

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 22, 2018

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

RE: **ABC Building Expansion**
Grading Plan Stamp Date: 10/19/18
Drainage Plan Stamp Date: 9/20/18
Hydrology File: H14D001B

Dear Ms. Hoelzer:

Based on the submittal received on 10/19/18, the grading and drainage plan is re-approved for Site Plan Building Permit, Grading Permit, and Building Permit.

Prior to Certificate of Occupancy (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

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

www.cabq.gov



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 #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR M-1 Plat of tract M-1 Gateway Industrial Park Cont 2.2412 AC
City Address: 2821 Broadway Blvd NE Albuquerque NM
Applicant: ABC Apprenticeship Trust Contact: Tom Novak
Address: 8701 Washington Ave nm 87113
Phone#: 505-856-8209 Fax#: _____ E-mail: Tom.Novak@abc.com
Other Contact: Mark Goodman + Associates, PA Contact: Cory Pierce
Address: P.O. Box 90606, Albuquerque, NM 87199
Phone#: 828-2200 Fax#: _____ E-mail: Cory@goodminengineers.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: 10-19-18 By: Cory Pierce

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

MECH-CON INVESTMENTS, LTD. CO.

2921 Second Street N.W. Albuquerque, New Mexico 87107 (505) 345-9400 Fax (505) 345-5400

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

RE: ABC Building Expansion
Grading and Drainage Plan
Engineer's Stamp Date: 9/20/18
Hydrology File: H14D001B

Dear Mr. Peterson:

As Managing Member of Mech-Con Investments, LTD. CO. please note that we are aware of ABC's plan for an addition of a driveway access between their property and our property, Tract H-1A. We are jointly with ABC in the planning process and agree that the drive will be beneficial to traffic flow for both property owners in the Gateway Industrial Development and therefore grant permission for the driveway.

If there are any further questions please let me know.

Sincerely,



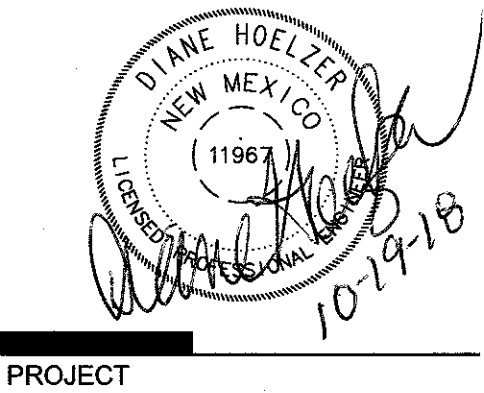
Robyn Hendrixson
Managing Member
Mech-Con Investments, LTD. CO.

Cc: Diane Hoelzer, Goodwin and Assoc.
Scott Leonard, DPS Architects
Roxanne Rivera-Wiest, ABC

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG
ARCHITECT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 9086
ALBUQUERQUE, NEW MEXICO 87109
OFFICE (505) 826-2200, FAX (505) 797-9539
ENGINEER



ABC BUILDING EXPANSION

REVISIONS
△
△
△
△

DRAWN BY CP
REVIEWED BY DH
DATE
PROJECT NO. 18022
DRAWING NAME

GRADING &
DRAINAGE PLAN

SHEET NO.

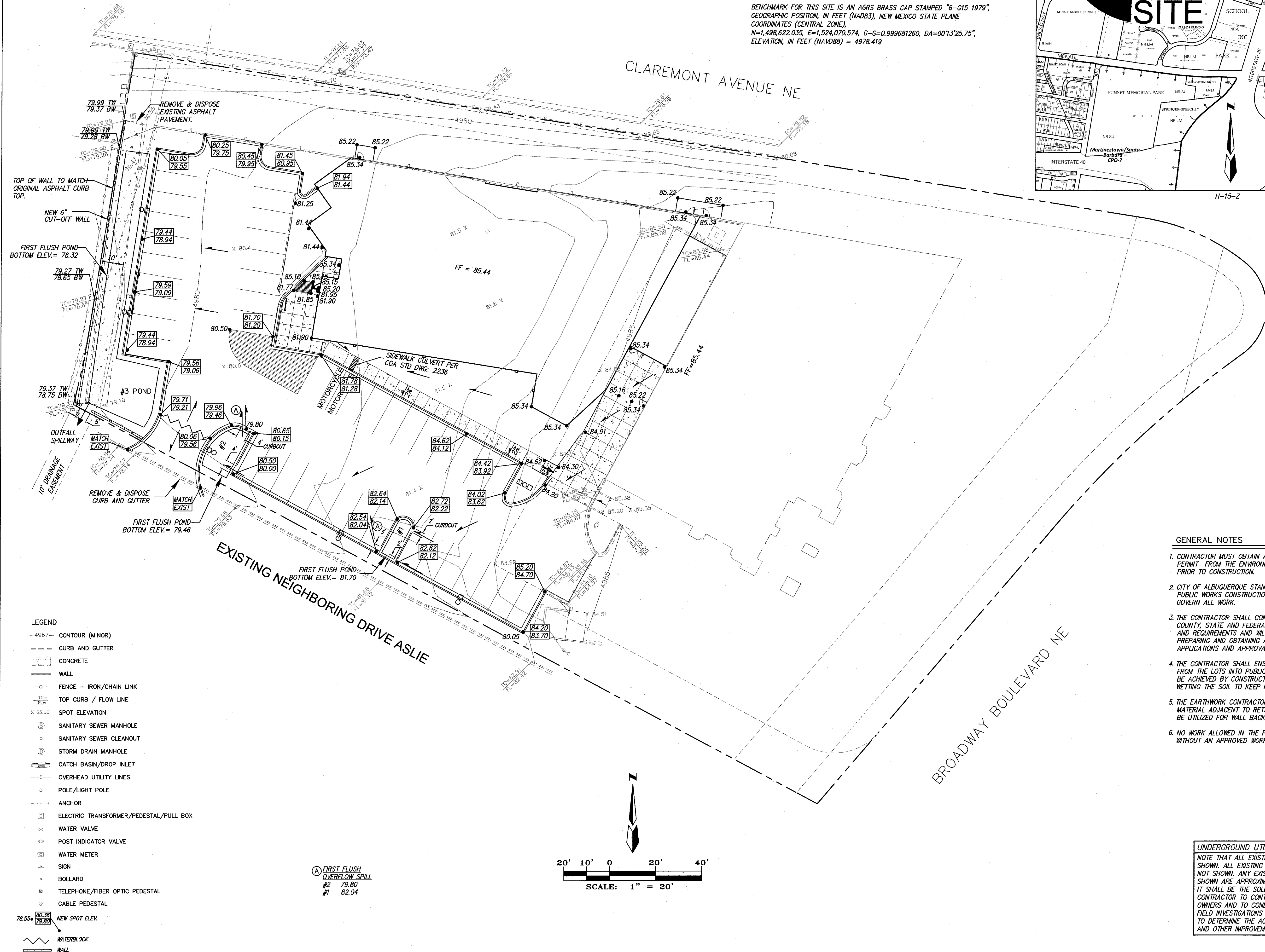
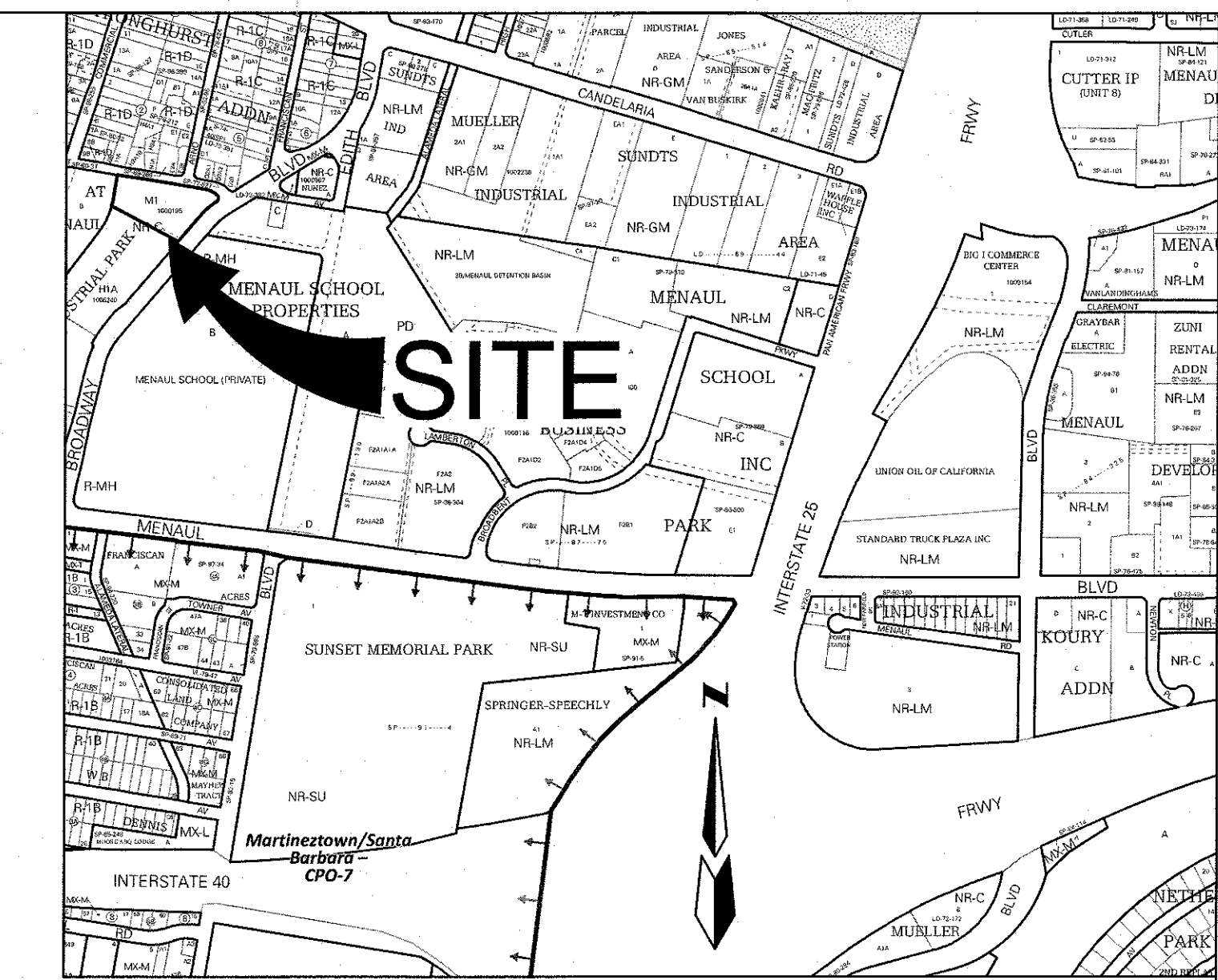
OF

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

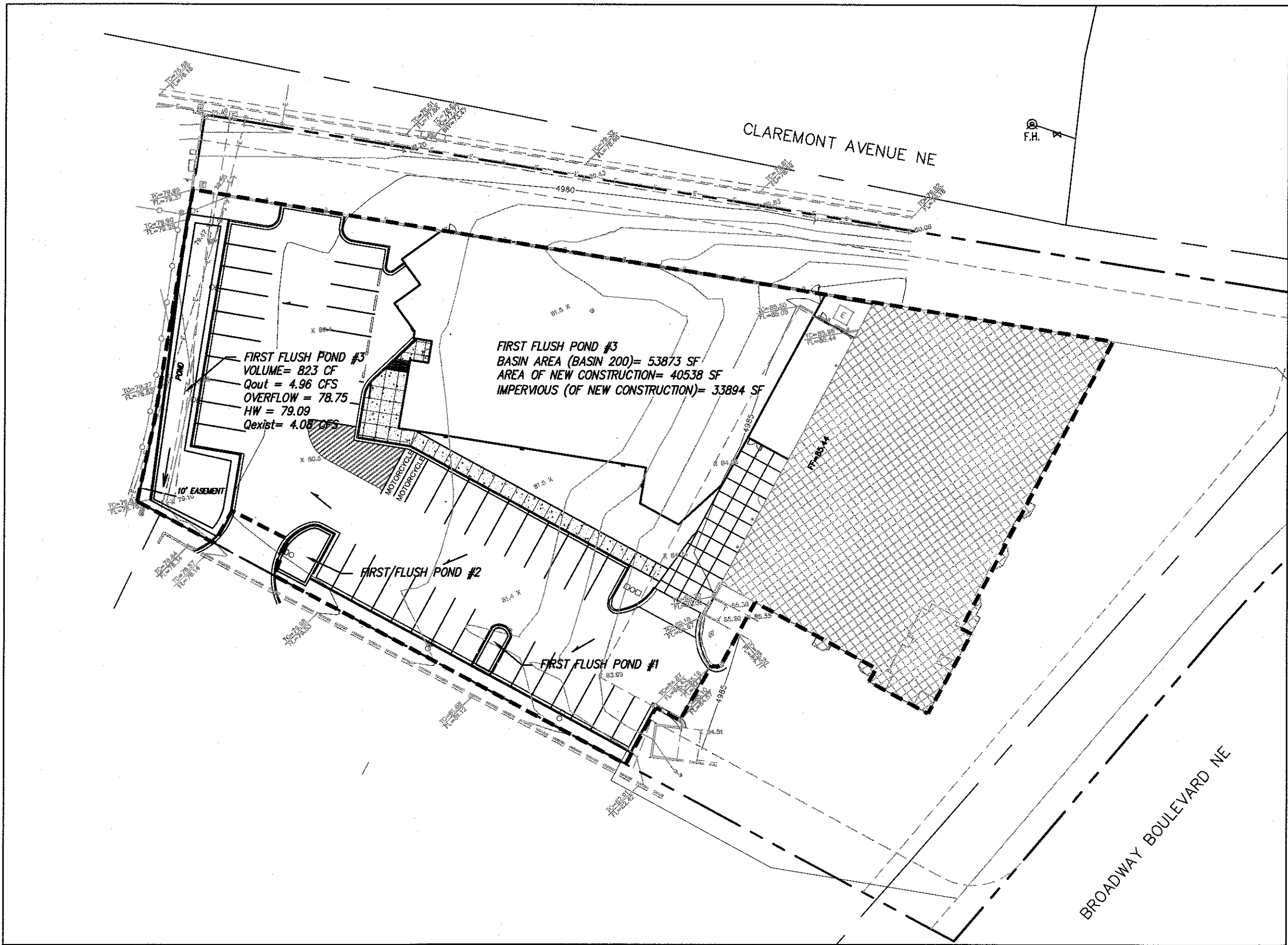
BENCHMARK FOR THIS SITE IS AN AGRS BRASS CAP STAMPED "6-G15 1979", GEOGRAPHIC POSITION, IN FEET (NAD83), NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE), N=1,498,622.035, E=1,524,070.574, G-G=0.999681260, DA=0013'25.75", ELEVATION, IN FEET (NAVD88) = 4978.419



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.

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.



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

(s16.66H
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\A18022 - ABC Building Expansion\Drainage\18022_IN_A.txt USER NO.= M-Goodwin\NMSiteA90075759

COMMAND	HYDROGRAPH ID	FROM TO NO. 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= 2.390
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										

(s10H

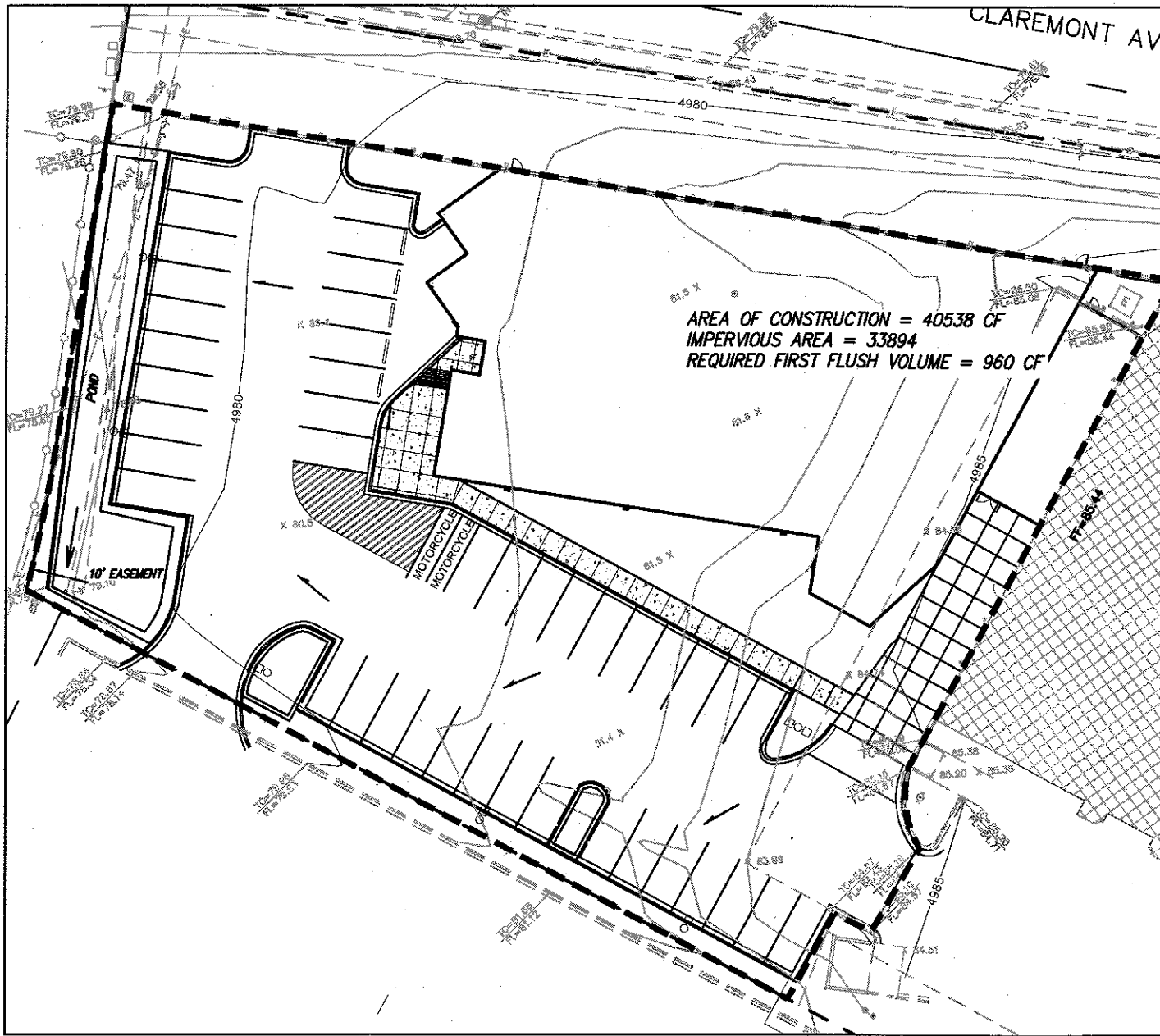
*BASIN 100 IS BASIN 200 IN EXISTING CONDITIONS

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.

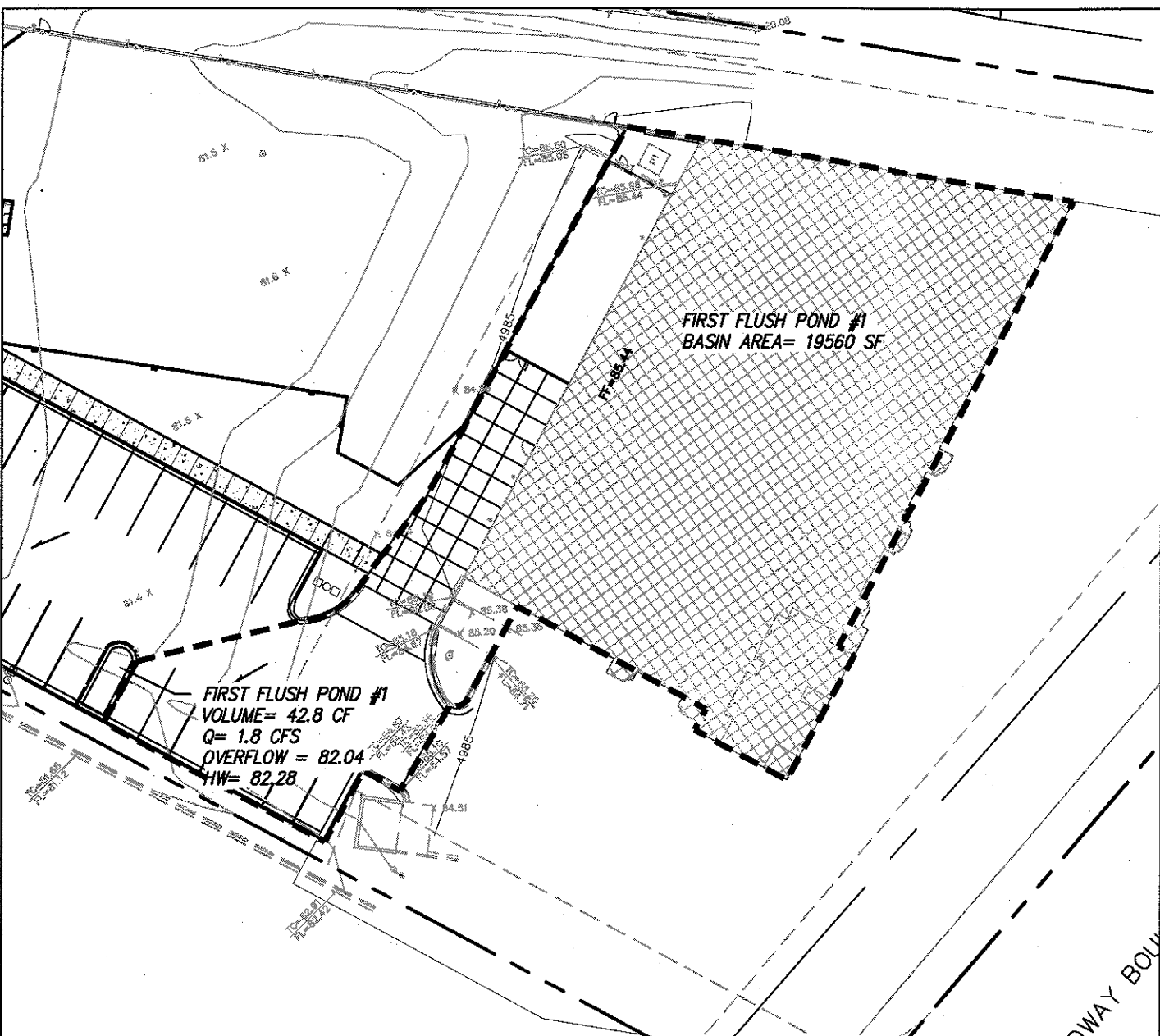


AREA OF CONSTRUCTION

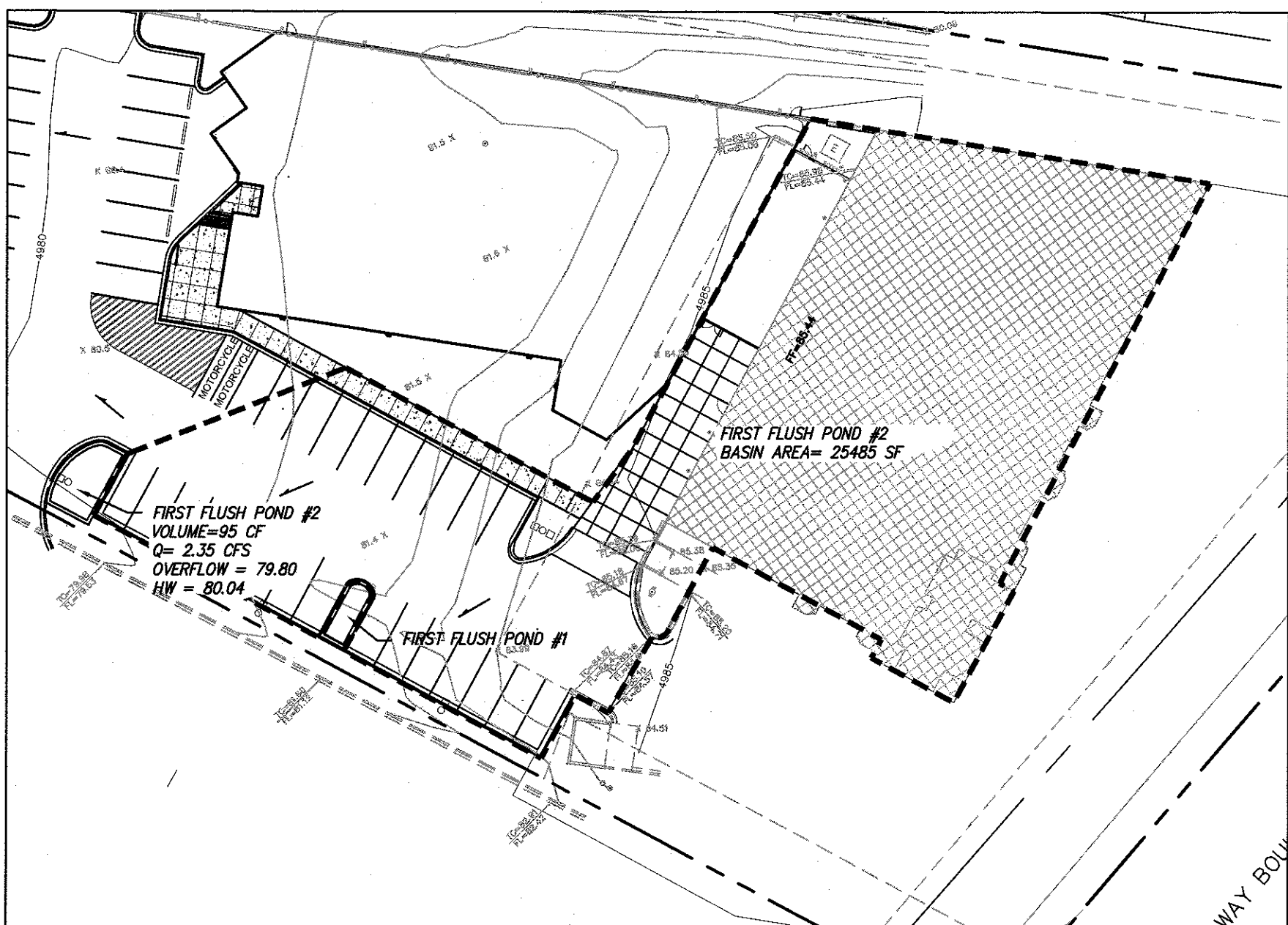
Area of Construction:	SF	AC	SQ MI
Proposed (SF)	40538	0.9306	0.001454
Impervious	33894		
Landscape	6644		

FIRST FLUSH NOTES

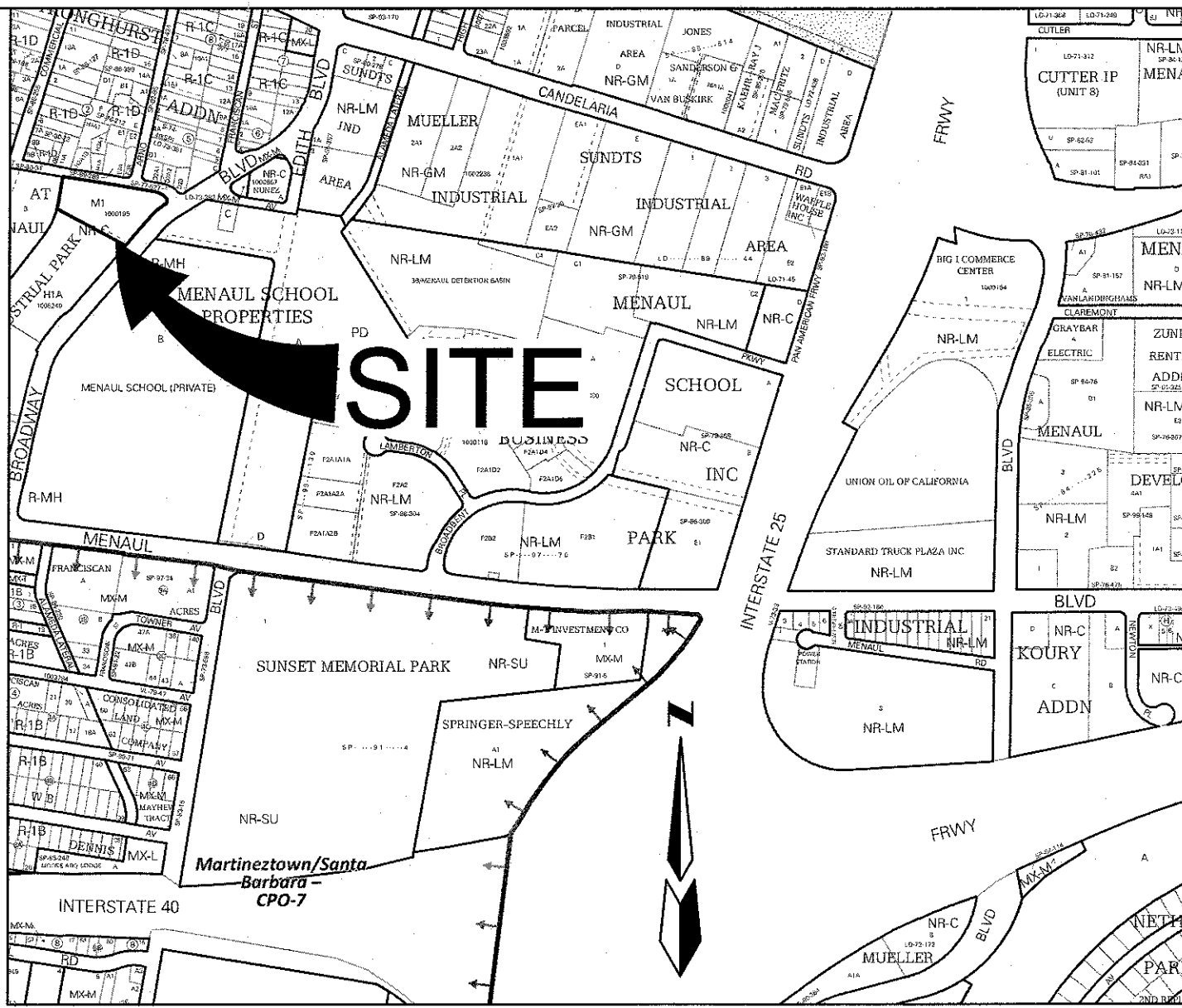
THE NEW CONSTRUCTION IS SUCH THAT FIRST FLUSH FROM EXISTING IMPERVIOUS AREA IS AVAILABLE FROM HIGHER ELEVATIONS. THOUGH NOT REQUIRED TO CAPTURE, IT IS COLLECTED AND CREDITED TOWARDS THE FIRST FLUSH CAPTURE REQUIREMENT. FIRST FLUSH IS CAPTURED THROUGH A SERIES OF FIRST FLUSH PONDS: #1, #2, AND #3. AS 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



DEKKER
PERICH
SABATINI

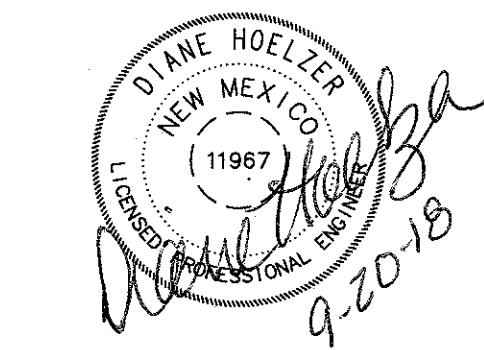
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ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

MARK GOODWIN & ASSOCIATES, P.A.
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ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 826-2200, FAX (505) 797-9539

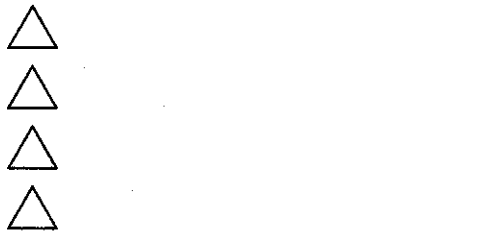
ENGINEER



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.

OF