

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 24, 2022

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

**RE: 2440 Louisiana Office Bldg
Grading & Drainage Plan
Engineer's Stamp Date: 06/07/22
Hydrology File: H19D084A**

Dear Mr. McGee:

Based upon the information provided in your submittal received 06/13/2022, the Grading & Drainage Plans are approved for Building Permit. 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 CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the underground detention system per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.
3. Prior to the backfill of the underground detention system, please composed an Engineer Certification letter for the underground detention system with construction photos. This letter must be included in the Grading & Drainage submittal for Permanent Release of Occupancy.

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.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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

PO Box 1293

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:

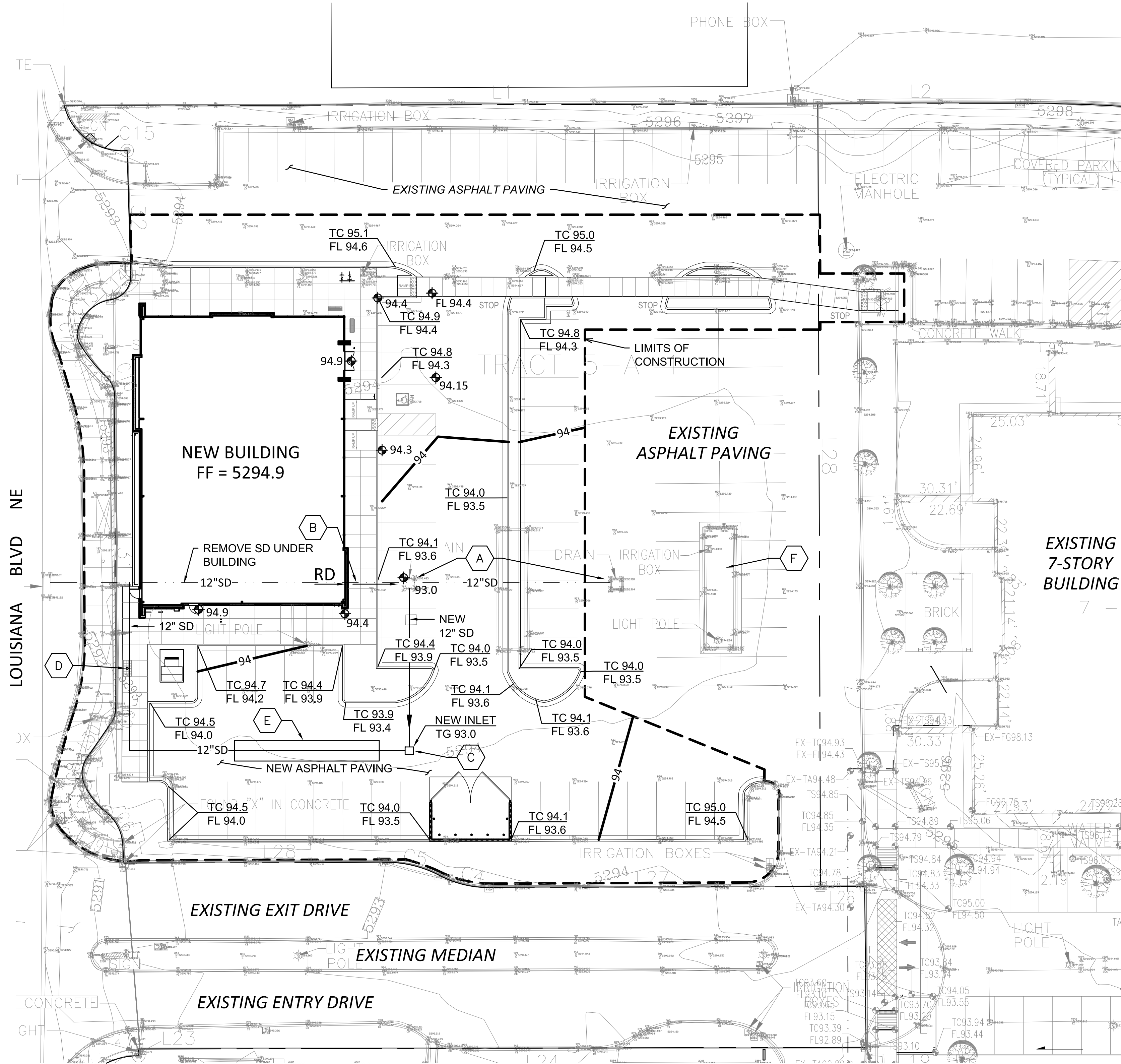
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING 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: _____

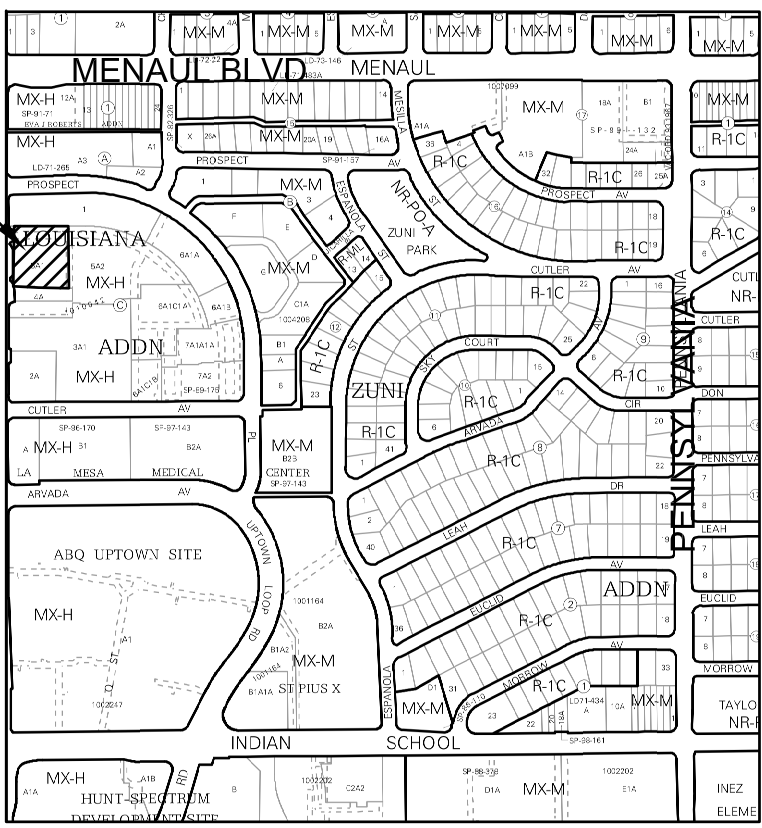
FEE PAID: _____



A1 GRADING & DRAINAGE PLAN
1" = 20'-0"



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/24/22
BY: *Rebecca Branstetter*
HydroTrans # H19D084A
THE APPROVAL OF THESE PLANS REPORT SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF ANY TYPE OR GUARANTEE OF ANY TYPE. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, OR CONSTRUCTION, OR ANY OTHER LOSS, ARISING OUT OF OR FROM THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE SHALL NOT BE LIABLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, OR CONSTRUCTION, OR ANY OTHER LOSS, ARISING OUT OF OR FROM THE USE OF THESE PLANS.



VICINITY MAP H-19-Z

LEGEND

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

KEYED NOTES

- A. EXISTING DRAINAGE INLET TO REMAIN.
- B. NEW ROOF DRAIN PIPED TO EXISTING INLET.
- C. NEW DROP INLET WITH 4" OUTLET ORIFICE.
- D. NEW 12" STORM DRAIN LINE TO CONNECT TO EXISTING STORM DRAIN.
- E. NEW UNDERGROUND STORAGE SHALL PROVIDE 1070 CF STORAGE. USE 6 STORMTECH MC-3500 CHAMBERS (ON 9" GRAVEL FOUNDATION) WITH END CAPS TO PROVIDE 1140 CF STORAGE VOLUME.
- F. EXISTING PARKING LOT MEDIAN TO REMAIN.

DRAINAGE ANALYSIS

ADDRESS: 2440 Louisiana Blvd NE, Albuquerque, NM
LEGAL DESCRIPTION: TRACT 5-A-1, BLOCK C LOUISIANA SUBDIVISION
AREA: 52,870 SF (1.21 AC) SITE AREA = 0.68 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 not accept offsite flows.

EXISTING CONDITIONS: The site is a fully developed portion of an existing site with asphalt parking and some landscaping. The prior drainage file (H19-D084) was prepared by BHI in 1984. This site was identified as Basin 5 with a required storage of 5,720 CF and allowable Q=0.5 CFS. The site drains to the center of the lot where an inlet accepts runoff and discharges to an existing inlet in Louisiana NE.

PROPOSED IMPROVEMENTS: The proposed redevelopment of the site includes a new 5,660 SF office building, associated paved access and parking, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow the DMP for the American Financial Center referenced above. The existing storm drain will be re-routed onsite to the south of the new building. A new inlet will accept site runoff which will be directed to underground storage to offset the loss in surface storage volume.

Existing land treatment: 10% C and 90% D
 $Q = [(0.10)(3.45) + (0.90)(5.02)](1.21) = 5.9 \text{ CFS}$
Proposed land treatment: 2% B, 4% C and 94% D
 $Q = [(0.02)(2.60) + (0.04)(3.45) + (0.94)(5.02)](1.21) = 5.9 \text{ CFS}$
Redevelopment SWQ V= (29,620)(0.26/12) = 642 CF
Ponding provided: Surface V=4650 CF at WSEL=94.0
Underground storage V= 5720-4650= 1070 CF
Orifice equation for H=2.5' and 4" diameter orifice:
 $Q = KxA(2gh)^{1/2} = (0.7)(0.087)(12.7) = 0.7 \text{ CFS}$

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

Architect Engineer



OFFICE BUILDING

2442 Louisiana Boulevard NE
ALBUQUERQUE, NM 87110

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	PERMIT SET	
PROJECT NUMBER:	2130	
FILE:	2130 Office Building	
DRAWN BY:	JSK	
CHECKED BY:	SSM	
DATE:	6/7/2022	

SHEET TITLE

GRADING & DRAINAGE PLAN

C101