CITY OF ALBUQUERQUE

November 23, 2016

Richard J. Berry, Mayor

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

RE: 7121 Washington
Grading and Drainage Plan
Engineer's Stamp Date 10-24-2016 (File:D17D016)

Dear Mr. Walla:

Based upon the information provided in your submittal received 10-24-2016, the above-referenced revised plan is approved for Building Permit with the following conditions:

1. The first flush pond is designed with a berm, but it is not clear if a spillway is necessary. Please assess if one should be designed, and if needed, it can be included in the as-built.
2. The above-mentioned berm will need to be protected from erosion, to prevent sediment transport to the offsite pond.
3. Consider adding curbing or edge protection for the pond to prevent erosion at the edge of asphalt, and/or designing an inlet point with erosion control.

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 7121 WASHINGTON Building Permit #: City Drainage #:

DRB#: EPC#: Work Order#:

Legal Description: LOT 27-B OF SUMMARY PLAT SHOWING LOTS 27-A & 27-B, UNIT IV INDUSTRIAL TRACT ALBUQUERQUE, NEW MEXICO

City Address: 7121 WASHINGTON AVE. NE ALBUQUERQUE, NEW MEXICO 87113

Engineering Firm: WALLA ENGINEERING Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008 Fax#: 505-881-4025 E-mail: mikew@wallaengineering.com

Owner: STU HARROUN Contact:

Address: 7120 WASHINGTON AVE. NE, ALBUQ., NM 87113

Phone#: 505-269-6874 Fax#: E-mail:

Architect: MLC ARCHTECTS Contact: MICHAEL CASE

Address: 333 RIO RANCHO DR. NE, RIO RANCHO, NM 87124

Phone#: 505-994-2770 Fax#: E-mail: mcase@mlcarchitect.com

Surveyor: WAYJOHN SURVEYING INC. Contact: TOM JOHNSTON

Address: 330 LOUISIANA BLVD. NE, ALBUQUERQUE, NM 87108

Phone#: 505-255-2052 Fax#: 505-255-2887 E-mail:

Contractor: Contact:

Address:

Phone#: Fax#: E-mail:

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X 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
- X 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 X No ____ Copy Provided

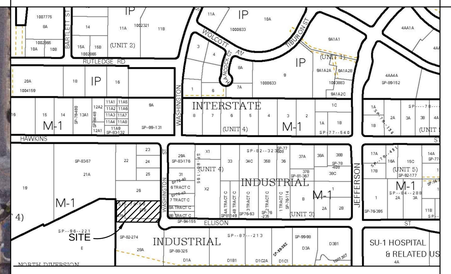
DATE SUBMITTED: 10-24-16 By: MIKE WALLA

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 followin

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

AREA DRAINAGE POND and CHANNEL

VICINITY MAP D-17-Z



HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 2
DESIGN STORM: (IN)

					1hr	6hr	24hr	4day	10day
					2.01	2.35	2.75	3.30	3.95
EXISTING CONDITIONS - ENTIRE SITE									
LAND TRTMNT	AREA (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	1.56	0.00	0	0	0	0
B	0.054	4%	0.78	2.28	0.12	153	154	153	153
C	0.410	32%	1.13	3.14	1.29	1,682	1,682	1,682	1,682
D	0.834	64%	2.12	4.70	3.92	6,420	7,632	9,298	11,266
TOTALS	1.298	100%			5.33	8,255	9,467	11,132	13,101
PROPOSED CONDITIONS									
LAND TRTMNT	AREA (ACRE)	AREA %	P6	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	1.56	0.00	0	0	0	0
B	0.108	8%	0.78	2.28	0.25	306	306	306	306
C	0.221	17%	1.13	3.14	0.69	907	907	907	907
D	0.969	75%	2.12	4.70	4.55	7,457	8,864	10,799	13,085
TOTALS	1.298	100%			5.49	8,669	10,076	12,011	14,297

FIRST FLUSH : 42209 SF X 0.44"/12 IN per FT = 1548 CF
Pond Volume : 2025 SF X 1.0' = 2025 CF

DESIGN NARRATIVE

THE SUBJECT PROJECT IS A 1.298 ACRE DEVELOPED SITE THAT IS BEING RENOVATED IN ORDER TO ADD A 2000 SF BUILDING AND SOME ASPHALT PAVING ON A PREVIOUSLY UNIMPROVED PORTION OF THE SITE. THE SCOPE OF THE CONSTRUCTION WILL INCLUDE CONSTRUCTION OF A SMALL ONSITE POND REQUIRED TO HOLD A FIRST FLUSH VOLUME OF WATER FROM THE IMPERMEABLE SURFACE AREA ON THE SITE. THE EXISTING SITE HAS 2 EXISTING BUILDINGS AND A PAVED PARKING AND DRIVE ACCESS FOR TRUCK LOADING. THESE BUILDINGS AND PAVING WILL NOT BE CHANGED IN THE SCOPE OF THIS WORK. THE NEW SITE IMPROVEMENTS WILL INCREASE THE ON-SITE DEVELOPED Q BY LESS THAN 3%, OR APPROXIMATELY 0.16 CFS. THE EXISTING SITE PONDS SOME RUNOFF WITHIN THE PROPERTY BOUNDARY BUT MUCH OF THE DEVELOPED RUNOFF IS DEPOSITED IN A CONCRETE CHANNEL ADJACENT TO THE SITE ON THE SOUTH BORDER OF THE PROPERTY. THIS RUNOFF THEN IS COLLECTED IN A PUBLIC POND FACILITY WEST AND SOUTH OF THE PROPERTY. THE NEW WORK WILL NOT CHANGE THE VOLUME CURRENTLY DRAINING INTO THE CONCRETE CHANNEL.

NO OFF SITE RUNOFF AFFECTS THE SUBJECT PROPERTY NOR DOES ANY SITE DEVELOPED RUNOFF FLOW TO ADJACENT PROPERTIES FROM THIS SITE.

LEGAL DESCRIPTION

LOT 27-B OF SUMMARY PLAT SHOWING LOTS 27-A & 27-B, UNIT IV, INTERSTATE INDUSTRIAL TRACT, ALBUQUERQUE, NM

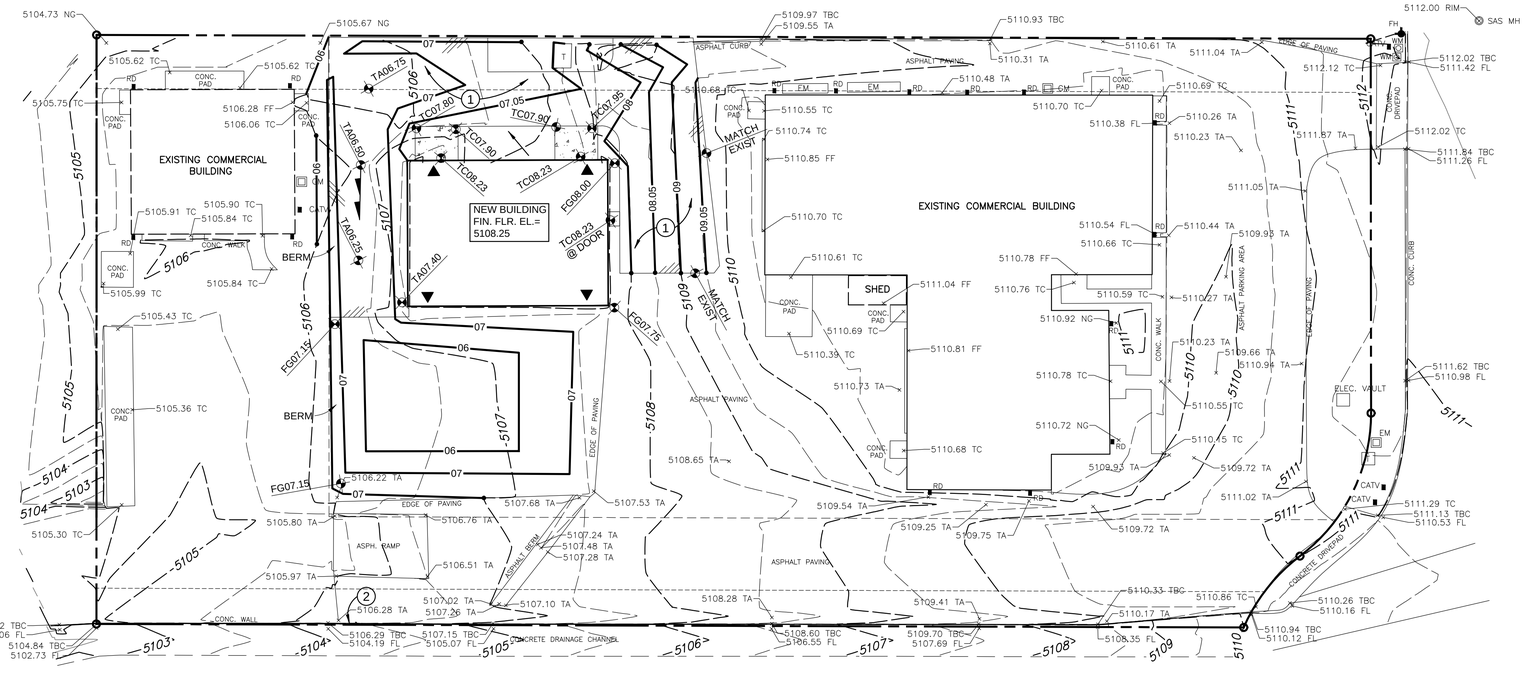
SHEET KEYNOTES

1 ASPHALT PAVING PER DETAIL A5/C101

2 EXISTING BREAK IN CURB FOR DRAINAGE TO OUTLET CHANNEL

LEGEND

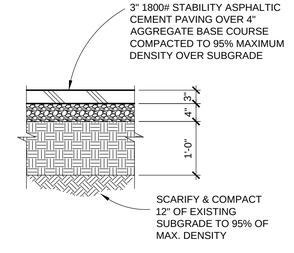
- PROPERTY LINE
- 5107 EXISTING CONTOUR
- 5110.70 TC EXISTING SPOT ELEVATION
- 10.05 NEW SPOT ELEVATION
- 10 NEW CONTOUR
- FL FLOWLINE
- TC TOP OF CONCRETE
- FG FINISHED GRADE
- TA TOP OF ASPHALT
- FLOW DIRECTION
- ROOF DRAIN LOCATION
- NEW CONCRETE PAVING
- NEW ASPHALT PAVING
- DRAINAGE SWALE



7121 WASHINGTON (HARROUN)

7121 Washington Ave NE
Albuquerque, NM 87113

DEVCORP



A5 TYPICAL PAVING SECTION
3/4"=1'-0"

A1 GRADING AND DRAINAGE PLAN
1" = 20'

0' 10' 20' 40'

NORTH

MLC ARCHITECTS, LLC
Rio Rancho, NM (505) 994-2770

Architect

Consultant

JAMES J. WALLA
NEW MEXICO
17039
REGISTERED PROFESSIONAL ENGINEER
10/24/16

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 881-4025

GRADING AND DRAINAGE PLAN

Project Number	16 - 002
Date	10/24/2016
Drawn by	LEK
Checked by	MJW

C 101

Scale As indicated