

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2024

Jay Healy, P.E.
George Butler Associates, Inc.
9801 Renner Blvd.
Lenexa, KS 66219

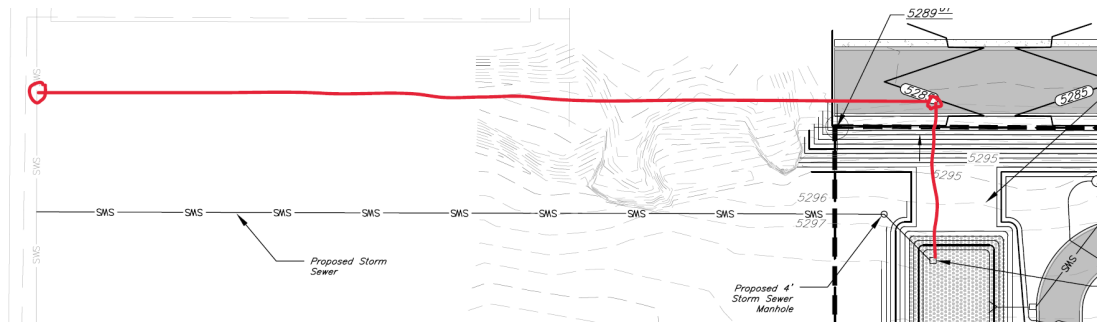
**RE: Sceye - Sunport
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: No Date
Hydrology File: M16D024P**

Dear Mr. Healy:

Based upon the information provided in your submittal received 01/18/2024, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.
2. The outfall pipe for the detention pond should fall within the roadway (I don't know if this is just a private roadway or a public R.O.W. instead of how you are placing it. This should RCP within the roadway with some sort of outflow structure within the detention pond.



3. The emergency spillway can be lessened in size from 50 ft width and the length can be figured out by using the weir calculations, per DPM Article 6-16(A). A coefficient of 2.7 is typically used for the weir equation $Q = CLH^{2/3}$.

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4. At the end of the proposed roadway, a temporary retention pond (sized for the 100 year – 10 day volume) for only the small drainage area of the roadway plus the discharge from the emergency spillway of the detention pond.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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 (DTIS)

Project Title: Sceye, Inc. - New Manufacturing Facility Hydrology File # _____

Legal Description: Tract A-1-B, Sunport Municipal Addition, Located on Columbia Dr., West of Girard Blvd. and North of Miles Rd., containing approximately 8.19 acres (M-16-Z).

City Address, UPC, OR Parcel: 101605420230220101

Applicant/Agent: George Butler Associates, Inc. Contact: Jay Healy

Address: 9801 Renner Boulevard, Lenexa, KS 66219 Phone: 913-577-8440

Email: jhealy@gbateam.com

Applicant/Owner: City of Albuquerque Aviation Department Contact: Manny Manriquez

Address: Albuquerque International Sunport, P.O. Box 9948, Albuquerque, NM 87119-1048 Phone: 505-244-7733

Email: mmanriquez@cabq.gov

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

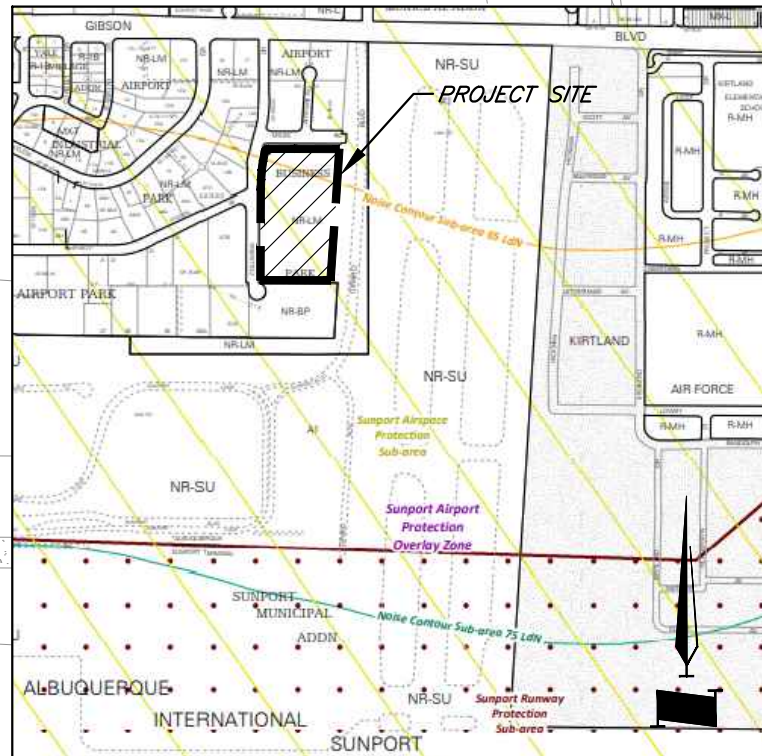
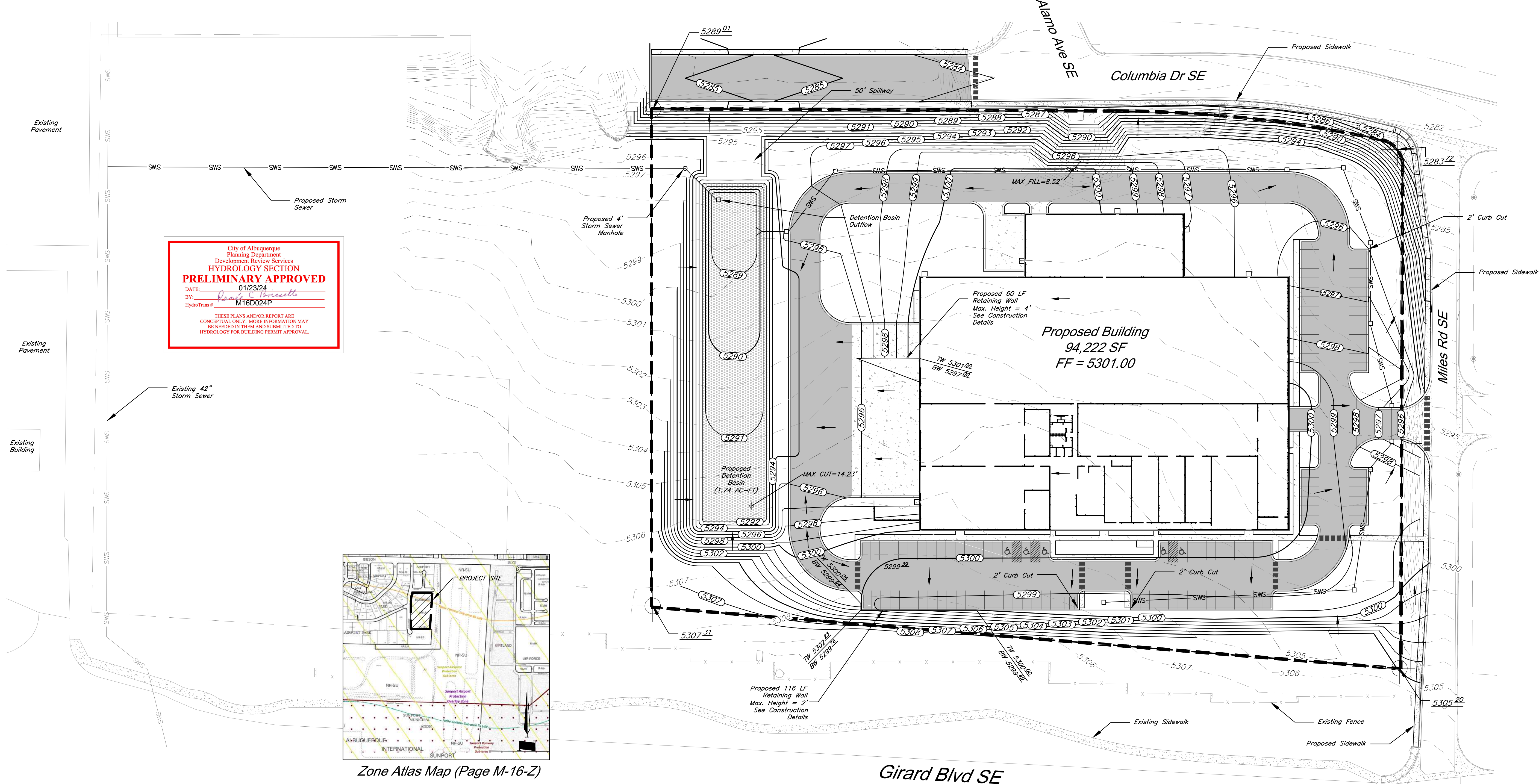
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1/18/2024

G:\15440\Civil 3D\Production Drawings\Final Site Plans\Conceptual G&D Plan\15440C0700.dwg Layout: C2 Grading & Drainage Plan -- Thursday January 18, 2024, 10:28am -- Copyright 2024, George Butler Associates, Inc.



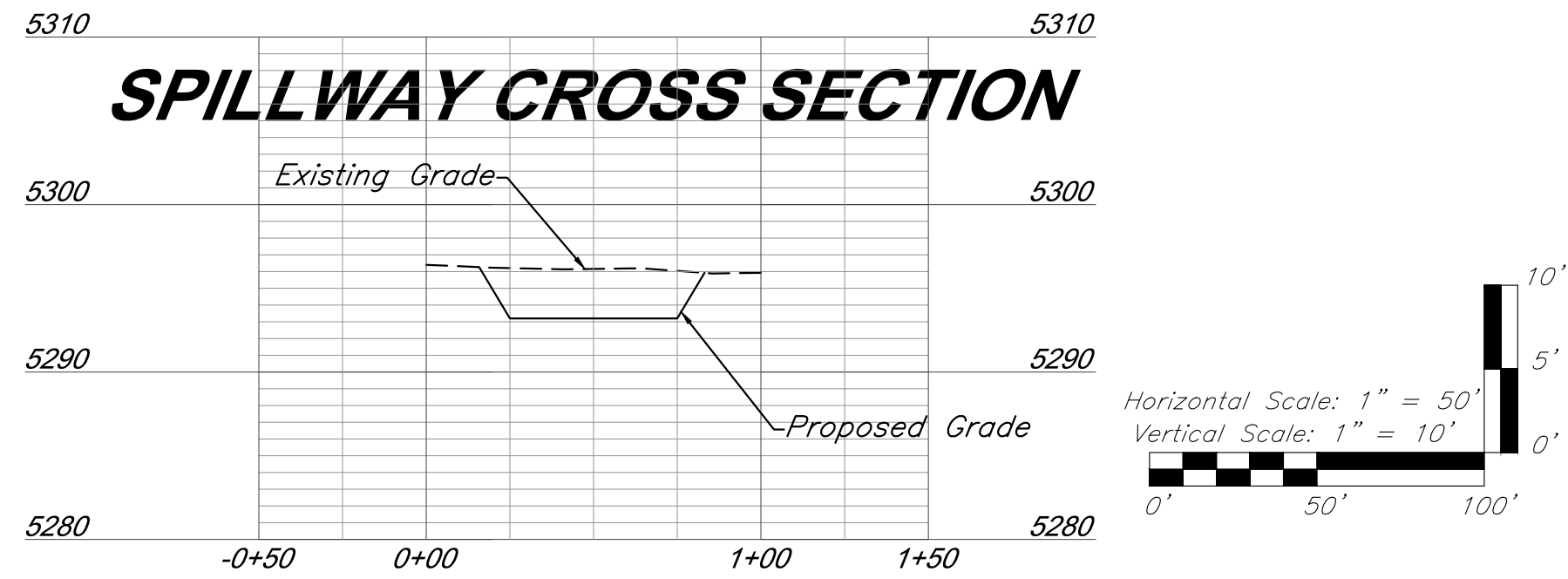
Zone Atlas Map (Page M-16-Z)

100 Year Hydrologic Calculations

BASIN	AREA (AC)	LAND TREATMENT				WEIGHTED E (IN)	100-YEAR PRECIPITATION				
		A (AC)	B (AC)	C (AC)	D (AC)		V (6-HR) (AC-FT)	V (6-HR) (CU-FT)	V (24-HR) (AC-FT)	V (24-HR) (CU-FT)	Q (CFS)
EXISTING CONDITIONS											
SITE	8.19	0	0	8.19	0	1.03	0.703	30621.59	0.908	39540.50	24.980
DEVELOPED CONDITIONS											
SITE	8.19	0	0	4.08	4.11	1.68	1.148	50016.68	1.353	58935.59	30.281

Site Data with Proposed Detention Basin

Storm (Year)	Allowable Site Peak Discharge (CFS) (Per 1995 DMP)	Proposed Site Peak Discharge (CFS)	Detention Basin Peak Water Elevation (FT)
2	-	4.4	5291.0
10	13.8	7.4	5291.5
100	20.3	10.2	5292.2



DRAINAGE PLAN:

LEGAL DESCRIPTION: Tract A-1-B, Sunport Municipal Addition, Located on Columbia Dr., West of Girard Blvd. and North of Miles Rd., containing approximately 8.19 acres (M-16-Z).

SITE AREA: 8.19 acres

FLOOD HAZARD STATEMENT: Per FEMA FIRM 35001C03616, dated September 26rd, 2008, the site resides in Other Flood Area Zone X. Flood Area Zone X is defined as Areas of 0.2% annual chance flood; areas of 1% chance flood with average depths of less than 1 foot or within drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

EXISTING DRAINAGE CONDITIONS:

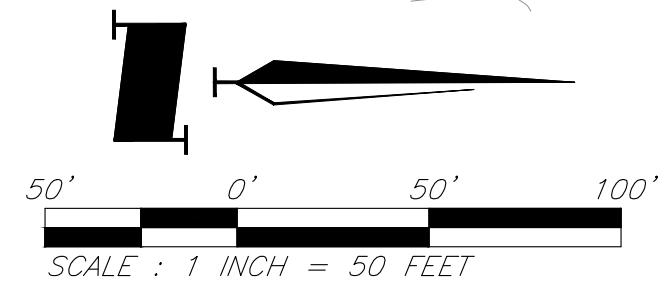
The 8.19-acre project site is located in Albuquerque, New Mexico and bounded by Miles Road SE to the north, Girard Boulevard SE to the east, Columbia Drive SE to the west, and Albuquerque International Sunport to the south. The site consists of a vacant lot, and landscaping along Girard Blvd SE. The property drains via overland from east to west. There are no drainage facilities or structures within this site boundary. Portions of the property are very flat, less than 1%. The site was modeled using HEC-HMS and the model summaries for the 2-, 10-, and 100-year storms are shown on this plan. During a 10-year storm the site generates a peak flow of 12.6 CFS of stormwater runoff. Points of discharge are located at various points along the western property line of the site. The vacant lot west of the site is moderately eroded as a result. Flows generally collect downstream along Alamo Avenue SE, which drains to an arroyo West of Yale Boulevard SE. According to the 1995 AA Drainage Master Plan, the site consists of both Subbasin 215 and Subbasin 216. The combined allowable discharges are 17.92 CFS for the 10 year storm and 40.54 CFS for the 100 year storm. Stormwater flows from offsite are considered negligible. The property is bordered on the North and West by developed parcels of the Airport Business Park. South of the site is an undeveloped lot. To the East is a partially developed lot which is part of the Airport property. Right-of-way along Miles Road SE and Columbia Drive SE is undeveloped and consists of steep slopes. The right of way along Girard Boulevard SE is landscaped with gravel, brush, grass, and trees. The nearest designated flood hazard zone is approximately 1300 feet from the site in a parking lot for the Airport. This area is designated as Zone AH - Flood depths of 1 to 3 feet (usually areas of ponding). The existing project site cover mainly consists of gravel. The existing surface is described as Land Treatment C, per the DPM, which equates to an existing curve number of 86. The site lies within the City of Albuquerque Precipitation Zone 2.

DEVELOPED DRAINAGE CONDITIONS:

The proposed preliminary development plan for Sceye, Inc. consists of an approximately 95,000 SF manufacturing facility, associated parking area, and stormwater detention. The proposed site will drain to a detention basin on the south side of the property and discharge to an existing storm sewer system to the south. The proposed site improvements will result in a net increase in impervious area by 4.11 AC which leads to a proposed curve number of 92. Because of the size of the project area and increase in impervious surface, stormwater detention and stormwater quality treatment are required for this project. Stormwater flows from offsite are considered negligible. All proposed detention facilities will be owned, operated, and maintained by the property owner. No impact on the nearby FEMA Flood Zone AH is anticipated. This study does not consider future development which may effect flows on this site. A dry detention basin has been designed to manage stormwater flow for the 2-, 10-, and 100-year storms, as well as the water quality volume. Basin sizing is based on the 100-year 24-hour storm and required stormwater quality volume. The capacity of the basin is 1,74 AC-FT. Allowable post development stormwater runoff rates were taken from historical flows per the 1995 AIA DMP. Post-development peak discharge rates shall not exceed 13.8 CFS for the 10-year (10%) storm, and 20.3 CFS for the 100-year (1%) storm. In addition to managing flows for the 2-, 10-, and 100-year storms, the detention basin is designed to store the water quality volume of 6,266 CF which is to be released over 48 hours. The basin is designed to discharge to an existing storm drain south of the site. In the event the detention basin has a full water quality volume stored and a 100-year storm event occurs, the detention basin has been designed to pass the 100-year storm without overflowing or utilizing the emergency spillway. The detention basin has been designed with a 50-foot emergency spillway. In the event the emergency spillway is utilized, the spillway will pass the 100-year storm event at a depth of 0.55 feet. The emergency spillway is at an elevation of 5293.2 feet, bringing the peak emergency spillway design water elevation to 5293.75 feet. The proposed disturbed area for site improvements amounts to approximately 7.92 acres. The required storm water quality volume (6,266 CF) is calculated using a .42 runoff depth from proposed impervious surface. The detention basin will capture and store the water quality volume and release it over 48 hours. The outflow structure will have a low flow orifice to control the water quality volume storage and release.

WATER QUALITY VOLUME = $(0.42IN/12IN/FT) \times (4.11AC \times 43,560SF/AC) = 6,266$ CF Required.
DETENTION BASIN VOLUME = 75,795 CF

Girard Blvd SE



Grading Legend

- Proposed Contours
- Existing Contour
- Property Boundary
- Prop. Top of Wall Elevation
- Prop. Bottom of Wall Elevation
- Building Footprint
- Proposed Asphalt Pavement
- Proposed Concrete
- 100-Year Peak Stormwater Area
- Proposed Flow Arrow

Grading Plan Notes:

- TW and BW elevations noted on plans are to the top of the wall and to the surface grade at the base of wall. Any additional depth of wall required for structural purposes is the responsibility of the structural Engineer designing the wall.
- All ADA accessible parking spaces are to be constructed at 2.0% maximum slope in any direction. ADA accessible routes shall be constructed with 2.0% maximum cross slope and a maximum 5.0% longitudinal slope.
- Benchmark for survey contour information provided: NAD 83, ACS monument "3_N14" having an elevation of 4958.902.
- Gravel cover (D50=4") is to be installed on steep slopes along the North and West of the site, spillway, and banks of proposed detention basin.

CAUTION!
Numerous Utilities on site. Contractor to verify location and elevation of all utilities prior to commencing construction.



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION
1-800-321-2537 or 811

PROPOSED FACILITY FOR:

NOT FOR CONSTRUCTION

REVISION	
PROJECT NUMBER	15440
DATE	1/18/24
DESIGNED	JRH/ELS
DRAWN	ELS
REVIEWED	JRH
SHEET TITLE	Conceptual Grading & Drainage Plan
SHEET NUMBER	1/1