

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 7, 2022

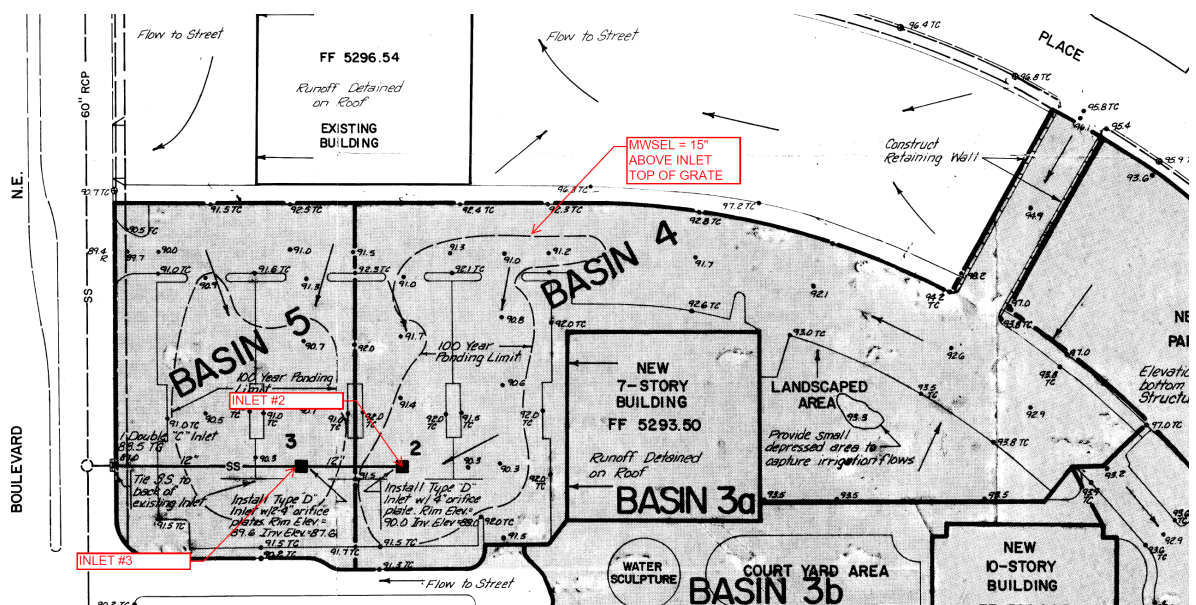
Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: 2440 Louisiana Office Bldg
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 01/17/22
Hydrology File: H19D084

Dear Mr. McGee:

Based upon the information provided in your submittal received 01/21/2022, the Conceptual Grading & Drainage Plan is **not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Under Existing Conditions, reference to prior drainage file H16-D1 is inaccurate. The actual drainage file is H19D084. According to this drainage plan, this site has limited discharge. See attached plan and calculations.
2. Below is an image of the existing parking with two ponding area utilizing the parking and adding about 15 inches above the inlets to store the detention volume.



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Since it looks like a large portion of detention basin #5 is being removed, an underground system will have to be utilized and outfall to the existing inlet on Louisiana. Also, since Basin #4 ties into Basin #5, Basin #4 will also have to be re-evaluated to determine that it can still provide the required detention.

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

PO Box 1293

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

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ 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:

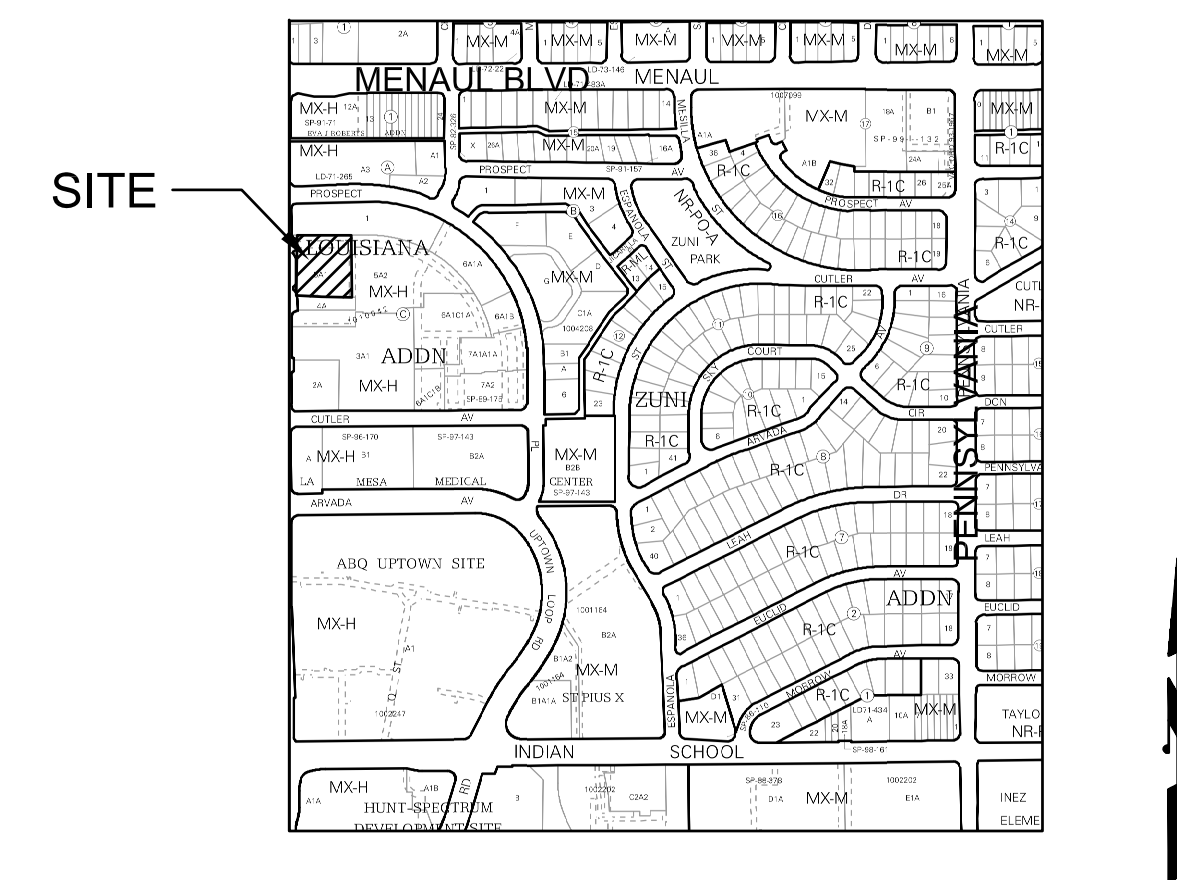
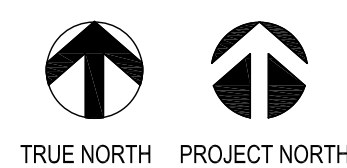
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING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

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VICINITY MAP

LEGEND

Diagram illustrating building elevations and construction levels:

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=5294.9
- PROPOSED BUILDING FINISH FLOOR ELEVATION
- +36.5
- NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD
- ROOF DRAIN
- TC
- TOP OF CURB

KEYED NOTES

- A. EXISTING DRAINAGE INLET TO REMAIN.
- B. NEW 8" ROOF DRAIN PIPED TO EXISTING INLET.
- C. NEW 3' CURB OPENING.
- D. EXISTING PARKING LOT MEDIAN TO REMAIN.
- E. NEW SWQ POND SHALL PROVIDE 830 CF STORAGE.

DRAINAGE ANALYSIS

ADDRESS: 2442 Louisiana Blvd NE, Albuquerque, NM

LEGAL DESCRIPTION: TRACT 5-A-1, BLOCK C LOUISIANA SUBDIVISION

AREA: 52,696 SF (1.21 acres) DISTURBED AREA = 0.87 ACRES

BENCHMARK: City of Albuquerque Station '15-H18' being a brass cap
ELEV= 5303.391 (NAVD 1988)

SURVEYOR: Survey Office LLC, dated July 2019

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0352H (8/16/12), this site is identified as being within Zone 'X' which is determined to be of minimal flood hazard.

OFFSITE FLOW: The site does accept offsite flows from the parcel adjacent to the east as shown on the plan. The total Q= 1.5 CFS will continue to be accepted onsite by the existing parking lot inlet per the historic flow pattern.

EXISTING CONDITIONS: The site is a fully developed portion of an existing site with asphalt parking and some landscaping. The prior drainage file (H16-D1) was revised by BHI in 1984 and again by Larry Read in 2004. This site has free discharge and drains to 2 existing parking lot inlets. The site is very flat and runoff discharges to the public R/W of Louisiana Blvd NE.

PROPOSED IMPROVEMENTS: The proposed redevelopment of the site includes a new 5,881 SF office building, associated paved access and parking, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the Storm Water Quality (SWQ) volume. Private storm drains will be extended onsite to provide for catch basins to intercept site runoff which will be directed to proposed landscaped areas.

Existing land treatment: 8% C and 92% D
 $Q = [(0.08)(3.45) + (0.92)(5.02)](0.87) = 4.2 \text{ CFS}$

Proposed land treatment: 2% B, 6% C and 92% D
 $Q = [(0.02)(2.60) + (0.06)(3.45) + (0.92)(5.02)](0.87) = 4.2 \text{ CFS}$

Redevelopment SWQ $V = (37,890)(0.26/12) = 821$ CF

The proposed detention of 830 CF will contain the SWQ volume. Site discharge remains unchanged at 4.2 CFS. The proposed onsite retention storage will limit the site runoff. 5



STUDIO SW
ARCHITECTS

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CONSULTANTS

Architect	Engineer
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OFFICE BUILDING

2440 Louisiana Boulevard NE
ALBUQUERQUE, NM 87110

Key Plan

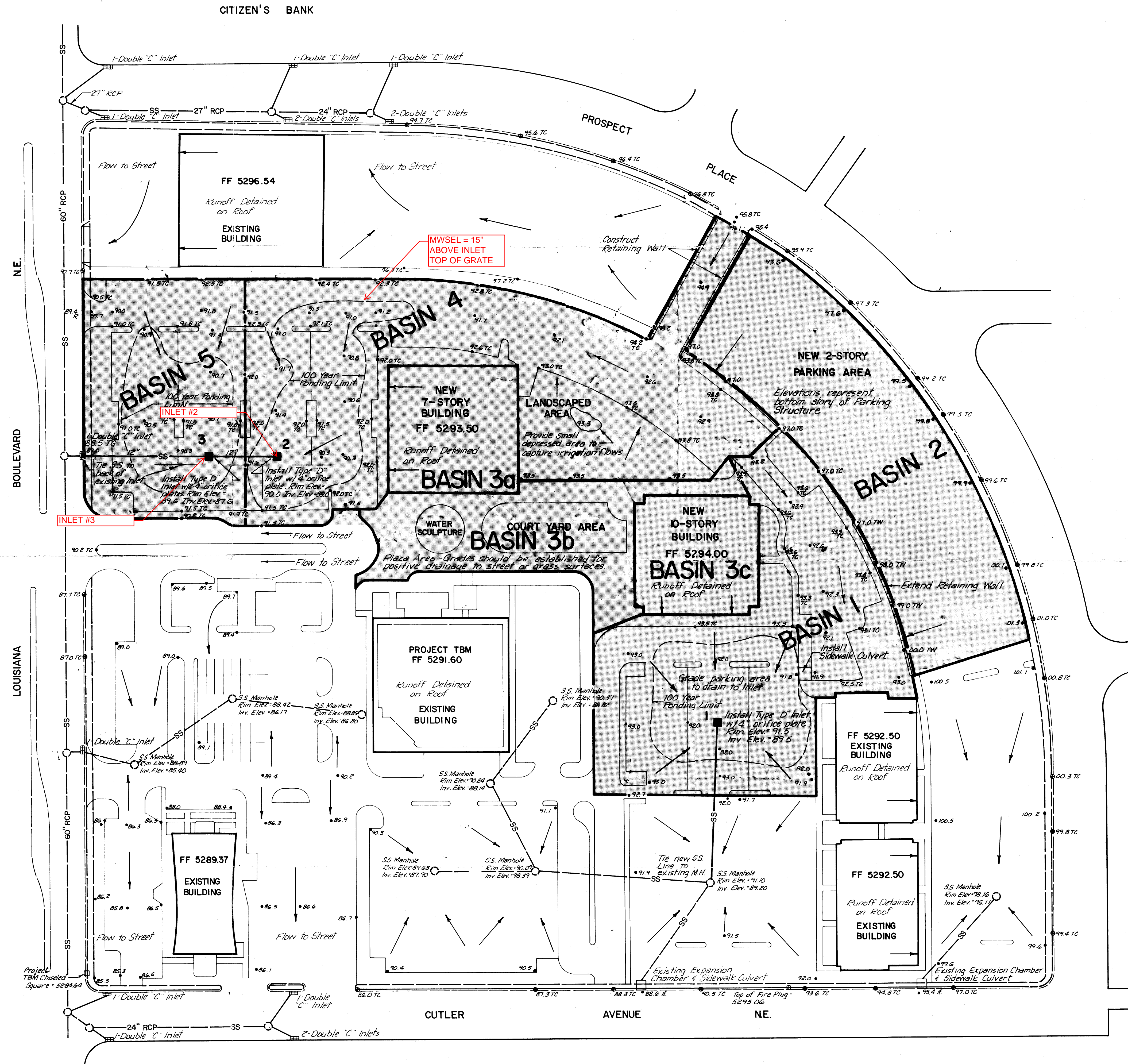
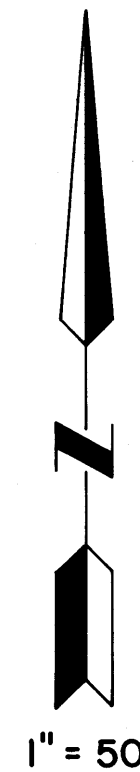
NTS

No	Date	Description
Revision Schedule		
ISSUE:		Design Development
PROJECT NUMBER:	2130	
FILE:	2130 Office Building	
DRAWN BY:	JSK	
CHECKED BY:	SSM	
DATE:	1/17/2022	

SHEET TITLE

CONCEPTUAL GRADING & DRAINAGE PLAN

C101



- LEGEND**
- 92.5 SPOT ELEVATION
 - SS — STORM DRAIN LINE
 - STORM INLET
 - ▬▬▬ RETAINING WALL
 - ▬▬▬ NEW DEVELOPMENT
 - ▬▬▬ BASIN BOUNDARY

PLATE 4
PROPOSED CONDITIONS

AMERICAN FINANCIAL CENTER
DRAINAGE PLAN

Job No. 32140 Sheet 1 of 2
 Drawn By P.E. Date JAN. 84
 Checked By B.G.B. Scale 1" = 50'

1-17-84
1-17-84

A with double gate

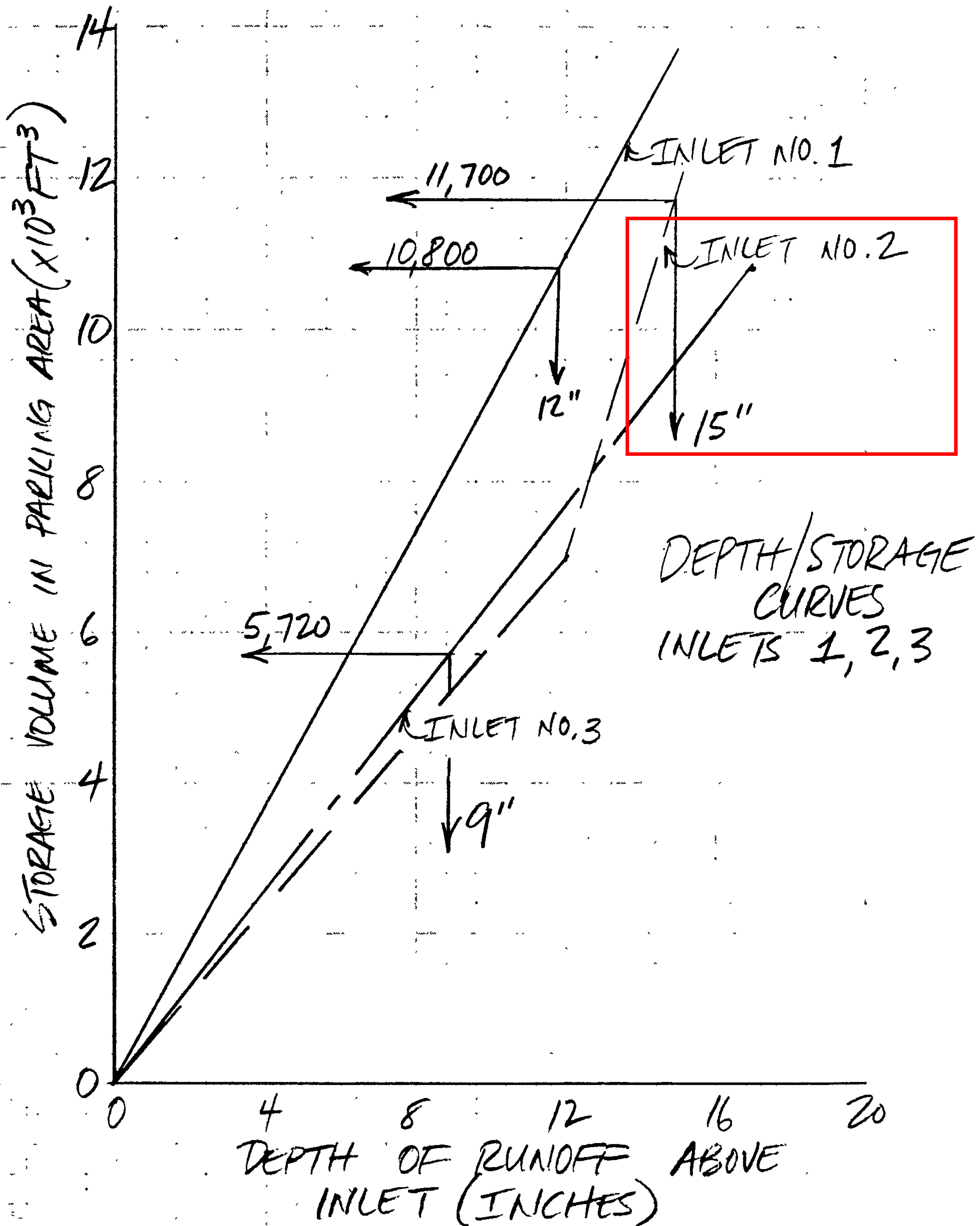


FLOWS TO INLETS

INLET NO.	CONTRIBUTING BASINS	TOTAL Q
1	1 - 6.7 cfs 3B - 0 cfs $\frac{1}{2}$ of 2 - 0.2 cfs	6.9 cfs
2	3A - 0.4 cfs 4 - 7.7 cfs $\frac{1}{2}$ of 2 - 0.2 cfs	8.3 cfs
3	5 - 4.2 cfs	4.2 cfs



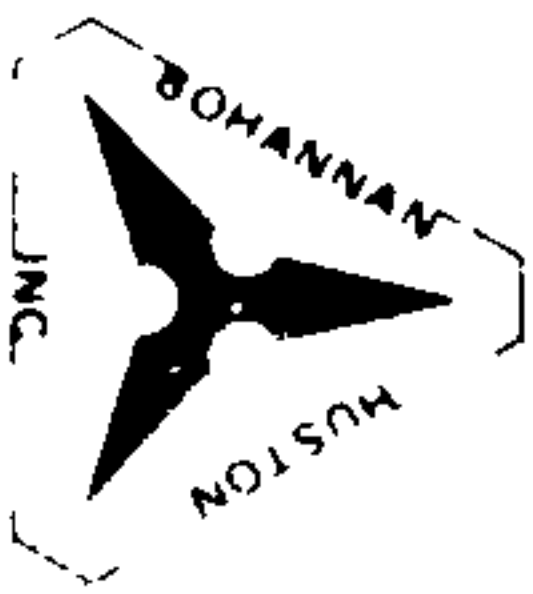
PROJECT NAME AMERICAN FINANCIAL CENTER SHEET _____ OF _____
 PROJECT NO. 32140 BY BB DATE 1-84
 SUBJECT FLOWS TO INLETS CH'D _____ DATE _____



PROJECT NAME AMERICAN FINANCIAL CENTER SHEET _____ OF _____

PROJECT NO. 32140 BY BB DATE 1-84

SUBJECT DEPTH/STORAGE CURVES CH'D _____ DATE _____



PROJECT NAME AMERICAN FINANCIAL CENTER
PROJECT NO. 32140 BY BB OF
SUBJECT RUNOFF HYDROGRAPHS CH'D DATE 1-84

