CITY OF ALBUQUER



April 9, 2015

Jeff Mortensen, P.E. High Mesa Consulting Group, Inc. 6010-B Midway Park Blvd., NE Albuquerque, NM 87109

RE: Juan Tabo Library, 3407 Juan Tabo Blvd., NE Grading and Drainage Plan Engineer's Stamp Date 3-18-2015 (File: G21-D020)

Dear Mr. Mortensen:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 3-18-15, the above referenced plan cannot be approved for a Building Permit until the following comments are addressed:

1) Label the area of the new building addition on the plan which should equal the added impervious area to the site. As a result of the added impervious area, address first flush management as required per the COA Drainage Ordinance which is defined as 0.34" times the impervious area.

2) For the proposed slopes that appear to be steeper than 3:1 along the northwest corner of the building, provide erosion protection.

3) For the access onto Juan Tabo Blvd., there is an elevation of 54.20 on the north side of the access that appears as though it should be labeled as a top of curb elevation. Please clarify. Also indicate whether the 53.18 elevation on the south side of the access is a top of curb or flowline elevation.

4) Due to the site's direct discharge into the arroyo, obtain a letter of concurrence from AMAFCA.

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 Addressee via Email

			,400

DRAINAGE PLAN

INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE NORTHEAST HEIGHTS OF THE ALBUQUERQUE METROPOLITAN AREA, REPRESENTS A MODIFICATION TO AN EXISTING CITY LIBRARY SITE WITHIN AN INFILL AREA. THE PROPOSED CONSTRUCTION CONSISTS OF A MODEST BUILDING ADDITION WITH ASSOCIATED SITE AND LANDSCAPING IMPROVEMENTS. MODIFICATIONS TO THE SOUTH PARKING LOT ARE ALSO PROPOSED TO ACCOMMODATE HANDICAP PARKING. THE DRAINAGE CONCEPT WILL BE THE CONTINUED FREE DISCHARGE OF DEVELOPED RUNOFF FROM THE SITE TO THE NORTH GLENWOOD HILLS ARROYO. THIS CONCEPT WAS ESTABLISHED BY THE ORIGINAL DRAINAGE SUBMITTAL FOR THE SITE DATED 10/30/81, 2/8/82 AND 3/30/82 (G21/D020).

THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT TO BE ISSUED BY THE CITY OF ALBUQUERQUE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE PROPOSED PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF JUAN TABO BLVD. NE AND THE NORTH GLENWOOD HILLS ARROYO. AS SHOWN BY PANELS 357 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE, HOWEVER DOES LIE IMMEDIATELY ADJACENT TO A DESIGNATED FLOOD HAZARD ZONE WHERE THE 100-YEAR FLOOD IS CONTAINED IN THE CONSTRUCTED CHANNEL.

III. BACKGROUND DOCUMENTS

THE PREPARATION OF THIS PLAN RELIED UPON THE FOLLOWING DOCUMENTS:

- · ALBUQUERQUE MASTER DRAINAGE STUDY (AMDS) VOLUME III. AMDS PLATE G21 ESTABLISHED THE CONDITION OF THE NORTH GLENWOOD HILLS ARROYO CIRCA 1981 AS AN UNLINED CHANNEL AND THAT JUAN TABO BLVD. NE ADJACENT TO THE SUBJECT PROJECT SITE HAS ADEQUATE CAPACITY TO CONTAIN OFFSITE FLOWS. · GRADING AND DRAINAGE PLAN FOR JUAN TABO BRANCH LIBRARY PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY TOM MANN & ASSOCIATES, INC. DATED 10/30/81, 2/8/82 AND 3/30/82. THE 1982 PLAN ESTABLISHED THE PRECEDENT FOR FREE DISCHARGE FROM THE SITE TO THE NORTH GLENWOOD HILLS ARROYO,
- AN UNLINED CHANNEL AT THAT TIME. • CITY OF ALBUQUERQUE STORM FACILITIES MAPS. THE STORM FACILITIES MAPS INDICATE THAT THE NORTH GLENWOOD HILLS ARROYO FLOWS FROM EAST TO WEST DISCHARGING INTO THE EMBUDITIO ARROYO IMMEDIATELY DOWNSTREAM OF THE SUBJECT PROJECT SITE. FROM THIS POINT, THE EMBUDITO FLOWS IN A SOUTHWESTERLY DIRECTION DISCHARGING INTO THE EMBUDO ARROYO THAT OULTETS TO THE I-40 CHANNEL.
- TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 01-13-2015. THE SUBJECT SURVEY PROVIDES THE BASIS FOR THE EXISTING CONDITIONS OF THE SITE AS DEPICTED BY THIS SUBMITTAL.

IV. EXISTING CONDITIONS

THE PROJECT SITE PRESENTLY CONSISTS OF A CITY OF ALBUQUERQUE LIBRARY CONTAINING THE MAIN BUILDING, PAVED PARKING AND LANDSCAPING. THE SITE IS BOUNDED ON THE NORTH BY THE NORTH GLENWOOD HILLS ARROYO, ON THE EAST BY JUAN TABO BLVD. NE. ON THE SOUTH BY COMMERCIALLY DEVELOPED PROPOERTY AND ON THE WEST BY THE EMBUDITO ARROYO, A PUBLIC DRAINAGE CHANNEL. AT PRESENT, THE SITE DRAINS FROM EAST TO WEST DISCHARGING DEVELOPED RUNOFF DIRTECTLY TO THE NORTH GLENWOOD HILLS ARROYO VIA EXISTING SIDE INLET. FROM THIS POINT, RUNOFF FLOWS WEST TO THE EMBUDITO ARROYO EVENTUALLY DISCHARGING TO THE I-40 CHANNEL AS DESCRIBED ABOVE IN BACKGROUND DOCUMENTS.

THERE ARE NO APPARENT OFFSITE FLOWS IMPACTING THE PROJECT SITE AS THE SITE IS TOPOGRAPHICALLY HIGHER THAN THE ADJACENT ARROYO AND THE LANDS TO THE SOUTH AND WEST. WHILE BEING TOPOGRAPHICALLY HIGHER, JUAN TABO BLVD. NE IS A FULLY IMPROVED CITY STREET COMPLETE WITH CURB AND GUTTER AND STORM DRAIN IMPROVEMENTS. BASED UPON REVIEW OF THE BACKGROUND DOCUMENTS CITED ABOVE, DEVELOPED RUNOFF IS CONTAINED WITHIN JUAN TABO BLVD. NE AND DOES NOT OVERFLOW ONTO THE SUBJECT PROJECT SITE.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF A RELATIVELY SMALL BUILDING ADDITION COMBINED WITH PARKING LOT AND LANDSCAPING MODIFICATIONS. THE ONLY INCREASE IN IMPERVIOUSNESS IS THE ROOF AREA OF THE NEW BUILDING ADDITION. THE PARKING LOT MODIFICATIONS CONSIST OF THE REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT TO ACHIEVE ADA COMPLIANT GRADES. THE LANDSCAPING MODIFICATIONS ARE SIMILARLY MINOR WITH NO SIGNIFICANT IMPACT ON SITE IMPERVIOUSNESS. RUNOFF GENERATED BY THE DEVELOPED SITE WILL CONTINUE TO FLOW FROM EAST TO WEST AND DISCHARGE FROM THE SITE VIA THE EXISTING SIDE INLET TO THE NORTH GLENWOOD HILLS ARROYO.

THE AREA BETWEEN THE EXISTING BUILDING AND THE ARROYO MAY BE USED BY THE CONTRACTOR FOR STAGING AND LAYDOWN. AS SUCH, THIS AREA MAY BE DISTURBED BY CONSTRUCTION RELATED ACTIVITIES. TO PREVENT THE DISCHARGE OF CONSTRUCTION RELATED SEDIMENT INTO THE CHANNEL, EROSION AND SEDIMENT CONTROL MEASURES ARE PROPOSED BY THIS PLAN. THE GRADING OF THIS AREA SHALL BE PROHIBITED WITH THE CONTRACTOR REQUIRED TO MAINTAIN EXISTING FLOW PATTERNS WITH RUNOFF GENERATED BY THIS ISOLTATE AREA FLOWING FROM EAST TO WEST INTO THE AFOREMENTIONED SIDE INLET TO THE NORTH GLENWOOD HILLS ARROYO.

AS IN THE EXISTING CONDITION, THERE ARE NO OFFSITE FLOWS IMPACTING THE PROJECT SITE.

VI. GRADING PLAN

THE GRADING PLANS SHOW 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) THE LIMIT AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS, 3.) INTERIM BMPs, AND 4.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED GRADING WILL MAINTAIN THE CURRENT DRAINAGE PATTERN OF DISCHARGE FROM EAST TO WEST TO THE EXISTING SIDE INLET TO THE NORTH GLENWOOD HILLS ARROYO.

VII. EROSION CONTROL PLAN

THIS PROJECT DISTURBS LESS THAN ONE-ACRE OF LAND. A SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS NOT BEEN PREPARED. THE SMALL SIZE OF THIS PROJECT DOES NOT WARRANT THE PREPARATION OF A SITE SPECIFIC EROSION CONTROL PLAN, HOWEVER, THIS PLAN PROPOSES BEST MANAGEMENT PRACTICES (BMPs) TO MITIGATE THE EFFECTS OF CONSTRUCTION RELATED SEDIMENT DISCHARGE IN RECOGNITION THAT THE BARE SOIL AREA BETWEEN THE BUILDING AND ARROYO WILL LIKLEY BE USED FOR STAGING AND LAYDOWN BY THE CONTRACTOR. IT IS IMPERATIVE THAT NO SEDIMENT BE DISCHARGED FROM THE SITE INTO THE NORTH GLENWOOD HILLS ARROYO DURING CONSTRUCTION.

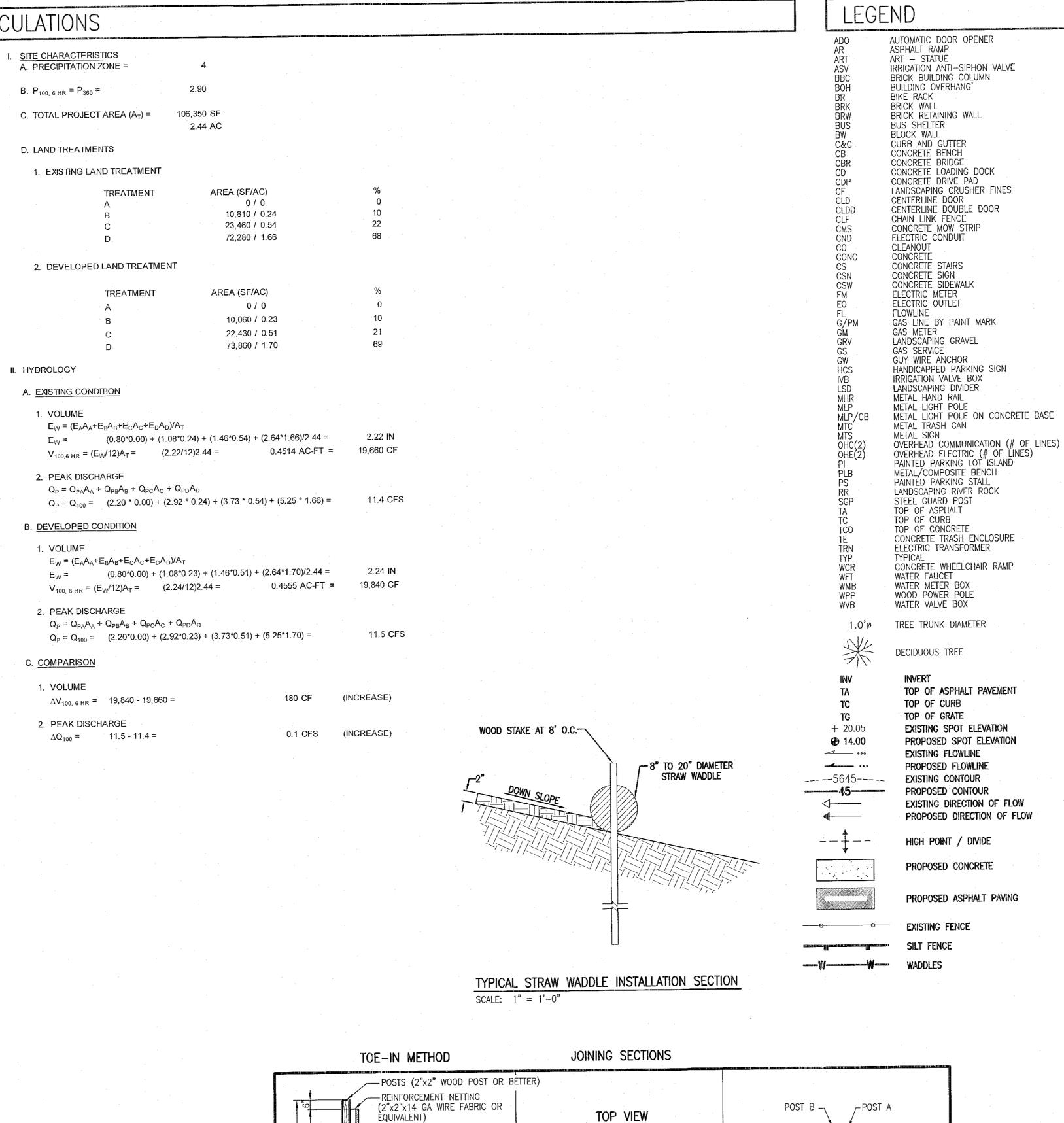
VIII. CALCULATIONS

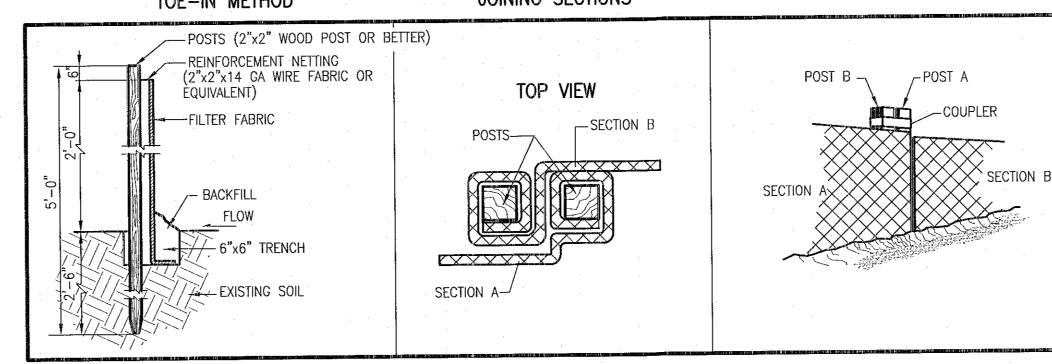
THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED PROJECT WILL RESULT IN A NEGLIGIBLE INCREASE IN THE DEVELOPED RUNOFF GENERATED BY THE SITE.

IX. CONCLUSIONS

- THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN:
- 1. THE PROPOSED IMPROVEMENTS WILL MAINTAIN AND NOT ALTER THE EXISTING DRAINAGE PATTERNS OF THE
- 2. THE PROPOSED IMPROVEMENTS WILL RESULT IN A NEGLIGIBLE INCREASE IN THE DEVELOPED RUNOFF VOLUME
- GENERATED BY THE SITE 3. EROSION AND SEDIMENT CONTROL MEASURES ARE PROPOSED DURING CONSTRUCTION
- 4. THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWNSTREAM
- 5. THIS PROJECT IS NOT SUBJECT TO AN EPA NPDES PERMIT

CALCULATIONS





PREFABRICATED SILT FENCE DETAILS NOT TO SCALE

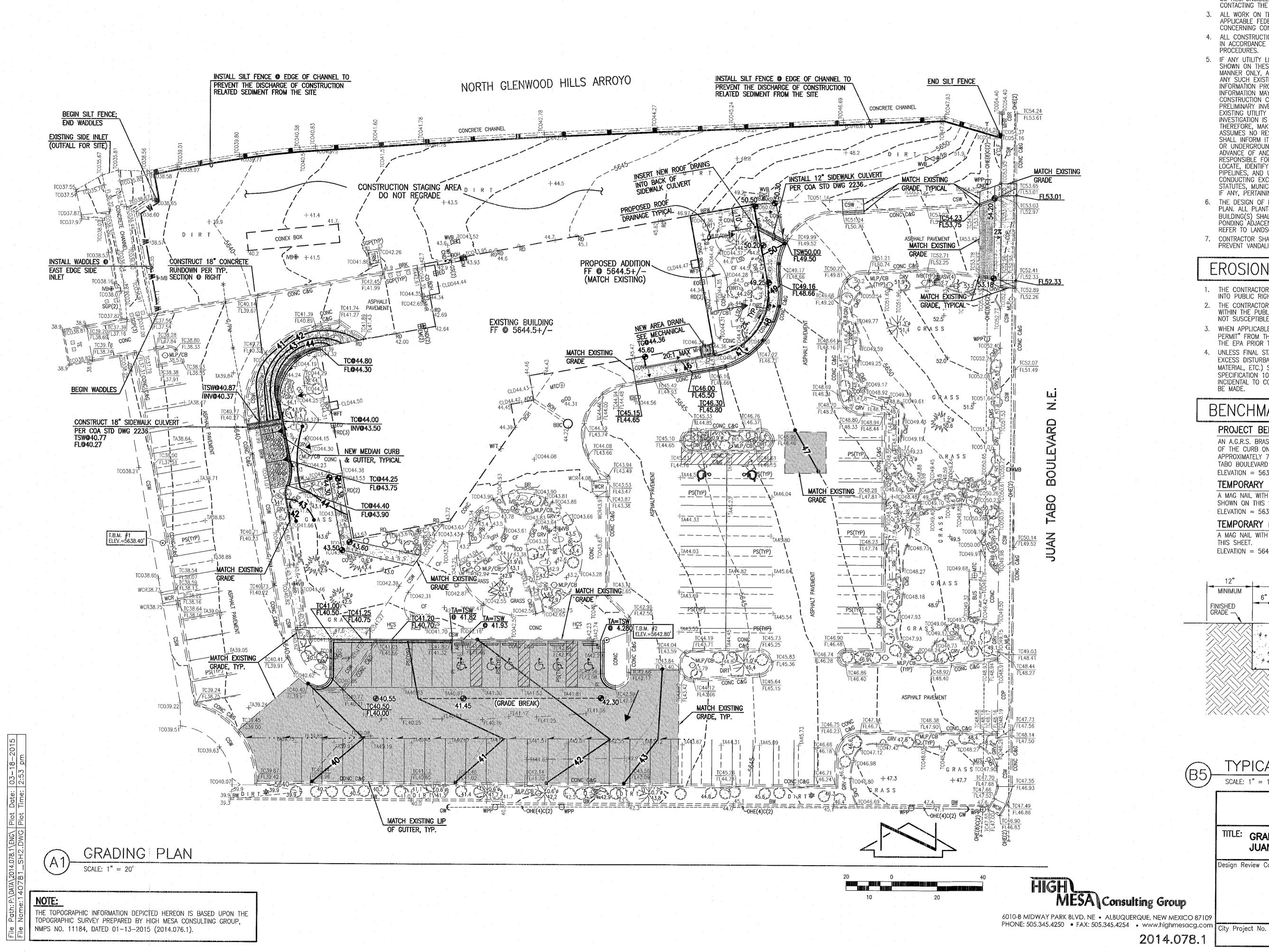


6010-B MIDWAY PARK BLVD. NE . ALBUQUERQUE, NEW MEXICO 87109 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com City Project No.

CHERRY/SEE/REAMES 20 gold avenue sw albuquerque, nm 8710 505 - 842 - 1278 fax 505 - 766 - 9269 G-21 PANEL 357 OF 825. F.I.R.M. LEGAL DESCRIPTION A PORTION OF TRACT 3, TOWNHOMES AND CONDOMINIUMS AT SANDIA PLAZA, ALBUQUERQUE, NEW MEXICO BENCHMARKS PROJECT BENCHMARK (PBM) AN A.G.R.S. BRASS CAP STAMPED "17-G21" SET FLUSH IN TOP OF THE CURB ON THE NORTH SIDE OF COMANCHE ROAD N.E. APPROXIMATELY 725 FEET WEST OF THE INTERSECTION OF JUAN TABO BOULEVARD AND COMANCHE ROAD N.E. ELEVATION = 5638.40 FEET (NAVD 1988) TEMPORARY BENCHMARK #1 (T.B.M.) A MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK, AS SHOWN ON THIS SHEET. ELFVATION = 5638.40 FEET (NAVD 1988) TEMPORARY BENCHMARK #2 (T.B.M.) A MAG NAIL WITH WASHER SET IN CONCRETE, AS SHOWN ON ELEVATION = 5642.80 FEET (NAVD 1988) CITY OF ALBUQUERQUE / BERNALILLO COUNTY LIBRARY SYSTEMS JUAN TABO LIBRARY ADDITION & RENOVATION TITLE: DRAINAGE PLAN, CALCULATIONS AND ESCP SECTIONS JUAN TABO LIBRARY City Engineer Approval Design Review Committee 03/18/2015

2014.078.1

7168.92



一个大型工具设置等。为工具工工程设置,能够免别对工程管理的相关等。如果是国家的国际管理的特别的主义,但是国家的国际的原则,但是国家的国际的原则,但是国家的国家的原则

CONSTRUCTION NOTES:

- 1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.

CHERRY/SEE/REAMES

ARCHITECTS, PC

220 gold avenue sw albuquerque, nm 8710

505 - 842 - 1278 fax 505 - 766 - 9269

- 3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND
- 5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS. IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- . THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- 7. CONTRACTOR SHALL TACK WELD SIDEWALK CULVERT FASTENERS TO PREVENT VANDALISM AND THEFT

- 1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. 2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS
- NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET 3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- 4. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDED ACCORDING TO N.M.A.P.W.A. C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL

BENCHMARKS

PROJECT BENCHMARK (PBM)

AN A.G.R.S. BRASS CAP STAMPED "17-G21" SET FLUSH IN TOP OF THE CURB ON THE NORTH SIDE OF COMANCHE ROAD N.E. APPROXIMATELY 725 FEET WEST OF THE INTERSECTION OF JUAN TABO BOULEVARD AND COMANCHE ROAD N.E. ELEVATION = 5638.40 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

A MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK, AS SHOWN ON THIS SHEET. ELEVATION = 5638.40 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

ELEVATION = 5642.80 FEET (NAVD 1988)

A MAG NAIL WITH WASHER SET IN CONCRETE, AS SHOWN ON THIS SHEET.

-3000 P.S.I. CONCRETE WITH MEDIUM BROOM FINISH ---12" SUBGRADE COMPACTED @ 95% A.S.T.M D-1557

TYPICAL RUNDOWN SECTION

CITY OF ALBUQUERQUE / BERNALILLO COUNTY LIBRARY SYSTEMS JUAN TABO LIBRARY ADDITION & RENOVATION

Design Review Committee City Engineer Approval 03/18/2015 Zone Map No. C-102 52 7168.92 G - 21

SCALE: 1'' = 1'-0''

TITLE:	GRADI	NG F	PLAN
	JUAN	TABO) LIBRA