CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

September 26, 2018

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

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

Dear Ms. Hoelzer:

Based on the submittal received on 9/21/18, the grading and drainage plan cannot be approved for Grading Permit or Building Permit until the following are corrected and a complete resubmittal is made:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Prior to Grading/Building Permit:

1. Provide written permission from the adjoining landowner (Tract H-1-A) for constructing the driveway access on their property (SW corner of this site).

Prior to Certificate of Occupancy (For Information):

2. 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

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 2.2412AC

City Address: 2821 Broadway Blvd NE Albuquerque NM

Applicant: ABC Apprenticeship Trust Contact: Tom Novak

Address: 8701 washington NE nm 87113

Phone#: 505-856-8209 Fax#: _____ E-mail: TomNeklingerllc.com

Other Contact: mark Goodwin + Associates, PA Contact: Cory Pierce

Address: P.O. 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 ✓ 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) _____

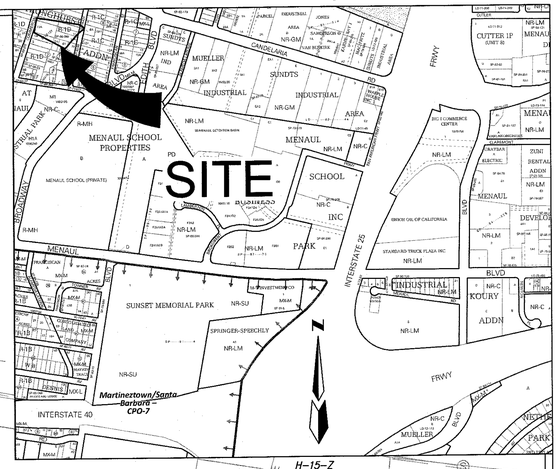
DATE SUBMITTED: 9-21-18 By: Cory Pierce

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICT EXISTS.
2. CITY OF ALBUQUERQUE STANDARD DETAILS SHALL BE USED WHEN APPLICABLE.



LEGEND

- CONTOUR (MINOR)
- CURB AND GUTTER
- CONCRETE
- WALL
- FENCE – IRON/CHAIN LINK
- TOP CURB / FLOW LINE
- x 65.00 SPOT ELEVATION
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN/DROP INLET
- OVERHEAD UTILITY LINES
- POLE/LIGHT POLE
- ANCHOR
- ELECTRIC TRANSFORMER/PEDESTAL/PULL BOX
- WATER VALVE
- POST INDICATOR VALVE
- WATER METER
- SIGN
- BOLLARD
- TELEPHONE/FIBER OPTIC PEDESTAL
- CABLE PEDESTAL
- EX. WL EX. WATER LINE
- EX. SAS EX. SAS
- NEW SAS SERVICE
- NEW WL SERVICE

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, C-C=0.999681260, DA=00°13'25.75", ELEVATION, IN FEET (NAVD88) = 4978.419

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.

F:\A18\20805\A18022 ABC BUILDING EXPANSION\P-LANS\UTILITIES\A18022_M-UTILITY.dwg, 9/20/2018 4:43:25 PM, SPS

ARCHITECTURE / DESIGN / INSPIRATION

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 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

ENGINEER

DIANE HOELZER
NEW MEXICO
11967
LICENSED PROFESSIONAL ENGINEER

PROJECT

ABC
ABC BUILDING EXPANSION
ALBUQUERQUE, NEW MEXICO

REVISIONS

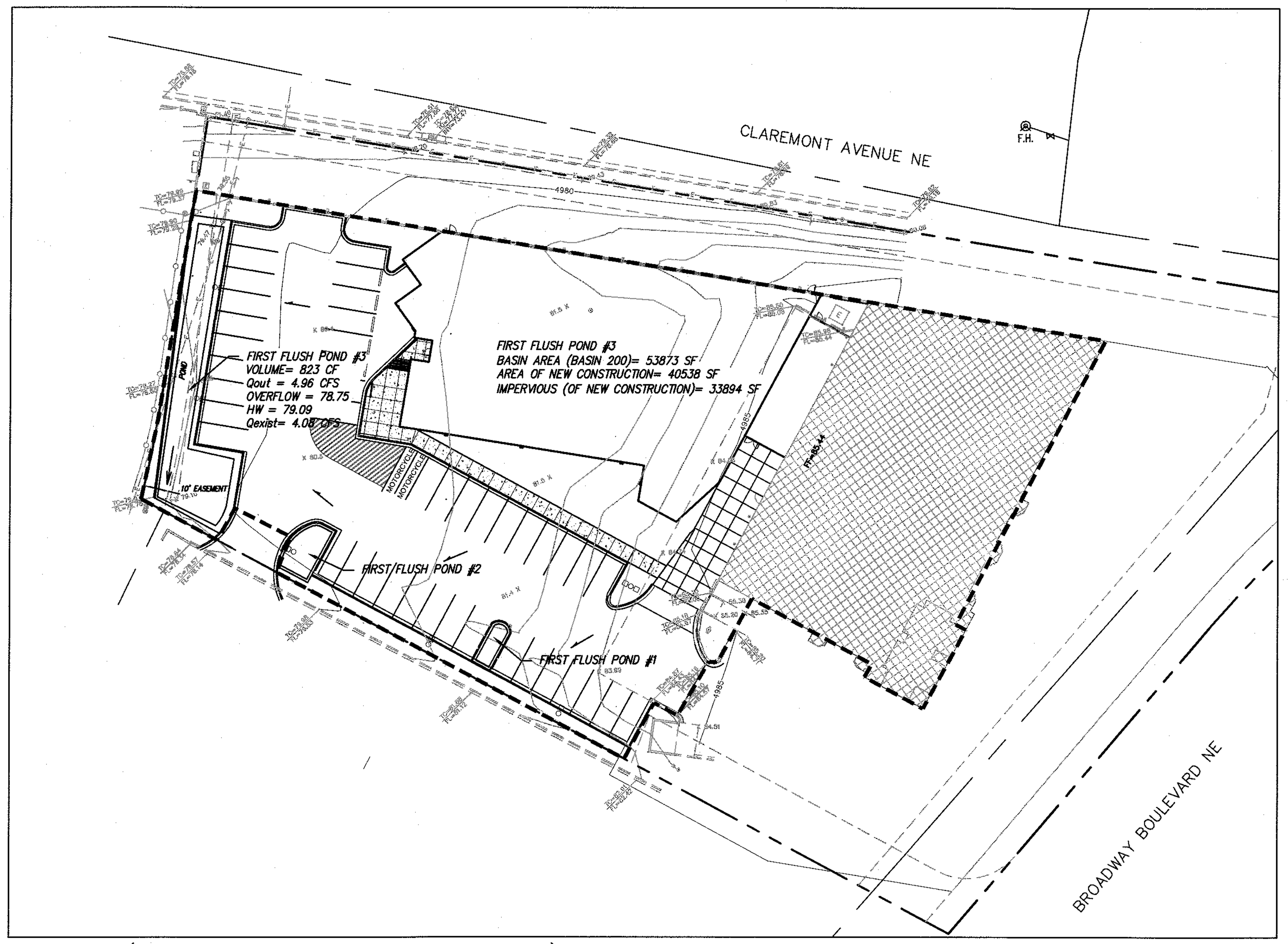
DRAWN BY	
REVIEWED BY	
DATE	9/5/18
PROJECT NO.	18-0057.001

DRAWING NAME

CONCEPTUAL MASTER UTILITY PLAN

SHEET NO.

OF



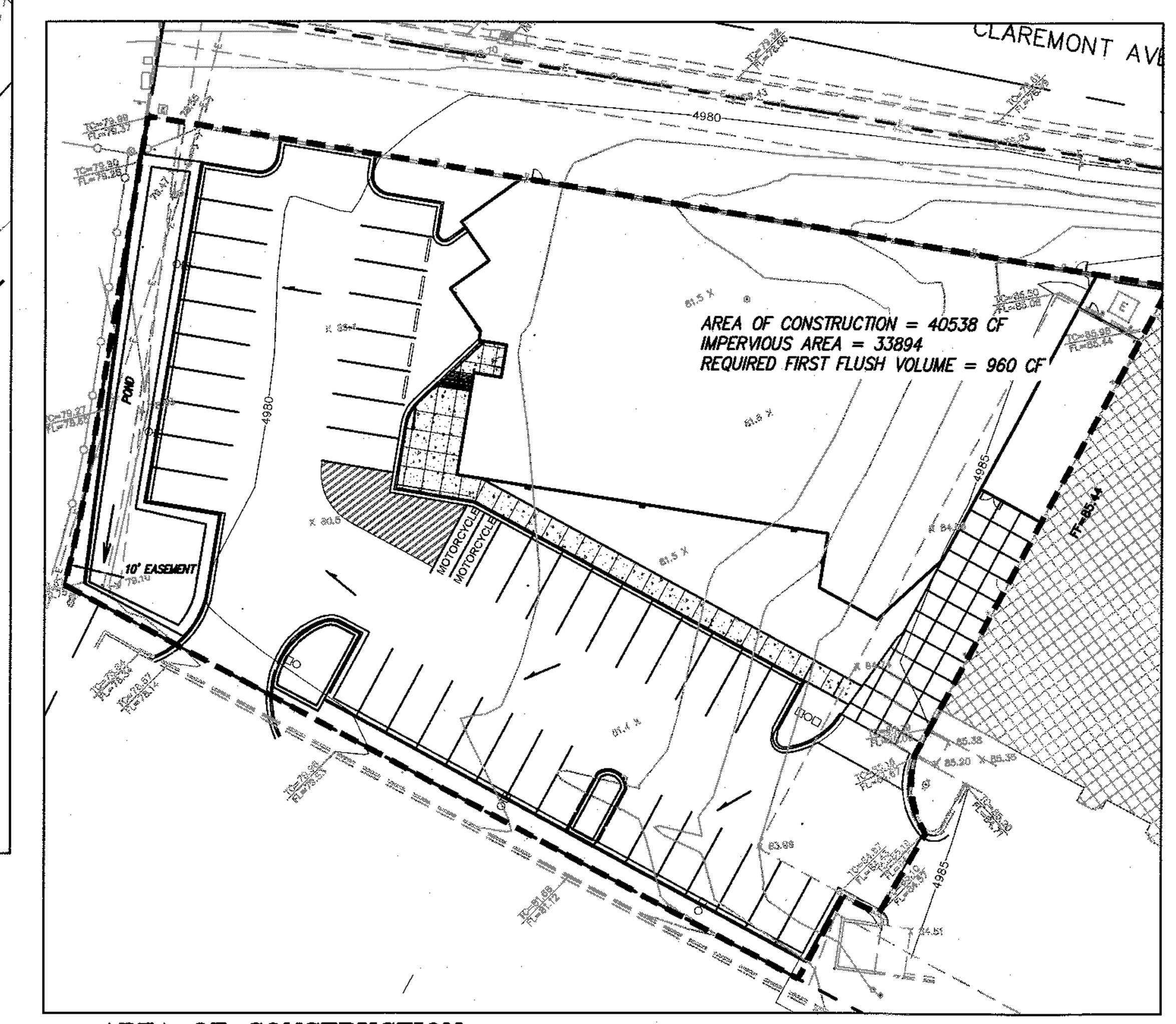
SITE BASIN (BASIN 200, FIRST FLUSH POND #3 BASIN)

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.

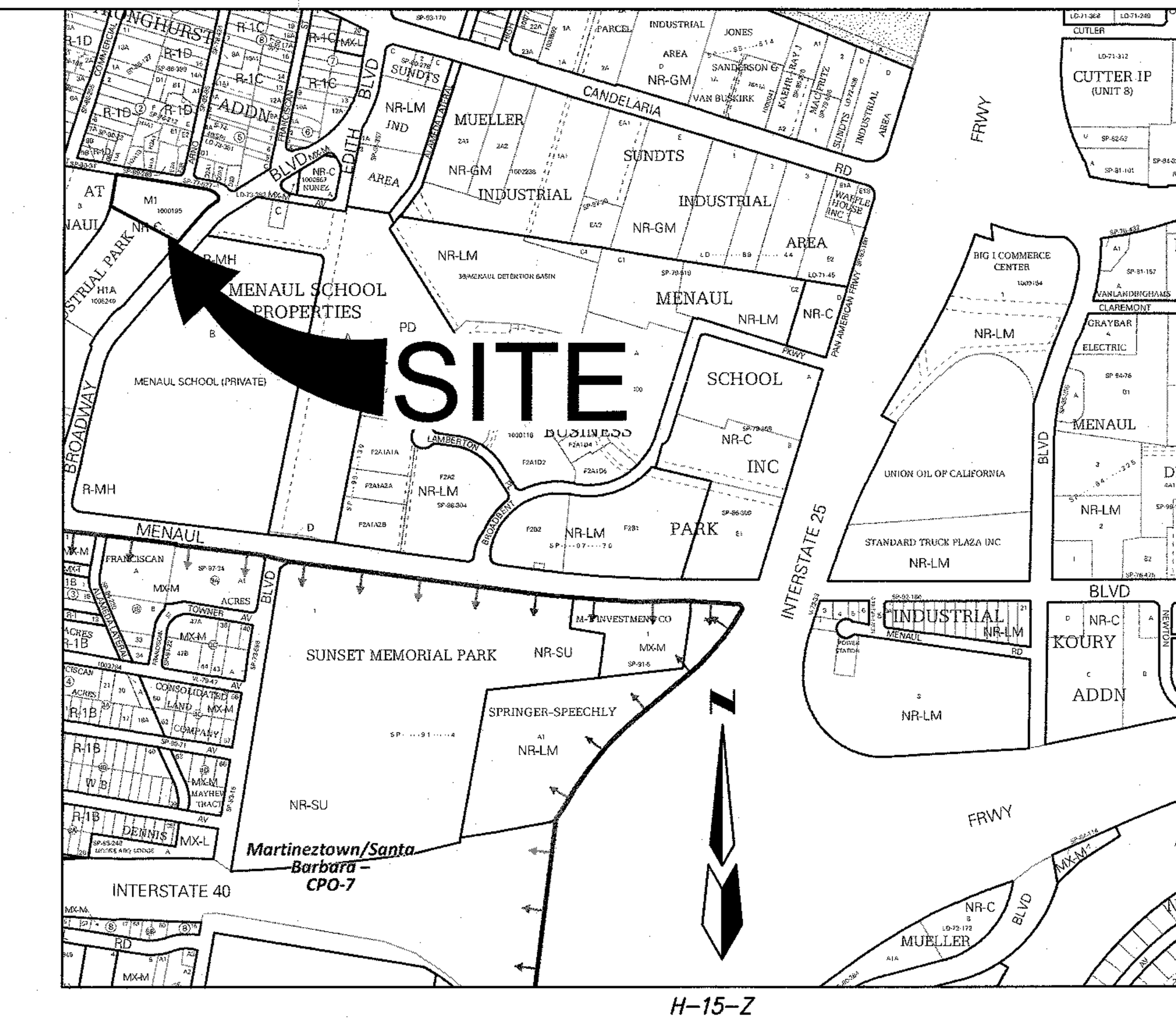
PROPOSED GRADING WILL MAINTAIN THE ORIGINAL FLOW DIRECTIONS AND WILL BE CLOSE TO EXISTING GRADES. THE GRADING WILL DIVERT FLOW TO A SERIES OF THREE FIRST FLUSH PONDS, THE LAST BEING THE WESTERN MOST, AND LARGEST FIRST FLUSH POND. A NEW CUT OFF WALL WILL BE CONSTRUCTED AT THE WEST SIDE OF THE POND, WITH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



AREA OF CONSTRUCTION

	SF	AC	SQ MI
Area of Construction:	40538	0.9306	0.001454

Proposed (SF)	
Impervious	Landscape
33894	6644



N

40' 20' 0 20' 40'

SCALE: 1" = 40'

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:

Pond #1 Wier				
First Flush Basin Pond #1	19560 (SF)			
Basin 101	53873 (SF)			
Flow by Proportion	1.80 (C Wier Depth (FT)		0.24	
			Width	3
			Weir Coeff	2.6
			Wier Discharge	1.83 (CFS)
Pond #2 Wier				
First Flush Basin Pond #2	25485 (SF)			
Basin 101	53873 (SF)			
Flow by Proportion	2.35 (C Wier Depth (FT)		0.24	
			Width	4
			Weir Coeff	2.6
			Wier Discharge	2.45 (CFS)
Pond #3 Wier				
First Flush Basin Pond #3	960 (SF)			
Basin 101	53873 (SF)			
Flow	4.96 (C Wier Depth (FT)		0.34	
			Width	5
			Weir Coeff	2.6
			Wier Discharge	5.15 (CFS)

AHYMO INPUT FILE (18022_IN_A.TXT)

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LOCATION             ALBUQUERQUE
*S ABC -18022
*S ONSITE PROPERTY RUNOFF FOR EXIST TO PROP COMPARISON
*S By Cory Pierce
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*Existing Conditions Basin 100
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                     A B C D 36 36 0 28
                     TP=0.13333  MASSRAIN=-1
PRINT HYD            ID=2  CODE=1
*Proposed Condistions Basin 200
SEDIMENT BULK        CODE=1   BULK FACTOR = 1.06
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                     A B C D 0 6 6 88
                     TP=0.13333  MASSRAIN=-1
PRINT HYD            ID=3  CODE=1
FINISH
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                                FROM  TO                  PEAK      RUNOFF              TIME TO   CFS      PAGE =   1
                    HYDROGRAPH   ID   ID       AREA     DISCHARGE   VOLUME    RUNOFF     PEAK     PER
  COMMAND         IDENTIFICATION NO.  NO.    (SQ MI)     (CFS)     (AC-FT)   (INCHES)  (HOURS)   ACRE      NOTATION

  START                                                                                            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
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□(s10H
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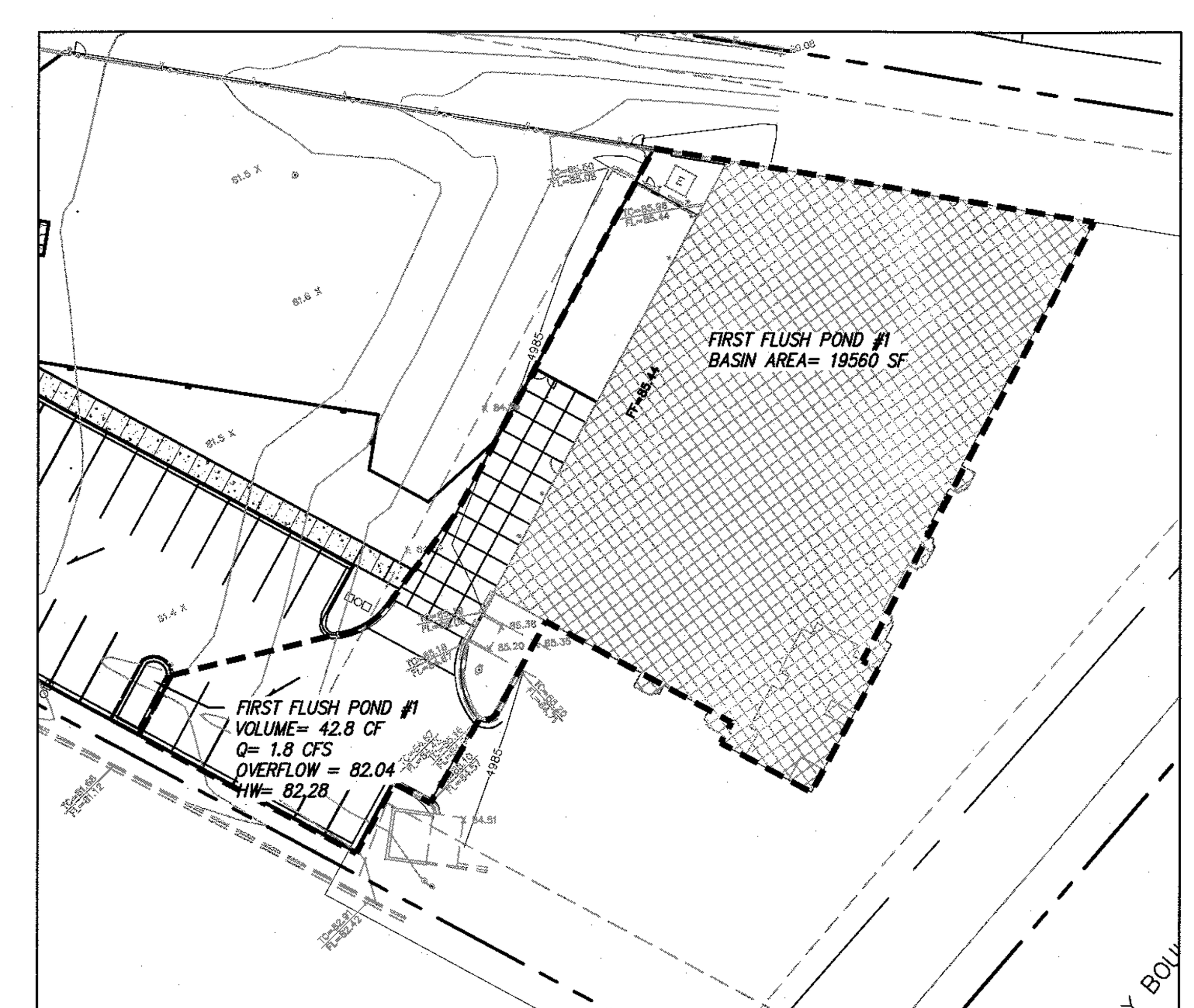
*BASIN 100 IS BASIN 200 IN EXISTING CONDITIONS

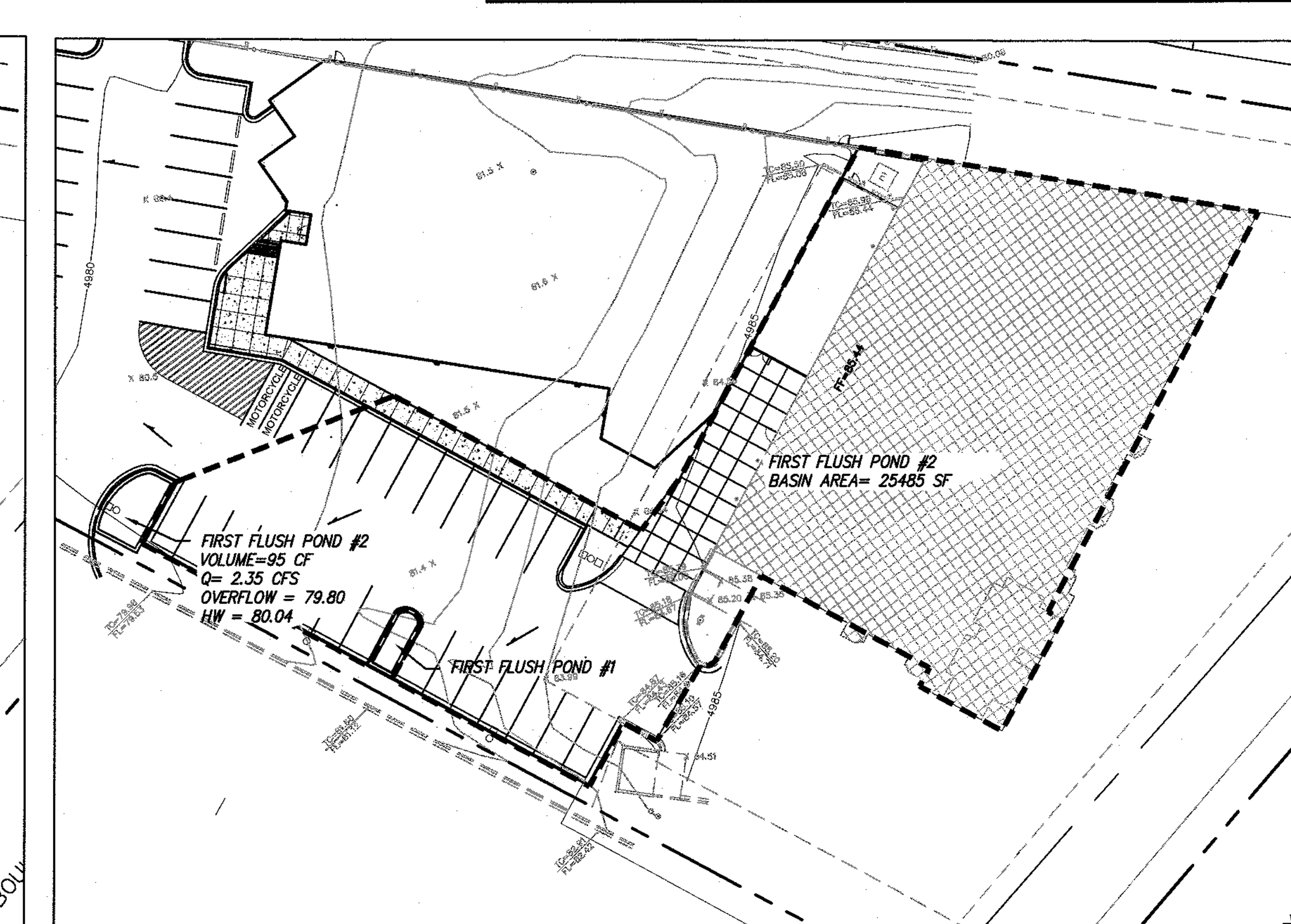
FIRST FLUSH NOTES

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 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 Ponds #1	
Top (SF)	150	Area	19560
Volume (CF)	42.84	Available First Flush	554
POND 2			
Depth (FT):	0.34		
Bottom (SF)	245		
Top (SF)	311	First Flush Basin to Pond #1+#2	
Volume (CF)	95	Area	25485
Pond #1+#2	137	Available First Flush	722
POND 3			
Depth (FT):	0.43		
Bottom (SF)	1569		
Top (SF)	2260	First Flush Basin to Ponds #1,#2,and #3	
Volume (CF)	823	Area	33894
First Flush Capture Volume (CF) =	961	Available First Flush	960



FIRST FLUSH POND #1 BASIN



FIRST FLUSH POND #2 BASIN

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

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ENGINEER

DIANE HOELZER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER

9-20-18

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

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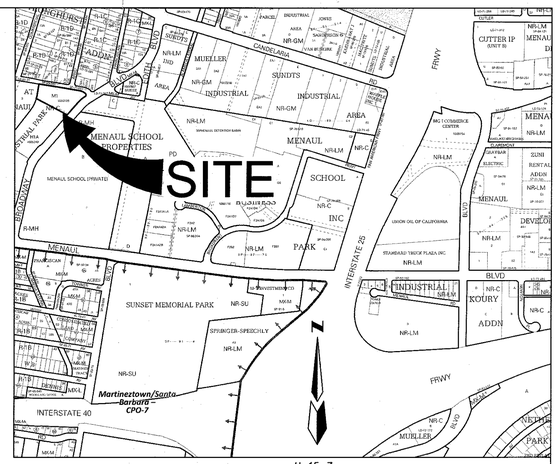

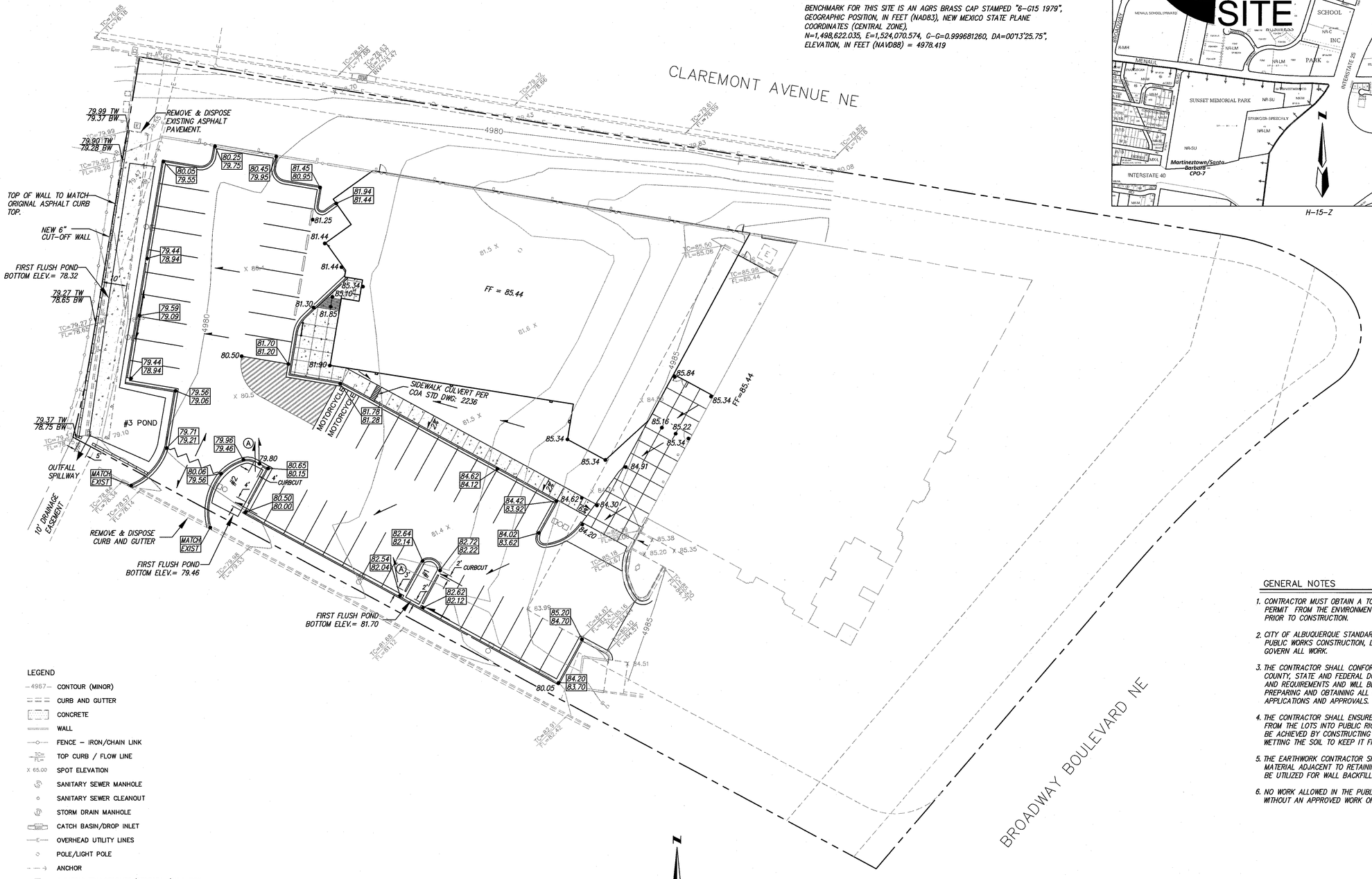

LEGEND

- CONTOUR (MINOR)
- CURB AND GUTTER
- CONCRETE
- WALL
- FENCE – IRON/CHAIN LINK
- TOP CURB / FLOW LINE
- SPOT ELEVATION
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
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- OVERHEAD UTILITY LINES
- POLE/LIGHT POLE
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- ELECTRIC TRANSFORMER/PEDESTAL/PULL BOX
- WATER VALVE
- POST INDICATOR VALVE
- WATER METER
- SIGN
- BOLLARD
- TELEPHONE/FIBER OPTIC PEDESTAL
- CABLE PEDESTAL
- NEW SPOT ELEV.
- WATERBLOCK
- WALL

Ⓐ FIRST FLUSH OVERFLOW SPILL
#2 79.80
#1 82.04

SCALE: 1" = 20'

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:

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ARCHITECTURE / DESIGN / INSPIRATION

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ENGINEER

DIANE HOELZER NEW MEXICO 11967 LICENSED PROFESSIONAL ENGINEER 9-20-18

PROJECT

ABC BUILDING EXPANSION

REVISIONS

DRAWN BY

REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

GRADING & DRAINAGE PLAN

SHEET NO.

OF

F:\A18JOBS\A18022 ABC BUILDING EXPANSION\GRADE & DRAIN\A18022 GD.dwg, 9/20/2018 4:44:39 PM, Corv