CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

October 10, 2017

Robert Fierro, P.E.
Fierro & Company
5508 Costa Uerde Rd. NW
Albuquerque, NM, 87120

RE: Plaza Hacienda at Old Town Phase II
Grading and Drainage Plan
Stamp Date: 10/5/17
Hydrology File: J13D037

Dear Mr. Fierro:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 10/6/17, the Grading and Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Sheet C-1. Please provide the benchmark information for the survey contour information provided.
2. Sheet C-1. For the first flush basins (the depressed landscape areas), please provide the volumes of each and indicate them on the Grading plan.
3. Sheet C-1. Please show how the drainage going into these basins.
4. Sheet C-1. Please show any roof drains if any and how they are to drain to the first flush basins.
5. Sheet C-1. There are currently several large trees on the site. Are these going to removed or stay. Please show the trees w/ canopy and indicate if they are to be removed.
6. Sheet C-1. At the connection between the new curbing and the existing island curbing, there appears to be some of the existing curbing shown beyond the proposed curbing. Please clean up the drafting.

Orig: Drainage File

CITY OF ALBUQUERQUE

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7. Sheet C-1. At the existing parking on the east side of the property, the proposed curbing stops at the parking strip. Shouldn't the proposed curbing continue to the edge of the existing parking lot? Also, is the existing asphalt going to stay between the proposed curbing and the proposed building? The existing parking stripping is still shown. Please clarify.

8. Sheet C-2. Under the Introduction, please fix the sq ft of the proposed bldg..

9. Sheet C-2. Under Existing Conditions, it states, "Refer to the grading & drainage plan on Sheet C-1 for the surface flows of the surrounding lots." There are not surface flows of the surrounding lots on Sheet C-1. Please provide them.

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

Sincerely,

Reneé C. Brissette

Reneé Christina Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Orig: Drainage File

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Plaza Hacienda at Old Town Phase II Building Permit #: _____ City Drainage #: _____

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

Legal Description: Block B Casa De Armijo & Plaza Hacienda

City Address: 1919 Old Town Rd NW, Albuquerque, NM 87104

Engineering Firm: Fierro & Company, LLC Contact: Robert Fierro

Address: 5508 Costa Uerde Rd. NW, Albuquerque, NM 87120

Phone#: (505) 352-8930 Fax#: _____ E-mail: robertfierro@fierrocompany.com

Owner: Old Town Plaza, LLC Contact: Drew Jones

Address: 1919 Old Town Rd NW Suite 1, Albuquerque, NM 87120

Phone#: 760-207-8734 Fax#: _____ E-mail: djoneslaw@jtbadvisors.com

Architect: RBA -Architecture Planning Design Contact: Doug Gallagher

Address: 1104 Park Ave. SE, Albuquerque, NM 87102

Phone#: (505) 242-1859 Fax#: _____ E-mail: doug@rba81.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

X GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK 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

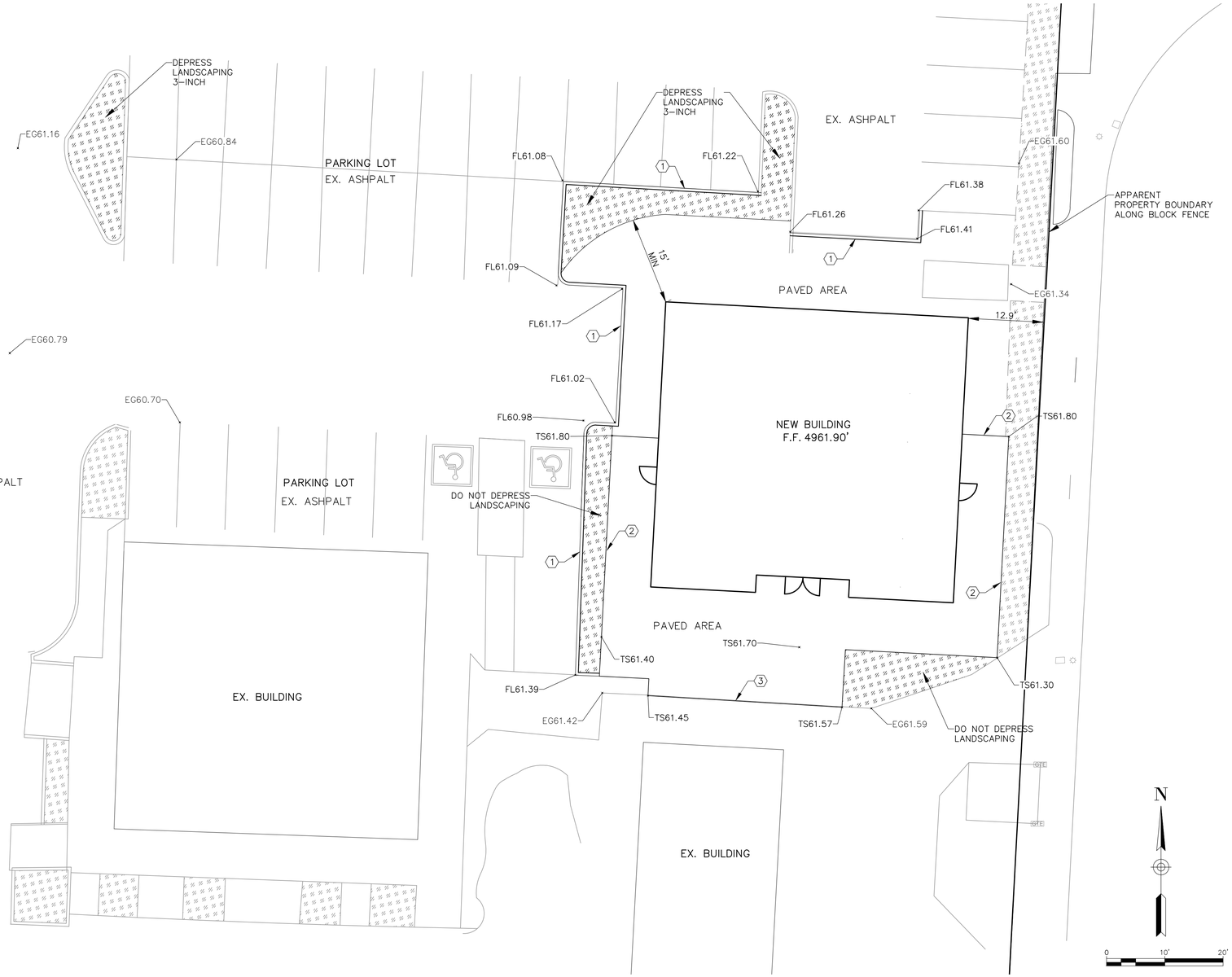
_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes X No

DATE SUBMITTED: October 6, 2017 By: Fierro & Company, LLC

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___



GENERAL GRADING NOTES:

1. THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO THE PROPOSED STRUCTURES IS NOT RECOMMENDED.

2. PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.

5. DO NOT DEPRESS LANDSCAPING WITHIN 15-FEET FROM BUILDING FOUNDATION.

KEYED NOTES:

1. CONSTRUCT 6" RAISED CURB & GUTTER.
2. CONSTRUCT TURNDOWN SIDEWALK W/ 6" FROM TOP OF SIDEWALK TO FG.
3. CONSTRUCT TURNDOWN SIDEWALK AT ACCESSIBLE ZONES.
4. CONSTRUCT ASPHALT PAVEMENT.

LEGEND

	PROPERTY BOUNDARY
	FLOW PATH
	PROPOSED RETAINING WALL
	FLOWLINE
3905	EXISTING MAJOR CONTOUR
05	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
FG26.29	FINISHED GRADE
FL	FLOW LINE
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TS	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
	SURFACE FLOW

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ENGINEER'S SEAL

ROBERT J. FIERRO NEW MEXICO 20585 10-5-17 PROFESSIONAL ENGINEER

PROJECT NAME

PLAZA HACIENDA ADDITION AT OLD TOWN
PHASE II NEW SITE
ALBUQUERQUE, NEW MEXICO

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	17-069
DESIGNED BY:	RJF
DRAWN BY:	RJF
CHECKED BY:	RJF
DATE:	OCT 2017

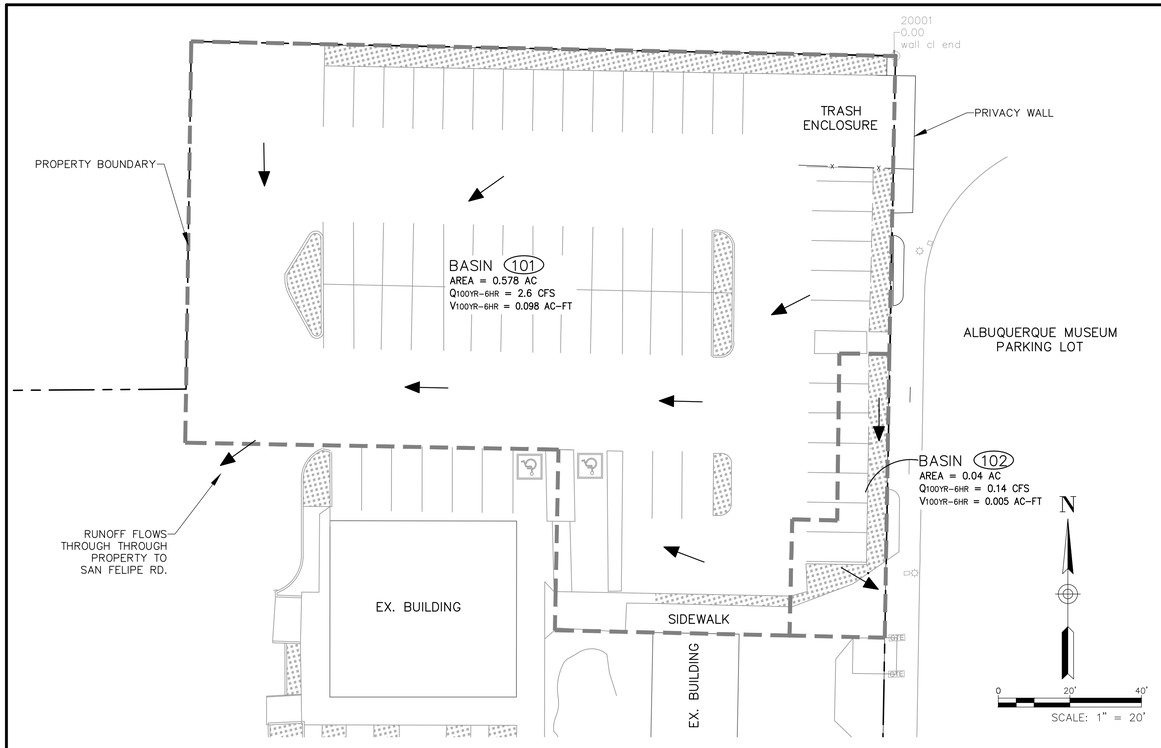
SHEET TITLE

PHASE II GRADING PLAN

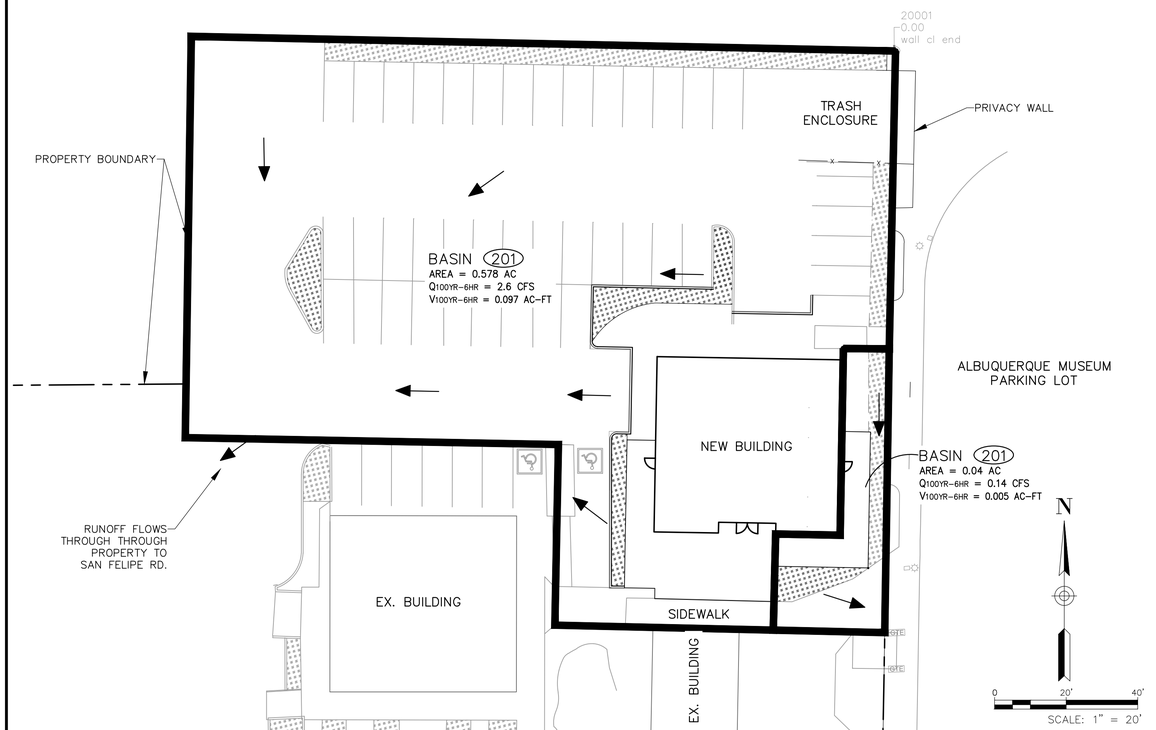
SHEET NO:

C-1

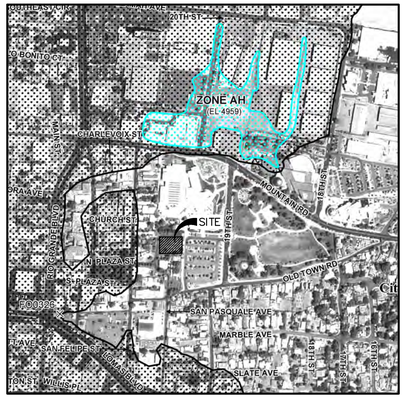
\\Seagate-4004ED\Public\PROJECTS\2017\17069\CADD\SHEETS\17069-GD.dwg 10/5/2017 5:48:43 PM



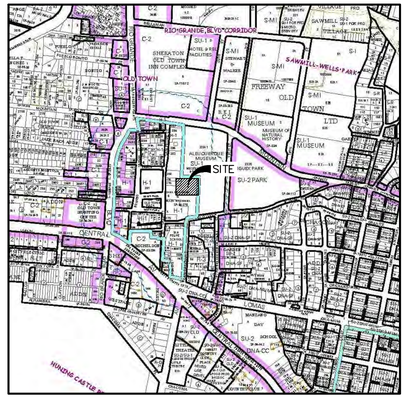
1 EXISTING BASIN MAP



2 PROPOSED BASIN MAP



FLOOD INSURANCE RATE MAP
MAP NO. 35001C0114H



ZONE ATLAS MAP
PAGE J-13-Z

Introduction
Phase ii is being proposed, which includes a xxxx sq.ft. retail building. The site is located in the Casa De Armijo & Plaza Hacienda Subdivision, which is within the historic Old Town. Phase I was completed earlier this year. The project site for Phase II is not in a Flood Plain. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the allowable and proposed condition, 2) satisfy the first flush requirement, and 3) seek building approval.

Methodology
Hydrologic procedures presented in the Hydrology Section of the DMP, Section 22.2, revised April 7, 1993 were followed.

Existing Condition
Phase II is within said Lot B which is approximately 2.2 acres; however, Phase II drainage analysis only covers a portion of said Lot B with approximately 0.60 acres. Phase II site does not receive offsite runoff. Refer to the grading & drainage plan on Sheet C-1 for the surface flows of the surrounding lots. Runoff from Sub-basin 101 is conveyed through said Lot B and discharges to San Felipe Rd. Runoff from Sub-basin 102 discharges to the Albuquerque's Museum's parking lot, which then drains to Old Town Rd. Hydrologic analysis for the existing condition is included on this Sheet.

Proposed Condition
Phase II proposes a 2,000 sq.ft. retail building. The proposed drainage pattern will not alter from the existing. Phase two does not adversely impact drainage to the site nor offsite basins. Depressed landscaping of 3-inches is proposed to treat the first flush. Refer to Sheet C-1 and this sheet for location of the depressed landscaping. Refer to this sheet for the first flush calculations. Hydrologic analysis for the proposed condition is included on this Sheet.

Conclusion
The City's requirements have been satisfied under this grading & drainage plan. The contractor shall use this plan (Sheet C-1 and Sheet C-2), and will need a drainage certification in order to obtain a Close-out. This drainage report seeks approval for building permit.

Basin 101			
Area of Treatment A	=	0.000	ft²
		0	ac
Area of Treatment B	=	1453.00	ft²
		0.033	ac
Area of Treatment C	=	0.00	ft²
		0.000	ac
Area of Treatment D	=	23710.00	ft²
		0.544	ac
Total Area	=	25163.00	ft²
		0.578	ac
Volumetric Flow			
Weighted E	=	2.043	inches
Volume (6hr)	=	0.098	acre-ft
Volume (24hr)	=	0.116	acre-ft
Volume (4days)	=	0.141	acre-ft
Volume (10days)	=	0.171	acre-ft
Peak Rate of Discharge			
Q_{100}	=	2.634	cfs

Basin 102			
Area of Treatment A	=	0.000	ft²
		0	ac
Area of Treatment B	=	460.00	ft²
		0.011	ac
Area of Treatment C	=	0.00	ft²
		0.000	ac
Area of Treatment D	=	1050.00	ft²
		0.024	ac
Total Area	=	1510.00	ft²
		0.035	ac
Volumetric Flow			
Weighted E	=	1.712	inches
Volume (6hr)	=	0.005	acre-ft
Volume (24hr)	=	0.006	acre-ft
Volume (4days)	=	0.007	acre-ft
Volume (10days)	=	0.008	acre-ft
Peak Rate of Discharge			
Q_{100}	=	0.137	cfs

Basin 201			
Area of Treatment A	=	0.000	ft²
		0	ac
Area of Treatment B	=	1824.00	ft²
		0.042	ac
Area of Treatment C	=	0.00	ft²
		0.000	ac
Area of Treatment D	=	23339.00	ft²
		0.536	ac
Total Area	=	25163.00	ft²
		0.578	ac
Volumetric Flow			
Weighted E	=	2.023	inches
Volume (6hr)	=	0.097	acre-ft
Volume (24hr)	=	0.115	acre-ft
Volume (4days)	=	0.140	acre-ft
Volume (10days)	=	0.169	acre-ft
Peak Rate of Discharge			
Q_{100}	=	2.614	cfs

Basin 202			
Area of Treatment A	=	0.000	ft²
		0	ac
Area of Treatment B	=	474.00	ft²
		0.011	ac
Area of Treatment C	=	0.00	ft²
		0.000	ac
Area of Treatment D	=	1035.00	ft²
		0.024	ac
Total Area	=	1509.00	ft²
		0.035	ac
Volumetric Flow			
Weighted E	=	1.699	inches
Volume (6hr)	=	0.005	acre-ft
Volume (24hr)	=	0.006	acre-ft
Volume (4days)	=	0.007	acre-ft
Volume (10days)	=	0.008	acre-ft
Peak Rate of Discharge			
Q_{100}	=	0.136	cfs

FIRST FLUSH STORAGE:

DEPRESSED LANDSCAPING
NEW LAND TREATMENT "D" ROUTED THROUGH DEPRESS LANDSCAPING:
TOTAL AREA = 4,300 SQ.FT.
WATER QUALITY STORAGE NEEDED=4,300 SQ.FT.*(.34")*(1'/12")=121.8 CU.FT.

WATER QUALITY STORAGE DESIGNED = 491 SQ.FT*(3")*(1'/12")= 122.8 CU.FT.

$WQ_{DESIGNED}$ (122.8 CU.FT.) > WQ_{NEEDED} (121.8 CU.FT.)

LEGEND

- SWALE
- 5705 EXISTING MAJOR CONTOUR
- 5704 EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SURFACE FLOW DIRECTION
- EXISTING BASIN MAP
- PROPOSED BASIN MAP
- DEPRESSED LANDSCAPING 3"-4"
- (101) EXISTING BASIN
- (201) PROPOSED BASIN

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ROBERT J. FIERRO
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PROFESSIONAL ENGINEER

PROJECT NAME
PLAZA HACIENDA ADDITION AT OLD TOWN
PHASE II NEW SITE
ALBUQUERQUE, NEW MEXICO

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	10/5/2017
DESIGNED BY:	RJF
DRAWN BY:	RJF
CHECKED BY:	RJF
DATE:	OCT 2017

SHEET TITLE
DRAINAGE PLAN

SHEET NO:
C-2