

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 14, 2019

Larry Read, P.E.
Larry Read & Associates
8100 Wyoming Blvd NE, Suite M-4 Box 107
Albuquerque, NM, 87113

**RE: Achen Office / Warehouse
6504 Alameda Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: No Stamp Date
Hydrology File: C18D105**

Dear Mr. Read:

PO Box 1293

Based upon the information provided in your submittal received 04/30/2019, the Grading Plan **is not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

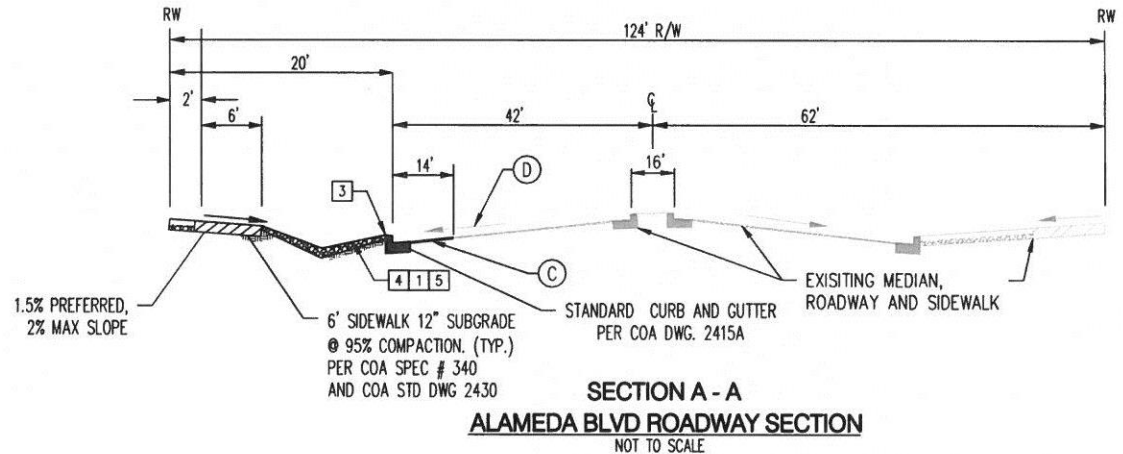
1. Please provide an engineer's stamp with a signature and date.
2. Please add a note stating "Not for Construction".
3. Please label Alameda Ave.
4. Please show the proposed curbing along Alameda Ave and label all work within the R.O.W. to be constructed with work order. Please see the section in the comment #5 for distance of proposed curbing.
5. Please show the adjacent sidewalk and curbing per the section below. Please label this work as being provided per CPN #582385.

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6. 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.
7. The allowable discharge for this site is 2.94 cfs ($3.82 \text{ cfs/ac} \times 0.77 \text{ ac}$). Since the 100 year – 6 hr runoff is 3.29 cfs, the difference will need to be detained onsite. Please either use a routing program like AHYMO or the simplified hydrograph method outlined in the DPM to size the required detention pond. Also provide an outlet structure with calculations. Please note that the required storm water quality volume can be accommodated within the detention pond as well.
8. The Conceptual Water and Sanitary Sewer Plan doesn't need to be shown on this plan, so this space can be used to show any calculations for the detention pond and the outlet structure.
9. As we discussed, just ensure that there is no existing drainage from the adjacent property coming into this site. If so, then this can be redirected to the R.O.W. with the workorder plans.
10. 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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.
11. Also as a reminder, please provide a Drainage Covenant for the proposed detention ponds 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.

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12. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

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

Sincerely,

Renée C. Brissette

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: ACHEN OFFICE/WAREHOUSE **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 11, TRACT A, BLOCK 29, UNIT B NORTH ALBUQUERQUE ACRES
City Address: 6504 ALAMEDA AVENUE, NE

Applicant: LARRY READ & ASSOC, INC AGENT **Contact:** LARRY D. READ PE
Address: 8100 WYOMING BLVD NE, SUITE M-4 BOX 107, 87113
Phone#: 239-7692 **Fax#:** _____ **E-mail:** LREAD@READENGINEERING.CO

Other Contact: JIM ACHEN **Contact:** JIM ACHEN
Address: 5610 SAN FRANCISCO BLVD. NE, 87109
Phone#: 358-0808 **Fax#:** _____ **E-mail:** _____

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:

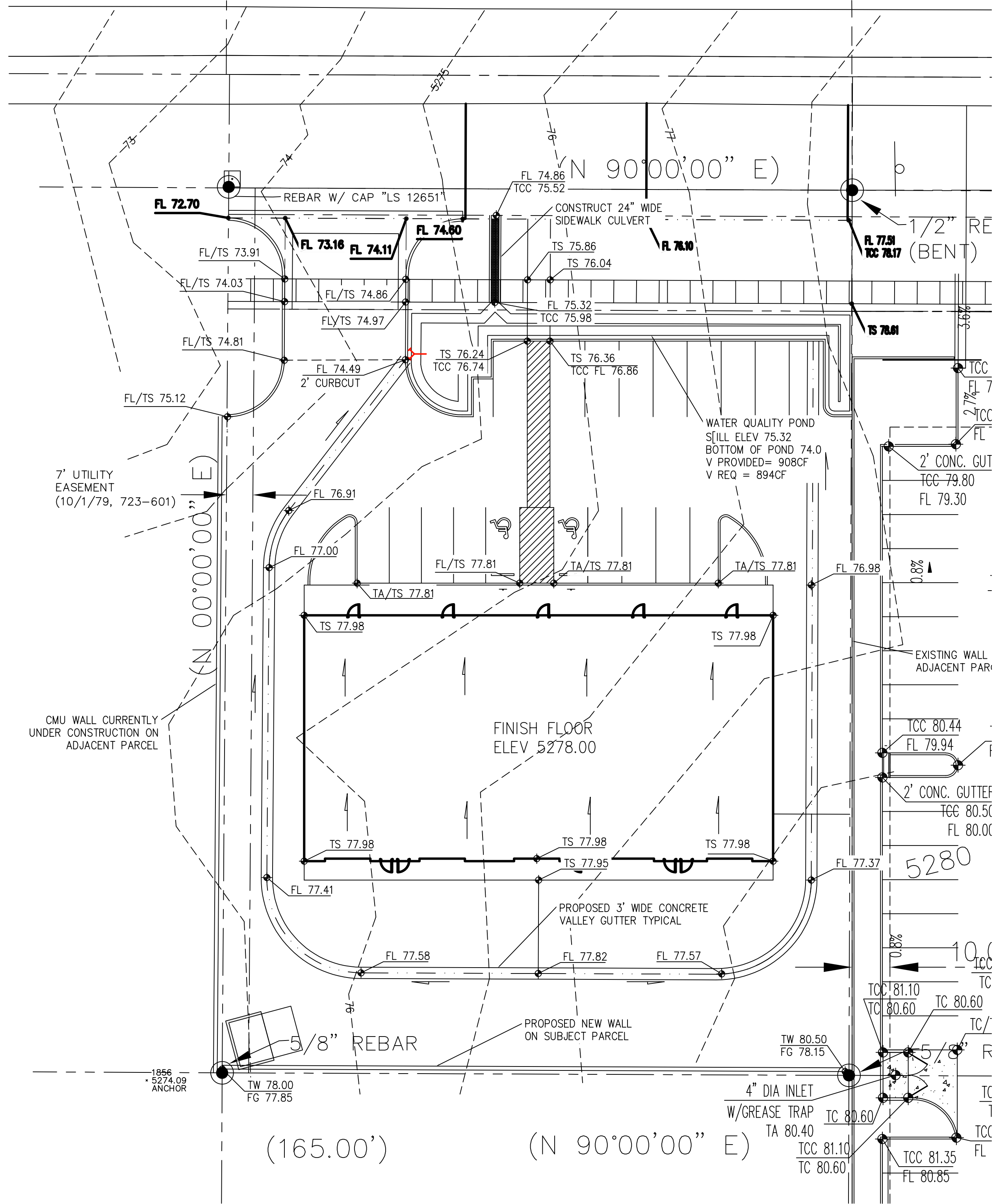
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☒ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: APRIL 30, 2019 **By:** LARRY D. READ, PE

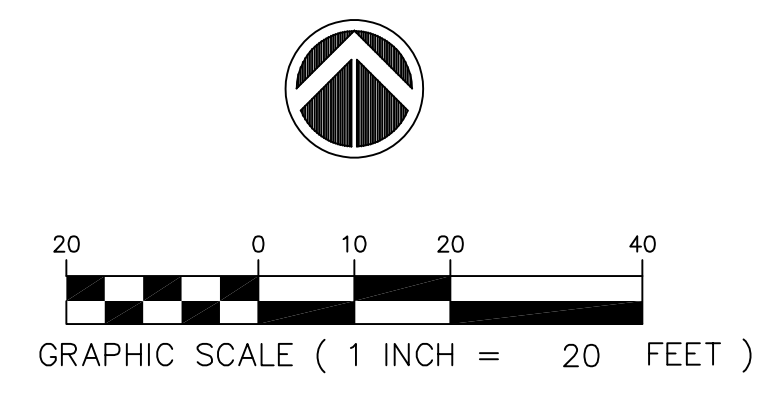
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



CONCEPTUAL GRADING PLAN



Legal Description
 LOT 11, TRACT A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES.

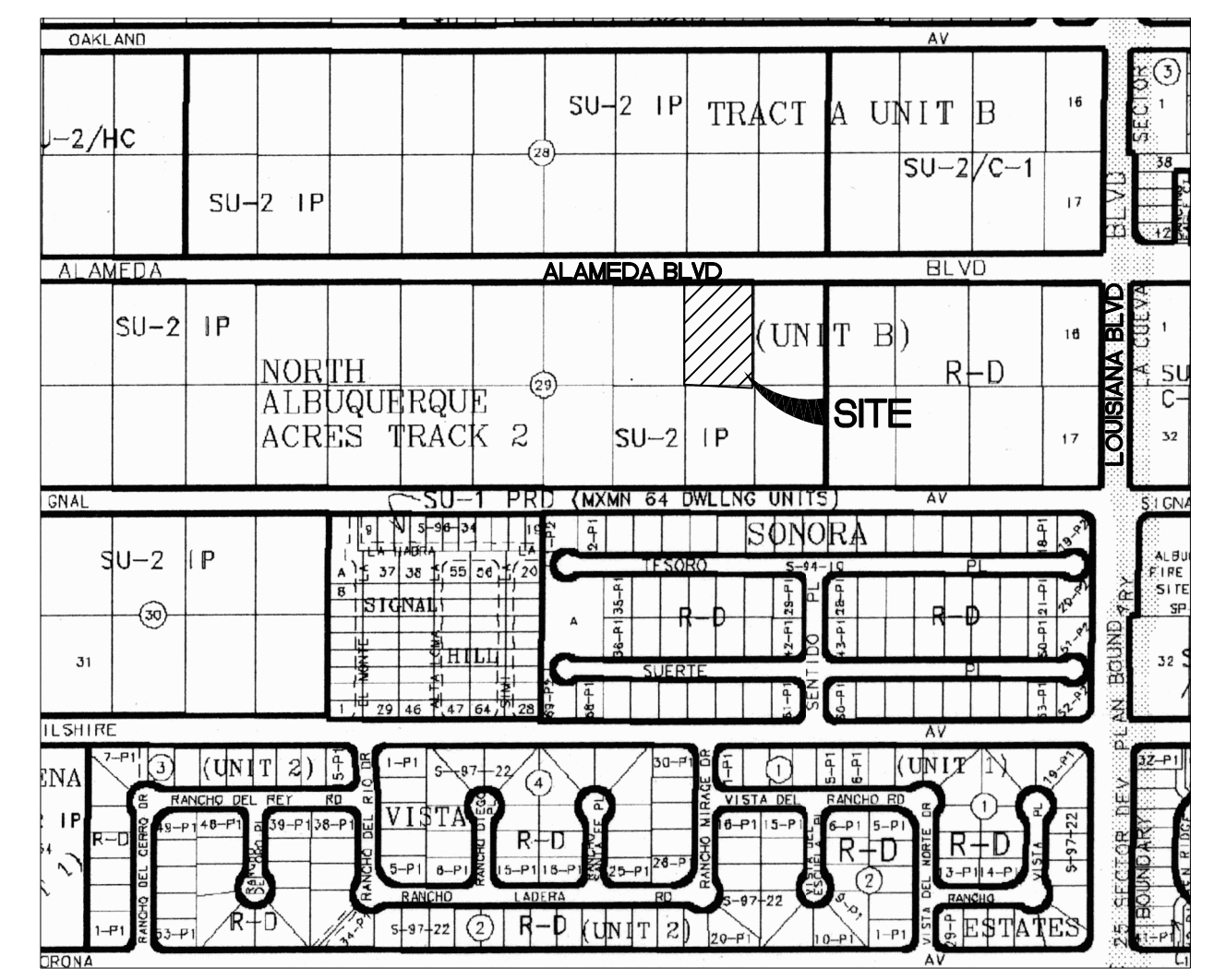
PROJECT BENCHMARK
 ACS-STATION "11-C19 BEING A 1-3/4" ALUMINUM DISK ON TOP OF THE CONCRETE CURB, NNW QUADRANT OF BARSTOW STREET AND OAKLAND AVENUE, NE ELEVATION 5480.974 (NAVD 29)

WATER QUALITY PONDING

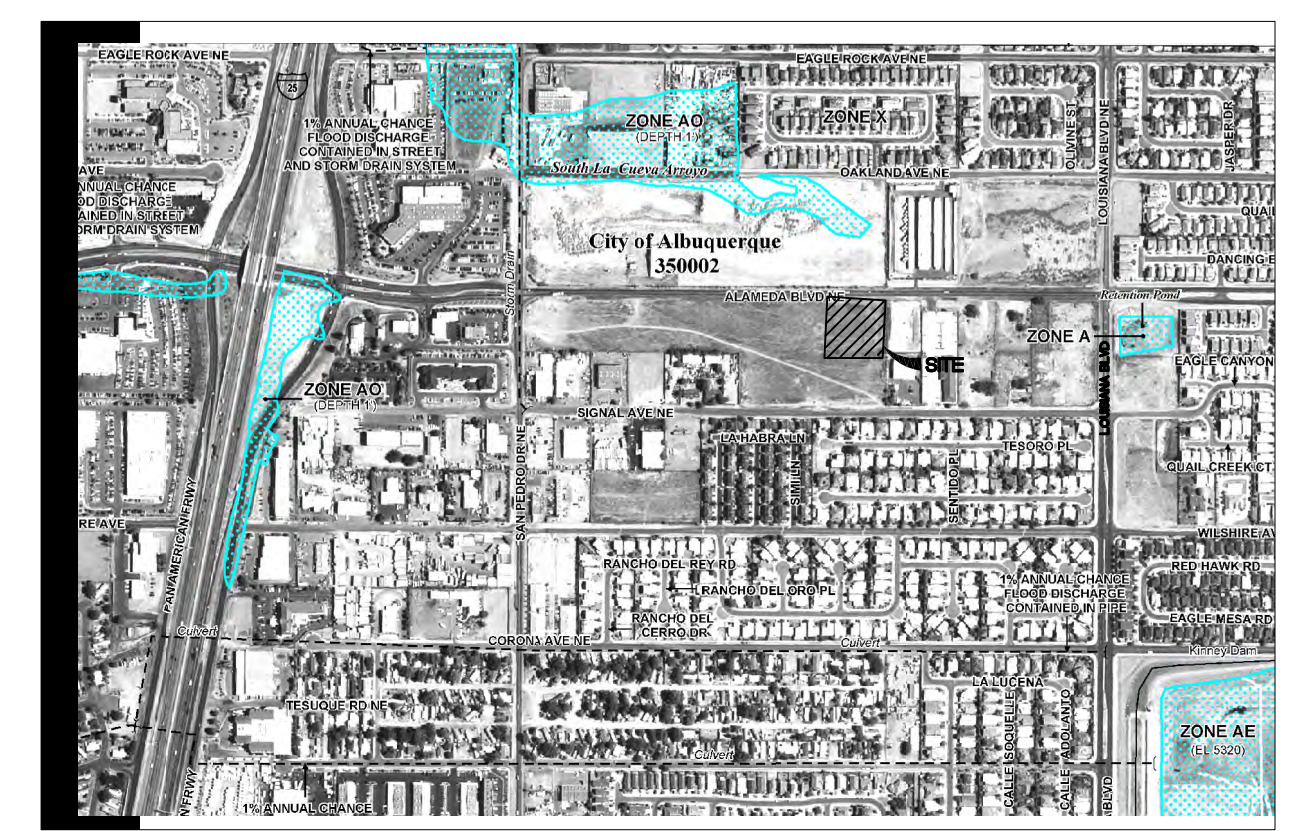
POND ID	BASIN ID	CONTRIBUTING IMPERVIOUS AREA (SQ-FT)	REQUIRED PONDING (IN)	PONDING VOLUME (0.34/12"AREA) (CU-FT)	PONDING VOLUME PROVIDED (CU-FT)
SITE	A	31538	0.34	894	908
TOTAL		31538		894	908

100-YEAR HYDROLOGIC CALCULATIONS

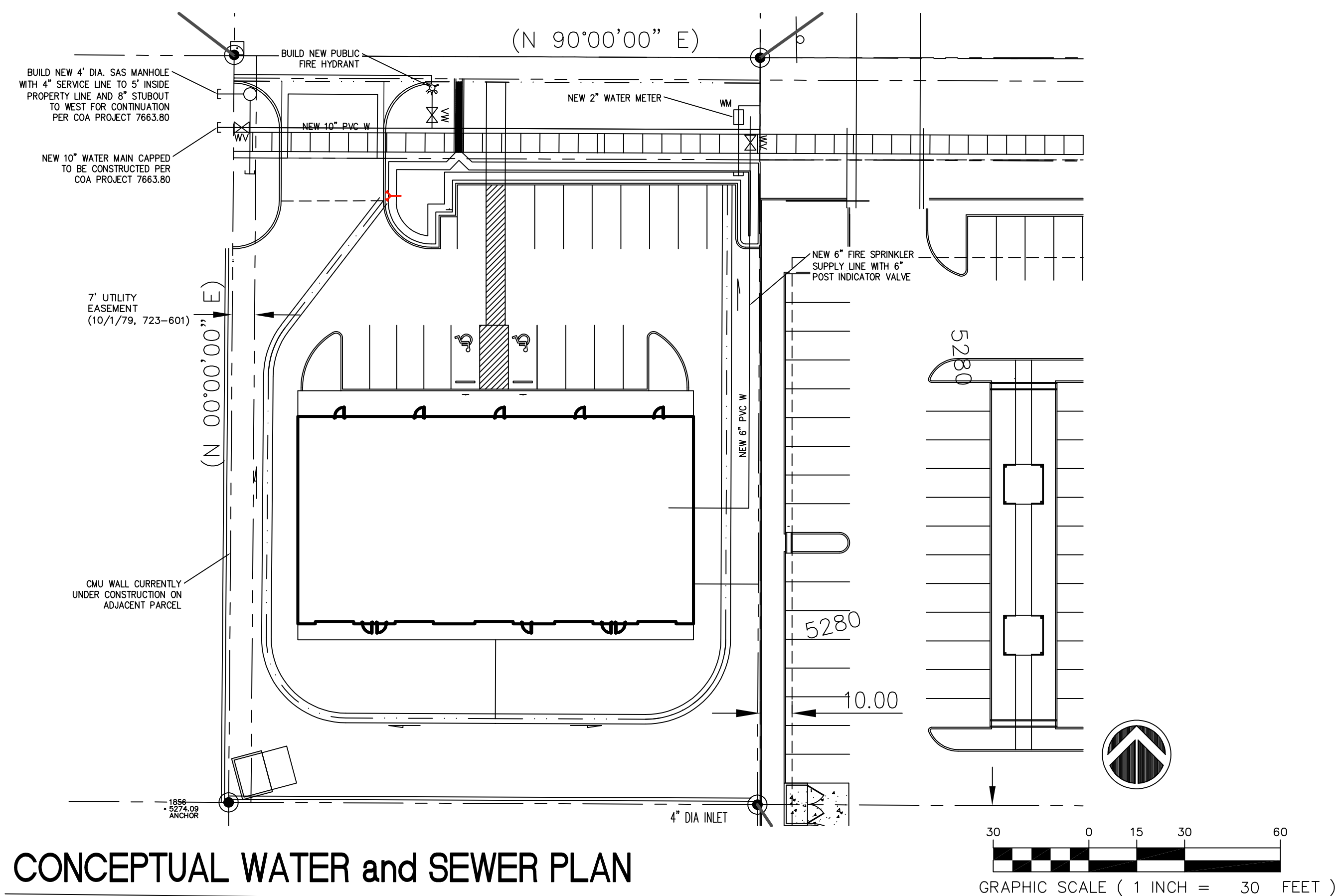
BASIN #	AREA (acre)	LAND TREATMENT					WEIGHTED		Q (cfs)
		A (%)	B (%)	C (%)	D (%)	E (%)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	
EXISTING CONDITIONS									
SITE A	0.7700	0.00	0.00	100.00	0.00	1.29	0.08	3606	2.66
TOTAL	0.77						0.08	3606	2.66
PROPOSED CONDITIONS									
SITE A	0.7700	0.00	31.10	0.00	68.90	1.91216	0.12	5,345	3.29
TOTAL	0.77						0.12	5345	3.29
EXCESS PRECIP.		0.66	0.92	1.29	2.36	EI (in)			
PEAK DISCHARGE		1.87	2.6	3.45	5.02	QPI (cfs)			
WEIGHTED E (in) = (EA)(%A) + (EB)(%B) + (EC)(%C) + (ED)(%D) V6-HR (acre-ft) = (WEIGHTED E)(AREA)/12 V10DAY (acre-ft) = V6-HR + (AD)(P10DAY - P6-HR)/12 Q (cfs) = (QPA)(AA) + (QPB)(AB) + (QPC)(AC) + (QPD)(AD)									
								ZONE =	3
								P6-HR (in.) =	2.2
								P24-HR (in.) =	2.8



VICINITY MAP



FLOODPLAIN PANEL 137-H



CONCEPTUAL WATER and SEWER PLAN

LARRY READ & ASSOCIATES
 Civil Engineers
 8100 Wyoming Blvd. NE Suite M4 Box 107
 Albuquerque, New Mexico 87113
 (505) 239-7692

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

CONCEPTUAL GRADING
 and
 WATER/SERER PLAN

ACHEN OFFICE/WAREHOUSE
 6504 ALAMEDA AVENUE NE
 SITE DEVELOPMENT PLAN