

# CITY OF ALBUQUERQUE



September 12, 2014

Mike Walla, P.E.  
Walla Engineering  
6100 Indian School Rd. NE  
Albuquerque, NM 87110

**Re: Dental Office, 7500 Holly Ave. NE  
Grading and Drainage Plan,  
Engineer's Stamp Date 11/26/2013 (C-19/D058)  
Certification Stamp Date 9-9-2014**

Dear Mr. Walla,

Based on the Certification received 9/9/2014, the site is acceptable for a release of a Final Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to me at: [rharm@cabq.gov](mailto:rharm@cabq.gov).

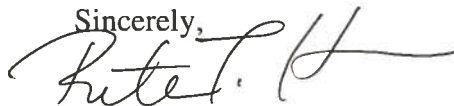
If you have any questions, you can contact me at 924-3695.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,  


Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
c.pdf: via Email: recipient, CO Clerks—Katrina Sigala, Francis Connor, Carol Quintana



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: DENTAL OFFICE DEVELOPMENT Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 14, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES

City Address: 7500 HOLLY AVE NE

Engineering Firm: WALLA ENGINEERING Contact: MIKE WALLA

Address: 10501 AMERICAS PKWY, NE SUITE 301, ALBUQ. NM 87110

Phone#: 505-881-3008 Fax#: 505-881-4025 E-mail: mikew@walla

Owner: \_\_\_\_\_ Contact: engineering.com

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: SLAGLE HERR ARCHITECTS Contact: JOE SLAGLE

Address: 413 SECOND ST. SW, ALBUQ. NM 87102

Phone#: 505-246-0870 Fax#: \_\_\_\_\_ E-mail: joe@slagleherr.com

Surveyor: HARRIS SURVEYING Contact: TONY HARRIS

Address: 2412-D MONROE ST. NE, ALBUQ. NM 87110

Phone#: 505-889-8056 Fax#: 505-889-8645 E-mail: \_\_\_\_\_

Contractor: TRINITY CONSTRUCTION Contact: ERIC TIMMORE

Address: P.O. BOX 14907, ALB, NM 87191

Phone#: 858-9960 Fax#: 278-6732 E-mail: ERICW.TIMMORE@GMAIL.COM

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes ☒ No ☐ Copy Provided

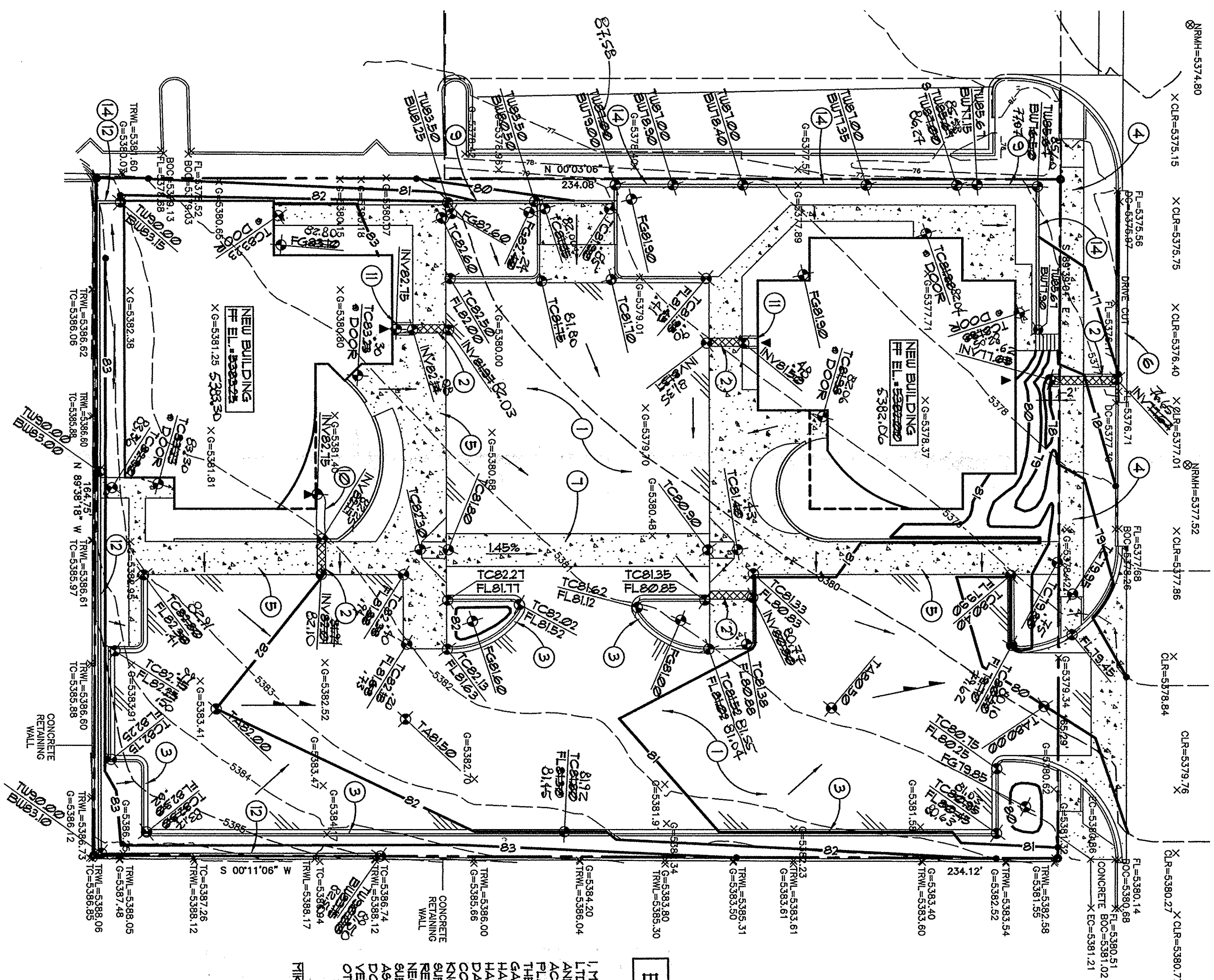
DATE SUBMITTED: 9/9/14

By: MIKE WALLA

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

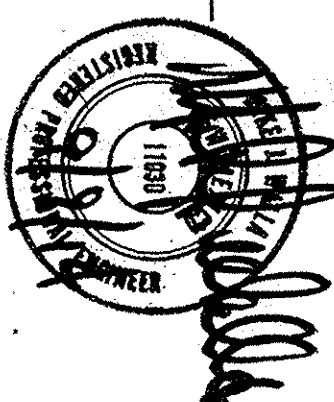
## HOLLY AVENUE NE



## ENGINEERS CERTIFICATION

THE WALLA WALLA PROJECT OF THE FORT WALLA ENGINEERING, LTD. HAS BEEN GRADUATED BY THE PROJECT HAS BEEN GRADUATED AND WILL REMAIN IN SUBSIDIARY STATUS OF THE APPROVED PLAN DATED 1-24-13. THE RECORD INFORMATION EDITED INTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM THE DESIGNER'S FILES AND IS BEING SUBMITTED TO THE PROJECT SITE ON 8-23-14 AND HAS BEEN DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE BEST OF THE AVAILABLE INFORMATION. THE CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF COMPLIANCE. THE RECORD WILL BE COMPLETED AND MINORED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE AGENTS OF THE PROJECT. THOSE NOTING THIS RECORD VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

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## LEGEND

- 1 ASPHALT PAVING PER DETAIL 1/C/201
- 2 2'-0" WIDE SIDEWALK CURB/RY PER COA STD. DURA %232
- 3 1'-0" UED ANCHORS TO OVERCAST FLAT E
- 4 CONCRETE CURB AND GUTTER PER DETAIL 2/C/201
- 5 4' CONCRETE SIDEWALK PER COA STD. DRAINING %430
- 6 8"ITE CONCRETE SIDEWALK WITH THICKENED EDGE PER DETAIL 3/C/201
- 7 CONCRETE CURB AND GUTTER PER COA STD. DRAINING %484
- 8 CONCRETE PAVING
- 9 CONCRETE STAIRS ON GRADE PER DETAIL 4/C/201
- 10 RETAINING WALL PER DETAIL 6/C/201
- 11 GRAVEL LINED SLOPE
- 12 2'-0" WIDE CONCRETE CHANNEL, PER DETAIL 5/C/201
- 13 RETAINING WALL PER DETAIL 7/C/201
- 14 DRIVE PAD PER COA STD. DURA %425
- 15 PROVIDE 8"X8" DRAIN BLOCK IN 8"ITE WALL AT GRADE

## KEYED NOTES

- 1 ASPHALT PAVING PER DETAIL 1/C/201
- 2 2'-0" WIDE SIDEWALK CURB/VAIR PER COA STD. DURA %232
- 3 1'-0" WIDE ASPHALT ANCHORS TO OVERLAP FLAT SLATE CONCRETE CURB AND GUTTER PER DETAIL 2/C/201
- 4 CONCRETE SIDEWALK PER COA STD. DRAINING %430
- 5 8"ITE CONCRETE SIDEWALK WITH THICKENED EDGE PER DETAIL 3/C/201
- 6 CONCRETE CURB AND GUTTER PER COA STD. DRAINING %484
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- 14 PROVIDE 8"x8" DRAIN BLOCK IN 8"ITE WALL AT GRADE

## HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 4 DESIGN STORY (IN)									
EXISTING CONDITIONS		AREA		F6		V6		VADAT	
LAND	AREA	LAND	AREA	Q	Q	Q	Q	Q	Q
TRINITY	(ACRE)	TRINITY	(ACRE)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)
A	0.00	0	0.00	2.20	0.00	0	0	0	0
B	0.06	0	0.06	1.20	0.00	0	0	0	0
C	0.00	100%	0.00	1.33	0.00	0	0	0	0
D	0.00	0	0.00	1.75	0.00	0	0	0	0
TOTALS	0.06	100%	0.06	5.28	0.00	0	0	0	0
				2.59	3.413	3.413	3.413	3.413	3.413
PROPOSED CONDITIONS		AREA		F6		V6		VADAT	
LAND	AREA	LAND	AREA	Q	Q	Q	Q	Q	Q
TRINITY	(ACRE)	TRINITY	(ACRE)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)
A	0.00	0	0.00	2.20	0.00	0	0	0	0
B	0.13	5%	0.13	1.20	0.00	0	0	0	0
C	0.00	0%	0.00	1.46	0.00	0	0	0	0
D	0.150	100%	0.150	1.24	0.00	0	0	0	0
TOTALS	0.286	100%	0.286	5.25	0.00	0	0	0	0
				4.53	1.71	3.162	12.621	16.074	16.074

## LEGAL DESCRIPTION

TO NUMBERED HOLESTENT, IN BLOCK  
NUMBERED TEN (10), TRACT 2, UNIT 3, NORTH  
ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT  
OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS  
THE SAME ARE SHOWN AND DESIGNATED ON THE  
MAP OF SAID SUBDIVISION FILED IN THE OFFICE  
OF THE COUNTY CLERK OF BERNALILLO COUNTY,  
NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT  
BOOK D1, FOLIO 202-17

WENZEL

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "HEAVEN UNDERGROUND", HAVING AN ELEVATION OF 5278.235. NAYD 1988

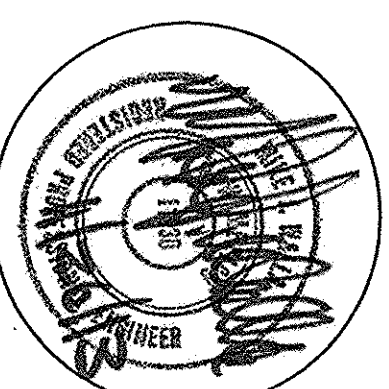
## DESIGN NARRATIVE

THE SUBJECT SITE IS AN UNIMPROVED 0.2566 ACRE BUILDING SITE LOCATED ON THE E/TE ALONG WITH A NEW DRIVE ACCESS AND ASPHALT PAVED PARKING LOT. THE EXISTING CONCRETE CONSOLE OF THE PROPERTY WITH A NEW DROP CURB OF APPROXIMATELY 8 FEET. MOST OF THE RAINFALL DETAINED ON THE CURRENT SITE FROM THE DRIVE AND ACROSS THE WEST PROPERTY LINE TO A S/TE CURRENTLY BEING DEVELOPED, THE ADJACENT DEVELOPMENT WILL BE COMPLETED WITHIN 18 MONTHS. THE SURFACE IMPROVEMENTS TO HOLLY AVE, BUILDING ROOF DRAINS WILL BE DIRECTED TO THE EXISTING DRAINAGE AND BE GRADDED TO DRAIN FLOWS TO HOLLY AVE, THROUGH THE DRIVE ENTRANCE, NO OFFSITE RAINFALL AFFECTS THIS SITE. SITE 6/TE WILL NOT INCLUDE EXISTING RAINFALL TO THE ADJACENT WESTERN PROPERTY FROM A SMALL LANDSCAPED AREA. THE ADJACENT WESTERN PROPERTY IN HOLLY AVE IS AN ADJACENT TO CONVEY RAINFALL TO AN EXISTING FLOODING FACILITY.

# EROSION CONTROL PLAN

- 1 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A RIGHT-OF-WAY PERMIT PRIOR TO BEGINNING RIGHT-OF-WAY.
- 3 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- 4 REPAIR OF DAMAGED FACILITIES AND 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.
- 6 CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR THE SITE, IF NECESSARY.

## GRADING AND DRAINAGE PLAN



## revisions

11-26-13

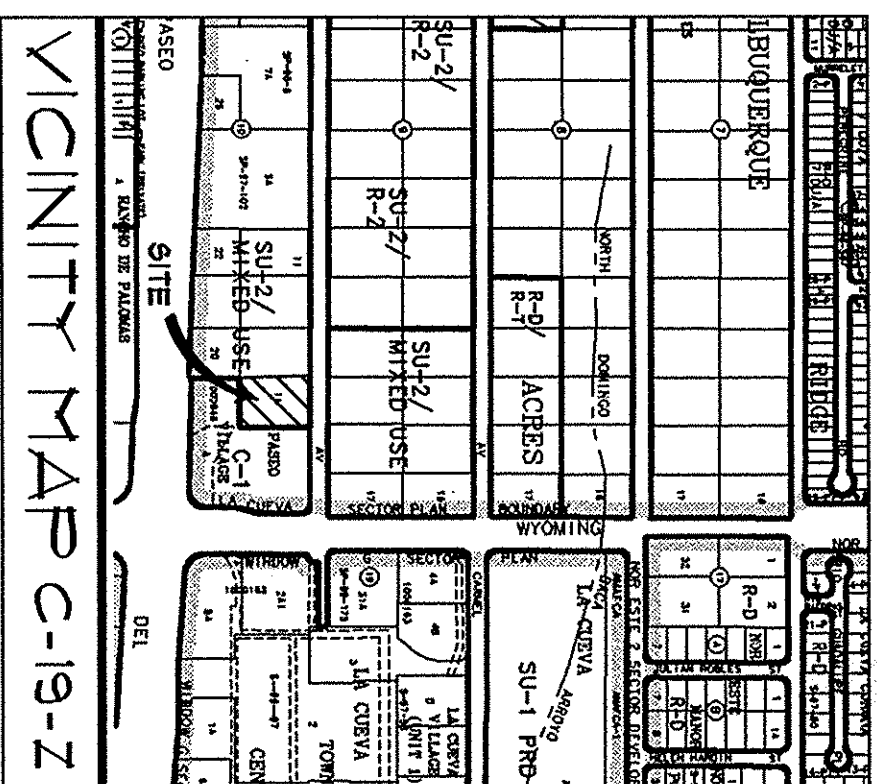
a new  
**Dental Office**  
Development at:  
7500 Holly Avenue NE  
Albuquerque, New Mexico

# Star Hierarchy

a l b u q u e r q u e n m  
 8 7 1 0 2 6 0 8 7 0  
 5 0 5 2 4 6 0 8 7 0  
 5 1 a q l e h e r . c o

## GRADING AND DRAINAGE PLAN

date  
10-18-13  
sheet  
c101



VICINITY MAP C-19-Z