

CITY OF ALBUQUERQUE

December 27, 2013



Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave NE
Albuquerque, New Mexico 87122

RE: **Tramway Storage**
Grading and Drainage Plan
Engineers Stamp Date 12/02/13 (E22-D018C)

Dear Mr. Jackson,

Based upon the information provided in your submittal received 12/03/13, the above referenced Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan to each of the Building Permit sets, prior to seeking an approval by the Hydrology section.

Prior to Certificate of Occupancy release, an Engineer Certification of the as-constructed, Grading and Drainage Plan will be required, per the DPM checklist.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

PO Box 1293

Sincerely,

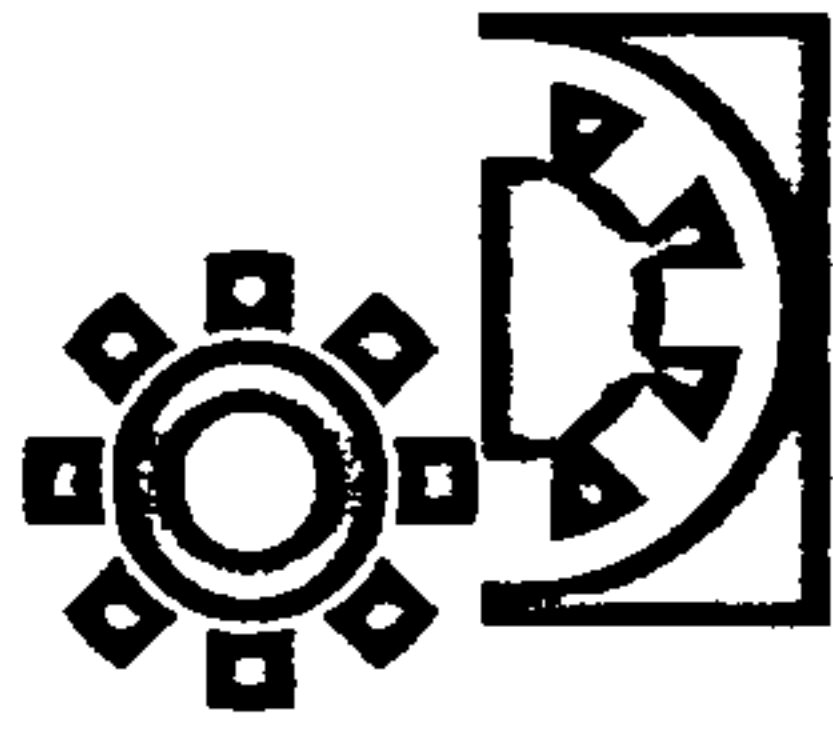
Albuquerque

Curtis Cherne, P.E.
Principal Engineer
Development Review Services

New Mexico 87103

RR/CC
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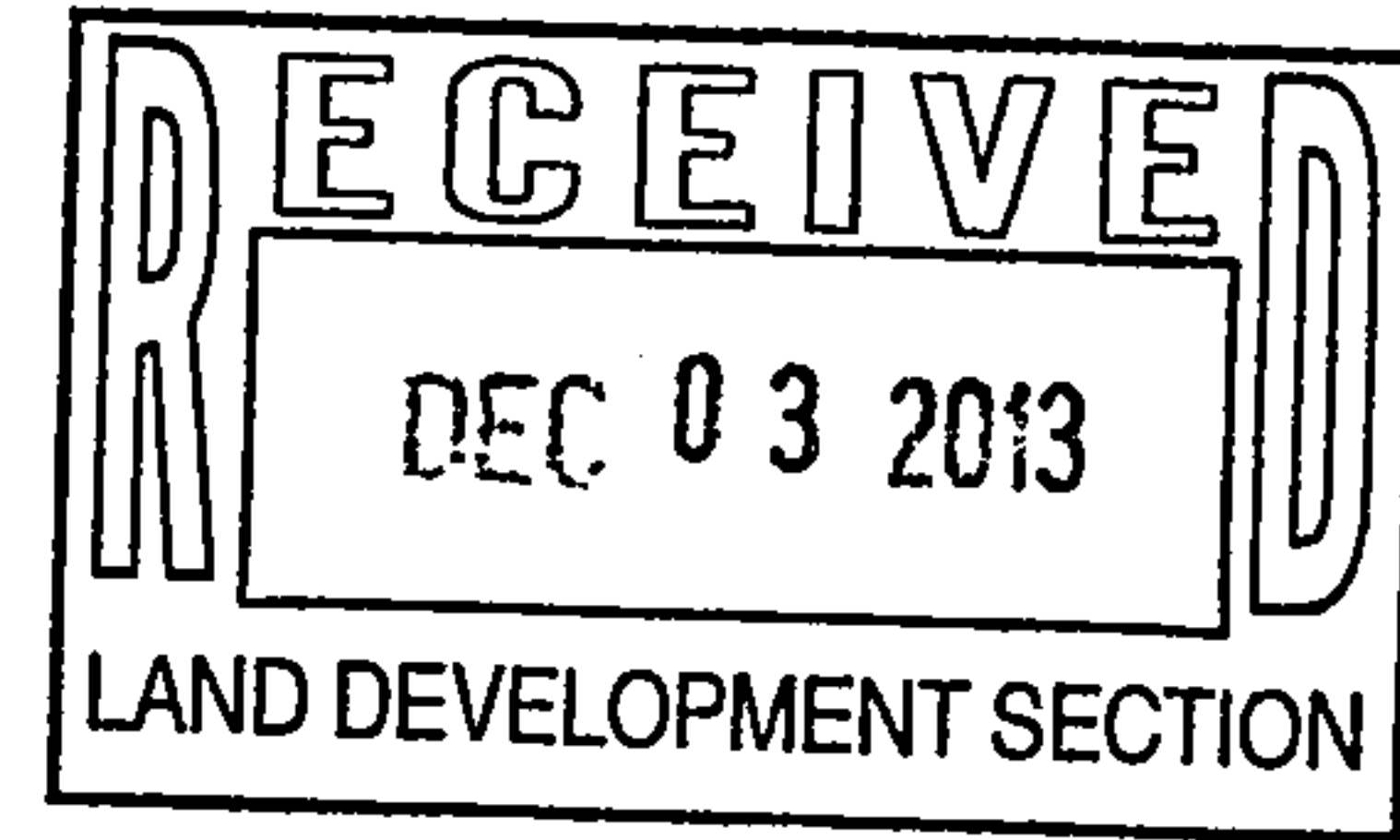
www.cabq.gov



GUY JACKSON
AND ASSOCIATES, LLC
CIVIL ENGINEERING

December 2, 2013

Curtis Cherne, PE
Section Manager, Hydrology
Development & Building Services
PO Box 1293
Albuquerque, New Mexico 87103



Re: M-1-A-2-A, Tanoan Properties located behind the Albertsons at Tramway Blvd. NE and Academy NE, containing approx. 0.59 Acres (Zone Atlas Page E-11) Albuquerque, NM
(See file 13-10255 & Project # 1000085)

Dear Curtis:

Attached for Building Permit approval are the following:

- One (1) drainage information sheet
- One (1) copy of the drainage & grading plan
- One (1) copy of the drainage calculations/spreadsheet

Background & Request

The subject property consists of 1 remaining tract (Tract M-1-A-2-A Tanoan Properties) that was part of the original Tract M-1 of the shopping center. Most of the site has been built with the exception of this 0.59AC piece which is located adjacent to the Albertson's but behind and north of the existing strip center. In August 2009, the site plan was amended and approved to include a 22,254 SF mini storage. Since then, the site has continued to be developed with the completion of retail suits adjacent to the existing Albertsons and the addition of retail spaces along the out lots that front Academy Rd. NE.

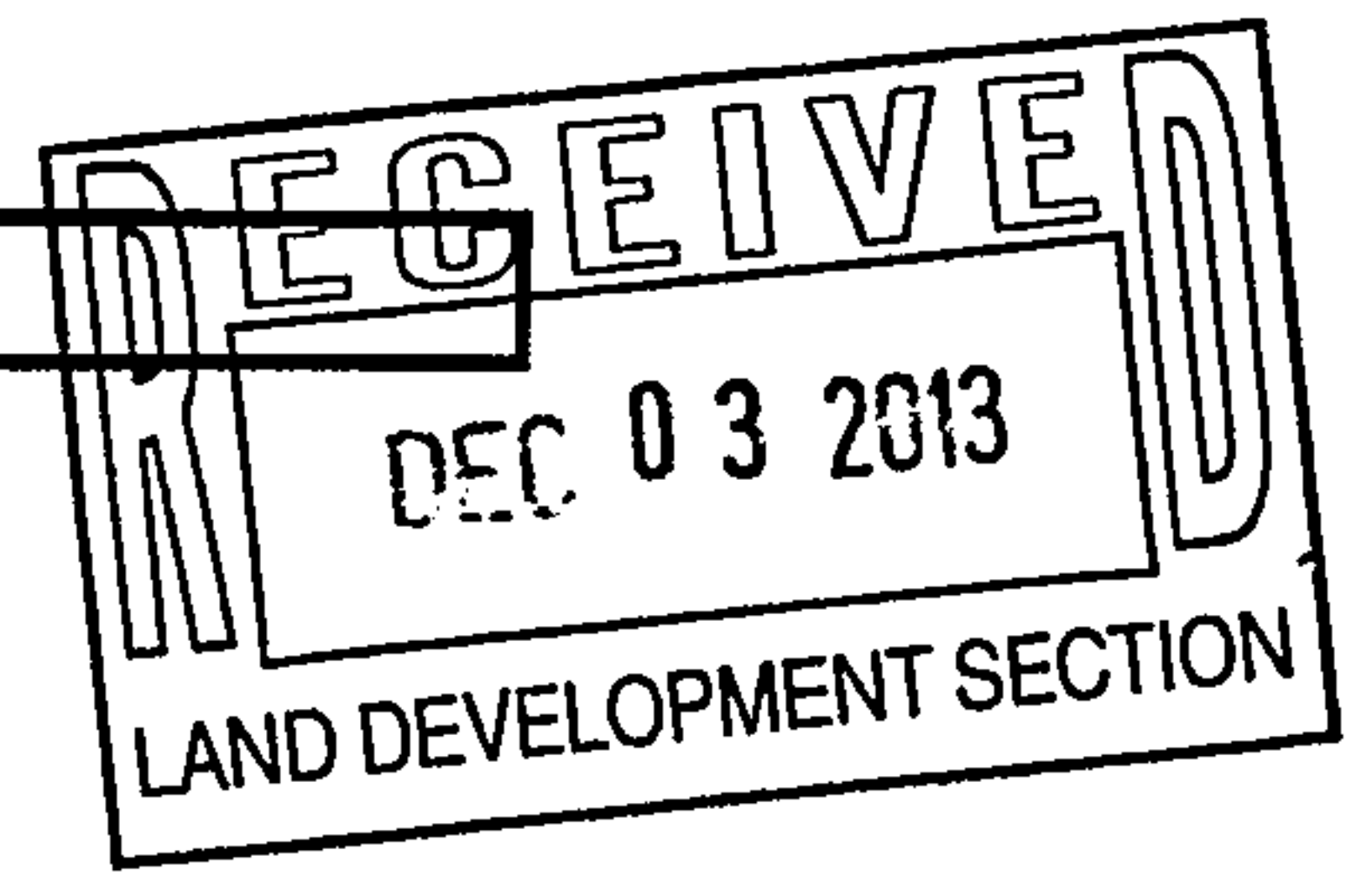
The 1999 approved amended site plan shows the proposed 22,254 SF two-story mini storage that as of this date has not been constructed. On October 21, 2013, an amended Site Plan for Building Permit was administratively approved that reduced the previously approved two-story 22,254 SF mini storage to a single-story 10,171 SF covered storage for RV, boat, trailer and vehicle storage.

Please contact me if you have any questions or comments.
Sincerely,

GUY JACKSON & ASSOCIATES, LLC

Guy C. Jackson, PE
10522 Florence Ave. NE
Albuquerque, NM 87122
505-235-1426

Drainage Summary



Drainage Summary

Project: Tramway Storage
 Project Number:
 Date: 11/06/13
 By: GJA

Site Location

Precipitation Zone

4 Per Table A-1 COA DPM Section 22.2

Existing Summary

Basin Name	EXIST					TOTAL
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.00	0.00	0.00	0.00	0.00	0.00
Area "C"	0.29	0.00	0.00	0.00	0.00	0.29
Area "D"	0.18	0.00	0.00	0.00	0.00	0.18
TOTAL	0.47	0.00	0.00	0.00	0.00	0.47
Excess Runoff (acre-feet)						
100yr. 6hr.	0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
10yr. 6hr.	0.04	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
2yr. 6hr.	0.02	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100yr. 24hr.	0.09	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
TOTAL	0.23	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Peak Discharge (cfs)						
100 yr.	2.04	0.00	0.00	0.00	0.00	2.04
10yr.	1.31	0.00	0.00	0.00	0.00	1.31
2yr.	0.69	0.00	0.00	0.00	0.00	0.69
TOTAL	4.03	0.00	0.00	0.00	0.00	4.03

Proposed summary

Basin Name						TOTAL
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.00	0.00	0.00	0.00	0.00	0.00
Area "C"	0.00	0.00	0.00	0.00	0.00	0.00
Area "D"	0.40	0.00	0.00	0.00	0.00	0.40
TOTAL	0.40	0.00	0.00	0.00	0.00	0.40
Excess Runoff (acre-feet)						
100yr. 6hr.	0.09	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
10yr. 6hr.	0.06	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
2yr. 6hr.	0.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100yr. 24hr.	0.11	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
TOTAL	0.29	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Peak Discharge (cfs)						
100 yr.	2.11	0.00	0.00	0.00	0.00	2.11
10yr.	1.44	0.00	0.00	0.00	0.00	1.44
2yr.	0.87	0.00	0.00	0.00	0.00	0.87
TOTAL	4.43	0.00	0.00	0.00	0.00	4.43

GJA, LLC

Civil Engineering

PROJECT Tramway Storage
 PROJECT NO.
 DATE 11/06/13
 BY GJA

DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.
 January, 1993

INSTRUCTIONS

- * Spread sheet requires three input areas (dark cells):
 Location
 >A.1 Precipitation Zone
 >A.3 Land Treatments
- * Values from the tables are automatically placed using "if" statements.
- * Table values should be checked for correctness for each use.

SUMMARY

Location	DEV			TOTALS	
Precipitation Zone	4	4	4	4	
Land Area	0.40	0.00	0.00	0.40	acres
Excess Precipitation Volume					
>>> 100-year 6-hour (design)	0.09	0.00	0.00	0.09	acre-ft.
10-year 6-hour	0.06	0.00	0.00	0.06	acre-ft.
2-year 6-hour	0.03	0.00	0.00	0.03	acre-ft.
100-year 24-hour	0.11	0.00	0.00	0.11	acre-ft.
Peak Discharge Rates (DPM)					
>>> Q100 (design)	2.11	0.00	0.00	2.11	cfs
Q10	1.44	0.00	0.00	1.44	cfs
Q2	0.87	0.00	0.00	0.87	cfs

CALCULATIONS FOLLOW

INPUT AND CALCULATIONS

LOCATION		DEV			
>A.1 PRECIPITATION ZONE (from Table A-1)		4	4	4	4
TOTALS					
>A.2 DEPTHS					
(from Table A-2)					
100-YEAR STORM (P60)	2.23	2.23	2.23	2.23	inches
100-YEAR STORM (P360)	2.90	2.90	2.90	2.90	inches
100-YEAR STORM (P1440)	3.65	3.65	3.65	3.65	inches
10-YEAR (P360) (Calculated: P360*RPF10)	1.93	1.93	1.93	1.93	inches
2-YEAR (P360) (Calculated: P360*RPF2)	1.26	1.26	1.26	1.26	inches
TOTALS					
>A.3 LAND TREATMENTS (AI)					
Treatment A	0.00	0.00	0.00	0.00	acres
Treatment B	0.00	0.00	0.00	0.00	acres
Treatment C	0.00	0.00	0.00	0.00	acres
Treatment D	0.40	0.00	0.00	0.40	acres
Total Area	0.40	0.00	0.00	0.40	acres
=====					
>A.4 ABSTRACTIONS					
		See A.5	See A.5	See A.5	See A.5

CALCULATIONS FOLLOW

INPUT AND CALCULATIONS (CON'T)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI)						
from Table A-8			TOTALS			
100-year 6-hour						
Treatment A	0.80	0.80	0.80	0.80	inches	
Treatment B	1.08	1.08	1.08	1.08	inches	
Treatment C	1.46	1.46	1.46	1.46	inches	
Treatment D	2.64	2.64	2.64	2.64	inches	
WEIGHTED E (Sum EI*AI/A)		2.64	0.80	0.80	2.64 inches	
VOLUME V100:6h (E*A)		0.09	0.00	0.00	0.09 acre-ft.	
		3,859.15	0.0	0.00	3,859.16 ft^3	
=====						
10-year 6-hour						
Treatment A	0.28	0.28	0.28	0.28	inches	
Treatment B	0.46	0.46	0.46	0.46	inches	
Treatment C	0.73	0.73	0.73	0.73	inches	
Treatment D	1.69	1.69	1.69	1.69	inches	
WEIGHTED E (Sum EI*AI/A)		1.69	0.28	0.28	1.69 inches	
VOLUME V10:6h (E*A)		0.06	0.00	0.00	0.06 acre-ft.	
		2,470.44	0.00	0.00	2,470.44 ft^3	
=====						
2-year 6-hour						
Treatment A	0.02	0.02	0.02	0.02	inches	
Treatment B	0.11	0.11	0.11	0.11	inches	
Treatment C	0.27	0.27	0.27	0.27	inches	
Treatment D	1.01	1.01	1.01	1.01	inches	
WEIGHTED E (Sum EI*AI/A)		1.01	0.02	0.02	1.01 inches	
VOLUME V2:6h (E*A)		0.03	0.00	0.00	0.03 acre-ft.	
		1,476.42	0.00	0.00	1,476.42 ft^3	
=====						
100-year 24-hour						
VOLUME V100:24h						
(V100-6h+Ad*P1440-P360)/12)		0.11	0.00	0.00	0.11 acre-ft.	
		4,955.51	0.00	0.00	4,955.51 ft^3	
=====						

CALCULATIONS FOLLOW

INPUT AND CALCULATIONS (CONT)

A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (QI)					
from Table A-9					
100-year				TOTALS	
Treatment A	2.20	2.20	2.20	2.20	cfs/acre
Treatment B	2.92	2.92	2.92	2.92	cfs/acre
Treatment C	3.73	3.73	3.73	3.73	cfs/acre
Treatment D	5.25	5.25	5.25	5.25	cfs/acre
Q100 (Sum QI*AI)	2.11	0.00	0.00	2.11	cfs
=====					
10-year					
Treatment A	0.87	0.87	0.87	0.87	cfs/acre
Treatment B	1.45	1.45	1.45	1.45	cfs/acre
Treatment C	2.26	2.26	2.26	2.26	cfs/acre
Treatment D	3.57	3.57	3.57	3.57	cfs/acre
Q10 (Sum QI*AI)	1.44	0.00	0.00	1.44	cfs
=====					
2-year					
Treatment A	0.05	0.05	0.05	0.05	cfs/acre
Treatment B	0.38	0.38	0.38	0.38	cfs/acre
Treatment C	1.00	1.00	1.00	1.00	cfs/acre
Treatment D	2.17	2.17	2.17	2.17	cfs/acre
Q2 (Sum QI*AI)	0.87	0.00	0.00	0.87	cfs
=====					

CALCULATIONS FOLLOW

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Tramway Storage

ZONE MAP/DRG. FILE # E-11
DRB#: 1000085 EPC#: 13-10255 WORK ORDER#: NA

LEGAL DESCRIPTION: M-1-A-2-A, Tanoan Properties

CITY ADDRESS: TBD, located behind the Albertsons at Tramway Blvd. NE and Academy NE

ENGINEERING FIRM: GUY JACKSON & ASSOCIATES, LLC
ADDRESS: 10522 FLORENCE AVE. NE
CITY, STATE: Albuquerque, NM

CONTACT: GUY JACKSON, PE
PHONE: 235-1426
ZIP CODE: 87122

OWNER: Rick Quant
ADDRESS: 7043 2nd St. NW
CITY, STATE: ABQ, NM

CONTACT: Guy Jackson
PHONE: 505-344-0474
ZIP CODE: 87107

ARCHITECT: NA
ADDRESS: NA
CITY, STATE: NA

CONTACT: NA
PHONE: NA
ZIP CODE: NA

SURVEYOR: Harris Surveying Inc.
ADDRESS: 2412-D Monroe, NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Tony Harris, PS
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: TBD
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

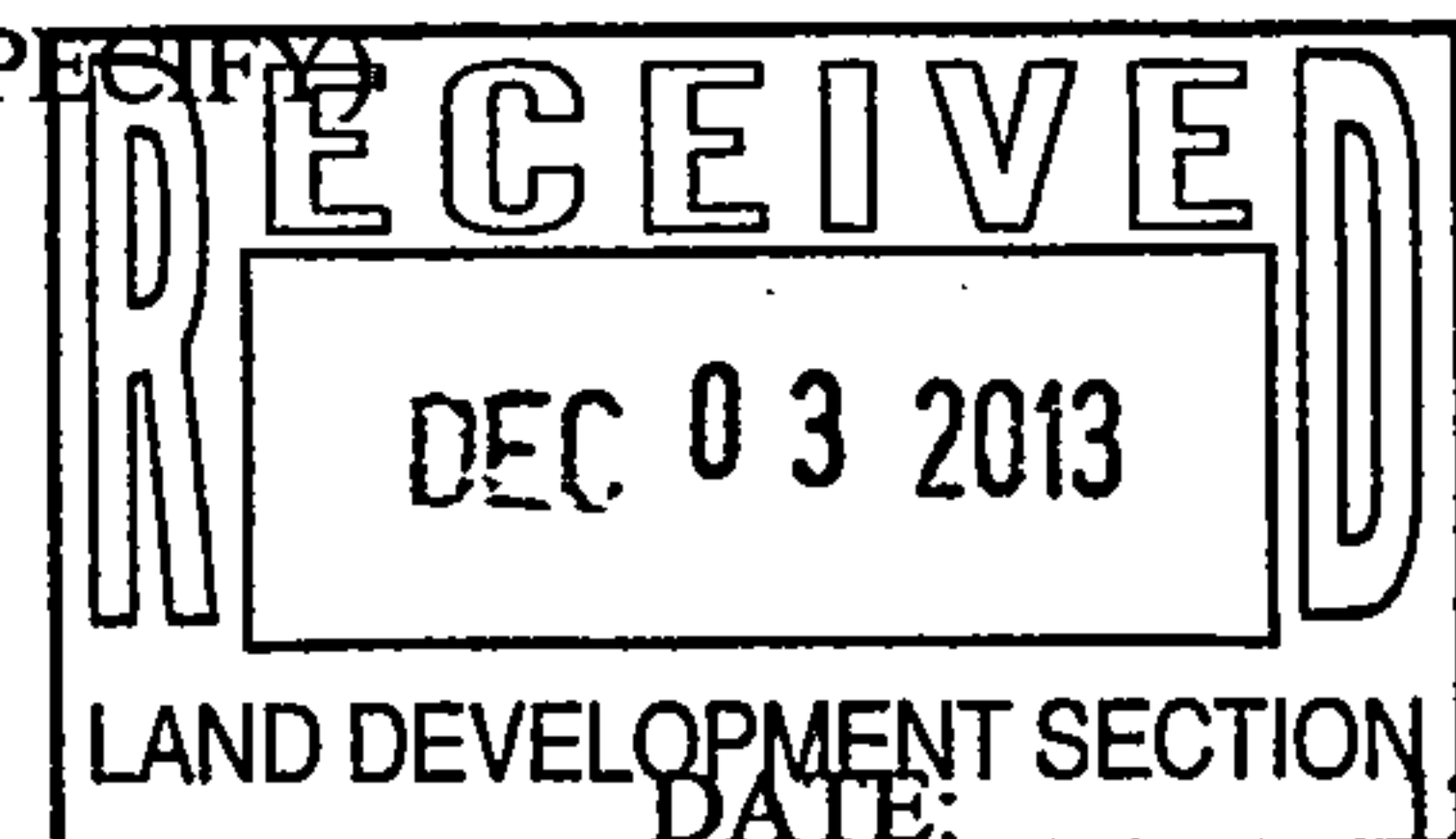
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: GUY JACKSON, PE



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 6, 2004

Mike Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd. NE
Albuquerque, NM 87110

12231 Academy

**Re: Inline Retail Building, Academy and Tramway, Certificate of Occupancy
Engineer's Stamp dated 8-06-03 (E22/D18C)
Certification dated 1-06-04**

Dear Mr. Walla,

Based upon the information provided in your submittal received 1-06-04, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 14, 2003

Mike Walla, PE
Walla Engineering LTD
6100 Indian School Rd. NE
Albuquerque, NM 87110

**RE: Inline Retail Building – Academy and Tramway
Grading and Drainage Plan (E-22/D18C)
Engineer's Stamp Dated August 6, 2003**

Dear Mr. Walla:

Based upon the information provided in your submittal received August 6, 2003, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, an Engineer Certification per the DPM checklist will be required.

If you have any questions please call me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

February 3, 2004

Mike J. Walla, P.E., Registered Architect
6100 Indian School NE, Ste 210
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Academy & Tramway Inline Bldg, [E-22 /D18C]
12231 Academy
Engineer's Stamp Dated 02/03/04

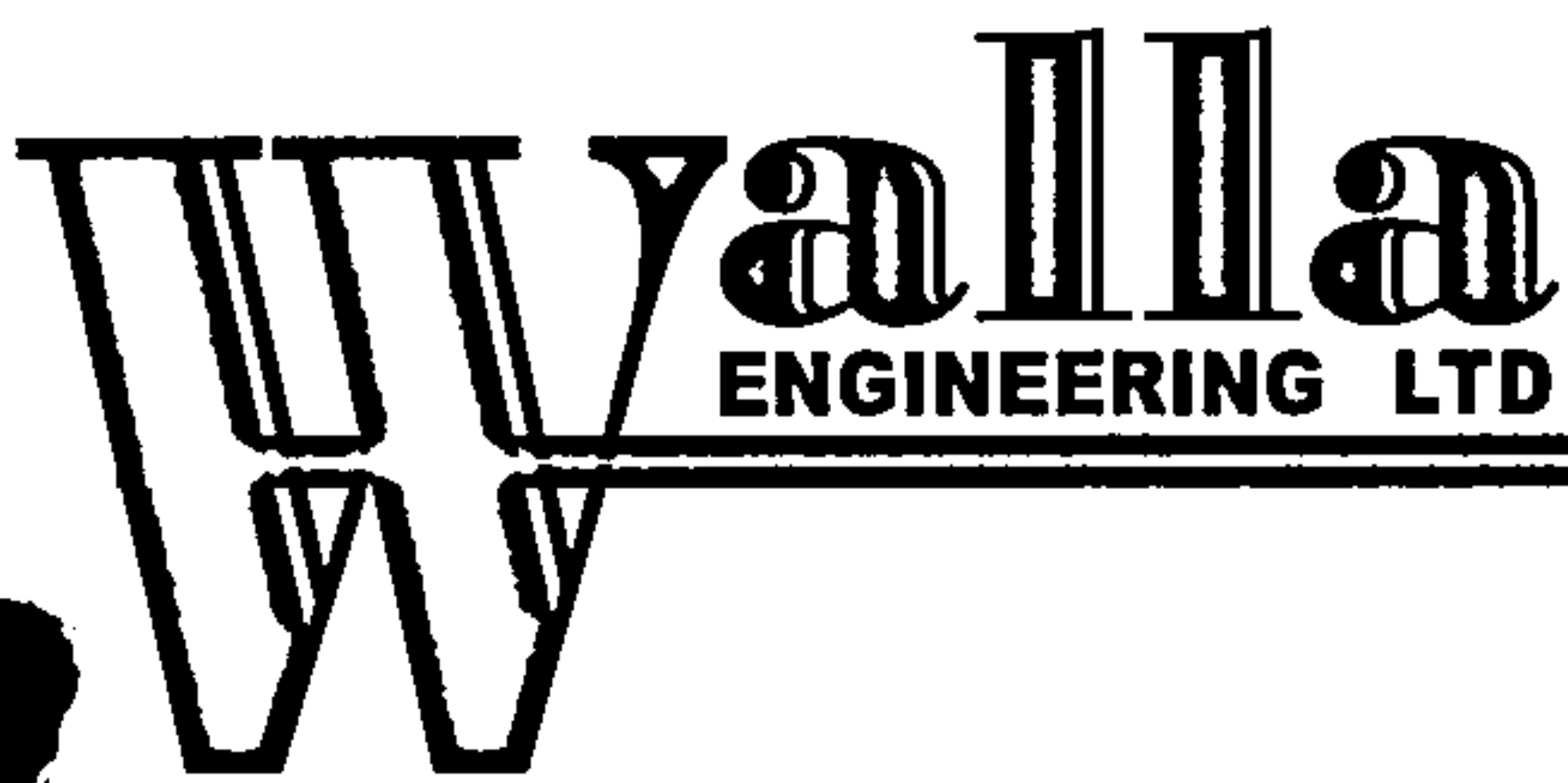
Dear Mr. Walla:

The TCL / Letter of Certification submitted on February 3, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk



Structural Engineering • Civil Engineering

February 3, 2004

Nilo E. Salgado-Fernandez, PE
Senior Traffic Engineer
City of Albuquerque
Planning Department
Development & Building Services
P.O. Box 1293
Albuquerque, New Mexico 87103

**RE: Academy & Tramway Inline & Outpad Building
Albuquerque, New Mexico**

Mr. Salgado-Fernandez,

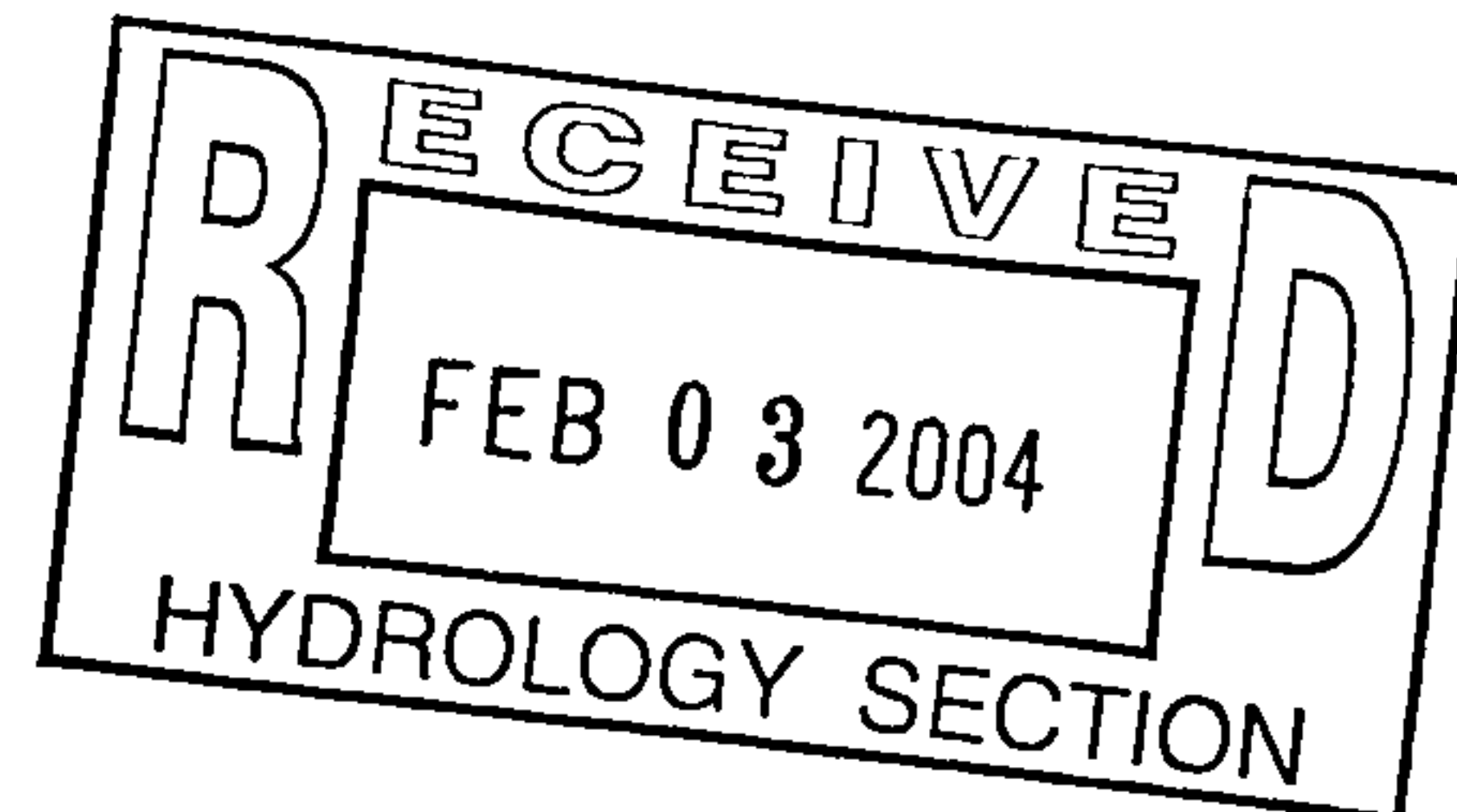
I have performed a site visit at the above referenced construction project that has been recently completed. After reviewing the site and it's construction, I find that the site was built in substantial compliance with the approved Site Plan. Parking areas, sidewalks, curbs, and other site features shown on the Site Plan have been installed on the project as designed. Parking spaces appear to be located as described, and drainage appears to flow as expected. The Grading and Drainage Plan has been certified and approved by C.O.A. Hydrology Department.

Please contact me if there are questions regarding the information provided here.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike J. Walla', is written over a circular professional engineer stamp.

Mike J. Walla, PE
President
Walla Engineering, Ltd.



MJW/hs

6100 Indian School Road NE • Suite 210
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 884-5390

Mike J. Walla P.E.

Larry E. Kennedy