CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 23, 2022

Scott McGee, P.E.
SMM PE, LLC
790 Tramway Lane NE #10C
Albuquerque, NM 87122

RE: 4000 Ellison NE
4000 Ellison Street NE
Grading and Drainage Plan
Engineer's Stamp Date: 1/17/22
Hydrology File: D17D074

Dear Mr. McGee:

Based upon the information provided in your submittal received 1/4/2022, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

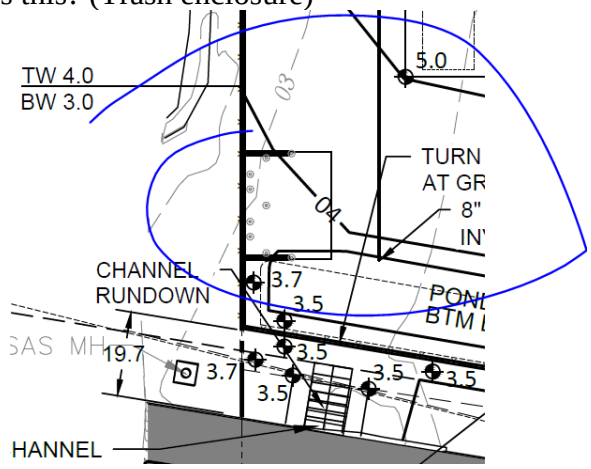
Albuquerque

NM 87103

www.cabq.gov

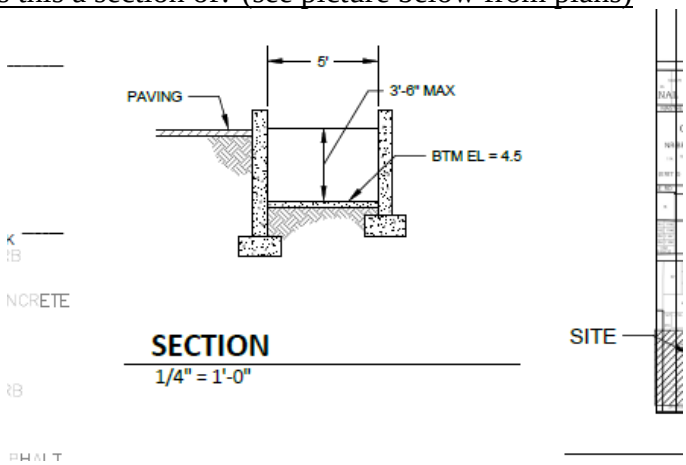
General Notes

1. Please provide survey points.
2. Provide a detail of the retention pond and clearly show a defined area for these. Determine if fencing is needed around the pond.
    a. Will there be a barrier for the pond at the South Pino Channel?
    b. This site will require AMAFCA review for their input.
3. Is PNM okay with constructing a structure etc… within the shown easement?
    a. Please call out the document number and filing date. For both Easements and note are they existing or proposed?
4. What is this? (Trash enclosure)

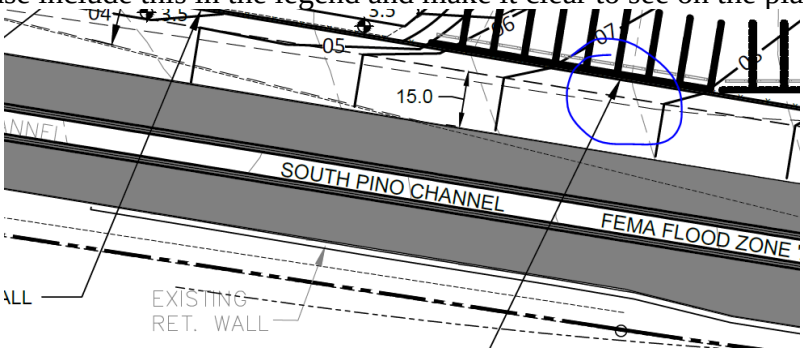


a. HANNEL

5. Please clearly show where this section is taken to relate to the plan (e.g. section A-A). What is this a section of? (see picture below from plans)



   a.
6. Please identify a basin delineation.
7. I see a call out for a CMU wall but it is not clear what line on the plans the leader points to. Please include this in the legend and make it clear to see on the plans.



   a.
8. Please provide background calculations.
9. For each basin, please explain how much flow/volume are included and where it goes to also ensure each pond can handle the flow/volume.
10. Inlets into the pond should be analyzed to ensure the flow gets there adequately (weir calculations).
11. Clearly highlight ponds so they are easy to identify the boundary. Especially the one on the NW side of the site. It is not apparent what the limits of this pond are. I can see two points near each other that can be telling but it is not clear.

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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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
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 10/2018)

Project Title: 4000 ELLISON NE Building Permit #: _____ Hydrology File #: D-17/

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 28-A Interstate Industrial Tract

City Address: 400 Ellison Street NE

Applicant: SMM PE, LLC Contact: Scott McGee

Address: 790 Tramway Lane NE #10C ABQ 87122

Phone#: 263-2905 Fax#: _____ E-mail: scottmmcgee@gmail.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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

IS THIS A RESUBMITTAL? _____ Yes __X__ No

DEPARTMENT: _____TRAFFIC/TRANSPORTATION __X__ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
__X__ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

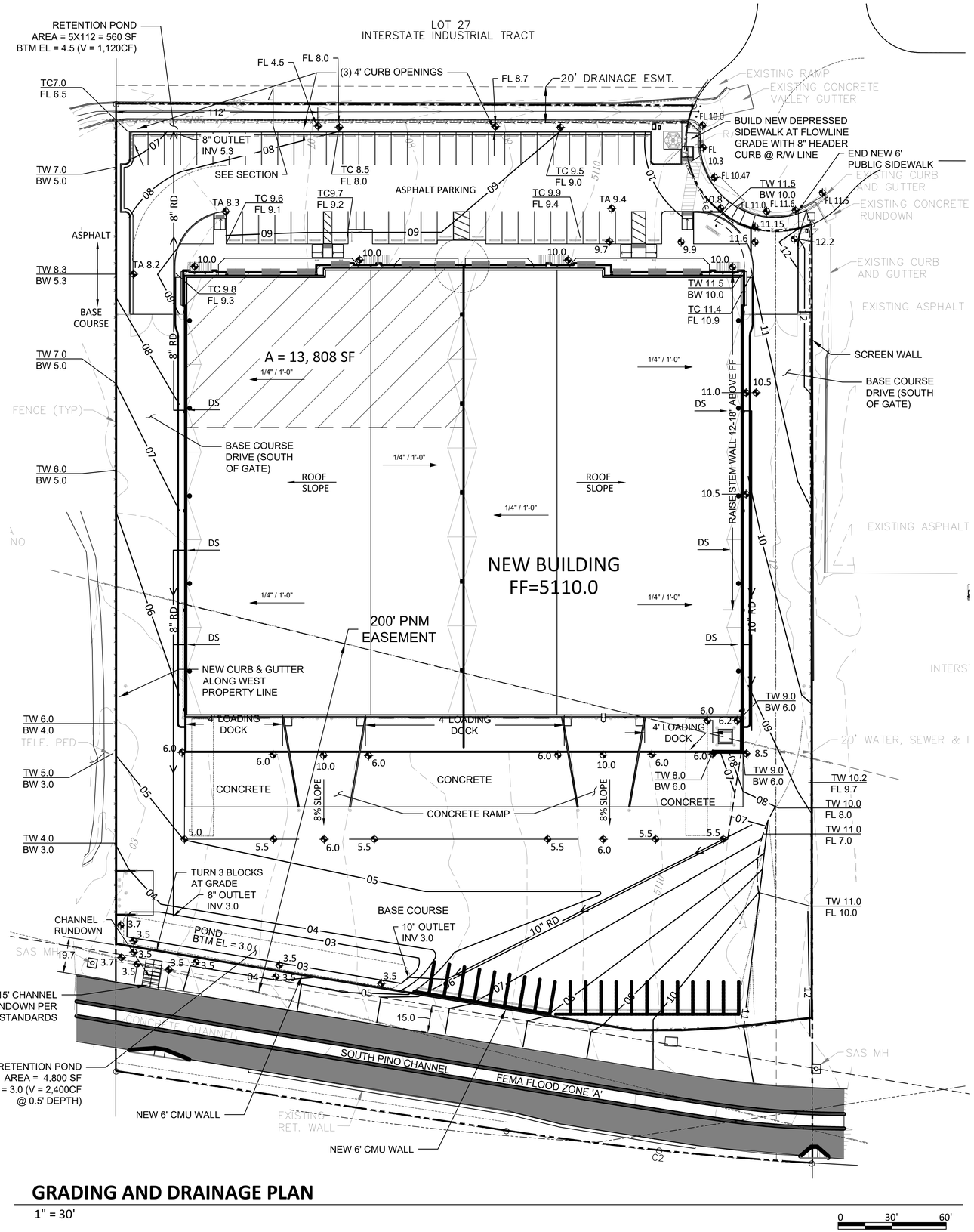
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

__X__ 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: 1/28/22 By: Scott McGee

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

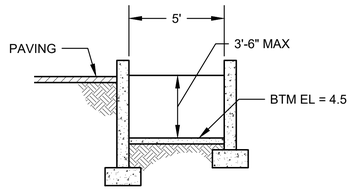
FEE PAID:_____



GRADING AND DRAINAGE PLAN

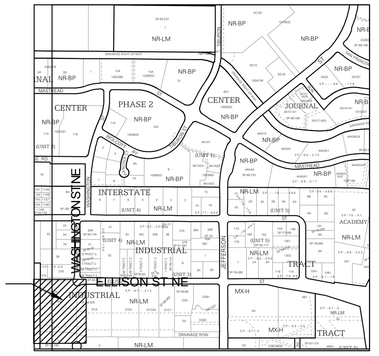
1" = 30'

0 30' 60'



SECTION

1/4" = 1'-0"



VICINITY MAP D17

LEGEND

	EXISTING CONSTRUCTION
	NEW CONTOUR
FF=5110.0	PROPOSED BUILDING FINISH FLOOR ELEV
65.5	NEW SPOT ELEVATION
	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB
TW / BW	TOP OF WALL / BOTTOM OF WALL

DRAINAGE ANALYSIS

ADDRESS: 4000 Ellison Street NE, Albuquerque, NM

LEGAL DESCRIPTION: LOT 28-A, INTERSTATE INDUSTRIAL TRACT

SITE AREA: 213,967 SF (4.912 acre)

BENCHMARK: City of Albuquerque Station '12-E17' being a brass cap with ELEV= 5118.70 (NAVD 1988)

SURVEYOR: Sandia Land Surveying Inc. dated July 14, 2019

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0136G (9/26/08), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: Offsite flow enters this site at the NE corner and is carried west by an existing concrete drain swale within an existing 20' drainage easement.

EXISTING CONDITIONS: The site is an undeveloped industrial site which slopes down to the west at 2-2.5%. The site discharges freely to the west which is the South Pino Inlet owned by AMAFCA.

PROPOSED IMPROVEMENTS: An 82,850 SF building is proposed along with paved parking and access drives and minor xeric landscape areas. Paved parking is proposed in front of the building and base course is in the rear-yard area.

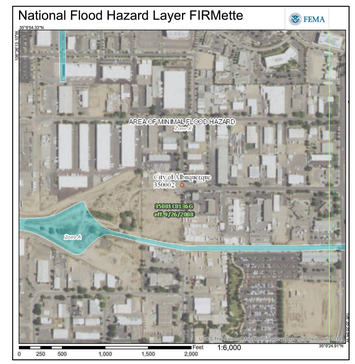
DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention ponds for the first flush volume.

Existing land treatment: 100% A
Q= (1.56)(4.912)= 7.7 CFS

Proposed land treatment: 42% C and 58% D
Q= [(0.42)(3.14)+(0.58)(4.70)](4.912)= 19.9 CFS

1ST FLUSH V= (0.34/12)(124,100) = 3,516 CF

The proposed retention storage area provides V= 1120 + 2400 CF = 3,520 CF (3520 > 3516 OK)



FIRM MAP

SCOTT M. McGEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER
11/7/22

SHEET
GRADING AND DRAINAGE

REVISIONS:

SCALE:

PLAN DATE:
01/19/22

FILENAME:

DRAWN BY:
SMM

SHELL CONSTRUCTION
WAREHOUSE/FLEX BUILDING
4000 ELLISON STREET NE
ALBUQUERQUE, NEW MEXICO 87109

MECHENBIER CONSTRUCTION INC
8500 WASHINGTON ST. NE SUITE A-5
ALBUQUERQUE, NM 87113
OFFICE (505) 344-7700
WEB: WWW.MECHENBIER.COM