

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

April 10, 2018

Craig Hagelgantz, P.E.
ABQ Engineering Inc.
8102 Menaul Blvd NE, Suite D
Albuquerque, NM, 87120

**RE: Vitality Works
Grading Plan
Stamp Date: 03/28/18
Hydrology File: K10D009**

Dear Mr. Hagelgantz:

Based upon the information provided in your submittal received 03/29/2018, the Grading Plan is approved for Building Permit and for action by the DRB on the Site Plan for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ 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:

- ☐ 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 ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



GRADING, DRAINAGE & UTILITY PLAN

Scale: 1" = 50'

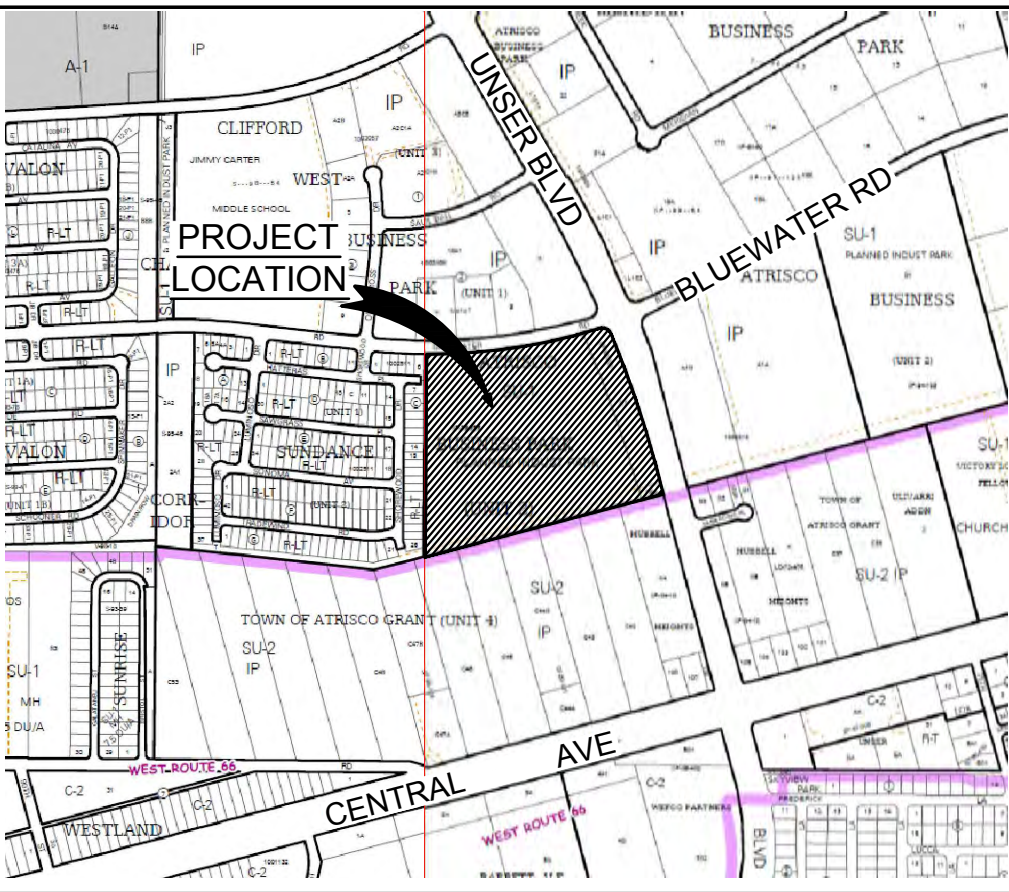
LEGEND

6510	EXISTING INDEX CONTOUR	FF	NEW BUILDING
6509	EXISTING INTERIM CONTOUR	FF	FINISH FLOOR ELEVATION
10	NEW INDEX CONTOUR	S	EXISTING SANITARY SEWER MANHOLE
00	NEW INTERIM CONTOUR	SD	EXISTING SANITARY SEWER LINE
+22.8	NEW SPOT ELEVATION	SD	EXISTING STORM DRAIN
	LIMITS OF PROPOSED CONSTRUCTION		DIRECTION OF FLOW
	NEW CONCRETE SIDEWALK		FLOWLINE
	NEW ASPHALT PAVEMENT	W	EXISTING WATERLINE
	EXISTING BUILDING	OHE	EXISTING OVERHEAD ELECTRIC LINE
		Q	EXISTING FENCE LINE

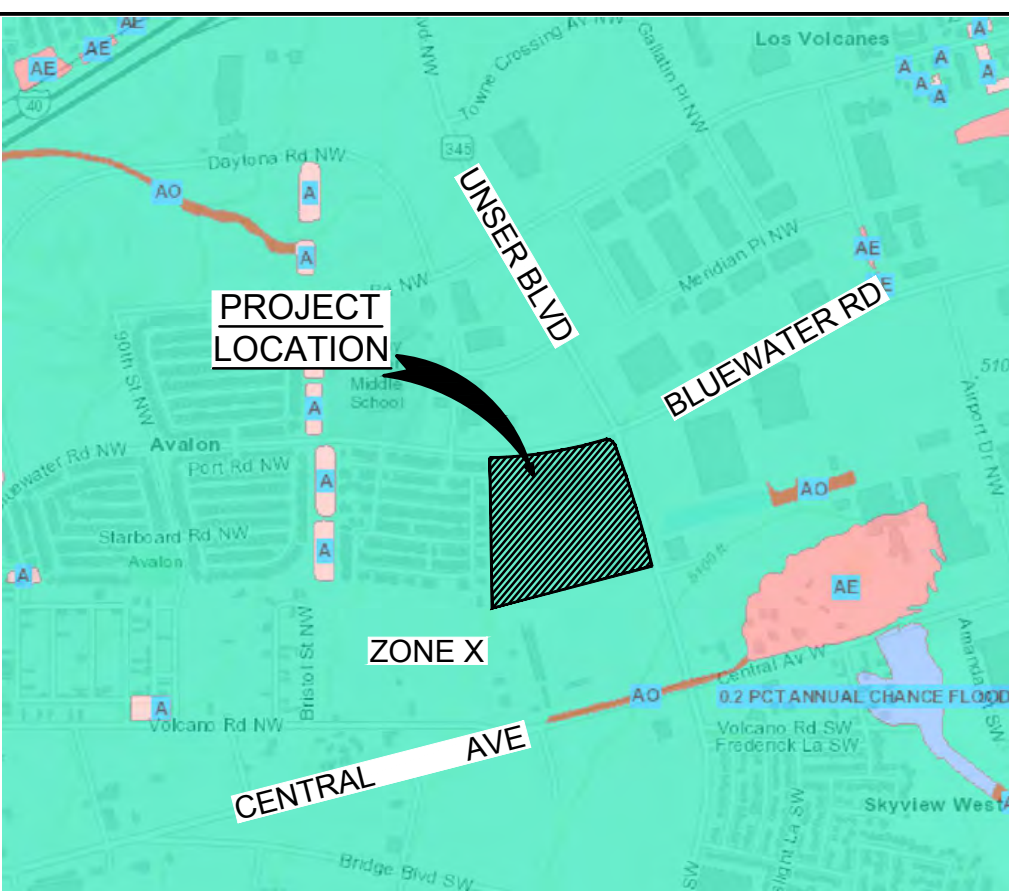
KEYED NOTES

1. INSTALL NEW FIRE HYDRANT PER COA STD DWG 2340.
2. CONSTRUCT NEW STANDARD CURB.
3. INSTALL NEW ASPHALT. SEE DETAIL 1/C-501.
4. REMOVE EXISTING FENCE, CURB, AND PAVEMENT AS REQUIRED FOR NEW CONSTRUCTION.
5. CONSTRUCT NEW CONCRETE WALK PER DETAIL 2/C-501.
6. CONSTRUCT 2' CURB CUT FOR DRAINAGE.
7. INSTALL NEW RIPRAP PAD FOR EROSION CONTROL.
8. NEW BUILDING ADDITION. SEE ARCHITECTURAL PLANS FOR DETAILS.
9. CONSTRUCT NEW CONCRETE PAD PER DETAIL 2/C-501.
10. REMOVE EXISTING DRAINAGE PIPE.
11. REMOVE EXISTING CONCRETE SLAB.
12. CONSTRUCT SIDEWALK CULVERT PER COA STD DWG 2236.
13. EXISTING POND. VOLUME PROVIDED = 64,947 CF.
14. CONSTRUCT NEW AGGREGATE BASE COURSE FIRE DEPARTMENT EMERGENCY ACCESS PER DETAIL 1/C1.4.
15. INSTALL APPROX. 39' x 20' (775 SQ. FT. MIN.) STRIPED AND LABELED EMERGENCY DISPERSAL AREA PER 2015 IBC 1028.5.
16. RE-STRIPE ACCESSIBLE PARKING WITH 3' ACCESS AISLE. INSTALL WHEEL STOPS AND SIGNS PER DETAIL 3, 4 & 5/C1.4.
17. STRIPE 1 EX. PARKING SPACE TO CREATE 5 - 4'x8' MOTORCYCLE SPACES WITH SIGNS. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. CONSTRUCT NEW 6" WATERLINE TO NEW FH. CONNECT TO EXISTING 8" WATERLINE.
19. EXISTING FIRE LINES PER CONSTRUCTION DOCUMENTS FROM SAFE, INC. STANDARD AUTOMATIC FIRE ENTERPRISES, INC. "FIRE PROTECTION SITE PLAN" DATED 9/12/14. CONTRACTOR TO FIELD VERIFY FIRE LINE PIPE & STUB-OUT LOCATION PRIOR TO BEGINNING WORK.

X



LOCATION MAP
SCALE: NONE
COA ZONE ATLAS: K-10-Z



FIRM MAP
SCALE: NONE

DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 8500 BLUEWATER RD. NW IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35002, PANEL 0328J EFFECTIVE ON 11/04/16, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THE EXISTING SITE CONSISTS OF A COMMERCIAL BUILDING AND PARKING LOT. THE SITE CURRENTLY DIRECTS DRAINAGE TOWARDS AN EXISTING POND IN THE SOUTHEAST CORNER OF THE PROPERTY. THE POND HAS AN EXISTING 36" CMP THAT FLOWS TO THE SOUTHEAST UNDER UNSER BLVD. NW. THE NEW CONSTRUCTION CONSISTS OF AN ADDITION TO THE EXISTING BUILDING, NEW CONCRETE WALKS AND ADDITIONAL PAVEMENT THAT WILL ADD APPROXIMATELY 46,000 SQUARE FEET OF IMPERVIOUS AREA TO THE EXISTING SITE. THIS NEW IMPERVIOUS RUNOFF WILL BE DIRECTED TOWARDS THE EXISTING POND.

THE EXISTING POND CURRENTLY HAS A TOTAL OF 64,947 CF CAPACITY. THE ORIGINAL POND DESIGN, AS SHOWN IN COA DRAINAGE REPORT K10-D009 DATED 2/1/80, REQUIRED A FINAL VOLUME OF 50,555 CF. THE DIFFERENCE BETWEEN THE ORIGINAL REQUIRED VOLUME AND THE EXISTING VOLUME IS 14,392 CF. FIRST FLUSH VOLUME REQUIRED FOR THE NEW IMPERVIOUS AREA IS 1,308 CF WHICH IS LESS THAN 14,392 CF AND CAN BE CONTAINED IN THE EXISTING POND. FURTHER, PER A LETTER FROM COA HYDROLOGY REPORT K10-D009 DATED 9/27/96, "THE UNSER DIVERSION CHANNEL PROJECT (PROJECT 3324.0) HAS BEEN DESIGNED TO ACCOMMODATE THIS DEVELOPMENT'S FLOWS AS DETAILED IN THE MASTER DRAINAGE PLAN FOR THE ATRISCO BUSINESS PARK, DATED OCTOBER 1993. FUTURE DEVELOPMENT WILL REQUIRE... THE CONVEYANCE OF ALL ON-SITE WATER FLOWS TO THE EXISTING CULVERT UNDER UNSER BOULEVARD." THIS DEVELOPMENT COMPLIES AS IT DIRECTS ALL NEW RUN-OFF TOWARDS THE EXISTING POND AND EXISTING 36" CMP UNDER UNSER BOULEVARD.

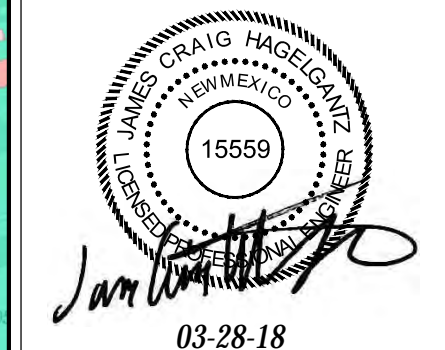
ONSITE FIRST FLUSH DRAINAGE

FIRST FLUSH STORAGE REQUIRED BY COA HYDROLOGY:
PROVIDE STORAGE FOR FIRST FLUSH RUNOFF PER SECTION 22 OF DPM
TABLE A-6 USE 0.44 - 0.1 = 0.34 IN

FIRST FLUSH (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)
THEREFORE (0.34 / 12) X 1.15 X 43560 = 1420 CF

CURRENT POND VOLUME PROVIDED. = 64,947 CF
ORIGINAL DESIGN POND VOLUME REQUIRED = 50,555 CF
EXCESS POND VOLUME AVAILABLE FOR FIRST FLUSH VOLUME = 14,392 CF

FIRST FLUSH POND VOLUME REQUIRED FOR NEW CONSTRUCTION = 1420 CF
1420 CF < 14392 CF



VITALITY WORKS
8500 BLUEWATER ROAD NW
ALBUQUERQUE, NM 87121

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DRAWING ISSUE DATES:
3/28/18

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
CAB

SHEET TITLE:

GRADING &
DRAINAGE, FIRE
LINE PLAN

C1.3

SHEET: 4 OF 45

