

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 10, 2019

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

**RE: ABC Building Expansion
2821 Broadway NE
Request for Certificate of Occupancy – Permanent
Hydrology Inspection - Approved
Grading Plan Stamp Date: 1/23/19
Drainage Plan Stamp Date: 1/16/19
Certification Dated: 10/8/19
Hydrology File: H14D001B**

PO Box 1293

Dear Mr. Goodwin:

Albuquerque

Based on the submittal received on 10/8/19, the Engineer's Certification is approved in support of Certificate of Occupancy (Permanent) by Hydrology.

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

NM 87103

Sincerely,

www.cabq.gov

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

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ABC Building Expansion Building Permit #: _____ Hydrology File #: D14D001B
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract M-1 Plat of Tract M-1 Gateway Industrial Park
City Address: 2821 Broadway Blvd. NE, Albuquerque, NM 87107

Applicant: ABC Apprenticeship Trust Contact: Tom Novak
Address: 8701 Washington Street, Albuquerque, NM 87113
Phone#: 856-8209 Fax#: _____ E-mail: tomn@klingerllc.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 ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☐ Yes ☒ No

DEPARTMENT ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ 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
☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: October 8, 2019 By: Cory Pierce, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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 JANUARY 23, 2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18374. 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 DATE 10/2/19

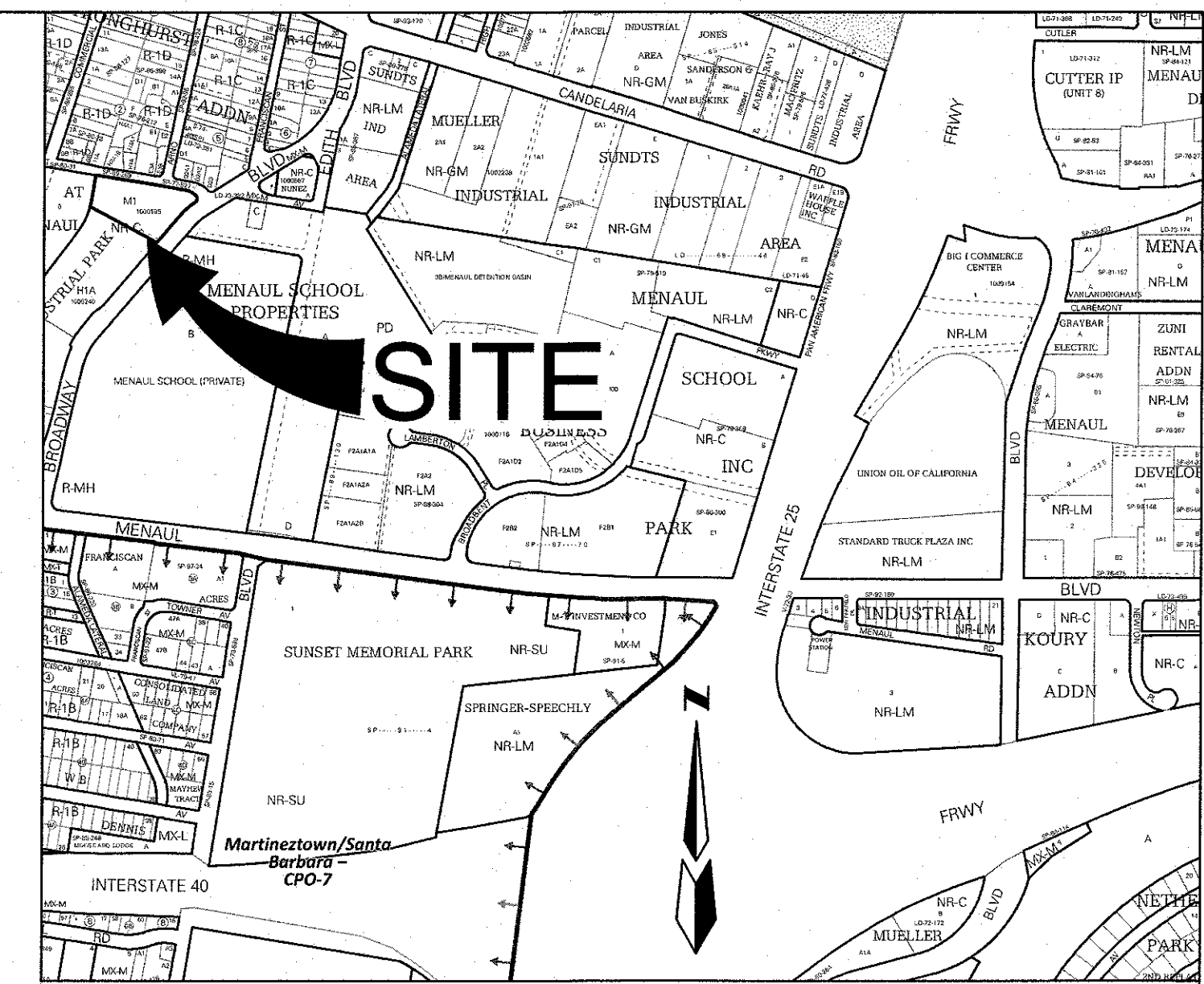


LEGAL DESCRIPTION

TRACT M-1, GATEWAY INDUSTRIAL PARK, WITHIN THE TOWN OF ALBUQUERQUE, GRANT, PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK

BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "6-G15 1979", GEOGRAPHIC POSITION, IN FEET (NAD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), N=1,498,622.035, E=1,524,070.574, G-C=0.999681260, DA=0013'25.75", ELEVATION, IN FEET (NAVD88) = 4978.419



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

ENGINEER



PROJECT

ABC BUILDING EXPANSION

GENERAL 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.
- NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.
- WHERE ROOF DRAINS ARE LOCATED UNDERNEATH CONCRETE, THERE SHALL BE 18" LENGTHS OF #4 REBAR SPACED AT 18" O.C. ALONG CENTERLINE WITHIN CONCRETE.

REVISIONS

- 1/23/2019 ROOF DRAINS

DRAWN BY SPS, CP

REVIEWED BY DH

DATE 1/15/2019

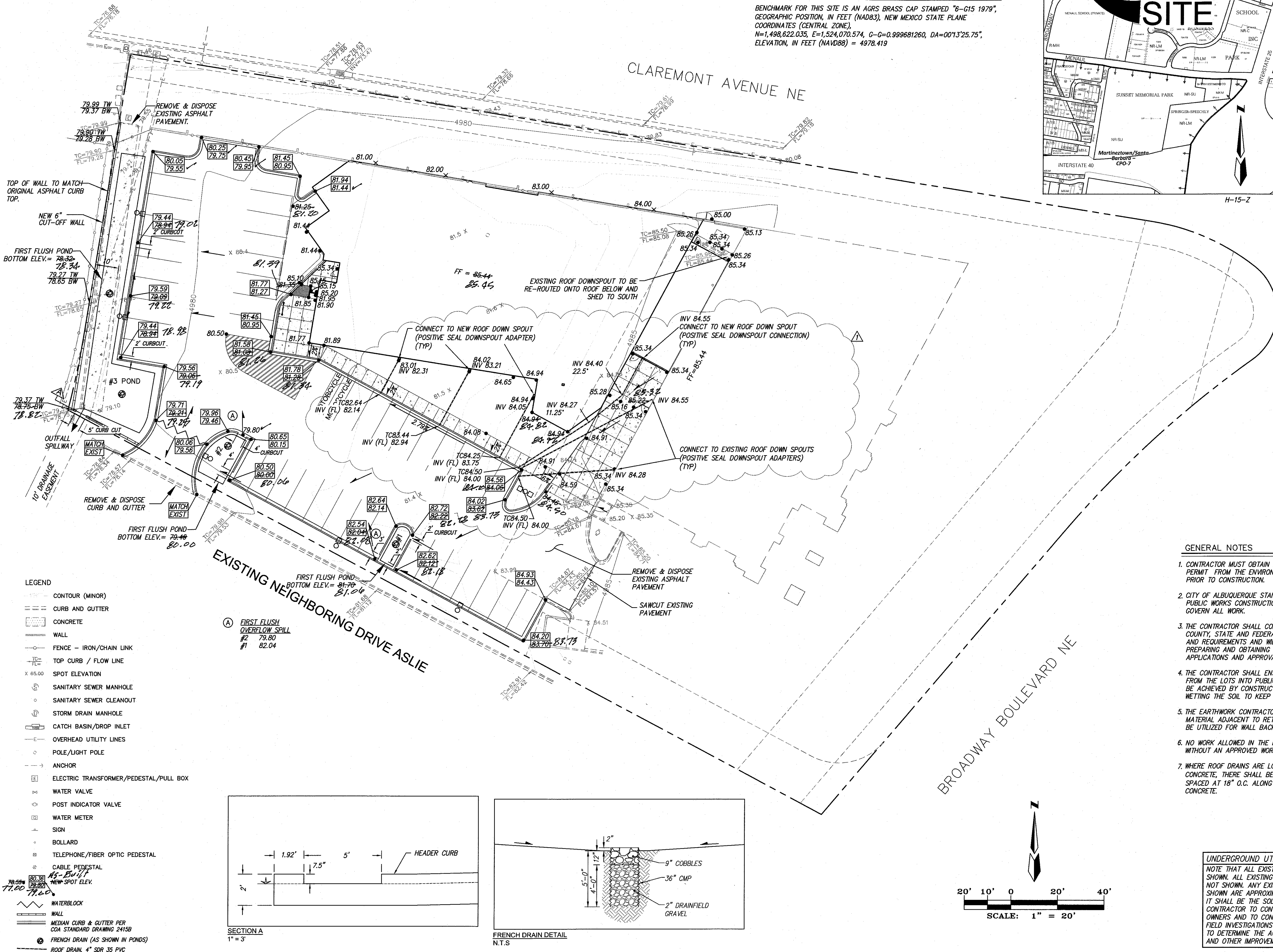
PROJECT NO. 18022

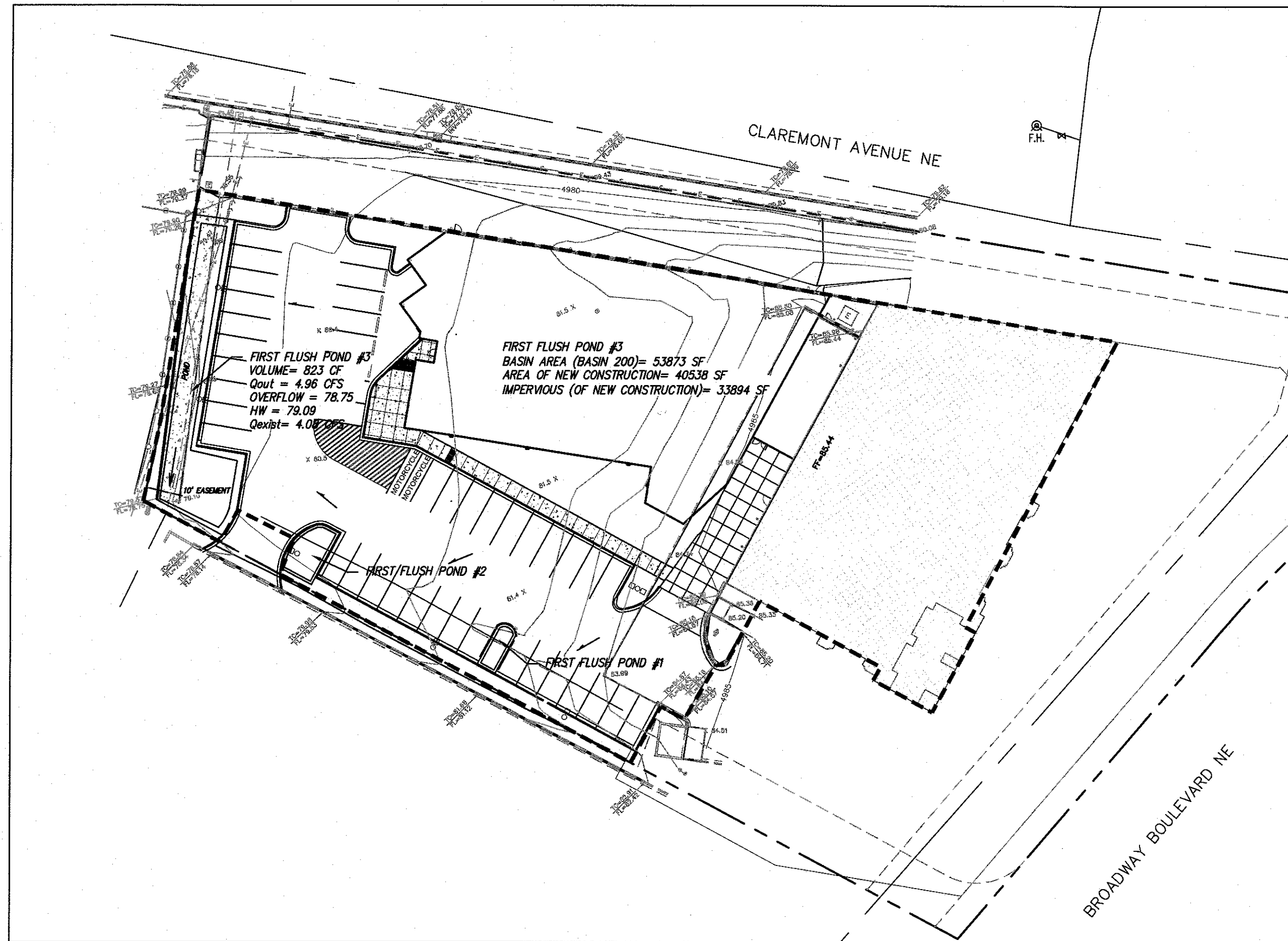
DRAWING NAME

GRADING & DRAINAGE PLAN

SHEET NO.

C1





SITE BASIN (BASIN 200, FIRST FLUSH POND #3 BASIN)

DRAINAGE REPORT

THE GATEWAY INDUSTRIAL PARK CONCEPTUAL MASTER DRAINAGE PLAN ALLOWED FOR UNRESTRICTED DISCHARGE INTO THE ADJACENT CITY DETENTION POND. THE DEVELOPED DISCHARGE INDICATED BY THE 2009 GRADING PLAN FOR THE SITE (JOHN ARTHUR BLESSEN, STAMP DATE APRIL 4, 2009) WAS 5.1 CFS. THE EXISTING DISCHARGE INCLUDING THE EXISTING ROOF TOP AND SMALL PORTION OF EXISTING PAVEMENT IS EVALUATED AT 4.08 CFS USING AHYMO-S4. WITH PROVISION OF FIRST FLUSH CAPTURE, RAINFALL WAS REDUCED BY THE SPREAD OF THE FIRST FLUSH CAPTURE OVER THE SITE BASIN AREA (BASIN 200). THIS YIELDED SITE DISCHARGE FROM THE PROPOSED DEVELOPMENT TO BE ESTIMATED AT 4.96 CFS. THE CALCULATIONS ARE AS FOLLOWS:

AHYMO INPUT FILE (18022 IN A.TXT)
START 0.0 HOURS PC=0 PL=-1
LOCATION ALBUQUERQUE
*S ABC -18022
*S ONSITE PROPERTY RUNOFF FOR EXIST TO PROP COMPARISON
*S By Cory Pierce
RAINFALL TYPE=1 0.0 1.84 2.38 2.77 DT=0.01
*Existing Conditions Basin 100
SEDIMENT BULK CODE=1 BULK FACTOR = 1.18
COMPUTE NM HYD ID=2 HYD=100 AREA=0.00193 SQ MI
A B C D 36 36 0 28
TP=0.13333 MASSRAIN=-1
ID=2 CODE=1
PRINT HYD
*Proposed Conditions Basin 200
SEDIMENT BULK CODE=1 BULK FACTOR = 1.06
RAINFALL TYPE=1 0.0 1.63 2.17 2.56 DT=0.01
COMPUTE NM HYD ID=3 HYD=200 AREA=0.00193 SQ MI
A B C D 0 6 6 88
TP=0.13333 MASSRAIN=-1
ID=3 CODE=1
PRINT HYD
FINISH

16.66H
AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4) - Ver. S4.01a, Rel. 01a RUN DATE (MON/DAY/YR) =09/20/2018
INPUT FILE = F:\1-Projects\2018\18022 - ABC Building Expansion\Drainage\18022_IN_A.txt USER NO.= M-Goodwin\MSiteA90075759

COMMAND	HYDROGRAPH ID	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
START										1	
LOCATION				ALBUQUERQUE							TIME= 0.00
*S ABC -18022											
*S ONSITE PROPERTY RUNOFF FOR EXIST TO PROP COMPARISON											
*S By Cory Pierce											
RAINFALL TYPE= 1 NOAA 14											RAIN6= 2.380
SEDIMENT BULK											PK BF= 1.18
COMPUTE NM HYD	100.00	-	2	0.00193	4.08	0.138	1.34010	1.530	3.300	PER IMP=	28.00
SEDIMENT BULK											PK BF= 1.06
RAINFALL TYPE= 1 NOAA 14											RAIN6= 2.170
COMPUTE NM HYD	200.00	-	3	0.00193	4.96	0.194	1.88694	1.530	4.013	PER IMP=	88.00
FINISH											

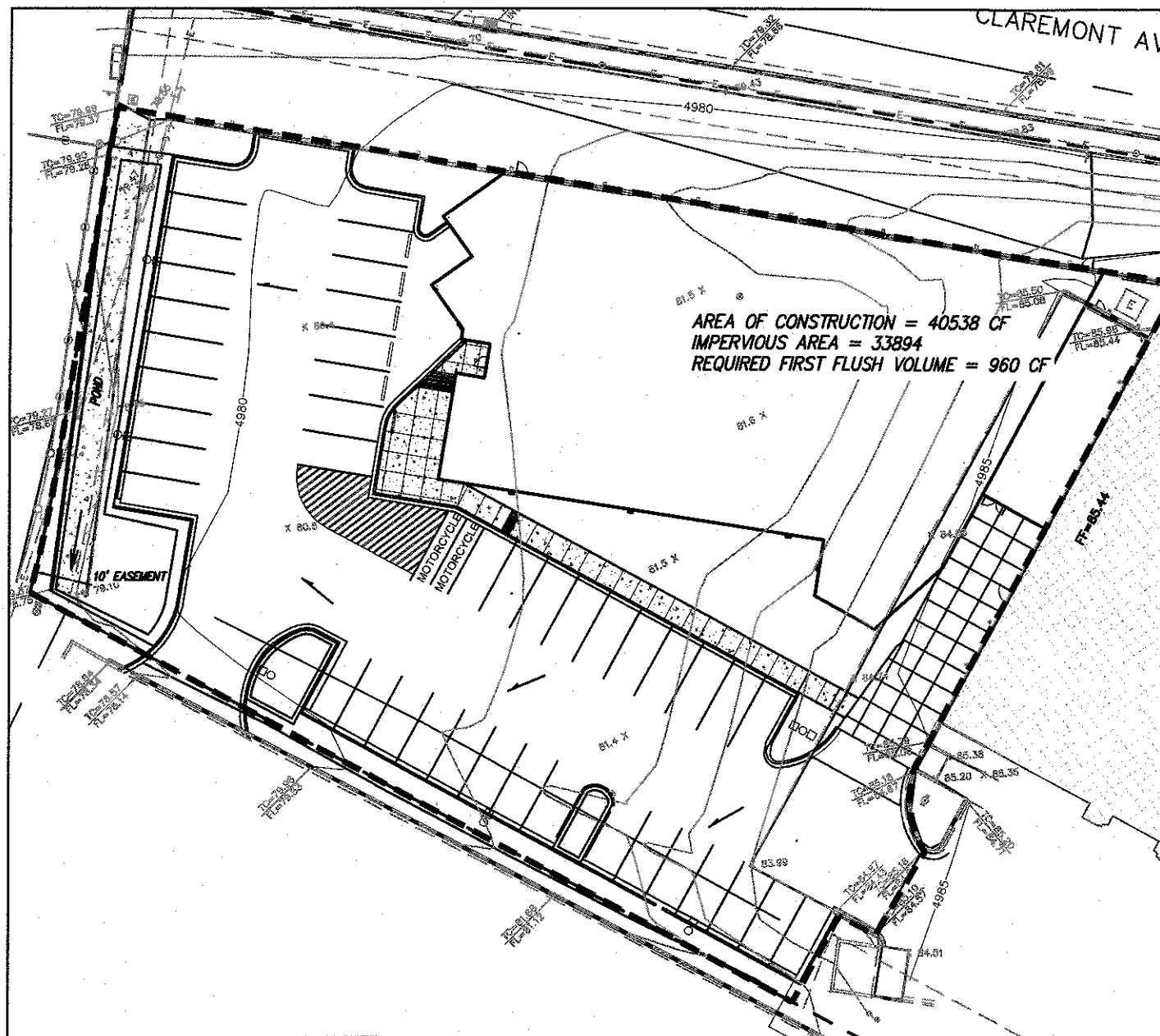
*BASIN 100 IS BASIN 200 IN EXISTING CONDITIONS

NARRATIVE DESCRIPTION

THE SITE IS LOCATED WITHIN THE GATEWAY INDUSTRIAL PARK FOR WHICH A CONCEPTUAL MASTER DRAINAGE PLAN WAS PREPARED BY MARK GOODWIN AND ASSOCIATES (YEAR 2000). TO THE NORTH OF THE SITE IS CLAREMONT AVENUE. THE EXISTING BUILDING, WHICH IS BEING EXPANDED, IS TO THE EAST IN THE CORNER OF CLAREMONT AVENUE AND BROADWAY. TO THE SOUTH IS AN ADJACENT PROPERTY ALSO WITHIN THE GATEWAY INDUSTRIAL PARK THAT APPEARS TO BE MOSTLY ROOFED AND PAVED AREA. TO THE WEST OF THE SITE IS A LARGE CITY DETENTION POND.

THE SITE, WEST OF THE BUILDING TO BE EXPANDED, IS CURRENTLY UNDEVELOPED LAND WHICH SLOPES TO THE WEST TOWARDS THE DETENTION POND TO AN EXISTING ASPHALT CURB AND GUTTER WHICH CURRENTLY DIVERTS EXISTING ROOFTOP FLOW UNDEVELOPED FLOW AND A SMALL PORTION OF EXISTING PAVEMENT FLOW TO A LOW SPOT AT THE SOUTH END AND INTO A PRIVATE DRAINAGE EASEMENT ON THE ADJACENT PROPERTY TO THE SOUTH.

PROPOSED GRADING WILL MAINTAIN THE ORIGINAL FLOW DIRECTIONS AND WILL BE CLOSE TO EXISTING GRADES. THE GRADING WILL DIVERT FLOW TO A SERIES OF THREE FIRST FLUSH PONDS, THE LAST BEING THE WESTERN MOST, AND LARGEST FIRST FLUSH POND. A NEW CUT OFF WALL WILL BE CONSTRUCTED AT THE WEST SIDE OF THE POND, WITH TOP OF CURB ELEVATIONS CONSTRUCTED TO THE ORIGINAL ELEVATIONS OF THE ASPHALT CURB AND GUTTER TO BE REMOVED.

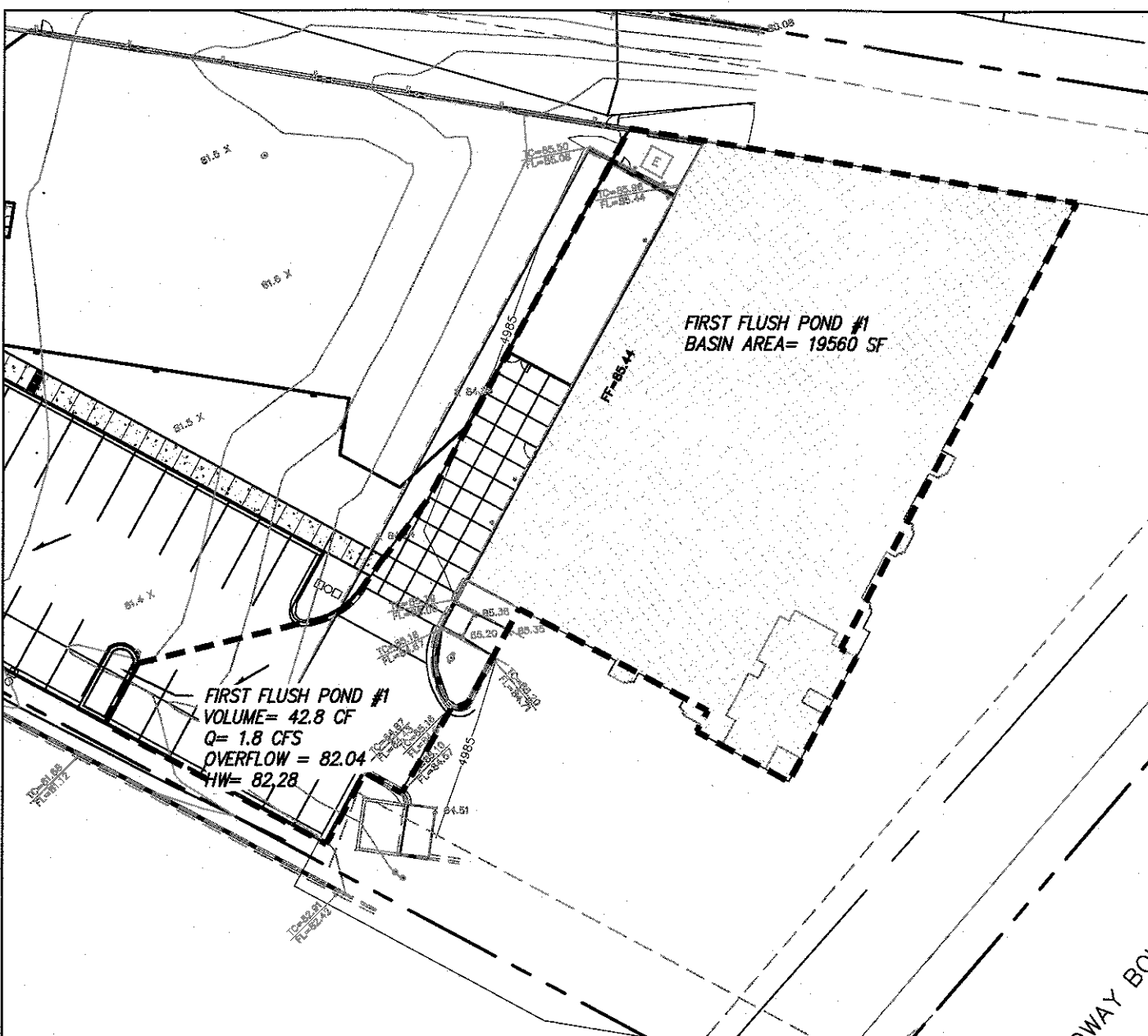


AREA OF CONSTRUCTION

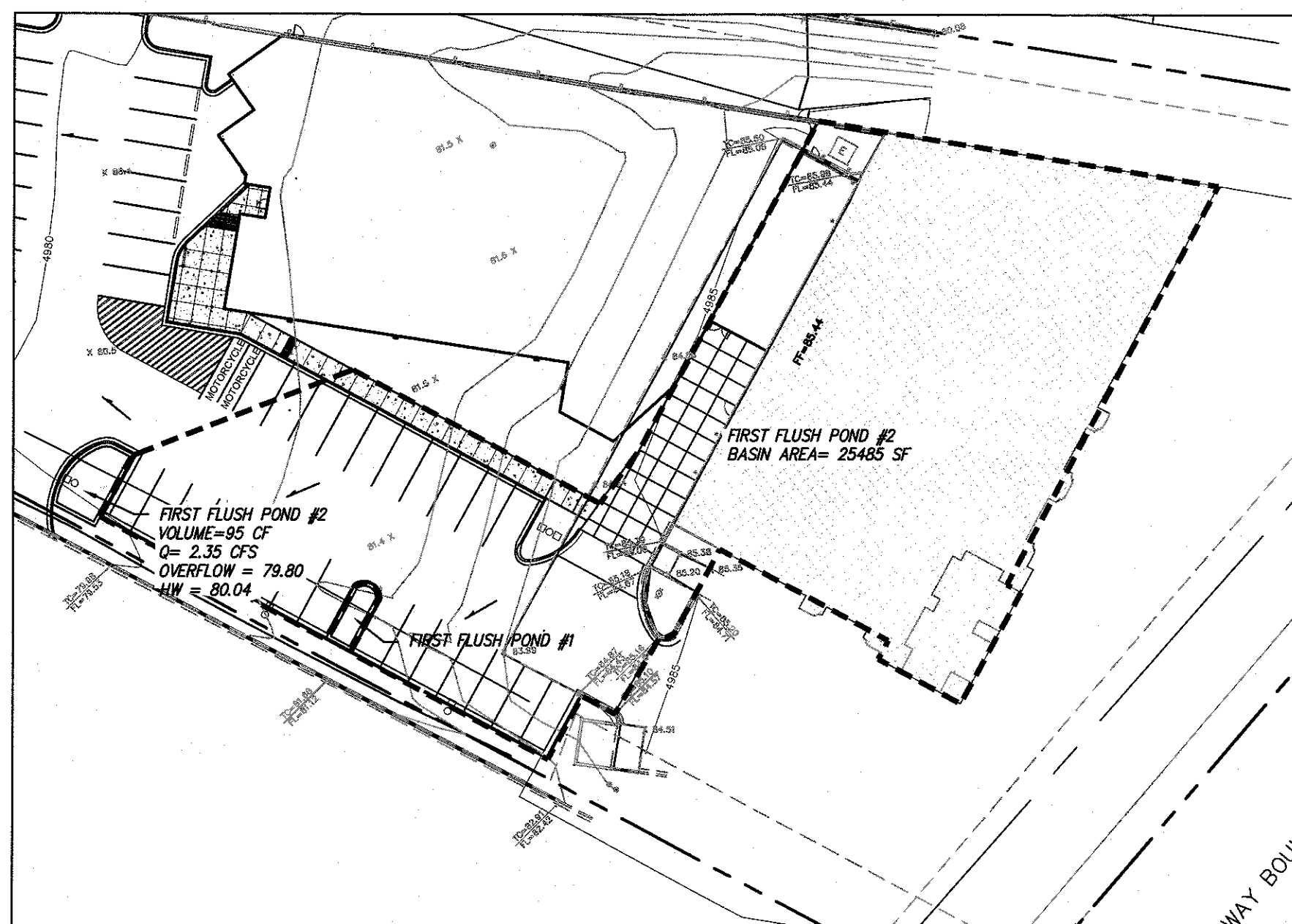
Area of Construction:	SF	AC	SQ MI
Proposed (SF)	40538	0.9306	0.001454
Impervious	33894		
Landscape	6644		

FIRST FLUSH NOTES

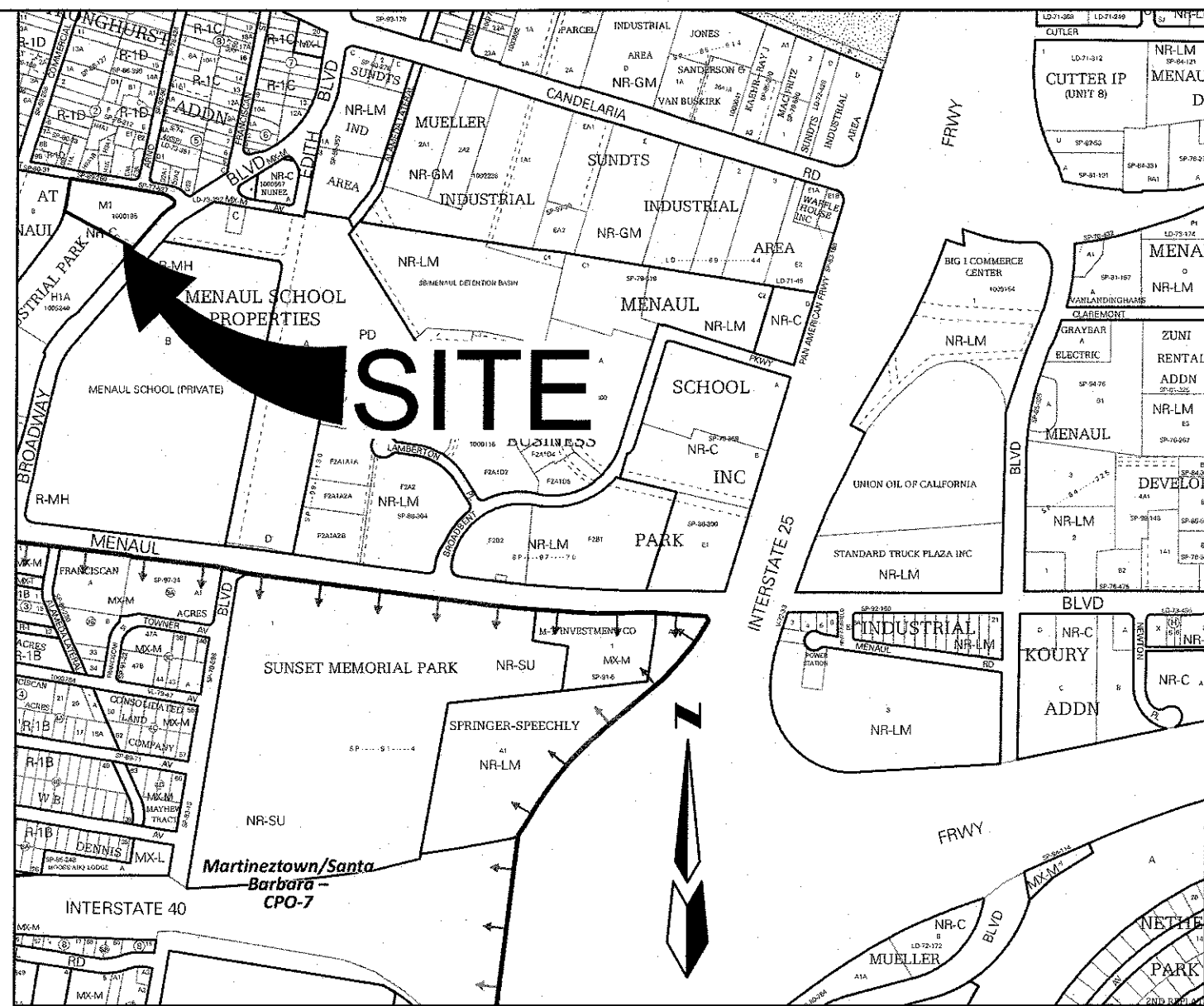
THE NEW CONSTRUCTION IS SUCH THAT FIRST FLUSH FROM EXISTING IMPERVIOUS AREA IS AVAILABLE FROM HIGHER ELEVATIONS, THOUGH NOT REQUIRED TO CAPTURE, IT IS COLLECTED, AND A SMALL PORTION CREDITED TOWARDS THE FIRST FLUSH CAPTURE REQUIREMENT. FIRST FLUSH IS CAPTURED THROUGH A SERIES OF FIRST FLUSH PONDS: #1, #2, AND #3. AS THE LARGEST, WESTERN MOST FIRST FLUSH POND IS LOCATED AT THE NATURAL LOW POINT AND AT THE DISCHARGE OF THE SITE, AND THERE IS ADEQUATE AREA FOR FULL CAPTURE WITH A .43' DEEP POND; THE FIRST FLUSH REQUIREMENT IS FULLY CAPTURED.



FIRST FLUSH POND #1 BASIN

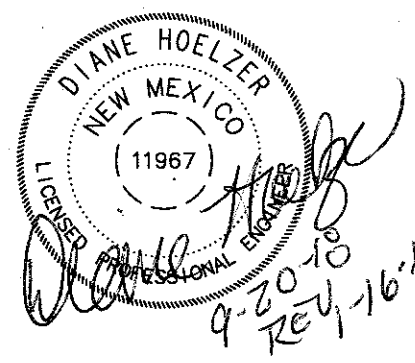


FIRST FLUSH POND #2 BASIN



First Flush depth: (inches)	0.34 (33894/12)=
Required First Flush Volume based on Design: (CF)	960
Proposed Design First Flush Capacity	Available First Flush
POND 1	
Depth (FT):	0.34
Bottom (SF)	102
Top (SF)	150
Volume (CF)	42.84
POND 2	
Depth (FT):	0.34
Bottom (SF)	245
Top (SF)	311
Volume (CF)	95
Pond #1+#2	137
POND 3	
Depth (FT):	0.43
Bottom (SF)	1569
Top (SF)	2260
Volume (CF)	823
First Flush Capture Volume (CF) =	961

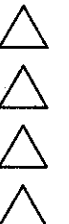
ENGINEER



PROJECT

ABC BUILDING EXPANSION
ALBUQUERQUE, NEW MEXICO

REVISIONS



DRAWN BY

REVIEWED BY

DATE 9/20/18

PROJECT NO. 18-0057.001

DRAWING NAME

DRAINAGE PLAN

SHEET NO.

C2