CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 3, 2022

Verlyn Miller, P.E.
Miller Engineering Consultants
3500 Comanche NE, Bldg F
Albuquerque, NM 87107

RE: La-Z-Boy Center
Grading and Drainage Plan
Engineer's Stamp Date: 08/17/22
Hydrology File: E17D005

Dear Mr. Miller:

Based upon the information provided in your submittal received 08/17/2022, the Grading & Drainage Plan is not approved for grading and paving permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Provide for stormwater quality for the proposed impervious area: 0.26" of runoff. Hydrology realizes the area was previously impervious, but when construction is to occur on existing sites stormwater quality must be provided. A pond or similar can be built or the attached waiver can be filled-out and submitted

2. Since the site abuts the Bear Canyon Arroyo, AMAFCA approval is required prior to City approval. AMAFCA's requirements may affect the use of the waiver mentioned in paragraph 1.

3. Show the outfall from the site (inlet and pipe) to the arroyo and label the Bear Canyon Arroyo.

4. In the existing conditions paragraph, please state " The sites drains to the Bear Canyon Arroyo via an inlet in the southwest corner and a pipe into the arroyo" or similar.

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

Sincerely,

Shahab Biazar, P.E. CFM
City Engineer
Development Review Services
Planning Department

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: La-Z-Boy Center Building Permit #: _____ Hydrology File #: _____

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

Legal Description: TR A5 Group Nine Industrial Park Cont 3.7564 AC M/L

City Address: 5801 Jefferson Street NE, Albuquerque, NM 87109

Applicant: Weston Development Inc Contact: Jeff Mauldin

Address: 88408 Vina Del Sol Dr. NE, Albuquerque, NM 87122

Phone#: 505-238-5311 Fax#: _____ E-mail: jeff.mauldin@lazboyabq.com

Other Contact: Miller Engineering Consultants Contact: Verlyn Miller, P.E.

Address: 3500 Comanche NE, Bldg. F, Albuquerue, NM 87107

Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: vmiller@mecnm.com

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

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X 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

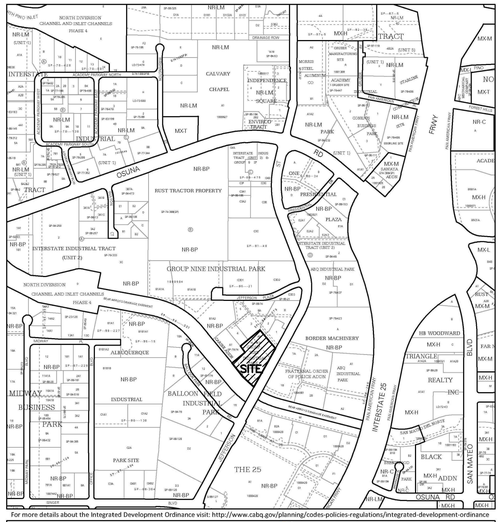
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

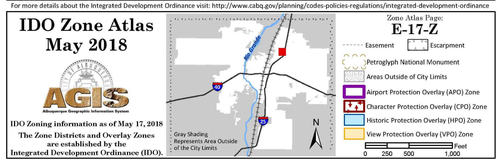
DATE SUBMITTED: : 8/17/2022 By: Verlyn A. Miller

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



D4 VICINITY MAP
SCALE: NOT TO SCALE

DRAINAGE REPORT

SITE LOCATION

The existing site is an approximate 3.745-acre site located 5801 Jefferson Boulevard NE in Albuquerque. The site is located on the west side of Jefferson Boulevard and north of the Bear Arroyo. The site can be accessed via Jefferson Boulevard from I-25 (see vicinity map this sheet).

EXISTING CONDITIONS

The existing site is estimated at 3.75 acres and is mostly developed with a building and asphalt paved parking areas. The site currently slopes from the east to west at a mild slope. The site does not lie within a 100-year FEMA floodplain (see FEMA panel on this sheet).

PROPOSED CONDITIONS

The proposed project will consist of a row of new asphalt-paved parking spaces at the southeast corner of the site that will be positioned over the top of existing impervious areas. The project will also include repaving the loading dock area to alleviate sitting water in the dock area. The existing building will remain unchanged. Since the existing site is currently developed and there is no provision to include water quality ponding on the site. The drainage calculations for proposed conditions are indicated on this sheet.

CONCLUSIONS

When fully developed as indicated on the grading and drainage plan there will be no increase in runoff from the site. The proposed project will not add any additional impervious area. Storm water runoff from the site will discharge to its historical location. No provisions have been made for storm water quality ponding since the project is not adding additional impervious area from existing conditions.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY WAYJOHN SURVEYING, INC. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
2. A 3-1/4 INCH ALUMINUM DISC STAMPED "12-E17", EPOXIED TO TOP OF CONCRETE BASE OF STREET LIGHT STANCHION, WNW QUADRANT OF OSUNA ROAD NE & WASHINGTON STREET NE, ON SE CORNER OF SAID CONCRETE BASE.

   TBM 1/2" REBAR (NO ID) LOCATED AT THE NORTHWEST PROPERTY CORNER OF TRACT A-5 (SUBJECT PROPERTY). ELEV. 5153.65 (NAVD 88)
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
4. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
6. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
7. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
8. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
9. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
10. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
11. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
12. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
13. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
14. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
15. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
16. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
17. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
18. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
19. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

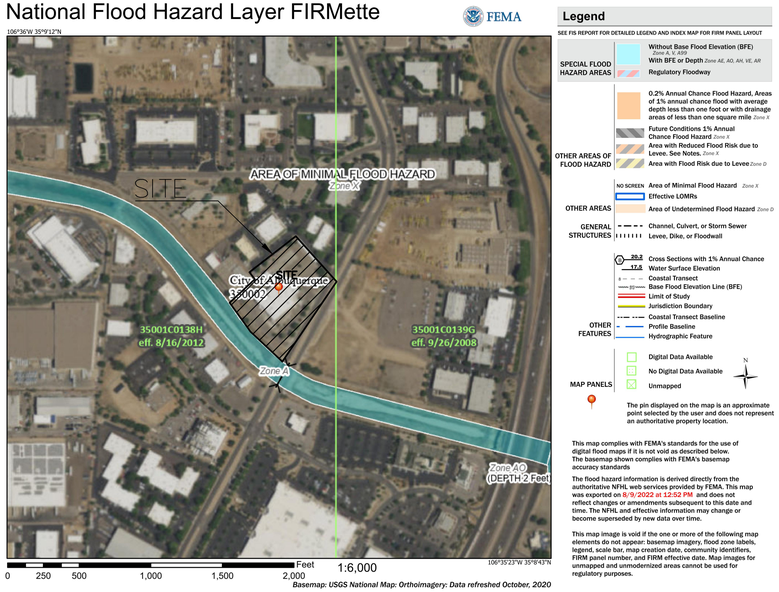
HYDROLOGY CALCULATIONS

Precipitation Zone 2 - 100-year Storm P(360) = 2.35 in P(1440) = 2.75 in

Basin	Basin Area (Ac)	Land Treatment Factors (Acres) A	B	C	D	Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
Existing Conditions									
Site	3.750	0.000	0.000	0.550	3.200	1.97	0.617	0.724	16.767
Total	**3.750**						**0.617**	**0.724**	**16.767**
Proposed Conditions									
Site	3.750	0.000	0.000	0.550	3.200	1.97	0.617	0.724	16.767
Total	**3.750**						**0.617**	**0.724**	**16.767**

STORM WATER QUALITY CALCULATIONS

STORM WATER QUALITY CALCULATIONS ARE NOT PROVIDED BECAUSE NO ADDITIONAL IMPERVIOUS AREA WAS ADDED.



D4 FLOOD ZONE MAP
SCALE: NOT TO SCALE
35002C0138H

STATE OF NEW MEXICO
JEREMY F. ORTIZ
No.5695
REGISTERED ARCHITECT
11-01-2019

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Project No. 22-003 | Drawn by: EB | Checked by: JFO

Issue Date: August 17, 2022

Revisions:

Date:

Sheet Title: Hydrology Report

Sheet No. C-100

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14507
REGISTERED PROFESSIONAL ENGINEER
8/17/22

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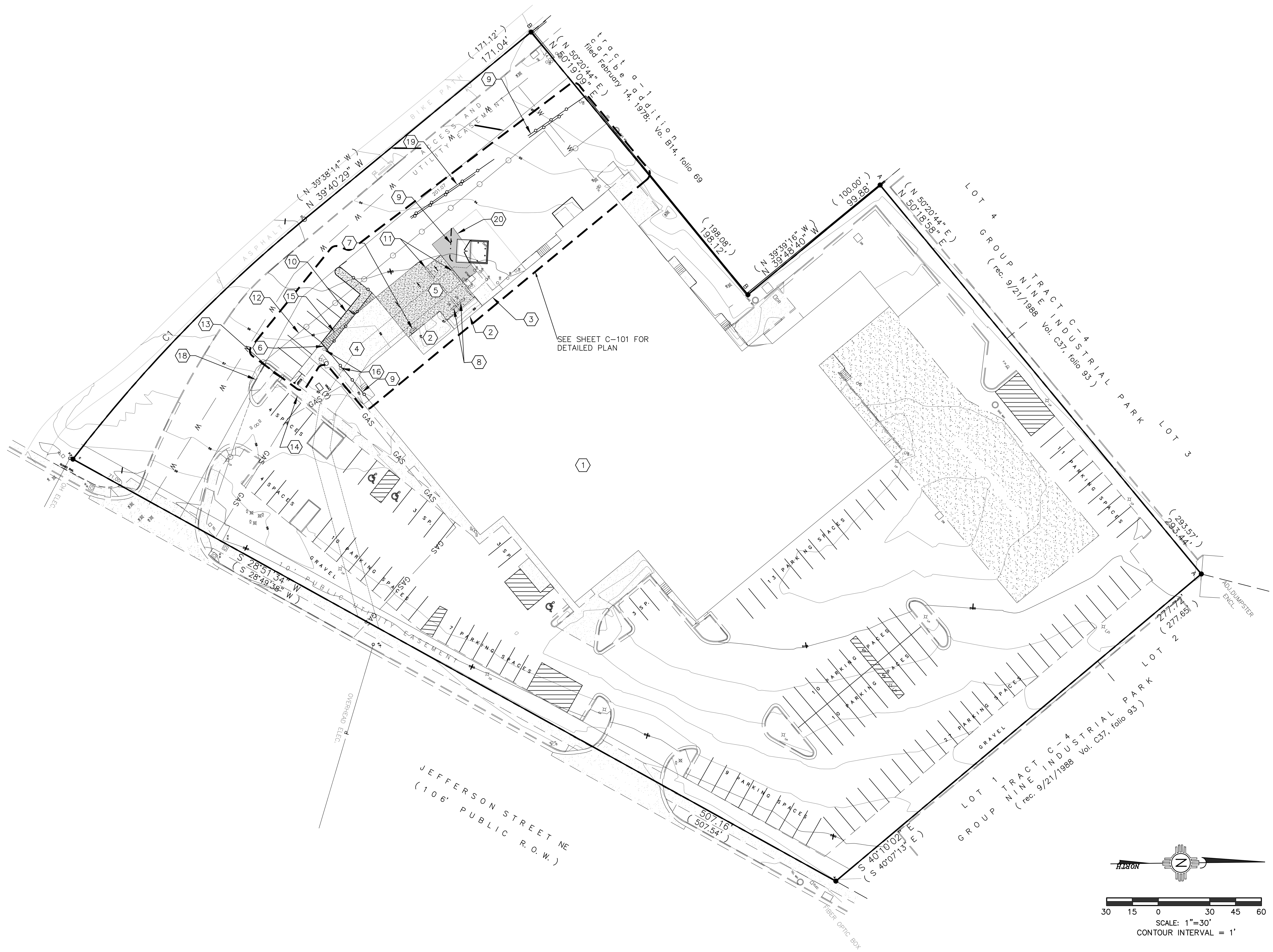

OVERALL SITE GRADING PLAN

SCALE: 1" = 30'-0"

LEGEND:

• 38.00 / FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
• MATCH / (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
TW	TOP OF WALL
	FLOW ARROW
	GRADE BREAK–HIGH POINT
	SWALE
SD	STORM DRAIN LINE
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
▨	EXISTING CONCRETE/ASPHALT PAVING TO BE REMOVED
■	EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH NEW ASPHALT.

KEYED NOTES

1. PROPOSED BUILDING.
2. EXISTING DOCK TO REMAIN.
3. EXISTING CONCRETE PAD TO REMAIN.
4. EXISTING CONCRETE DRIVE TO REMAIN.
5. EXISTING CONCRETE PAD TO BE REMOVED AND REPLACED.
6. WHEN ABUTTING NEW CONCRETE TO EXISTING CONCRETE, SAW CUT TO A CLEAN STRAIGHT EDGE TO NEW CONCRETE DEPTH. MATCH EXISTING ELEVATIONS.
7. REMOVE AND REPLACE STAIRS THIS LOCATION.
8. REMOVE AND DISPOSE OF EXISTING DROP INLETS.
9. NEW CHAINLINK FENCE.
10. NEW 5' WIDE SIDEWALK, MATCH EXISTING SIDEWALK ELEVATIONS AND CONTINUE NEW SIDEWALK AT GRADE.
11. EXISTING 12"x8" CONCRETE CURB TO BE REMOVED.
12. EXISTING CHAINLINK FENCE TO BE REMOVED.
13. EXISTING SIDEWALK CULVERT TO REMAIN.
14. EXISTING SIDEWALK TO REMAIN.
15. EXISTING CONCRETE PAVING TO BE REMOVED.
16. EXISTING BOLLARD TO BE REMOVED.
17. EXISTING LIGHT POLE TO REMAIN.
18. EXISTING CURB AND GUTTER TO REMAIN.
19. NEW DRAINAGE SWALE.
20. EXISTING ASPHALT PAVING TO BE REMOVED AND REPLACED. SAW CUT TO A CLEAN STRAIGHT EDGE TO ADJOINING ASPHALT DEPTH. MATCH ELEVATIONS.

STATE OF NEW MEXICO
JEREMY F. ORTIZ
No.5695
REGISTERED ARCHITECT
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Project No. 22–003	Drawn by:EB / Checked by:JFO
Issue Date: August 17, 2022	
Revisions:	Date:
Sheet Title: Overall Grading & Drainage	
Sheet No. C–101	

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ENLARGED SITE GRADING PLAN

SCALE: 1" = 10'-0"

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
TW	TOP OF WALL
	FLOW ARROW
	GRADE BREAK–HIGH POINT
	SWALE
SD	STORM DRAIN LINE
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CONCRETE/ASPHALT PAVING TO BE REMOVED AND REPLACED.
	EXISTING ASPHALT TO BE REMOVED AND REPLACED WITH NEW ASPHALT.

KEYED NOTES

1. PROPOSED BUILDING.
2. EXISTING DOCK TO REMAIN.
3. EXISTING CONCRETE PAD TO REMAIN.
4. EXISTING CONCRETE DRIVE TO REMAIN.
5. EXISTING CONCRETE PAD TO BE REMOVED AND REPLACED. SEE ARCHITECTURAL SHEETS FOR DETAILS.
6. WHEN ABUTTING NEW CONCRETE TO EXISTING CONCRETE, SAW CUT TO A CLEAN STRAIGHT EDGE TO NEW CONCRETE DEPTH. MATCH EXISTING ELEVATIONS.
7. REMOVE AND REPLACE STAIRS THIS LOCATION.
8. REMOVE, BACKFILL AND DISPOSE OF EXISTING DROP INLETS.
9. NEW CHAINLINK FENCE. SEE ARCHITECTURAL SHEET AS-101.
10. NEW 5' WIDE SIDEWALK, MATCH EXISTING SIDEWALK ELEVATIONS AND CONTINUE NEW SIDEWALK AT GRADE.
11. EXISTING 12"x8" CONCRETE CURB TO BE REMOVED.
12. EXISTING CHAINLINK FENCE TO BE REMOVED.
13. EXISTING SIDEWALK CULVERT TO REMAIN.
14. EXISTING SIDEWALK TO REMAIN.
15. EXISTING CONCRETE PAVING TO BE REMOVED.
16. EXISTING BOLLARD TO BE REMOVED.
17. EXISTING LIGHT POLE TO REMAIN.
18. EXISTING CURB AND GUTTER TO REMAIN.
19. REMOVE ASPHALT IN THIS AREA. REPLACE WITH NEW CONCRETE. SAW CUT TO A CLEAN STRAIGHT EDGE TO ADJOINING CONCRETE DEPTH. MATCH PROPOSED ELEVATIONS.
20. NEW TRASH BIN ENCLOSURE. SEE ARCHITECTURAL SHEET AS-102.
21. EXISTING GAS REGULATOR ENCLOSURE.
22. EXISTING ASPHALT PAVING TO BE REMOVED AND REPLACED. SAW CUT ADJOINING ASPHALT TO A CLEAN STRAIGHT EDGE TO ADJOINING ASPHALT DEPTH. MATCH ELEVATIONS.
23. NEW DRAINAGE SWALE.

NORTH

10 5 0 10 15 20

SCALE: 1"=10'
CONTOUR INTERVAL = 1'

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Project No.	Drawn by: EB
22-003	Checked by: JFO

Issue Date:
August 17, 2022

Revisions:
Date:

Sheet Title:
Enlarged Grading & Drainage

Sheet No.
C-102

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