

CITY OF ALBUQUERQUE



March 6, 2017

Richard J. Berry, Mayor

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway NE
Albuquerque, NM, 87110

RE: La Cumbre Cold Storage Building
Grading and Drainage Plan
Engineer's Stamp Date 2-13-2017 (File: G16D103)

Dear Mr. Walla:

Based upon the information provided in your submittal received 2-13-2017, the above referenced Grading and Drainage Plan cannot be approved for building permit until the following comments are addressed:

1. Provide offsite flow narrative.
2. It appears the north portion of the site will drain to the northwest end of the site and will not outfall to the Girard Ave. NE. and the west side the new building it drains to the southwest corner.
3. An updated Traffic Circulation Layout will be required. Is there a revocable permit for the use of Right of Way for parking?
4. Grading plan must reflect any changes to the parking spaces.

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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:

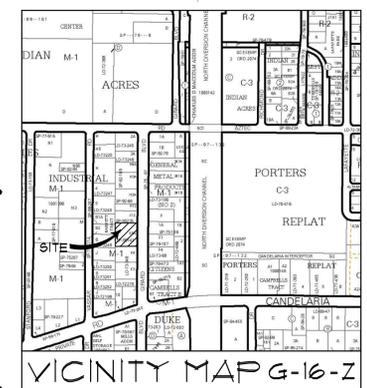
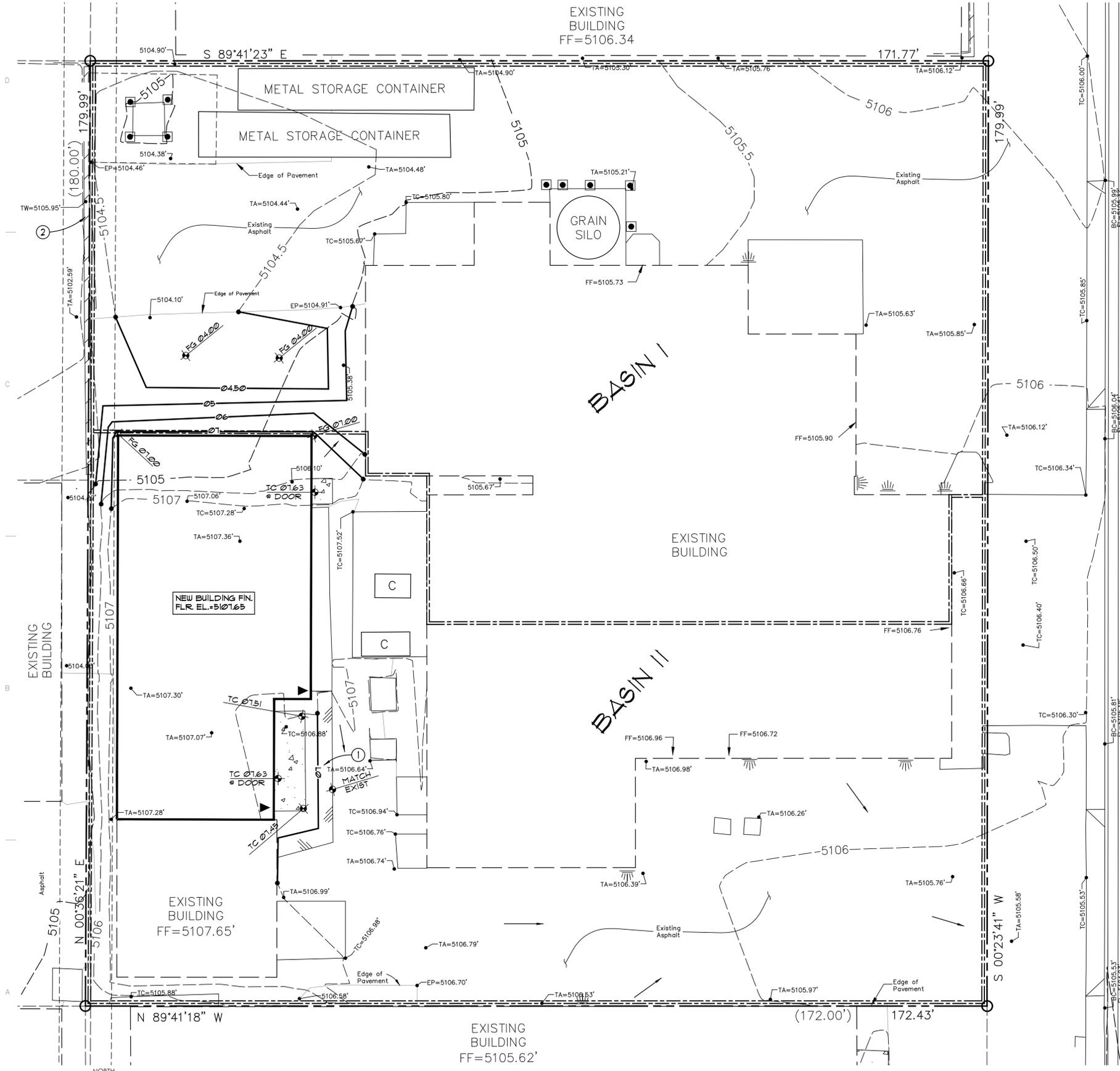
- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- 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 that are part of a larger common plan of development



LEGAL DESCRIPTION
 LOT K-5A, COLE'S INDUSTRIAL SUBDIVISION
 NO. 2, CITY OF ALBUQUERQUE, BERNALILLO
 COUNTY, NEW MEXICO

BENCHMARK
 ELEVATIONS ARE BASED ON CITY OF
 ALBUQUERQUE ACS MONUMENT "1-G11 NAD
 1983, HAVING AN ELEVATION OF 5125.116,
 NAVD 1988



KEYED NOTES

- REMOVE AND REPLACE EXISTING ASPHALT WITH 3" 1800# STABILITY AC PAVING OVER 6" AGGREGATE BASE COURSE COMPACTED TO 95% MAX. DENSITY OVER 12" SCARIFIED EXISTING SUBGRADE COMPACTED TO 95% MAX. DENSITY
- EXISTING CONCRETE RETAINING WALL

LEGEND

---	PROPERTY LINE	FG	FINISHED GRADE
---	NEW BUILDING LINE	BC	BACK OF CURB
---	EXISTING CONTOUR	FL	FLOW LINE
---	NEW CONTOUR	[Symbol]	NEW CONCRETE PAVING
●	EXISTING SPOT ELEVATION	[Symbol]	NEW AC PAVING
●	NEW SPOT ELEVATION	[Symbol]	EXISTING ROOF DRAIN LOCATION
→	FLOW DIRECTION ARROW	[Symbol]	ROOF DRAIN LOCATION
TA	TOP OF ASPHALT	[Symbol]	LIMITS OF DRAINAGE BASIN
TC	TOP OF CONCRETE OR CURB		

DESIGN NARRATIVE

THE SUBJECT PROJECT IS A 0.692 ACRE DEVELOPED SITE THAT IS BEING RENOVATED IN ORDER TO CONSTRUCT A NEW 2600 SF BUILDING. THE WORK WILL INCLUDE THE REMOVAL OF AN EXISTING BUILDING AND SEVERAL PORTABLE STORAGE CONTAINERS TO MAKE ROOM FOR THIS NEW STRUCTURE. SOME MINOR ASPHALT PAVING WILL BE REQUIRED TO COMPLETE THE WORK BUT THE NET CHANGE TO IMPERVIOUS AREA IS NEGLIGIBLE. THE SITE IS SPLIT INTO 2 BASINS WITH THE SOUTH BASIN (BASIN II) DIRECTING SITE RUNOFF DIRECTLY TO THE EAST END OF THE SITE WITH OUTFALL TO GIRARD BLVD. NE. THE NORTH PORTION OF THE SITE WILL REMAIN RELATIVELY UNCHANGED OTHER THAN TO REMOVE PORTABLE STRUCTURES AND CREATE A MORE FORMAL PONDING AREA FOR FIRST FLUSH RUNOFF STORAGE. THE PAVED AREA ON THE NORTH END OF THE SITE HAS AN EXISTING SLOPE BACK TO THE LOW END OF THE SITE AND THIS CONDITION WILL NOT CHANGE IN THIS DEVELOPMENT PROJECT. AS INDICATED IN THE CALCULATIONS THE ON-SITE DEVELOPED RUNOFF IS ESSENTIALLY UNCHANGED AND THE SITE WILL PROVIDE MORE THAN ADEQUATE STORAGE FOR FIRST FLUSH RUNOFF VOLUMES. SHOULD A LARGE STORM EVENT OCCUR THE PONDING AREA ON THE NORTH SIDE OF THE SITE WILL EVENTUALLY OVERFLOW THE HIGH SPOT IN THE EXISTING SITE PAVING AND OUTFALL TO GIRARD BLVD. NE. SOME EXISTING ADJACENT ROOF DRAINAGE ON THE SOUTH PROJECT BORDER IS DEPOSITED ON THE SUBJECT SITE AND THIS NEW DEVELOPMENT WILL NOT EFFECT THIS OUTFALL NOR ITS ACCESS TO DOWNSTREAM FACILITIES. IN SUMMARY, THIS NEW DEVELOPMENT WILL NOT CHANGE THE EXISTING DEVELOPED STORM RUNOFF, EITHER ON SITE OR TO DOWNSTREAM FACILITIES.

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 2
 DESIGN STORM: (IN)

	1hr	6hr	24hr	4day	10day
	2.01	2.35	2.75	3.30	3.95

EXISTING CONDITIONS - BASIN I

LAND TRTMT	AREA (ACRE)	AREA %	F ₆	Q (CFS/AC)	Q (CFS)	V ₆ (CF)	V ₂₄ (CF)	V _{4DAY} (CF)	V _{10DAY} (CF)
A	0.000	0%	0.53	156	0.00	0	0	0	0
B	0.048	13%	0.78	2.28	0.11	136	136	136	136
C	1.000	0%	1.13	3.14	0.00	0	0	0	0
D	0.322	81%	2.12	4.70	1.51	2,478	2,946	3,588	4,348
TOTALS	0.370	100%			1.62	2,614	3,081	3,724	4,484

PROPOSED CONDITIONS - BASIN I

LAND TRTMT	AREA (ACRE)	AREA %	F ₆	Q (CFS/AC)	Q (CFS)	V ₆ (CF)	V ₂₄ (CF)	V _{4DAY} (CF)	V _{10DAY} (CF)
A	0.000	0%	0.53	156	0.00	0	0	0	0
B	0.048	13%	0.78	2.28	0.11	136	136	136	136
C	0.000	0%	1.13	3.14	0.00	0	0	0	0
D	0.322	81%	2.12	4.70	1.51	2,478	2,946	3,588	4,348
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A	0.000	0%	0.53	156	0.00	0	0	0	0
B	0.020	6%	0.78	2.28	0.05	51	51	51	51
C	0.000	0%	1.13	3.14	0.00	0	0	0	0
D	0.302	94%	2.12	4.70	1.42	2,324	2,763	3,366	4,078
TOTALS	0.322	100%			1.47	2,381	2,819	3,422	4,135

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LAND TRTMT	AREA (ACRE)	AREA %	F ₆	Q (CFS/AC)	Q (CFS)	V ₆ (CF)	V ₂₄ (CF)	V _{4DAY} (CF)	V _{10DAY} (CF)
A	0.000	0%	0.53	156	0.00	0	0	0	0
B	0.020	13%	0.78	2.28	0.05	51	51	51	51
C	0.000	0%	1.13	3.14	0.00	0	0	0	0
D	0.302	81%	2.12	4.70	1.42	2,324	2,763	3,366	4,078
TOTALS	0.322	100%			1.47	2,381	2,819	3,422	4,135

FIRST FLUSH VOLUME-ENTIRE SITE: 0.44 IN x 0.624 AC x 43560 x 1/12 = 997 CF

POND CALCULATION:

CONTOUR	AREA	VOLUME
105.50	5700 SF	2293 CF
105.00	4075 SF	1618 CF
104.50	2400 SF	612 CF
104.00	50 SF	
TOTAL VOLUME		4523 CF

Girard Avenue NE

A1 GRADING AND DRAINAGE PLAN

1"=10'



La Cumbre-COLD STORAGE BUILDING
 3313 Girard Blvd. Ne,
 ALBUQUERQUE, NEW MEXICO 87106

ISSUE:
 PRE DESIGN

DRAWN BY: LEK
CHECKED BY: MJW
DATE: 2/13/2017

REVISIONS

NO.	DESCRIPTION

GRADING AND DRAINAGE PLAN
16004
C101

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