

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 2-6-12
CONFERENCE RECAP

ZONE ATLAS PAGE NO: _____
DRAINAGE FILE: F140049
ZONING: _____
DRB: _____
SUBJECT: pave lot to the north
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: _____

APPROVAL REQUESTED:

ATTENDANCE: Scott Eddings, Curtis Cherne

FINDINGS:

When paving the lot make an attempt to decrease the runoff by adding landscaping or defining flows in the parking lot with an inlet,

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED: Scott Eddings
NAME (PRINT): Scott Eddings

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 21, 2002

Guy Jackson, P.E.
BPLW
6200 Uptown Blvd NE Suite 220
Albuquerque, New Mexico 87110

RE: JPI NORTH FOURTH- AUTOMOTIVE CARE CENTER (F-14/D49)
(5029 Fourth ST NW)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 5/23/2000
ENGINEERS CERTIFICATION DATED 1/17/2002


Dear Mr. Jackson:

Based upon the information provided in your Engineers Certification submittal dated 1/18/2002, and the SO19 approval dated 2/20/2002, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
BJB

C:  Vickie Chavez, COA
drainage file
approval file

Allen Howard



Guy Jackson, P.E.
BPLW Architects and Engineers
6200 Uptown Blvd NE, Suite 220
Albuquerque, NM 87110

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 2, 2000

Pam 768-2804
TLC permit #
2054620 \$67.00
m 2/15/02

Attn: L. Armando Najera

RE: JPI NORTH FOURTH AUTOMOTIVE CARE CENTER (F14-D49). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT, PAVING PERMIT, AND SO#19 PERMIT APPROVALS. ENGINEER'S STAMP DATED MAY 23, 2000.

Dear Mr. Jackson:

Based on the information provided on your May 23, 2000 submittal (including letter report), the above referenced project is approved for Building, Paving, and SO#19 Permits. Note that Building Permit covers Grading and Paving. *** Transportation will address the TCL separately.

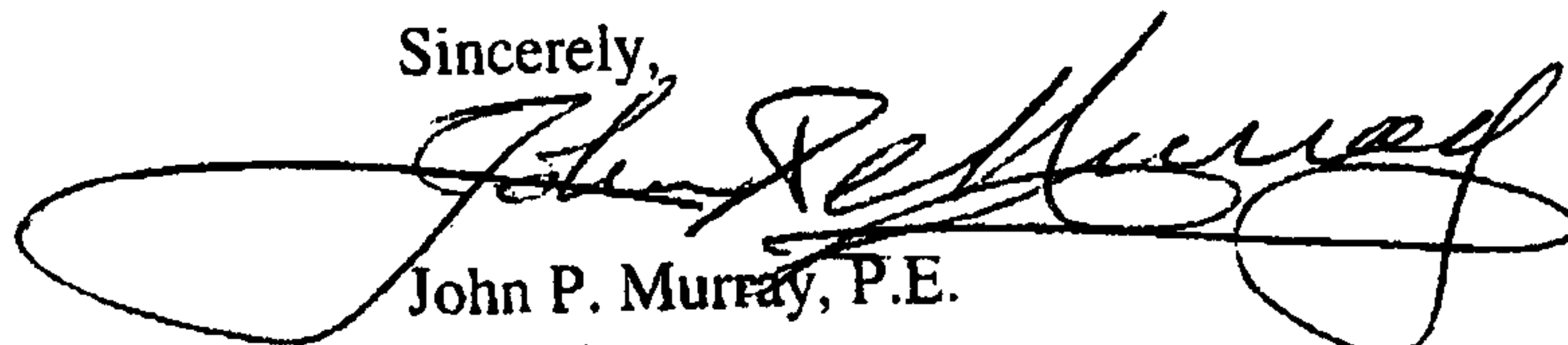
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit. *** Clearly identify the tie-in to the existing catch basin and show invert elevations on the G&D Plan as you did on the T.C. L. Show size of storm drain in 4th Street.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Pam Lujan
D. Salas, St. Maint.
Whitney Reiersen
✓ File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE PLAN

The following items concerning the JPI North Fourth Drainage Plan are contained herein: 1) Vicinity Map, 2) Grading and Drainage Plan, 3) Calculations, and 4) Flood Plain Map.

As shown by the Vicinity Map, the site is located at 5029 4th Street NW, just west of 4th Street and San Andres intersection. The site is currently a fully developed car mechanic's business with a building, associated asphalt and concrete paving. In addition, all lots in the surrounding area are developed, except for the one located directly to the north. Thus, making this project a renovation of an existing developed site within an infill area. Increase in runoff concerns should not be a problem due to the current developed nature of the infill site.

Per the Flood Insurance Rate Map 119 of 825 for Bernalillo County, dated September 20, 1996, the site does not lie in a flood hazard zone area. The nearest flood hazard zone is located and contained in the Alameda Drain, which is located southeast of the site and designated as Zone AH.

The Grading and Drainage Plan shows existing and proposed spot elevations and contours at 1/4' intervals and the limit and character of both the existing conditions and the proposed improvements. As shown by this plan, the proposed construction consists of the remodeling of an existing building with associated parking, walkways, and landscaping.

Existing Conditions:

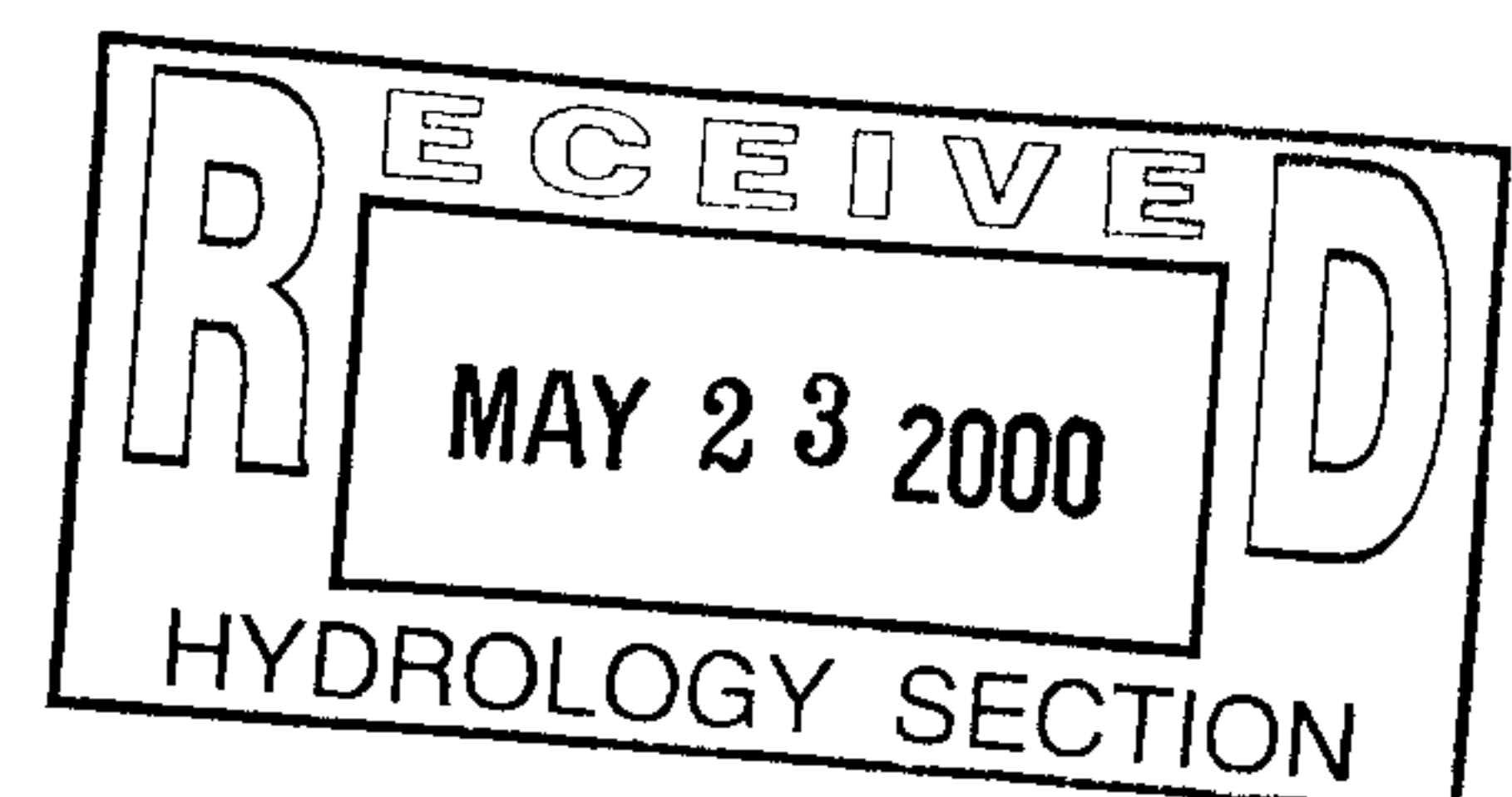
As shown by the Vicinity Map, the 0.489-acre site is bound by commercial property to the south, 4th Street to the east, an unpaved alley to the west, and an undeveloped lot to the north. The existing site drainage can be characterized by two basins (A & B), that are described as follows:

Basin A:

1. The majority of this basin drains towards a low point south of the existing building along with drainage that collects in the roof gutters and eventually drains into the existing alley to the west. From here, runoff continues south to Palo Duro Rd via an existing swale along the centerline of the alley and finally into 4th Street's storm drain system. Delineation of the existing basin "A" is shown on the Grading and Drainage Plan.
2. There is a small amount of offsite runoff that enters the site at the north west corner and drains back into the alley described above.

Basin B:

1. This basin drains south to a low point along the south side of the site and eventually west toward the existing alley mentioned above. Delineation of the existing basin "B" is also shown on the Grading and Drainage Plan.



Proposed Conditions:

The proposed/ developed site conditions will be characterized by three basins, which will be linked together by a proposed underground storm drain system. This system will discharge into the back of a storm drain inlet located adjacent to the site on Fourth Street. An SO-19 permit will be required due to the proposed penetration into the existing storm drain inlet.

In Basin "1", the north half of the roof will drain to the west via gutter systems where it will drain into a proposed type "D" inlet just west of the existing building. The collected runoff will be piped to the proposed type "D" inlet in basin 3, as shown on the Grading and Drainage Plan.

In Basin "2", the runoff will drain into a proposed type "D" storm drain inlet located near the south property line. This collected runoff will be piped to the before mentioned type "D" inlet in basin 3.

In Basin "3", a proposed type "D" inlet in the middle of the basin will collect developed flows. High points are to be placed south of this basin and northwest of the basin to improve the drainage of the site and to delineate the limits of basins 1 and 2. Delineation of the basins is shown on the Grading and Drainage Plan. Collected runoff from this basin will join piped flows from basins 1 and 2 and then piped east into the existing inlet located on Fourth Street.

Offsite flows do not enter the site from the east because Fourth Street lies topographically lower than the site. Flows do not enter from the south since the site sits approximately 8" above both the existing grade and the proposed grade. From the west, although the site currently drains into the existing alley, the proposed grading will direct flows back into the site and into the 4th Street storm sewer as described above. Finally, from the north side, a high point divides the adjacent lot to the north thereby preventing flows from entering the site, with the exception of the northwest corner of the site that temporarily experiences a negligible amount of offsite runoff before flowing into the existing alley.

The calculations, which appear herein, analyze the developed conditions for the 100-year, 6-hour rainfall event. The procedure for 40 acre and smaller basins set by Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January 1993, has been used to quantify the peak rate of discharge and volume of runoff generated. As shown by these calculations, there will not be a significant increase in runoff and discharge rate from the site for the developed condition versus the existing condition. A calculation summary at the end of the calculation sheets is included for additional use.

JPI NORTH (BPLW'S NO: 20014) - EXISTING BASIN #1

Drainage Criteria:

The calculations shown on this sheet were prepared in accordance with Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque. In cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

Precipitation Zone:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

Land Treatment	q(cfs/acre)	(TABLE A-9)	E(inches)	(TABLE A-8)
	100-yr	10-yr	100-yr	10-yr
A	1.56	0.38	0.53	0.13
B	2.28	0.95	0.78	0.28
C	3.14	1.71	1.13	0.52
D	4.7	3.14	2.12	1.34

Excess Precipitation (E) and Unit Peak Discharge (q)

Land Treatment	% of site	Existing	
		Sq.Ft.	Acres
A	0.00	0	0.000
B	0.00	0	0.000
C	59.86	11024	0.253
D	40.14	7392	0.170
TOTALS	100.00	18416	0.423

Weighted Unit Peak Discharge:

Existing	qw100=	3.77 cfs/acre
	qw10=	2.28 cfs/acre

Weighted Excess Precipitation:

Existing	E100=	1.53 cfs/acre
	E10=	0.85 cfs/acre

Peak Discharge:

Existing	Q100=	1.59 cfs
	Q10=	0.97 cfs

Volume 100-yr., 6-hour:

Existing	V100=	2344.00 cf
	V10=	1303.14 cf

JPI NORTH (BPLW'S NO: 20014) - EXISTING BASIN #2

Drainage Criteria:

The calculations shown on this sheet were prepared in accordance with Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque. In cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

Precipitation Zone:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

Land Treatment	q(cfs/acre)	(TABLE A-9)	E(inches)	(TABLE A-8)
	100-yr	10-yr	100-yr	10-yr
A	1.56	0.38	0.53	0.13
B	2.28	0.95	0.78	0.28
C	3.14	1.71	1.13	0.52
D	4.7	3.14	2.12	1.34

Excess Precipitation (E) and Unit Peak Discharge (q)

Land Treatment	% of site	Existing	
		Sq.Ft.	Acres
A	0.00	0	0.000
B	0.00	0	0.000
C	100.00	2879	0.066
D	0.00	0	0.000
TOTALS	100.00	2879	0.066

Weighted Unit Peak Discharge:

Existing	qw100=	3.14 cfs/acre
	qw10=	1.71 cfs/acre

Weighted Excess Precipitation:

Existing	E100=	1.13 cfs/acre
	E10=	0.52 cfs/acre

Peak Discharge:

Existing	Q100=	0.21 cfs
	Q10=	0.11 cfs

Volume 100-yr., 6-hour:

Existing	V100=	271.13 cf
	V10=	124.77 cf

JPI NORTH (BPLW'S NO: 20014) - PROPOSED BASIN #1

Drainage Criteria:

The calculations shown on this sheet were prepared in accordance with Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque. In cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

Precipitation Zone:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

Land Treatment	q(cfs/acre)	(TABLE A-9)	E(inches)	(TABLE A-8)
	100-yr	10-yr	100-yr	10-yr
A	1.56	0.38	0.53	0.13
B	2.28	0.95	0.78	0.28
C	3.14	1.71	1.13	0.52
D	4.7	3.14	2.12	1.34

Excess Precipitation (E) and Unit Peak Discharge (q)

Land Treatment	% of site	Proposed	
		Sq.Ft.	Acres
A	0.00	0	0.000
B	0.00	0	0.000
C	0.00	0	0.000
D	100.00	3365	0.077
TOTALS	100.00	3365	0.077

Weighted Unit Peak Discharge:

Proposed	qw100=	4.70 cfs/acre
	qw10=	3.14 cfs/acre

Weighted Excess Precipitation:

Proposed	E100=	2.12 cfs/acre
	E10=	1.34 cfs/acre

Peak Discharge:

Proposed	Q100=	0.36 cfs
	Q10=	0.24 cfs

Volume 100-yr., 6-hour:

Existing	V100=	594.48 cf
	V10=	375.76 cf

JPI NORTH (BPLW'S NO: 20014) - PROPOSED BASIN #2

Drainage Criteria:

The calculations shown on this sheet were prepared in accordance with Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque. In cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

Precipitation Zone:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

Land Treatment	q(cfs/acre)	(TABLE A-9)	E(inches)	(TABLE A-8)
	100-yr	10-yr	100-yr	10-yr
A	1.56	0.38	0.53	0.13
B	2.28	0.95	0.78	0.28
C	3.14	1.71	1.13	0.52
D	4.7	3.14	2.12	1.34

Excess Precipitation (E) and Unit Peak Discharge (q)

Land Treatment	% of site	Proposed	
		Sq.Ft.	Acres
A	0.00	0	0.000
B	0.00	0	0.000
C	2.63	350	0.008
D	97.37	12939	0.297
TOTALS	100.00	13289	0.305

Weighted Unit Peak Discharge:

Proposed	qw100=	4.66 cfs/acre
	qw10=	3.10 cfs/acre

Weighted Excess Precipitation:

Proposed	E100=	2.09 cfs/acre
	E10=	1.32 cfs/acre

Peak Discharge:

Proposed	Q100=	1.42 cfs
	Q10=	0.95 cfs

Volume 100-yr., 6-hour:

Proposed	V100=	2318.85 cf
	V10=	1460.02 cf

JPI NORTH (BPLW'S NO: 20014) - PROPOSED BASIN #3

Drainage Criteria:

The calculations shown on this sheet were prepared in accordance with Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque. In cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

Precipitation Zone:

The site is east of the Rio Grande River but west of San Mateo Boulevard and is, therefore, in Precipitation Zone 2.

Land Treatment	q(cfs/acre) 100-yr	(TABLE A-9) 10-yr	E(inches) 100-yr	(TABLE A-8) 10-yr
A	1.56	0.38	0.53	0.13
B	2.28	0.95	0.78	0.28
C	3.14	1.71	1.13	0.52
D	4.7	3.14	2.12	1.34

Excess Precipitation (E) and Unit Peak Discharge (q)

Land Treatment	% of site	Proposed Sq.Ft.	Acres
A	0.00	0	0.000
B	0.00	0	0.000
C	3.56	165	0.004
D	96.44	4476	0.103
TOTALS	100.00	4641	0.107

Weighted Unit Peak Discharge:

Proposed	qw100=	4.64 cfs/acre
	qw10=	3.09 cfs/acre

Weighted Excess Precipitation:

Proposed	E100=	2.08 cfs/acre
	E10=	1.31 cfs/acre

Peak Discharge:

Proposed	Q100=	0.49 cfs
	Q10=	0.33 cfs

Volume 100-yr., 6-hour:

Existing	V100=	806.30 cf
	V10=	506.97 cf

JPI NORTH (BPLW'S NO: 20014) - SUMMARY

Drainage Criteria:

The calculations shown on this sheet were prepared in accordance with Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque. In cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

SUMMARY OF VOLUMES AND PEAK DISCHARGES RATES:

Existing conditions

Q 100(B1)	1.59 cfs
Q 10(B1)	0.97 cfs
V 100(B1)	2344 cf
V 10(B1)	1303.14 cf

Q 100(B2)	0.21 cfs
Q 10(B2)	0.11 cfs
V 100(B2)	271.13 cf
V 10(B2)	124.77 cf

Total:

Q 100	1.8 cfs
Q 10	1.08 cfs
V 100	2615.13 cf
V 10	1427.91 cf

Net Difference:

Q 100	0.47 cfs
Q 10	0.44 cfs
V 100	1104.5 cf
V 10	914.84 cf

Proposed conditions

Q 100(B1)	0.36 cfs
Q 10(B1)	0.24 cfs
V 100(B1)	594.48 cf
V 10(B1)	375.76 cf

Q 100(B2)	1.42 cfs
Q 10(B2)	0.95 cfs
V 100(B2)	2318.85 cf
V 10(B2)	1460.02 cf

Q 100(B3)	0.49 cfs
Q 10(B3)	0.33 cfs
V 100(B3)	806.3 cf
V 10(B3)	506.97 cf

Total:

Q 100	2.27 cfs
Q 10	1.52 cfs
V 100	3719.63 cf
V 10	2342.75 cf



ZONE AH
(EL 4971)

SITE
LOCATION

CITY

ZONE AH
(EL 4968)

RM38



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

January 25, 2002

Ron Burstein for Guy Jackson, P.E., Registered Architect
BPLW Architects & Engineers
6200 Uptown Blvd., Suite 400
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
JPI North Fourth Automotive Care Center, [F14 / D049]
5029 Fourth St. N.W.
Architect's Stamp Dated 01/17/02

Dear Mr. Burstein:

The TCL / Letter of Certification submitted on Jan. 19, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

It is required that the owner be made aware that the striped areas adjacent to the south drivepad are striped as such because it is a no parking area placed there as part of the agreement allowing this drive to be narrower than allowed by the code. This was done together with the one-way traffic flow established at the time of plan submittal and review. Also, at the north drive entrance, full width of the drivepad, as called for by code, must be maintained. All vehicles must be kept clear of this area from edge of concrete of both drivepads, 20 feet into site.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Hydrology file
Mike Zamora

BPLW

Architects & Engineers, Inc.

January 17, 2002

6200 Uptown Blvd. NE
Suite 400
Albuquerque, New Mexico 87110
(505) 881-BPLW (2759)
FAX (505) 881-1230
web site: <http://www.bplw.com>

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John Murray, PE
Hydrology Review Engineer
COA Public Works
600 2nd NW
Albuquerque, NM 87103

*Re: Grading, Drainage and Traffic Circulation Certification for JPI
North Fourth Automotive Care Center; BPLW #20014 COA
Hydrology #F14/D49*

Dear Mr. Murray:

Attached for your review and approval are the following:

One (1) Drainage Information Sheet

One (1) copy of the Certified Grading and Drainage Plan

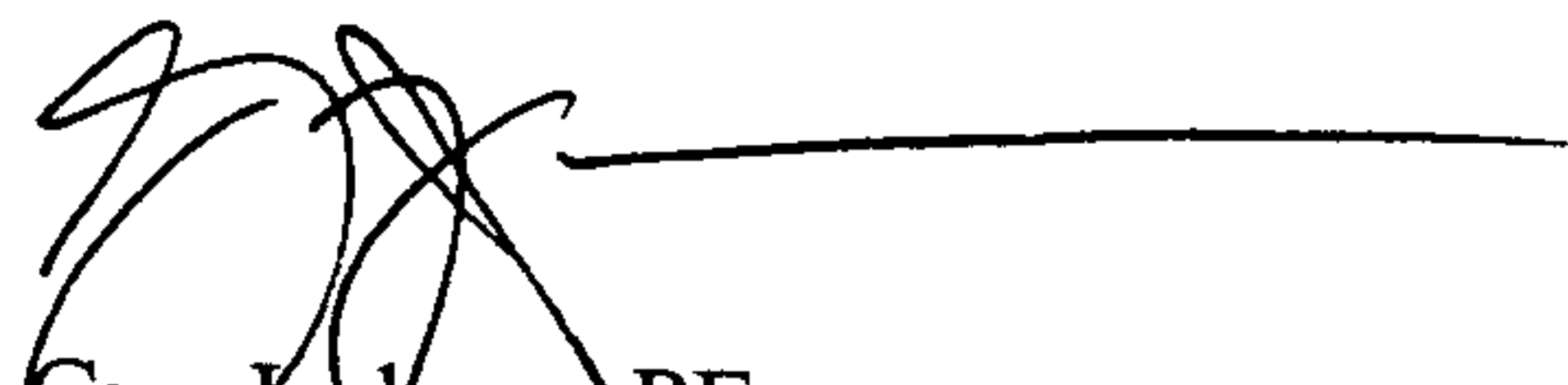
One (1) copy of the Certified Traffic Circulation Plan

The site is located at 5029 North Fourth NW. As shown on the attached plans, this site appears to be in substantial compliance with the approved Grading and Drainage Plan and T.C.L. plan submitted in May, 2001 and January 2001 respectively.

Please contact me if you have any questions or comments.

Sincerely,

BPLW ARCHITECTS & ENGINEERS, INC.


Guy Jackson, PE
Director of Civil Engineering

Attachments:

1-17-02
1-17-02
1-17-02

