

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

January 24, 2019

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

RE: **ABC Building Expansion**
Grading Plan Stamp Date: 1/23/19
Drainage Plan Stamp Date: 1/16/19
Hydrology File: H14D001B

Dear Ms. Hoelzer:

Based on the submittal received on 1/23/19, 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 #: 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 X ADMIN SITE

IS THIS A RESUBMITTAL? X Yes 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
 SITE PLAN FOR BLDG. PERMIT APPROVAL
 FINAL PLAT APPROVAL
 SIA/ RELEASE OF FINANCIAL GUARANTEE
 FOUNDATION PERMIT APPROVAL
 X GRADING PERMIT APPROVAL
 SO-19 APPROVAL
 PAVING PERMIT APPROVAL
 GRADING/ PAD CERTIFICATION
 WORK ORDER APPROVAL
 CLOMR/LOMR
 FLOODPLAIN DEVELOPMENT PERMIT
 OTHER (SPECIFY) _____

DATE SUBMITTED: January 17, 2019 By: Cory Pierce, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~
~ 2017 ENR Landscape/Urban Development Award of Merit ~
~ 2018 ENR Residential/Hospitality Award of Merit ~

January 17, 2019

Mr. Dana Peterson
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

Re: ABC Building Expansion, File # H14D001B

Dear Mr. Peterson,

Please find enclosed the Grading and Drainage Plan, Drainage Management plan, original letter of approval, and DTIS for the ABC Building Expansion. The plan was originally approved September 28th, 2018. The resubmission is due to Grading and Drainage Plan revisions and additional detail to include roof drains.

The overall drainage trends and the First Flush capture system remain the same. However, the Drainage Management Plan is also included with the available First Flush volume to pond #3 revised to 1336 CF from 960 CF. The additional flow is from the existing higher elevations (roof of existing building); however, the required first flush volume generated by the area of new construction remains the same. As such, the first flush capture design is unchanged from the originally approved design.

Please let us know if there are questions.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

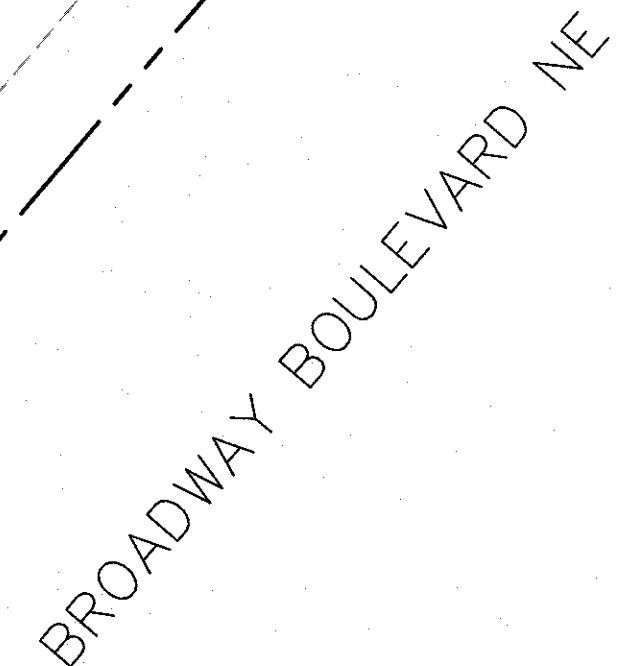
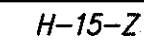
Cory Pierce, PE

Cory Pierce, PE
Staff Engineer

/cp

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

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=00°13'25.75",
ELEVATION, IN FEET (NAVD88) = 4978.419



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.
7. WHERE ROOF DRAINS ARE LOCATED UNDERNEATH CONCRETE, THERE SHALL BE 18" LENGTHS OF #4 REBAR SPACED AT 18" O.C. ALONG CENTERLINE WITHIN CONCRETE.

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.

ABC BUILDING EXPANSION

1 1/23/2019 ROOF DRAINS

△
△
△

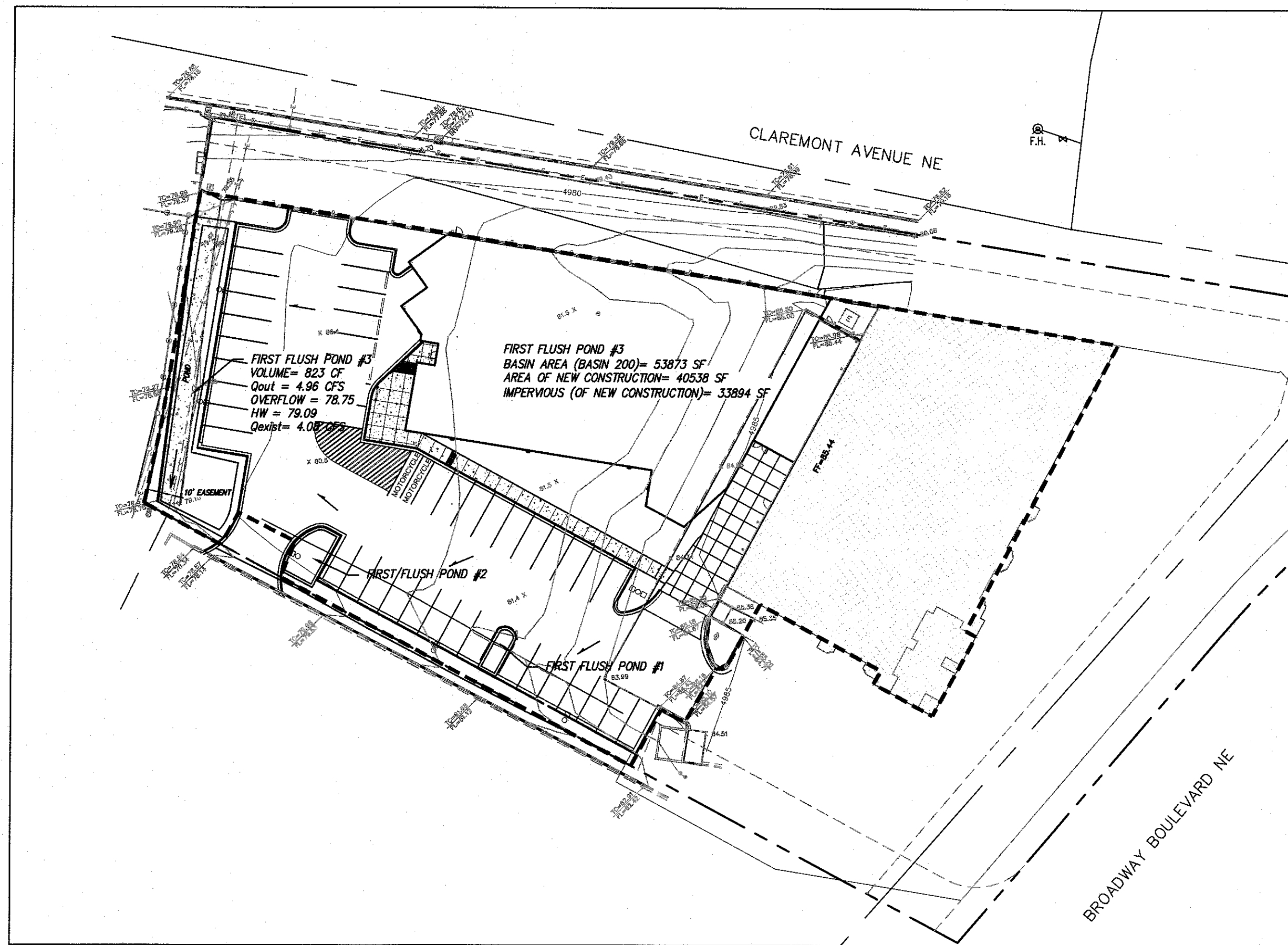
REVIEWED BY DH

DATE 17/15/2019

RAWING NAME

SHEET NO. _____

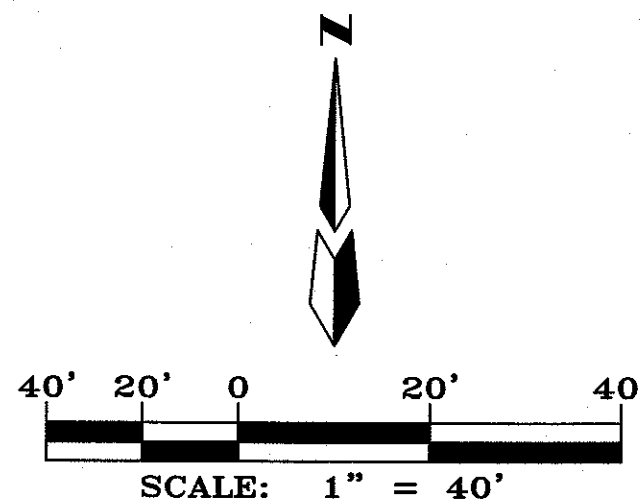
C1



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 BLESSIN, 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
ID=2 HYD=100 AREA=0.00193 SQ MI
A B C D 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
ID=3 HYD=200 AREA=0.00193 SQ MI
A B C D 0 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 TO NO. NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START	ALBUQUERQUE								TIME= 0.00
LOCATION	ALBUQUERQUE								
*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									

(\$10H

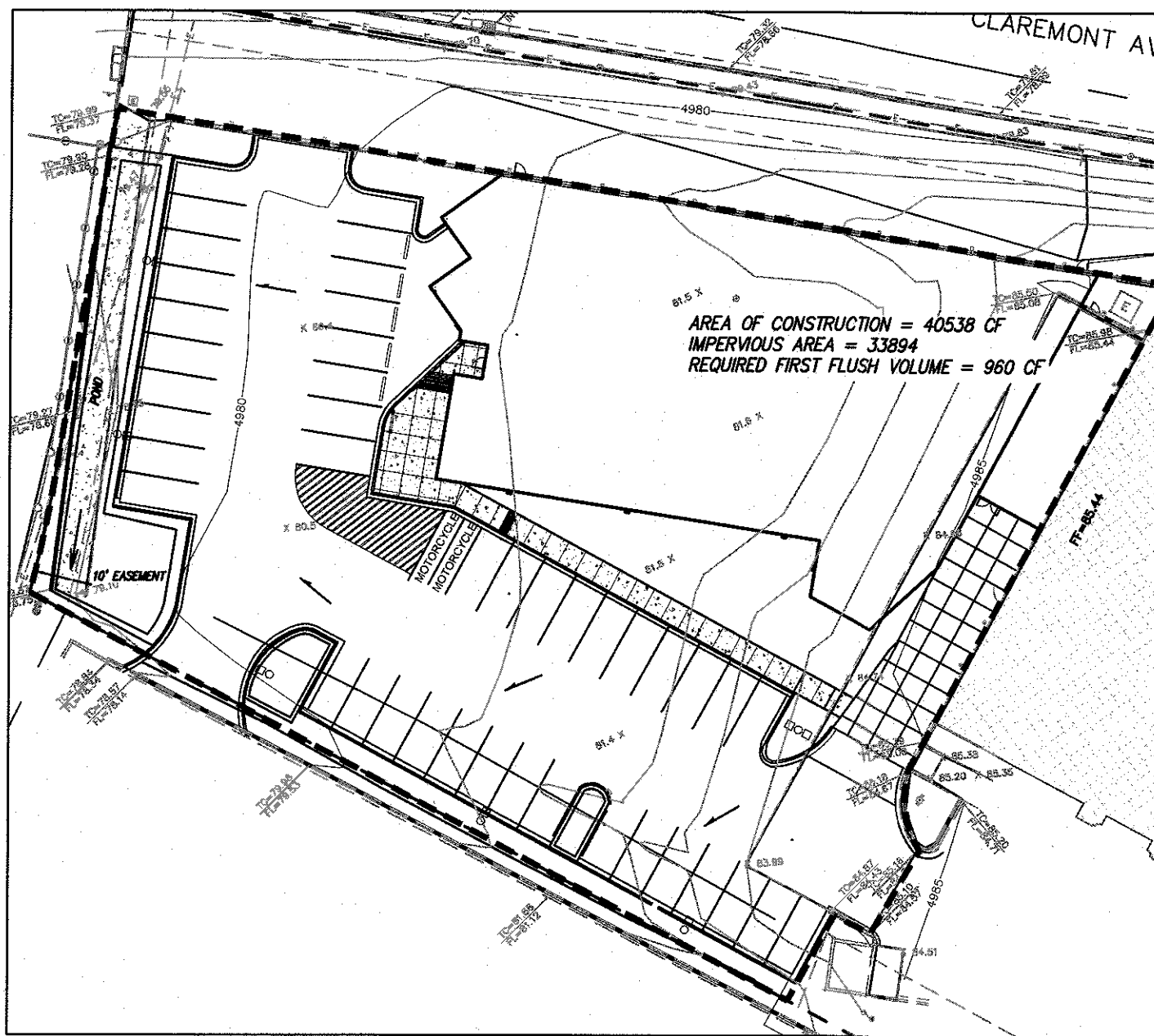
*BASIN 100 IS BASIN 200 IN EXISTING CONDITIONS

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.

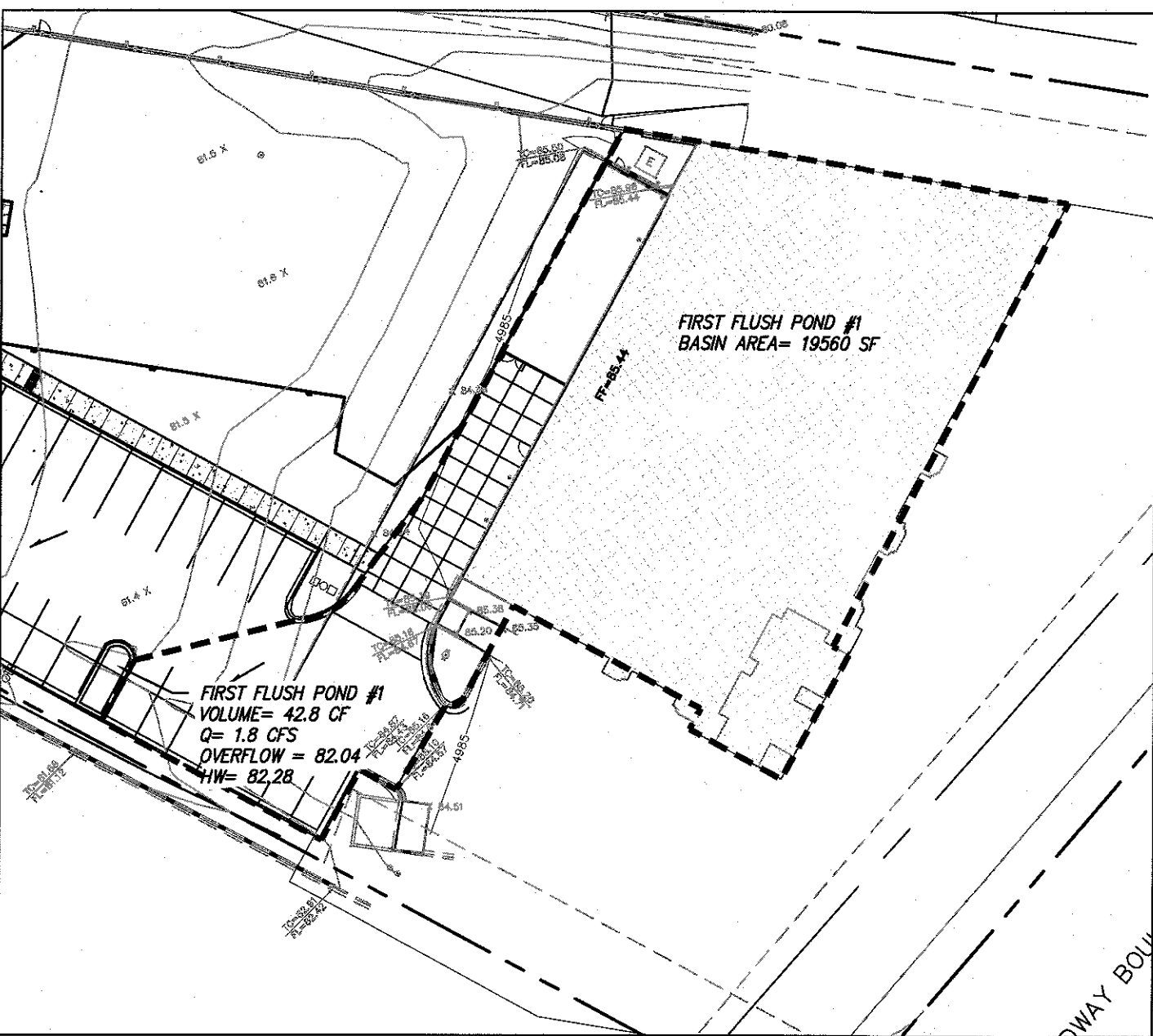


AREA OF CONSTRUCTION

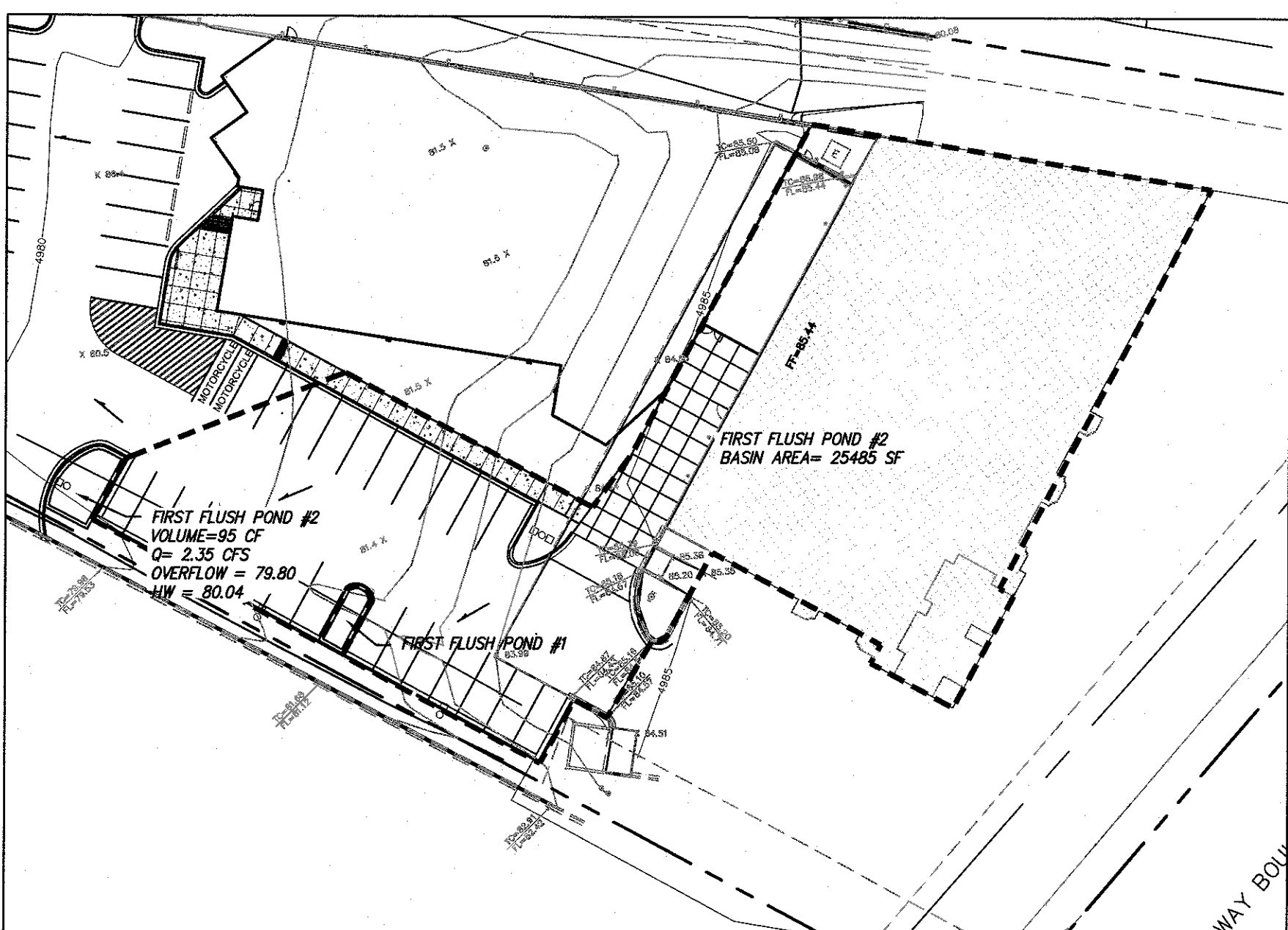
Area of Construction:	SF	AC	SQ MI
Proposed (SF)	40538	0.9306	0.001454
Impervious	33894		
Landscape	6644		

FIRST FLUSH NOTES

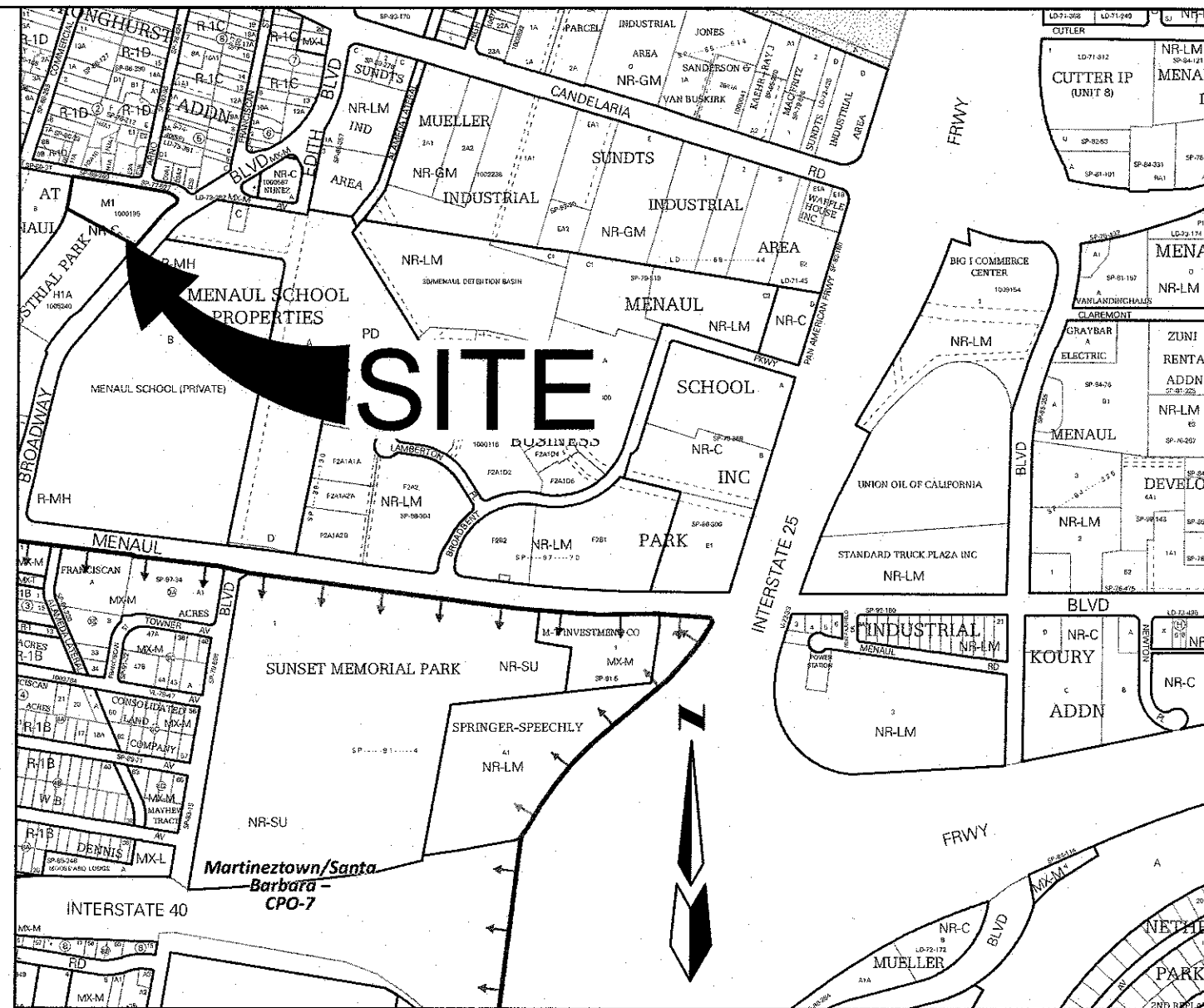
THE NEW CONSTRUCTION IS SUCH THAT FIRST FLUSH FROM EXISTING IMPERVIOUS AREA IS AVAILABLE FROM HIGHER ELEVATIONS, THOUGH NOT REQUIRED TO CAPTURE, IT IS COLLECTED, AND A SMALL PORTION CREDITED TOWARDS THE FIRST FLUSH CAPTURE REQUIREMENT. FIRST FLUSH IS CAPTURED THROUGH A SERIES OF FIRST FLUSH PONDS: #1, #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 First Flush Basin to Pond #1
Top (SF)	150 Area
Volume (CF)	42.84 Available First Flush (CF)
POND 2	
Depth (FT):	0.34
Bottom (SF)	245
Top (SF)	311 First Flush Basin to Pond #2
Volume (CF)	95 Area
Pond #1+#2	137 Available First Flush (CF)
POND 3	
Depth (FT):	0.43
Bottom (SF)	1569
Top (SF)	2260 First Flush Basin to Pond #3
Volume (CF)	823 Area
First Flush Capture Volume (CF) =	961 Available First Flush (CF)

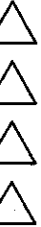
ENGINEER



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