

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 19, 2015

Bernie J. Montoya
BJM CONSULTANT
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

Richard J. Berry, Mayor

RE: **Gutierrez Trucking Maintenance Facility**
3006 Todos Santos St. NW
Grading & Drainage Plan
Engineer's Stamp Date ~~8-26-2015~~ (File: G10D036)

10-14-2015
RTH

Dear Mr. Montoya:

Based upon the information provided in your submittal received 11-9-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695.

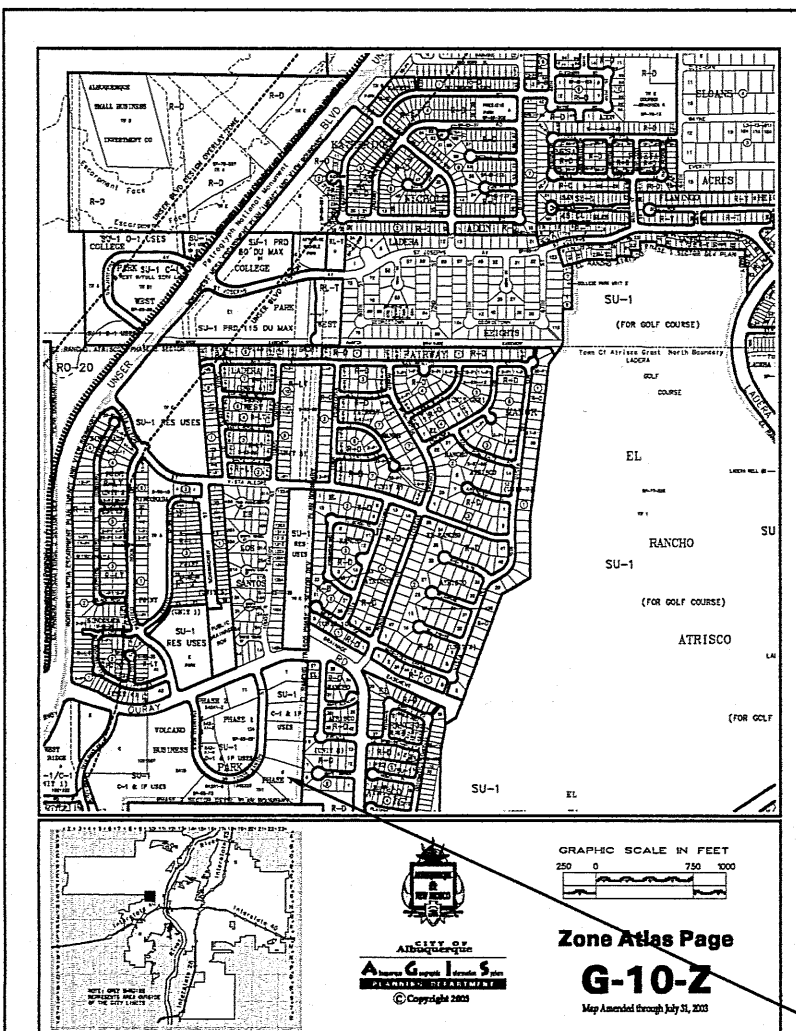
New Mexico 87103

www.cabq.gov

Sincerely,

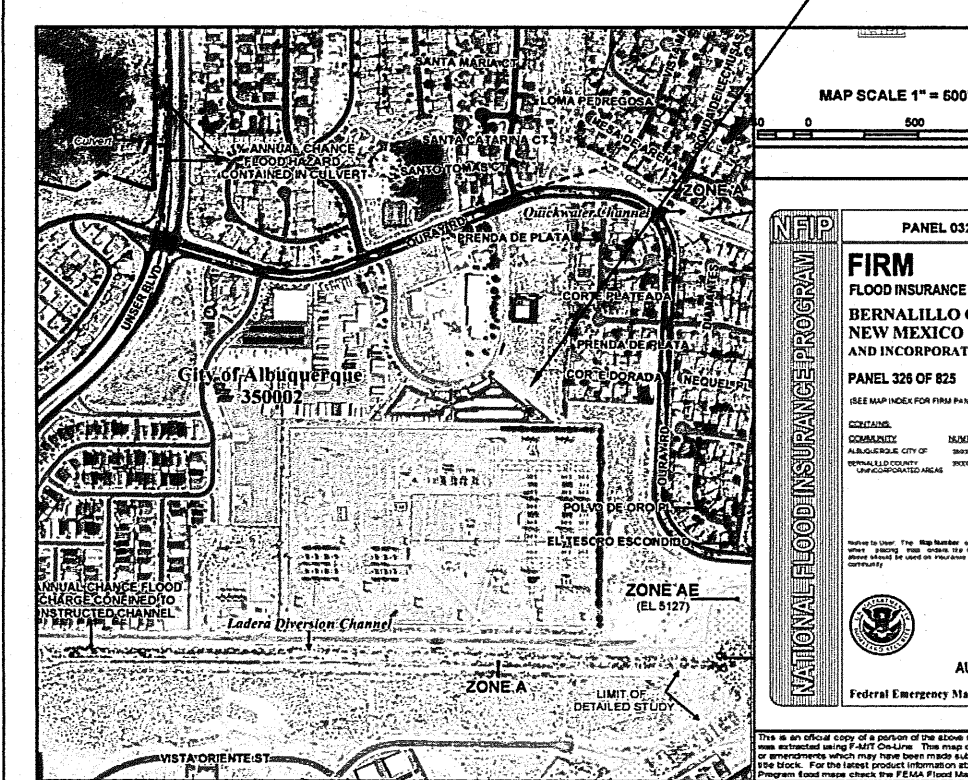
Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email



KEYED NOTES

- 1 GRAVEL CRUSHER FINES PAVING IN FENCED YARD TYP OR ASPHALT MILLINGS
- 2 EXISTING HIGH VOLTAGE POWERLINE POWERPOLE (5 EA.) TYPICAL
- 3 ASPHALT PAVING SURFACE
- 4 25' WIDE ROLLING GATE
- 5 SWANSON ROLL AWAY BIN ON A 5'X9' CONCRETE PAD
- 6 NOT USED
- 7 NEW 30' WIDE CURB CUT PER COA 2420 (15' RADIUS ON RETURNS)
- 8 FIRST FLUSH POND 562 CU FT
- 9 DEPRESSES LANDSCAPE AREA
- 10 SURFACE PROTECTED BY 2" Ø RIVER ROCK



GRADING/ DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING LOT 6, VOLCANO BUSINESS PARK SUBDIVISION (3006 TODOS SANTOS STREET N.W.) ARE CONTAINED HEREON:

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 1.73 ACRES MORE OR LESS AND IS LOCATED SOUTH OF THE INTERSECTION OF TODOS SANTOS ST. N.W. AND OURAY RD. N.W. AND EAST OFF OF TODOS SANTOS STREET. THE SITE IN ITS PRESENT CONDITION IS VACANT AND SLOPES FROM WEST TO EAST TOWARDS THE EXISTING 40' FOOT DRAINAGE EASEMENT. ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL 0328H, REVISED AUGUST 16, 2012, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN ON THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF TWO PHASES. PHASE ONE WILL BE A 1,000 SQUARE FOOT OFFICE BUILDING AND SHOP ALONG WITH PAVED PARKING AND ASSOCIATED LANDSCAPING AREAS. PHASE TWO WILL CONSIST OF A 3,000 SQUARE FOOT PRE-FAB BUILDING. THE DEVELOPED RUN-OFF WILL BE DIRECTED EAST TOWARDS THE EXISTING 40' FOOT DRAINAGE EASEMENT. THE DRAINAGE EASEMENT IS A WELL DEFINED DIRT SWALE, WHICH SLOPES FROM SOUTH TO NORTH. A DRAINAGE REPORT WAS PREPARED BY LARRY READ AND ASSOCIATES FOR ALLRITE ROOFING SYSTEMS (3040 PAINTED ROCK DRIVE N.W.) (G10-D29G) THE REPORT INCLUDES AN ANALYSIS OF THE TOTAL BASIN IN WHICH LOT 6 VOLCANO BUSINESS PARK IS A PART OF THIS BASIN. INCLUDED WITH THE SUBMITTAL ARE COPIES FROM THE ABOVE REFERENCED REPORT BY MR. READ. THERE ARE NO OFF-SITE FLOWS ENTERING THE SITE FROM ANY DIRECTION OTHER THAN WHAT THE 40' FOOT EASEMENT ACCEPTS. THE 100-YEAR HYDROLOGIC CALCULATIONS PROVIDE A QUANTITATIVE ANALYSIS FOR EACH TRACT OF LAND, FOR THE FULLY DEVELOPED CONDITIONS. ALL THE SITES REFERENCED ON THE REPORT ARE ALLOWED FREE DISCHARGE. THE CALCULATIONS WHICH APPEAR HEREON: ANALYSIS THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT, THE PROCEDURE FOR 40 ACRES AND SMALLER BASINS; AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II, DESIGN CRITERIA 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

CALCULATIONS

PROJECT AREA = 1.729
GUTIERREZ MAINTENANCE SHOP
ZONE 1
PRECIPITATION: 360 = 2.20 in.
1440 = 2.68 in.
10day = 3.67 in.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.44 in.	1.29 cfs/ac.
TREATMENT B 0.67 in.	2.03 cfs/ac.
TREATMENT C 0.99 in.	2.87 cfs/ac.
TREATMENT D 1.97 in.	4.37 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA 1.729 ac.	AREA 0.28976 ac.
TREATMENT A 0 ac.	0.01224 ac.
TREATMENT B 0 ac.	0.9691 ac.
TREATMENT C 0 ac.	0.458 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44)(1.73) + (0.67)(0.00) + (0.99)(0.00) + (1.97)(0.00) / 1.73 ac.
= 0.44 in.

V100-360 = (0.44)(1.73) / 12 = 0.063397 ac-ft = 2762 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.29)(1.73) + (2.03)(0.00) + (2.87)(0.00) + (4.37)(0.00) = 2.23 CFS

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44)(0.29) + (0.67)(0.01) + (0.99)(0.97) + (1.97)(0.46) / 1.73 ac.
= 1.16 in.

V100-360 = (1.16)(1.73) / 12.0 = 0.166447 ac-ft = 7250 CF

V100-1440 = (0.17)(0.46) + (2.66 - 2.20) / 12 = 0.184004 ac-ft = 8015 CF

V100-10day = (0.17)(0.46) + (3.67 - 2.20) / 12 = 0.222552 ac-ft = 9694 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.29)(0.29) + (2.03)(0.01) + (2.87)(0.97) + (4.37)(0.46) = 5.18 CFS

DIFFERENCE 5.18 CFS - 2.23 CFS = 2.95 CFS

ALLOWABLE FREE DISCHARGE PER LARRY READ'S REVISED MASTER DRAINAGE STUDY
DATED SEPTEMBER 25, 2003 Q = 7.46 CFS > 5.18 CFS OK

SYMBOL LEGEND

EXISTING CONTOUR

EXISTING SPOT ELEVATION

DESIGN CONTOUR

PROPOSED SPOT ELEVATION

PROPERTY LINE

EASEMENT LINE

FLOW DIRECTION

EXISTING SPOT ELEVATION

DOWN SPOUT

ABBREVIATION LEGEND

TOP OF CONC APRON

TOP OF CURB

TOP OF ASPHALT

TOP OF BERM

BOTTOM OF POND

FINISHED FLOOR

TC

TA

TB

BP

FF

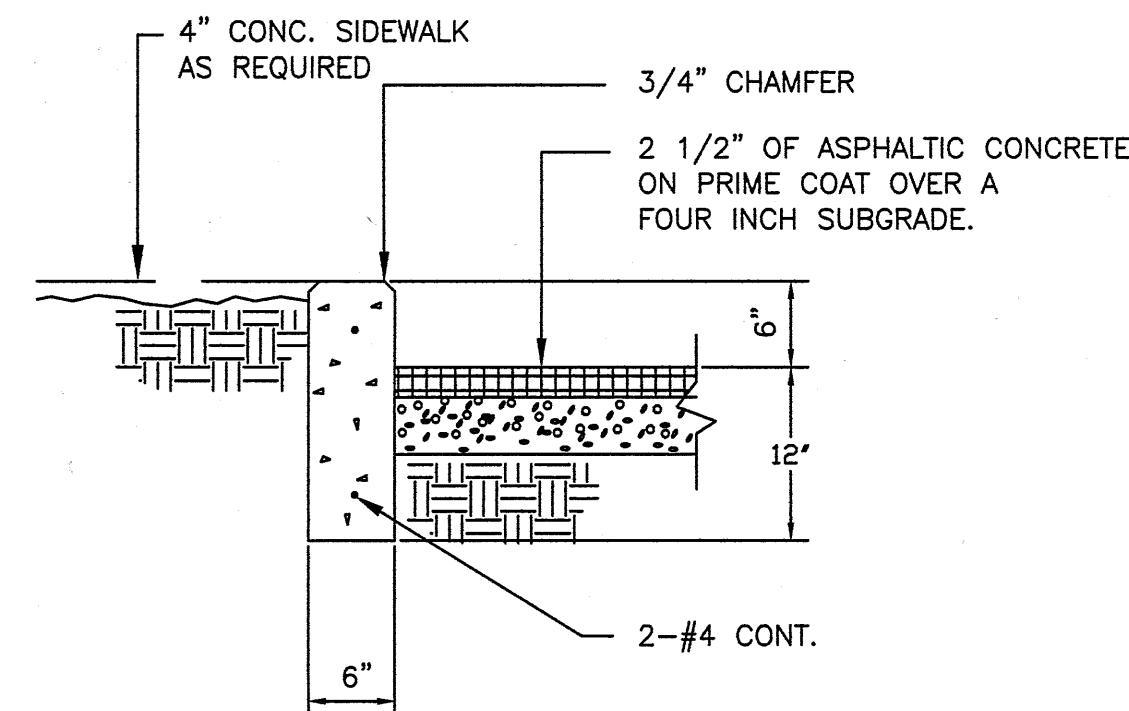
LEGAL DESCRIPTION

LOT 6 VOLCANO BUSINESS PARK PHASE 1
BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO

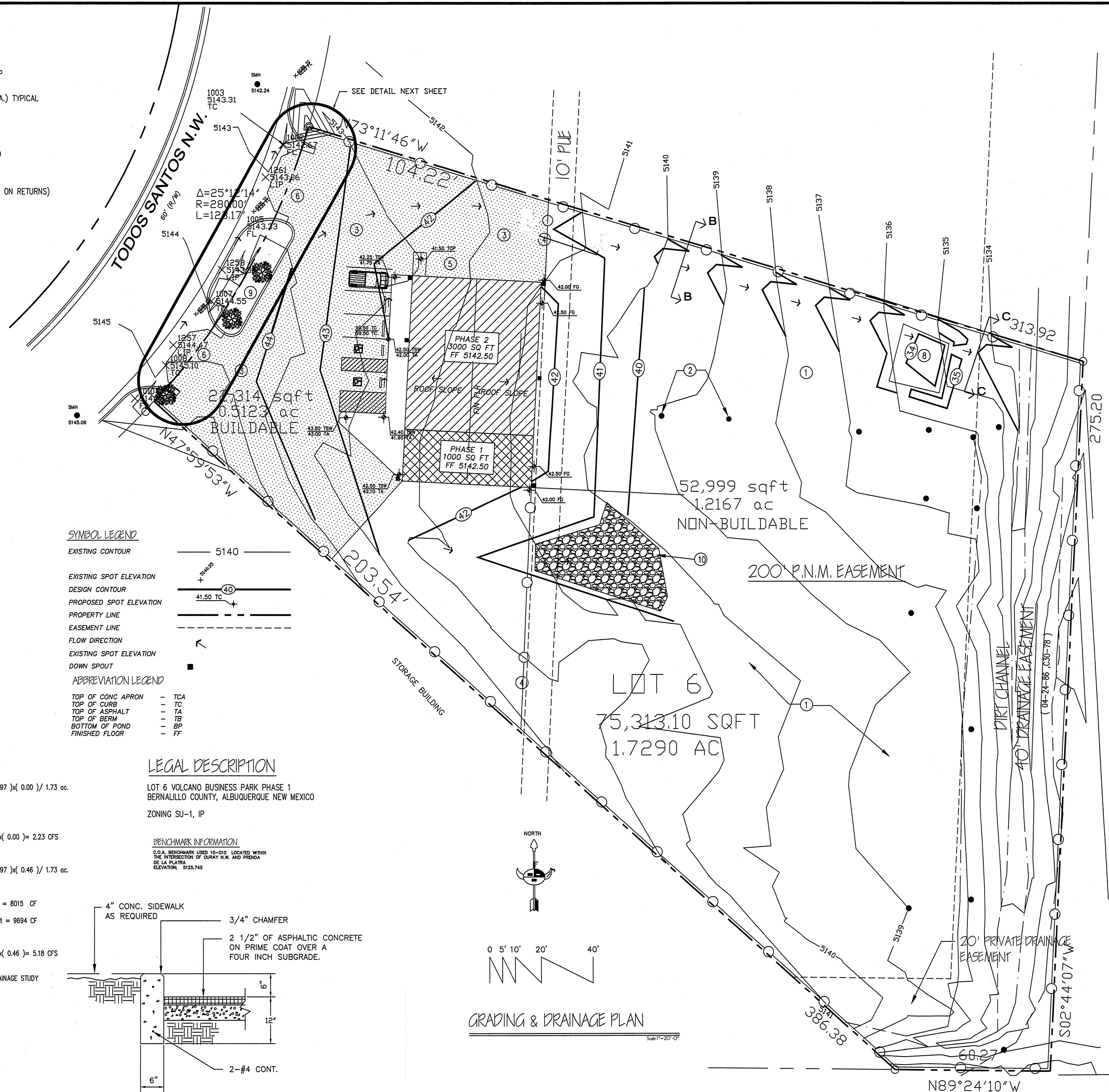
ZONING SU-1, IP

BENCHMARK INFORMATION

C.O.A. BENCHMARK USED 10-G10 LOCATED WITHIN
THE INTERSECTION OF OURAY N.W. AND PRENDA
DE LA PLAZA
ELEVATION: 5123.745

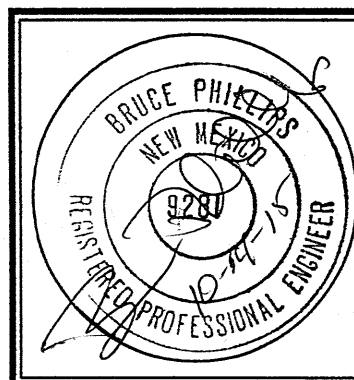


TYPICAL CONC. CURB DETAIL
3/4" = 1'-0"



GRADING & DRAINAGE PLAN

Scale 1" = 20'-0"



JOB NO: XXXXXX

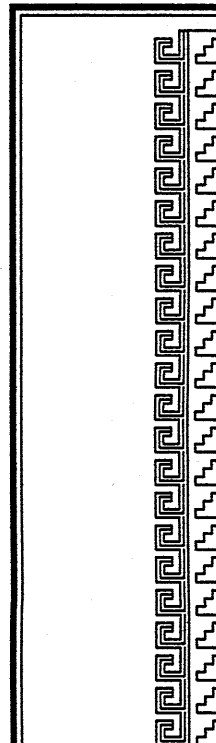
DATE: AUGUST 2015

REVISIONS

10-11-2015

Sheet Title
GRADING AND DRAINAGE PLAN

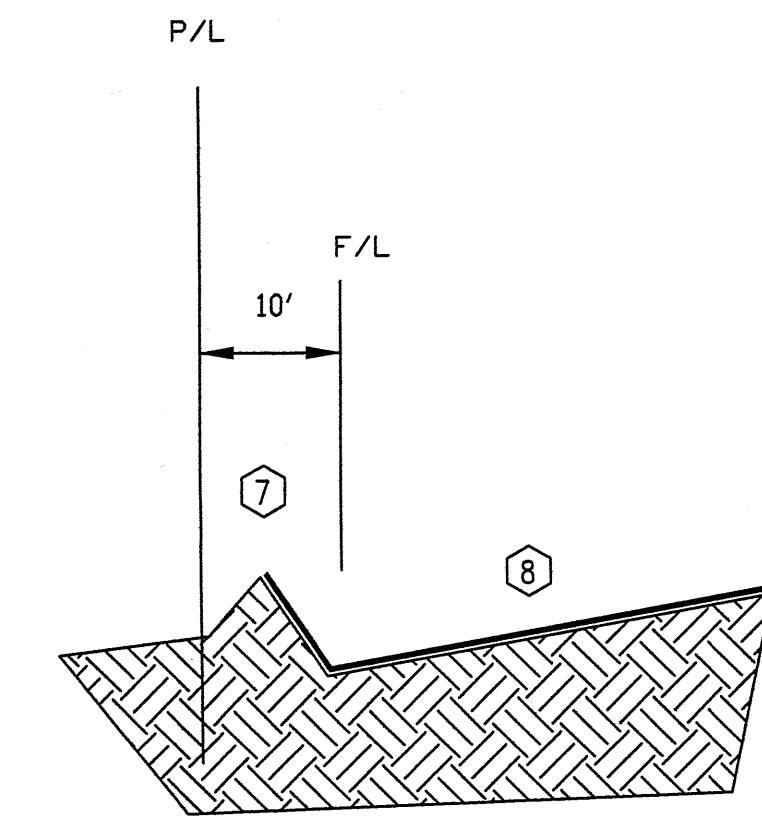
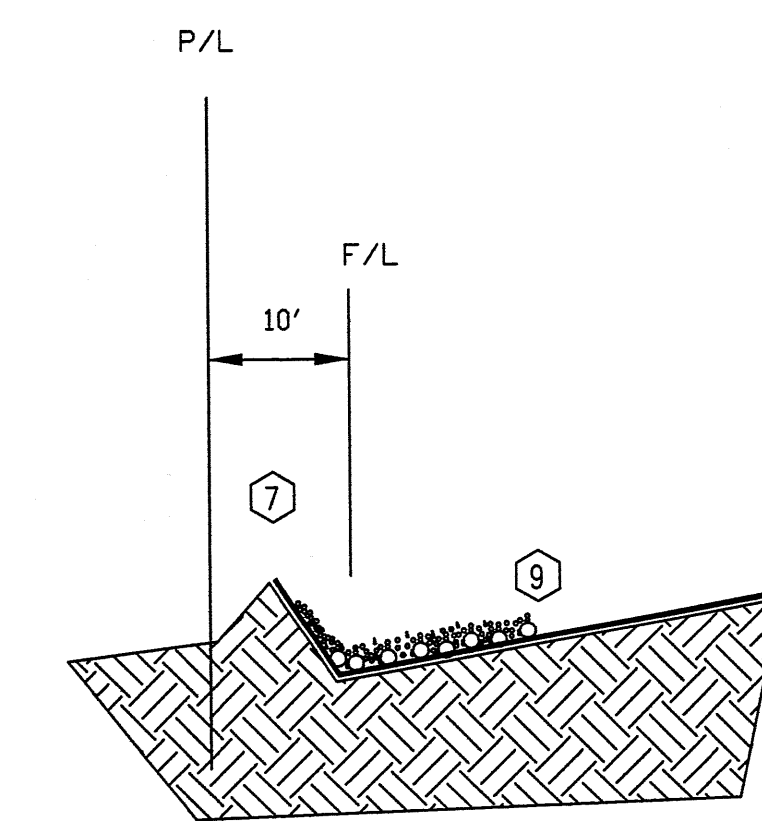
Drawn By: HTH & BJM Checked By: BP



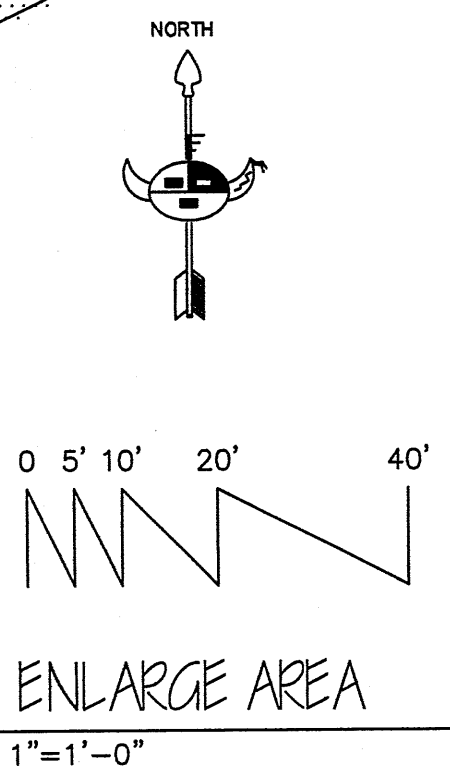
Job Title
GUTIERREZ TRUCKING
MAINTENANCE FACILITY
3006 TODOS SANTOS STREET N.W.
ALBUQUERQUE, NEW MEXICO

SHEET NO. 1 OF 1

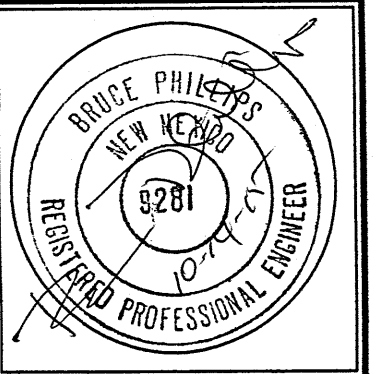
GD


$$1'' = 1' - 0''$$

$$\overline{1'' = 1' - 0}$$

- # KEYED NOTES
- 1 CURB OUT PER CABQ STD DRAWING 2420
 - 2 6" WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY
 - 3 ASPHALT PAVING SURFACE
 - 4 DEPRESSED LANDSCAPE AREA
 - 5 MATCH EXISTING FLOWLINE ELEVATION AND LOCATION
 - 6 PROVIDE 12" FROM F/L TO TOP OF WATER BLOCK ELEVATION
 - 7 18" HIGH EARTHEN BERM
 - 8 SURFACE PROTECTED BY ASPHALT MILLING
 - 9 SURFACE PROTECTED BY 2" ϕ DRIVER ROCK

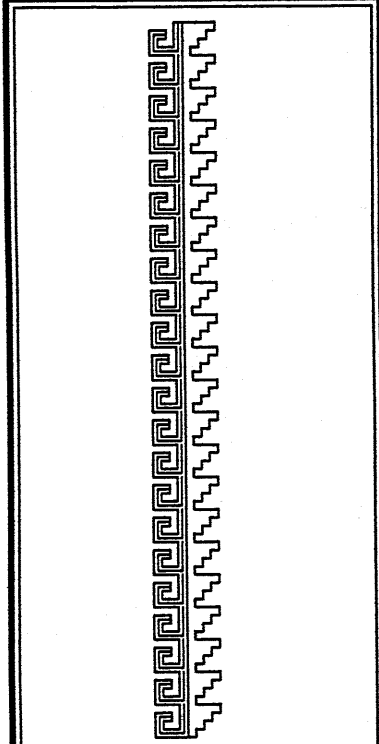


-SECTION A-A (profile only)



JOB NO: XXXXXX	
DATE: AUGUST 2015	
REVISIONS	
	10-11-2015

Sheet	Title
<h1 style="margin: 0;">GRADING AND DRAINAGE PLAN</h1>	
Drawn By: HTH & BJM	Checked By: BP



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MAINTENANCE FACILITY
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