CITY OF ALBUQUERQUE



May 29, 2015

Ron Bohannan, PE Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

RE: Dreamstyle Warehouse, 1525 Renaissance Center Grading and Drainage Plan Engineer's Stamp Date 5-04-2015 (File: F16-D051A)

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 5-05-15, the above referenced Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1) The First Flush Pond area must retain the impervious area of the currently proposed building at a depth of 0.34" and not be intended to only allow drainage from future impervious development on Basin 7. Show drainage from new building construction to a first flush pond area instead of directly draining it into the new storm drain system. Based on the site plan layout, some options may be to provide an area within small pervious area at the southwest corner of the building while maintaining the required minimum distance away from the building, providing a roof drain to directly tie into the currently proposed first flush pond location, and utilizing the pervious area south of the proposed parking lot. Show all roof drains for new building.

- 2) Label existing contours, particularly the major ones. Also provide new contours for the site along the 3:1 slopes.
- 3) Show existing and new contour elevations around the perimeter of the site to show how new grading ties into existing and does not adversely impact adjacent sites. Also include existing spot elevations along Renaissance Blvd, and label Renaissance Blvd. on the plan view.
- 4) Reference that the 9.79 cfs of off-site flow came from the Master Drainage Plan. In addition to the 9.79 cfs entering the site from the storm drain, address how much off-site flow is coming from the sloped area to the east of the site and show this off-

site basin area in the calculations. Call out existing pipe size that is conveying the 9.79 cfs. With this addition, maintain an overall site discharge of below 24.97 cfs to Pond 5.

- 5) For the entryway into the site, call out COA Standard Dwgs. 2426 and 2420 as applicable.
- 6) For connection of dock drain into the main storm drain, call out a tee connection and invert elevation.
- 7) Correct spot elevation showing "50730.0" at the corner of the building to correct elevation.
- 8) If 0.66 cfs is allowed to be discharged into the street, the allowable flow should be met unless it can be shown that the street and the downstream storm drain system in Renaissance that will be capturing this flow can handle the additional 0.96 cfs.
- 9) Show capacity calculations for on-site inlets.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E. Senior Engineer, Planning Dept. Development Review Services Orig: Drainage file c.pdf Addressee via Email

Project Title: Dreamstyle Warehouse City Drainage #:
DRB#:EPC#:Work Order#: Legal Description:TR 9A1B PLAT OF TRS 941A 7 9A1B RENAISSANCE CENTER
City Address: 1525 Renaissance Blvd NE Albuquerque NM 87107
Engineering Firm: Tierra West, LLC Contact:
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail:
Owner: Larry Chavez Four Seasons Sunrooms, LLC Contact: Larry Chavez
Address: 7401 Indian School Road NE Albuquerque NM 87110
Phone#: 505-881-3200 Fax#: 505-880-1078 E-mail: lchavez@rbafs.com
Priorie#E-mailE-mailE-mailE-mailE-mail
Architect: Rick Bennett - Rick Bennett Architects Contact: Rick Bennett
Address: 1104 Park Avenue SW Albuquerque NM 87102
Phone#: 505-350-9811 Fax#: 505-242-6630 E-mail: rick@rba81.com
Surveyor: N/A Contact:
Address:
Phone#: E-mail:
Contractor: Franklins Earthmoving Inc. Contact: John Ellis
Address: P.O. Box 30275 Albuquerque NM 87190
Phone#: <u>505-975-2878</u> Fax#: <u>505-883-2604</u> E-mail: john@franklinsearthmoving.co
TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE
X DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL
X GRADING PLAN SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMRCERTIFICATE OF OCCUPANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (TCL) X BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19 WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY) GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No Copy Provided
DATE SUBMITTED: By:

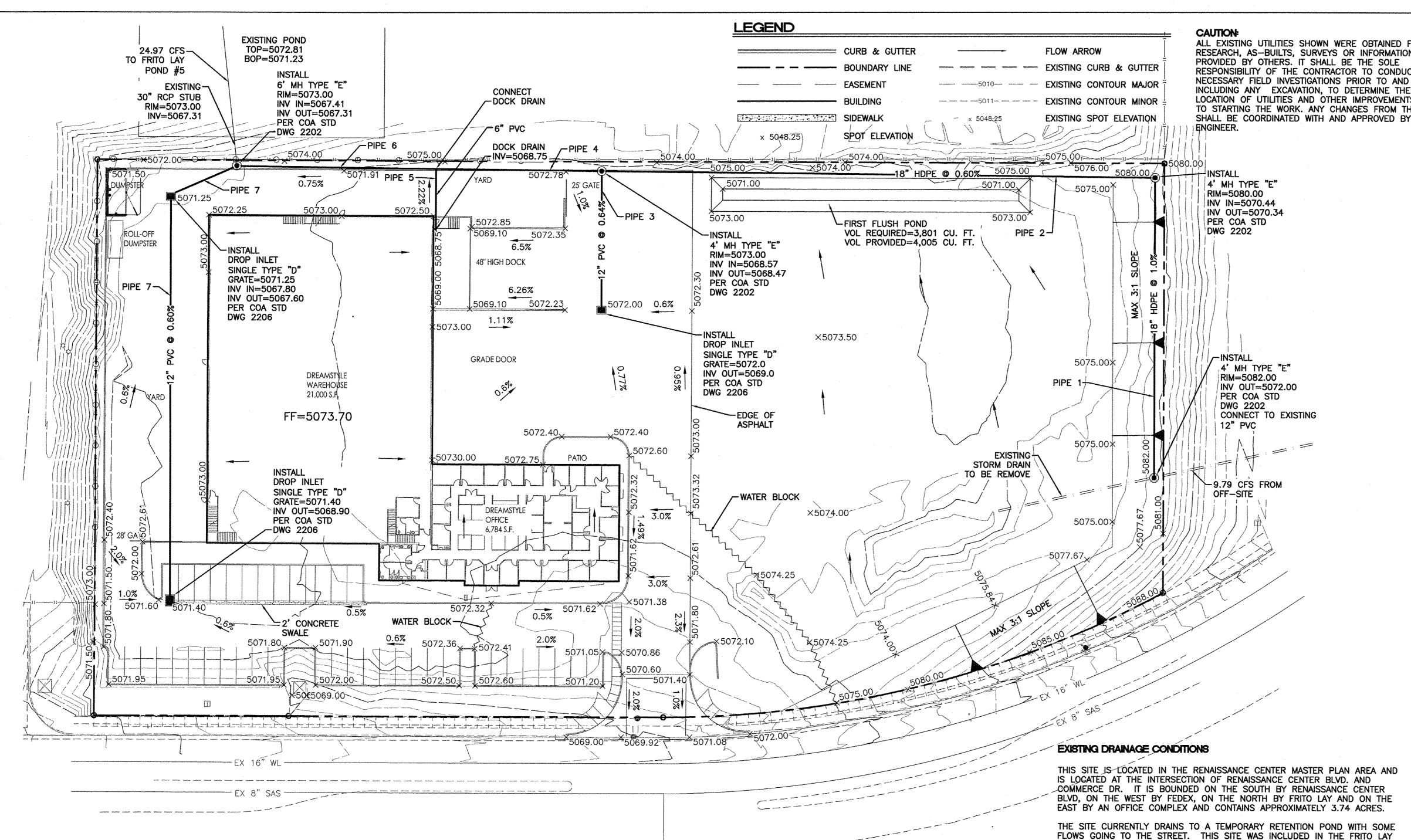
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans

2. 3. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres

Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



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Pipe	D	Slope	Area	R	Q Provided	Q Required	Velocity
	(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
1	18	0.60	1.77	0.375	10.61	9.79	5.54
2	18	0.60	1.77	0.375	10.61	9.79	5.54
3	12	0.64	0.79	0.250	3.72	3.68	4.69
4	24	0.60	3.14	0.500	22.84	13.47	4.29
5	6	2.22	0.20	0.125	1.09	0.35	1.78
6	24	0.60	3.14	0.500	22.84	13.82	4.40
7	18	0.60	1.77	0.375	10.61	4.46	2.52
8	12	0.60	0.79	0.250	3.60	2.96	3.77
<u>Manning's Equat</u> Q = 1.49/n * A * R		2)	· · · · · · · · · · · · · · · · · · ·				
A =	Area		1997 - Anno 1997 - Japanes y na 1999 - Ann 2007 - An		n (na stanta na stant	n 1999 - Stan Barris, erste det en 1999 - Berlander etteren 1997 - Stan Barris, erste det e 1997 - Stan Barris, erste det e 1997 - Stan Barris, erste det e 1997 - Stan Barris, erste det e 1997 - Stan Barris, erste det erste de	
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S =	Slope			n an an an an Andria an Angalak an an anna an Ang Ang Angalak ang			
n =	0.01	HDPE/PVC					

FRIST FLUSH CALCULATIONS:

3.08 ACRES OF IMPERVIOUS AREA = 134,165 SQ. FT 134,165 SQ. FT * (0.34"/12) = 3,801 CU. FT = 0.087 AC-FTOF VOLUME REQUIRED TO BE RETAINED ON-SITE.

AND CHAVEZ-GRIEVES DRAINAGE REPORT (F16/D51) APPROVED ON SEPTEMBER 10, 1998 AND WILL CONTINUE TO FOLLOW THAT DRAINAGE SCHEME THAT ALLOWS ALL OF THE DRAINAGE TO FLOW TO FRITO LAY DETENTION POND #5.

THE SITE DOES ACCEPT OFF-SITE FLOWS (9.79 CFS) FROM THE OFFICE COMPLEX WHICH IS ALSO CONTAINED IN THE TEMPORARY RETENTION POND. NO OTHER OFF-SITE FLOWS ENTER THE SITE. AS SHOWN ON THE FIRM MAP THERE ARE NO FLOOD PLAINS ON THIS PROPERTY.

PROPOSED DRAINAGE CONDITIONS

THIS SITE WILL CONTAIN SEVEN BASINS WITH FIVE OF THE BASINS DRAINING TO AN EXISTING STORM SEWER STUB THAT IS CONNECTED TO FRITO LAY POND #5. THE EXISTING STORM SEWER PIPE FROM THE OFFICE COMPLEX WILL BE INTERCEPTED WITH A NEW STORM SEWER AND ROUTED AROUND THE PERIMETER OF THE SITE AN CONNECT TO THE EXISTING STUB MENTIONED ABOVE.

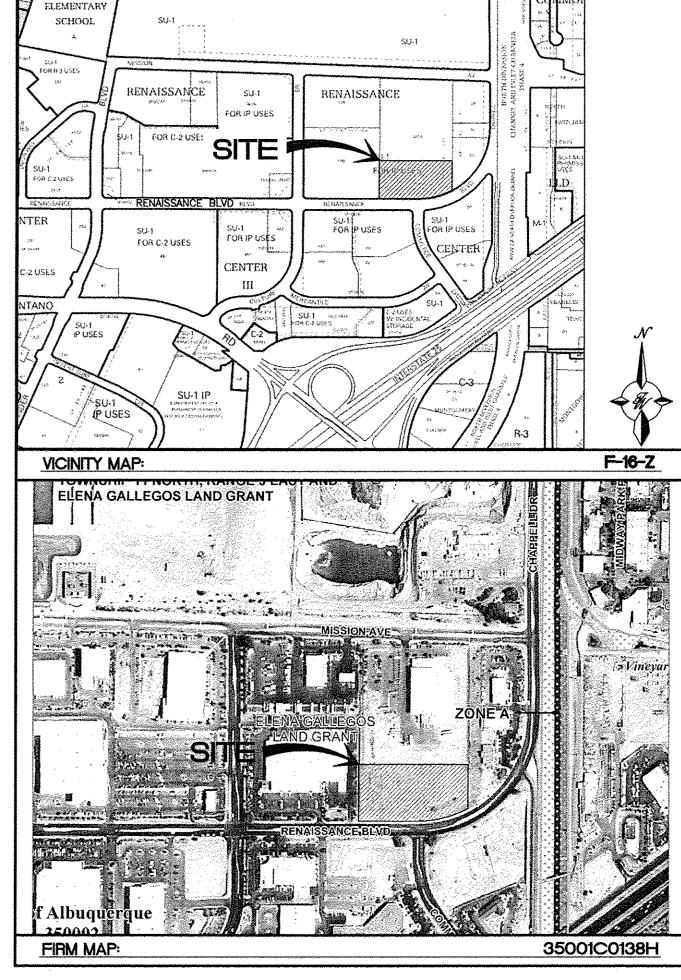
BASINS 1, 2 AND 4 WILL DRAIN TO AREA INLETS THAT ARE CONNECTED TO THE STORM SEWER. BASIN 3 WILL DRAIN THE TRUCK DOCK AREA THROUGH A STORM DRAIN OPENING ON THE NORTH SIDE OF THE DOCK.

BASINS 5 AND 6 WILL DRAIN TO THE STREET GENERATING 1.62 CFS. THE ORIGINAL FRITO LAY DRAINAGE PLAN ALLOWED FOR 0.66 CFS TO BE DISCHARGED TO THE STREET. THE ADDITIONAL 0.96 CFS BEING DISCHARGED WILL BE COMPENSATED BY REMOVING THAT FLOW FROM THE OVERALL SYSTEM WITH THE REQUIREMENT OF THE FIRST FLUSH POND FOUND IN BASIN 7.

BASIN 7 WILL REMAINED UNDEVELOPED AT THIS TIME AND WILL DRAIN TO A FIRST FLUSH POND DESIGNED TO HOLD 4,008 CUBIC FEET OR WATER WHICH IS GREATER THAN THE 3,801 CUBIC FEET REQUIRED. THE POND WILL OVERFLOW TO THE AREA INLET LOCATED IN BASIN 1 NEAR THE TRUCK DOCK AND BE CONVEYED TO FRITO LAY DETENTION POND #5.

THIS SITE WILL DISCHARGE A TOTAL OF 24.16 CFS TO FRITO LAY POND #5 WHICH IS LESS THAN THE 24.97 ALLOWED IN THE APPROVED DRAINAGE PLAN. THAT TOTAL INCLUDES THE 9.79 CFS BEING PASSED THROUGH FROM THE ADJACENT OFFICE COMPLEX.

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE



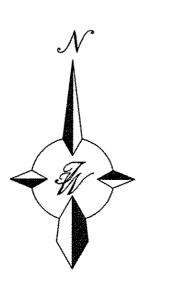
NOTICE TO CONTRACTORS

- 1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION. CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

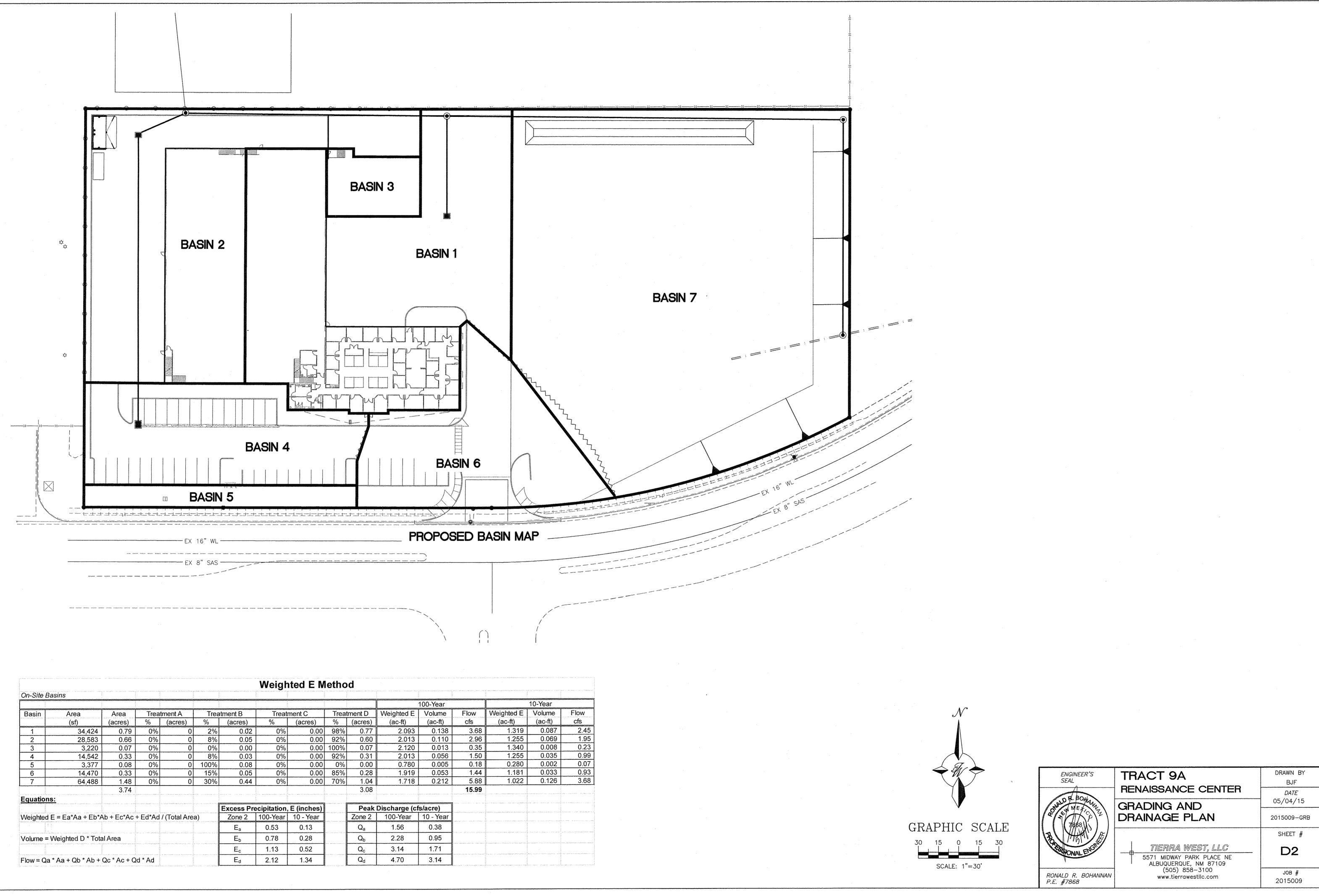
EROSION CONTROL NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

ENGINEER'S SEAL	TRACT 9A	DRAWN BY BJF
OUT TREE	RENAISSANCE CENTER GRADING AND	DATE 05/04/15
	DRAINAGE PLAN	2015009-GRB
THE STONAL	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109	SHEET # D1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	јов # 2015009



GRAPHIC SCALE SCALE: 1"=30'



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2	28,583	0.66	0%	0	8%	L	0%		92%	0.60	2.013	1
3	3,220	0.07	0%	0	0%		0%	0.00	100%	0.07	2.120	[
4	14,542	0.33	0%	0	8%	0.03	0%	0.00	92%	0.31	2.013	
5	3,377	0.08	0%	0	100%	0.08	0%	0.00	0%	0.00	0.780	
6	14,470	0.33	0%	0	15%	0.05	0%	0.00	85%	0.28	1.919	
7	64,488	1.48	0%	0	30%	0.44	0%	0.00	70%	1.04	1.718	
		3.74								3.08		
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Weighted	E = Ea*Aa + Eb*A	Ab + Ec*Ac -	+ Ed*Ad	/ (Total Area	a)	Zone 2	100-Year	10 - Year	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Zone 2	100-Year	10 -
		andre de la companya en a de l'assertion que en al assertantes p	ana ing pangangang pangang pang		1997 1996 - 1997 - 1999 1997 - 1999 - 1997 - 19	Ea	0.53	0.13		Qa	1.56	0
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aan gara gala ah shirin shiringa gala gala gala ah aa aa ah ay ah ay Ay ah ay ah ah ay ah ay ah ay ah ay ah a Ay ah ay ah ah ay ah ay ah a Ay ah ay ah ah ay a Ay ah ay a	y nyan'nyangkananya kang kang kang kang kang kang kang kan	ng turunta nobel kanst tikknong ng kitapitu ang a	. 4 . 4 . 4		n daga yan sa daga saka ya na na ya dan ya n	Ec	1.13	0.52	A 10 10 10 10 10 10 10 10 10 10 10 10 10	Q _c	3.14	1
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