### CITY OF ALBUQUERQUE



August 3, 2016

Richard J. Berry, Mayor

David A. Aube Hartman + Majewski Design Group 120 Vassar Dr. SE Suite 100 Albuquerque, NM, 87106

**RE:** Sterling Downtown - 800 Silver

**Conceptual Grading Plan** 

Engineer's Stamp Date 7-6-16 (File:K13D013)

Dear Mr. Aube:

Based upon the information provided in your submittal received 7-7-2016, the above referenced Conceptual Grading Plan is approved for Site Plan for Building Permit.

Per our phone conversation it is understood that much of the existing curb, gutter and sidewalk is intended to remain undisturbed, except to close unneeded driveways. Please clarify the site plan the intent. The submittal showed dark line work suggesting that the curb and gutter would be reconstructed.

PO Box 1293

Also per our phone conversation, the Building Permit submittal will be expected to include a depressed landscape buffer between the sidewalk and the back of curb, as well as curb cuts along Silver Ave into the buffer to provide an outfall for nuisance ponding along the street.

If you have any questions, you can contact me at 924-3986.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Abiel Carrillo, P.E.

Principal Engineer, Planning Dept. Development Review Services

Orig: Drainage file

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

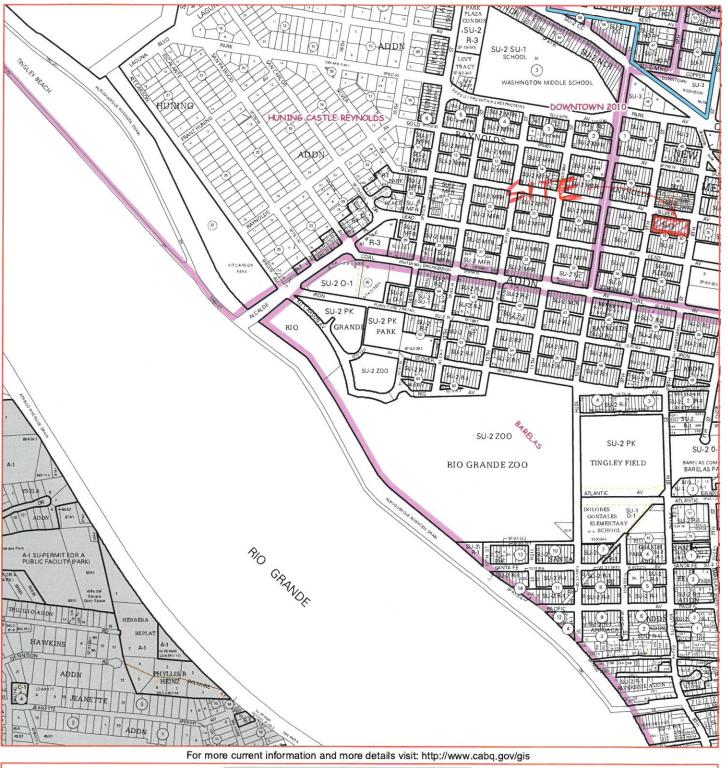
PROJECT TITLE: COA Eagle Rock Transfer Station DRB #: EPC#:	ZONE MAP/DRG. FILE #: <u>K-13-Z</u> WORK ORDER#:
LEGAL DESCRIPTION: Lots 1-12 Block 60, Raynolds Addition CITY ADDRESS: 800 Silver SW	
ENGINEERING FIRM: Hartman + Majewski Design Group ADDRESS: 120 Vassar Dr SE, Suite 100 CITY, STATE: Albuquerque, NM 87106	CONTACT: <u>David Aube</u> PHONE: <u>505-998-6430</u> ZIP CODE: <u>87106</u>
OWNER: Greater Albuquerque Housing Partnership ADDRESS: 320 Gold Avenue SW, Suite 918 CITY, STATE: Albuquerque, NM	CONTACT: <u>Felipe Rael</u> PHONE: <u>505-244-164</u> ZIP CODE: <u>87102</u>
ARCHITECT: Dekker Perich Sabatini ADDRESS: 7601 Jefferson Avenue, NW CITY, STATE: Albuquerque, NM	CONTACT: <u>Miriam Hicks</u> PHONE: 505-761-9700 ZIP CODE: <u>87109</u>
SURVEYOR: . ADDRESS:CITY, STATE: Albuquerque, NM	CONTACT: PHONE: 505- ZIP CODE:
CONTRACTOR:ADDRESS:CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
CHECK TYPE OF SUBMITTAL:  DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (TCL) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) OTHER	CHECK TYPE OF APPROVAL SOUGHT:  SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)

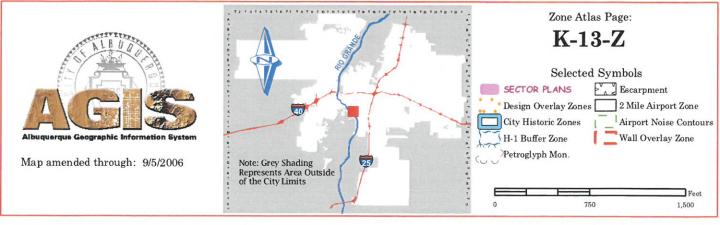
#### DATE SUBMITTED: July 7, 2016

#### BY: David Aube P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





### SITE INFORMATION

<u>LEGAL DESCRIPTION</u>
060N M T ADD LOTS 1 AND 2,18NMT3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18 RAYNOLDS ADDITION, LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWNSITE & LOTS 5 & 6 BLK 18, 018 RAYNOLDS LTS 7X8XPORT LT7 BLK 60 NMT ADDITION, 009 018 RAYNOLDS X LOT 10, 011 018 RAYNOLDS N PORT L11 L12, 018 RAYNOLDS ADDITION SO PORT OF LOTS 11X12

GROSS BUILDING AREA (GBA): BUILDING (GROUND FLOOR) =

TOTAL (ALL FLOORS)=

TOTAL SITE AREA:

42,613 SF = .98 AC

19,722 SF

### **GENERAL SHEET NOTES**

- SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
   REFER TO CIVIL DRAWINGS FOR ON-SITE BUILDING LOCATION, CURBS AND GUTTERS DIMESNIONS, AND OTHER DIMENSIONS NOT SHOWN ON THIS SHEET. 3. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE COA ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- 4. LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM, UNLESS MAINTENANCE FOR THE RIGHT-OR-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.
  5. STANDARD PARKING SPACE IS 8'-6"w x 20'-0 I.
- 6. COMPACT PARKING SPACE IS 8'-0"w x 15'-0" I.

#### ○ SHEET KEYED NOTES

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

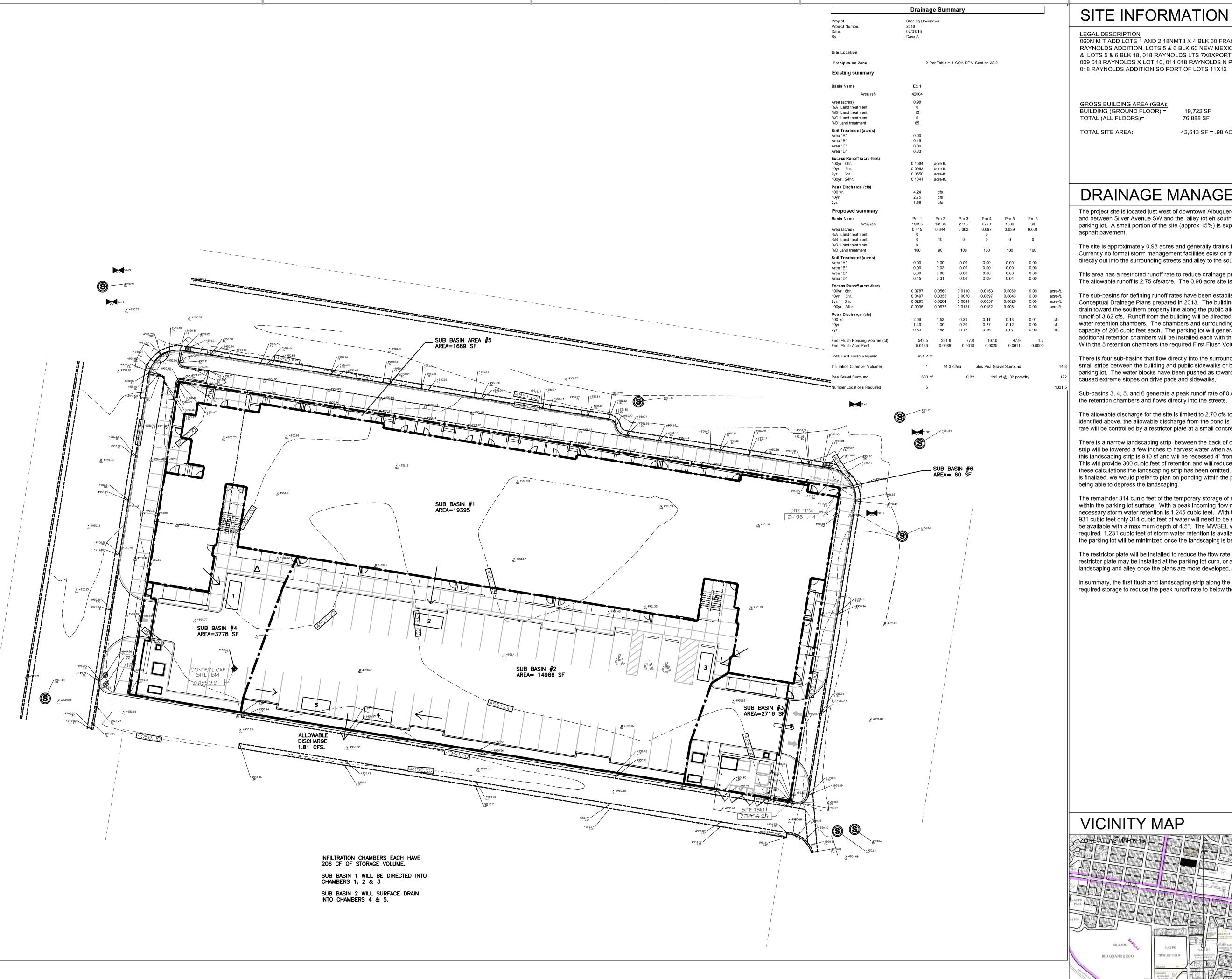
ENGINEER



DRAWN BY	DAA
REVIEWED BY	DAA
DATE	7/6/2016
PROJECT NO.	16-0078
DRAWING NAME	

CONCEPTUAL GRADING PLAN

SHEET NO.



#### SITE INFORMATION

<u>LEGAL DESCRIPTION</u>
060N M T ADD LOTS 1 AND 2,18NMT3 X 4 BLK 60 FRACTIONAL OF LOT 3 X 4 BLK 18 RAYNOLDS ADDITION, LOTS 5 & 6 BLK 60 NEW MEXICO TOWN CO ORIGINAL TOWNSITE & LOTS 5 & 6 BLK 18, 018 RAYNOLDS LTS 7X8XPORT LT7 BLK 60 NMT ADDITION, 009 018 RAYNOLDS X LOT 10, 011 018 RAYNOLDS N PORT L11 L12,

GROSS BUILDING AREA (GBA):
BUILDING (GROUND FLOOR) = TOTAL (ALL FLOORS)=

19,722 SF 76,888 SF

TOTAL SITE AREA:

42,613 SF = .98 AC

## DRAINAGE MANAGEMENT

The project site is located just west of downtown Albuquerque between 8th and 9th Streets SW and between Silver Avenue SW and the alley tot eh south. The site is currently utilized as a parking lot. A small portion of the site (approx 15%) is exposed soil with the remainder being

The site is approximately 0.98 acres and generally drains from north east to the south west. Currently no formal storm management facilities exist on the site. The excess runoff flows directly out into the surrounding streets and alley to the south.

This area has a restricted runoff rate to reduce drainage problems in the surround neighborhood. The allowable runoff is 2.75 cfs/acre. The 0.98 acre site is allowed a peak runoff rate of 2.70 cfs.

The sub-basins for defining runoff rates have been established similar to the previously approved Conceptual Drainage Plans prepared in 2013. The building and a majority of the parking lot will drain toward the southern property line along the public alley. These two basins generate a peak runoff of 3.62 cfs. Runoff from the building will be directed toward three below ground storm water retention chambers. The chambers and surrounding pea gravel will have a storage capacity of 206 cubic feet each. The parking lot will generally flow toward a low point where two additional retention chambers will be installed each with the same 206 cubic feet of volume. With the 5 retention chambers the required First Flush Volume will be contained on site.

There is four sub-basins that flow directly into the surrounding streets. These basins are either small strips between the building and public sidewalks or beyond the water block within the parking lot. The water blocks have been pushed as toward the edges as is practical without caused extreme slopes on drive pads and sidewalks.

Sub-basins 3, 4, 5, and 6 generate a peak runoff rate of 0.89 cfs. This flow is not routed through the retention chambers and flows directly into the streets.

The allowable discharge for the site is limited to 2.70 cfs total. After removing the 0.89 cfs identified above, the allowable discharge from the pond is 2.70 - 0.89 = 1.81 cfs. This discharge rate will be controlled by a restrictor plate at a small concrete wall along the edge of the alley.

There is a narrow landscaping strip between the back of curb and the alley. This landscaping strip will be lowered a few inches to harvest water when available from storm events. The area of this landscaping strip is 910 sf and will be recessed 4" from the surrounding alley and parking. This will provide 300 cubic feet of retention and will reduce excess runoff. For the purpose of these calculations the landscaping strip has been omitted. This area is sloping and until the plan is finalized, we would prefer to plan on ponding within the parking lot area in lieu of relying on being able to depress the landscaping.

The remainder 314 cunic feet of the temporary storage of excess runoff will be all contained within the parking lot surface. With a peak incoming flow rate of 3.62 cfs and 94% impervious the necessary storm water retention is 1,245 cubic feet. With the necessary First Flush volume of 931 cubic feet only 314 cubic feet of water will need to be stored within the parking lot. This will be available with a maximum depth of 4.5". The MWSEL will be 52.00 and will provide the required 1,231 cubic feet of storm water retention is available on site. Ponding of water within

The restrictor plate will be installed to reduce the flow rate into the alley as identified above. This restrictor plate may be installed at the parking lot curb, or at a header curb between the landscaping and alley once the plans are more developed.

In summary, the first flush and landscaping strip along the southern property line will provide the required storage to reduce the peak runoff rate to below the 2.75 cfs per acre.

# PERICH SABATINI

DEKKER

ARCHITECTURE / DESIGN / INSPIRATION

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER



PROJECT

REVISIONS

DRAWN BY	DAA
REVIEWED BY	DAA
DATE	7/6/201
PROJECT NO.	16-007
DRAWING NAME	

CONCEPTUAL DRAINAGE PLAN

1'' = 20'

SHEET NO.

CONCEPTUAL DRAINAGE PLAN