site is within the North Albuquerque Acres Master Drainage Plan and with a design analysis report "Alameda Blvd San Pedro to Wyoming Project #7663.91 by Thompson Engineering dated January 2012, the allowable discharge for this site is 3.82 cfs/ac.
5. Please provide a drainage map showing the discharge points, acres going to these, and the discharge.
6. The site cannot freely discharge to San Pedro Blvd. According to the report outlined in #4, the site discharges into the existing storm sewer system in Alameda Blvd.
7. Please add a water block at the entrance to San Pedro Blvd.
8. Please add inlets to the parking area adjacent to San Pedro and discharge this to the underground storage tank.

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9. Please show downstream capacity for the discharge into Signal Ave.

Please remember that an Erosion and Sediment Control Plan is required and has to be submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov) prior to Hydrology's approval for Building Permit.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ALAMEDA DEVELOPMENT **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: 1000682 **EPC#:** _____ **Work Order#:** _____
Legal Description: REMAINING PORTIONS OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4, 5, 6 AND 29 IN BLOCK 29, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JUNE 2018
City Address: 6100 ALAMEDA NE, ALBUQUERQUE, NEW MEXICO 87113

Applicant: WALLA ENGINEERING **Contact:** MIKE WALLA
Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110
Phone#: 505-881-3008 **Fax#:** 505-881-4025 **E-mail:** mikew@wallaengineering.com

Other Contact: JOE SLAGLE ARCHITECT **Contact:** JOE SLAGLE
Address: 413 2ND ST. SW, ALBUQUERQUE, NM 87102
Phone#: 505-246-0870 **Fax#:** _____ **E-mail:** joe@slaglearchitect.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

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?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

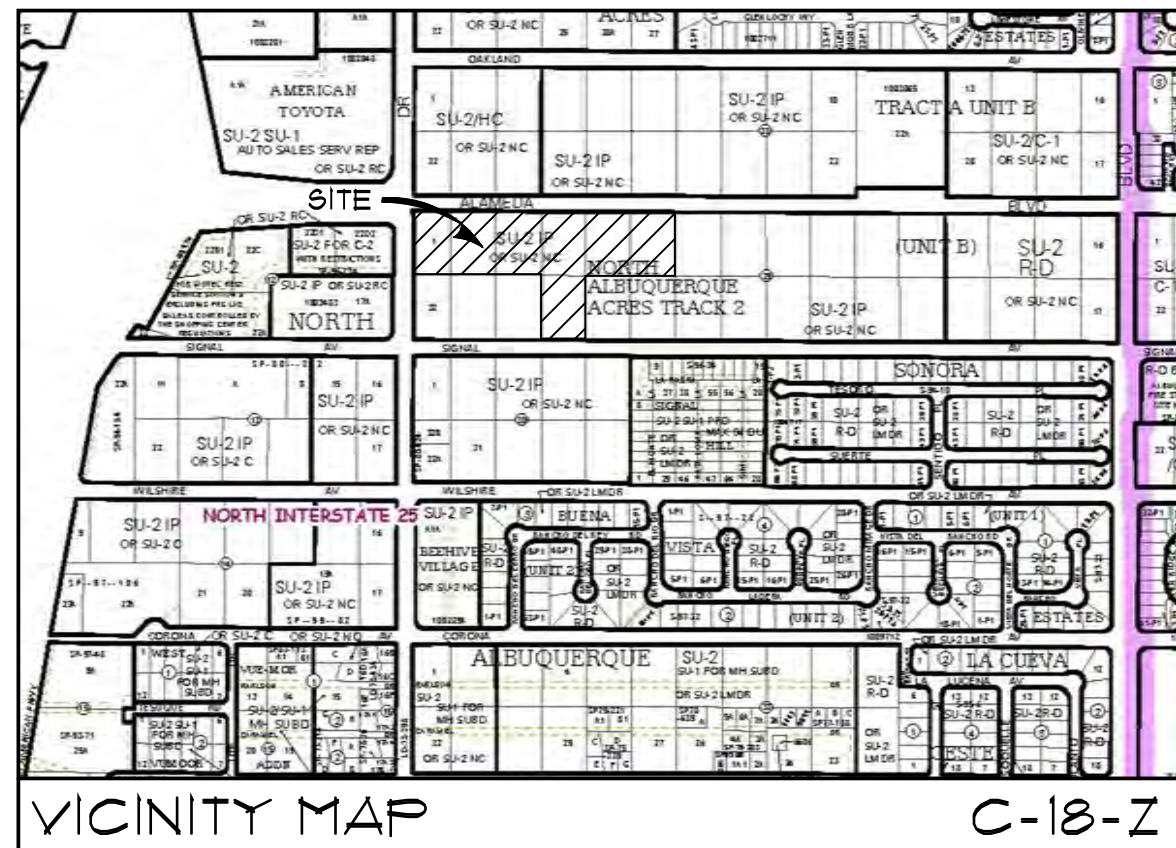
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☒ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8-16-18 **By:** MIKE WALLA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 3
DESIGN STORM: (IN)

	1hr	6hr	24hr	4day	10day
	2.14	2.60	3.10	3.95	4.90

EXISTING CONDITIONS

LAND TRMT	AREA (ACRE)	%	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.66	1.81	0.00	0	0	0	0
B	5.251	100%	0.32	2.60	13.61	17.556	17.556	17.556	17.556
C	0.000	0%	1.29	3.45	0.47	0	0	0	0
D	0.000	0%	2.36	5.02	0.00	0	0	0	0
TOTALS	5.251	100%			13.61	17.556	17.556	17.556	17.556

DEVELOPED CONDITIONS

LAND TRMT	AREA (ACRE)	%	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.66	1.81	0.00	0	0	0	0
B	1.021	20%	0.32	2.60	2.61	3.426	3.426	3.426	3.426
C	0.000	0%	1.29	3.45	0.00	0	0	0	0
D	4.231	80%	2.36	5.02	21.24	36.246	43.925	49.301	50.931
TOTALS	5.251	100%			23.91	39.673	47.673	52.727	54.263

FIRST FLUSH PONDING REQUIRED: TREATMENT D AREA = 4.321 AC x 0.34 IN = 5222 CF

POND 1 CAPACITY:

CONTOUR	AREA	VOLUME
47	3000 SF	2333 CF
46	1665 SF	1058 CF
45	450 SF	

TOTAL VOLUME = 3390 CF

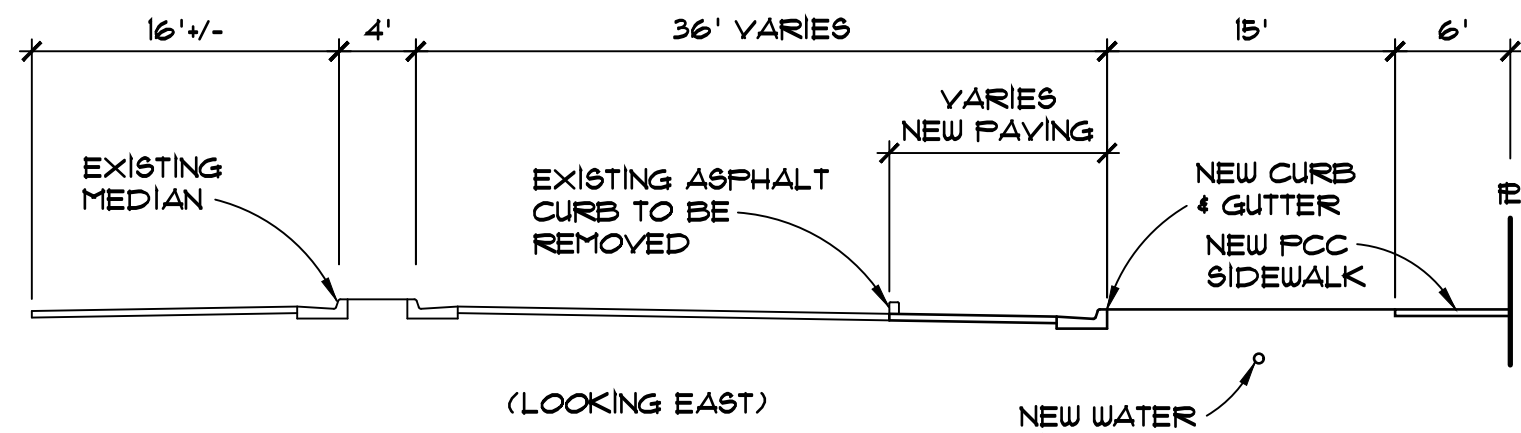
POND 2 CAPACITY:

CONTOUR	AREA	VOLUME
43	3000 SF	2355 CF
42	1710 SF	1125 CF
41	540 SF	

TOTAL VOLUME = 3480 CF

UNDERGROUND TANK CAPACITY:
TOTAL VOLUME = 10,000 GALLONS (1336 CF)

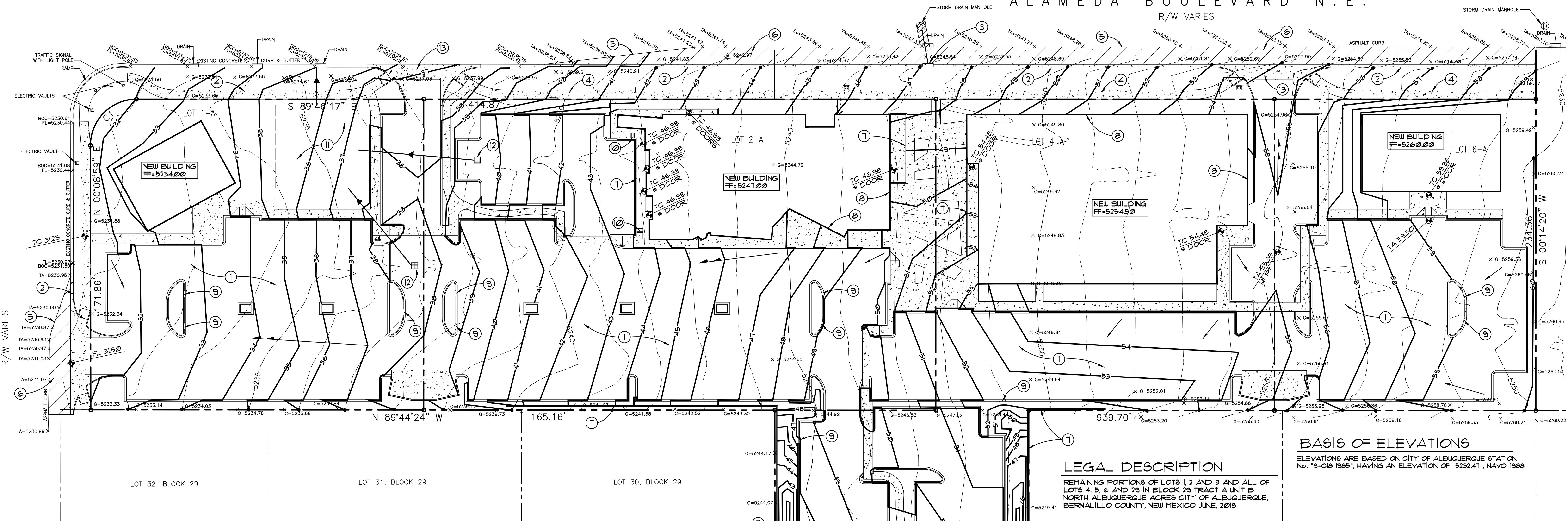
TOTAL FIRST FLUSH CAPACITY = 8201 CF > 5222 CF OK



A MIXED USE DEVELOPMENT
at alameda and
san pedro ne.
abq, nm

2 | section alameda blvd. w/ turn lane
3 | 1"=10'
ALAMEDA BOULEVARD N.E.
R/W VARIES

SAN PEDRO BOULEVARD N.E.
R/W VARIES



KEYED NOTES

- 1 ASPHALT PAVED PARKING AND DRIVE
- 2 NEW C.O.A. CURB AND GUTTER PER WORK ORDER
- 3 NEW CATCH BASIN AND CONNECTION TO EXISTING STORM DRAIN MANHOLE PER C.O.A. WORK ORDER
- 4 NEW C.O.A. 6'-0" SIDEWALK PER WORK ORDER
- 5 EXISTING ASPHALT CURB TO BE REMOVED
- 6 ARTERIAL STREET PAVING SECTION BY WORK ORDER
- 7 SITE RETAINING WALL
- 8 RETAINING FOUNDATION STEM WALL
- 9 4'-0" WIDE CURB BREAK FOR DRAINAGE
- 10 CONCRETE STEPS
- 11 10,000 GALLON BELOW GRADE WATER STORAGE TANK WITH CONTROLLED RELEASE TO EXISTING STORM DRAIN
- 12 CONCRETE CATCH BASIN
- 13 NEW CONCRETE DRIVE PAD

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5245 --- EXISTING CONTOUR
- PROPOSED CONTOUR
- 55.48' PROPOSED SPOT ELEVATION
- x G=5249.84 EXISTING SPOT ELEVATION
- FLOW DIRECTION ARROW
- SWALE
- FF FINISH FLOOR
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- FL FLOWLINE
- NEW CONCRETE PAVING/SIDEWALK

LEGAL DESCRIPTION

REMAINING PORTIONS OF LOTS 1, 2 AND 3 AND ALL OF LOTS 4, 5, 6 AND 29 IN BLOCK 29 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2018

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "9-C10 1995", HAVING AN ELEVATION OF 5232.41', NAVD 1988

LOT 28, BLOCK 29
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
FILED: APRIL 24, 1936
VOLUME D, FOLIO 130

LOT 27, BLOCK 29
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
FILED: APRIL 24, 1936
VOLUME D, FOLIO 130

revisions:



1 | conceptual grading plan
3 | 1"=30'

SIGNAL AVENUE N.E.
60' R/W



Conceptual
Grading Plan
date:
8-17-18
sheet:
3