

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 4, 2022

Jeremy Shell, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Bartlett Development
Conceptual Grading & Drainage Plans
Engineer's Stamp Date: 09/2022
Hydrology File: D17D113**

Dear Mr. Shell:

Based upon the information provided in your submittal received 09/12/2022, the Conceptual Grading & Drainage Plans are preliminary approved for action by the DRB for Site Plan and for Building Permit.

PO Box 1293

PRIOR TO BUILDING PERMIT:

- Provide more detailed design as needed in order to obtain Hydrology's approval.

Albuquerque

NM 87103

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.

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Bartlett Development **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 7-A, Journal Center, Phase 2, Unit 2
City Address: 101706308022630421

Applicant: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RESPEC **Contact:** Jeremy Shell
Address: 7770 Jefferson Street NE, Suite 200, Albuquerque NM 87109
Phone#: 505.918.1053 **Fax#:** _____ **E-mail:** jeremy.shell@respec.com

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: 9/12/22 **By:** Jeremy Shell

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Hydrology Calculations

The following calcaultions are based on Albuquerque's Development Process Manual, Article 6-2

Runoff Rate:

Treatment Type Areas

Subbasin	Area _A (ac)	Area _B (ac)	Area _C (ac)	Area _D (ac)	Total (ac)
A	0.00	0.15	0.15	0.83	1.13
Total	0.00	0.15	0.15	0.83	1.13

Peak Discharge values based on Zone 2 from Table 6.2.14

Q_A = 1.71 cfs/ac Q_B = 2.36 cfs/ac Q_C = 3.05 cfs/ac Q_D = 4.34 cfs/ac

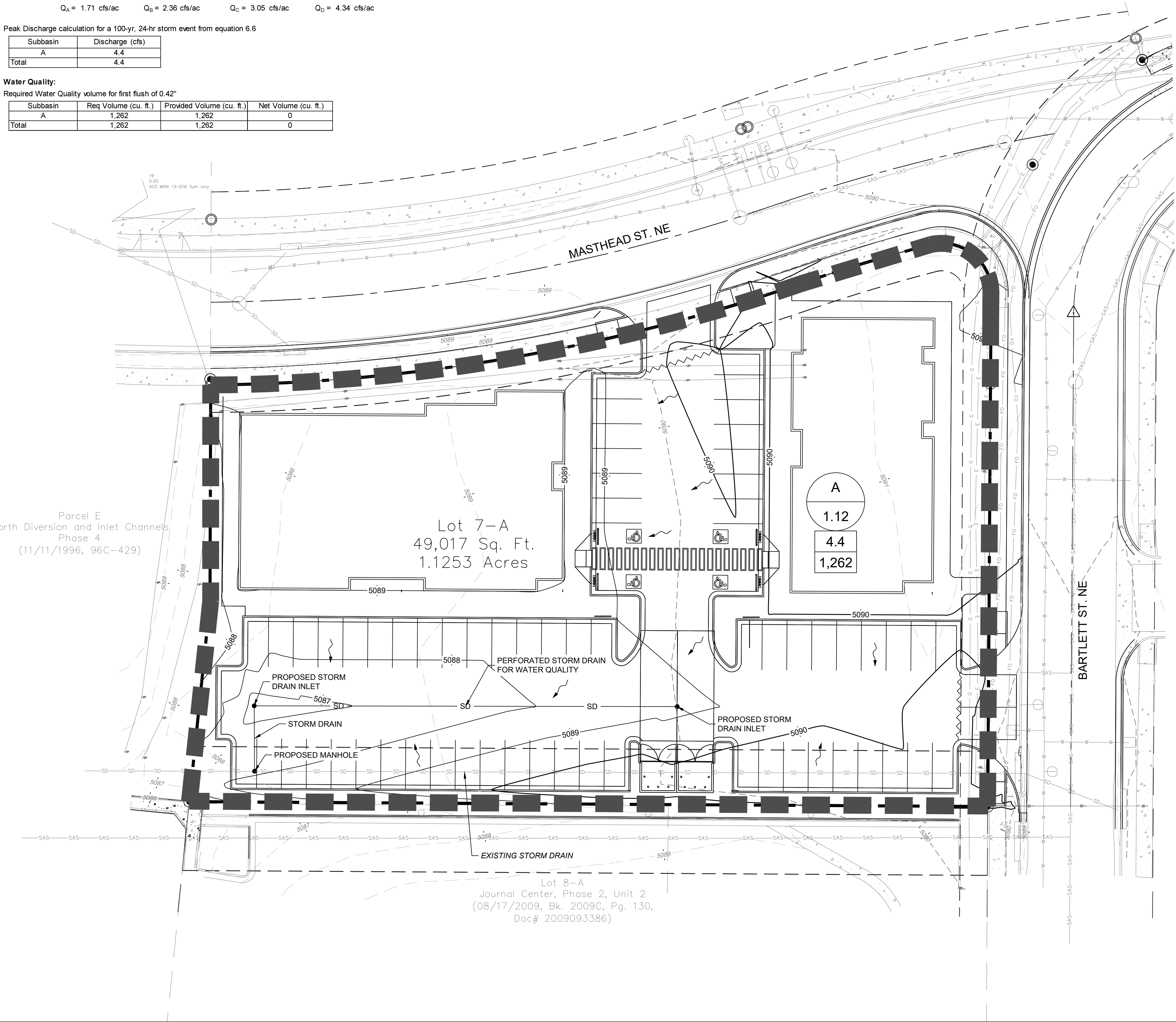
Peak Discharge calculation for a 100-yr, 24-hr storm event from equation 6.6

Subbasin	Discharge (cfs)
A	4.4
Total	4.4

Water Quality:

Required Water Quality volume for first flush of 0.42"

Subbasin	Req Volume (cu. ft.)	Provided Volume (cu. ft.)	Net Volume (cu. ft.)
A	1,262	1,262	0
Total	1,262	1,262	0



BACKGROUND

LOT NUMBERED SEVEN-A (7-A) JOURNAL CENTER, PHASE 2, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FOR LOT 4-A-1, 6-A, & 7-A, JOURNAL CENTER, PHASE 2, UNIT 2 IS APPROXIMATELY 1.13 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED ON THE CORNER OF MASTHEAD ST NE AND BARTLETT ST NE, NORTH OF RUTLEDGE RD NE. LOT 7-A IS CURRENTLY UNDEVELOPED. THERE ARE EXISTING STORM DRAIN INLETS NEAR THE NORTH WEST AND SOUTHEAST CORNERS OF THE PROPERTY. THERE IS AN EXISTING STORM DRAIN ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY. THE PROPOSED PROJECT IS AN BUSINESS COMPLEX WITH TWO BUILDINGS AND A PARKING LOT. THE DRAINAGE REPORT FOR MASTHEAD STREET EXTENSION, BY ISAACSON & ARFMAN, INC. 2019 SHOULD BE REFERENCED FOR BACKGROUND RELATED TO THIS PROPOSED DEVELOPMENT. THE SITE IS ALLOWED FREE DISCHARGE. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.42". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

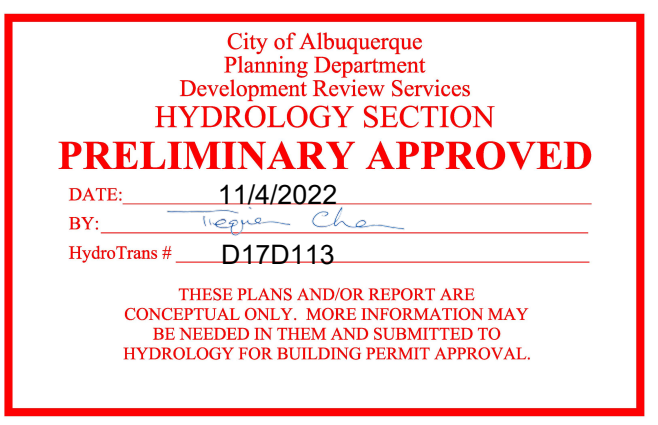
THE SITE, IN GENERAL, SLOPES FROM EAST TO WEST AT A SLOPE OF APPROXIMATELY 2%. STORM WATER RUNOFF GENERATED BY THE SITE DRAINS WEST AND DISCHARGES INTO THE ADJACENT PROPERTY.

DEVELOPED CONDITIONS

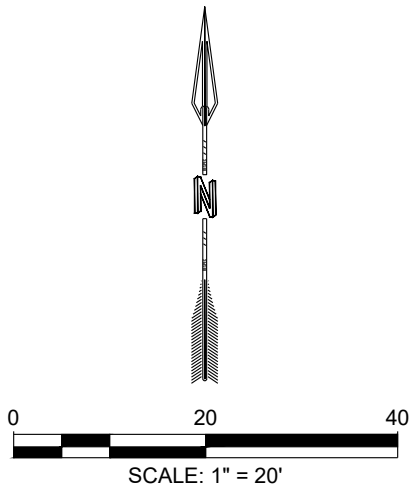
THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO FREELY DISCHARGE INTO THE STORM DRAIN ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY.

SUB-BASIN A CONTAINS 1.13 ACRES AND GENERATES 4.4 CFS. THIS SUB-BASIN DISCHARGES INTO A WATER QUALITY STORM DRAIN AND ULTIMATELY INTO THE EXISTING STORM DRAIN NEAR THE SOUTHWEST CORNER OF THE SITE.

THE WATER QUALITY TABLE ON THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS.



- LEGEND:
- BASIN DESIGNATION
 - BASIN AREA, ACRES
 - 100 YEAR STORM, CFS
 - REQUIRED WATER QUALITY VOLUME
 - SUB-BASIN BOUNDARY
 - FLOW ARROW



NAME: N:\Projects\W0024 Modulus Architects\W0024_22007 Modulus Bartlett3_DWG33_Sheets\W0024.07 DRAINAGE PLAN.dwg PLOT DATE: Sep 12, 2022 4:44pm

DESIGNED JS
DRAWN LM
CHECKED JS
DATE 9.12.2022

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NM 87126
WWW.RESPEC.COM PHONE (505) 253-9718

STAMP

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9/2022
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PROJ. #: W0024.07

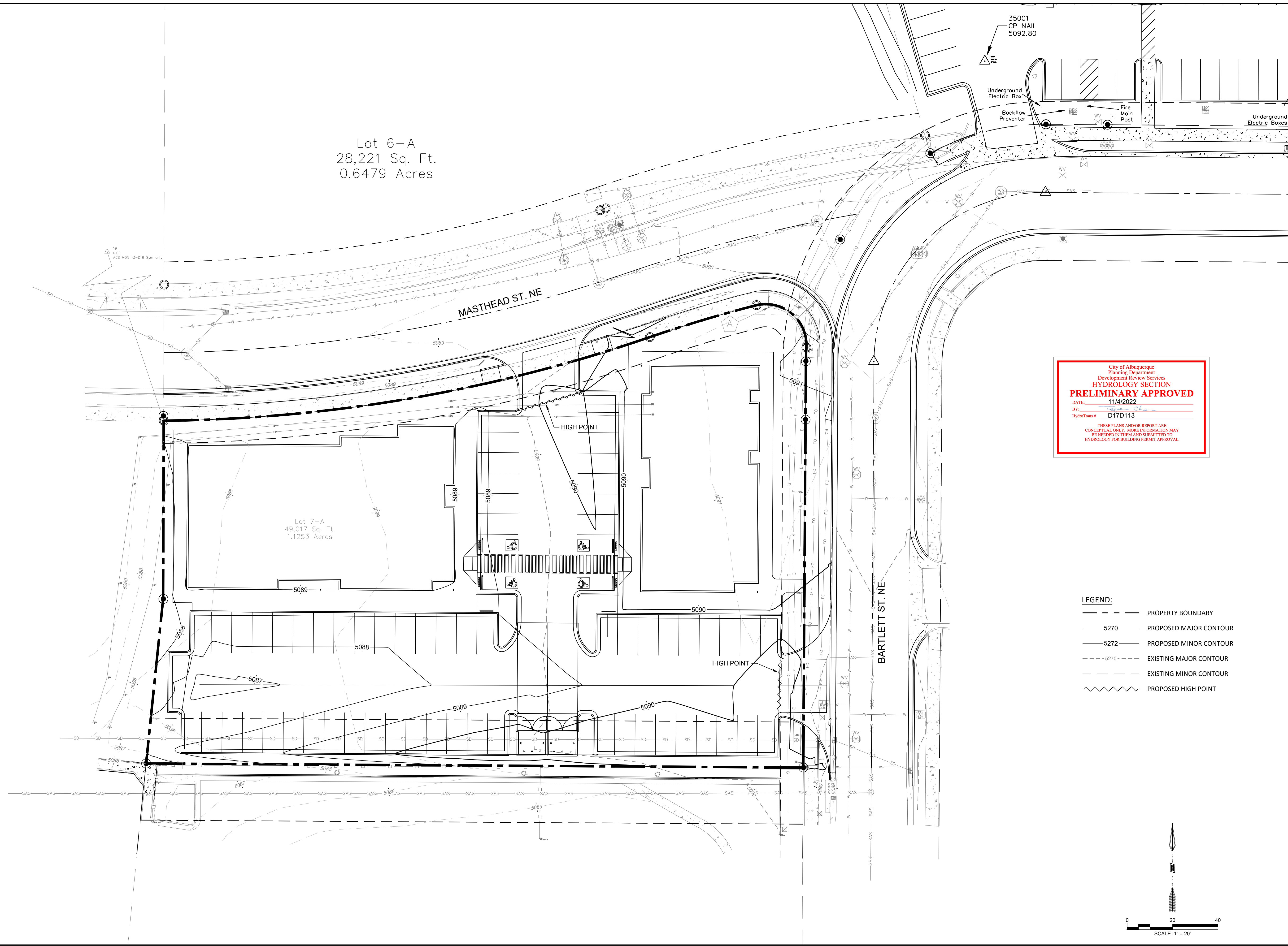
PROJECT NAME: BARTLETT DEVELOPMENT

SHEET TITLE: CONCEPT DRAINAGE PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-100

NAME: N:\Projects\W0024 Modulus Architects\W0024.22007 Modulus Bartlett3.DWG3 Sheets\W0024.07 GRADING PLAN.dwg PLOT DATE: Sep 08, 2022 10:49am



DESIGNED JS DRAWN LM CHECKED JS DATE 9.08.2022	
RESPEC COMMUNITY DESIGN SOLUTIONS 7770 JEFFERSON STREET SUITE 200 ALBUQUERQUE, NM 87126 WWW.RESPEC.COM PHONE (505) 253-9718	
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER PRELIMINARY NOT FOR CONSTRUCTION 9/2022 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED nm811 Know what's below. Call before you dig. PROJ. #: W0024.07	
PROJECT NAME: BARTLETT DEVELOPMENT	
SHEET TITLE: CONCEPT GRADING PLAN	
SUBMITTED FOR: DRB SITE PLAN	
SHEET NUMBER: C-101	