CITY OF ALBUQUERQ



Richard J. Berry, Mayor

June 23, 2017

Genny Donart Isaacson & Arfman, P.A. 128 Monroe St NE Albuquerque, NM 87108

RE: Bridgestone Northpoint Apartments - South La Cueva Arroyo Phase 1

Engineer's Stamp Date: 6/21/17 Hydrology File: B18D001C

Dear Ms. Donart:

Based on the information provided in the submittal received on 6-21-2017 the abovereferenced Supplemental Information to the Drainage Report(s) is approved for Work Order Number 786480.

PO Box 1293

Please coordinate construction plan changes Jeanne Wolfenbarger in Design Review and Construction

Albuquerque

Subsequent phases of the I-25 Northpoint project will require revised calculations and FEMA approval prior to hydrology approval. Interim transitions should be designed to public standards if public maintenance is expected, or they may be designed as temporary New Mexico 87103 structures if privately maintained.

If you have any questions, please contact me at 924-3986 or jhughes@cabq.gov.

www.cabq.gov

Sincerely,

James D. Hughes

Principal Engineer, Planning Dept. **Development Review Services**

SUPPLEMENTAL INFORMATION

FOR

THE SOUTH LA CUEVA ARROYO, PHASE 1 AT BROADSTONE NORTHPOINT

ALBUQUERQUE, NEW MEXICO

JUNE, 2017

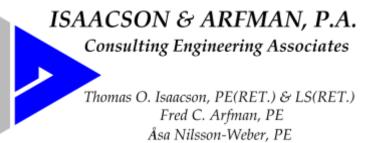
PREPARED FOR: TITAN DEVELOPMENT, LLC

BY



Genevieve L. Donart, PE

Date



I&A Project No. 2132
M:\PROJECT DOCUMENTS\\2100-2199\\2132\REPORTS\

Broadstone Northpoint is a 9.9 acre Townhome/Apartment complex on the southwest corner of the Northpoint 25 master planned site that encompasses a portion of the South La Cueva Arroyo just upstream of the San Mateo Blvd crossing. The site is part of the "Amended Drainage Master Plan for North I-25 Corporate Center (aka Northpoint 25)" (Northpoint DMP) by Isaacson & Arfman, P.A. dated July 21, 2016.

As designated in the Northpoint DMP, Broadstone Northpoint must build 2-72" storm drain pipes to contain the South La Cueva Arroyo where it is within the site to carry 979.5 cfs in the 100-year storm.

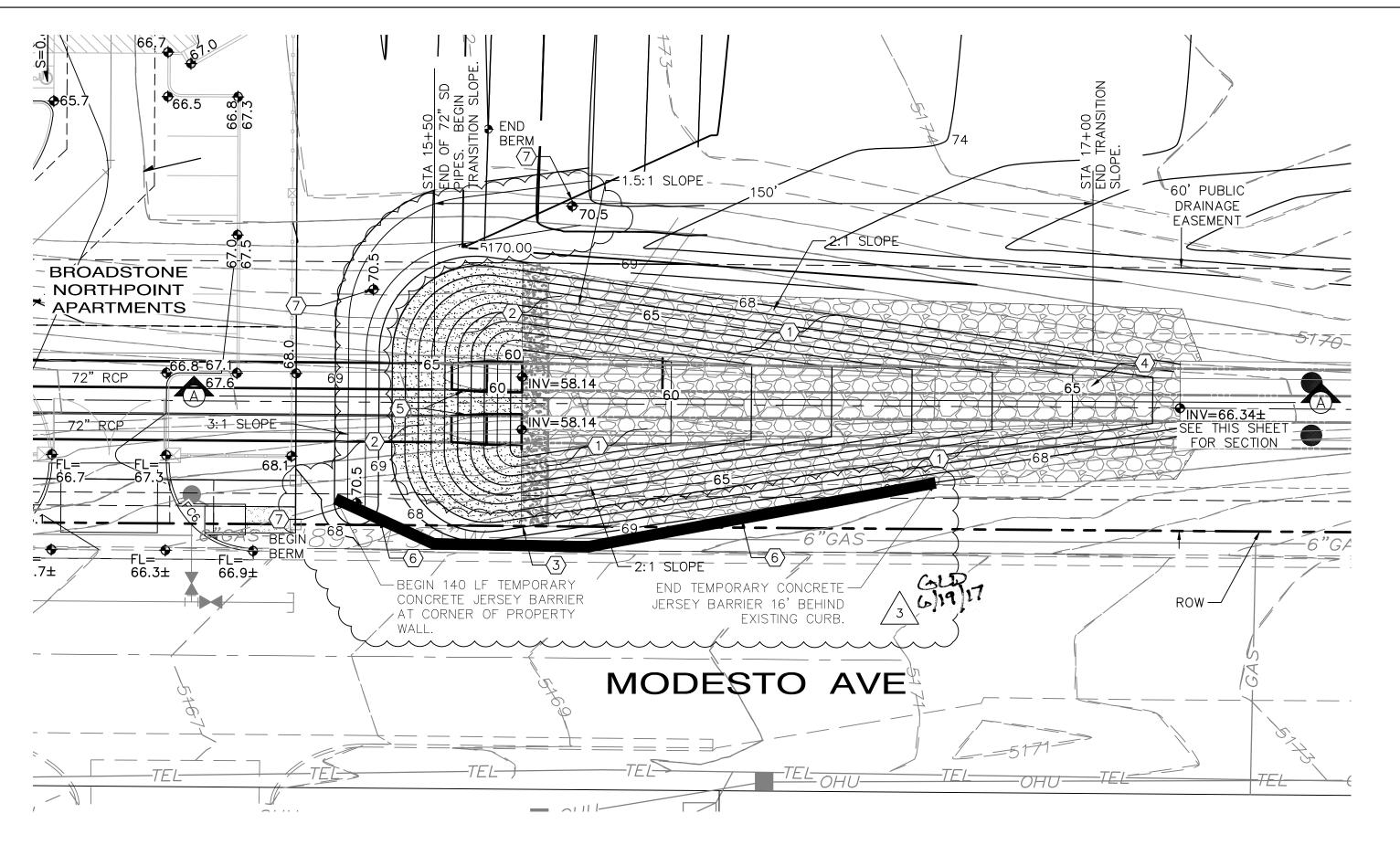
Because this project is building the first phase of the storm drain, a temporary transition is required from the existing channel to direct storm water into the pipes. This temporary transition structure will be removed when the storm drain is extended in the future.

While the 72" pipes are sufficient to carry the 100-year storm, they are under-sized for inlet control at the headwater depth available. Orifice calculations show that 84" inlet pipes allow the storm water to transition into the pipes. A stick of 84" pipe and an eccentric cone reducer from 84" to 72" are included at the upstream end of each storm drain.

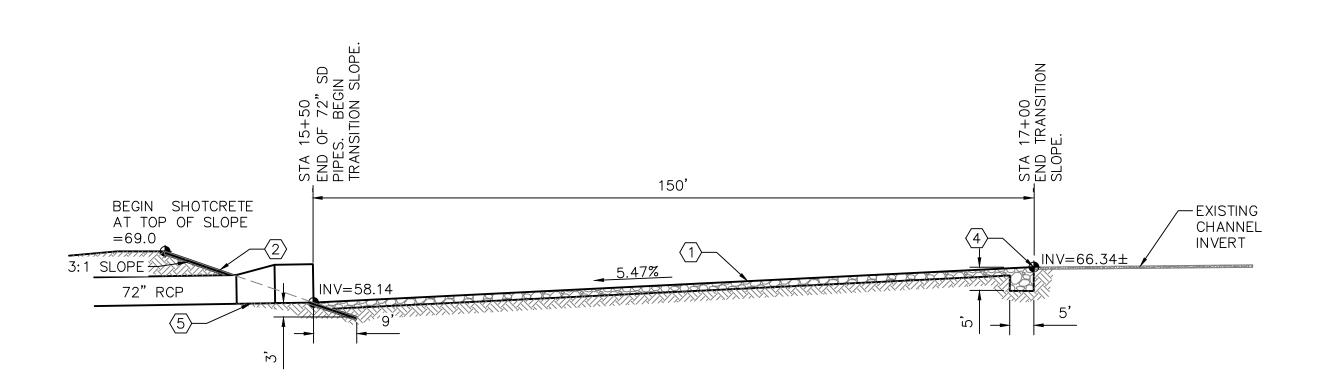
Hydraflow Storm Sewer calculations were used to model this reducer on the upstream end of the pipes. They confirm that the headwater will be 5" below the elevation of the lowest adjacent grades. (5168.8-5168.4) In order to provide 2' of freeboard for the transition structure the berm between the temporary transition structure and the apartments will be raised to 5170.4 minimum, and a temporary concrete jersey barrier will be added along the south side between the structure and Modesto Ave.

See following pages for calculations.

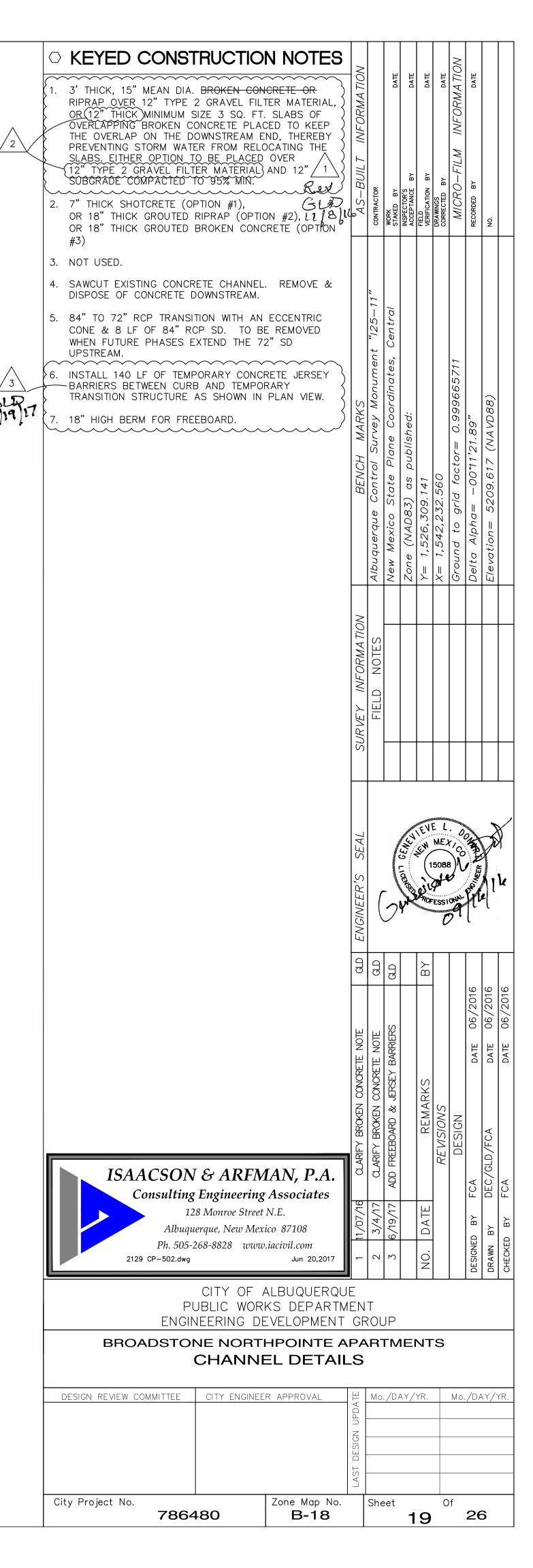




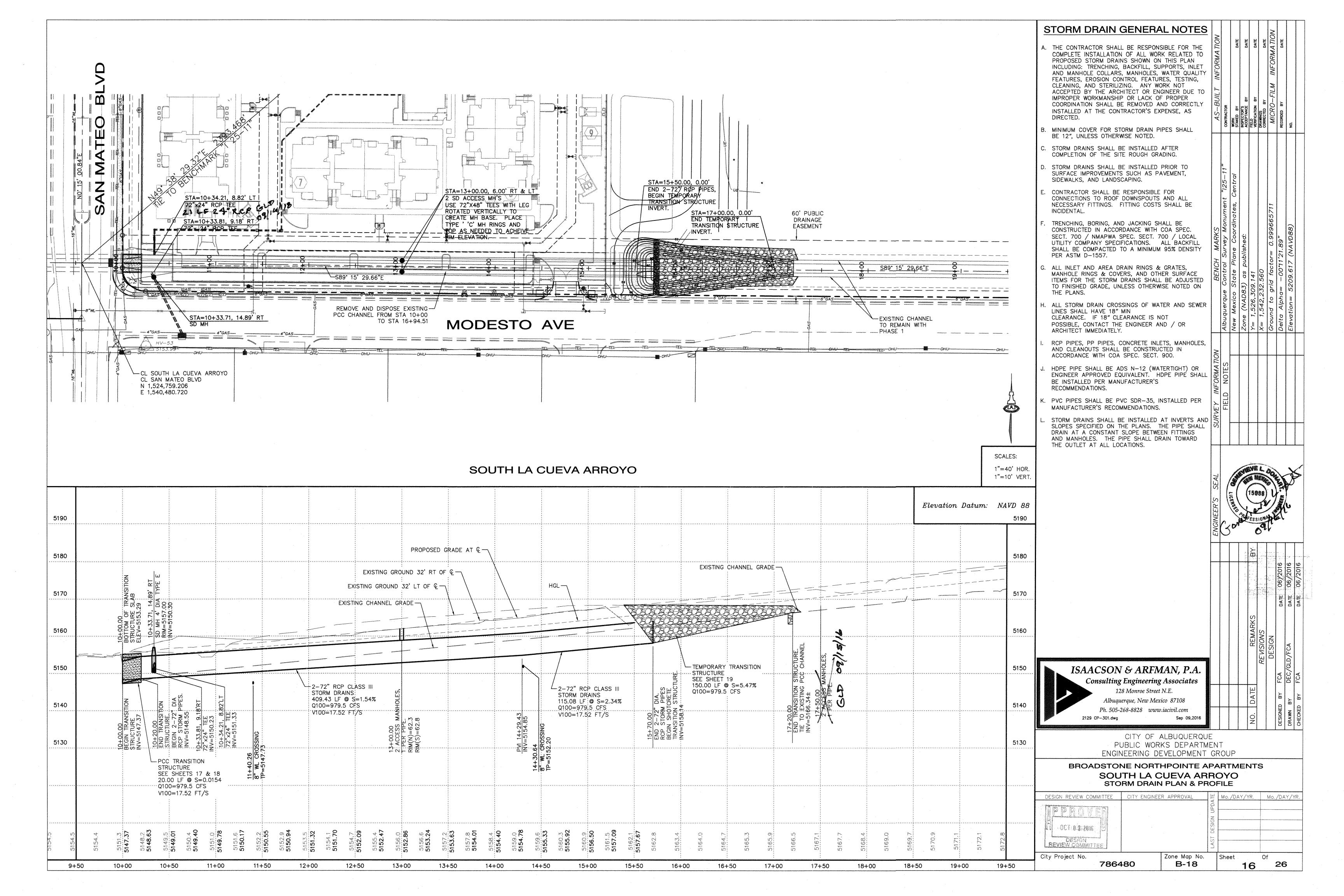
TEMPORARY TRANSITION STRUCTURE DETAIL PLAN VIEW

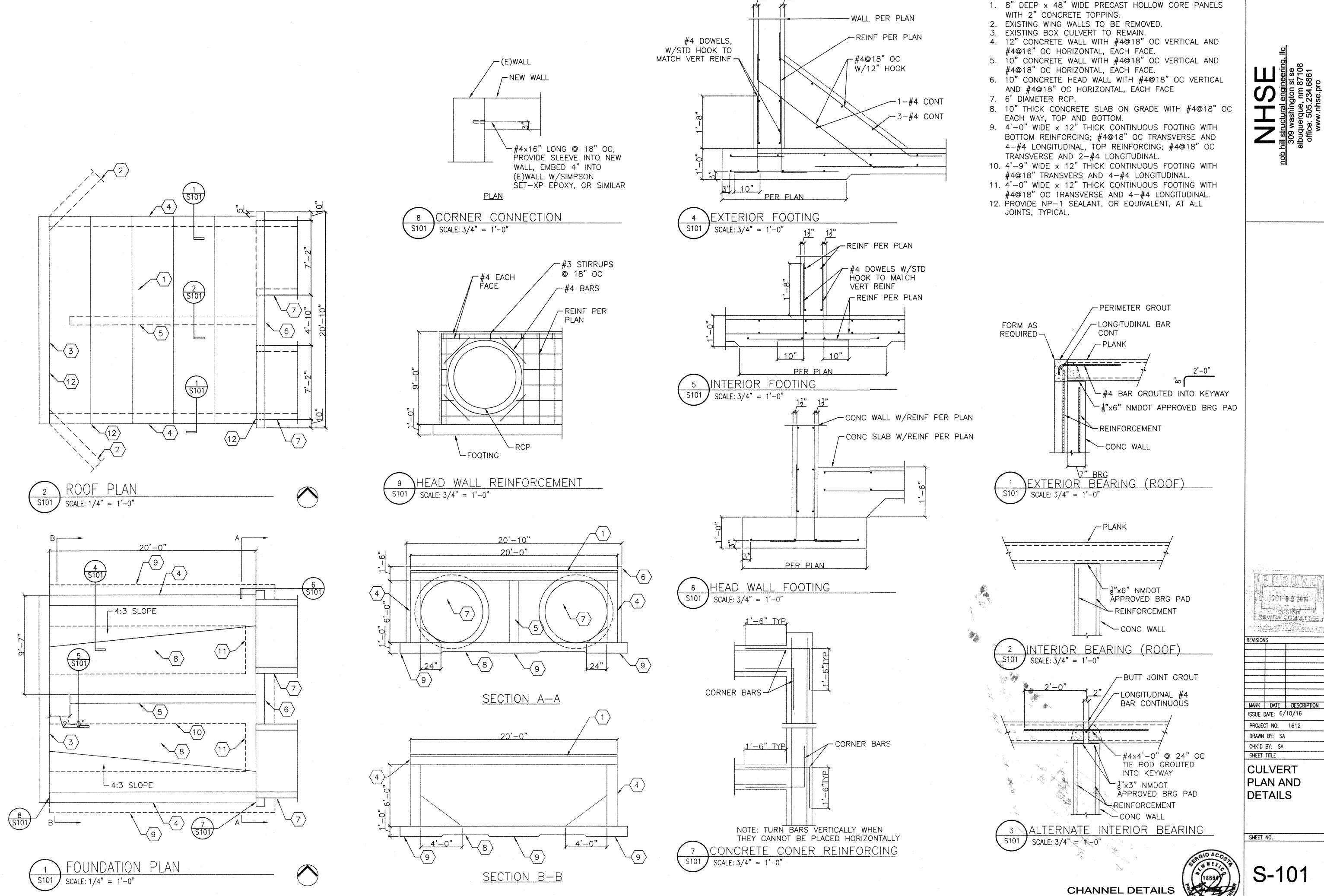


TEMPORARY TRANSITION STRUCTURE DETAIL SECTION A-A



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KEYED NOTES

DESIGN CRITERIA

1. CODES A. 2012 INTERNATIONAL BUILDING CODE B. ASCE 7-10. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES C. ACI 318-11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

2. OCCUPANCY CATEGORY PER IBC TABLE 1604.5: I (ONE)

3. DEAD LOADS A. ACTUAL WEIGHT OF COMPONENTS

4. LIVE LOADS ROOF: 500 PSF. SOIL & TRAFFIC

5. SNOW LOADS GROUND SNOW LOAD Pg = 20 PSF EXPOSURE FACTOR Ce = 1.0 THERMAL FACTOR Ct = 1.0IMPORTANCE FACTOR I = 1.0FLAT ROOF SNOW LOAD Pf = 20 PSFSLOPED ROOF SNOW LOAD Ps = NA RAIN ON SNOW SURCHARGE = NA

6. WIND LOADS BASIC WIND SPEED = 90 MPH EXPOSURE C IMPORTANCE FACTOR I = 1.0INTERNAL PRESSURE COEFFICIENT GCpi = +/-0.18

7. SEISMIC LOADS IMPORTANCE FACTOR I = 1.0MAPPED SPECTRAL ACCELERATION PARAMETERS Ss = 0.45SI = 0.13SOIL SITE CLASS = CDESIGN SPECTRAL ACCELERATION PARAMETERS Sds = 0.36Sdl = 0.15SEISMIC DESIGN CATEGORY = C BASIC SEISMIC FORCE RESISTING SYSTEM: BEARING WALLS, ORDINARY CONCRETE REINFORCED SHEAR WALLS RESPONSE MODIFICATION FACTOR R = 4.0SEISMIC RESPONSE COEFFICIENT Cs = 0.09 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

CONCRETE

1. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 4000 PSI

2. FORM SIDES OF FOOTINGS. WALLS AND GRADE BEAMS. NEAT FORMING IS NOT PERMITTED.

4. CHAMFER EXPOSED EDGES OF CONCRETE 3/4" UNLESS NOTED OTHERWISE.

EMBEDDED PIPES, CONDUITS AND SLEEVES: SEE TYPICAL DETAILS FOR PERMITTED EMBEDS IN CONCRETE MEMBERS. SUBMIT ANY PROPOSED EMBEDS NOT CONFORMING

TYPICAL DETAILS FOR REVIEW BY THE ENGINEER, PROPOSED EMBEDS MAY REQUIRE ADDITIONAL REINFORCING AS SPECIFIED BY THE ENGINEER. PROVIDE ANY ADDITIONAL REINFORCING AT NO COST TO OWNER.

CONCRETE REINFORCING

1. FABRICATE AND PLACE REINFORCING IN ACCORDANCE WITH ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AND ACI 315, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.

2. MATERIAL A. REINFORCING SHOWN ON THE DRAWINGS TO BE WELDED: ASTM A706 GRADE 60 WELDABLE REINFORCING

B. ALL OTHER REINFORCING: ASTM A615 GRADE 60. 3. DO NOT TACK WELD OR WELD REINFORCING UNLESS SPECIFICALLY DETAILED ON THE

STRUCTURAL DRAWINGS. 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL REINFORCING TO THE ENGINEER AND THE CITY OF ALBUQUERQUE, DESIGN/REVIEW SECTION CONSTRUCTION ENGINEER, ATTN: MOHAMMAD ABADI.

EARTH MOVING

1. GEOTECHNICAL REPORT: THE PROJECT GEOTECHNICAL REPORT WAS PREPARED BY X8e/VINYARD, INC., PROJECT NUMBER 15-1-065, DATED NOVEMBER 23, 2015.

2. DESIGN ALLOWABLE BEARING PRESSURE: 3000 PSF.

3. MINIMUM BEARING DEPTH BELOW FINISH GRADE FOR FROST FOR EXTERIOR FOOTINGS: 18".

4. ENGINEERED FILL:

A. IMPORTED FILL SHALL CONFORM TO THE FOLLOWING: PERCENT PASSING BY WEIGHT (1) GRADATION (ASTM C136) 100 90-100 70-100 NO. 4 SIEVE 10-100 NO. 200 SIEVE

(2) PLASTICITY INDEX OF 10 OR LESS.

(3) IMPORTED FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

5. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS UNTIL CONCRETE HAS REACHED DESIGN STRENGTH. WHERE RETAINING WALLS ARE ATTACHED TO PERMANENT STRUCTURE ABOVE THE FOUNDATIONS, DO NOT PLACE BACKFILL BEHIND THE WALLS UNTIL PERMANENT STRUCTURE IS IN PLACE AND ATTACHED TO WALLS, OR DESIGN AND PROVIDE TEMPORARY BRACING FOR THE WALLS UNTIL PERMANENT STRUCTURE IS IN PLACE AND ATTACHED TO WALLS.

GENERAL

CONSTRUCTION DOCUMENTS

A. IF THERE ARE DISCREPANCIES BETWEEN PLANS, DETAILS, GENERAL NOTES AND SPECIFICATIONS, USE THE MOST STRINGENT REQUIREMENTS

B. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

C. DETAILS DESIGNATED "TYPICAL" APPLY IN ALL SIMILAR CONDITIONS UNLESS SPECIFIC DETAILS ARE SHOWN.

D. WHERE NO SPECIFIC DETAILS ARE SHOWN, PROVIDE CONSTRUCTION TO MATCH CONSTRUCTION DETAILED FOR SIMILAR CONDITIONS ON THE PROJECT. CONFIRM DETAILS WITH ENGINEER BEFORE CONSTRUCTION.

2. DIMENSIONS

A, DO NOT SCALE DRAWINGS FOR CONSTRUCTION DIMENSIONS. B. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES.

3. PROJECT COORDINATION

A. COORDINATE STRUCTURAL WORK WITH REQUIREMENTS SHOWN ON ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND OTHER PROJECT DRAWINGS.

B. NOT ALL STRUCTURAL WORK IS SHOWN ON STRUCTURAL DRAWINGS. PROVIDE WORK SHOWN ON ALL PROJECT DRAWINGS.

4. SUBMITTALS

A. ANY WORK THAT IS FABRICATED OR INSTALLED BEFORE REQUIRED SUBMITTALS FOR THAT WORK ARE SUBMITTED AND REVIEWED IS AT CONTRACTOR'S RISK AND MAY BE REQUIRED TO BE MODIFIED OR REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

B. POORLY EXECUTED SUBMITTALS WILL NOT BE REVIEWED BUT WILL BE REJECTED. C. REVIEW OF SUBMITTALS IS FOR GENERAL CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. SUBMITTAL REVIEW DOES NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT

DOCUMENTS. D. DEVIATIONS FROM THE CONTRACT DOCUMENTS SHOWN ON SUBMITTALS (1) ON AN ATTACHED SEPARATE SHEET, PREPARED ON CONTRACTOR'S LETTERHEAD, SPECIFICALLY NOTE ON SUBMITTALS ANY ITEMS DEVIATING FROM THE CONTRACT DOCUMENTS OR PREVIOUSLY REVIEWED SUBMITTALS. AND REQUEST APPROVAL.

(2) ONLY DEVIATIONS THAT ARE SPECIFICALLY NOTED AS APPROVED IN THE ENGINEER'S REVIEW ARE APPROVED FOR INCORPORATION INTO THE WORK DEVIATIONS THAT ARE NOTED AS "NOT APPROVED", AND DEVIATIONS THAT ARE NOT COMMENTED ON, ARE NOT APPROVED FOR INCORPORATION INTO THE WORK.

5. CHANGES TO THE CONTRACT DOCUMENTS

A. CHANGES TO THE CONTRACT DOCUMENTS THAT DO NOT AFFECT THE PROJECT COST OR SCHEDULE MAY BE ISSUED BY THE ENGINEER OF RECORD BY ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI), RESPONSES TO REQUESTS FOR INFORMATION (RFI), COMMENTS ON SUBMITTALS, OR BY OTHER WRITTEN DOCUMENT.

B. CHANGES TO THE CONTRACT DOCUMENTS WILL NOT BE ISSUED VERBALLY BY PHONE OR IN PERSON. DO NOT INCORPORATE ANY CHANGES TO THE CONTRACT DOCUMENTS THAT HAVE BEEN ISSUED VERBALLY WITHOUT WRITTEN DOCUMENTATION.

C. CHANGES TO THE CONTRACT DOCUMENTS THAT AFFECT THE PROJECT COST OR SCHEDULE CAN ONLY BE ISSUED IN WRITING BY THE OWNER. THE ENGINEER DOES NOT HAVE AUTHORITY TO ISSUE CHANGES THAT AFFECT PROJECT COST OR SCHEDULE.

D. IF ENGINEER ISSUES ANY CHANGE TO THE CONTRACT DOCUMENTS THAT THE CONTRACTOR BELIEVES AFFECTS THE PROJECT COST OR SCHEDULE, DO NOT PROCEED WITH THE CHANGE. NOTIFY THE OWNER AND ENGINEER OF THE PROPOSED CHANGE AND IMPACT ON COST AND SCHEDULE.

E. ANY WORK DONE ON A CHANGE THAT IMPACTS PROJECT COST OR SCHEDULE, THAT HAS NOT BEEN ISSUED IN WRITING BY THE OWNER, IS AT CONTRACTOR'S RISK, CONTRACTOR MAY NOT BE PAID FOR THIS WORK, AND THE WORK MAY BE REQUIRED TO BE MODIFIED OR REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

6. CONSTRUCTION

A. THE STRUCTURE SHOWN ON THE DRAWINGS IS DESIGNED TO BE STABLE IN THE FINAL CONFIGURATION. DESIGN AND PROVIDE TEMPORARY BRACING, SHORING AND OTHER SUPPORTS AS REQUIRED FOR STABILITY DURING CONTRUCTION. DO NOT DAMAGE OR OVERSTRESS PERMANENT ELEMENTS WITH TEMPORARY BRACING, SHORING OR OTHER SUPPORTS.

B. USE CONSTRUCTION SEQUENCES THAT WILL NOT RESULT IN DAMAGE TO PERMANENT COMPONENTS FROM THERMAL STRESSES DURING CONSTRUCTION

C. DO NOT CUT, NOTCH OR MODIFY SHOP-FABRICATED STRUCTURAL MEMBERS IN THE FIELD UNLESS SHOWN ON DRAWINGS OR SUBMITTED AND APPROVED BY ENGINEER.

(OCT 63 20% LEVEN COMMITTEE

MARK DATE DESCRIPTION ISSUE DATE: 6/10/16

PROJECT NO: 1612 DRAWN BY: SA CHK'D BY: SA

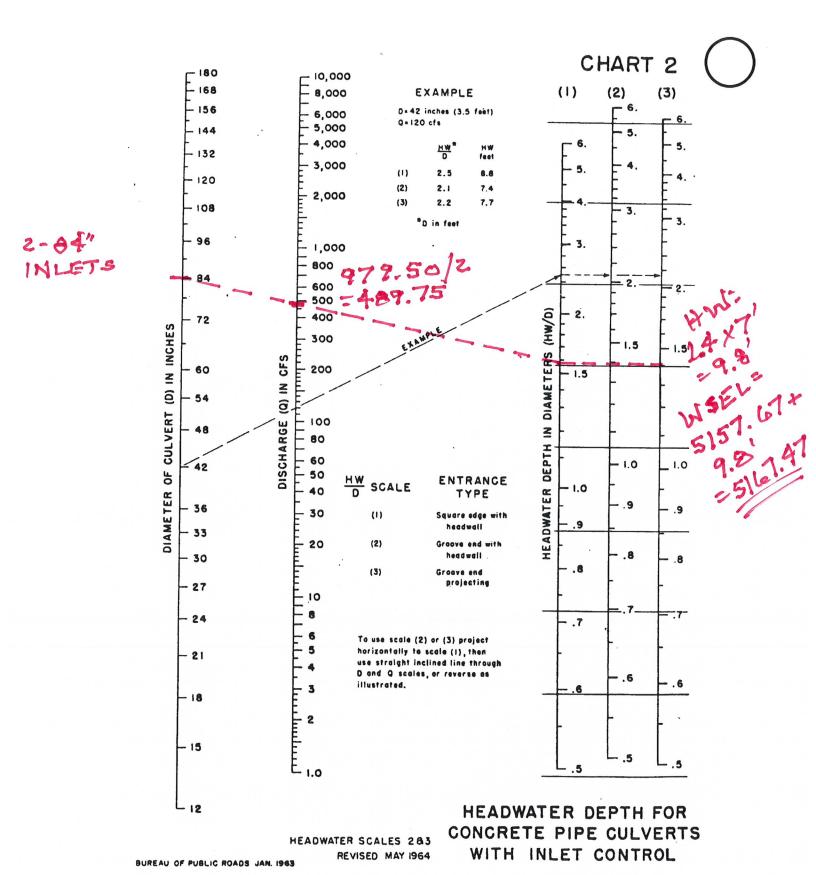
SHEET TITLE **GENERAL** NOTES

SHEET NO.

CHANNEL GENERAL NOTES

GENERAL NOTES

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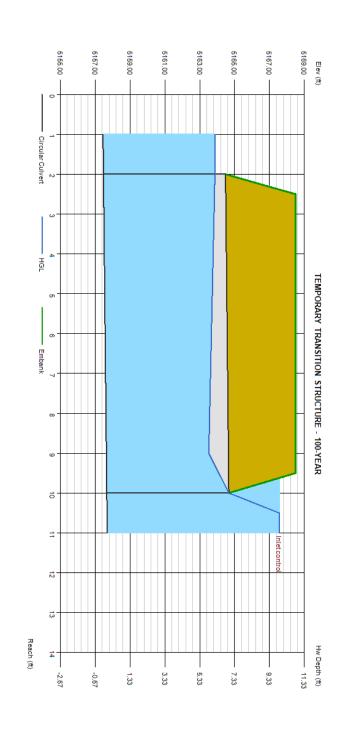
Culvert Report

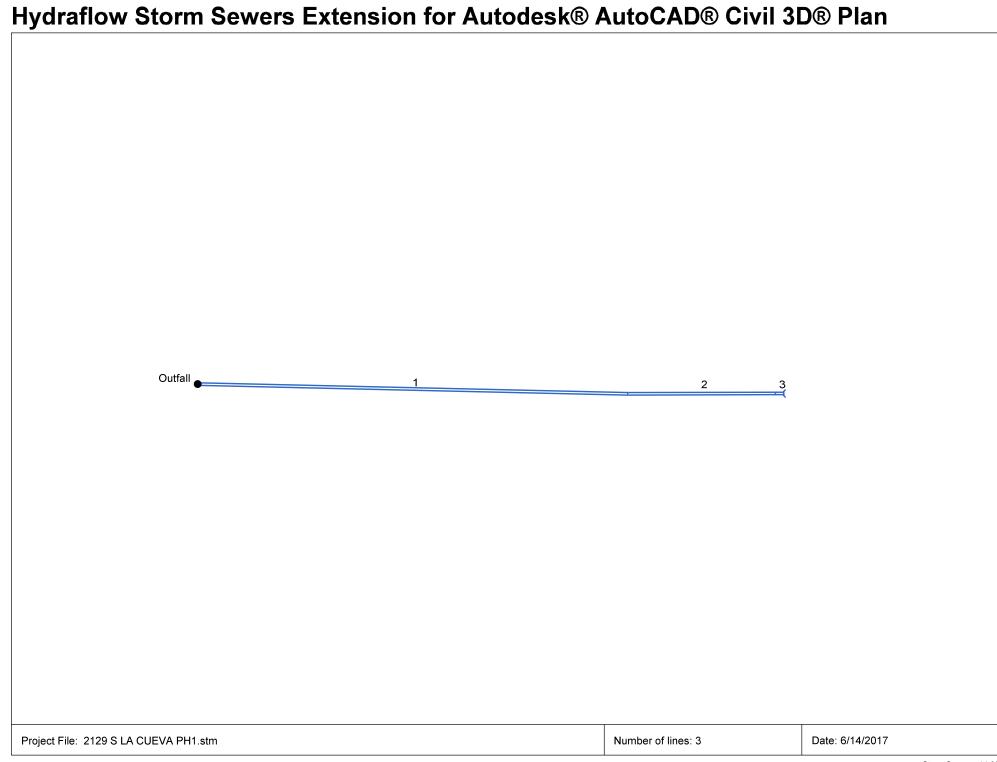
Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Wednesday, Aug 31 2016

TEMPORARY TRANSITION STRUCTURE - 100-YEAR

Crest Width (ft)	Top Width (ft)	Top Elevation (ft)	Embankment		Coeff. K,M,c,Y,k	Culvert Entrance	Culvert Type	n-Value	No. Barrels	Span (in)	Shape	Rise (in)	Invert Elev Up (ft)	Slope (%)	Pipe Length (ft)	Invert Elev Dn (ft)
= 10.00	= 7.00	= 5168.50			= 0.0045, 2, 0.0317, 0.69, 0.2	= Groove end projecting (C)	= Circular Concrete	= 0.017	= 2	= 84.0	= Circular	= 84.0	= 5157.67	= 2.37	= 8.00	= 5157.48
	Flow Regime	Hw/D (ft)	Hw Elev (ft)	HGL Up (ft)	HGL Dn (ft)	Veloc Up (ft/s)	Veloc Dn (ft/s)	Qovertop (cfs)	Qpipe (cfs)	Qtotal (cfs)	Highlighted		Tailwater Elev (ft)	Qmax (cfs)	Qmin (cfs)	Calculations
	= Inlet Control		= 5167.55		= 5163.87	= 14.37	= 13.29	= 0.00	= 979.50	= 979.50			= (dc+D)/2	= 979.60	= 979.50	





GLD

Line No.	DnStm Ln No	Line Length	Known Q	Flow Rate	Capac Full	Vel Ave	Line Size	Line Slope	Invert Dn	Invert Up	HGL Dn	HGL Up	HGL Jnct	Gnd/Rim El Dn	Gnd/Rim El Up	
		(ft)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	409.43	0.00	979.50	1050.88	21.11	72(2b)	1.54	5148.55	5154.85	5153.14	5159.44	5159.44	5155.00	5162.30	
2	1	140.57	0.00	979.50	1296.03	18.32	72(2b)	2.34	5154.85	5158.14	5161.70	5163.18	5163.18	5162.30	5168.80	
3	2	8.00	979.50	979.50	1969.13	12.73	84(2b)	2.37	5158.14	5158.33	5166.46	5166.51	5168.38 i	5168.80	5168.80	
Project File: 2129 S LA CUEVA PH1.stm										Number of	Number of lines: 3 Date: 6/14/2017					

NOTES: i Inlet control; ** Critical depth

Storm Sewers

