# CITY OF ALBUQUERQUE

*Planning Department*
Alan Varela, Director

*Mayor Timothy M. Keller*

October 13, 2022

James E. Lopez, P.E.
Wilson & Company
440I Masthead St. NE
Albuquerque, NM 87113

**RE: Warehouse**
**7500 Fortuna Rd. NW**
**Grading & Drainage Plans**
**Engineer's Stamp Date: 09/09/22**
**Hydrology File: J10D048**

Dear Mr. Lopez:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 09/12/2022, the Grading & Drainage Plans are approved for Building Permit and Grading 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 retention pond 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.

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

PO Box 1293

Albuquerque

NM 87103

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# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** 7500 Fortuna Rd. Warehouse **Building Permit #**_____ **Hydrology File #**_____

**DRB#**_____ **EPC#**_____

Legal Description: Tract D-1 Plat for Meridian Business Park II City Address OR Parcel 7500 Fortuna Rd. NW

**Applicant/Agent:** Wilson & Company **Contact:** James Lopez

**Address:** 4401 Masthead St. NE **Phone:** (505) 730 - 8013

**Email:** James.Lopez@wilsonco.com

**Applicant/Owner:** Brunacini Development Ltd. Co. **Contact:** Angelo Brunacini

**Address:** 7550 Meridian Pl. NW **Phone:** (505) 833 - 2928

**Email:** abrunacini@brunacini.com

**TYPE OF DEVELOPMENT:** ___PLAT (#of lots) __RESIDENCE __DRB SITE _X_ ADMIN SITE: ____

RE-SUBMITTAL: _____YES _X_ NO

**DEPARTMENT:** _____TRANSPORTATION __X_ HYDROLOGY/DRAINAGE

Check all that apply:

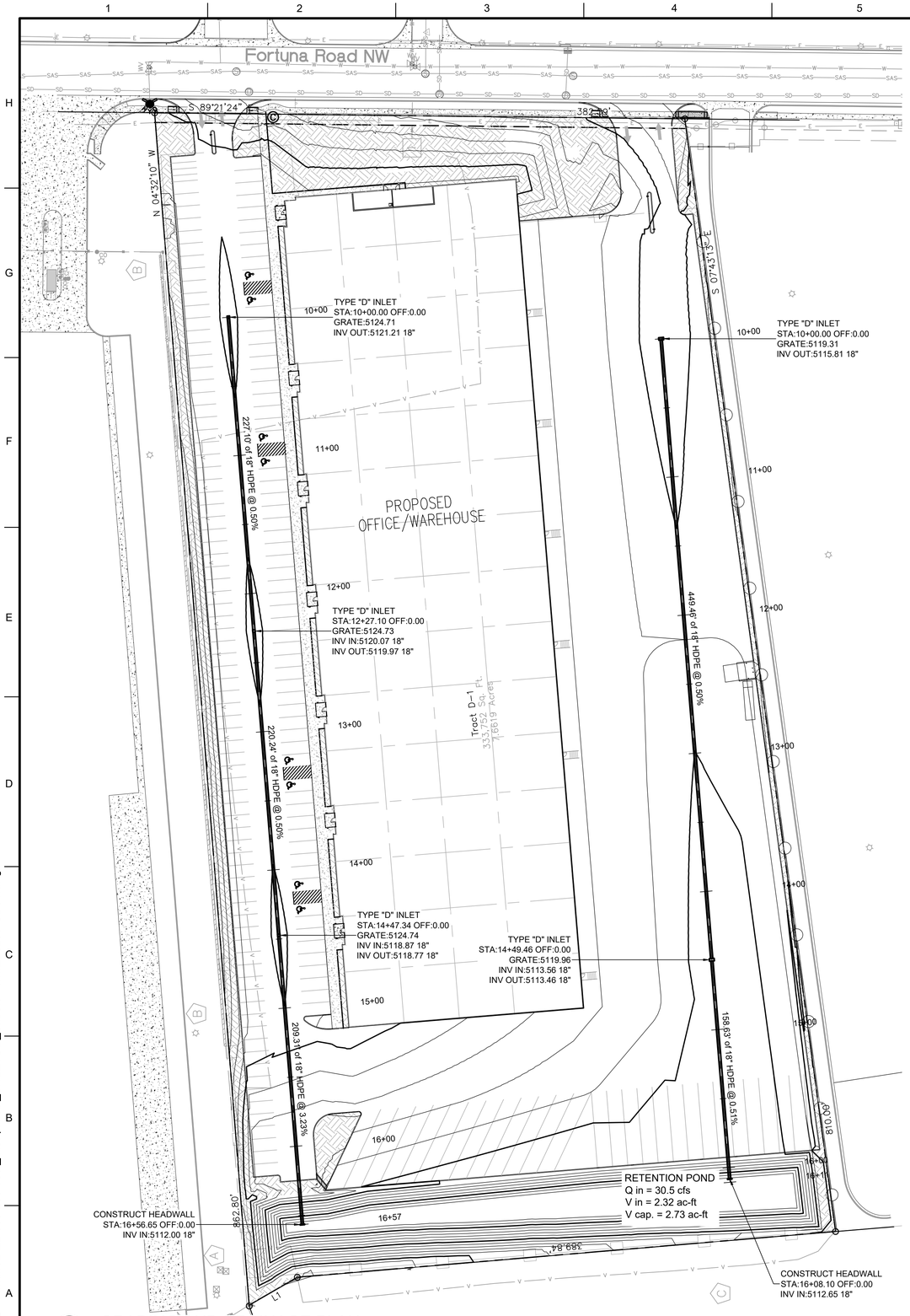
**TYPE OF SUBMITTAL:**

___ENGINEER/ARCHITECT CERTIFICATION
___PAD CERTIFICATION
___CONCEPTUAL G&D PLAN
_X_GRADING PLAN
_X_DRAINAGE REPORT
___DRAINAGE MASTER PLAN
___FLOOD PLAN DEVELOPMENT PERMIT APP.
___ELEVATION CERTIFICATE
___CLOMR/LOMR
___TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
___TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
___TRAFFIC IMPACT STUDY (TIS)
___STREET LIGHT LAYOUT
___OTHER (SPECIFY)
___PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

_X_BUILDING PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY
___CONCEPTUAL TCL DRB APPROVAL
___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
___FLOOD PLAN DEVELOPMENT PERMIT
___OTHER (SPECIFY)_____

DATE SUBMITTED: _____




A1 GRADING AND DRAINAGE PLAN
SCALE: NTS

## Drainage Narrative

### Introduction

The project site is located at 7500 Fortuna Rd. NW. The site is bounded by Fortuna Road NW to the north, Gallatin Place NW to the west, and Los Volcanes Road NW to the south. The existing site and proposed improvements are contained within Tract D-1 of Meridian Business Park II. The site is labeled as an area of minimal flood hazard (Zone X) in the FEMA flood plain map service center, see firm maps 35001C0326J and 35001C0328J.

### Existing Conditions

The existing site topography in Tract D-1 generally drains from west to east by review of survey topography and site visit. Across the southern edge of the property, there is approximately 6 feet of elevation difference from the southwestern corner to the southeastern corner. The site was recently used as a temporary stockpile and borrow site for neighboring development, and a large portion of the site was left compacted and barren. The temporary ponding area for the stockpile has since been filled according to topographic data and site inspection, allowing flow to continue draining east toward the neighboring property. There is an existing retention pond on the northwestern corner of the site. No drainage infrastructure was observed to outfall to the pond, and it likely only receives flow from the immediate vicinity.

In its current condition, the on-site basin is generating a peak discharge of 22.1 cfs for the 100-year 24-hour event. The site is generating a runoff volume of 0.6818 ac-ft for the 100-year 24-hour event, and a volume of 0.7664 ac-ft for the 100-year 10-day event.

### Proposed Conditions

A 102,000 square-foot tenant space is to be constructed, with entrances, sidewalk, and parking for the new office space on the western side of the building. The eastern face of the building will have a loading bay with a 4-foot vertical drop from the finished floor elevation. A trash enclosure is to be constructed along the eastern edge of the site. The enclosure will be raised to reduce the amount of surface runoff that drains through this location. The proposed site will direct surface runoff towards the western and eastern edges of the site, where a series of Type D sag inlets will be constructed to capture the flow. There will be 3 inlets in the western parking area, and 2 inlets on the eastern side of the building.

A proposed retention pond is to be constructed on the southernmost edge of the site. Tie in slopes at the western edge of the pond require that a 2:1 side slope be used. To protect the slopes, gravel mulch will be laid. To retain the 100-year 10-day storm without altering the pond boundary, water will be allowed to pond in the site up to the 5121 contour, with the site boundary bermed as needed to prevent flow from spilling into the neighboring lots. At this elevation, the pond will spill to the north toward Fortuna Rd. in the event that this pond overtops. A dry well will be installed in the pond to increase the pond's permeability and reduce the amount of time that water sits in the pond. The storm drain lines on each side of the site will discharge to the proposed pond. The western and eastern lines will be 18" HDPE. These lines will discharge at the bottom of pond. A concrete rundown will be constructed along the southern edge of the trailer parking to allow surface runoff from the vicinity to enter the pond. The southwestern corner of the lot will have a concrete passage running west to east through a median feature to permit flow from the area to travel to the rundown.

In the proposed condition, the on-site basin is generating a peak discharge of 30.5 cfs for the 100-year 24-hour event. The site is generating a runoff volume of 1.5212 ac-ft for the 100-year 24-hour event, and a volume of 2.3221 ac-ft for the 100-year 10-day event.

### Conclusion

In summary, Type D inlets and 18" HDPE storm drain will be installed to capture on-site flows and deliver the water to the proposed retention pond. The pond will be graded to accommodate the 100-year 10-day excess runoff volume, with some portion of the impervious site area used as storage for the event. A dry well will also be constructed to aid in percolation of the pond and water quality.

## Fortuna Pond - Proposed Staging

| Stage | Area | Storage | Cumulative Storage | Cumulative Storage |
|---|---|---|---|---|
| Elev. (ft) | $Ft^2$ | $Ft^3$ | $Ft^3$ | Ac-ft |
| 5114 | 8013 | 0.000 | 0 | |
| 5115 | 9603 | 8807.985 | 8808 | |
| 5116 | 11223 | 10412.745 | 19221 | |
| 5117 | 12876 | 12049.165 | 31270 | |
| 5118 | 14561 | 13718.130 | 44988 | |
| 5119 | 16280 | 15420.100 | 60408 | |
| 5120 | 37672 | 26975.820 | 87384 | |
| 5121 | 25225 | 31448.690 | 118833 | 2.7280 |

## MS4 Calculations

| Basin | Area | Volume | Volume |
|---|---|---|---|
| | $Ft^2$ | ft^3 | Ac-ft |
| 101 | 333752.0669 | 11681.32 | 0.27 |
| | | Total | 0.27 |

## Existing Conditions

| Basin | Total Area (sq ft) | Total Area (Ac) | A % | A Ac | B % | B Ac | C % | C Ac | D % | D Ac | Peak Discharge, Q | Excess Precip. (Weighted) | Volume ($6_{hr}$, acre-ft) | Volume ($24_{hr}$, acre-ft) | Volume ($10_{day}$, acre-ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | 333752.07 | 7.662 | 0 | 0 | 15.3 | 1.17 | 75.3 | 5.77 | 9.4 | 0.72 | 22.1 | 1.04 | 0.6626 | 0.6818 | 0.7664 |

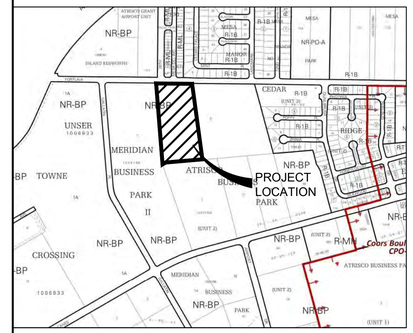
## Proposed Conditions

| Basin | Total Area (sq ft) | Total Area | A % | A Ac | B % | B Ac | C % | C Ac | D % | D Ac | Peak Discharge, Q | Excess Precip. (Weighted) | Volume ($6_{hr}$, acre-ft) | Volume ($24_{hr}$, acre-ft) | Volume ($10_{day}$, acre-ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | 333752.07 | 7.662 | 0 | 0.00 | 0 | 0.00 | 11% | 0.85 | 89% | 6.82 | 30.5 | 2.10 | 1.3394 | 1.5212 | 2.3221 |

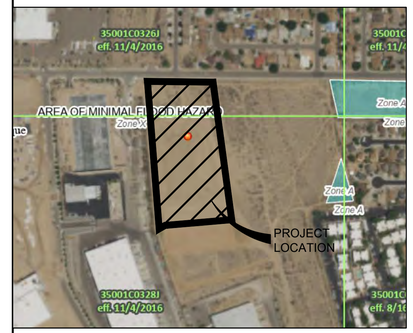
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
**APPROVED**
DATE: 10/13/22
BY: Randy Bennetts
HydroTrans #: J10D048

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE OR FEDERAL LAW, NOR RELIEVE THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR OMISSION IN PLANS, SPECIFICATIONS, OR CONSTRUCTION. NO CHANGES SHALL BE MADE IN APPROVED PLANS WHICH SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT AUTHORIZATION.

## MAPS




LOCATION MAP
ZONE ATLAS MAP J-10-Z




FLOOD INSURANCEMAP
REFERENCE: PANEL NO. 35001C0326J AND 35001C0328J


SOILS MAP
REFERENCE: NRCS SOILS DATA

WILSON &COMPANY
4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
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FAX: 505-348-4055
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CONSULTANTS

JAMES E. LOPEZ
NEW MEXICO
9/09/22
LICENSED PROFESSIONAL ENGINEER

PROJECT NAME
NEW OFFICE/WAREHOUSE DEVELOPMENT
FOR BRUNACINI DEVELOPMENT
7500 FORTUNA RD, NW
ALBUQUERQUE, NM 87121

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| PROJECT NO: | 22-600-285-00 |
| DESIGNED BY: | JEL |
| DRAWN BY: | DY |
| CHECKED BY: | JEL |
| DATE: | SEPTEMBER 2022 |

SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

SHEET NO:
C-102

9/12/2022 M:\MSD\22-600-285-0012_Disciplines_SHEETS\2_Sheets - civil\226285-GD01.dwg

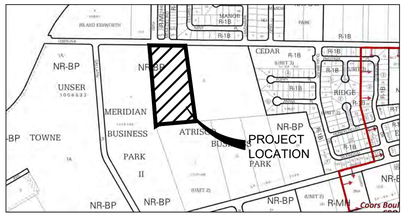
## KEYNOTES

1. 1' FOOT CURB CUT PER DETAIL.
2. 6-INCH MEDIAN CURB & GUTTER PER COA STD DWG #2415B.
3. ASPHALT PER DETAIL.
4. UNI-DIRECTIONAL RAMP PER DETAIL.
5. DETECTABLE WARNING SURFACE PER DETAIL.
6. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
7. TYPE "D" INLET PER COA STD DWG #2206.
8. SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.B.)

## GENERAL NOTES

1. SIDEWALK AND CURB RAMPS SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE CONTRACTOR SHALL CONTACT THE CITY STAFF TO SCHEDULE INSPECTIONS.

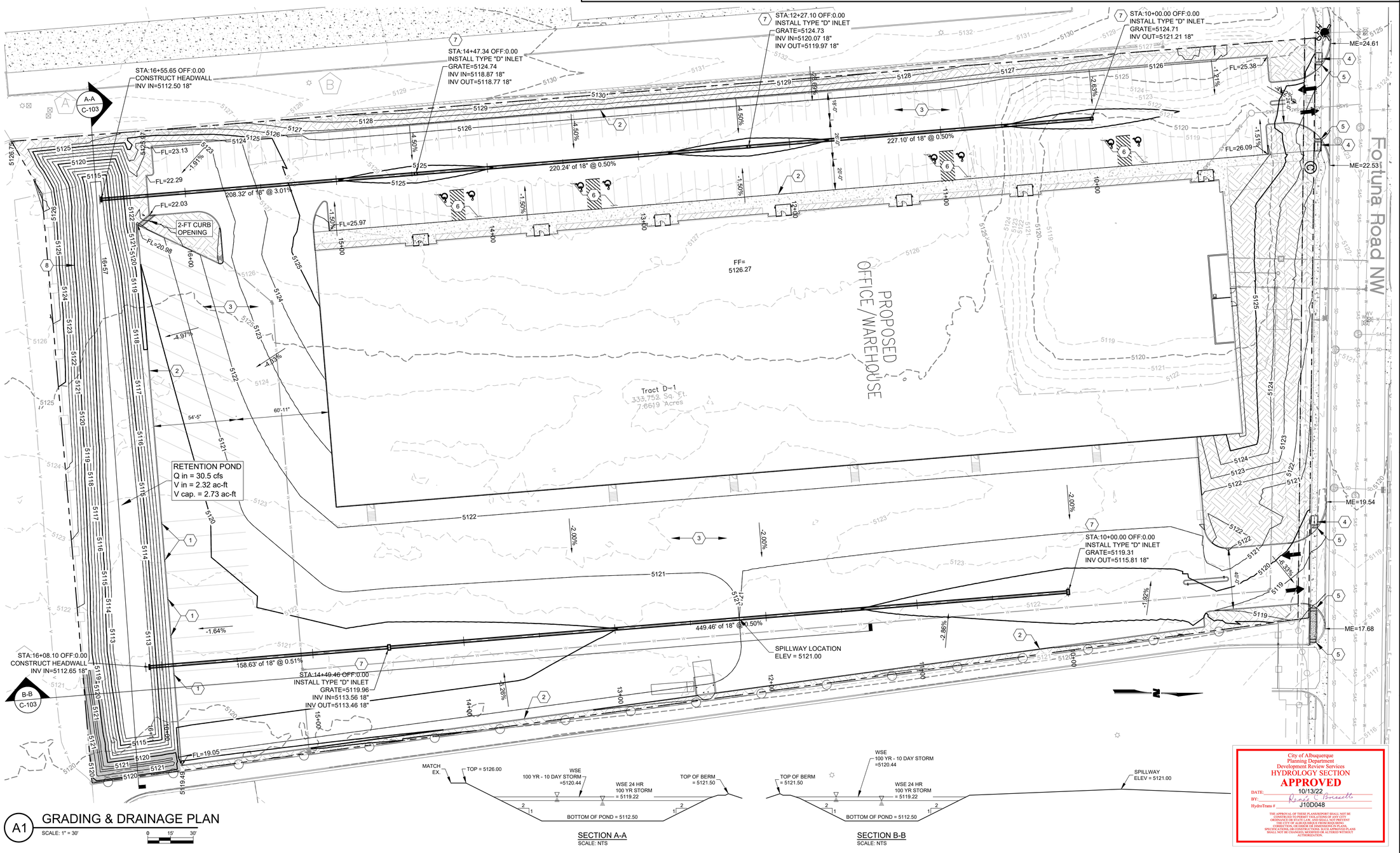
## MAPS




LOCATION MAP
ZONE ATLAS MAP J-10-Z


FLOOD INSURANCEMAP
REFERENCE: PANEL NO. 35001C0326J AND 35001C0328J


SOILS MAP
REFERENCE: NRCS SOILS DATA







SECTION A-A
SCALE: NTS




SECTION B-B
SCALE: NTS

A1 GRADING & DRAINAGE PLAN
SCALE: 1" = 30'
0 15' 30'

City of Albuquerque
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HYDROLOGY SECTION
APPROVED
DATE: 10/13/22
BY: Renée Brissette
HydroTrans # J10D048
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PROJECT NAME
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| DESIGNED BY: | JEL |
| DRAWN BY: | DY |
| CHECKED BY: | JEL |
| DATE: | SEPTEMBER 2022 |

SHEET TITLE
GRADING & DRAINAGE PLAN

SHEET NO:
C-103

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