CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

July 21, 2020

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

RE: Pascetti Steel Bldg
2114 Claremont Ave NE
Grading & Drainage Plan
Engineer's Stamp Date: 07/14/20
Hydrology File: H16D021

Dear Mr. Walla:

PO Box 1293

Based upon the information provided in your submittal received 07/14/2020, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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

www.cabq.gov

Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also as a reminder, please provide Drainage Covenant for the retention pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A $25 fee will be required.

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

Sincerely,

Renée C. Brissette

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 11/2018)

Project Title: PASCETTI STEEL BUILDING Building Permit #: _____ Hydrology File #: _____

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

Legal Description: TRACT "J-1" OF THE REPLAT OF TRACT "J" MENAUL DEVELOPMENT AREA, ALBUQUERQUE, NEW MEXICO

City Address: 2114 CLAREMONT AVE. NE, ALBUQUERQUE, NM 87107

Applicant: WALLA ENGINEERING Contact: MIKE WALLA

Address: 6501 AMERICAS PARKWAY NE, SUITE 301

Phone#: 505-881-3008 Fax#: 505-881-4025 E-mail: mikew@wallaenigneering.com

Owner: PASCETTI STEEL Contact: DAMIAN PASCETTI

Address: P.O. BOX 3504, ALBUQUERQUE, NM 87110

Phone#: 505-341-2900 EXT. 102 Fax#: 505-341-2901 E-mail: damian@pascettisteel.com

TYPE OF SUBMITTAL: _____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE X ____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes X _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION X _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

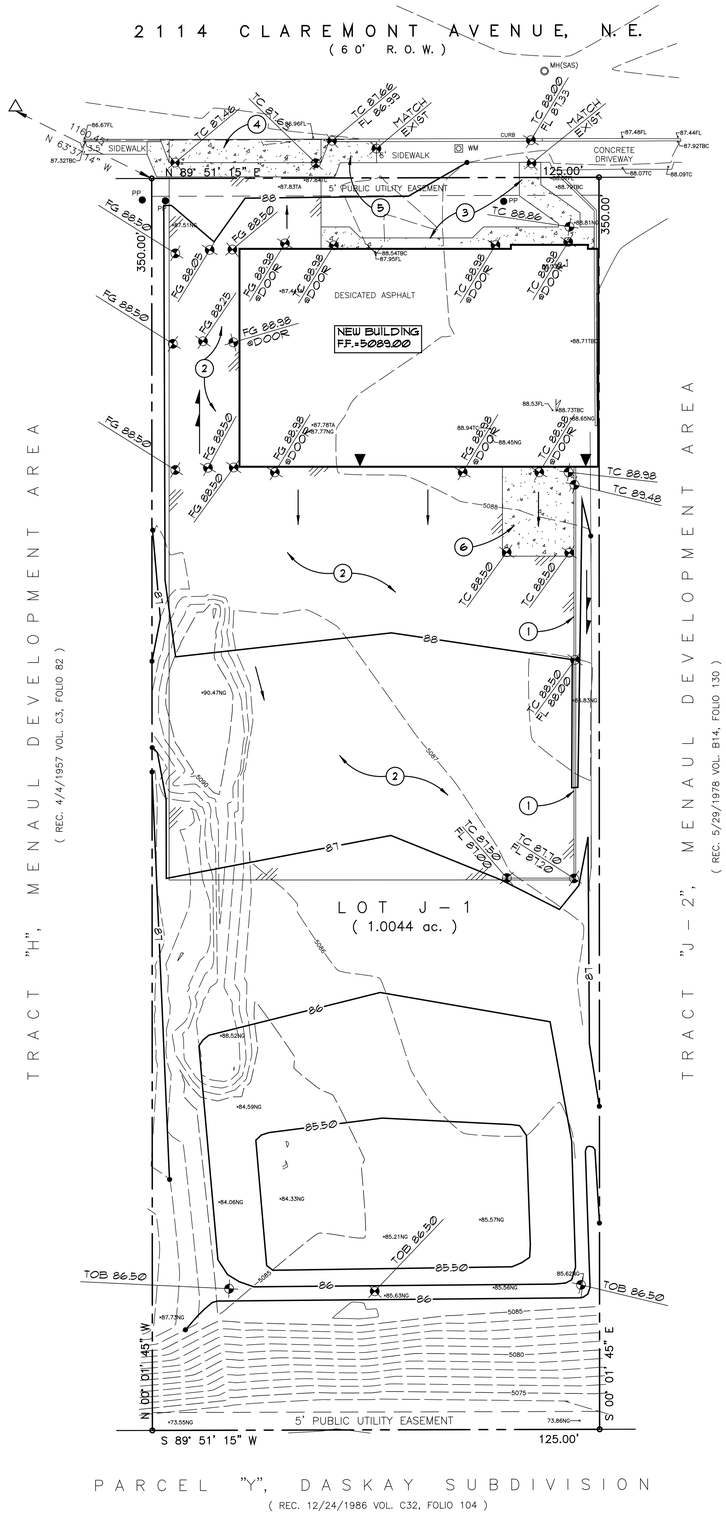
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X ____ 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: 7-14-2020 By: MIKE WALLA

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GRADING and DRAINAGE PLAN

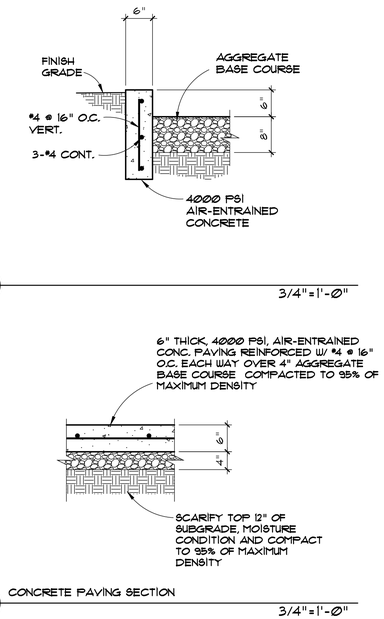
1" = 20'-0"

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5087 EXISTING CONTOUR
- × 87.84TC EXISTING SPOT ELEVATION
- 87 NEW CONTOUR
- 88.50 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- FF FINISH FLOOR
- TOB TOP OF BERM
- TC TOP OF CONCRETE OR CURB
- FG FINISH GRADE
- FL FLOW LINE
- ROOF DRAIN LOCATION
- SWALE
- NEW CONCRETE PAVING
- NEW BASE COURSE

KEYED NOTES

1. 6" WIDE CONCRETE CURB PER DETAIL 1/C1.1
2. 8" AGGREGATE BASE COURSE COMPACTED TO 95% OF MAXIMUM DENSITY OVER 12" OF COMPACTED SUBGRADE SCARIFIED AND COMPACTED TO 95% OF MAXIMUM DENSITY
3. 4" THICK 4000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER COMPACTED SUBGRADE
4. CONCRETE DRIVE PAD PER CITY OF ALBUQUERQUE STANDARD DRAWING # 2425
5. CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING # 2430
6. CONCRETE PAVING PER DETAIL 2/C1.1



DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGAL DESCRIPTION

TRACT LETTERED "J-1" OF THE REPLAT OF TRACT "J" MENAUL DEVELOPMENT AREA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 29, 1978.

BASIS OF ELEVATIONS

USC&GS MONUMENT "CANDELARIA"
X=1,528,901.060 US SURVEY FEET
Y=1,497,091.458 US SURVEY FEET
GROUND-TO-GRID: 0.9996740710
MAPPING ANGLE: -00°14'52.41"
NMSP CENTRAL ZONE NAD 83
MSL ELEVATION: 5090.846
NAVD 88

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 - ENTIRE SITE

LAND TRTMNT	AREA (ACRE)	AREA %	Fp	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	1.56	0.00	0	0	0	0
B	0.870	87%	0.78	2.28	1.98	2,463	2,463	2,463	2,463
C	0.000	0%	1.13	3.14	0.00	0	0	0	0
D	0.134	13%	2.12	4.10	0.63	1,031	1,226	1,493	1,809
TOTALS	1.004	100%			2.61	3,495	3,689	3,957	4,273

PROPOSED CONDITIONS

LAND TRTMNT	AREA (ACRE)	AREA %	Fp	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	1.56	0.00	0	0	0	0
B	0.347	35%	0.78	2.28	0.79	982	982	982	982
C	0.496	49%	1.13	3.14	1.56	2,035	2,035	2,035	2,035
D	0.161	16%	2.12	4.10	0.76	1,239	1,473	1,794	2,114
TOTALS	1.004	100%			3.11	4,256	4,490	4,811	5,191

POND CAPACITY:

CONTOUR	AREA	VOLUME
86.50	10,500 SF	
86.00	8000 SF	4625 CF
85.50	3360 SF	2840 CF

TOTAL VOLUME = 7645 CF

GRADING & DRAINAGE DESIGN NARRATIVE

SUBJECT PROPERTY: 2114 CLAREMONT NE, ALBUQUERQUE, NEW MEXICO

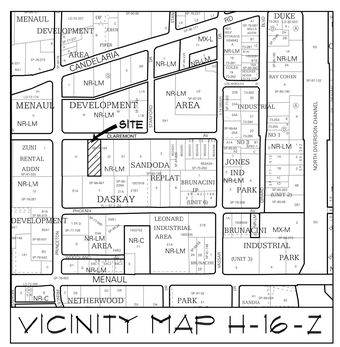
AREA OF SITE: 1.004 ACRE

REFERENCE: CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM)

PROJECT DESCRIPTION: THE DEVELOPMENT IS THE CONSTRUCTION OF A NEW BUILDING, PARKING LOT AND ENTRY DRIVE ON AN EXISTING SITE THAT HAS SOME SMALL TEMPORARY STRUCTURES AND PAVED PARKING. THE NEW BUILDING WILL BE LOCATED WHERE THE ASPHALT PARKING CURRENTLY EXISTS. THE NEW ON SITE DRIVE AND PARKING WILL BE SURFACED WITH COMPACTED BASE COURSE AND ONLY THE HANDICAPPED PARKING AREA WILL BE CONCRETE PAVED. THE SITE WILL BE GRADED TO MATCH THE EXISTING DRAINAGE SCHEME WITH ONLY THE FRONTAGE AREA RUNOFF DIRECTED TOWARD CLAREMONT AND THE REMAINING MAJORITY OF THE SITE GRADED TO DIRECT RUNOFF TO AN ON SITE POND AT THE SOUTH END OF THE PROPERTY. THIS POND IS OVERSIZED TO CAPTURE AND HOLD RUNOFF FROM A 100 - YEAR, 10 DAY STORM IN ORDER TO PREVENT OVERFLOW TO THE ADJACENT PROPERTY.

UNDEVELOPED CONDITIONS: THE EXISTING SITE IS ALMOST COMPLETELY PERVIOUS SURFACES, 5 SMALL PORTABLE BUILDINGS CURRENTLY EXIST ON THE SITE AND WILL BE REMOVED. AN AREA OF DESICCATED ASPHALT PAVING EXISTS NEAR THE NORTH END OF THE SITE. THE CURRENT GRADING DIRECTS RUNOFF FROM THE NORTH PORTION OF THE PROPERTY TOWARD CLAREMONT AVENUE AND THE REST OF THE SITE IS SLOPED TO THE SOUTH BUT IS UNIMPROVED. IT IS POSSIBLE THAT SOME OF THE CURRENT DEVELOPED RUNOFF EXITS THE SITE TO THE SOUTH AND ONTO ADJACENT PROPERTY.

DEVELOPED RUNOFF: A SMALL PORTION OF THE IMPROVED SITE WILL BE GRADED TO DIRECT RUNOFF TOWARD CLAREMONT AVE. BUT THE NEW BUILDING ROOF AND ALL OF THE NEW PARKING WILL SLOPED TO DRAIN TO THE SOUTH. ALL OF THIS STORM RUNOFF VOLUME WILL BE CAPTURED AND RETAINED IN A NEW POND AT THE SOUTH END OF THE PROPERTY IN AN OVERSIZED POND CAPABLE OF STORAGE FOR A 100-YEAR, 10 DAY STORM.



VICINITY MAP H-16-Z

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 881-4025

MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

PASCETTI STEEL BUILDING
2114 CLAREMONT AVE. NE
ALBUQUERQUE, NM 87107

GRADING/DRAINAGE PLAN

DATE:	14 JULY 2020
DRAWN BY:	LEK
CHECKED BY:	MJW
VERIFIED BY:	

REVISIONS

SHEET NO: C1.1