

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 10, 2020

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

**RE: The Lamp Shop
1310 Cuesta Abajo Court NE
Grading & Drainage Plan
Engineer's Stamp Date: 09/02/20
Hydrology File: D16D002J**

Dear Mr. Goodwin:

PO Box 1293 Based upon the information provided in your submittal received 09/03/2020, the Grading & Drainage Plan is approved for Building Permit and SO-19 Permit.

Albuquerque Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103 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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

Also as a reminder, please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

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 (REV 6/2018)

Project Title: The Lamp Shop Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Tract 12 Plat for Las Lomas Business Park Subdivision

City Address: 1310 Cuesta Abajo Cr. NE,

Applicant: Marie-Anthony Investments, LLC Contact: Charles Silva

Address: 121 Eubank Suite B, Albuquerque, NM 87123

Phone#: 505.296.4393 Fax#: _____ E-mail: charlessilva@lightingfordesign.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:

X _____ 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

X _____ GRADING PERMIT APPROVAL

X _____ SO-19 APPROVAL

X _____ PAVING PERMIT APPROVAL

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

_____ FLOODPLAIN DEVELOPMENT PERMIT

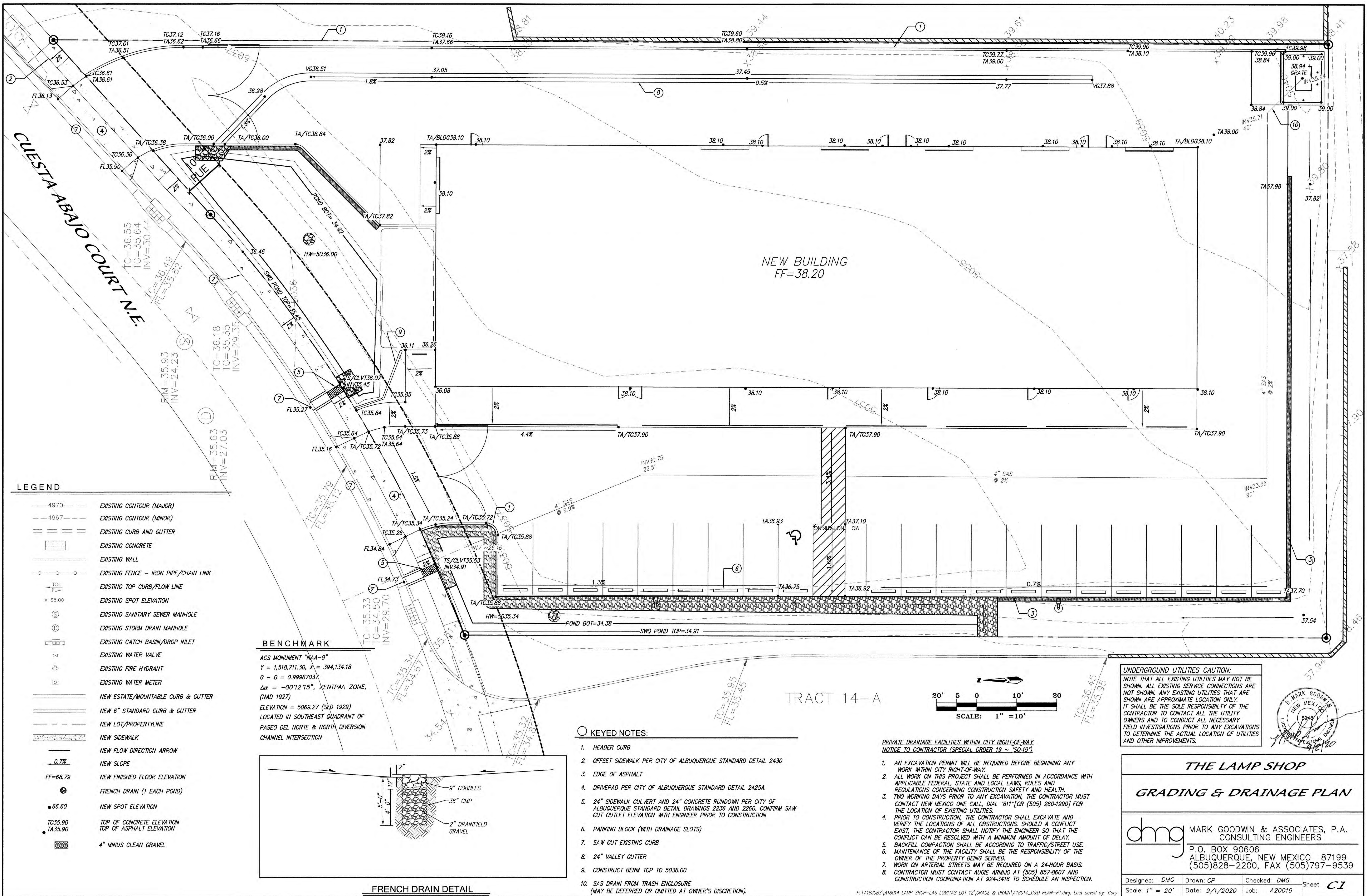
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/3/2020 By: Cory Pierce, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

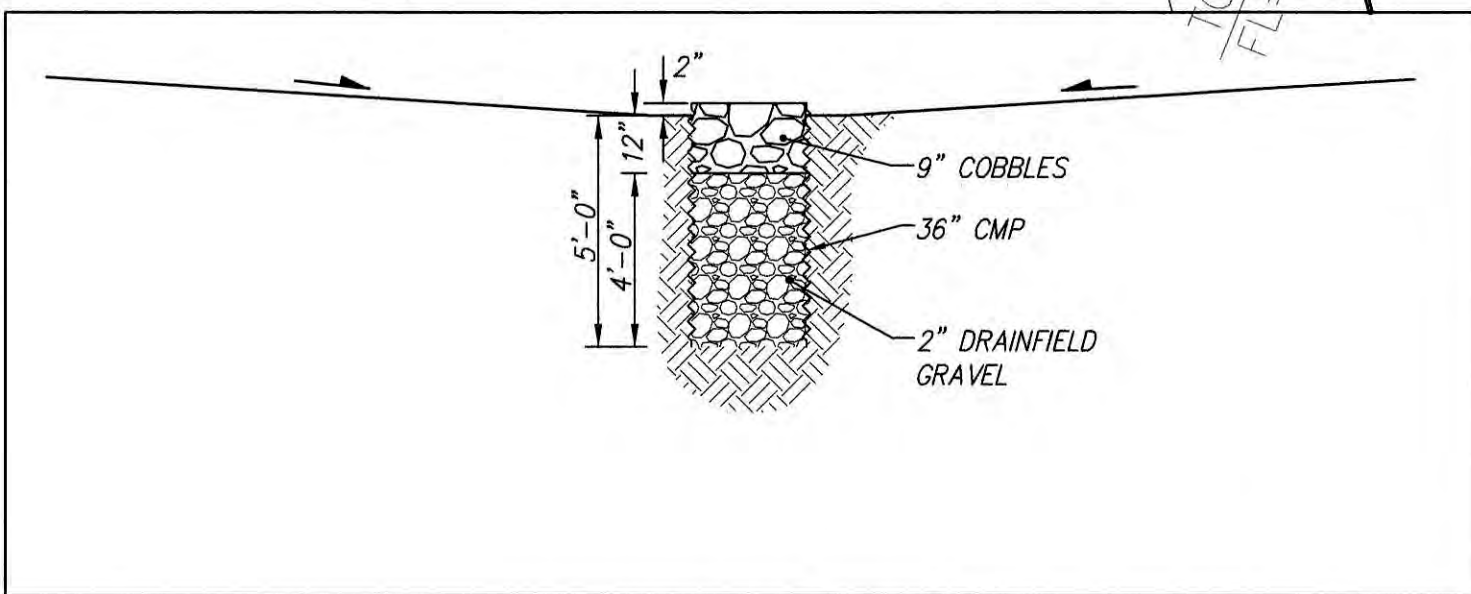


LEGEND

- 4970 — EXISTING CONTOUR (MAJOR)
- 4967 — EXISTING CONTOUR (MINOR)
- == EXISTING CURB AND GUTTER
- EXISTING CONCRETE
- EXISTING WALL
- EXISTING FENCE — IRON PIPE/CHAIN LINK
- EXISTING TOP CURB/FLOW LINE
- X 65.00 EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- NEW ESTATE/MOUNTABLE CURB & GUTTER
- NEW 6" STANDARD CURB & GUTTER
- NEW LOT/PROPERTYLINE
- NEW SIDEWALK
- NEW FLOW DIRECTION ARROW
- NEW SLOPE
- FF=68.79 NEW FINISHED FLOOR ELEVATION
- FRENCH DRAIN (1 EACH POND)
- NEW SPOT ELEVATION
- TOP OF CONCRETE ELEVATION
- TOP OF ASPHALT ELEVATION
- 4" MINUS CLEAN GRAVEL

BENCHMARK

ACS MONUMENT "NAA-9"
Y = 1,518,711.30, X = 394,134.18
G = G = 0.99967037
 $\Delta\alpha = -00^{\circ}12'15"$, XENTPAA ZONE,
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)
LOCATED IN SOUTHEAST QUADRANT OF
PASEO DEL NORTE & NORTH DIVERSION
CHANNEL INTERSECTION



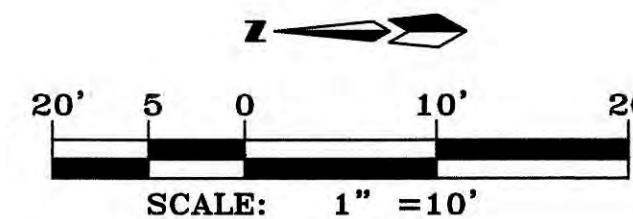
FRENCH DRAIN DETAIL

KEYED NOTES:

- HEADER CURB
- OFFSET SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- EDGE OF ASPHALT
- DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL 2425A.
- 24" SIDEWALK CULVERT AND 24" CONCRETE RUNDOWN PER CITY OF ALBUQUERQUE STANDARD DETAIL DRAWINGS 2236 AND 2260. CONFIRM SAW CUT OUTLET ELEVATION WITH ENGINEER PRIOR TO CONSTRUCTION
- PARKING BLOCK (WITH DRAINAGE SLOTS)
- SAW CUT EXISTING CURB
- 24" VALLEY GUTTER
- CONSTRUCT BERM TOP TO 5036.00
- SAS DRAIN FROM TRASH ENCLOSURE (MAY BE DEFERRED OR OMITTED AT OWNER'S DISCRETION).

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR (SPECIAL ORDER 19 ~ "50-19")

- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" OR (505) 260-1990 FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT AUGIE ARMIJO AT (505) 857-8607 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.



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.

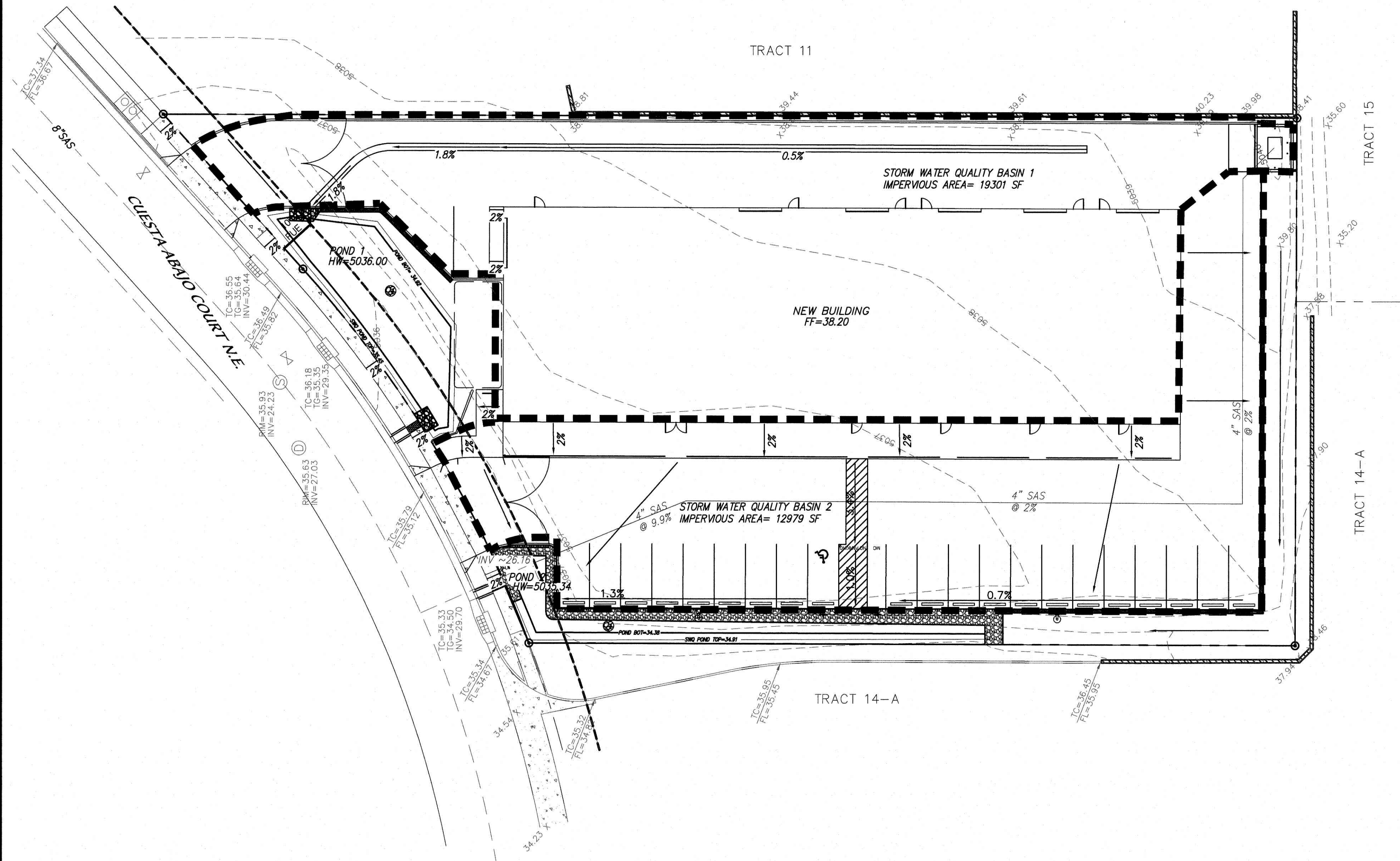


THE LAMP SHOP

GRADING & DRAINAGE 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: DMG Drawn: CP Checked: DMG Sheet
Scale: 1" = 20' Date: 9/1/2020 Job: A20019



SUPPLEMENTAL DRAINAGE INFORMATION:

THE POND HIGH WATER ELEVATIONS ARE EVALUATED BY PROPORTIONING THE TOTAL SITE DISCHARGE TO POND 1 AND POND 2 IMPERVIOUS AREA TRIBUTARIES. WITH OUT ROUTING FLOW THROUGH THE STORM WATER QUALITY PONDS AND HIGHER DETENTION ELEVATIONS, THE POND HIGH WATER ELEVATIONS ARE CONSERVATIVELY ESTIMATED AT 5036.00 FOR POND 1, AND 5034.41 FOR POND 2:

Wier discharges (24" sidewalk culverts) by proportion to impervious areas:				
POND 1 DISCHARGE 4.41 (CFS)	Wier Depth (FT)	0.55		
		Width	2	
		Weir Coeff	2.7	
	Wier Discharge		4.41 (CFS)	
POND 2 DISCHARGE 2.97 (CFS)	Wier Depth (FT)	0.43		
		Width	2	
		Weir Coeff	2.7	
	Wier Discharge		3.05 (CFS)	
		POND 1 WIER INV	5035.45	
		POND 1 HW	5036.00	
		POND 2 WIER INV	5034.91	
		POND 2 HW	5035.34	

STORM WATER QUALITY:

RECENT STORM WATER QUALITY REQUIREMENTS OF THE CITY OF ALBUQUERQUE INCLUDE CAPTURE OF 0.42 INCHES OF RAINFALL RUNOFF OVER IMPERVIOUS SURFACES.

THE PROPOSED DESIGN CAPTURES AMPLE WATER QUALITY STORAGE VOLUME AT THE LOW ELEVATIONS OF THE PROPOSED GRADE DESIGN. THE REQUIRED STORM WATER QUALITY VOLUME IS FULLY CAPTURED WITHIN STORM WATER QUALITY POND #1 AND #2.

THE TRASH DUMPSTER AREA IS INCLUDED IN THE IMPERVIOUS TRIBUTARY TO STORM WATER QUALITY POND #1 FOR THE OPTION OF OMITTING THE SANITARY SEWER DRAIN.

FRENCH DRAINS ARE FEATURES OF THE DESIGN TO HASTEN INFILTRATION WITHIN THE PONDS WHEN RUNOFF IS CAPTURED FROM STORM EVENTS.

Lot Area	38337
Proposed Impervious Area (SF)	32280
Storm Water Quality retention depth (inches):	0.42
Required Storm Water Quality Volume (CF):	1130

Proposed Storm Water Quality Retention Capacity:

POND 1		POND 2	
Depth (FT):	0.53	Depth (FT):	0.53
Bottom (SF)	1,144	Bottom (SF)	533
Top (SF)	1,407	Top (SF)	1,181
Volume (CF)	676	Volume (CF)	454
Pond Capture Volume (CF)		1,130	

Available Storm Water Quality volume:

Storm Water Quality Basin to Pond 1		Storm Water Quality Basin to Pond 2	
Area (SF)	19301	Area (SF)	12979
Available (CF)	676	Available (CF)	454

I. PROJECT DESCRIPTION

The proposed site area comprises approximately 1.7015 acres and is located along the north side of Cuesta Abajo Court just east of Los Lomitas Drive. The current legal description of the site is Tract 7 Plat for Los Lomitas Business Park Subdivision. The property is contained within the Los Lomitas Industrial Park development for which a Master Drainage Plan was approved. The Purpose of this report is to present the drainage management plan for the proposed building in order to obtain the building permit and grading and drainage plan approval. All applicable ordinances, the DPM and AHYMO were utilized to prepare this plan.

II. DRAINAGE DESIGN CRITERIA

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual. The 100-year, 24-hour storm event was utilized to determine site runoff rates using $P(1 \text{ hr}) = 2.01"$, $P(6 \text{ hr}) = 2.35"$ and $P(24 \text{ hr}) = 2.75"$, obtained from the DPM. The onsite Land Treatment values used were Treatment D=85 and Treatment B=15.

III. EXISTING DRAINAGE CONDITION

Mark Goodwin and Associates submitted a drainage report covering the subject property in connection with its work on Las Lomitas Industrial Park in 2005. The Plan has an engineer's stamp date of 01/18/05. According to the report, developed runoff discharging from this site is designed to be freely discharged on to the street and collected by the Double A inlet on Cuesta Abajo Court and ultimately into the 48" storm drain on Cuesta Abajo Court. As a result there is no additional public drainage infrastructure needed in connection with the proposed development. At present there are no offsite flows that enter the site.

IV. DEVELOPED DRAINAGE CONDITIONS

The total developed conditions flow from this site is 7.38 cfs. The proposed grading and drainage plan for the new development complies with the Las Lomitas Industrial Park. According to approved master G&D plan allowable dsichagre onto the street is 7.40 cfs which is more than the developed runoff of 7.38 cfs.

V. CONCLUSIONS

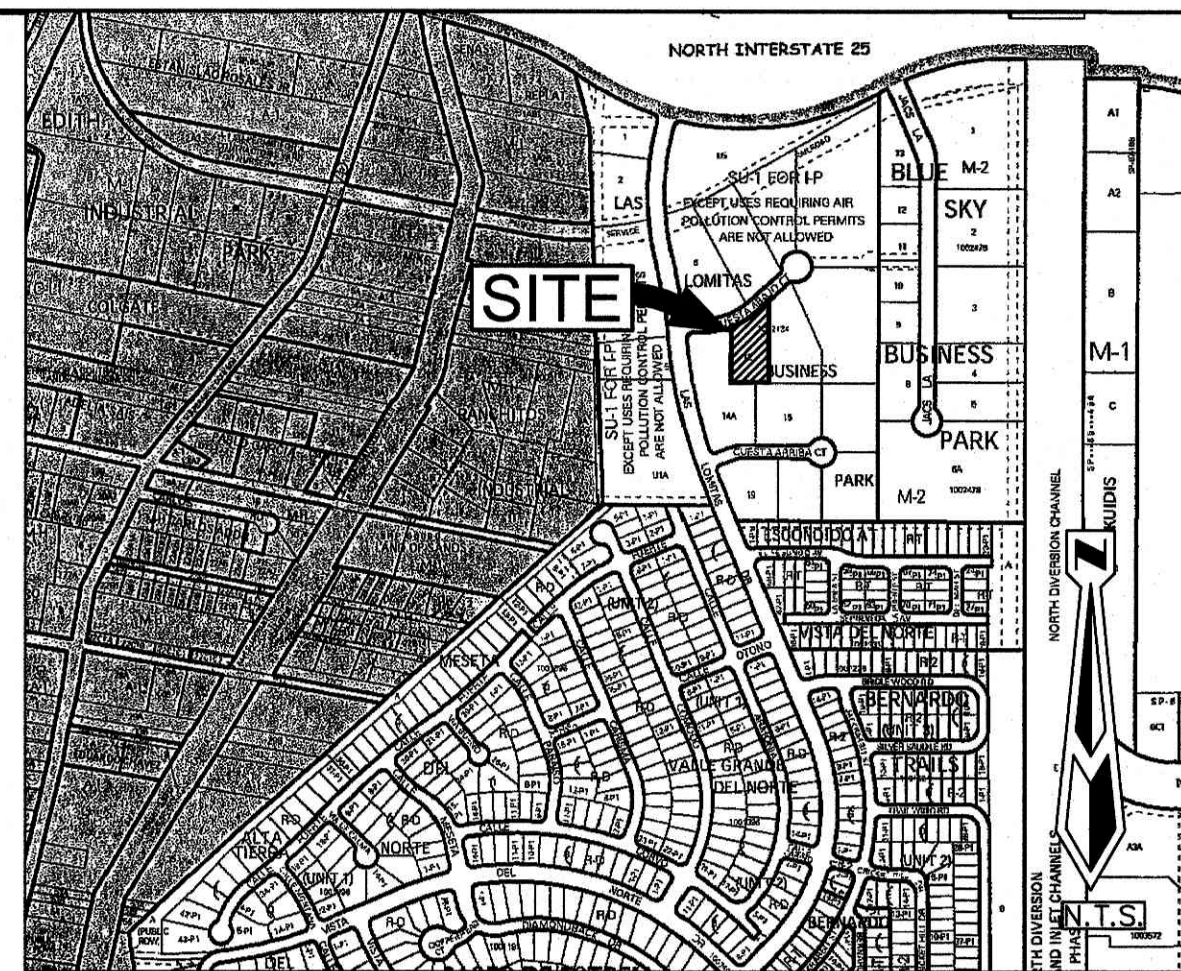
The proposed drainage scheme for the new buildings can be readily accommodated through the implementation of this plan. It has been adequately shown in this report that the internal conveyance of storm water to off-site facilities can be accomplished while meeting all current City requirements.

NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- 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.
- 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.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
- COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF THE RETAINING WALL IS GREATER THAN 4 FEET, THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD OR A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

LANDSCAPE BUFFER NOTES:

- SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDEWALK IS 5 FEET.
- FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
- SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OF RIP-RAP. DO NOT FILL ENTIRE SWALE.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.



VICINITY MAP ZONE MAP: D-16-Z

LEGAL DESCRIPTION

TRACT 12, LAS LOMITAS BUSINESS PARK WITHIN THE ELENA GALLEGOS GRANT PROJECT SECTIONS 22 & 27, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK

ACS MONUMENT "NAA-9"
 $Y = 1,518,711.30$, $X = 394,134.18$
 $G - G = 0.99967037$
 $\Delta\alpha = -00^{\circ}12'15"$, XENTPAA ZONE,
(NAD 1927)
ELEVATION = 5069.27 (SLD 1929)
LOCATED IN SOUTHEAST QUADRANT OF
PASEO DEL NORTE & NORTH DIVERSION
CHANNEL INTERSECTION



LEGEND

- 4970 — EXISTING CONTOUR (MAJOR)
- - - 4967 - - - EXISTING CONTOUR (MINOR)
- == == EXISTING CURB AND GUTTER
- EXISTING CONCRETE
- EXISTING WALL
- EXISTING FENCE - IRON PIPE/CHAIN LINK
- EXISTING TOP CURB/FLOW LINE
- X 65.00 EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- NEW ESTATE/MOUNTABLE CURB & GUTTER
- NEW 6" STANDARD CURB & GUTTER
- NEW LOT/PROPERTYLINE
- NEW SIDEWALK
- NEW FLOW DIRECTION ARROW
- NEW SLOPE
- FF=68.79 NEW FINISHED FLOOR ELEVATION
- FRENCH DRAIN (1 EACH POND)

THE LAMP SHOP

GRADING & DRAINAGE 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: DMG	Drawn: DER, CP	Checked: DMG	Sheet C2
Scale: 1" = 20'	Date: 9/1/2019	Job: A20019	

