

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 15, 2021

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: XRAM
5800 Jefferson St. NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 11/04/21
Hydrology File: E17D011B

Dear Mr. McGee:

Based upon the information provided in your submittal received 09/22/2021, the Conceptual Grading & Drainage Plan is approved for action by the DRB for Site Plan for Building Permit.

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 924-3995 or rbrissette@cabq.gov.

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ 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:

- _____ 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: _____ **By:** _____

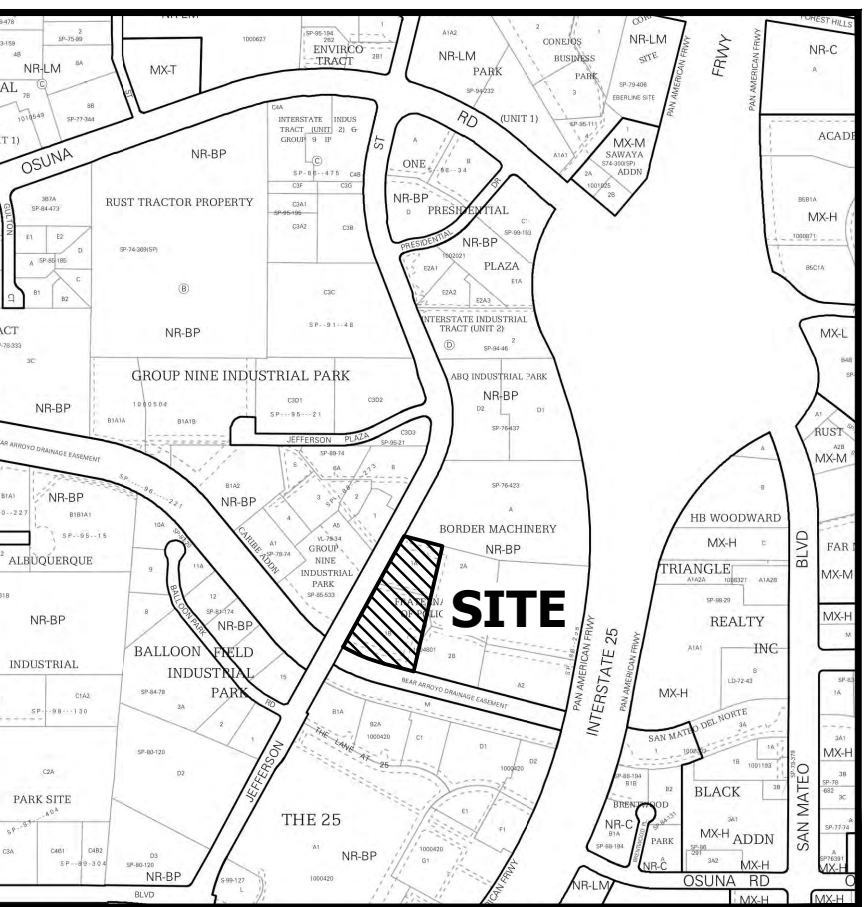
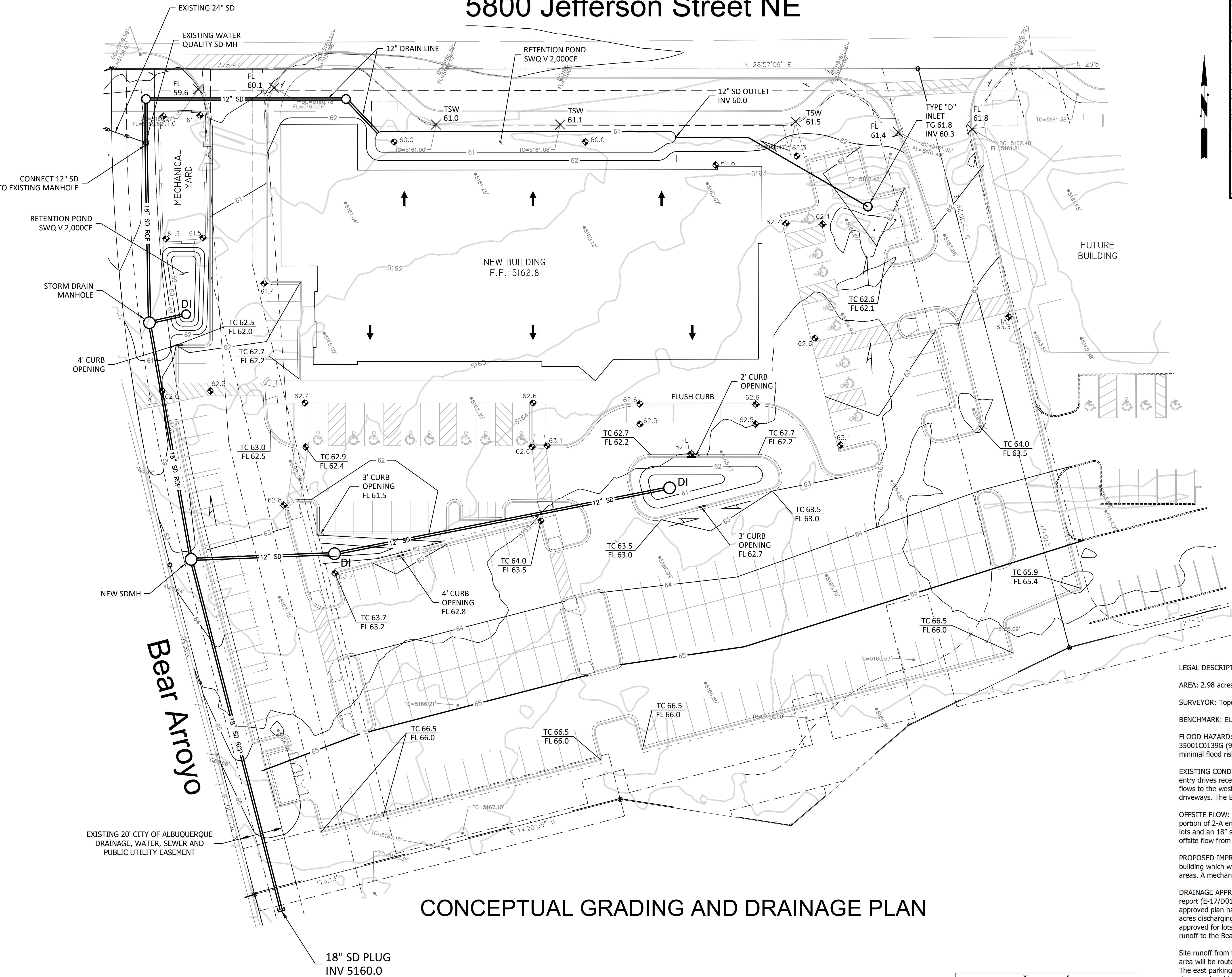
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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5800 Jefferson Street NE



VICINITY MAP
ZONE ATLAS E-17-Z



LEGAL DESCRIPTION: LOT 1-B-1 FRATERNAL ORDER OF POLICE ADDITION

AREA: 2.98 acres (129,796 SF)

SURVEYOR: Topographic survey by Cartesian Surveys, Inc. June, 2021

BENCHMARK: ELEVATION = 5195.09 (NAVD 1988)

FLOOD HAZARD: From FEMA Map Panel 35001C0138H (8/16/12) and 35001C0139G (9/26/08), this site is within Zone 'X'; areas determined to be minimal flood risk and subject to the 0.2% annual chance flood.

EXISTING CONDITIONS: The site is presently undeveloped with two existing entry drives recently constructed to access Jefferson St NE. All site runoff surface flows to the west/southwest and then discharges to Jefferson via the existing driveways. The Bear Arroyo lies adjacent to the site to the south.

OFFSITE FLOW: Offsite flows from the undeveloped abutting Lots 2-B and a portion of 2-A enter the site. A Grading plan was recently approved for these 2 lots and an 18" storm drain is proposed to be built with this project to accept the offsite flow from this property to the east.

PROPOSED IMPROVEMENTS: The project includes a new 2-story 34,000 SF building which will have paved access ways, parking, and depressed landscape areas. A mechanical yard area is proposed near the south property line.

DRAINAGE APPROACH: The drainage concept follows the previously approved report (E-17/D011) which covered 9.67 acres (Lots 1-A, 1-B, 2-A, and 2-B). The approved plan had 3.0 acres discharging 12.84 CFS to Jefferson NE and 6.7 acres discharging 29.68 CFS to the Bear Arroyo. A subsequent plan was approved for lots 2-A and 2-B (5.0 acres to the east) which discharged site runoff to the Bear Arroyo.

Site runoff from the west 1/2 of the building roof area and the accessible parking area will be routed to the west side of the building to an SWQ retention pond. The east parking area will drain to proposed SWQ ponds which are within depressed parking lot medians and in the SW corner of the site. New drop inlets will convey runoff via the 12" SD shown. The 1.46-acre lot 1-A-1 to the north can discharge to Jefferson NE.

RUNOFF: Precipitation Zone 2
Existing $Q = [(.6)(2.28) + (.4)(3.14)](2.98 \text{ AC}) = 7.8 \text{ CFS}$
Proposed $Q = [(.07)(2.28) + (.1)(3.14) + (.83)(4.70)](2.98 \text{ AC}) = 13.0 \text{ CFS}$

This increase in site runoff will be mitigated by the onsite SWQ volumes which are required as part of this development as follows:

For the proposed development:
SWQ V = $(112,986 \text{ SF})(0.42/12) = 3,955 \text{ CF}$
Provided V = 4,100 CF (@ 12" DEPTH)
West Pond V = $(160)(12.5)(1) = 2,000 \text{ CF}$
Median1 V = $(20)(60)(0.5)(1) = 600 \text{ CF}$
Median2 V = $(12)(50)(0.5)(1) = 300 \text{ CF}$
SW Pond V = $(12)(50)(2) = 1,200 \text{ CF}$
Total V = 4,100 CF



No	Date	Description
Revision Schedule		