

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 11, 2023

Mike Walla, P.E.
Walla Engineering
6501 Americas Pwky NE, Suite 301
Albuquerque, NM 87110

**RE: GAAR Office Building - Renovations
1635 University Blvd. NE
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 08/09/23
Engineer's Stamp Date: 10/18/22
Hydrology File: H15D008**

Dear Mr. Walla:

PO Box 1293

Based on the Certification received 08/11/2023 and site visit on 08/11/2023, this letter serves as a "green tag" from Hydrology Section for a **30-day** Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. Please Resubmit to PLNDRS@cabq.gov when ready with an updated engineer's certification.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: G.A.A.R. OFFICE BUILDING **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 1-A-1, ALBUQUERQUE BOARD OF REALTORS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
City Address: 1635 UNIVERSITY BLVD. NE, ALBUQUERQUE, NEW MEXICO 87102

Applicant: WALLA ENGINEERING **Contact:** MIKE WALLA
Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110
Phone#: 505-881-3008 **Fax#:** 505-881-4025 **E-mail:** mikew@wallaengineering.com

Other Contact: FBT ARCHITECTS **Contact:** TED GRUMBLATT
Address: 6501 AMERICAS PARKWAY NE, SUITE 300, ALBUQUERQUE, NM 87110
Phone#: 505-883-5200 **Fax#:** 505-884-5390 **E-mail:** tcg@fbtsarch.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8-9-23 **By:** MIKE WALLA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

EXISTING 3' WIDE CONCRETE DRAINAGE
RUNDOWN STRUCTURE TO NMSHTD
CONCRETE CHANNEL PER APRIL, 2007
DRAINAGE PLAN

EXISTING BUILDING
FF=5077.81
5078.21

EXISTING BUILDING
FF=5077.81

LOT 1-A
LANDS OF HUGHES

COMMERCIAL

1" = 20'

BM 14-H15
ELEVATION = 5077.85
NADV 88

MAIL: 6501 Americas Pkwy NE., Ste. 300
Albuquerque, NM 87110

PHO: 505.883.5200
FAX: 505.884.5390
WEB: www.fbtarch.com

Walla
ENGINEERING LTD

Structural Engineering
Civil Engineering

6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 881-4025

○ SHEET KEYNOTES

- 1 LIMIT OF NORTH END OF EXISTING BUILDING
- 2 EXISTING CURB AND GUTTER TO REMAIN
- 3 NEW 6" CONCRETE CURB WALL PER A1/C-201
- 4 2'-0" WIDE CURB BREAK FOR DRAINAGE RUNOFF CONVEYANCE
- 5 EXISTING ASPHALT PAVING TO REMAIN
- 6 NEW ASPHALT PAVING PER DETAIL A2/C-201
- 7 1'-0" WIDE SIDEWALK CULVERT AT ROOF DRAIN PER DETAILS
A3/C-201 AND A4/C-201
- 8 4", 4000 PSI, AIR-ENTRAINED CONCRETE SIDEWALK
- 9 SPLASH BLOCK AT ROOF DRAIN

Grading & Drainage Design Narrative

Subject Property: 1635 University Blvd, NE, City of Albuquerque

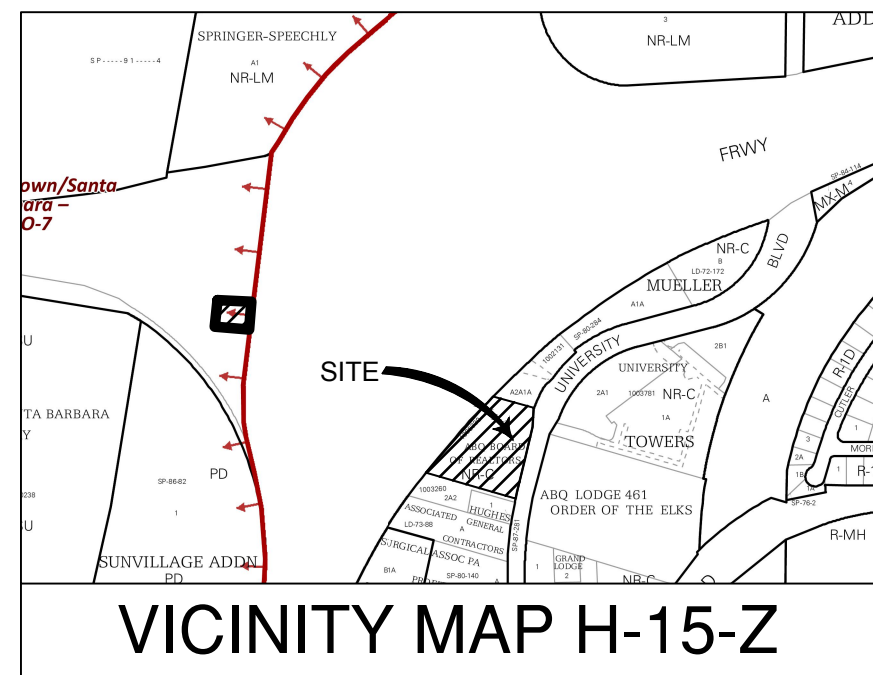
Developed Site Area: 2.899 Acres

Reference: City of Albuquerque Development Process Manual (DPM), June 2000

Methodology: Chapter 6 Drainage, Flood Control, And Erosion Control of the DPM

Project Description: Lot 1-A is a 2.8992 acre site that is fully developed. The project is the demolition of the existing building and the construction of a new building. The existing building is approximately 3285 SF. This project will eliminate a small portion of landscaped area and replace it with roofed surface area. New Islands in the parking lot will be added as well.

Developed Runoff: The new addition will have the same finished floor elevation as the existing building and a portion of the existing north parking lot will be removed and regraded in order to provide access to door openings on the north side of the addition. Otherwise, the historic site drainage scheme will be maintained. This scheme directs developed runoff to two concrete rundowns at the west property edge that delivers runoff to a concrete lined drainage channel constructed as part of the Big I Interstate project. The Big I Interstate drainage channel is located south of the subject property. A letter written by Raymond W. Van Hoven, Drainage Engineer, NMSHD, dated August 14, 2002. This letter was added to the COA file for this site in a previous project. The letter allows for concrete rundowns from properties in this area, between University Blvd and the Interstate, to a concrete channel has been designed for these developed flows. The letter states "The subject channel was designed and constructed to accept existing and future developed flows from properties located between University Blvd. NE and the Big I north of Indian School Rd. NE and south of the Interstate." All negligible offsite runoff which currently enters the site and is conveyed through the site to the existing rundowns will not be affected by the new work. The new work will negligibly change the existing runoff volumes from the flow of the site into the canyons on the south. The addition will replace approximately 15% of landscaped area with impervious roof and paved area. This will add 0.06 CFS runoff to the North Channel. Both Channels have at least 10 times the capacity needed to handle runoff from the site.



DRAINAGE CERTIFICATION

MIKE WILMA, MPEC 11030, OF THE FIRM WALLA ENGINEERING, LTD., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INFORMATION SUBMITTED TO THE CITY OF WAHIA. THE DESIGN INFORMATION EDITED INTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM FIERRO & COMPANY, ROBERT J. FIERRO, MPE# 226061 I, THE DESIGNER, HAVE CONDUCTED A VISUAL INSPECTION OF THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND THE DESIGN INFORMATION SUBMITTED TO THE CITY OF WAHIA. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE DESIGNER'S COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT, THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN AN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

STATION 1-J15(R)
X = 388,049.57
Y = 1,492,301.43
GROUND TO GRID = 0.9996695
DELTA ALPHA = -00°12'55"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

G.A.A.R. OFFICE BUILDING RENOVATION

**CONSTRUCTION
DOCUMENTS**

1635 UNIVERSITY BLVD NE
ALBUQUERQUE, NM 87102

05.20.22

MARK	DATE	DESCRIPTION
↑	10-18-22	CITY HYDROLOGY COMMENTS

ISSUE: CONSTRUCTION DOCUMENTS

DATE:	05-20-22
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PROJECT NO:	
SHEET NO:	2 OF 2

CAD DWG FILE:	C-101 AS BUILT.DWG
DRAWN BY:	LEK

DRAWN BY:	LEK
CHECKED BY:	MJM

SHEET TITLE

GRADING and DRAINAGE PLAN

C-101