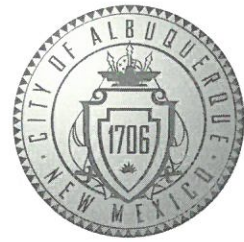


# CITY OF ALBUQUERQUE

Planning Department  
David S. Campbell, Director



Timothy M. Keller, Mayor

July 27, 2018

Mark Goodwin, PE  
Mark Goodwin & Associates, PA.  
PO Box 90606  
Albuquerque, NM 87199

**Re: Shops @ the 24s  
32424 Louisiana Blvd NE  
Grading and Drainage Plan  
Engineer's Stamp dated: 7/23/2018 (H19D001)**

Dear Mr. Goodwin,

Based upon the information provided in the submittal received on 7/16/2018 the above-referenced plan can't be approved for Building Permit and/or Grading Permit until the following comments are addressed.

1. All calculations must be in a bound report with an Engineer's stamp and signature on it. Input, output and summary output from AHYMO are required. Identify the source of precipitation values used.
2. A drainage basin map is required and must show this entire lot and all upstream off site basins draining into this lot if any.
3. A Drainage Covenant is required for the detention/retention ponds and private storm drains on this lot. The original notarized form, pond exhibits (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.
4. Drainage Covenants are required for the detention/retention ponds and private storm drains on this lot.
5. The grading plan is not legible. The proposed pavement hatching obscures existing topography, storm drains, and drainage basin boundaries.
6. Both detention and first flush retention are required. The capacity of the existing storm drain in Louisiana Blvd has been exceeded so the allowable 100-year discharge is 0.1 cfs/acre. The outlet structures on the existing parking lot ponds must be repaired and/or replaced as part of this permit. Include details and construction notes.
7. More detail is needed for all of the ponds including grading details, typical sections, volume calculations, and hydraulic structure details with calculations.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

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8. For Information. Hydrology and Transportation files are available online through the City's GIS Viewer 2.0: <https://www.cabq.gov/gis/advanced-map-viewer>. Turn on the *HydroTrans* layer: *Operational Layers > Albuquerque Layers > Sites > HydroTrans*. Select the desired polygon from the map and click *Link to Project Documents*.

If you have any questions, please contact me at 924-3986 or e-mail at [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

A handwritten signature in blue ink that reads 'James D. Hughes'.

James D. Hughes, P.E.  
Principal Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Shops @ The 24s Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 3-A-1, Block C

City Address: 2424 Louisiana BLVD N.E.

Applicant: Sun Vista Contact: Irwin Harkins

Address: 6801 Jefferson, Ste 100, Albuquerque, NM 87109

Phone#: (505) 798-9800 Fax#: \_\_\_\_\_ E-mail: irwin@sunvista.net

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

Address: P.O. Box 90606, Albuquerque, NM 87199

Phone#: 828-2200 Fax#: \_\_\_\_\_ E-mail: cory@spalmanengineering.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: 7/24/2018 By: Cory Pierce

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**Shops at the 24s**  
20-Jul-18

Area of Construction:		SF	AC	SQ MI
		18243	0.418790643	0.000654
Proposed (SF)		Existing (SF)		
Impervious	Landscape	14418	Landscape	3824
14867	3376			

First Flush depth: (inches) Required First Flush Volume based on Design: (CF)	0.34 421	A	B	C	D	Peak Discharge	Runoff Volume
				10%	11%	79%	0.070
				9%	10%	81%	0.070

Proposed Design First Flush Capacity		Available First Flush	
<b>PONDS 1 &amp; 2</b>			
Depth (FT):	0.35	First Flush Basin to Ponds #1 & 2	
Bottom (SF)	305	Area	6266
Top (SF)	403	Available First Flush	178
Volume (CF)	123.9		
Two Ponds (1&2)	247.8		
<b>POND 3</b>			
Depth (FT):	0.68	First Flush Basin to Pond #3	
Bottom (SF)	111	Area	4600
Top (SF)	161	Available First Flush	130
Volume (CF)	92		
<b>POND 4</b>			
Depth (FT):	0.35	First Flush Basin to Pond #4	
Bottom (SF)	85	Area	1029
Top (SF)	133	Available First Flush	29
Volume (CF)	38		
First Flush Capture Volume (CF) (Available Ponds 1&2 + Pond 3 Volume + Available Pond 4)=		299	
Required First Flush Not Captured Volume (CF)=		122	

-(s)16.66H

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4) - Ver. S4.01a, Rel: 01a RUN DATE (MON/DAY/YR) =07/23/2018  
INPUT FILE = Projects\2018\A18018 - Shops @ The 24's\Drainage\ahymo\_Shops\_at\_24s\_IN\_1.txt USER NO. = M-GoodwinNMSiteA90075759

COMMAND	HYDROGRAPH IDENTIFICATION	FROM TO ID ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE =
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START TIME= 0.00

LOCATION ALBUQUERQUE

\*S SHOPS AT 24S -18018  
\*S ONSITE PROPERTY RUNOFF FOR EXIST TO PROP COMPARISON

\*S By Cory Pierce

RAINFALL TYPE= 1 NOA 14

SEDIMENT BULK

COMPUTE NM HYD	100.00	-	1	0.00065	1.85	0.070	1.99476	1.530	4.428	PER IMP= 79.00
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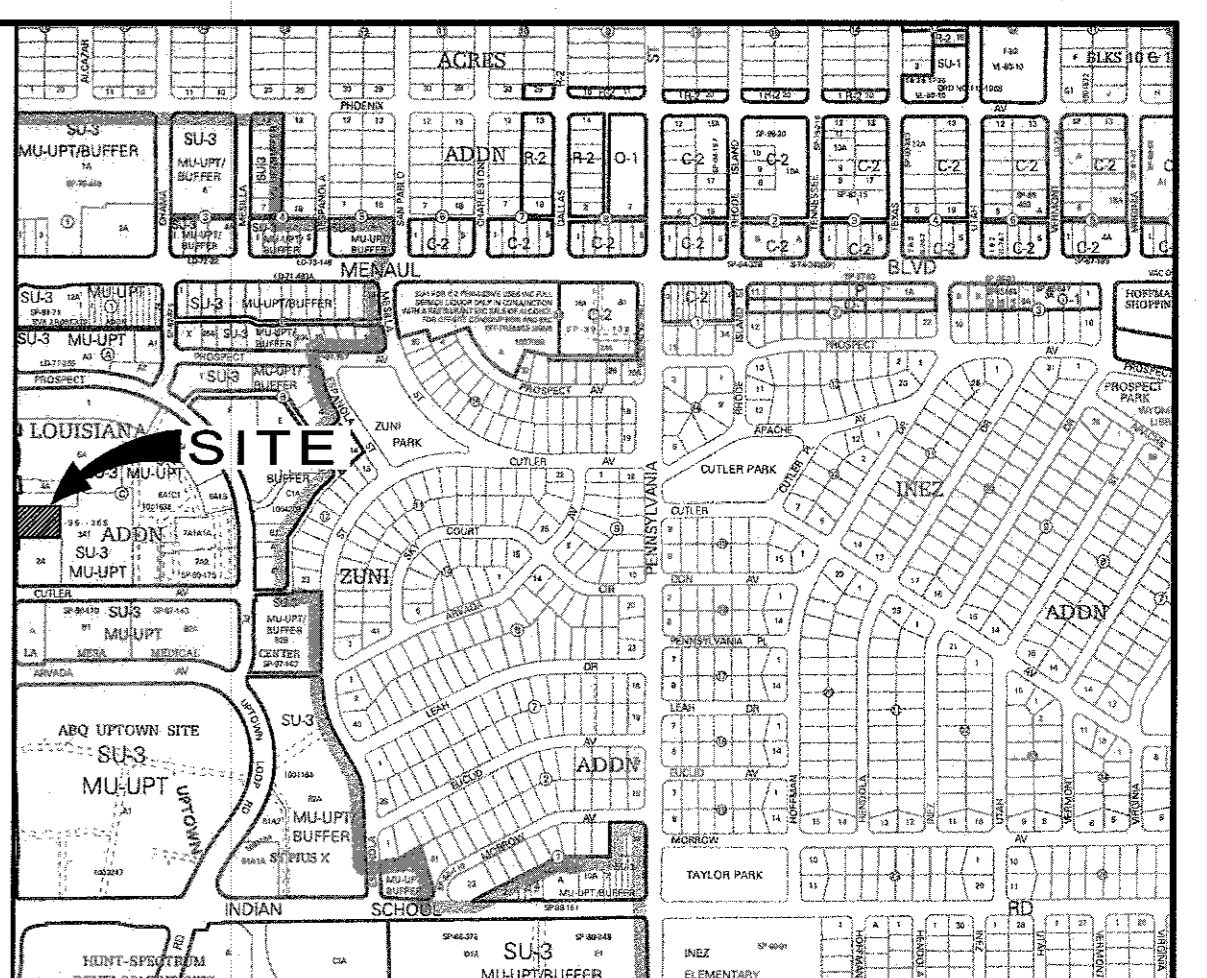
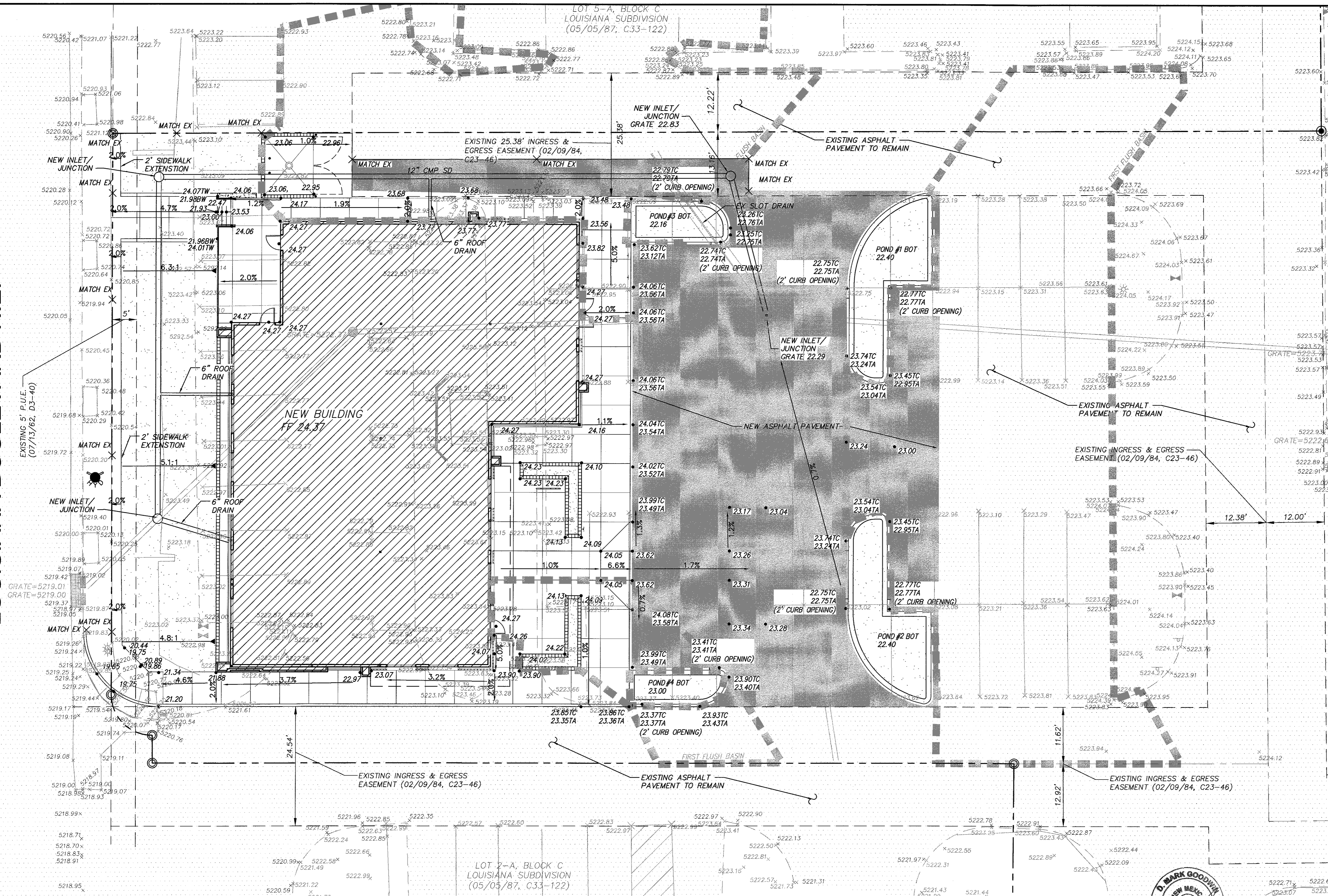
COMPUTE NM HYD	200.00	-	2	0.00065	1.87	0.070	2.01946	1.530	4.463	PER IMP= 81.00
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FINISH

-(s)10H

RAIN6= 2.380  
PK BF = 1.06

LOUISIANA BOULEVARD N.E.



VICINITY MAP ZONE MAP: H-19-Z

**LEGAL DESCRIPTION**

LOT NUMBERED THREE-A-ONE (3-A-1) IN BLOCK LETTERED "C", OF LOUISIANA SUBDIVISION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE SECOND CORRECTION PLAT OF LOT 3-A-1, BLOCK "C" OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 1, 1996, IN PLAT BOOK 96C, PAGE 290.

**ACS BENCHMARK**

BENCHMARK FOR THIS SITE IS BASED ON ELEVATION DATUM NAVD 1988 FROM AGRS MONUMENT "15-H18", PUBLISHED ELEVATION(FEET) = 5303.391 (DATE OF RETRIEVAL: JULY 2007 FOR NON AGRS MONUMENTS)

- LEGEND**
- FOUND AND USED MONUMENT AS DESIGNATED
  - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "5 11983" SET THIS SURVEY
  - ▲ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
  - ◆ SET CP AS DESIGNATED
  - EXISTING SERVICE/DROP POLE AS DESIGNATED
  - EXISTING UTILITY POLE
  - EXISTING ELECTRIC BOX
  - EXISTING LIGHT POLE
  - EXISTING TRANSFORMER
  - EXISTING PULLBOX
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING IRRIGATION CONTROL VALVE
  - EXISTING WATER METER
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING PIV
  - EXISTING SPIGOT
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING CLEANOUT
  - EXISTING UNKNOWN MANHOLE
  - EXISTING GAS VALVE
  - EXISTING SIGN
  - EXISTING GAS METER
  - EXISTING POND INLET
  - EXISTING MEDIAN INLET
  - EXISTING CURB INLET
  - EXISTING GUARD POST
  - EXISTING HANDICAP PARKING SPACE
  - EXISTING CURB AND GUTTER
  - EXISTING OVERHEAD UTILITY LINE
  - EXISTING GAS LINE
  - EXISTING TELEPHONE LINE
  - NEW SPOT ELEVATION
  - 81.77 NEW TOP OF WALL ELEVATION
  - 81.77BW NEW BOTTOM OF WALL ELEVATION
  - 81.77TC NEW TOP OF CURB
  - 81.77TA NEW TOP OF ASPHALT
  - NEW FLOW DIRECTION
  - NEW ASPHALT PAVEMENT
  - EXISTING ASPHALT PAVEMENT TO REMAIN

- 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.
  - NO WORK ALLOWED IN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER.

**HYDROLOGY NOTES**

**OVERALL HYDROLOGY PLAN:**

THE PROJECT IS THE RECONSTRUCTION AND REGRADING OF A PORTION WITHIN AN EXISTING PROPERTY. IN REGARDS TO HYDROLOGY, THE PROPOSED CONSTRUCTION COMPARED TO THE EXISTING IS NOT SIGNIFICANT. AS CALCULATED USING AHYMO, THE AREA OF CONSTRUCTION SHEDS AN EXISTING PEAK DISCHARGE OF 1.85 CFS AND A PROPOSED PEAK DISCHARGE OF 1.87 CFS WITHOUT CONSIDERATION OF THE ROUTING AFFECTS FROM FIRST FLUSH CAPTURE.

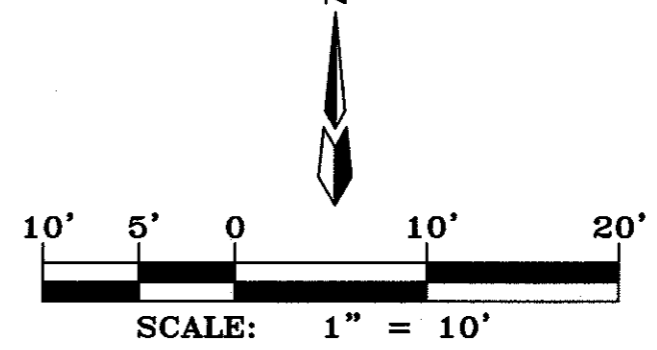
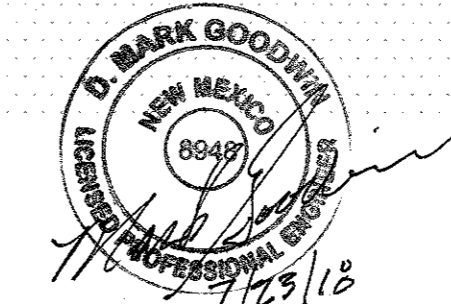
THE NEW GRADING WILL CAPTURE FIRST FLUSH RUNOFF FROM THE NEW CONSTRUCTION AREA AND EXISTING OFFSITE PAVED AREA AS INDICATED BY THE BASINS OF EACH FIRST FLUSH POND. THE REQUIRED FIRST FLUSH VOLUME GENERATED BY THE NEW CONSTRUCTION AREA IS CALCULATED AT 421 CF, AND THE FIRST FLUSH CAPTURE FROM THE BASINS COLLECTING FLOW FROM THE NEW CONSTRUCTION AREA AND FROM EXISTING PAVED OFFSITE AREA IS 299 CF, YIELDING 122 CF NOT CAPTURED. COLLECTING FIRST FLUSH FROM OFFSITE AREAS IS NOT REQUIRED, HOWEVER, BECAUSE THE OFFSITE BASINS ARE AVAILABLE FROM EXISTING ELEVATIONS, OFFSITE BASIN DISCHARGE IS COLLECTED AND CREDITED TOWARDS THE CONSTRUCTION AREA REQUIRED FIRST FLUSH VOLUME.

THE RESULTS ARE SUMMARIZED IN THE ATTACHED SHEETS:

THE NEW BUILDING WILL SHED WATER FROM DOWNSPOUTS ON THE NORTH AND WEST SIDES TO A STORM DRAIN SYSTEM. THE STORM DRAIN SYSTEM IS EXISTING AND WILL BE RECONSTRUCTED AROUND THE BUILDING ON THE NORTH AND WEST SIDES. IT WILL JUNCTION BACK INTO THE EXISTING STORM DRAIN AT A LOCATION WEST OF THE PROPOSED BUILDING AND BE CONVEYED TO THE INLET ON THE EAST SIDE OF LOUISIANA, NORTH OF CUTLER. THE JUNCTION LOCATION AND THE EXISTING STORM DRAIN SYSTEM IS TO BE SURVEYED AND CONFIRMED.

**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.



**SHOPS @ THE 24s**

**GRADING & DRAINAGE PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS

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

Designed: *OP/DH* Drawn: *DER, CP* Checked: *DMG* Sheet **CI** of **2**  
Scale: AS SHOWN Date: 7/23/2018 Job: A18018