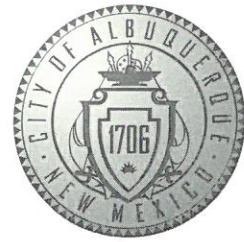


CITY OF ALBUQUERQUE



September 1, 2017

Mark Goodwin, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87110

**Re: Massey Warehouse-Phase 2
8410 Washington St NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 11-22-16 (C17D003)
Certification dated: 8-31-17**

Dear Mr. Goodwin,

Based on the Certification received 8/31/2017, the above referenced certification is acceptable for permanent release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

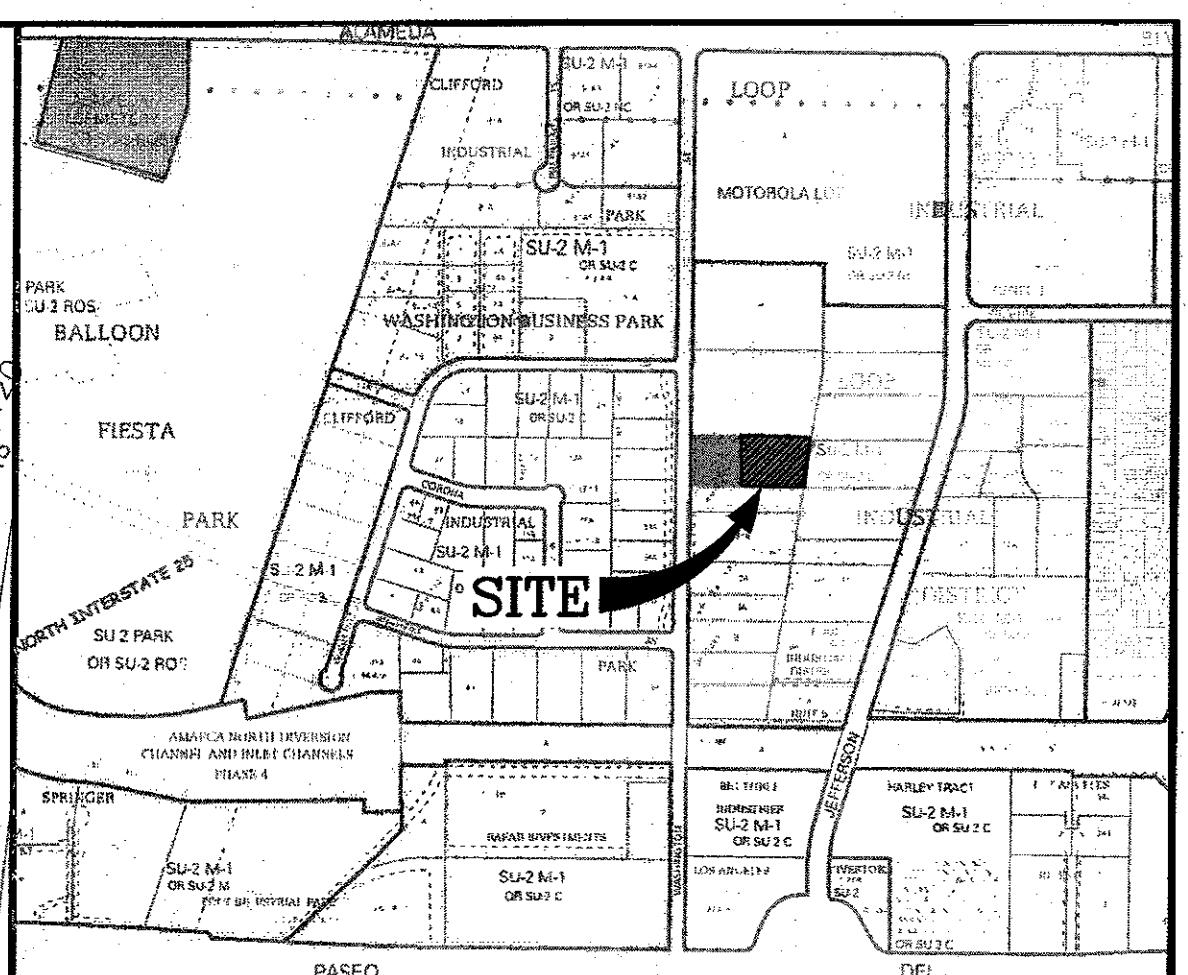
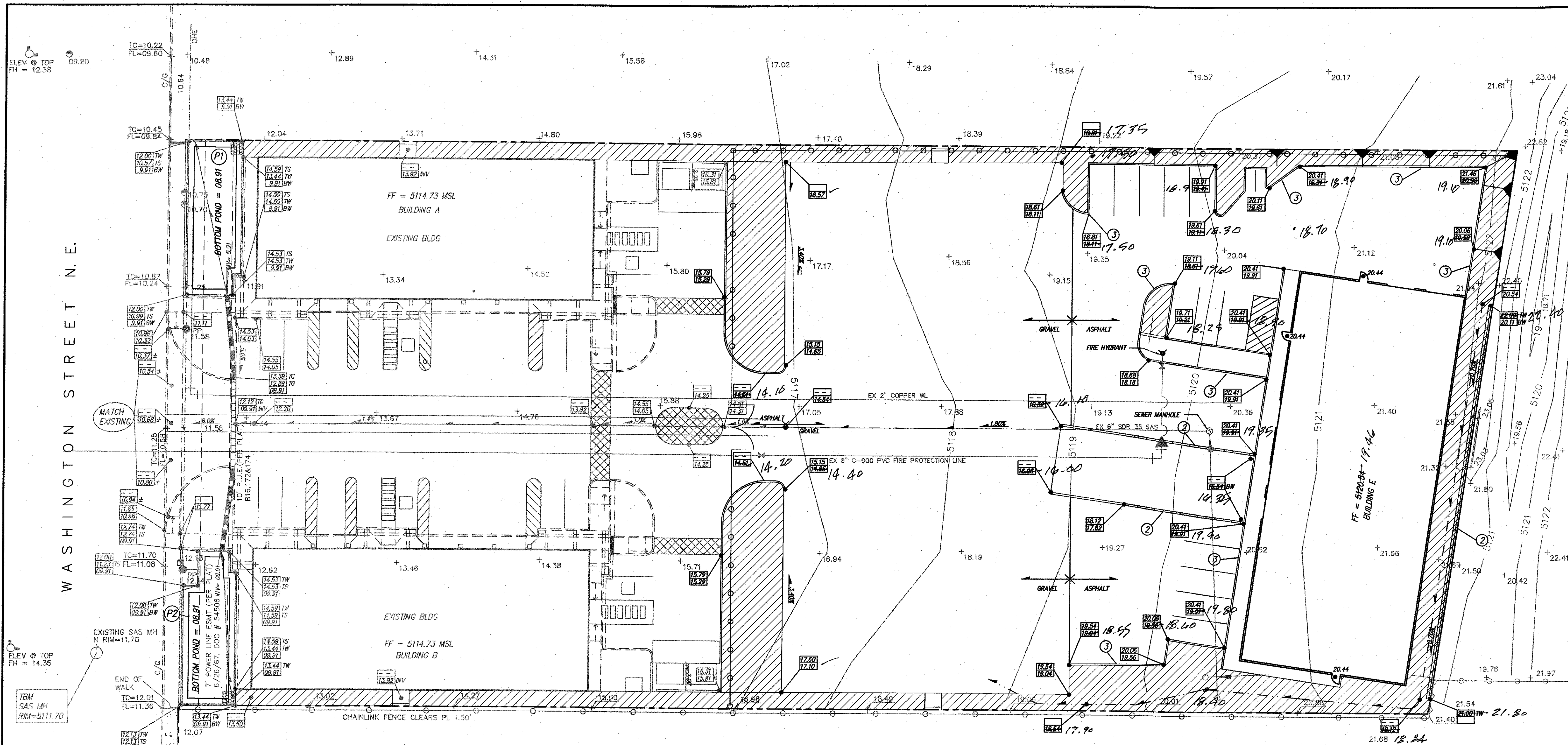
NM 87103

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

www.cabq.gov

TE/JH

C: email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



VICINITY MAP ZONE MAP: C-17-Z

TBM (TEMPORARY BENCHMARK)
SANITARY SEWER MANHOLE ON WASHINGTON STREET NE RIM ELEV. = 5111.70

BENCHMARK

"NDC-7", AMAFCA BRASS TABLET
X COORDINATE = 394,094.80
Y COORDINATE = 1,522,635.84
ELEVATION = 5062.60

LEGAL DESCRIPTION

LOT F-1, LANDS OF LOS ANGELES INVESTORS, SECTION 14, T 11 N, R 3 E,
NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO.

LEGEND

- EXISTING CONCRETE
- EXISTING PHONE RISER
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE W/OVERHEAD ELECTRIC
- EXISTING CHAINLINK FENCE
- EXISTING CURB
- EXISTING CONTOUR
- PROPOSED TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATION
- PROPOSED TOP OF CURB AND FLOWLINE SPOT ELEVATION
- PROPOSED ROOF DRAIN
- FLOW DIRECTION
- 3:1 SLOPE OR LESS
- PROPOSED SWALE
- PROPOSED RETAINING WALL

NOTES

1. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SHALL GOVERN ALL WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
3. THE CONTRACTOR SHALL ENSURE THAT THE NO TOPSOIL ERODES FROM LOTS INTO PUBLIC RIGHT OF WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND METTING SOIL TO KEEP IT FROM BLOWING. SEE DETAIL THIS SHEET.
4. THE SITE DOES NOT LIE WITHIN 100 YR FLOOD ZONE.
5. THERE ARE NO OFFSITE FLOWS COMING ONTO THIS SITE.

KEY NOTES

- 2 RETAINING WALL DESIGN BY OTHERS.
- 3 6" HEADER CURB PER COA DETAIL 2415B

FIRST FLUSH

THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH THE DETENTION POND AS SHOWN ON THE PLAN.

REQUIRED VOLUME = $0.34' \times \text{IMPERVIOUS AREA}$
= $0.34' \times 12' \times (51,745 \text{ SF})$
= 1466 CF

VOLUME PROVIDED = 1640 CF

- (P1) FIRST FLUSH PORTION:
POND BOTTOM = 08.91'
DEPTH = 1'
BOTTOM AREA = 734 SF
2:1 SIDE SLOPES
VOLUME = 868 CF
- (P2) FIRST FLUSH PORTION:
POND BOTTOM = 08.91'
DEPTH = 1'
BOTTOM AREA = 639 SF
2:1 SIDE SLOPES
VOLUME = 772 CF

GRADING AND DRAINAGE CERTIFICATION

I, MARK GOODWIN, NMPE 8948, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED NOVEMBER 22, 2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS PATRICK, NMPS 12651. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL AND CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MARK GOODWIN NMPE 8948 8/31/17 DATE

HYDROLOGY NOTES

OVERALL HYDROLOGY PLAN:
THIS SITE IS LOCATED ON THE ZONE ATLAS MAP C-17 AND IS ZONED SU-2, M-1. THE PROPERTY IS BOUNDED ON THE WEST BY WASHINGTON STREET AND SURROUNDED BY DEVELOPED COMMERCIAL LAND ON ALL OTHER SIDES. THE ENTIRE MASSEY SITE IS TO CONSTRUCT 5 BUILDINGS. AT THIS TIME BUILDINGS A AND B HAVE BEEN CONSTRUCTED. THIS GRADING & DRAINAGE IS FOR THE CONSTRUCTION OF BUILDING E. THE EXISTING BUILDINGS AND EXISTING ASPHALT PARKING LOT WILL REMAIN AND THE REMAINDER OF THE LOT WILL BE A COMBINATION OF ASPHALT AND CRUSHER FINES. THE PROJECT PROPOSES TO USE HISTORIC AND EXISTING DRAINAGE PATTERNS THAT WILL DIRECT THE PROJECT'S FLOWS TO THE WEST OF THE PROJECT SITE. THIS DRAINAGE PLAN WILL ALSO ADDRESS THE STORM WATER QUALITY FOR THE RUNOFF GENERATED BY THE DISTURBED AREA.

THE INTENT OF THIS PLAN IS TO MAINTAIN THE SAME DRAINAGE PATHS FOR THE PROJECT SITE AS DETERMINED FROM HISTORIC CONDITIONS AND EXISTING TOPOGRAPHY. THE SITE WILL BE GRADED TO DIRECT FLOWS TO THE PONDS WEST OF THE SITE. THE EXISTING PONDS HAVE BEEN SIZED FOR FULL BUILD-OUT AND WILL SERVE AS A DETENTION POND. THE PONDS WILL RELEASE THE FULLY DEVELOPED FLOWS AT THE HISTORIC RATE. THE STORM WATER WILL BE RELEASED AT THE NORTHWEST CORNER OF THE NORTHERN MOST DETENTION POND AT A MAXIMUM RATE OF 6.02 CFS THROUGH A 0.7 FOOT OPENING IN THE WALL OF THE DETENTION POND. THE RUNOFF WILL THEN DISCHARGE INTO WASHINGTON STREET WHICH DRAINS TO THE ALAMEDA STORM DRAIN, THAT IS SIZED FOR THE 10 YEAR STORM. THE SAME PONDS WILL HAVE AN INCREASED DEPTH OF 1' FOOT BELOW THE OUTFALL AT A 2:1 SLOPE. THIS ALLOW FOR ENOUGH VOLUME TO RETAIN THE "FIRST FLUSH".

THE HISTORIC RATE OF 6.05 CFS AND THE COMPLETE BUILD OUT WITH 5 BUILDINGS OF 9.42 CFS, WAS DETERMINED FROM THE MASSEY PROJECT DRAINAGE REPORT FROM FEBRUARY 2000.

THERE ARE NO OFFSITE FLOWS ENTERING THE SITE.

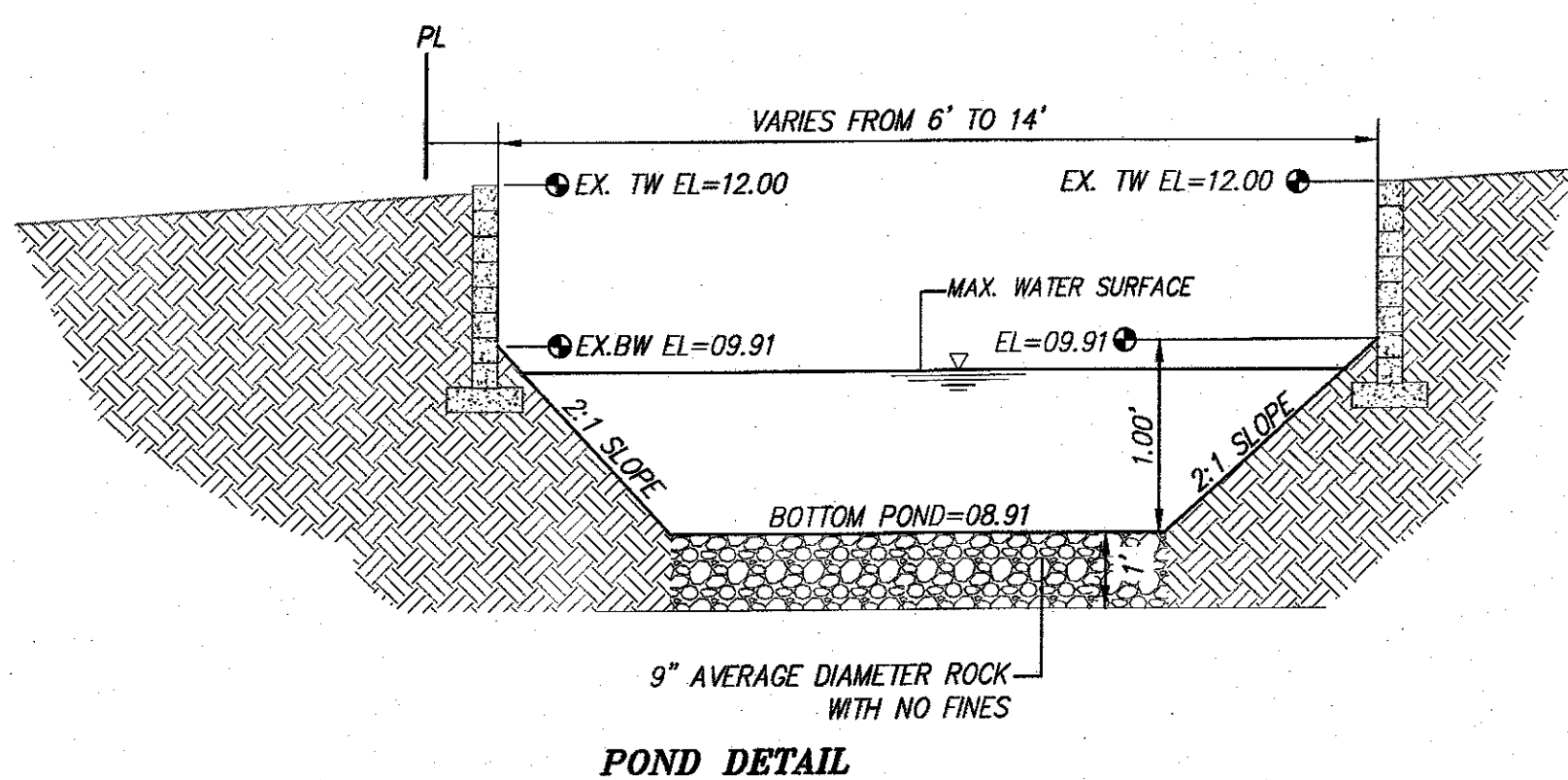
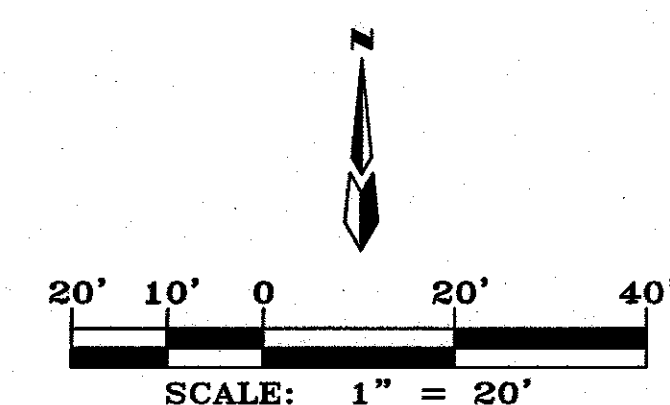
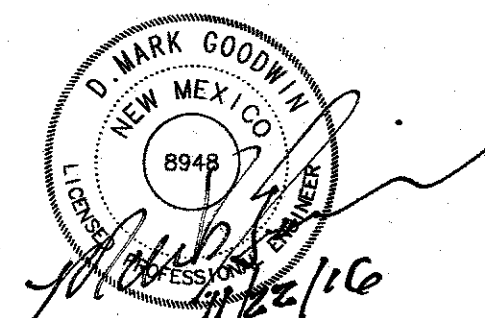
THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.

THE HYDROLOGY FOR THE PROJECT SITE WAS CALCULATED USING AHYMO FOR THE 100 YEAR 24 HOUR STORM EVENT FOR ZONE 2. THE RESULTS ARE SUMMARIZED BELOW.

HISTORICAL CONDITIONS:
DRAINAGE REPORT:
MASSEY PROJECT, FEBRUARY, 2000
SITE AREA = 2.12 ACRES
LAND TREATMENTS: A=0% B=15% C=0% D=85%
TOTAL PROJECT SITE: Q=6.05cfs V=0.21 AC-FT

COMPLETE BUILD OUT: 5 BUILDINGS
DRAINAGE REPORT:
MASSEY PROJECT, FEBRUARY, 2000
SITE AREA = 2.12 ACRES
LAND TREATMENTS: A=0% B=15% C=0% D=85%
TOTAL PROJECT SITE: Q=9.42cfs V=0.35 AC-FT

DEVELOPED CONDITIONS: 3 BUILDINGS
DRAINAGE REPORT:
MASSEY PROJECT, FEBRUARY, 2000
SITE AREA = 2.12 ACRES
LAND TREATMENTS: A=0% B=5% C=32% D=63%
TOTAL PROJECT SITE: Q=8.01cfs V=0.34 AC-FT



POND DETAIL

N.T.S.

F:\A16\JOBS\A16056 Massey Warehouse\GRADE & GRAIN\A16056_G&D_01.dwg, Last saved by: Hiram, 8/19/16

MASSEY - PHASE 2
GRADING & DRAINAGE AND UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: HLC	Drawn: HLC	Checked: DMG	Sheet: CI
Scale: 1" = 20'	Date: 10-7-16	Job: A16056	



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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:** _____

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____