

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 3, 2022

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

**RE: GAAR Office Building - Renovations
1635 University Blvd. NE
Grading & Drainage Plan
Engineer's Stamp Date: 05/20/22
Hydrology File: H15D008**

Dear Mr. Walla:

PO Box 1293

Based upon the information provided in your submittal received 05/23/2022, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Since this project discharges into a New Mexico Department of Transportation's (NMDOT) drainage facility, approval must be obtained from NMDOT D3 Drainage. Please contact Tim Trujillo P.E (TimothyR.Trujillo@state.nm.us or 505-373-4987).
2. Please provide Stormwater Quality Volume (SWQV) calculations per the DPM Article 6-12 Stormwater Quality and Low-Impact Development. Since this is a redevelopment, to calculate the required SWQV, multiply the impervious area (the new proposed pavement, sidewalk, and building addition) in square feet by 0.26 inches then divide by 12.
3. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- a. the lot is too small to accommodate management on site while also accommodating the full plan of development;
- b. the soil is not stable;
- c. the site use is inconsistent with the capture and reuse of stormwater;

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- d. other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
 - e. public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
 - f. there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
 - g. a waiver to state water law or acquisition of water rights would be required in order to implement management on site.
4. If the site qualifies for a Waiver of Management Onsite for the Stormwater Quality Volume (SWQV), then please submit the form and please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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: 5-23-22 **By:** MIKE WALLA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

HYDROLOGY CALCULATIONS

1635 University Blvd. NE – Site Area = 2.899 acres

Design Criteria: City of Albuquerque Development Process Manual – June 2020
Chapter 6 Drainage, Flood Control, and Erosion Control
Procedure for 40-Acre and Smaller BasinsPrecipitation Zone 2 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
Excess Precipitation, E, per Table 6.2.13
Peak Discharge for Small Watersheds: per Table 6.2.14

PREDEVELOPED/POSTDEVELOPED CONDITIONS – South Basin

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.260	0.73	2.36	0.49
C	0.000	0.95	3.05	0.63
D	1.497	2.24	4.34	0.90

Weighted E = 2.015 in
 $V_{500} = 2.015 \times 1.758 \times 43560/12 = 12,858 \text{ CF}$
Total Qp = $(0.26 \times 2.36) + (1.497 \times 4.34) = 7.11 \text{ CFS}$

PREDEVELOPED CONDITIONS – North Basin

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.124	0.73	2.36	0.49
C	0.000	0.95	3.05	0.63
D	1.018	2.24	4.34	0.90

Weighted E = $[(0.124 \times 0.73) + (1.018 \times 2.24)]/1.1416 = 2.077 \text{ in}$
 $V_{500} = 2.077 \times 1.1416 \times 43560/12 = 8606 \text{ CF}$
Total Qp = $(0.124 \times 2.36) + (1.018 \times 4.34) = 4.71 \text{ CFS}$

POSTDEVELOPED CONDITIONS – North Basin

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.093	0.73	2.36	0.49
C	0.000	0.95	3.05	0.63
D	1.048	2.24	4.34	0.90

Weighted E = $[(0.093 \times 0.73) + (1.048 \times 2.24)]/1.1416 = 2.116 \text{ in}$
 $V_{500} = 2.116 \times 1.1416 \times 43560/12 = 8768 \text{ CF}$
Total Qp = $(0.093 \times 2.36) + (1.048 \times 4.34) = 4.77 \text{ CFS}$ Check Channel Capacities:
South Channel: Width = 5', Depth = 8" (max), Slope = 0.186 Cap = 107.94 CFS > 7.11 CFS OK
North Channel: Width = 3', Depth = 8" (max), Slope = 0.180 Cap = 58.35 CFS > 4.77 CFS OKEXISTING 3" WIDE CONCRETE DRAINAGE
RUNDOWN STRUCTURE TO NMSHTD
CONCRETE CHANNEL PER APRIL, 2007
DRAINAGE PLANEXISTING 5" WIDE CONCRETE DRAINAGE
RUNDOWN STRUCTURE TO NMSHTD
CONCRETE CHANNEL PER APRIL, 2007
DRAINAGE PLAN

Lot I-A-I

EXISTING BUILDING
FF=5077.85EXISTING BUILDING
FF=5077.85LOT I-A
LANDS OF HUGHESCOMMERCIAL
BUILDINGA1 GRADING and DRANAGE PLAN
1" = 20'

BENCHMARK

BM 14-H15
ELEVATION = 5077.85
NADV 88

LEGAL DESCRIPTION

LOT 1-A-1, ALBUQUERQUE BOARD OF REALTORS, ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
+77.30	EXISTING SPOT ELEVATION
+74.00	NEW SPOT ELEVATION
74	NEW CONTOUR
TC	TOP OF CONCRETE
FG	FINISHED GRADE
FF	FINISHED FLOOR
▶	ROOF DRAIN
→	FLOW DIRECTION
---	DRAINAGE SWALE
---	BASIN BOUNDARY
---	NEW CONCRETE PAVING
---	NEW ASPHALT PAVING

SHEET KEYNOTES

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

Grading & Drainage Design Narrative

Subject Property: 1635 University Blvd NE, City of Albuquerque

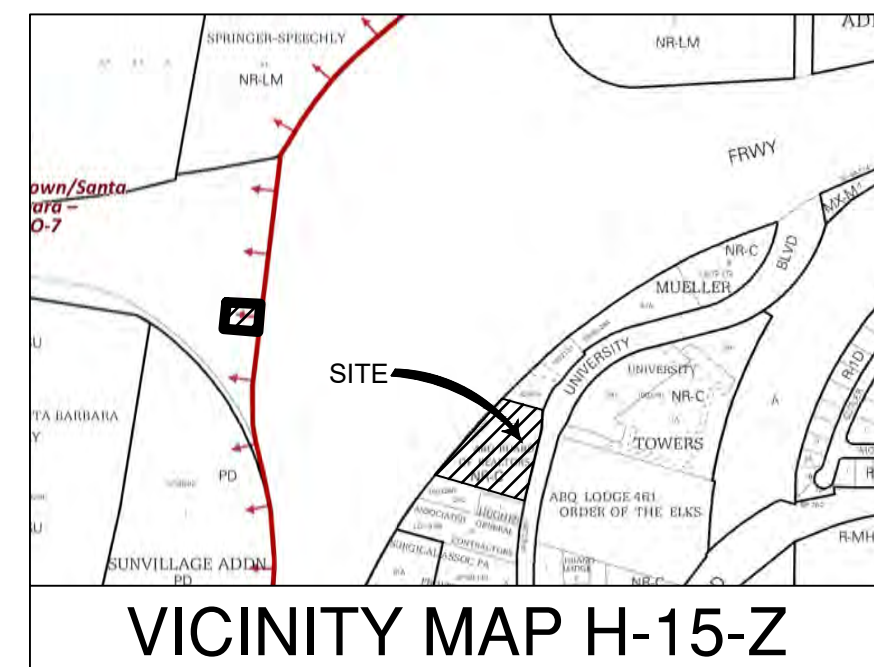
Developed Site Area: 2.899 Acre

Reference: City of Albuquerque Development Process Manual (DPM), June 2020

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

Project Description: Lot 1-A-1 is a 2.8992 acre site that is fully developed. The project is the demolition of a portion of the existing building and addition that will increase the size of the building by 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. Free discharge from these sites west of University Blvd. was allowed by the NMSHTD in a letter written by Raymond A. Van Hoven, Drainage Engineer, NMSHTD, 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 and 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 this new work. The new work will negligibly change the existing runoff volumes and flows, as indicated in the calculations on the plan. The addition will replace approximately 1350 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.



VICINITY MAP H-15-Z

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

CONSULTANT

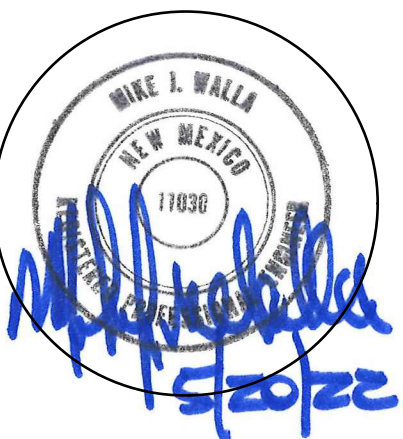
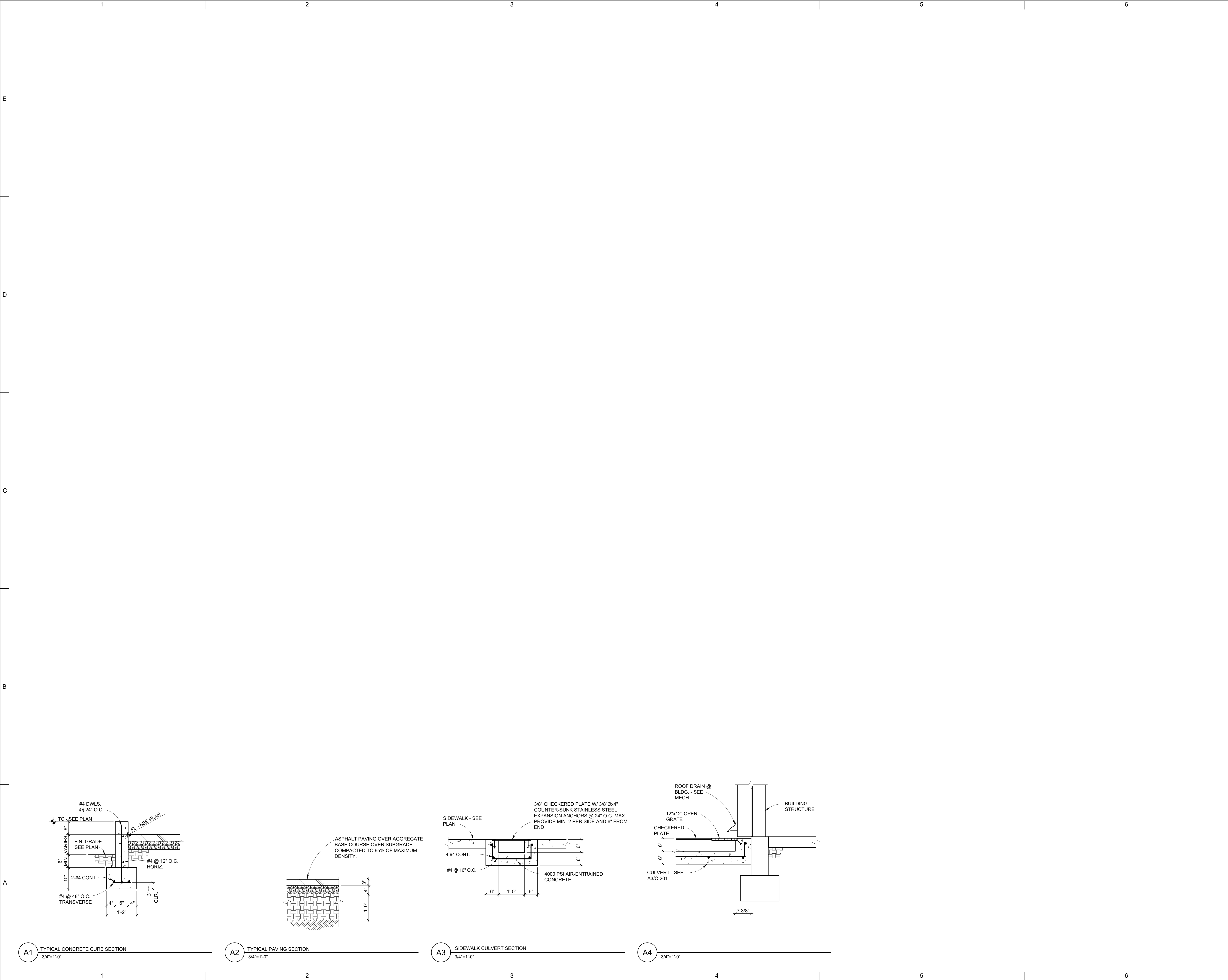
Walla
ENGINEERING, LTD.
Structural Engineering
Civil Engineering
16351 Americas Parkway, NE Suite 301
Albuquerque, New Mexico 87110
881-3508 • Facsimile 881-4525G.A.A.R. OFFICE
BUILDING RENOVATIONCONSTRUCTION
DOCUMENTS1635 UNIVERSITY BLVD NE
ALBUQUERQUE, NM 87102

05.20.22

MARK	DATE	DESCRIPTION

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	05-20-22
PROJECT NO:	
CAD DWG FILE:	C-101.DWG
DRAWN BY:	LEK
CHECKED BY:	MJW

SHEET TITLE
GRADING and DRAINAGE PLAN



G.A.A.R. OFFICE BUILDING RENOVATION

CONSTRUCTION DOCUMENTS

1635 UNIVERSITY BLVD NE
ALBUQUERQUE, NM 87102

05.20.22

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SHEET TITLE

CIVIL DETAILS