

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



September 25, 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 8-20-2015 (File: G10D036)**

Dear Mr. Montoya:

Based upon the information provided in your submittal received 8-24-15, the above referenced plan cannot be approved for action by the DRB on the Site Plan for Building Permit or Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- 1) Narrative indicates this is a 2-phased project. Clearly show what is to be built in Phase I and what is to be built in Phase 2.
- 2) Regarding the 1<sup>st</sup> comment, show or state how drainage will be managed in Phase 1, before full build out and also for Phase 2 or full build-out.
- 3) Show with flow arrows the intended direction of the roof discharge.
- 4) Revise narrative regarding offsite flows. Drainage files G10D29D and G10D29F show that 5.7 cfs flow thru this site. Excerpt provided appears to have an error.
- 5) Per the City's MS4 Permit with EPA all sites must manage the "First Flush" onsite. Provide a first flush pond.
- 6) First flush can be calculated using  $0.44'' - 0.10''$  (initial abstraction) =  $0.34''$
- 7) Show Key notes 6 & 7 for the driveways on the plan

For Building Permit approval show:

- 8) Flow line elevations in Todos Santos, and all curb return data.
- 9) Show water blocks and provide elevations
- 10) Show that all landscaping is depressed.
- 11) Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site

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

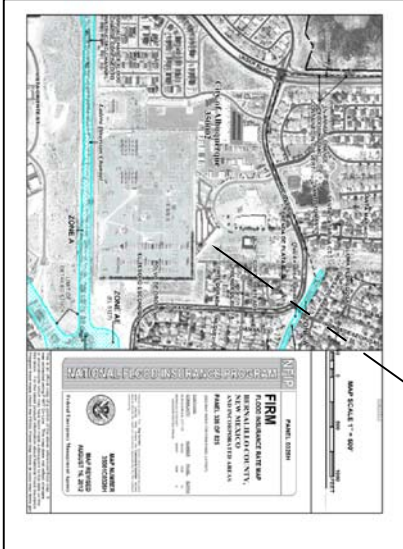
Sincerely,

A handwritten signature in blue ink, appearing to read "Rita T. H.", with a long horizontal flourish extending to the right.

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

Orig: Drainage file  
c.pdf Addressee via Email

- ① GRAVEL CRUSHER FINES PAVING IN FENCED YARD TYP OR ASPHALT MILTINGS
- ② EXISTING HIGH VOLTAGE POWERPOLE (5 EA.) TYPICAL
- ③ ASPHALT PAVING SURFACE
- ④ 25" WIDE ROLLING GATE
- ⑤ SWANSON ROLL AMAY BM ON A 51/2" CONCRETE PAD
- ⑥ NEW 45" WIDE CURB CUT PER COA 2426 (15' RADIUS ON RETURNS)
- ⑦ NEW 30" WIDE CURB CUT PER COA 2426 (15' RADIUS ON RETURNS)



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

AS SHOWN BY THE MONKEY MAP, THE SITE CONTAINS 1.73 ACRES MORE OR LESS AND IS LOCATED SOUTH OF THE INTERSECTION OF 1000S SANITO ST. N.W. AND OAKMAY RD. N.W. AND EAST OF OF 1000S SANITO 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 0236H, REVEALED AUGUST 16, 2012, THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

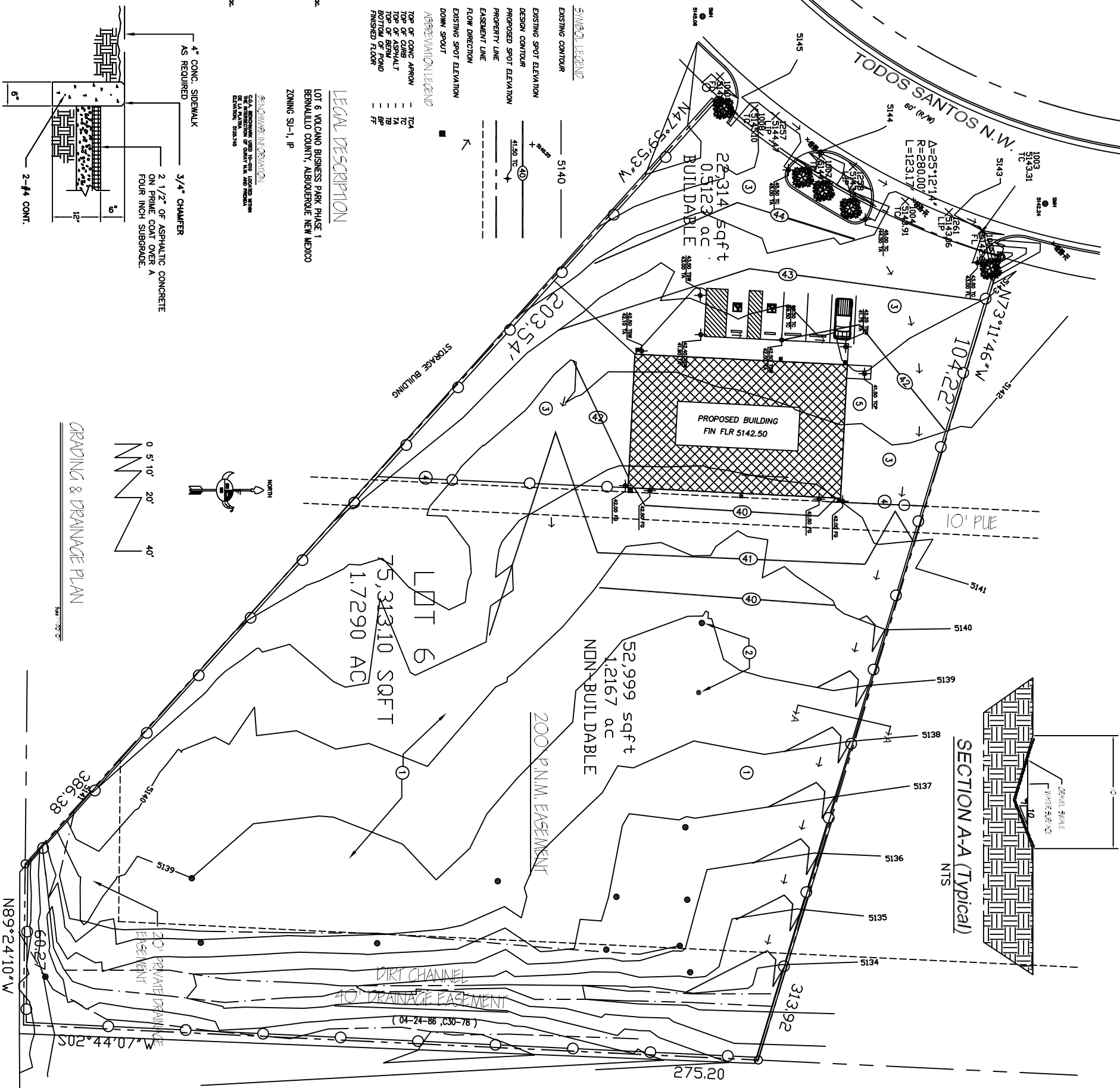
AS SHOWN ON THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF TWO PHASES. PHASE ONE WILL BE A 1,000 SQUARE FOOT OFFICE BUILDING AND SHOP ALONG WITH PAVED PARKING AND ASSOCIATED LANDSCAPING AREAS. PHASE TWO WILL CONSIST OF A 3,000 SQUARE FOOT PRE-FAB BUILDING. THE DEVELOPED RUN-OFF WILL BE DIRECTED EAST TOWARDS THE EXISTING 40' FOOT DRAINAGE EASEMENT. THE DRAINAGE EASEMENT IS A WELL DENEDED DIRT SWALE, WHICH DROPS FROM SOUTH TO NORTH. A NEARBY STREET WAS OBSERVED BY

PROJECT AREA = 1.729	
GUIRREZ MAINTENANCE SHOP	
ZONE 1	
PRECIPITATION:	360 = 2.20 in.
	1440 = 2.66 in.
	10day = 3.67 in.
EXCESS PRECIPITATION:	
	PEAK DISCHARGE:

EXISTING CONDITIONS		PROPOSED CONDITIONS	
TREATMENT A	AREA	TREATMENT A	AREA
TREATMENT B	0.44 h.	TREATMENT B	1.29 cfs/ac.
TREATMENT C	0.56 h.	TREATMENT C	2.03 cfs/ac.
TREATMENT D	0.09 h.	TREATMENT D	2.87 cfs/ac.
	1.97 h.		4.37 cfs/ac.

$$\begin{aligned} \text{Weighted } E &= (0.44) \times (1.73) \times (0.67) \times (0.00) \times (0.99) \times (0.00) \times (1.97) \times (0.00) \times (1.73) \times (0.00) \\ &= 0.44 \text{ h.} \\ \text{V100-360} &= (0.44) \times (1.73) \div 12 = 0.063397 \text{ cc-ft} = 2762 \text{ CF} \end{aligned}$$
$$Q_{100} = (1.29) \times (1.73) + (2.03) \times (0.00) + (2.87) \times (0.00) + (4.37) \times (0.00) = 2.23 \text{ CFS}$$
$$\text{Weighted } E = (0.44) \times (0.29) + (0.67) \times (0.01) + (0.99) \times (0.97) + (1.97) \times (0.46) // 1.73 \text{ cc}$$
$$V_{100-1440} = (0.17) + (0.46) \times (2.66 - 2.20) / 12 = 0.184004$$
$$V_{100-10day} = (0.17) + (0.46) \times (3.67 - 2.20) / 12 = 0.222552 \quad \text{ac-ft} = 9694 \text{ CF}$$
$$E_{Q100} = (1.29) \times (0.29) + (2.03) \times (0.01) + (2.87) \times (0.97) + (4.37) \times (0.46) = 5.18 \text{ CFS}$$

\*DATED SEPTEMBER 25, 2003 Q = 7.46 CFS > 5.18 CFS\* OK



## TYPICAL CONC. CURB DETAIL

BY 3"=1'-0"

## GRADING &amp; DRAINAGE PLAN

2008

**SHEET NO. 1 OF 1**

GD

**Job Title**

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

Sheet Title

# GRADING AND DRAINAGE PLAN

Drawn By: HTH & BJM      Checked By: BP

JOB NO: XXXXXXX

DATE: AUGUST 2011

REVISION

## REVISION