

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

April 3, 2017

Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM, 87114

RE: 1400 Britt SE
Grading Plan
Stamp Date: 3/12/17
Hydrology File: M21D005D

Dear Mr. Biazar:

PO Box 1293

Based upon the information provided in your submittal received 3/13/2017, the Grading Plan and Drainage Report is approved for Building Permit.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

New Mexico 87103

Sincerely,

Renee C. Brissette

www.cabq.gov

Reneé C. Brissette, P.E.
Senior Engineer, Hydrology
Planning Department

Location
LOT 4, BLOCK 3, SANDIA RESEARCH PARK is located at 1400 Britt St., SE containing 1.0169 acre. See attached portion of Vicinity Map M-21-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for new building and improvements with this tract of land.

Existing Drainage Conditions

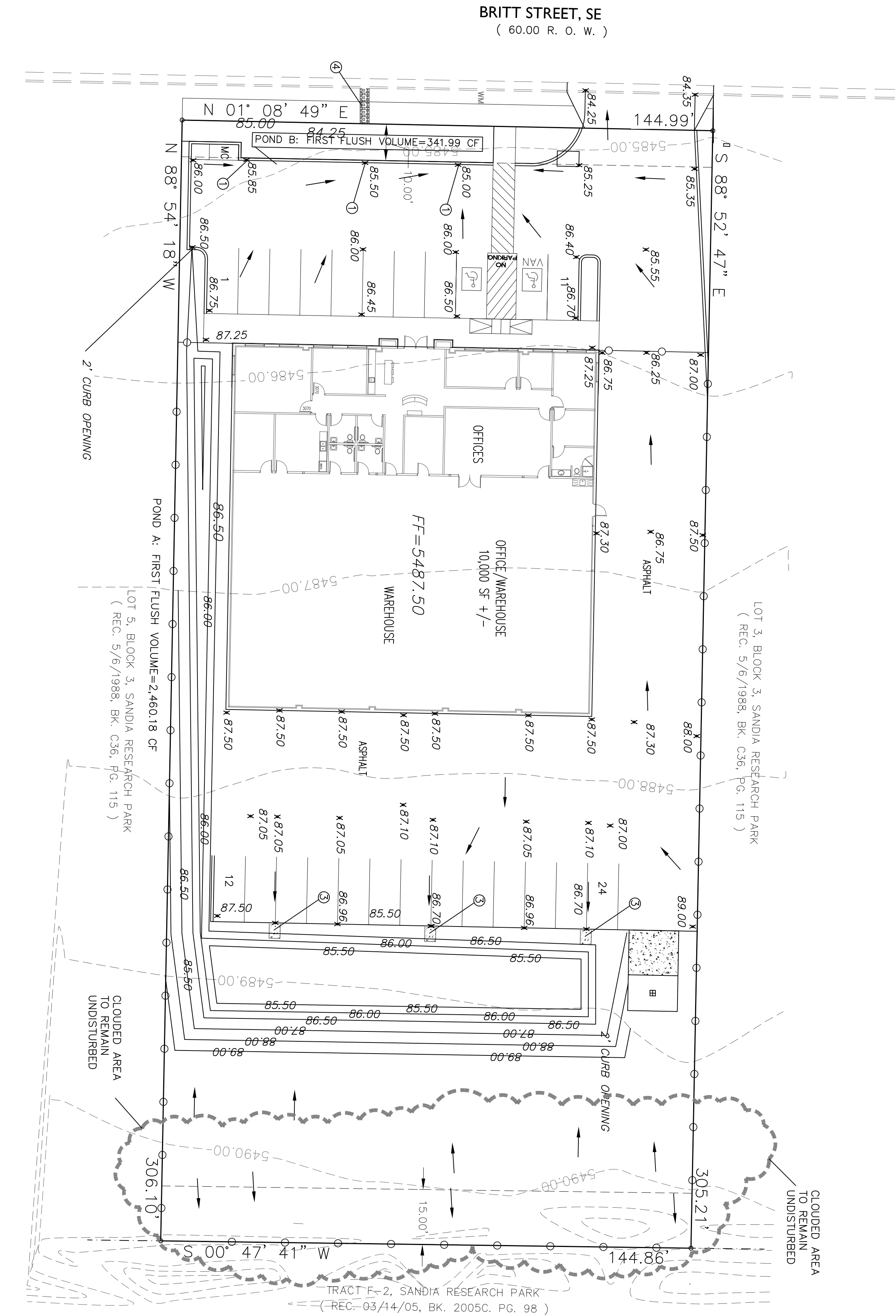
This site falls within Master Drainage Plan for the Sandi Research Park, Area D-1 (M-21/D5), prepared by Andrew, Asbury, & Roberts, Inc. Area D-1, discharging directly into street at various locations which eventually drains directly into existing pond this development. No office flows enters this site, the runoff to the east drains east. Small portion of the site flows to the east drains east. The runoff to the north and to the south drain west to Birt Street.

Proposed Conditions and On-Site Drainage Management Plan

Since the Mass. Plan (File M-21/D5) is designed for complete discharge, we are proposing to pond the 90th Percentile/First Flush requirement which is 0.34 inches times the impervious area. Total retention volume provided within Pond B is 2,922.52 cfs. Pond A exceeds the ponding volume requirement for First Flush (814.31 cfs). Pond A overflows into parking lot and then to Pond B. From there the runoff drains to Briti Street via Sidewalk culvert.

Calculations

City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.



AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -										- VERSION:		1997.02d		RUN DATE (MON/DAY/YR) = 03/12/2020		USER NAME = AHYMO-I-97026000R31-AH	
INPUT FILE = BRITL.TXT																	
COMMAND	HYDROGRAPH NO.		FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-F)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1						
START	RAINFALL COMPUTE NM HYD	TYPE=1	-	1	.00159	1.91	.056	.65514	1.533	1.880 PER IMP=.00 RANGE=.2600 TIME=.00							
START	RAINFALL COMPUTE NM HYD	TYPE=1	-	1	.00159	.57	.016	.18834	1.533	.563 PER IMP=.00 RANGE=.2600 TIME=.00							
START	RAINFALL COMPUTE NM HYD	TYPE=1	-	1	.00159	4.34	.160	1.89584	1.500	4.270 PER IMP=.00 RANGE=.2600 TIME=.00							
FINISH	COMPUTE NM HYD	TYPE=1	-	1	.00159	2.70	.095	1.11772	1.500	2.653 PER IMP=.00 RANGE=.2600 TIME=.00							

POND VOLUME REQUIRED

$$\text{TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH)} = 0.34 \text{ INCHES} \times \text{IMPERVIOUS AREA} = (0.34/12 \times 28,708.75) = 813.41 \text{ CF}$$

POND CALCULATION

TOTAL POND AREA PROVIDED =
PONDING CALCULATIONS:

POND A: AREA @ TOP = 3,578.92, AREA @ BOTTOM = 1,496.69
POND VOLUME = $(3,578.92 + 1,496.69) / 2 \times 1.00 = 2,537.81$ CF

POND B: AREA @ TOP = 778.27, AREA @ BOTTOM = 247.62
POND VOLUME = $(778.27 + 247.62) / 2 \times 0.75 = 384.71$ CF

TOTAL POND VOLUME PROVIDED = 2,537.81 + 384.71 = 2,922.52 CF

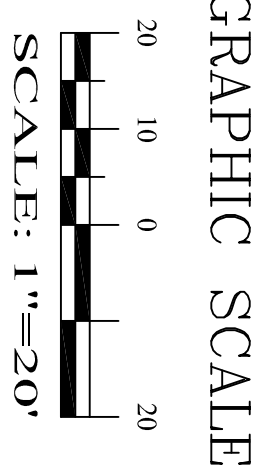
○ NOTES:

1. PROVIDE 12" CURB OPENING
2. PROPOSED 2-4" STORM DRAIN PIPE
3. 3' WIDE CONCRETE RUNDOWN
4. 2. 24" SIDEWALK CURBLET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT).

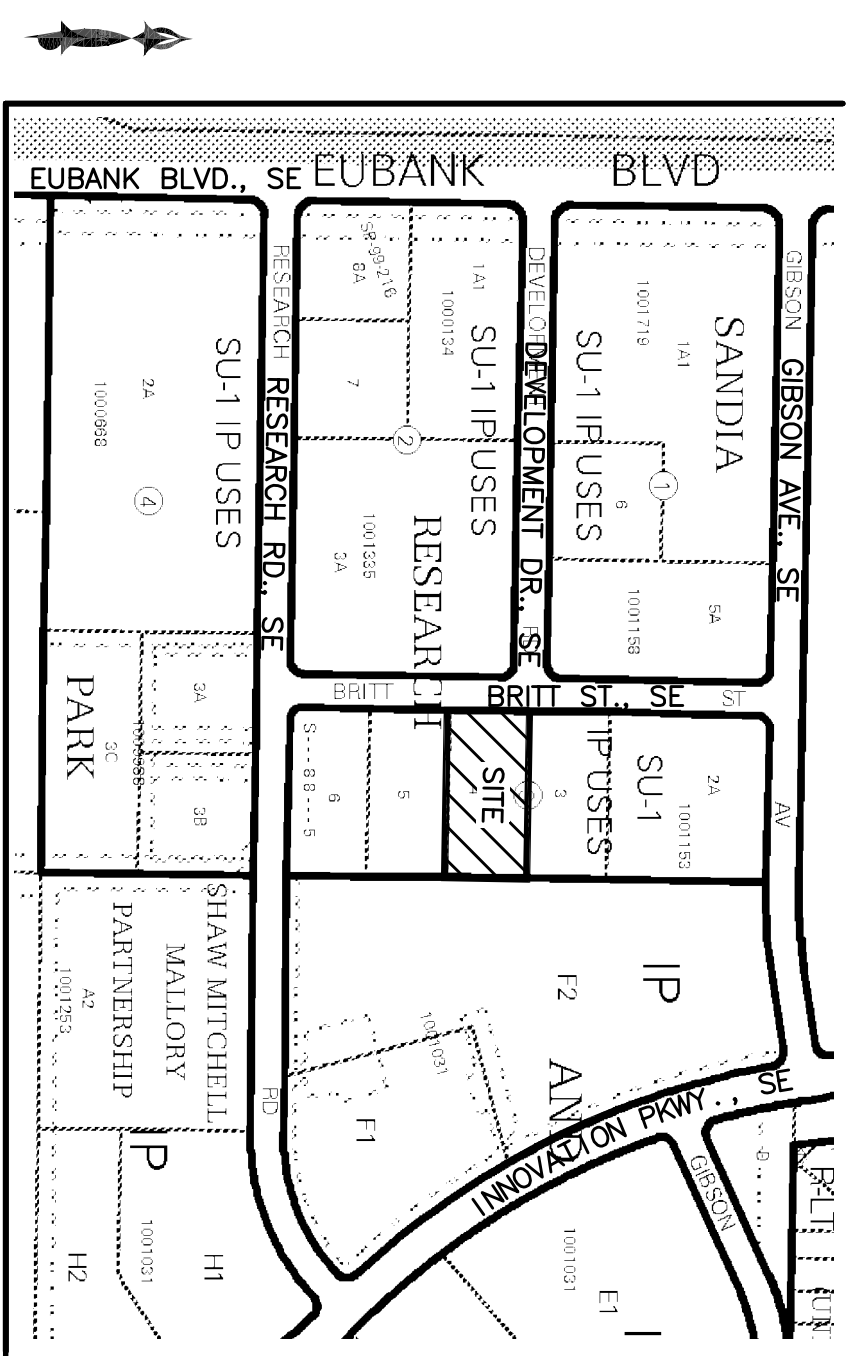
NOTICE TO CONTRACTORS

1. WORK AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILLED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE SPECIFIED, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO CITY CALL FOR LOOKING SERVICE, 260-1990 OR "311", FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT BE DETECTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION. ANY DELAY WILL BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE PROPERTY SERVED.
7. WORK ON SIDEWALKS, STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		



LAST REVISION: 3.12.201



VICINITY MAP:

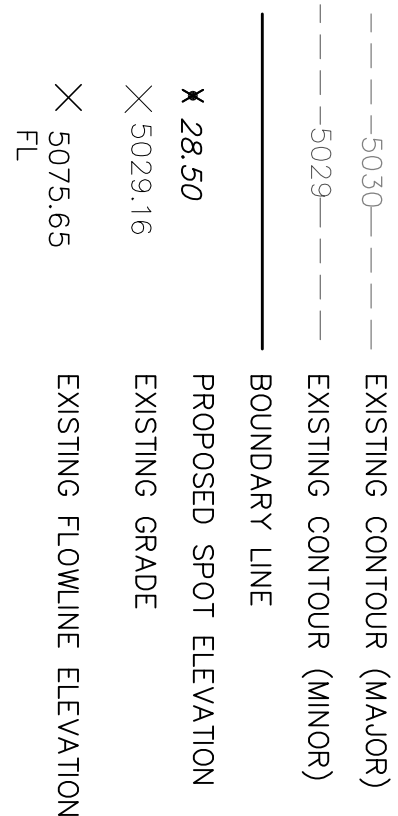
LEGAL DESCRIPTION:

LOT 4, BLOCK 3, SANDIA RESEARCH PARK
CONTAINING 1.0169 ACRE
ZONING: SU-1 FOR IP USES
ADDRESS: 1400 BRITT ST., SE

GENERAL NOTES:

- CONTOUR INTERVAL IS HALF (1.00) FOOT.
ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION
153-302 HAVING AN ELEVATION OF 5424.139 FEET ABOVE SEA LEVEL.
ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND S-BUILT
INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER
INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR
EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-
STRUCTION. THIS IS NOT A BOUNDARY SURVEY. BEARINGS ARE ASSUMED, DISTANCES
AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
SLOPES ARE AT 3:1 MAXIMUM.

LEGEND



PROPOSED RETAINING WALL

BOTTOM OF CHANEL

TC=28.50
TA=28.00

TOP OF ASPHALT

HIGH POINT

AS-BUILT GRADES

AS-BUILT SPOT ELEVATIONS

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)800-5570

NAVIN PROPERTIES, LLC
1400 BRITT ST., SE
CONCEPTUAL GRADING PLAN