

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



March 24, 2014

Ms. Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, New Mexico 87199

Richard J. Berry, Mayor

RE: **Country Club Plaza** - 1720 Central Avenue SW
Grading and Drainage Plan for Site Plan, Building Permit and Work Order
File: **J13-D010**
PE Stamp: **3-18-2014**

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 3/18/14, the subject Grading and Drainage Plan meets the criteria for Site Plan, Building Permit & Work Order approval.

Since this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Building Permit.

PO Box 1293

Please include a copy of this plan in the Building Permit plan set, prior to seeking Hydrology signoff.

Albuquerque

Hydrology is asking for an electronic copy of this signed plan in .pdf format, for our records. This plan can be e-mailed to me at: GROlson@cabq.gov.

New Mexico 87103 Prior to Certificate of Occupancy release by Hydrology, an Engineer's Certification of the Grading Plan per the DPM checklist will be required.

www.cabq.gov

If you have questions, please email me or telephone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file **J13/D010**
c.pdf Addressee via Email Diane@GoodwinEngineers.com

CITY OF ALBUQUERQUE



November 24, 2014

Diane Hoelzer, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87110

**Re: Country Club Plaza
1700 Central Ave SW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 3-18-14 (J13D010)
Certification dated: 11-24-14**

Dear Ms. Hoelzer,

Based on the Certification received 11/24/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

www.cabq.gov

C: RR/CC
email

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



March 7, 2014

Ms. Diane Holzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, New Mexico 87199

Richard J. Berry, Mayor

RE: **Country Club Plaza** - 1720 Central Avenue SW
Grading and Drainage Plan for Building Permit

File: **J13-D010**

PE Stamp: **3-3-2014**

Dear Ms. Holzer,

Based upon the information provided in your submittal received 2/14/14, and the revised plan received 3/4/14, the subject Grading and Drainage Plan cannot be approved for Building Permit.

Please address the following items for approval:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Show where the existing building roof drains enter the basins?
2. Show how the courtyard between the existing service station building and Future Bldg #2 drain to Central. Spot elevations appear to be below top of curb grades.
3. Show on this plan the driveways to remain open and which are to be closed by Work Order (cpn-752084?). Driveways may be outfall points for drainage.
4. The area between the existing buildings appears to drain to the dashed line that runs to the south pond. If so that's in Basin B and draining to Basin A, rather than B to Central. Does the pond volume accommodate that runoff?
5. Clearly label the dashed line (6" PVC Drain to pond) with grades and bend locations.
6. The sidewalk culverts proposed for the Bldg #1 roof runoff appear to discharge at the high point on the drive lane, and could potentially drain back south to Basin A. Provide more detail to ensure flows go to Central.
7. There is an existing CMU wall crossing the portion of the site that leads to Laguna? Show how runoff will get through it to the pond.
8. On the calculations table, include a value for the site acreage used to establish the allowable Q.

March 7, 2014

Country Club Plaza - 1720 Central Avenue SW

File: J13-D010

Page 2

9. Label the Retention Pond with WSE, Volume Required, and Volume Provided. Confirmation of these features will be required as part of the Certification for CO.

Since this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Building Permit.

If you have questions, please email me or telephone 505-924-3994.

Sincerely,

Handwritten signature of Gregory R. Olson in black ink, with the date 3/7/14 written to the right.

Gregory R. Olson, P.E.

Senior Engineer

Development and Building Services

Orig: Drainage file **J13/D010**

c.pdf Addressee via Email Diane@GoodwinEngineers.com

DRAINAGE CALCULATION

EXISTING CONDITION

V₁₀₀ = 0.334 AC-FT

PHASE 1

THE INTENT OF THIS PLAN IS TO RETAIN THE 10 DAY STORM IN A TEMPORARY POND.
ALLOWABLE = 2.75 cfs/AC. = 8.25 cfs

BASIN A - DRAINS TO POND

BASIN AREA = 2.42 AC

P1 = 2.01 IN ; P6 = 2.35 IN ; P24 = 2.75 IN
LT A = 0% ; LT B = 10% ; LT C = 42% ; LT D = 48%
MWSL = 50.88

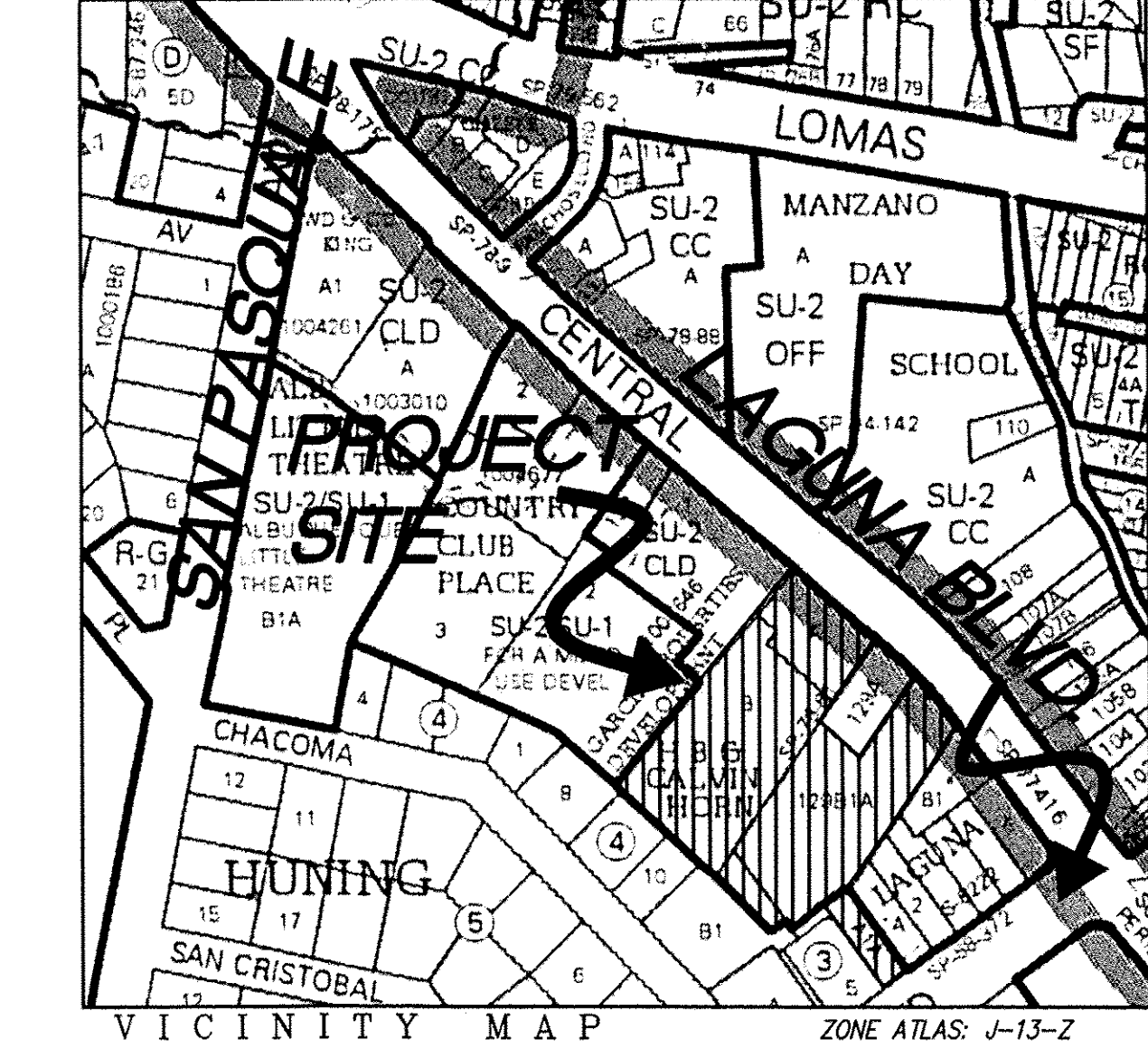
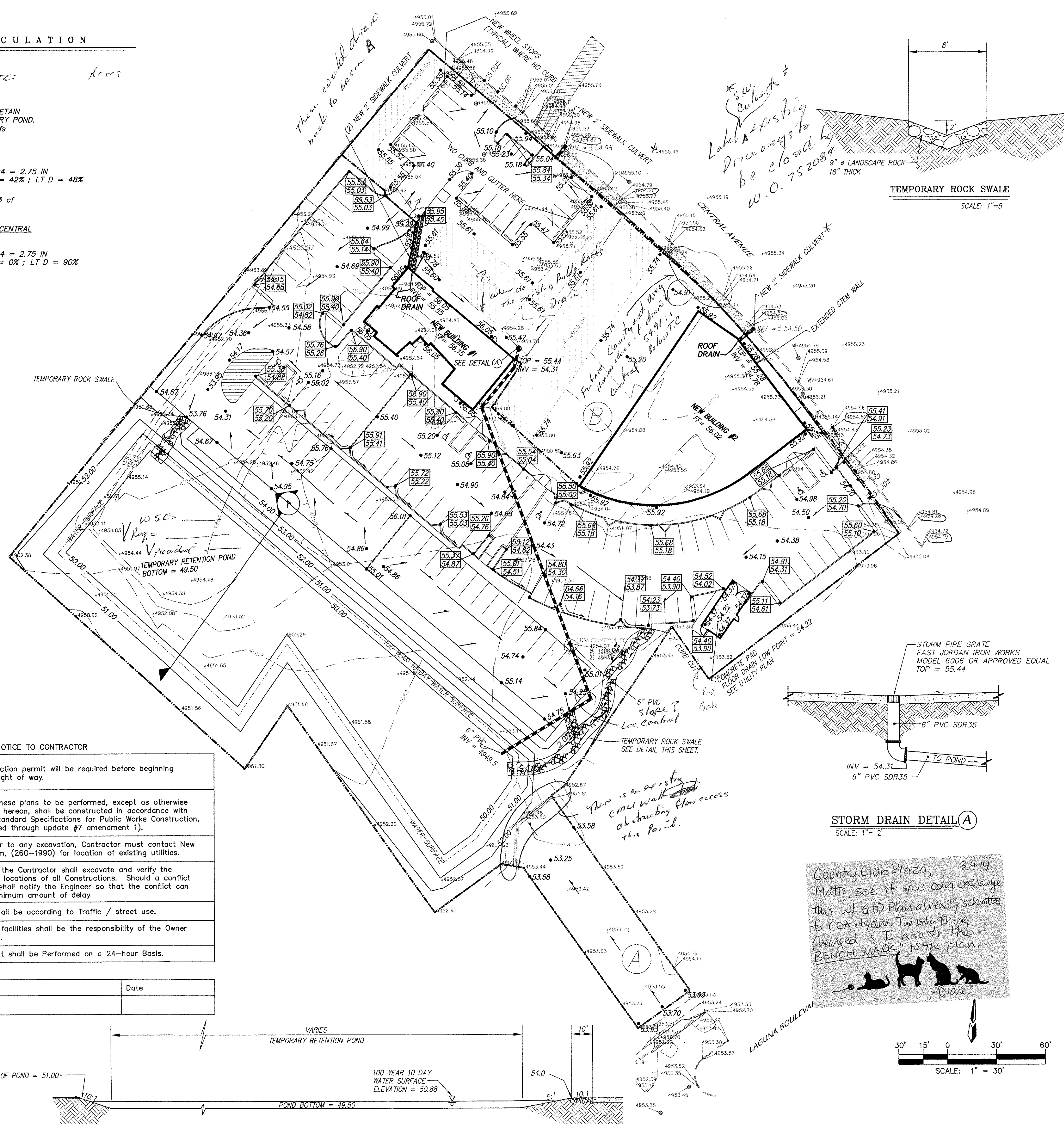
(100YR-10DAY) VOL. REQUIRED = 16553 cf
VOL. PROPOSED = 23087 cf

BASIN B - DIRECT DISCHARGE TO CENTRAL

BASIN AREA = 0.95 AC

P1 = 2.01 IN ; P6 = 2.35 IN ; P24 = 2.75 IN
LT A = 0% ; LT B = 10% ; LT C = 0% ; LT D = 90%

Q₁₀₀ = 4.30 cfs
V₁₀₀ = 0.188 AC-FT



NOTES :

1. ROOFS FOR BUILDINGS NUMBER 1 AND 2 MUST DRAIN NORTH TOWARDS CENTRAL AVENUE.
2. COUNTRY CLUB PLAZA IS IN FLOOD ZONE X AS PER FIRM MAP NO. 3500100333H. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THEN 1 FOOT OR WITH DRAINAGE AREAS LESS THEN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK

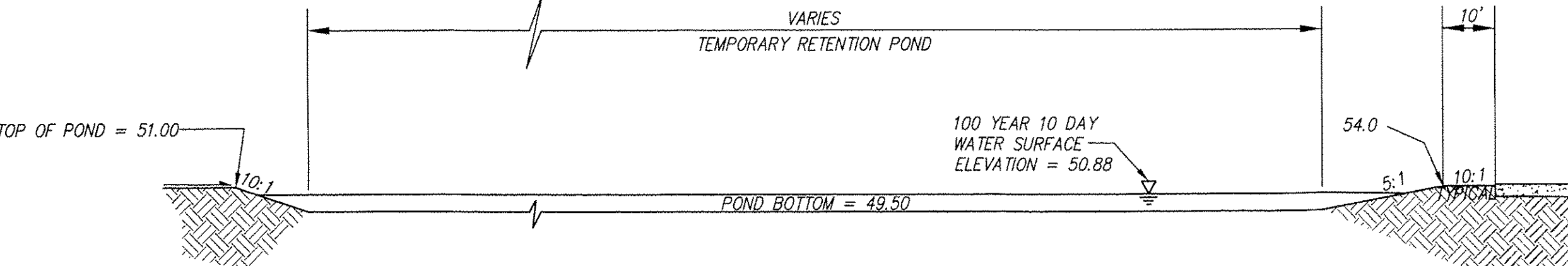
ACS CONTROL STATION "17-J14"
N= 1488866.762
E= 1319149.317
Z= 4957.484
NEW MEXICO STATE PLANE, CENTRAL ZONE
G-G= 0.9996833611
DELTA-ALPHA= -0013'59".00
NAD 1983/NAVD 1988

LEGEND

- 00.00 EXISTING SPOT ELEVATION
- 51.35- EXISTING CONTOUR
- EXISTING WATER WELL
- EXISTING BOLLARD
- EXISTING GUY WIRE
- EXISTING SAS MH
- EXISTING TELEPHONE PEDESTAL
- 00.00 NEW SPOT ELEVATION
- 00.00 SWALE
- 00.00 NEW CONTOUR ELEVATION
- EXISTING SEWER MANHOLE
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING CLEANOUT
- EXISTING UTILITY POLE
- EXISTING MONITORING WELL
- EXISTING WATER METER
- EXISTING CURB
- NEW WATER METER
- NEW RETAINING WALL
- BASIN A
- BASIN B
- BASIN BOUNDARY
- 52.53 52.03 TOP OF CURB
- 52.00 BOTTOM OF CURB
- 52.00 NEW FLOW LINE, SPOT ELEVATION
- NEW SWALE
- 51.60 ± EXISTING ELEVATION
- EXISTING DRIVEWAY CUT

NOTICE TO CONTRACTOR		
1.	An excavation/construction permit will be required before beginning any work within City right of way.	
2.	All work detailed on these plans to be performed, except as otherwise stated or provided for hereon, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #7 amendment 1).	
3.	Two working days prior to any excavation, Contractor must contact New Mexico One Call system, (260-1990) for location of existing utilities.	
4.	Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all Constructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.	
5.	Backfill compaction shall be according to Traffic / street use.	
6.	Maintenance of these facilities shall be the responsibility of the Owner of the property served.	
7.	Work on Arterial Street shall be Performed on a 24-hour Basis.	

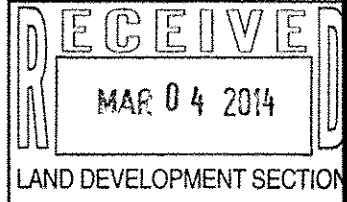
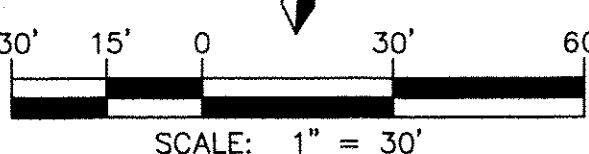
Approval	Name	Date
Inspector		



TYPICAL RETENTION POND CROSS SECTION A-A

STORM DRAIN DETAIL A
SCALE: 1" = 2'

Country Club Plaza, 3.414
Matti, see if you can exchange this w/ GND Plan already submitted to COA Hydro. The only thing changed is I added the BENNETT MARKS to the plan.
-Diane



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90608
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

revision	
by	
date	
rev	◀◀◀◀◀
job number	12-11
drawn by	SJ.MWS
project manager	Doug Heller, AIA
date	11/13/12
project title	Country Club Plaza SWC of Central Avenue and Laguna Boulevard Albuquerque, New Mexico 87102
sheet title	GRADING & DRAINAGE PLAN
sheet	

CITY OF ALBUQUERQUE



November 18, 2013

Mark Goodwin, P.E.
Mark Goodwin & Associates, PA
8916 Adams St NE
Albuquerque, NM 87113

**Re: Country Club Plaza, Grading and Drainage Plan
Engineer's Stamp Date 10/23/13 (J13/D010)**

Dear Mr. Goodwin,

Based upon the information provided in your submittal received 10-29-13, the above referenced plan is approved for Site Plan for Building Permit action by the DRB. The above reference plan cannot be approved for Building Permit until the following comments are addressed:

1. It appears the grades shown on the plan may be in the 29 datum. Please check this and provide the benchmark with your next submittal.
2. It appears that Building #1 and the area between this building and the building to the north will drain to the retention pond (51.30 vs 52.30) and therefore should be included in Basin A.
3. It appears there is a high point at 4951.12 in the narrow section of the lot near Laguna Blvd which shows an existing basin (Bain C?) that drains to Laguna Blvd.
4. Building #2 should not drain over the sidewalk, a sidewalk culvert or pipe penetration through the curb should be proposed for this drainage.
5. The submittal should request an SO-19 Permit for the sidewalk culvert near the west drive pad and the solution for Building #2.
6. Should the low point 48.72 upstream of the rock swale on the east side be picked up a little to 49.5 or so?
7. Provide proposed grades in the rock swale along the eastern boundary. Existing grades in this area are higher than the upstream curb cut grade.
8. Will the flows discussed in #6 above leave the parking lot through a curb cut? How long should it be?
9. Is curbing proposed on the southern parking lot?
10. It appears there is a speed table midway in the parking lot, because curbing is shown. How will flows drain through this area?
11. Provide the volume required and volume proposed for the pond.
12. Provide calculations for flow and volume, a narrative and flood plain information.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: e-mail
file