

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



January 13, 2016

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway Suite 301
Albuquerque, New Mexico 87110

Richard J. Berry, Mayor

**RE: One Game Site Remodel
Grading & Drainage Plan
Engineer's Stamp Date 11-17-2015 (File: L20D068)**

Dear Mr. Walla:

Based upon the information provided in your submittal received 11-17-15, the above referenced plan is approved for Grading and Paving Permit.

After completion of the project please submit Engineer Certification per the DPM checklist for our records.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file
c.pdf: via Email: Recipient



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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: _____

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

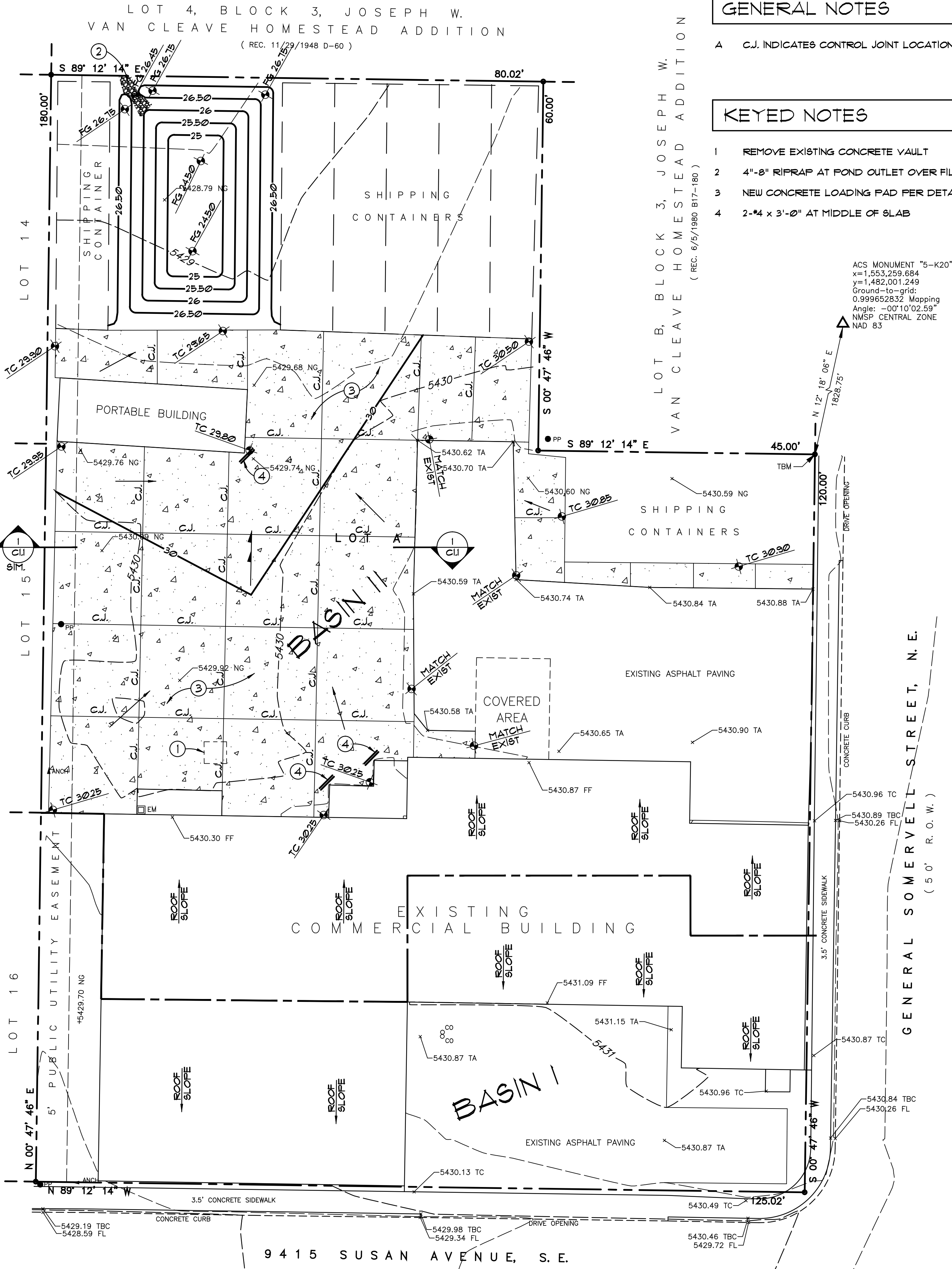
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

BLOCK 3, JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION
(REC. 11/29/1948 D-60)



GRADING and DRAINAGE PLAN

1" = 10'

GENERAL NOTES

A C.J. INDICATES CONTROL JOINT LOCATION PER DETAIL 2/CI

KEYED NOTES

- 1 REMOVE EXISTING CONCRETE VAULT
- 2 4"-8" RIPRAP AT POND OUTLET OVER FILTER FABRIC
- 3 NEW CONCRETE LOADING PAD PER DETAIL 1/CI
- 4 2'-4" x 3'-0" AT MIDDLE OF SLAB

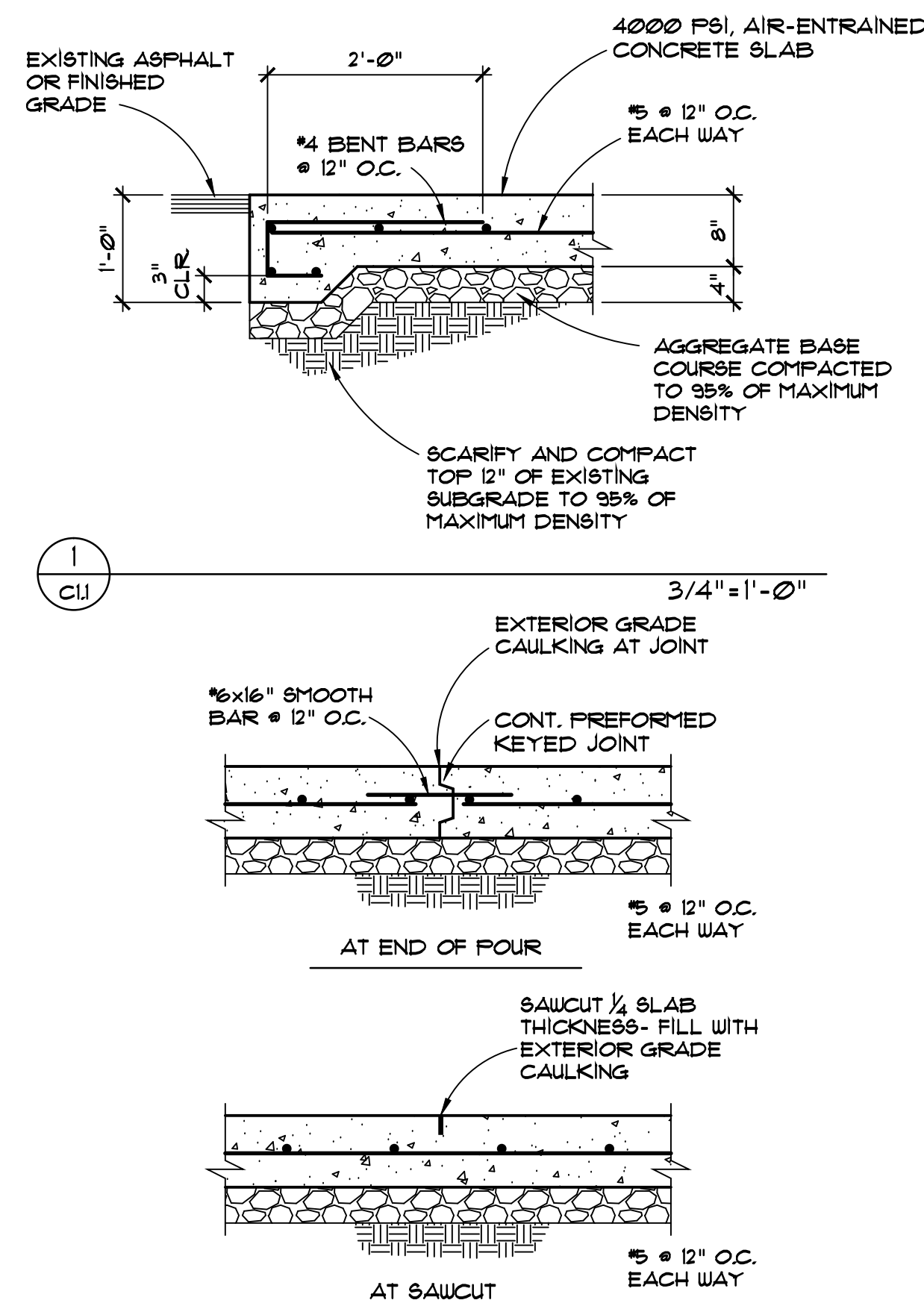
ACS MONUMENT "5-K20"
x=1,553,259.684
y=1,482,001.249
Ground-to-grid:
0.999652832 Mapping
Angle: -00°10'02.59"
NAD 83

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- 30 — NEW CONTOUR
- 5429.74 NG EXISTING SPOT ELEVATION
- 1950 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISHED GRADE
- NG NATURAL GRADE
- FL FLOW LINE
- C.J. CONTROL JOINT
- TCB TOP OF BACK OF CURB
- [Pattern] NEW CONCRETE PAVING
- SWALE
- BASIN DIVISION LINE

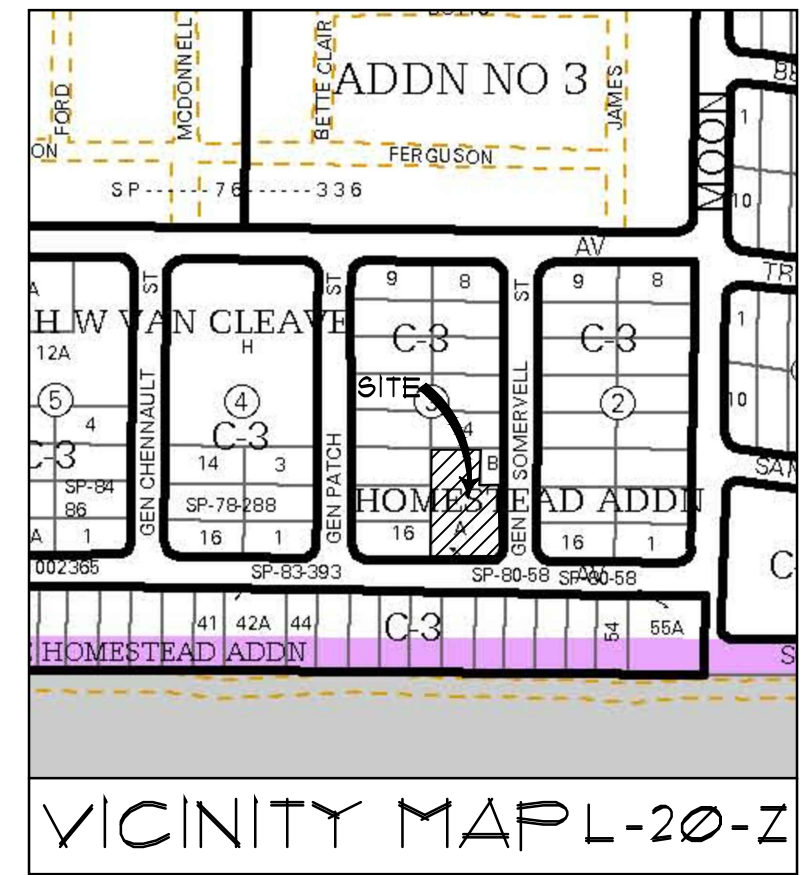
EROSION CONTROL PLAN

- 1 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2 CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- 3 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- 4 REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5 ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
- 6 CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.



2 TYPICAL CONTROL JOINT (CJ)

3/4" = 1'-0"



LEGAL DESCRIPTION

LOT LETTERED "A", IN BLOCK NUMBERED THREE (3), OF THE JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 5, 1980, IN VOLUME B17, FOLIO 180.

BENCHMARK

ACS STA 5-K20 1-3/4" ALUMINUM DISK, STAMPED "ACS STA, 5-K20", SET IN TOP OF CONCRETE AT THE NORTHEAST CORNER OF CENTRAL AVENUE NE AND MOON AVENUE NE. ELEV. 5430.00 (NAVD 1988)

TEMPORARY BENCHMARK (TBM)

"5 REBAR AND CAP "LS 35/16" AT NORTHEAST PROPERTY CORNER. ELEV. 5430.10

DESIGN NARRATIVE

THE SUBJECT SITE IS A 0.455 ACRE EXISTING PROPERTY CURRENTLY USED FOR AUTO REPAIR. THIS CONSTRUCTION PROJECT WILL INCLUDE INSTALLATION OF A CONCRETE PAD ON THE SITE NORTH OF THE EXISTING BUILDING TO ASSIST IN REPAIR AND PROCESSING OPERATIONS ON THE SITE. THE PAD WILL REPLACE SOME PAVED AND SOME PACKED EARTH SURFACES AND WILL THEREFORE INCREASE IMPERVIOUS AREA ON THE SITE. THE SITE SLOPES FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF THE SITE. THE NEW SITE IMPROVEMENTS WILL NOT CHANGE THIS PREVAILING SLOPE. HISTORIC DEVELOPED RUNOFF EXISTS THE SITE ACROSS THE NORTH BORDER TO THE ADJACENT PROPERTY AND NO FOND CURRENTLY EXISTS ON THE SITE. THERE IS NO OFFSITE RUNOFF ENTERING THE SUBJECT SITE. THE NEW SITE IMPROVEMENTS INCLUDE A PONDING AREA DESIGNED TO STORE "FIRST FLUSH" FLOWS FROM HARD SURFACES ON THE SITE AND PROVIDE CONTROLLED RELEASE FOR RUNOFF EXCEEDING THIS VOLUME AT A RATE MATCHING HISTORIC EXISTING CONDITIONS AT THE NORTH END OF THE SITE.

HYDROLOGY CALCULATIONS

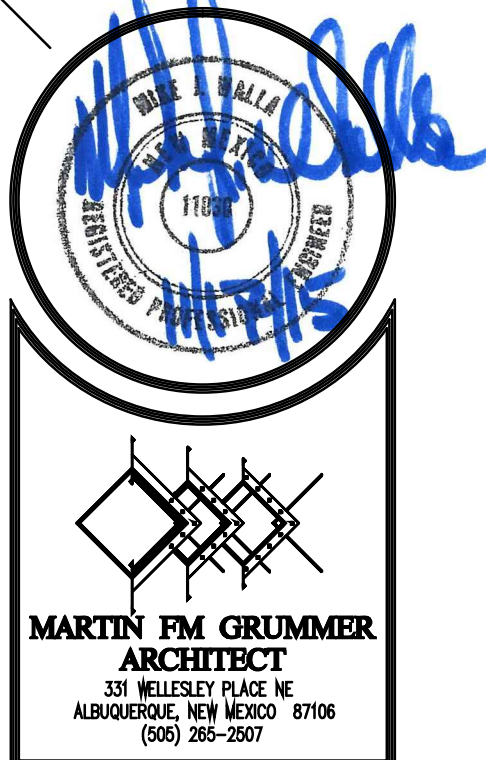
PRECIPITATION ZONE 3 DESIGN STORM: (IN)									
	1hr	6hr	24hr	4day	10day				
	2.14	2.60	3.10	3.95	4.90				
EXISTING CONDITIONS - BASIN I									
LAND TRT MNT	AREA (ACRE)	AREA %	P6 (CF/AC)	Q (CF/AC)	Q6 (CF)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.80	1.81	0.00	0	0	0	0
B	0.014	12%	1.08	2.60	0.04	55	55	55	55
C	0.000	0%	1.46	3.45	0.00	0	0	0	0
D	0.105	88%	2.64	5.02	0.53	1006	1191	1521	1883
TOTALS	0.119	100%			0.56	1061	1252	1516	1938
PROPOSED CONDITIONS - BASIN I									
LAND TRT MNT	AREA (ACRE)	AREA %	P6 (CF/AC)	Q (CF/AC)	Q6 (CF)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.80	1.81	0.00	0	0	0	0
B	0.014	12%	1.08	2.60	0.04	55	55	55	55
C	0.000	0%	1.46	3.45	0.00	0	0	0	0
D	0.105	88%	2.64	5.02	0.53	1006	1191	1521	1883
TOTALS	0.119	100%			0.56	1061	1252	1516	1938
EXISTING CONDITIONS - BASIN II									
LAND TRT MNT	AREA (ACRE)	AREA %	P6 (CF/AC)	Q (CF/AC)	Q6 (CF)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.80	1.81	0.00	0	0	0	0
B	0.144	43%	1.08	2.60	0.31	565	565	565	565
C	0.000	0%	1.46	3.45	0.00	0	0	0	0
D	0.193	51%	2.64	5.02	0.91	1850	2200	2795	3461
TOTALS	0.337	100%			1.34	2414	2765	3360	4025
PROPOSED CONDITIONS - BASIN II									
LAND TRT MNT	AREA (ACRE)	AREA %	P6 (CF/AC)	Q (CF/AC)	Q6 (CF)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.80	1.81	0.00	0	0	0	0
B	0.016	8%	1.08	2.60	0.01	102	102	102	102
C	0.000	0%	1.46	3.45	0.00	0	0	0	0
D	0.310	92%	2.64	5.02	1.56	2911	3533	4490	5559
TOTALS	0.336	100%			1.63	3013	3635	4592	5661

FIRST FLUSH REQUIREMENT: 0.44"(0.31 AC) = 511 CF
SURPLUS DEVELOPED RUNOFF BEYOND EXISTING = 3073 CF - 2414 CF = 659 CF
POND CAPACITY: 26.5: 135 6F
26.0: 521 6F
25.5: 351 6F
25.0: 201 6F

TOTAL:

674 CF

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
8501 Americas Parkway NE • Suite 301
Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025



ONE GAME SITE REMODEL
9415 SUSAN SE
ALBUQUERQUE, NM 87123
GRADING and
DRAINAGE PLAN

DATE: 17 NOV 2015
DRAWN BY: LEK
CHECKED BY: MJW
VERIFIED BY:

REVISIONS

NO.	DESCRIPTION

SHEET NO:
C1.1