

# CITY OF ALBUQUERQUE



May 29, 2015

Ron Bohannon, 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. Bohannon:

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](http://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



# City of Albuquerque

Planning Department

Development & Building Services Division

## RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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

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#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: Franklins Earthmoving Inc. Contact: John Ellis

Address: P.O. Box 30275 Albuquerque NM 87190

Phone#: 505-975-2878 Fax#: 505-883-2604 E-mail: john@franklinsearthmoving.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_

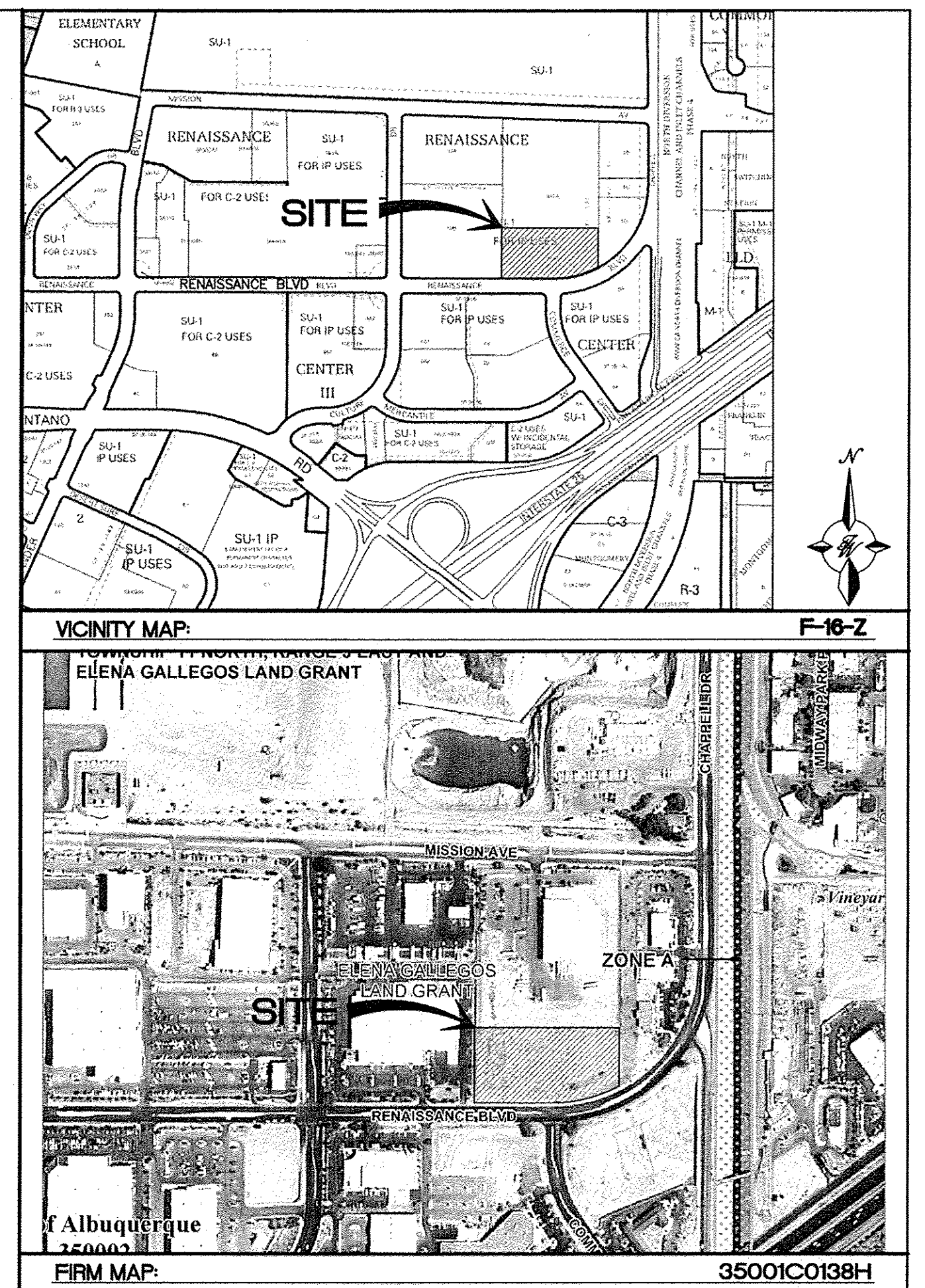
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

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 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
3. **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

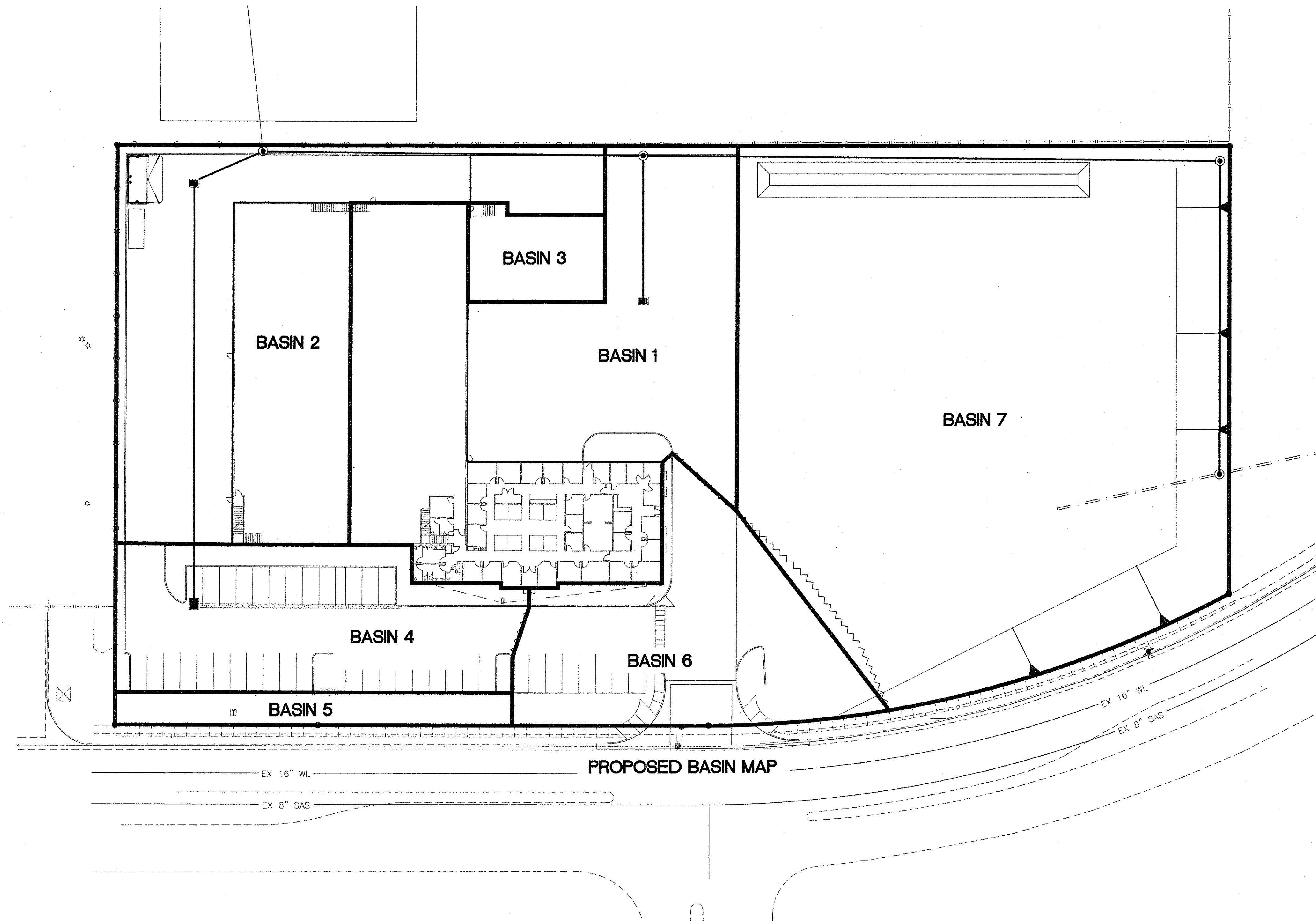




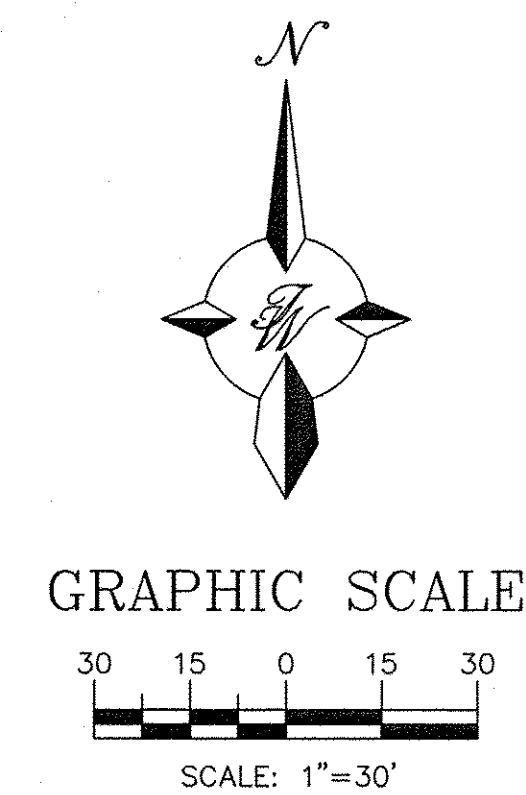
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE 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.

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.





| Weighted E Method   |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
|---|-----------|--------------|-------------|---------|-------------|---------|-------------|---------|-------------|---------|--------------------|----------------|----------------------------------|--------------------|----------------|----------|--------|----------|-----------|--|----|------|------|--|----|------|------|--|----|------|------|--|----|------|------|--|
| On-Site Basins  |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Basin   | Area (sf) | Area (acres) | Treatment A |         | Treatment B |         | Treatment C |         | Treatment D |         | 100-Year           |                |                                  | 10-Year            |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
|   |           |              | %           | (acres) | %           | (acres) | %           | (acres) | %           | (acres) | Weighted E (ac-ft) | Volume (ac-ft) | Flow cfs                         | Weighted E (ac-ft) | Volume (ac-ft) | Flow cfs |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| 1   | 34,424    | 0.79         | 0%          | 0       | 2%          | 0.02    | 0%          | 0.00    | 98%         | 0.77    | 2.093              | 0.138          | 3.68                             | 1.319              | 0.087          | 2.45     |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| 2   | 28,583    | 0.66         | 0%          | 0       | 8%          | 0.05    | 0%          | 0.00    | 92%         | 0.60    | 2.013              | 0.110          | 2.96                             | 1.255              | 0.069          | 1.95     |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| 3   | 3,220     | 0.07         | 0%          | 0       | 0%          | 0.00    | 0%          | 0.00    | 100%        | 0.07    | 2.120              | 0.013          | 0.35                             | 1.340              | 0.008          | 0.23     |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| 4   | 14,542    | 0.33         | 0%          | 0       | 8%          | 0.03    | 0%          | 0.00    | 92%         | 0.31    | 2.013              | 0.056          | 1.50                             | 1.255              | 0.035          | 0.99     |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| 5   | 3,377     | 0.08         | 0%          | 0       | 100%        | 0.08    | 0%          | 0.00    | 0%          | 0.00    | 0.780              | 0.005          | 0.18                             | 0.280              | 0.002          | 0.07     |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| 6   | 14,470    | 0.33         | 0%          | 0       | 15%         | 0.05    | 0%          | 0.00    | 85%         | 0.28    | 1.919              | 0.053          | 1.44                             | 1.181              | 0.033          | 0.93     |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| 7   | 64,488    | 1.48         | 0%          | 0       | 30%         | 0.44    | 0%          | 0.00    | 70%         | 1.04    | 1.718              | 0.212          | 5.88                             | 1.022              | 0.126          | 3.68     |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
|   |           | 3.74         |             |         |             |         |             |         | 3.08        |         |                    |                | 15.99                            |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| <b>Equations:</b>   |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)   |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Volume = Weighted D * Total Area  |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad  |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| <table><tr><th colspan="4">Excess Precipitation, E (inches)</th></tr><tr><th>Zone 2</th><th>100-Year</th><th>10 - Year</th><th></th></tr><tr><td>Ea</td><td>0.53</td><td>0.13</td><td></td></tr><tr><td>Eb</td><td>0.78</td><td>0.28</td><td></td></tr><tr><td>Ec</td><td>1.13</td><td>0.52</td><td></td></tr><tr><td>Ed</td><td>2.12</td><td>1.34</td><td></td></tr></table> |           |              |             |         |             |         |             |         |             |         |                    |                | Excess Precipitation, E (inches) |                    |                |          | Zone 2 | 100-Year | 10 - Year |  | Ea | 0.53 | 0.13 |  | Eb | 0.78 | 0.28 |  | Ec | 1.13 | 0.52 |  | Ed | 2.12 | 1.34 |  |
| Excess Precipitation, E (inches)  |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Zone 2  | 100-Year  | 10 - Year    |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Ea  | 0.53      | 0.13         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Eb  | 0.78      | 0.28         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Ec  | 1.13      | 0.52         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Ed  | 2.12      | 1.34         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| <table><tr><th colspan="4">Peak Discharge (cfs/acre)</th></tr><tr><th>Zone 2</th><th>100-Year</th><th>10 - Year</th><th></th></tr><tr><td>Qa</td><td>1.56</td><td>0.38</td><td></td></tr><tr><td>Qb</td><td>2.28</td><td>0.95</td><td></td></tr><tr><td>Qc</td><td>3.14</td><td>1.71</td><td></td></tr><tr><td>Qd</td><td>4.70</td><td>3.14</td><td></td></tr></table>        |           |              |             |         |             |         |             |         |             |         |                    |                | Peak Discharge (cfs/acre)        |                    |                |          | Zone 2 | 100-Year | 10 - Year |  | Qa | 1.56 | 0.38 |  | Qb | 2.28 | 0.95 |  | Qc | 3.14 | 1.71 |  | Qd | 4.70 | 3.14 |  |
| Peak Discharge (cfs/acre)   |           |              |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Zone 2  | 100-Year  | 10 - Year    |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Qa  | 1.56      | 0.38         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Qb  | 2.28      | 0.95         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Qc  | 3.14      | 1.71         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |
| Qd  | 4.70      | 3.14         |             |         |             |         |             |         |             |         |                    |                |                                  |                    |                |          |        |          |           |  |    |      |      |  |    |      |      |  |    |      |      |  |    |      |      |  |



|  |   |  |
|--|---|--|
|  | TRACT 9A<br>RENAISSANCE CENTER  | DRAWN BY<br>BJF                          |
|  | GRADING AND<br>DRAINAGE PLAN  | DATE<br>05/04/15                         |
|  |   | 2015009-GRB                              |
|  | 5571 MIDWAY PARK PLACE NE<br>ALBUQUERQUE, NM 87109<br>(505) 858-3100<br>www.tierrawestllc.com | SHEET #<br><b>D2</b><br>JOB #<br>2015009 |