

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 19, 2022

Verlyn Miller, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM 87107

**RE: 2444 Louisiana Blvd NE
Conceptual Grading & Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: H19D093**

Dear Mr. Miller:

Based upon the information provided in your submittal received 09/01/2022, the Conceptual Grading & Drainage Plans are preliminary approved for action by the DRB for Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Provide more detailed design as needed in order to obtain Hydrology's approval.
2. Please fill out the Waiver Application from Stormwater Quality Volume Management On-site.

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

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: 2444 Louisiana Mixed-Use **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: 001 LOUISIANA SUB REPLAT CON 1.71965 AC LOUISIANA SUBD CONT 1.7965 A
City Address: 2444 Louisiana Blvd. NE, Albuquerque, NM 87110

Applicant: Dynamic **Contact:** E. Kelly Harrison
Address: 11777 San Vicente Blvd., Ste. 800, Los Angeles, CA 90049
Phone#: 310-870-9601 **Fax#:** _____ **E-mail:** kharrison@dynamicdevco.com

Other Contact: Miller Engineering Consultants **Contact:** Verlyn Miller, P.E.
Address: 3500 Comanche NE, Bldg. F, Albuquerque, NM 87107
Phone#: 505-888-7500 **Fax#:** 505-888-3800 **E-mail:** vmiller@mecnm.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) DRB

DATE SUBMITTED: : 9/28/2022 **By:** Verlyn A. Miller

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

2444 Louisiana Blvd.
MULTI-FAMILY MIXED
USED BUILDING

SCHEMATIC DESIGN

LOUISIANA AND PROSPECT PL. NE

September 28, 2022

CHECKED BY:

MARK	DATE	DESCRIPTION
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ISSUE:

DATE: 28 September, 2022

PROJECT NO: #22-046

CAD DWG FILE:

DRAWN BY: MEC

VAM

NOT FOR CONSTRUCTION

ARCHITECT ENGINEER

DRAINAGE REPORT

SITE LOCATION

The existing site is an approximate 1.72-acre site located 2444 Louisiana Boulevard SE in Albuquerque. The site is located on the east side of Louisiana Boulevard south of Prospect Place and can be accessed via Prospect Place (see vicinity map this sheet).

EXISTING CONDITIONS

The existing site is estimated at 1.72-acres and is mostly developed with a building, an asphalt paved parking lot and sidewalks. The site currently slopes from the east to the west at a mild slope. The site does not lie within a 100-year FEMA floodplain (see FEMA panel on this sheet).

PROPOSED CONDITIONS

The proposed project will consist of a new building structure that will cover most of the site. The building will have a parking garage under rooftop. The site will also have new sidewalks along Louisiana and Prospect with some landscaping in the areas between the sidewalks and building. There is a proposed 12" diameter storm drain connection to the back of the curb inlet along the south side of Prospect to accept several floor drains in the parking garage area.

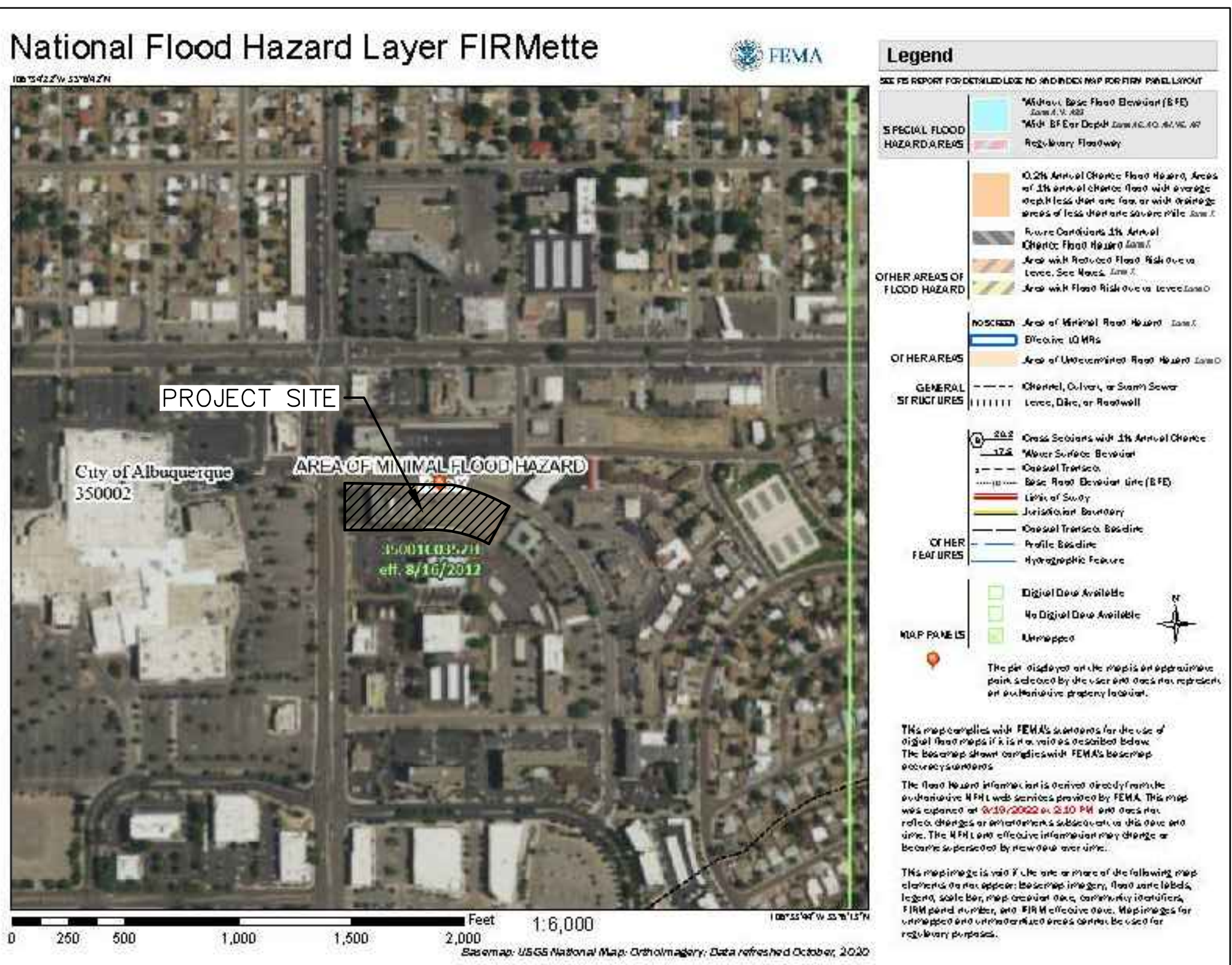
Since there is no area on the site for a storm water quality pond the owner is requesting payment in lieu of ponding. The drainage calculations for proposed conditions and the storm water quality ponding volume are indicated on this sheet.

CONCLUSIONS

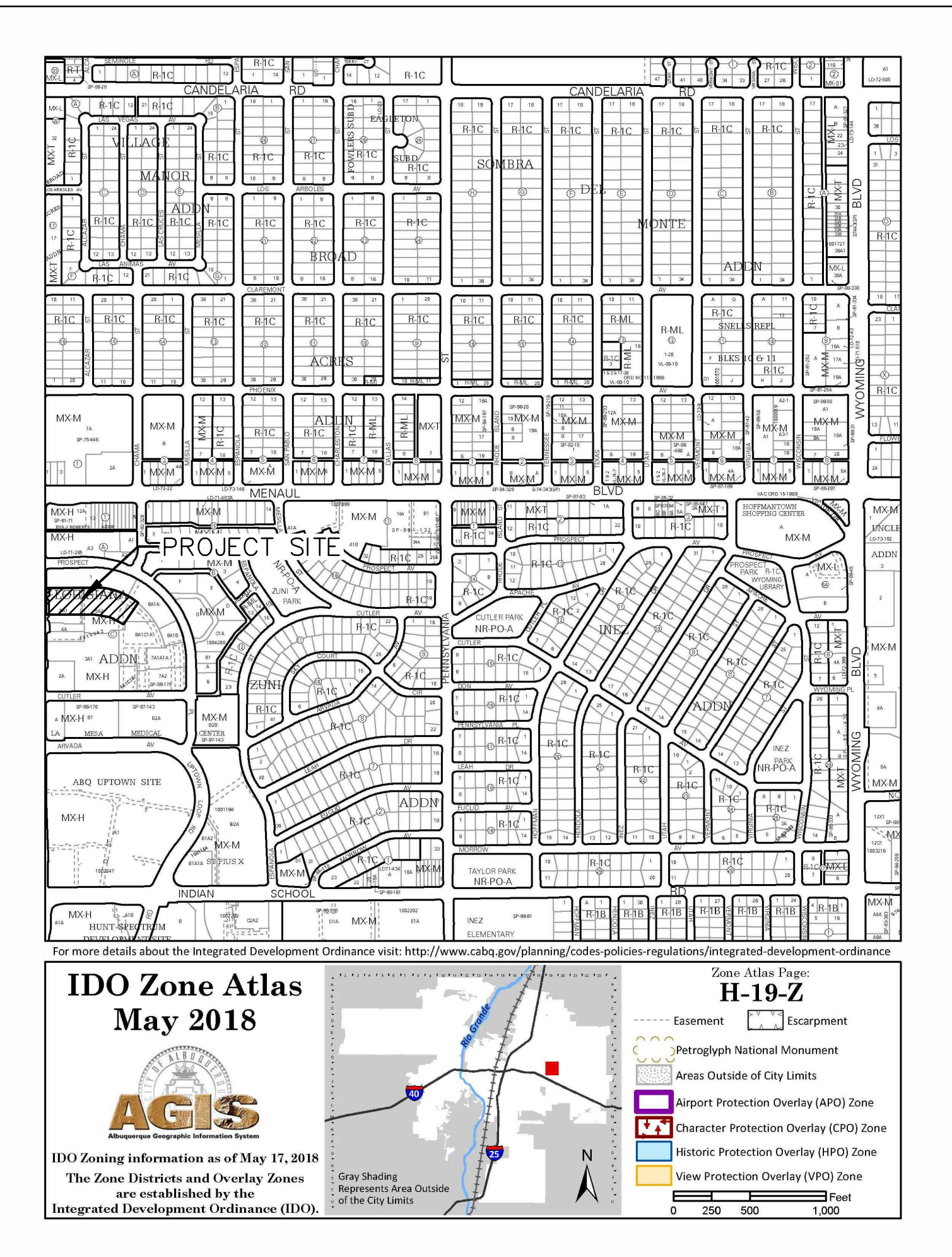
When fully developed as indicated on the grading and drainage plan, the runoff from the site will decrease by an estimated at 0.07 cfs and 0.005 acre-feet during the 100-year, 24-hour event. Storm water runoff from the site will discharge to its historical location north into Prospect and west into Louisiana Boulevard. Since there is no area on the site for a storm water quality pond the owner is requesting payment in lieu of ponding per the calculations provide below.

GENERAL NOTES:

- EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY THE OWNERS. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- NOT USED
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
- CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
- THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
- ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
- THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
- ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.



D4 FLOOD ZONE/OFF SITE BASIN MAP #35001C0352H
SCALE: NOT TO SCALE



D4 VICINITY MAP
SCALE: NOT TO SCALE

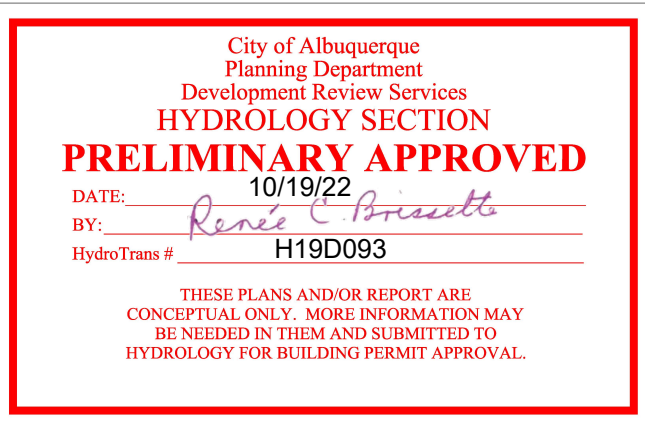
HYDROLOGY CALCULATIONS

Precipitation Zone 3 - 100-year Storm		P(360) = 2.6 in				P(1440) = 3.1 in			
Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
Existing Conditions									
Site	1.72	0.00	0.00	0.03	1.69	2.34	0.336	0.406	8.59
Total	1.72								8.59
Proposed Conditions									
Site	1.72	0.00	0.00	0.07	1.65	2.32	0.332	0.401	8.52
Total	1.72								8.52

STORM WATER QUALITY VOLUME

SWQV = (0.26/12 * 71,824 SF) = 1558 CUBIC FEET

PAYMENT-IN-LIEU = 1558 CF * \$8.00/CF = \$12,458.16



SHEET TITLE

HYDROLOGY PLAN

C-100

