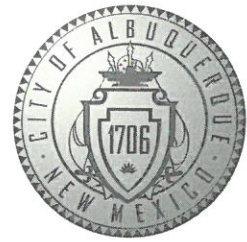


CITY OF ALBUQUERQUE



May 7, 2018

Scott M. McGee, P.E.
SMMPE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

**RE: L&C Transport Office and Shop
108 94th St NW
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 4/25/18
Hydrology File: K09D043**

Dear Mr. McGee,

Based on the information provided in your submittal received 5/1/18, the above referenced plan cannot be approved until the following are addressed:

PO Box 1293

Prior to Site Plan for Building Permit:

Albuquerque

1. Provide valley gutter across 94th St at the intersection of 94th and Volcano.
2. On the retention pond, provide a non-erosive emergency overflow, sized for the 100-yr peak inflow.
3. Provide a 0.87' waterblock at the entrance to your site.
4. Add note on the plan that "No work shall be performed in the public ROW without an approved Work Order or Excavation Permit."

NM 87103

www.cabq.gov

Prior to Building Permit:

5. Provide additional detail along the eastern property line and existing block wall. It appears that a swale or berm will be needed here to keep flows away from the block wall and conveyed into the retention pond.
6. Provide section views though the pond and adjoining property lines. If a berm is required, it will need to comply with Ch. 22, section 3, part F.
7. A Drainage Covenant (No Public Easement) is required for the stormwater retention pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for

Orig: Drainage file

CITY OF ALBUQUERQUE



routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.

8. Remove all "Conceptual" markings.
9. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
10. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

Prior to Certificate of Occupancy:

11. The Drainage Covenant must be recorded with Bernalillo County and a copy included with the drainage certification.
12. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

PO Box 1293

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

Sincerely,

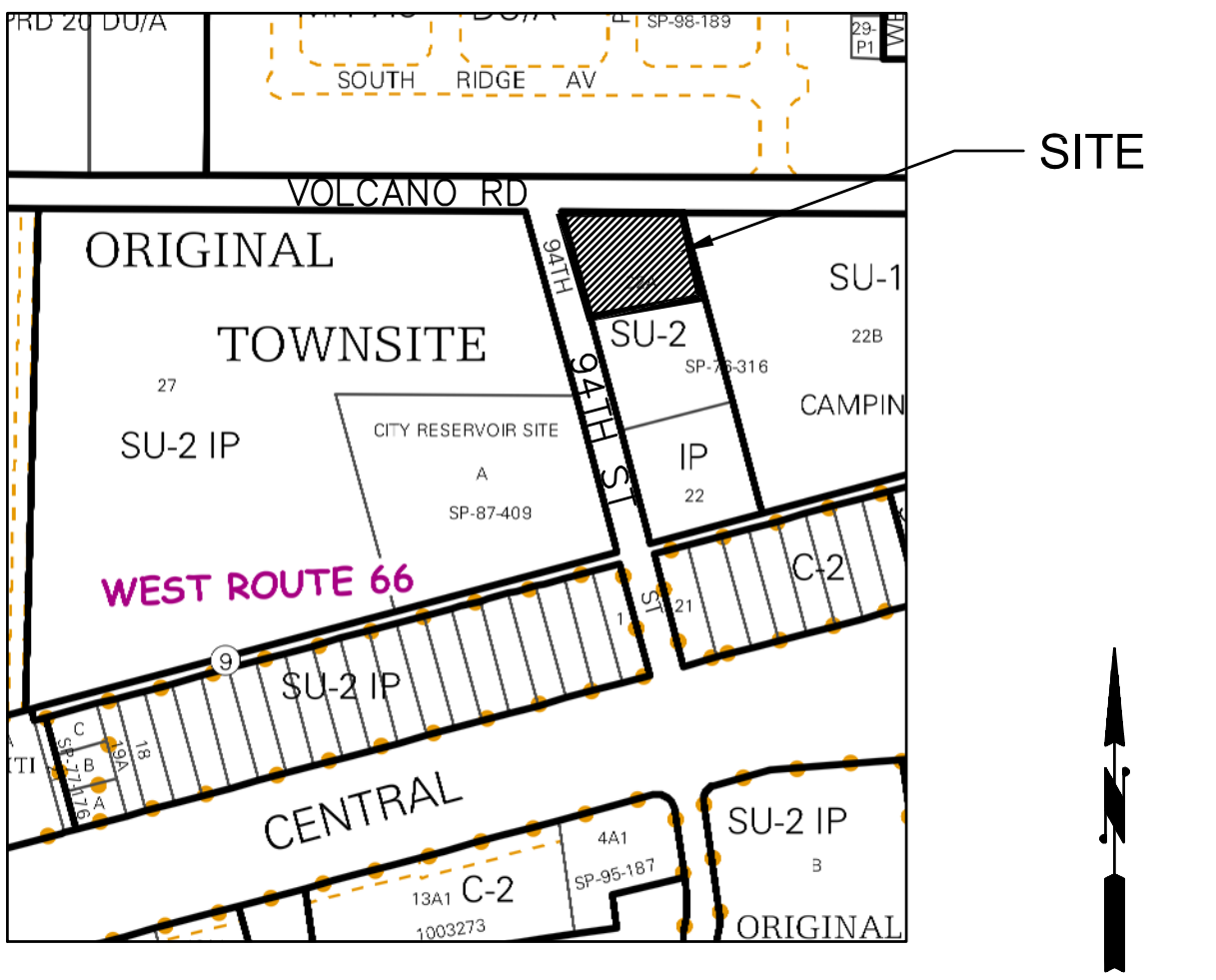
NM 87103

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

LEGEND

- EXISTING CONSTRUCTION
--- NEW CONTOUR
FF=5176.0 EXISTING BUILDING FINISH FLOOR ELEV
+36.5 NEW SPOT ELEVATION
--- NEW CONSTRUCTION
← RD ROOF DRAIN
TC TOP OF CURB



VICINITY MAP

K09

DRAINAGE ANALYSIS

LEGAL: Lot 22-A, Block 8, Original Townsite of Westland

AREA:1.6706 acres (72,770 SF)

BENCHMARK: ACS brass disk "12-K9"
ELEV= 5219.837 (NAVD 1988)

TBM: Top back of street curb opposite SW property corner of the site.
ELEV= 5174.71 (NAVD 1988)

SURVEYOR: The Survey Office dated December, 2017

FLOOD HAZARD: From FEMA Panel 35001C0328J (11/14/2016), this site is identified as being within Zone 'X' which is outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is undeveloped and slopes down from the northwest to the southeast at 2%. It is bounded on the west by 94th Street, on the north by Volcano Road, on the east by a CMU wall, and on the south by a developed Century Link facility. The site discharges to the Century Link parcel.

FIRST FLUSH: $Q=(0.44-0.10)(15,500)/12= 439$ CF
This volume will be provided in the detention pond located at the SE corner of the site as the storage depth of 0.15' provides 600 CF storage volume.

OFFSITE FLOWS: A portion of the adjacent 94th Street R/W discharges to the site, but the proposed street curb will divert the offsite runoff to existing inlets on 94th Street located south of the site.

PROPOSED IMPROVEMENTS: The proposed development includes an office and shop buildings. A covered parking area, covered shade structure, and future residence are also included in the impervious area calculations.

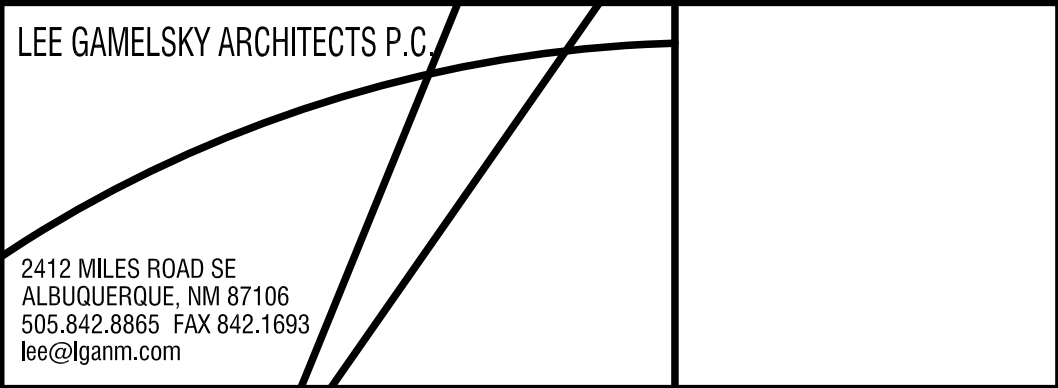
DRAINAGE APPROACH: The proposed drainage plan will follow historic flow paths. Building roof runoff will discharge to the east and south sides of the buildings. Site runoff will be carried overland to the SE corner. The proposed pond will contain the 10-day storage volume.

HYDROLOGY: For precipitation Zone 1 with 100% B land treatment
Existing $Q=(2.03)(1.67)= 3.4$ CFS

The proposed buildings and walks are 21% of the area with the balance of the site either base course or undeveloped considered as land treatment type 'C'.
Proposed $Q=(1.31)(2.87)+(0.36)(4.37)= 5.3$ CFS

The $V100=(57,270)(.0825)+(15,500)(.1642)= 7,270$ CF
The $V10\text{-day}= 7,270+(15,500)(.1225)= 9,170$ CF

The retention pond volume provided is 9,200 CF at 2.1' depth

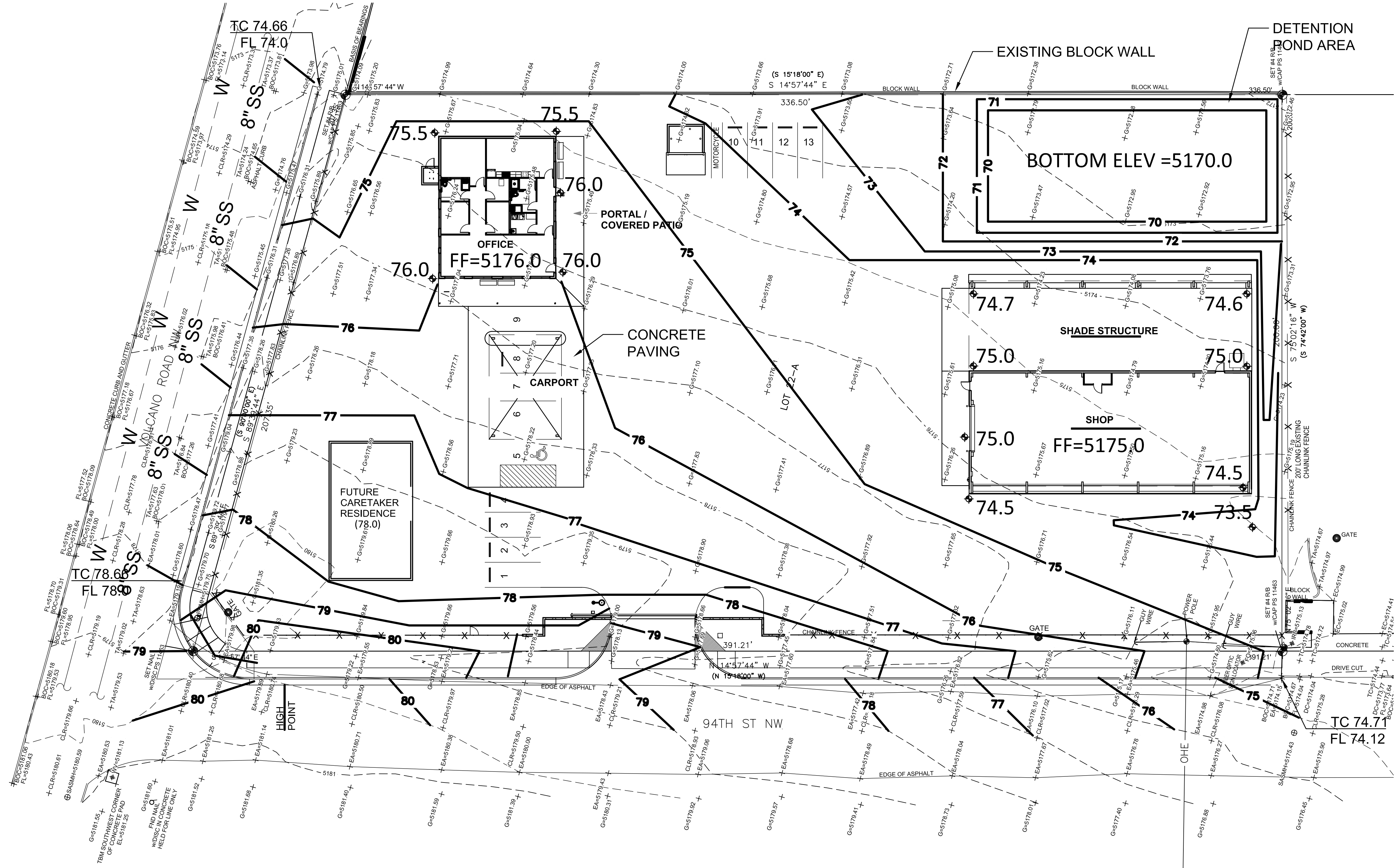


L&C TRANSPORT OFFICE AND SHOP
Albuquerque, New Mexico

PROJECT ARCHITECT:
LEE GAMELSKY, AIA
Project #:
Date: 19 MARCH 2018

CONCEPTUAL GRADING PLAN

By: WTB
GRADING & DRAINAGE PLAN
Sheet: Of:
C-100



GRADING AND DRAINAGE PLAN

1" = 20'

