

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 23, 2019

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM 87111

**RE: Office/Warehouse
4000 Ellison St. NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 09/06/19
Hydrology File: D17D074**

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your resubmittal received 09/03/2019, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque

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

NM 87103

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

www.cabq.gov

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

Brissette, Renee C.

From: Nicole Friedt <nfriedt@amafca.org>
Sent: Thursday, September 19, 2019 11:32 AM
To: Scott McGee; Jeremy Mechenbier
Cc: Brissette, Renee C.; Jeffrey Willis
Subject: RE: 4000 Ellison G&D Plan
Attachments: 112-19A 4000 ELLISON_CIVIL-stamped12.pdf

AMAFCA has no further comments on the plan with engineer's seal date of 9/6/19 as attached.

The drainage easement must be modified to encompass the AMAFCA access changes as shown. Also, a license will be required for the construction of the concrete rundown and grading within the modified drainage easement limits.

Thanks,
Nicole

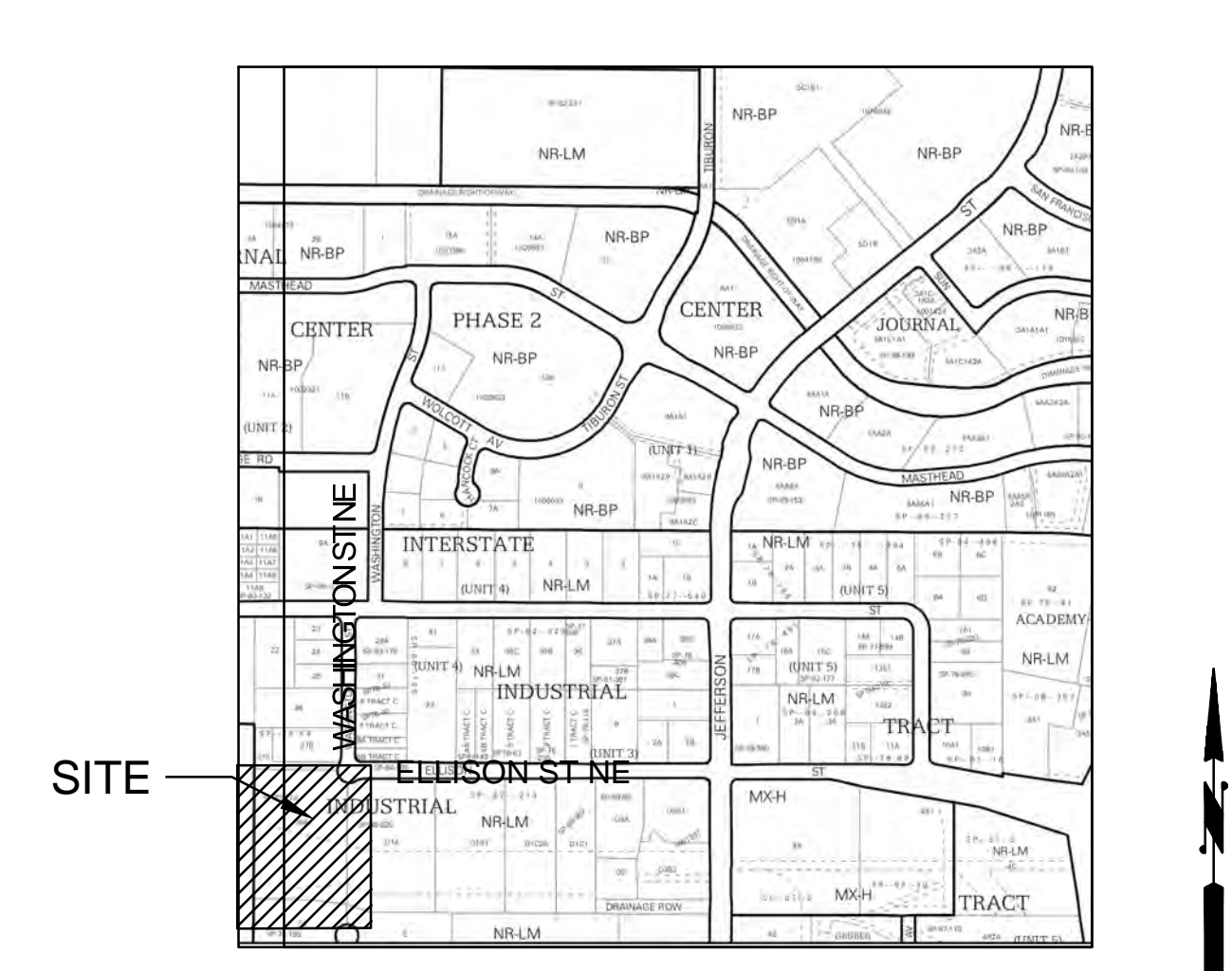
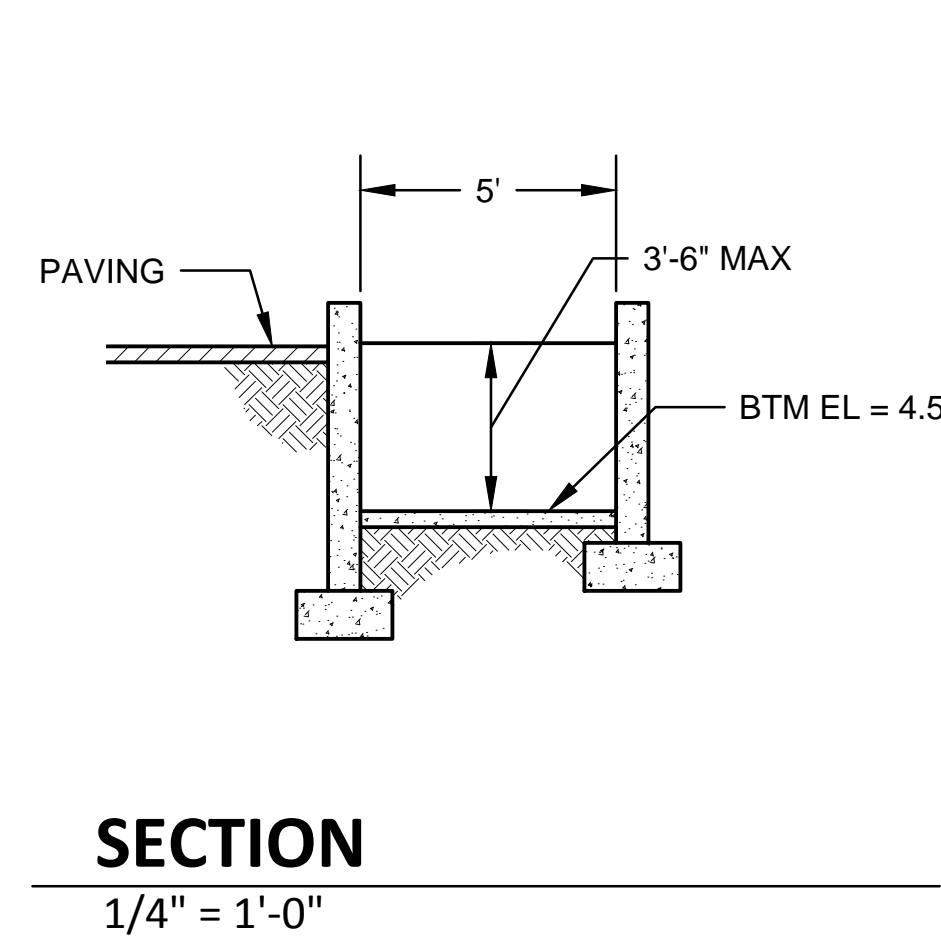
Nicole M. Friedt, P.E., CFM
Development Review Engineer
Main: (505) 884-2215
Cell: (505) 362-1272

From: Scott McGee <scottmmcgee@gmail.com>
Sent: Tuesday, September 17, 2019 9:08 AM
To: Nicole Friedt <nfriedt@amafca.org>; Jeremy Mechenbier <jeremymechenbier@mechenbier.com>
Subject: Fwd: 4000 Ellison G&D Plan

Nicole,

The area of the AMAFCA maintenance road grading is now shown 'flat' from the channel edge to a point 15' from the channel edge.

Scott McGee PE
263-2905



VICINITY MAP

D17

LEGEND

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

$$Q = (1.56)(4.912) = 7.7 \text{ CFS}$$

Proposed land treatment: 42% C and 58% D

$$Q = [(0.42)(3.14) + (0.58)(4.70)](4.912) = 19.9 \text{ CFS}$$

$$\text{1ST FLUSH V} = (0.34/12)(124,100) = 3,516 \text{ CF}$$

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



FIRM MAP

NOT FOR CONSTRUCTION

