CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Acting Director

Mayor Timothy M. Keller

July 10, 2019

Mark Goodwin, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

RE: **Swim Labs**
8110 Holly Ave NE
Grading Plan Stamp Date: 6/24/19
Hydrology File: C20D082

Dear Mr. Goodwin:

Based on the submittal received on 6/25/19, the grading and drainage plan cannot be approved until the following are corrected:

1. Provide proposed contours and proposed spot elevation in sufficient density to ascertain the proposed drainage pattern of the site.
2. A waterblock is likely required near the north driveway to ensure flows are routed to the tract B pond.
3. Subbasins need to be delineated and modeled in AHYMO or with the 40-acres-or-less method and must include all onsite drainage and upstream offsite flows.
4. The drainage plan must address all onsite drainage and upstream offsite drainage, not just the parking lot and building.
5. Remove the temporary markings from the tract B stormwater quality pond; these features are permanent and will need to be protected with a drainage covenant, signed by the underlying property owner.
6. Provide written and signed permission from the owner of Tract B for the grading, paving and pond construction on their property.
7. Provide project datum.
8. The complete AHYMO input and output files need to be provided, not just the summary. If you provide these separately, they must be bound and stamped by the engineer.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

9. With AHYMO S4, be sure to use NOAA Atlas 14 precipitation depths in conjunction with the NOAA Atlas 14 distribution. Include the location map and tables obtained from the NOAA website. Using the NOAA Atlas 2 Precipitation depths (Found in the DPM), with the NOAA Atlas 14 Distributions results in an over-prediction of peak runoff (Q_{100}). See AHYMO AppNote-01, and the Hydrology website for more information regarding this.

10. The outfall for pond B is unclear. The AHYMO run seems to indicate a continuous outflow, but the obvious outfall is the drive entrance that has a crest elevation at 54.12'. The City does not accept infiltration as an outfall or credit it in pond sizing as pond bottoms generally silt-in and reduce the infiltration rate to nearly nothing.

11. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances.

12. Provide the Furrs Paseo del Norte drainage report and Hydrology approval letter. This report is missing in our database and needs to be recovered if it is to be used as the basis for this development.

13. Provide a cross lot drainage easement (paper or Plat) between the two tracts.

14. As a reminder, 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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, you can contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

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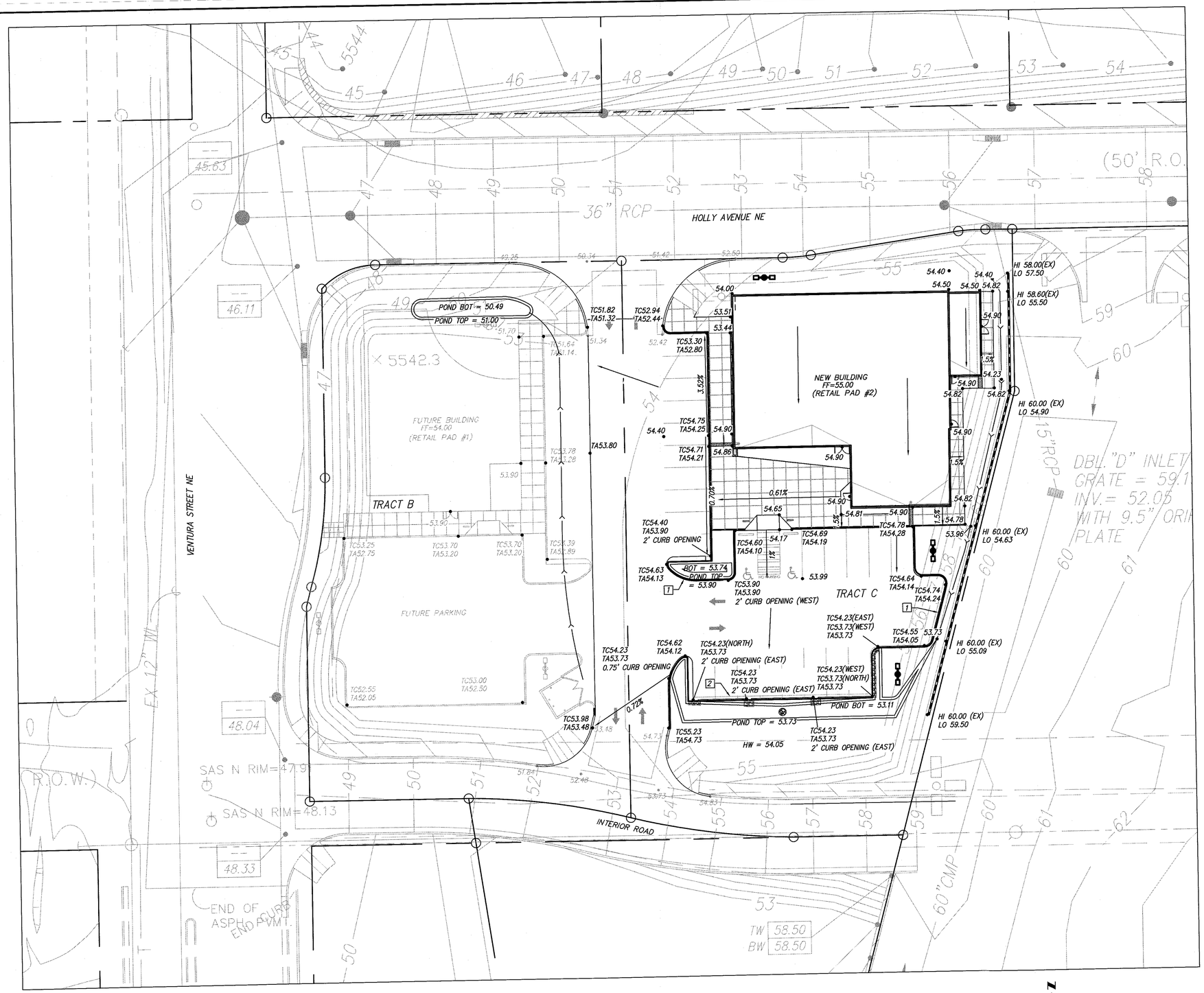
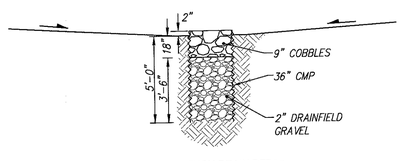
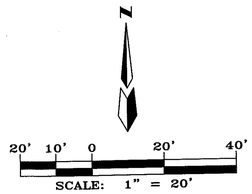




FRENCH DRAIN DETAIL
N.T.S



UNDERGROUND UTILITIES CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

F:\A19JOBS\A19003 Ventura Swim Labs\GRADE & DRAIN\19003_G&D.dwg, Last saved by: Cory

LEGAL DESCRIPTION

TRACT C BLOCK 19 NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK

THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "–C21A–1978" SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND. TO REACH THE STATION FROM THE INTERCHANGE AT I–25 AND SAN MATEO BLVD. N.E., GO NORTH ON THE EAST FRONTAGE ROAD FOR 1.5 MILES TO PASEO DEL NORTE. TURN RIGHT, GO EAST ON PASEO DEL NORTE 2.8 MILES TO THE STATION ON THE LEFT.
X=415,503.35 Y=1,518,787.29 Z=5634.65

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. 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.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT–OF–WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.

LEGEND

- RETAINING WALL
- DRAINAGE SWALE
- 54.90 — SPOT ELEVATION
- HI 61.00 (EX) LO 53.60 — HIGH SIDE, LOW SIDE OF RETAINING WALL SPOT
- TC54.78 TA54.28 — TOP OF CURB, TOP OF ASPHALT SPOT
- FRENCH DRAIN –SEE DETAIL
- 4" MINUS CLEAN GRAVEL
- 12" SIDEWALK CULVERT PER COA STD DWG 2236

KEY NOTES

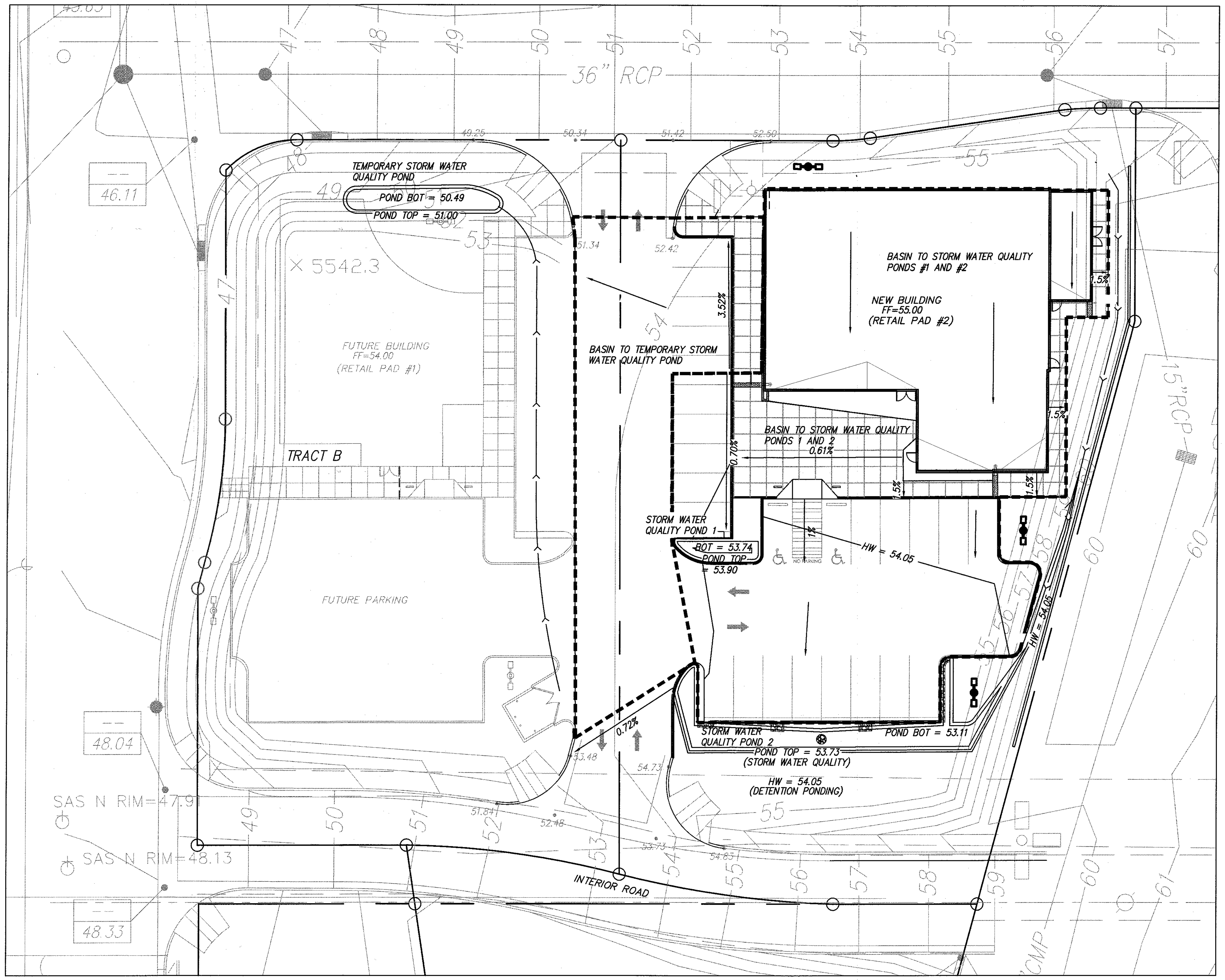
1. HEADER CURB PER COA STD DWG 2415B
2. MEDIAN CURB & GUTTER PER COA STD DWG 2415B

D. MARK GOODWIN NEW MEXICO 8949 LICENSED PROFESSIONAL ENGINEER
10/24/19

SWIM LABS
GRADING & DRAINAGE PLAN

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

Designed: CP/DMG	Drawn: CP	Checked: DMG	Sheet C1
Scale: 1" = 20'	Date: 6/21/2019	Job: A19003	



DRAINAGE REPORT

THE SITE IS WITHIN THE FURRS PASEO DEL NORTE PROJECT (ADDENDUM STAMP DATE 11/27/00, GREGORY JAMES KRENIK, D. MARK GOODWIN & ASSOCIATES). THE FURRS PASEO DEL NORTE PROJECT HAS FOUR BASINS. BASIN IX INCLUDES RETAIL PAD #1 AND RETAIL PAD #2. THIS PROJECT (SWIM LABS) IS RETAIL PAD #2.

THE 2000 ADDENDUM ALLOCATES 0.93 CFS FOR PAD #2 AND 0.93 CFS FOR PAD #1 (WEST OF PAD #2) OF ALLOWABLE DISCHARGE. BOTH PROPERTIES (RETAIL PAD #1 AND #2) INCLUDE A PORTION OF THE INTERIOR ROAD WHICH IS INCLUDED IN BASIN II AND IS NOT INCLUDED IN THE ALLOWABLE DISCHARGE OF EACH PAD.

THE PROPOSED DESIGN FOR RETAIL PAD #2 INCLUDES CAPTURE OF 0.34" ON IMPERVIOUS AREAS TO MEET STORM WATER QUALITY REQUIREMENTS. AS SUCH THE POND ON THE SOUTH PORTION OF THE SITE RETAINS THIS VOLUME REQUIREMENT FROM ELEVATION 53.11' TO 53.73'. FROM ELEVATION 53.73' TO 54.05' THE POND FUNCTIONS AS A DETENTION POND DURING THE 100YR, 6HR STORM WITH A PEAK DISCHARGE OF 0.70 CFS. DISCHARGE BEGINS AFTER STORM WATER QUALITY CAPTURE AT ELEVATION 53.73' THROUGH A 9" WIDE CURB OPENING AT THE WEST END OF POND #2.

AS A PORTION OF RETAIL PAD #2 DRAINS TO RETAIL PAD #1 (BASIN TO TEMPORARY TRACT B STORM WATER QUALITY POND), THE DIFFERENCE IN ALLOWABLE DISHARGE IS RE-ALLOCATED TO PAD #1 YIELDING APPROXIMATELY 1.16 CFS TOTAL (0.93+0.93-0.70).

RAINFALL WAS TAKEN FROM NOAA RAINFALL DATA AT THE LOCATION OF THE SITE. THE RAINFALL WAS MITIGATED BY 0.34" (STORM WATER QUALITY CAPTURE) FOR INPUT INTO AHYMO. THE DISCHARGE TABLE WAS MODELED BASED ON A .75' WIDE WEIR WITH WEIR COEFFICIENT OF 2.6:

```
ahymo_SwimLabs_Pad2_TOPDETEN-B_IN
START                0.0 HOURS   PC=0  PL=-1
LOCATION                ALBUQUERQUE
*S SWIM LABS 19003
*S ONSITE PAD 2
*S By Cory Pierce
RAINFALL                TYPE=1  0.0  1.48  2.11  2.52
DT=0.01
SEDIMENT BULK           CODE=1   BULK FACTOR = 1.06
COMPUTE NM HYD           ID=3  HYD=202 AREA=0.00086 SQ MI
                        A B C D 30 0 0 70
                        TP=0.13333  MASSRAIN=-1
PRINT HYD               ID=3  CODE=1
ROUTE RESERVOIR         ID=5  HYD NO=POND.OT  INFLOW=3
CODE=24
                     OUTFLOW (CFS)     STORAGE(AF)
ELEV(FT)
                                          0.01
     0.0001               5553.73
                     0.07      .0028     5553.80
                     0.16      0.0063         5553.85
                     0.30      0.0116         5553.91
                     0.49      0.0194         5553.98
                     0.77      0.0312         5554.07
                     0.99      0.0402         5554.13
                     1.38      0.0484         5554.23
PRINT HYD              ID=5 CODE 1
FINISH


(s16.66H
   AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)                    - Ver. S4.01a, Rel: 01a
RUN DATE (MON/DAY/YR) =06/24/2019
   INPUT FILE = 19\A19003 - Ventura Swim Labs\Drainage\ahymo_SwimLabs_Pad2_TOPDETEN-B_IN.txt
USER NO.= M-GoodwinNMSiteA90075759

                                 FROM  TO                   PEAK       RUNOFF
TIME TO    CFS      PAGE =  1
                       HYDROGRAPH   ID   ID       AREA     DISCHARGE    VOLUME
RUNOFF     PEAK      PER
   COMMAND         IDENTIFICATION  NO.  NO.    (SQ MI)     (CFS)      (AC-FT)   (INCHES)
(HOURS)    ACRE     NOTATION

   START
TIME=       0.00
   LOCATION                      ALBUQUERQUE
   *S SWIM LABS 19003
   *S ONSITE PAD 2
   *S By Cory Pierce
   RAINFALL  TYPE= 1 NOAA 14
RAIN6=     2.110
   SEDIMENT BULK
PK BF =     1.06
   COMPUTE NM HYD       202.00   -    3     0.00086        1.69      0.069     1.51448
1.530     3.079 PER IMP=  70.00
   ROUTE RESERVOIR      POND.OT   3    5    0.00086        0.70      0.097     2.12559
1.740     1.276 AC-FT=    0.028
   FINISH
 (s10H
```

TRACT B:
TEMPORARY STORM WATER QUALITY POND

Proposed Impervious Area (SF)	6074
Storm Water Quality retention depth (inches):	0.34
Required Storm Water Quality Volume (CF):	172

Proposed Storm Water Quality Retention Capacity:

Temporary Retention Pond	
Depth (FT):	**0.51**
Bottom (SF)	291
Top (SF)	394
Volume (CF)	175

TRACT C:
PONDS 1 AND 2

Proposed Impervious Area (SF)	17101
Storm Water Quality retention depth (inches):	0.34
Required Storm Water Quality Volume (CF):	485

POND 1	
Depth (FT):	**0.16**
Bottom (SF)	24
Top (SF)	121
Volume (CF)	12

POND 2	
Depth (FT):	**0.62**
Bottom (SF)	619
Top (SF)	926
Volume (CF)	479

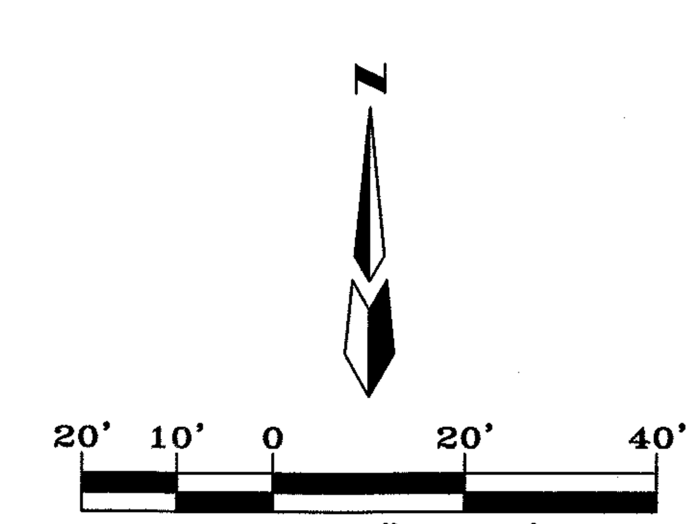
STORM WATER QUALITY:

RECENT STORM WATER QUALITY REQUIREMENTS OF THE CITY OF ALBUQUERQUE RESULT IN CAPTURE OF 0.34 INCHES OF RAINFALL OVER IMPERVIOUS SURFACES.

THE REQUIRED STORM WATER QUALITY VOLUME IS FULLY CAPTURED WITHIN THE TEMPORARY TRACT B STORM WATER QUALITY POND AND THE TWO TRACT C STORM WATER QUALITY PONDS. ON TRACT C, WATER SHED FLOWS TO STORM WATER QUALITY POND #1 AND OVERFLOWS TO THE SIGNIFICANTLY LARGER STORM WATER QUALITY POND #2.

THE FRENCH DRAIN IS A FEATURE OF THE DESIGN TO HASTEN INFILTRATION WITHIN STORM WATER QUALITY POND #2 WHEN RUNOFF IS CAPTURED FROM STORM EVENTS.

TRACT C STORM WATER QUALITY PONDS ARE TO BE PERMANENT WITH THIS DEVELOPMENT AND TRACT B STORM WATER QUALITY POND IS TEMPORARY. THE CONTRIBUTING BASIN OF IMPERVIOUS AREA TO TRACT B TEMPORARY STORM WATER QUALITY POND OCCUPIES PORTIONS OF BOTH TRACT B AND TRACT C.



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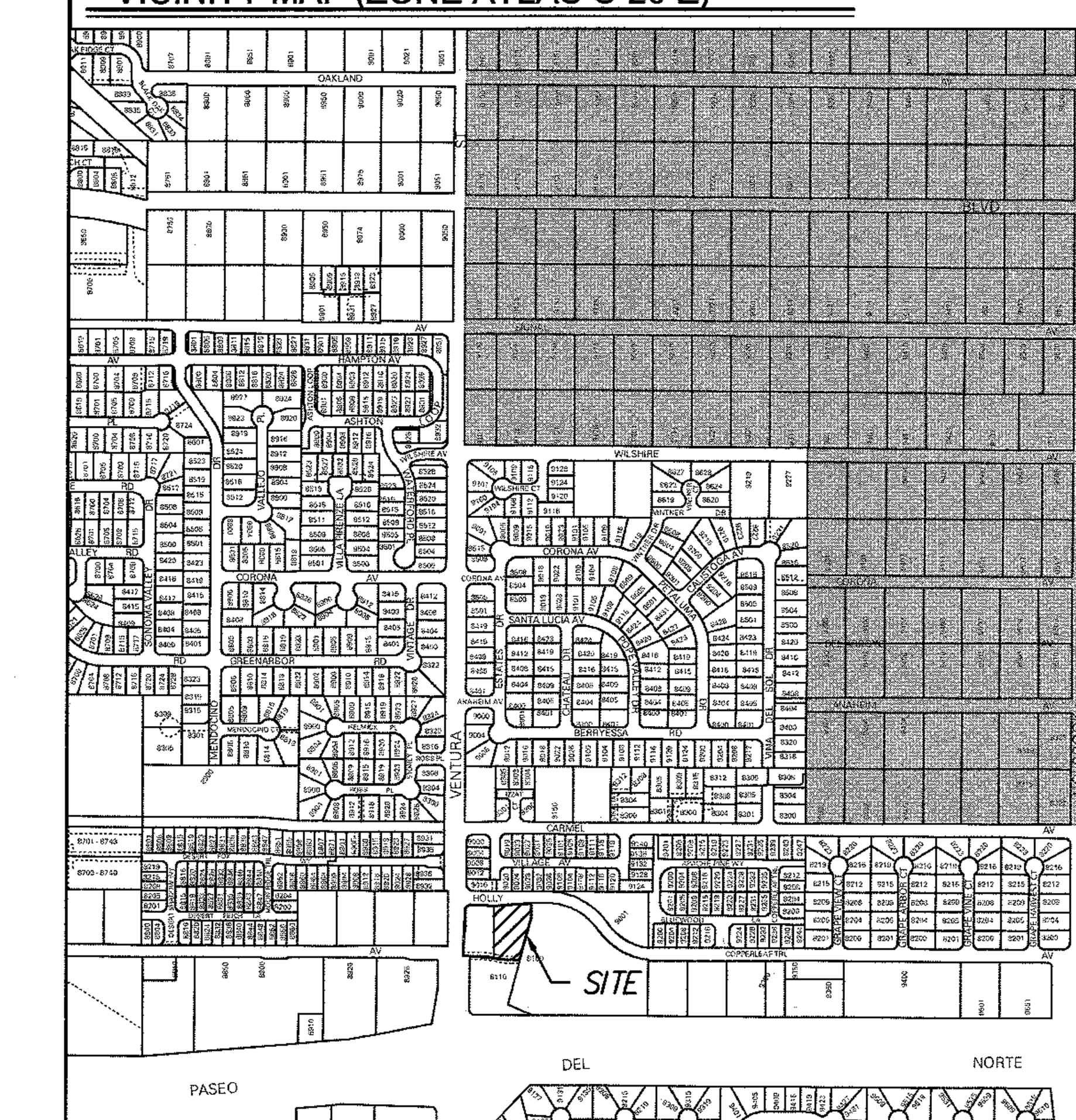
VICINITY MAP (ZONE ATLAS C-20-Z)



D. MARK GOODWIN NEW MEXICO 8848 LICENSED PROFESSIONAL ENGINEER
6/24/19

SWIM LABS
GRADING & DRAINAGE PLAN

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CONSULTING ENGINEERS
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Designed: CP/DMG	Drawn: CP	Checked: DMG	Sheet C2
Scale: 1" = 20'	Date: 5/21/2019	Job: A19003	

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Swim Labs Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract C Block 19 Plat of Tracts A,B,C,D,E and F, Block 19 Tract 3 Unit 3 North Albuquerque Acres Cont. .7576 AC City

Address: 8110 Holly Ave, Albuquerque, NM 87122

Applicant: Mullen Heller Architecture Contact: Doug Heller

Address: 1718 Central Avenue

Phone#: 505-268-4144 Fax# _____ E-mail: doug@mullenheller.com

Other Contact: Mark Goodwin & Associates, PA Contact: Cory Pierce

Address: PO BOX 90606, Albuquerque, NM 87199

Phone#: 828.2200 Fax#: _____ E-mail: cory@goodwinengineers.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ____ ENGINEER/ARCHITECT CERTIFICATION
- ____ PAD CERTIFICATION
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ DRAINAGE REPORT
- ____ DRAINAGE MASTER PLAN
- ____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ____ ELEVATION CERTIFICATE
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ TRAFFIC IMPACT STUDY (TIS)
- ____ STREET LIGHT LAYOUT
- ____ OTHER (SPECIFY) _____
- ____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY
- ____ PRELIMINARY PLAT APPROVAL
- ____ SITE PLAN FOR SUB'D APPROVAL
- X SITE PLAN FOR BLDG. PERMIT APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ____ FOUNDATION PERMIT APPROVAL
- X GRADING PERMIT APPROVAL
- ____ SO-19 APPROVAL
- X PAVING PERMIT APPROVAL
- ____ GRADING/ PAD CERTIFICATION
- ____ WORK ORDER APPROVAL
- ____ CLOMR/LOMR
- ____ FLOODPLAIN DEVELOPMENT PERMIT
- ____ OTHER (SPECIFY) _____

DATE SUBMITTED: June 25, 2019 By: Cory Pierce

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____