

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 19, 2018

Larry Read, P.E.
Larry Read & Associates
8100 Wyoming Blvd NE, Suite M-4 Box 107
Albuquerque, NM, 87113

**RE: 7200 Bluewater
Grading and Drainage Plan
Engineer's Stamp Date: 10/08/18
Hydrology File: K10D060**

Dear Mr. Read:

PO Box 1293

Based upon the information provided in your submittal received 10/11/2018, the Grading Plan is **not** approved for Building Permit and Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Sheet C-1. Please provide the benchmark information for the survey contour information provided.
2. Sheet C-1. Please provide the legal description of the property.
3. Sheet C-1. Please call out the Existing 20' Public Sanitary Sewer Easement along the Northwestern property line.
4. Sheet C-1. The proposed swale can't be placed within the Existing 20' Public Sanitary Sewer Easement. You can ask for a waiver from Albuquerque Bernalillo County Water Utility Authority. If they grant a waiver, then the proposed swale can stay.
5. Sheet C-1. Please add the note of the 100-yr water surface WSEL and the volume provided in Pond 2.
6. Sheet C-1. The First Flush (storm water quality) ponds are typically placed within the landscape area. I noticed that the ponds were located within the asphalt areas. This is not acceptable unless you install a water quality manhole or inlet prior to discharge into the existing storm drain system. Also this can be done with an underground system, which can also handle the detention requirement for the site as well. Another idea is to request a variance of the first flush volume requirement, provide an explanation for this variance, and then pay the Fee in Lieu payment Amount which will be the required volume x \$8/CF. This is all your decision which works best for this project.

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

7. Sheet C-2. Please provide the weir calculations for the curb cuts.
8. Sheet C-2. Under Developed Conditions, please insure that the statement includes that the site (10.33 ac) has an allowable discharge of 1.136 cfs and the proposed discharge is 1.08 cfs.

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

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 7200 BLUEWATER Building Permit #: _____ Hydrology File #: _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: PARCEL C-3, ATRISCO BUSINESS PARK, UNIT 2
City Address: 7200 BLUEWATER SW

Applicant: LARRY READ & ASSOCIATES (AGENT) Contact: LARRY READ
Address: 8100 WYOMING BLVD NE, SUITE M-4 BOX 107, 87113
Phone#: 239-7692 **Fax#:** _____ **E-mail:** LREAD@READENGINEERING.CO

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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) _____

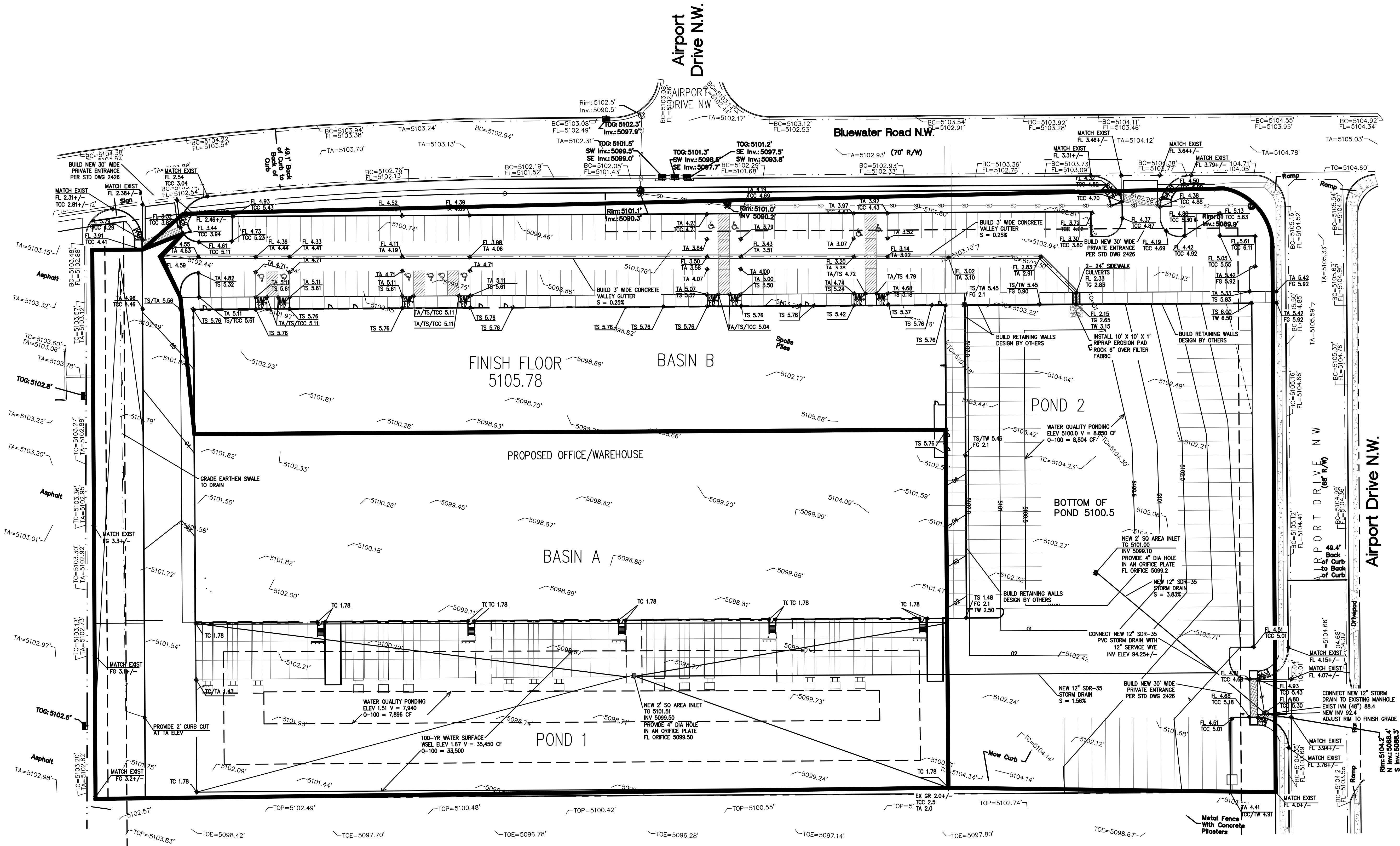
DATE SUBMITTED: 8 OCT 2018 **By:** LARRY D. READ, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

1 GRADING AND DRAINAGE PLAN
1"=20'



ARCHITECT SEAL

ENGINEER SEAL



PROJECT

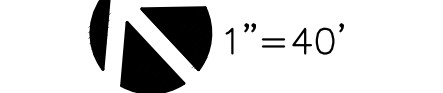
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

0

DATE: AUGUST 16, 2018

NORTH SCALE

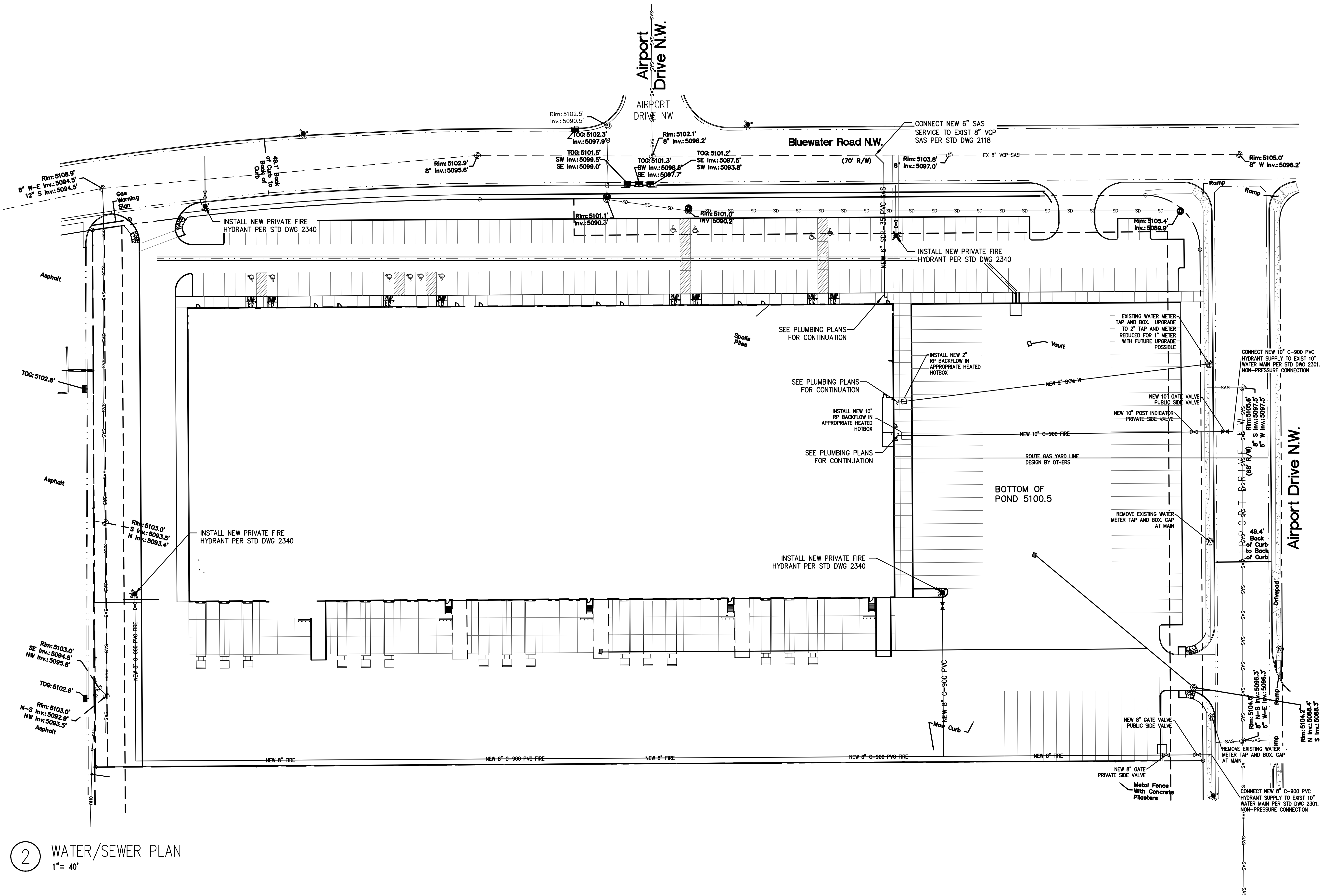


DRAWING NAME

GRADING PLAN

SHEET NUMBER

C-1



2 WATER/SEWER PLAN
1" = 40'

\\argente-pa\argente\computer\My Documents\WORK\BURN\DWG\Pages.dwg

T A T E F I S H B U R N
A R C H I T E C T
801 241 CORALLIS NW MEXICO DRIVE PHONE 505 886 5338 FAX 888 5338

ARCHITECT SEAL

ENGINEER SEAL

LAWRENCE D. READ
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
10998
10/07/18

PROJECT

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS

0

DATE AUGUST 16, 2018

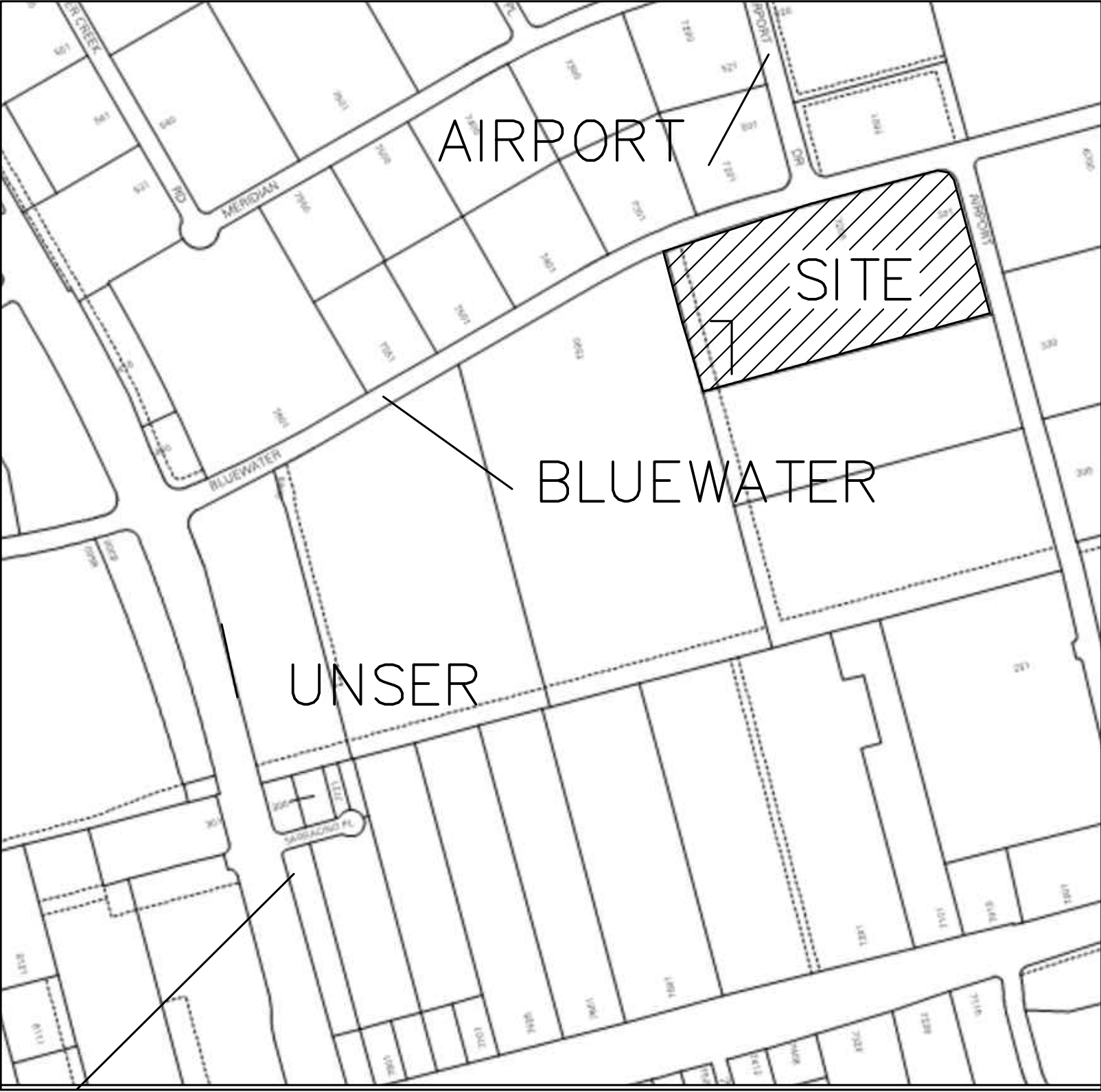
NORTH

SCALE
1" = 40'

DRAWING NAME
WATER/SEWER
PLAN

SHEET NUMBER

C-2



VICINITY MAP K-10-Z



FEMA PANEL 35001C0329H 11/4/2016

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED						
		A (%)	B (%)	C (%)	D (%)	E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cfs)	
EXISTING CONDITIONS												
BASIN A	4.94	0.00	0.00	0.00	0.00	100.00	1.97	0.81	35,326	1.42	61,687	21.59
BASIN B	5.39	0.00	0.00	0.00	0.00	100.00	1.97	0.88	38,544	1.55	67,306	23.55
PROPOSED CONDITIONS												
BASIN A	4.94	0.00	0.00	10.40	89.60	1.87	0.77	33,499	1.31	57,118	20.82	
BASIN B	5.39	0.00	0.00	3.60	96.40	1.93	0.87	37,854	1.51	65,580	23.26	
EXCESS PRECIP.		0.44	0.67	0.99	1.97	Ei (in)						
PEAK DISCHARGE		1.29	2.03	2.87	4.37	QPi (cfs)						

WATER QUALITY PONDING					
POND ID	BASIN ID	CONTRIBUTING AREA (SQ-FT)	REQUIRED PONDING (IN)	PONDING VOLUME (0.44/12*AREA) (CU-FT)	PONDING VOLUME PROVIDED (CU-FT)
1A		215333	0.44	7896	7940
2B		234642	0.44	8604	8804
TOTAL		449975		7896	1525

Orifice Flow Equation = CA(2gh)^1/2

C	D(in)	A (sf)	h (ft)	Q(cfs)
0.6	4	0.09	1.82	0.54
0.6	5	0.14	1.00	0.58
0.6	6	0.20	2.00	1.25
0.6	7	0.27	3.00	2.12
0.6	8	0.35	4.00	3.22
0.6	9	0.44	5.00	4.57
0.6	10	0.55	6.00	6.21
0.6	11	0.66	7.00	8.13

Area = (pi*D^2)/4 for pipe
Analysis is for discharge from Pond A and B

LOT 7 DRAINAGE REPORT

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 10.33 ACRES LOCATED SOUTH OF BLUEWATER AND EAST OF UNSER AT THE POINT AIRPORT NORTH OF BLUEWATER OFFSETS TO THE EAST, AS SHOWN ON THE VICINITY MAP ON THIS SHEET. IT IS CURRENTLY UNDEVELOPED, BUT HAS BEEN PREVIOUSLY GRADED AND DEVELOPED NOTED BY THE REMNANTS.

THE SITE IS WITHIN ZONE X AS SHOWN ON THE FIRM PANEL NO. 35001C0329 H. PROPOSED DEVELOPMENT WILL CONSIST OF A SINGLE STORY OFFICE/WAREHOUSE BUILDING ENCLOSING ABOUT 150,000 SF WITH PAVED PARKING AND DOCKS ON THE SOUTH.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

THE SITE IS PREVIOUSLY DEVELOPED BUT CURRENTLY ONLY REMNANTS REMAIN. THE PARCEL DRAINS TOWARD THE CENTER OF THE SITE THEN NORTH INTO BLUEWATER WHERE IT IS COLLECTED IN THE LARGE DIAMETER (48" MOSTLY) AND CONVEYED SOUTH. THE DEVELOPED PARCEL WEST OF THIS SITE DRAINS WEST AWAY FROM THIS SITE. LIKEWISE THE DEVELOPED PARCEL TO THE SOUTH DRAINS SOUTH AWAY FROM THE SITE. ON THE NORTH, THE SITE IS PROTECTED BY THE STORM DRAIN IN BLUEWATER.

DEVELOPED CONDITION

THE PROPOSED GRADING PLAN WILL DIRECT RUNOFF GENERATED ONSITE TOWARD 2 NEW DETENTION PONDS. POND 1 COLLECTS THE RUNOFF FROM BASIN A ON THE SOUTH PORTION OF THE SITE. THIS POND IS A LONG, SLENDER, AND SHALLOW POND ON THE PAVEMENT IN THE SOUTHERN DOCK AREA. THE POND WILL DISCHARGE THROUGH AN AREA INLET TO THE EXISTING STORM DRAIN EAST OF THE SITE. LIKEWISE, POND 2 COLLECTS THE RUNOFF FROM BASIN B. THE POND, EAST OF THE BUILDING, WILL BE ON THE PAVEMENT IN THE TRAILER PARKING AREA AND WILL CHARGE THROUGH AN AREA INLET TO JOIN THE DISCHARGE PIPE FROM POND A.

IN ORDER TO PROVIDE THE REQUIRED WATER QUALITY PONDING, THE AREA INLETS IN BOTH PONDS HAVE BEEN RAISED ABOVE THE POND BOTTOM THE DISTANCE REQUIRED TO PROVIDE THE REQUIRED VOLUME.

THE DISCHARGE FROM THIS SITE IS CONTROLLED BY THE ATRISCO BUSINESS PARK MASTER DRAINAGE PLAN, BY EASTERLING 10-20-1993. THIS PLAN LIMITS DISCHARGE FROM THE SITE TO 0.11 CFS/ACRE. PER THE PROPOSED DRAINAGE PLAN, THE DISCHARGE FROM THIS SITE IS CONTROLLED BY ORIFICE PLATED CALL FOR IN BOTH AREA INLETS.

\\sargente-rs\p\ym\sgardencomputer\My Documents\WORK\BIB\BIB\KAC\Bib\sgd\Bib

T A T E F I S H B U R N T
A R C H I T E C T
REG. 2041 CORPUS NEW MEXICO 87048 PHONE 505.866.5337 FAX 866.5328

ARCHITECT SEAL

ENGINEER SEAL

LAWRENCE D. READ
NEW MEXICO
10998
REGISTERED PROFESSIONAL ENGINEER
10/26/13

PROJECT

SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS
0

DATE AUGUST 16, 2018
NORTH SCALE
N/A

DRAWING NAME
HYDROLOGY

SHEET NUMBER
C-3