

CITY OF ALBUQUERQUE



June 17, 2015

Jeff Mortensen, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, New Mexico 87109

RE: **Blue Linx Warehouse**
1820 Bellamah Ave NW
Grading and Drainage Plan
Engineers Stamp Date 5/26/15 (J13D101)

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 4/20/15, this plan is approved for Building Permit, Paving Permit and SO-19.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Contact Jason Rodriguez at 235-8016 to schedule an inspection for the new 12" storm line connecting into the public storm line. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE OLD TOWN SECTION OF THE ALBUQUERQUE METROPOLITAN AREA, REPRESENTS A MODIFICATION TO AN EXISTING APS SITE WITHIN AN INFILL AREA. THE EXISTING SITE IS DEVELOPED AS A WAREHOUSE WITH OFFICE ADDITION AND ASSOCIATED PAVED PARKING AND ACCESS IMPROVEMENTS. THE PROPOSED DEVELOPMENT IS COMPRISED OF THE DEMOLITION AND REMOVAL OF THE OFFICE ADDITION, RENOVATION OF THE EXISTING WAREHOUSE AND CONSTRUCTION OF NEW PAVED PARKING AND LANDSCAPED WATER HARVESTING AREA IMPROVEMENTS.

THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE THE DISCHARGE OF RUNOFF FROM THE DEVELOPED PORTIONS OF THE SITE TO LANDSCAPED WATER HARVESTING AREAS, WITH OVERFLOW DRAINING VIA NEW PRIVATE STORM DRAIN CONNECTION TO THE EXISTING PUBLIC STORM DRAIN SYSTEM (W64) IN BELLAMAH AVE. NW, TO BE CONSTRUCTED VIA A SEPARATE PERMIT. EXISTING DRAINAGE PATTERNS OF THE SITE TO REMAIN WILL CONTINUE TO DRAIN PER THE EXISTING DRAINAGE PATTERNS.

THIS SUBMITAL IS MADE IN SUPPORT OF BUILDING AND SOF19 PERMIT APPROVALS WITHIN THE JURISDICTION OF THE CITY OF ALBUQUERQUE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP, THE BLUE-LINK WAREHOUSE IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BELLAMAH AVE NW AND 19TH STREET NW. THE CURRENT LEGAL DESCRIPTION IS LOT 1-A, FREEMAN-OLD TOWN, LIMITED, AS SHOWN BY PANEL 331 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO DATED 08-16-2012. PORTIONS OF THIS SITE LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE (AH) 4959. THE EXISTING BUILDING FINISHED FLOOR HAS BEEN CONSTRUCTED AT 4960.64 AT ITS LOWEST POINT AND DOES NOT APPEAR TO BE IN DANGER OF FLOODING. THE NORTH PORTION OF THIS SITE TO BE DEVELOPED DOES NOT APPEAR TO DRAIN TO THE EXISTING FLOOD HAZARD ZONE, AND EXISTING DRAINAGE PATTERNS FOR THE REMAINDER OF THE SITE WILL BE MAINTAINED.

III. BACKGROUND DOCUMENTS

- PREPARATION OF THIS PLAN RELIED UPON THE FOLLOWING DOCUMENTS:
 - REVIEW OF THE ALBUQUERQUE MASTER DRAINAGE STUDY (AMDS) PANEL J-13 IDENTIFIES A DESIGNATED FLOOD HAZARD ZONE AH BETWEEN BELLAMAH AVE NW AND MOUNTAIN ROAD NW, A PORTION OF WHICH COINCIDES WITH THE RAILROAD SPURS TO THE WEST AND EAST OF THE PROJECT SITE. THE AMDS INDICATES THAT A SERIES OF EIGHT DOTS "C" STORM INLETS WAS PLANNED ALONG BELLAMAH AVE NW AND 20TH STREET NW TO ELIMINATE THE DESIGNATED FLOOD HAZARD ZONE AH.
 - REVIEW OF THE CITY OF ALBUQUERQUE 2002 STORMWATER FACILITIES MAP PANEL J-13 IDENTIFIED EIGHT STORM INLETS LOCATED ALONG BELLAMAH AVE NW AND MOUNTAIN ROAD NW, WHICH INDICATES THAT THE STORM DRAIN IMPROVEMENTS PROPOSED BY THE AMDS WERE CONSTRUCTED. HOWEVER, THE 2012 FEMA FLOOD INSURANCE RATE MAP FOR THIS AREA SHOWS THE DESIGNATED FLOOD HAZARD ZONE AH STILL REMAINS AND MUST BE ACCOUNTED FOR WHEN DEVELOPING THIS SITE.
 - TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, N.M.S. DATED 02-20-2015. THIS REFERENCED SURVEY PROVIDES THE BASIS FOR THE EXISTING CONDITIONS OF THE PROJECT SITE.

IV. EXISTING CONDITIONS

THE PROJECT SITE PRESENTLY CONSISTS OF A WAREHOUSE BUILDING WITH OFFICE ADDITION, AND PAVED PARKING AND ACCESS IMPROVEMENTS. THE SITE IS COMPRISED OF FOUR (4) DRAINAGE BASINS, BASINS N, E, S AND W, THAT DISCHARGE ONTO THE ADJACENT LOTS AND/OR TO BELLAMAH AVE NW, A FULLY DEVELOPED CITY STREET.

- BASIN N CONSISTS OF THE OFFICE BUILDING ADDITION AT THE NORTH END OF THE WAREHOUSE ALONG WITH PAVED PARKING AND ACCESS IMPROVEMENTS. THIS BASIN CURRENTLY DRAINS SOUTH TO NORTH AND DISCHARGES DIRECTLY TO BELLAMAH AVE NW VIA EXISTING DRIVEPADS. AT THIS POINT, RUNOFF FLOWS WITHIN WITHIN BELLAMAH AVE NW TO AN EXISTING PUBLIC STORM INLET, WHERE IT ENTERS THE PUBLIC STORM DRAIN SYSTEM WITHIN BELLAMAH AVE NW.

- BASIN E CONSISTS OF THE EAST HALF OF THE WAREHOUSE BUILDING, THE EAST LOADING DOCK AND A RAILROAD SPUR ALONG THE EAST BOUNDARY OF THE SITE. A FEMA DESIGNATED FLOOD HAZARD ZONE AH WITH A PUBLISHED BFE OF 4959 COINCIDES WITH THE LIMITS OF THE RAILROAD SPUR. THE EXISTING WAREHOUSE FINISHED FLOOR ELEVATION IS 4960.64 AT ITS LOWEST POINT, AND DOES NOT APPEAR TO BE IMPACTED BY THIS FLOOD HAZARD ZONE. RUNOFF FROM THIS BASIN DRAINS WEST TO EAST TO THE GRAVEL-LINED RAILROAD SPUR. THE GRAVEL SPUR IS GRADED GENERALLY FLAT, WHICH, COMBINED WITH THE PERVIOUS NATURE OF THIS AREA, PROMOTES INFILTRATION. RUNOFF THAT DOES NOT INFILTRATE APPEARS TO DRAIN TO TWO STORM INLETS NEAR THE SOUTHEAST CORNER OF THE SITE. THESE STORM INLETS APPEAR TO BE PRIVATE USE, AS REFERENCED IN THE CITY OF ALBUQUERQUE PUBLIC STORMWATER FACILITIES MAP. INDICATES THERE ARE NO PUBLIC STORM DRAINS IN THIS VICINITY. THE OUTLETS FOR THESE INLETS COULD NOT BE DETERMINED VIA SITE VISIT OR RESEARCH OF BACKGROUND DOCUMENTS FOR THE SITE.

- BASIN W CONSISTS OF THE WEST HALF OF THE WAREHOUSE BUILDING, AN EXISTING GUARDHOUSE AND ASPHALT AND CONCRETE PAVING. RUNOFF DRAINS EAST TO WEST ACROSS THE PAVING TO DRAIN ONTO A GRAVEL-LINED RAILROAD SPUR IMMEDIATELY WEST OF THE SITE. A FEMA DESIGNATED FLOOD ZONE AH WITH A PUBLISHED BFE OF 4959 COINCIDES WITH THIS RAILROAD SPUR. THE EXISTING WAREHOUSE FINISHED FLOOR ELEVATION IS 4960.64 AT ITS LOWEST POINT, AND DOES NOT APPEAR TO BE IMPACTED BY THIS FLOOD HAZARD ZONE.

- BASIN S CONSISTS OF A SMALL PORTION OF PAVING THAT SLOPES NORTH TO SOUTH AWAY FROM THE WAREHOUSE WITH SITE RUNOFF DISCHARGING AS SHEETFLOW ONTO THE NEIGHBORING LOT TO THE SOUTH. THERE ARE NO APPARENT OFFSITE FLOWS IMPACTING THIS SITE. BELLAMAH AVE NW, A FULLY DEVELOPED CITY STREET LIES TO THE NORTH WITH FLOWS APPARENTLY CONFINED TO THE CONSTRUCTED STREET. EXISTING COMMERCIAL LOTS TO THE EAST, SOUTH AND WEST ARE TOPOGRAPHICALLY PARALLEL TO OR LOWER THAN THE PROJECT SITE AND THEREFORE DO NOT APPEAR TO CONTRIBUTE OFFSITE FLOWS. THE SITE IS TOPOGRAPHICALLY HIGHER THAN THE ADJACENT DESIGNATED FLOOD HAZARD ZONE AH.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF THE DEMOLITION OF THE EXISTING OFFICE ADDITION AT THE NORTH END OF THE WAREHOUSE, RELOCATION OF AN EXISTING DRIVEPAD TO BELLAMAH AVE NW AND CONSTRUCTION OF NEW PAVED PARKING AND LANDSCAPED IMPROVEMENTS. THE PROPOSED IMPROVEMENTS WILL BE LOCATED PRIMARILY WITHIN BASIN N, WITH MINOR PAVING AND/OR LANDSCAPED IMPROVEMENTS IN BASINS E AND W. NO DEVELOPMENT IS PROPOSED WITHIN BASIN S.

- BASIN N IMPROVEMENTS WILL CONSIST OF THE DEMOLITION OF THE OFFICE ADDITION, RELOCATION OF THE NORTHEAST DRIVEPAD FURTHER EAST TO THE EAST LOADING DOCK, A NEW PAVED PARKING LOT, AND A LANDSCAPED WATER HARVESTING AREA. THE PROPOSED IMPROVEMENTS WILL DRAIN SOUTH TO NORTH INTO THE LANDSCAPED WATER HARVESTING AREA VIA CURB OPENING. THE WATER HARVESTING AREA IS SIZED TO RETAIN THE INCREASED DEVELOPED RUNOFF GENERATED BY BASIN N. OVERFLOW RUNOFF WILL DRAIN TO A NEW BEEHIVE INLET AND A NEW 12" PRIVATE STORM DRAIN CONNECTION TO THE BACK OF AN EXISTING PUBLIC STORM INLET IN BELLAMAH AVE NW WILL CONVEY THE RUNOFF TO THE PUBLIC STORM DRAIN SYSTEM IN THE CITY STREET. THIS CONNECTION WILL BE MADE BY SOF19 PERMIT.

THE BASIN N WATER HARVESTING AREA WILL ALSO SERVE TO MANAGE THE FIRST FLUSH OF DEVELOPED RUNOFF FROM THE NEW DISCONNECTED IMPERVIOUS AREAS IN BASIN N. THE NEW IMPERVIOUS AREA (A_{imp}) CONSISTS OF 0.41 AC OF PAVED PARKING AND SIDEWALKS. THE WATER HARVESTING AREA IS SIZED TO CAPTURE AND TREAT THE FIRST FLUSH FROM BASIN N.

- BASIN E IMPROVEMENTS WILL CONSIST OF THE REMOVAL OF EXISTING PAVING AND REPLACED WITH GRAVEL, GRAVEL AND LANDSCAPED IMPROVEMENTS NEAR THE NORTHEAST CORNER OF THE SITE. THIS BASIN WILL CONTINUE TO DRAIN FROM WEST TO EAST WITH RUNOFF DRAINING TO THE GRAVEL-LINED RAILROAD SPUR. A DESIGNATED FLOOD HAZARD ZONE AH COINCIDES WITH THE LIMITS OF THE RAILROAD SPUR, HOWEVER, THE PROPOSED DEVELOPMENT WILL RESULT IN A MINIMAL DECREASE IN DEVELOPED RUNOFF GENERATED FROM THIS BASIN AND THEREFORE WILL NOT AFFECT THE DESIGNATED FLOOD HAZARD ZONE. THIS DECREASE IS DUE TO REPLACING IMPERVIOUS PAVING WITH PERVIOUS LAND TREATMENT.

MANAGING THE FIRST FLUSH OF DEVELOPED RUNOFF FROM BASIN E IS NOT WARRANTED AS THERE IS NO NEW IMPERVIOUS AREA PROPOSED WITHIN THIS BASIN. MINOR AREAS OF EXISTING IMPERVIOUS PAVING WILL BE REPLACED WITH PERVIOUS LAND TREATMENT.

- BASIN W IMPROVEMENTS WILL CONSIST OF REMOVAL OF A GUARD SHACK ALONG WITH PORTIONS OF ASPHALT PAVEMENT AT THE NORTHWEST CORNER AND ALONG THE WEST BORDER OF THE SITE. NEW ASPHALT PAVING WILL REPLACE THE EXISTING GUARDHOUSE AND A LANDSCAPED BUFFER WILL BE CONSTRUCTED BETWEEN THE ASPHALT PAVED PARKING LOT AND A RAILROAD SPUR LOCATED IMMEDIATELY WEST OF THE SITE. A DESIGNATED FLOOD HAZARD ZONE AH COINCIDES WITH THE WEST RAILROAD SPUR, HOWEVER, THE PROPOSED DEVELOPMENT WILL RESULT IN A MINOR DECREASE IN RUNOFF GENERATED BY THE SITE AND THEREFORE WILL NOT ADVERSELY AFFECT THE DESIGNATED FLOOD HAZARD ZONE. THIS DECREASE IS DUE TO REPLACING IMPERVIOUS PAVING WITH PERVIOUS LAND TREATMENT.

THE BASIN W LANDSCAPED BUFFER WILL SERVE AS A WATER HARVESTING AREA THAT WILL MANAGE THE FIRST FLUSH OF DEVELOPED RUNOFF FROM THE NEW DISCONNECTED IMPERVIOUS AREAS IN BASIN W. THE NEW IMPERVIOUS AREA (A_{imp}) CONSISTS OF 0.04 AC OF PAVED PARKING. THE WATER HARVESTING AREA IS SIZED TO CAPTURE AND TREAT THE FIRST FLUSH FROM BASIN W.

- THERE ARE NO PROPOSED IMPROVEMENTS TO BASIN S. RUNOFF FROM BASIN S WILL CONTINUE TO DRAIN SOUTH ON TO THE NEIGHBORING PROPERTY PER THE HISTORICAL DRAINAGE PATTERN.

MANAGING THE FIRST FLUSH OF DEVELOPED RUNOFF FROM BASIN S IS NOT WARRANTED AS THERE IS NO NEW IMPERVIOUS AREA PROPOSED WITHIN THIS BASIN.

THERE WILL CONTINUE TO BE NO APPARENT OFFSITE FLOWS IMPACTING THE SITE AS A RESULT OF THESE DEVELOPED CONDITIONS.

VI. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) THE LIMIT AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS, AND 3.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE EXISTING DRAINAGE OF THE SITE FOR THE EAST, SOUTH, AND WEST BASINS WILL BE MAINTAINED, WHILE THE RUNOFF FROM THE NORTH BASIN WILL DRAIN TO A NEW LANDSCAPED WATER HARVESTING AREA BEFORE OVERFLOW IS CONVEYED VIA NEW PRIVATE STORM DRAIN IMPROVEMENTS TO THE PUBLIC STORM DRAIN SYSTEM IN BELLAMAH AVE NW.

VII. EROSION AND SEDIMENT CONTROL PLAN

THIS PROJECT DISTURBS LESS THAN ONE-ACRE OF LAND. THEREFORE, A SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS NOT BEEN PREPARED. THE SMALL SIZE OF THIS PROJECT DOES NOT WARRANT THE PREPARATION OF A SITE SPECIFIC EROSION AND SEDIMENT CONTROL PLAN.

VIII. CALCULATIONS

THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED DEVELOPMENT WILL RESULT IN A MINOR INCREASE IN THE DEVELOPED RUNOFF GENERATED BY BASIN N, AND MINOR DECREASES IN BASINS E AND W, RESULTING IN AN OVERALL DECREASE IN DEVELOPED RUNOFF GENERATED BY THE SITE. IN ADDITION, THE AVERAGE END AREA METHOD WAS USED TO QUANTIFY THE CAPACITY OF THE BASIN N AND W WATER HARVESTING AREAS TO DEMONSTRATE THAT THE FIRST FLUSH OF RUNOFF FROM NEW IMPERVIOUS AREA IS MANAGED.

IX. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN:

- THIS PROJECT IS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA.
- THE PROPOSED IMPROVEMENTS WILL RESULT IN A MINOR DECREASE IN DEVELOPED PEAK DISCHARGE AND VOLUME OF RUNOFF GENERATED BY THE SITE.
- A DESIGNATED FLOOD HAZARD ZONE AH WITH A BFE OF 4959 IS LOCATED IMMEDIATE EAST AND WEST OF THE SITE. THE DESIGNATED FLOOD HAZARD ZONE IS TOPOGRAPHICALLY LOWER THAN THE PROJECT SITE. THE PROPOSED DEVELOPMENT WILL RESULT IN A DECREASE IN RUNOFF DISCHARGED TO THE FLOOD HAZARD ZONE.
- DEVELOPED WATER HARVESTING AREAS WITHIN BASINS N AND W ARE SIZED TO MANAGE AND CONTROL THE FIRST FLUSH OF RUNOFF FROM THE NEW IMPERVIOUS AREAS. BASINS E AND S DO NOT WARRANT MANAGEMENT OF THE FIRST FLUSH AS THERE ARE NO NEW IMPERVIOUS AREAS PROPOSED WITHIN THESE BASINS.
- A NEW PRIVATE 12" STORM DRAIN WITHIN BASIN N WILL CONNECT TO THE PUBLIC STORM DRAIN SYSTEM IN BELLAMAH AVE NW BY SOF19 PERMIT. THIS PRIVATE STORM DRAIN WILL CONVEY OVERFLOW RUNOFF FROM THE ONSITE WATER HARVESTING AREA TO THE PUBLIC STORM DRAIN SYSTEM.
- A SEPARATE EROSION AND SEDIMENT CONTROL PLAN IS NOT SUBMITTED WITH THIS PROJECT AS THE PROJECT DISTURBS LESS THAN ONE-ACRE.
- THIS PROJECT IS NOT SUBJECT TO AN EPA NPDES PERMIT

CALCULATIONS

I. SITE CHARACTERISTICS

- PRECIPITATION ZONE = 2
- $P_{1-100} = P_{300} = 2.35$
- TOTAL PROJECT AREA (A_T) = 130,000 SF = 2.98 AC
TOTAL DISTURBED AREA (A_{DT}) = 32,660 SF = 0.74 AC
- EXISTING LAND TREATMENT

| 1. BASIN N TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 1,570 / 0.04 | 8 |
| D | 17,570 / 0.41 | 92 |

| 2. BASIN E TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 17 |
| D | 36,100 / 0.83 | 83 |

| 3. BASIN S TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 17 |
| D | 36,100 / 0.83 | 83 |

| 4. BASIN W TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|-----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 0 / 0 | 0 |
| D | 60,180 / 1.38 | 100 |

| 5. DEVELOPED LAND TREATMENT | AREA (SF/AC) | % |
|-----------------------------|---------------|----|
| 1. BASIN N TREATMENT | AREA (SF/AC) | % |
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 27 |
| D | 20,180 / 0.46 | 73 |

| 2. BASIN E TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 3. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 4. BASIN W TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 5. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 6. BASIN W TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 7. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 8. BASIN W TREATMENT | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 9. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 10. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 11. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 12. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 13. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 14. BASIN E TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 17 |
| D | 36,100 / 0.83 | 83 |

| 15. BASIN S TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 17 |
| D | 36,100 / 0.83 | 83 |

| 16. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|-----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 0 / 0 | 0 |
| D | 60,180 / 1.38 | 100 |

| 17. DEVELOPED LAND TREATMENT | AREA (SF/AC) | % |
|------------------------------|---------------|----|
| 1. BASIN N TREATMENT | AREA (SF/AC) | % |
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 27 |
| D | 20,180 / 0.46 | 73 |

| 18. BASIN E TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 19. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 20. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 21. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 22. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 23. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 24. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 25. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 26. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 27. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

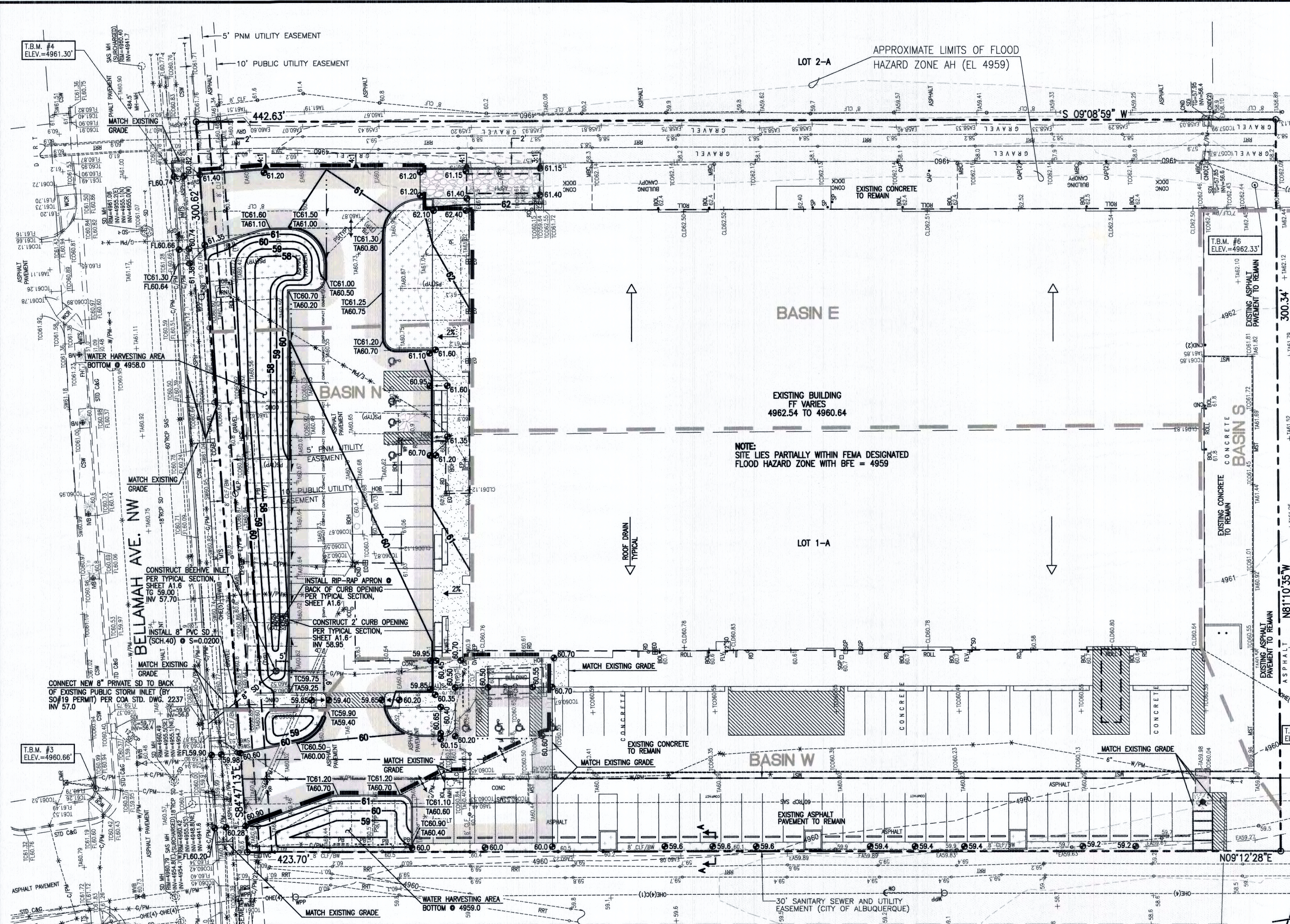
| 28. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 29. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| 30. BASIN W TREATMENT | AREA (SF/AC) | % |
|--------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 2,620 / 0.06 | 5 |
| D | 51,070 / 1.17 | 95 |

| 31. BASIN S - NO CHANGE | AREA (SF/AC) | % |
|-------------------------|---------------|----|
| A | 0 / 0 | 0 |
| B | 0 / 0 | 0 |
| C | 7,500 / 0.17 | 18 |
| D | 33,860 / 0.78 | 80 |

| | |
|-----------|---------|
| 0)) = | 2.6 CFS |
| 4))0.63 = | 0.25 IN |
| = | 570 CF |



NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY.
THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN
BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS
11184, DATED 02/20/2015 (2015.002.1). THE TOPOGRAPHIC INFORMATION
DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY
PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED
02/20/2015 (2015.002.1).

PROJECT BENCHMARK

| | |
|--|--|
| TEMPORARY BENCHMARK #3 (T.B.M.) A NAIL WITH WASHER STAMPED "LS 11808" SET AT BACK OF SIDEWALK, AS SHOWN ON THIS SHEET. ELEVATION = 4960.66 FEET (NAVD 1988) | TEMPORARY BENCHMARK #5 (T.B.M.) A MAG NAIL WITH WASHER SET IN ASPHALT, AS SHOWN ON THIS SHEET. ELEVATION = 4959.78 FEET (NAVD 1988) |
| TEMPORARY BENCHMARK #4 (T.B.M.) A MAG NAIL WITH WASHER SET IN ASPHALT, AS SHOWN ON THIS SHEET. ELEVATION = 4961.30 FEET (NAVD 1988) | TEMPORARY BENCHMARK #6 (T.B.M.) A MAG NAIL WITH WASHER SET IN CONCRETE DOCK, AS SHOWN ON THIS SHEET. ELEVATION = 4962.33 FEET (NAVD 1988) |

GRADING PLAN BLUE LINX WAREHOUSE ADAPTIVE RE-USE PROJECT

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY. THEREFORE, THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY FLOODING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

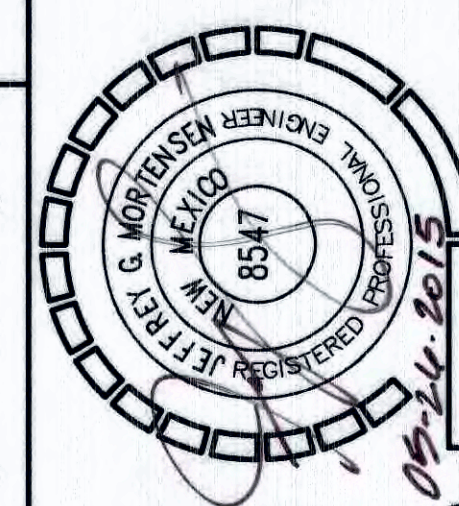
| APPROVALS | NAME | DATE |
|-------------------------|------|------|
| HYDROLOGY | | |
| SIDEWALK INSPECTOR | | |
| STORM DRAIN MAINTENANCE | | |

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

FOR LEGEND, SEE SHEET A1.4



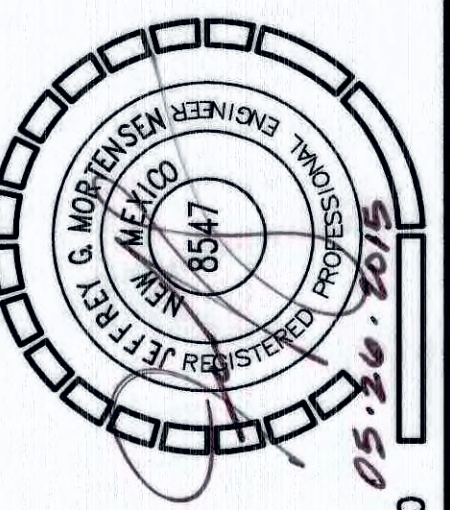
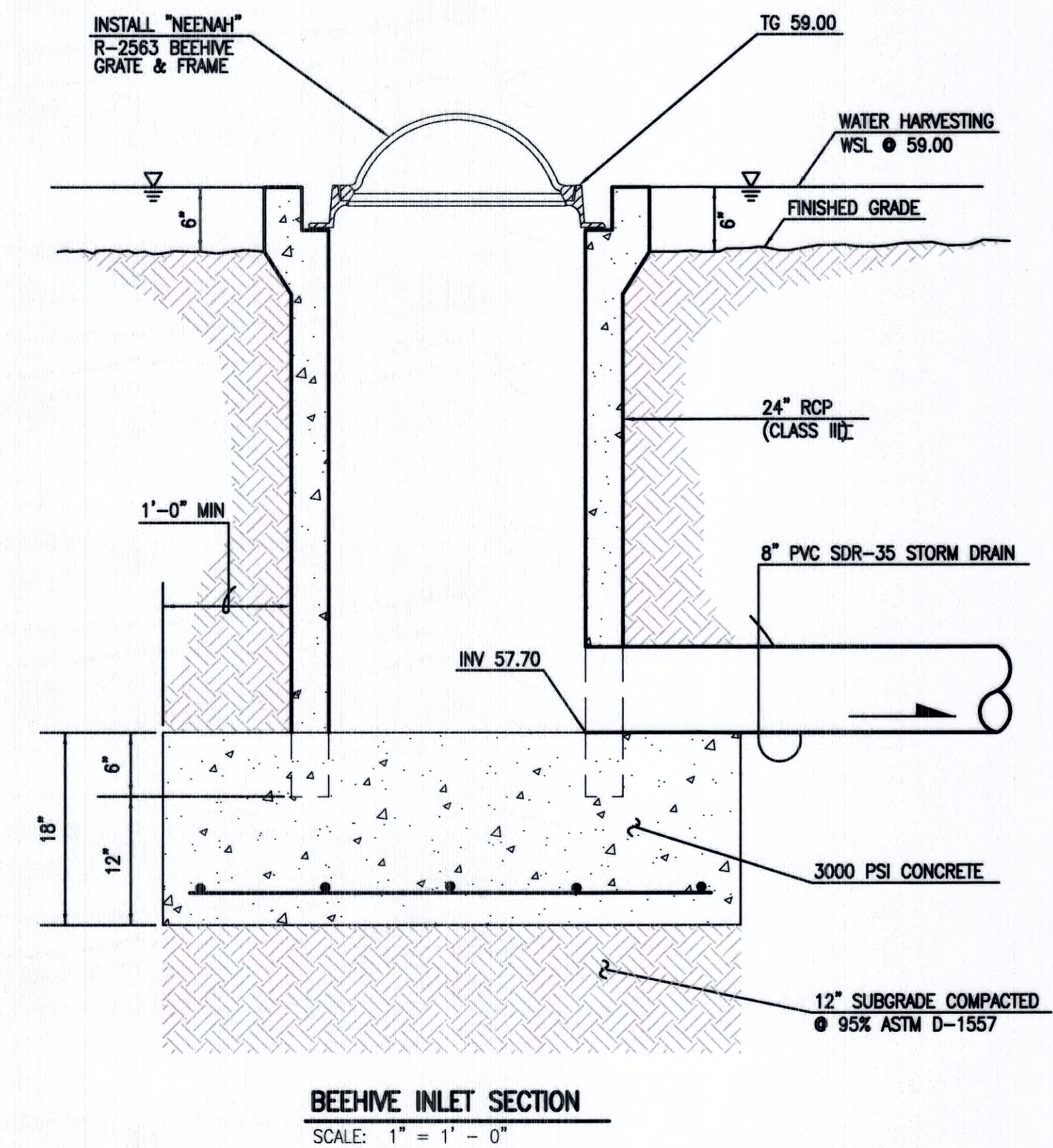
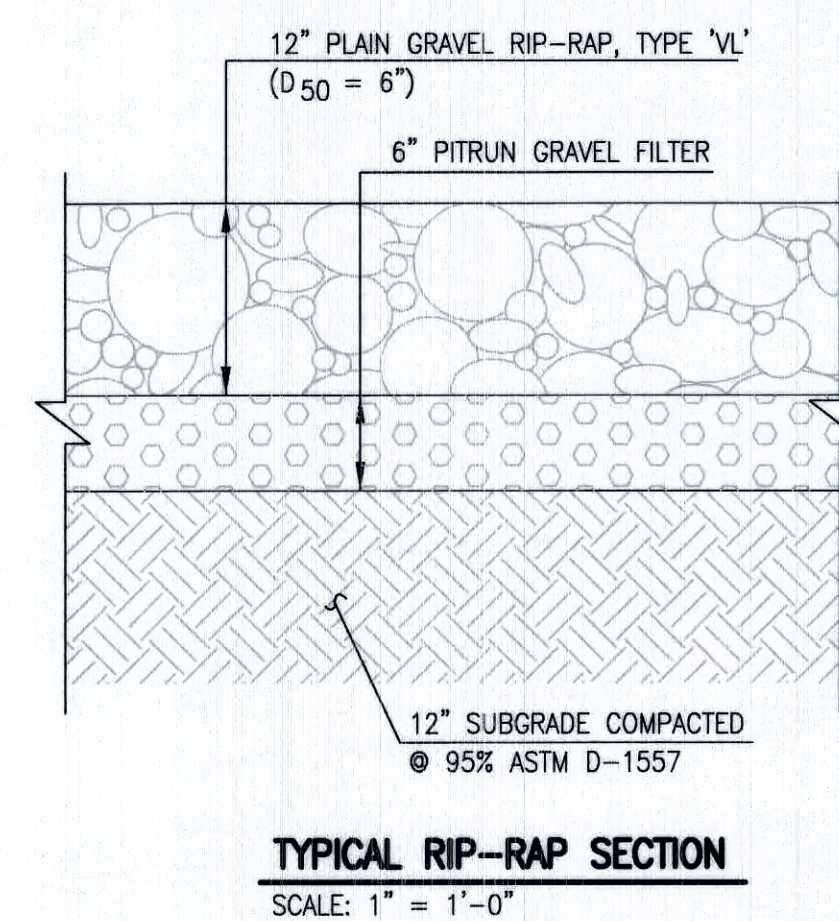
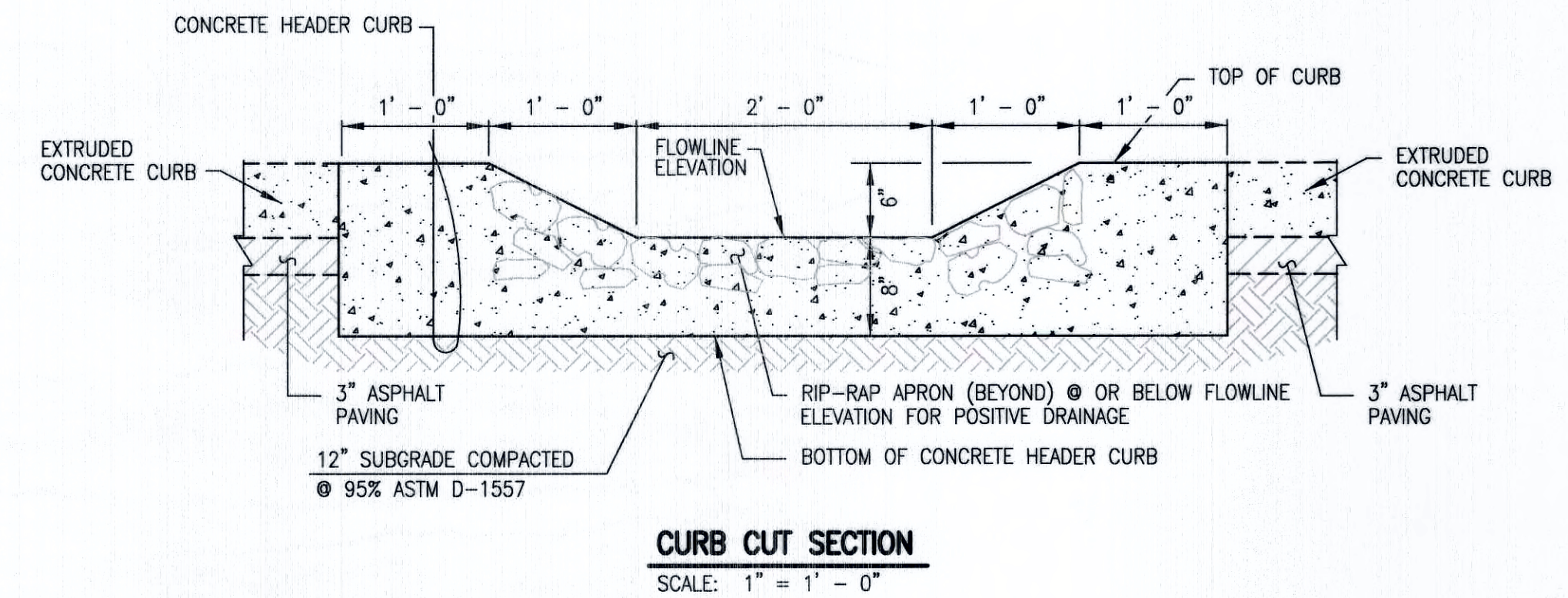
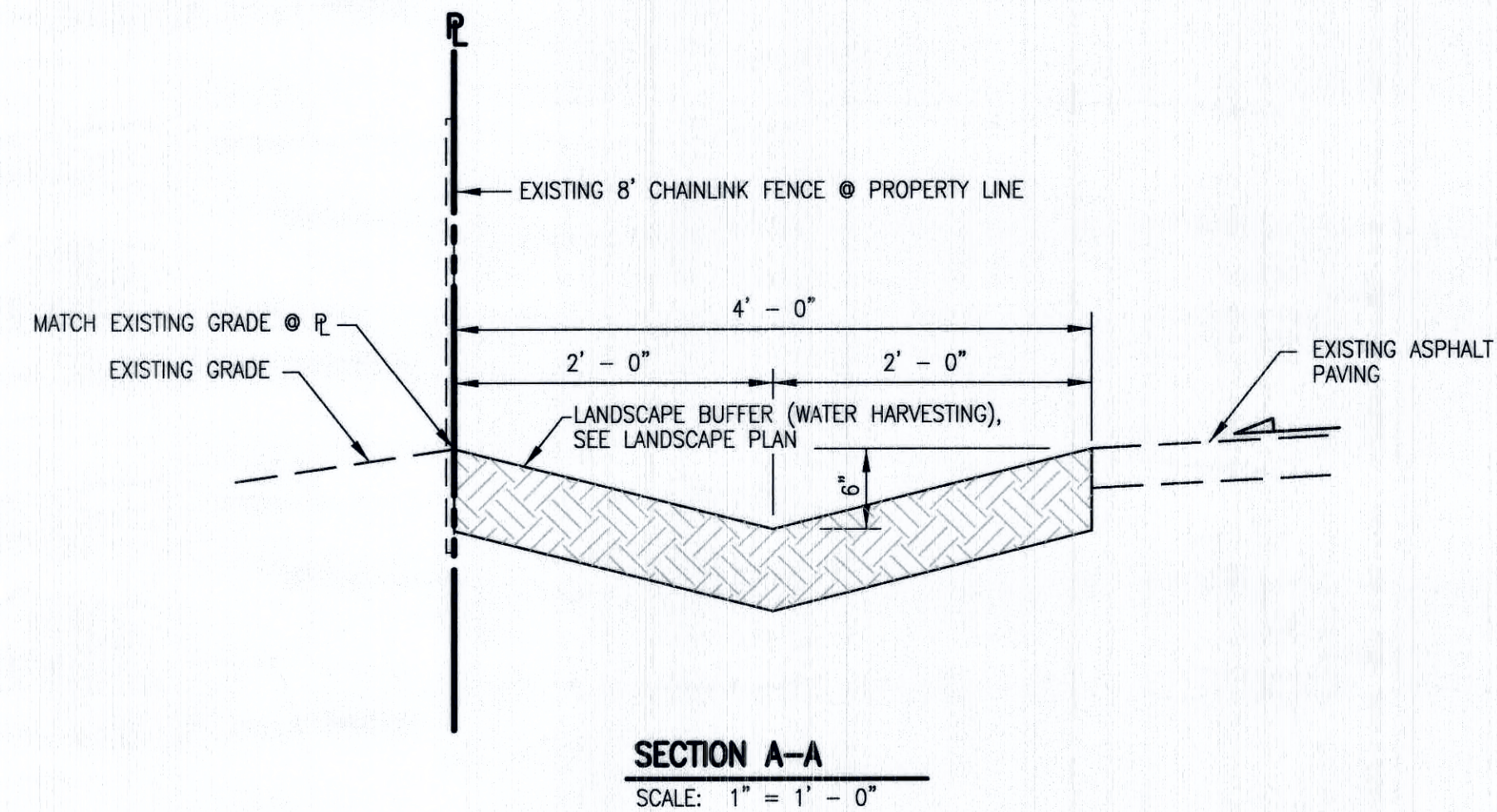
BLUE-LINX WAREHOUSE ADAPTIVE RE-USE PROJECT 1820 BELLAMAH AVENUE N.W. ALBUQUERQUE, NEW MEXICO SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040

File Path: P:\DATA\2014\054\2\ENG\1 Plot Date: 05-26-2015
File Name: 140542_A1.6.DWG Plot Time: 1:48 pm

HIGH MESA Consulting Group

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

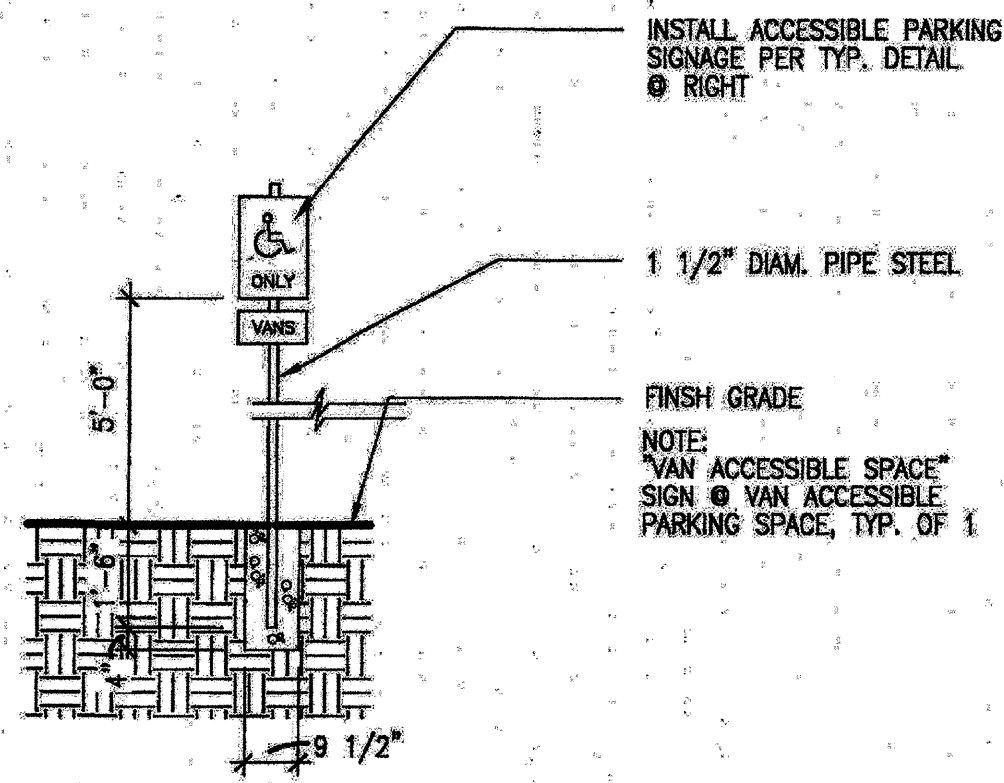
DRAINAGE DETAILS AND SECTIONS
BLUE LINX WAREHOUSE ADAPTIVE RE-USE PROJECT



BLUE-LINX WAREHOUSE ADAPTIVE RE-USE PROJECT
1820 BELLAMAH AVENUE N.W.
ALBUQUERQUE, NEW MEXICO
SANDERS & ASSOCIATES ARCHITECTS, P.C. 5921 LOMAS BLVD. N.E. SUITE B ALBUQUERQUE N.M. 87110 (505) 255-5040 FAX (505) 255-5040

Project no. 1407
A1.6
of 26
2014.054.2

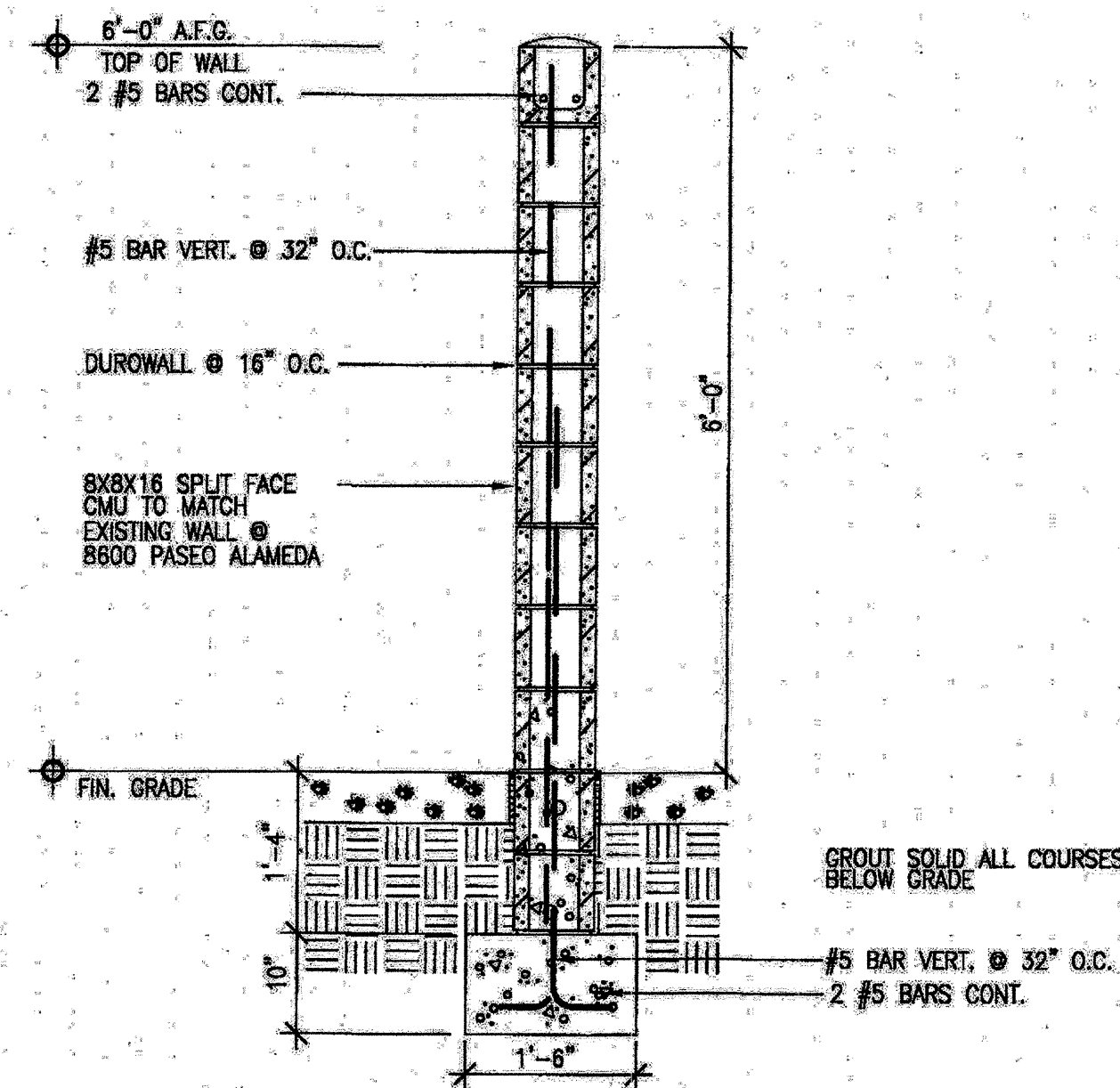
| DESIGNED BY | DATE | BY | REVISIONS |
|----------------|------|----|-----------|
| J.D.S. | | | |
| DRAWN BY | | | |
| J.Y.R., S.C.C. | | | |
| APPROVED BY | | | |
| J.G.M. | | | |



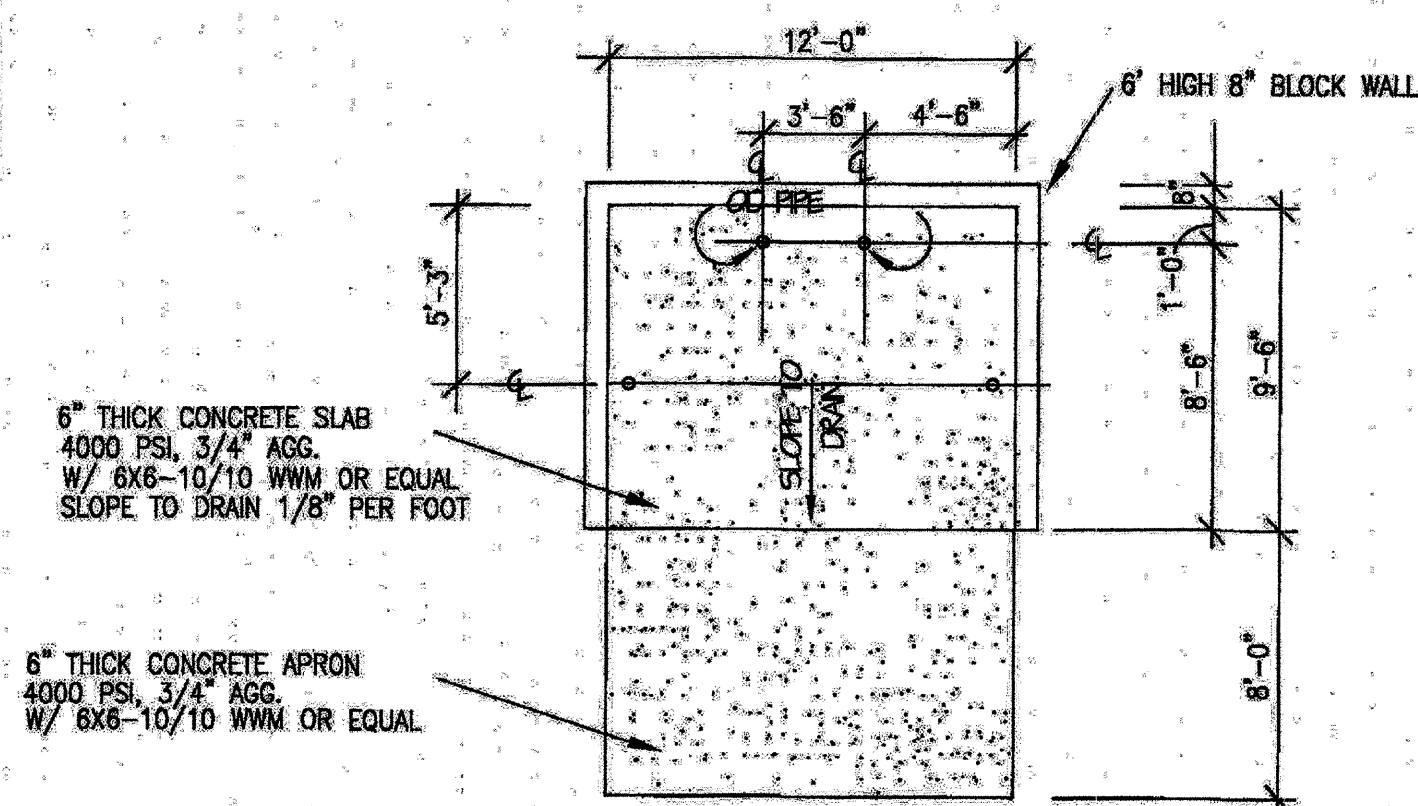
SIGN DETAIL
SCALE: 3/8" = 1'-0"



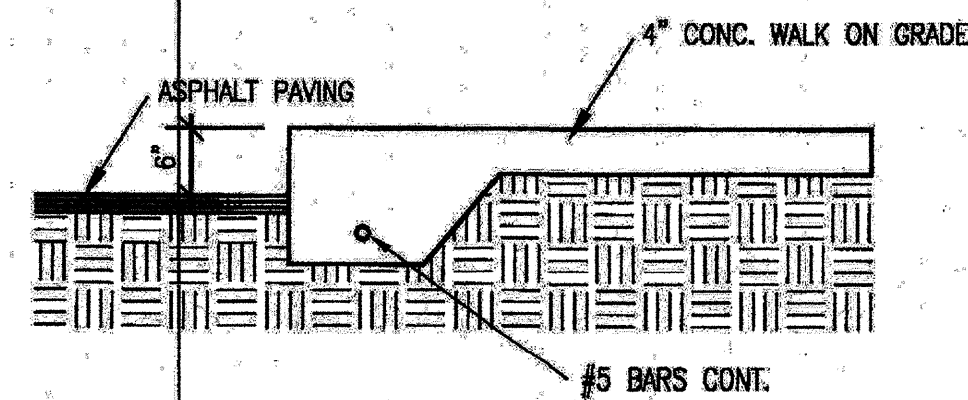
TYPICAL HANDICAP PARKING SIGN (VAN ACCESSIBLE)
SCALE: 1" = 0'-6"



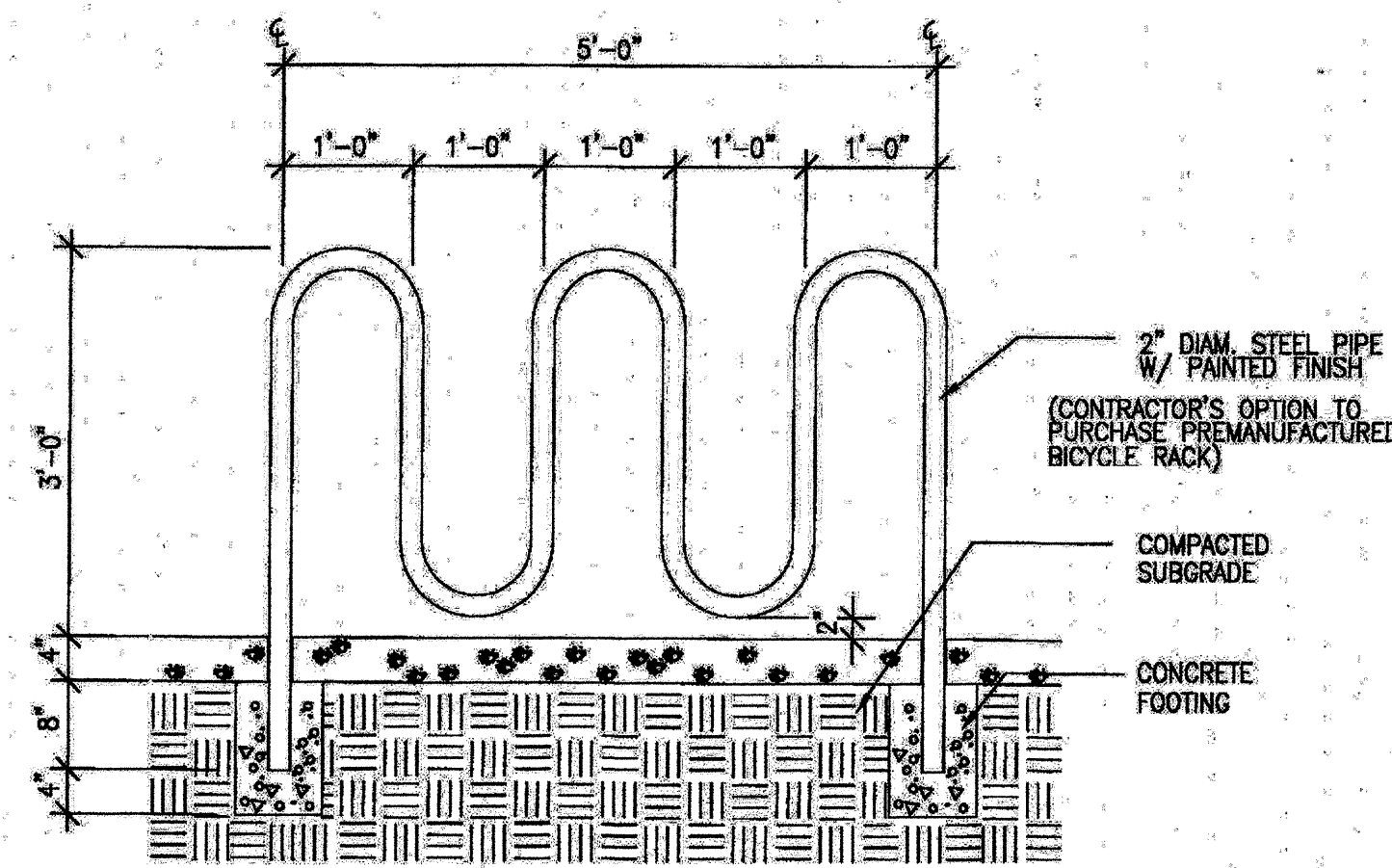
SITE WALL SECTION
SCALE: 3/4" = 1'-0"



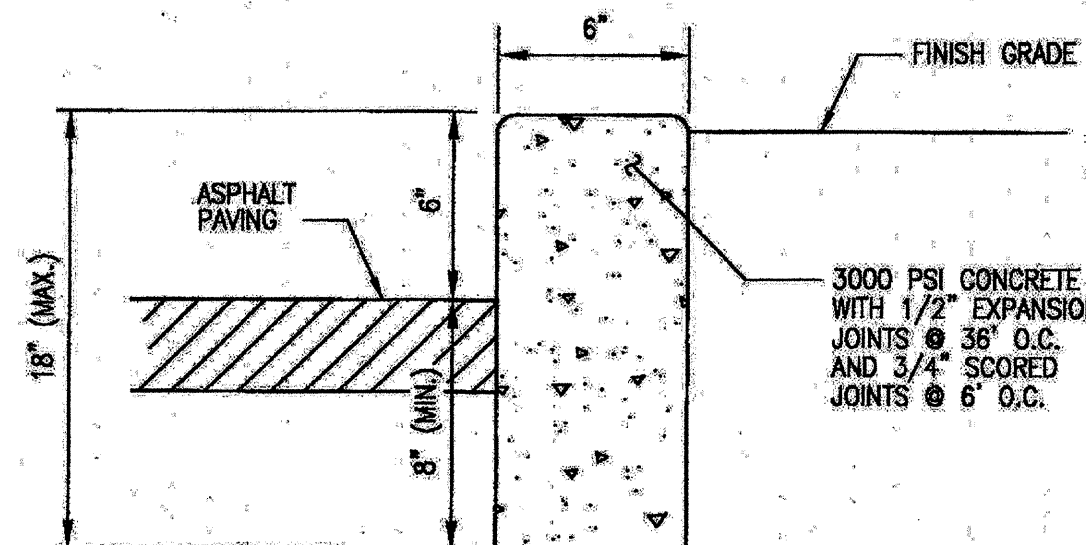
ENCLOSURE PLAN
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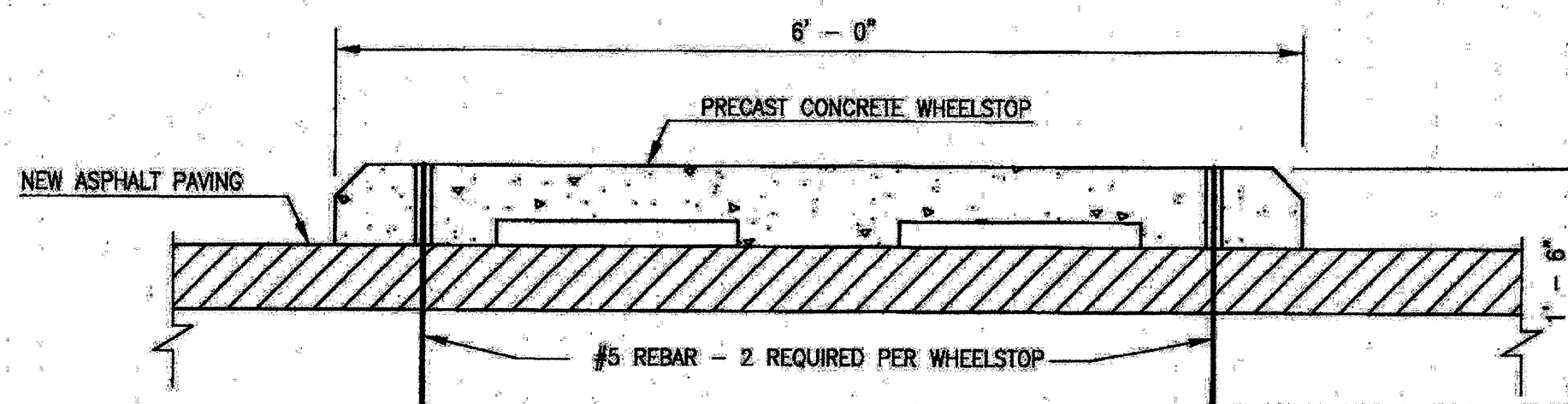
TURN DOWN EDGE
SCALE: 3/4" = 1'-0"



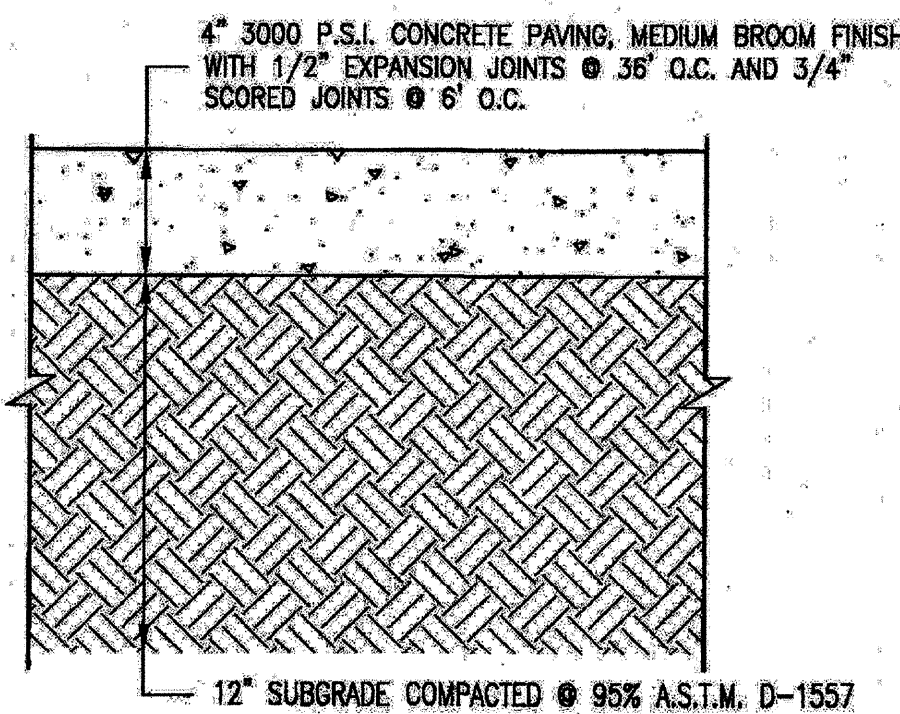
BICYCLE RACK
SCALE: 3/4" = 1'-0"



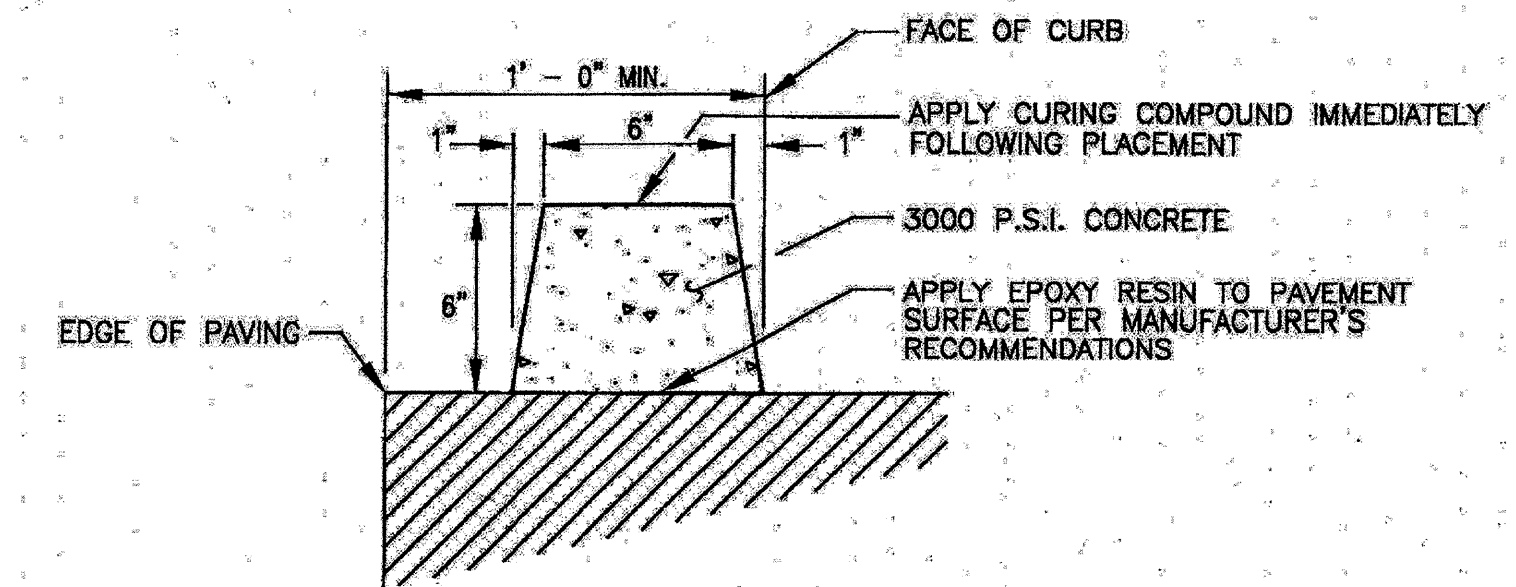
HEADER CURB SECTION
SCALE: 1" = 6"



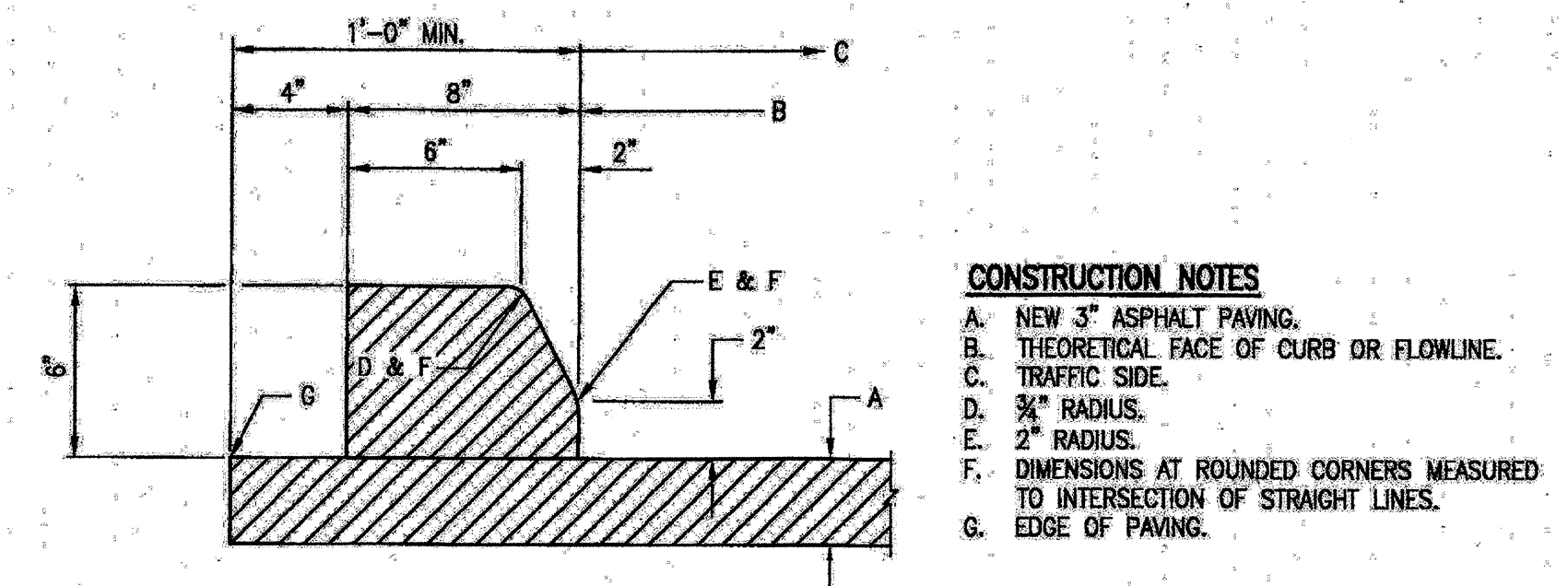
WHEELSTOP SECTION
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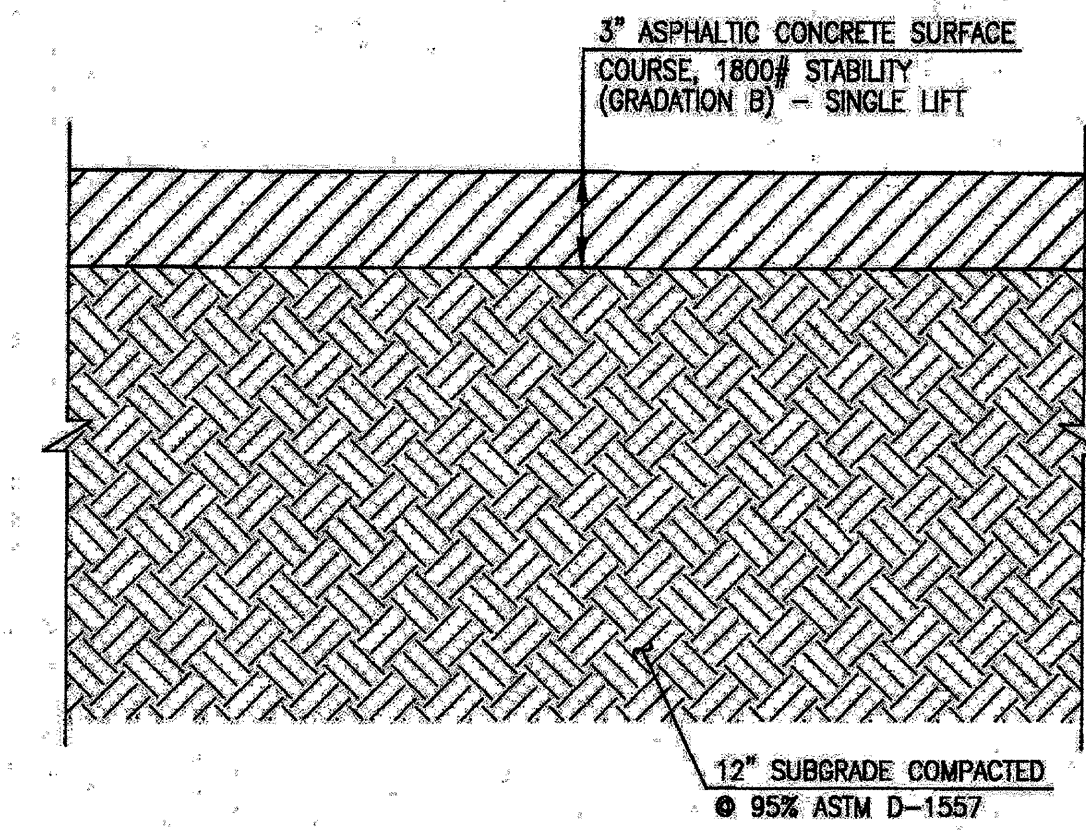
TYPICAL CONCRETE SIDEWALK SECTION
SCALE: 1" = 6"



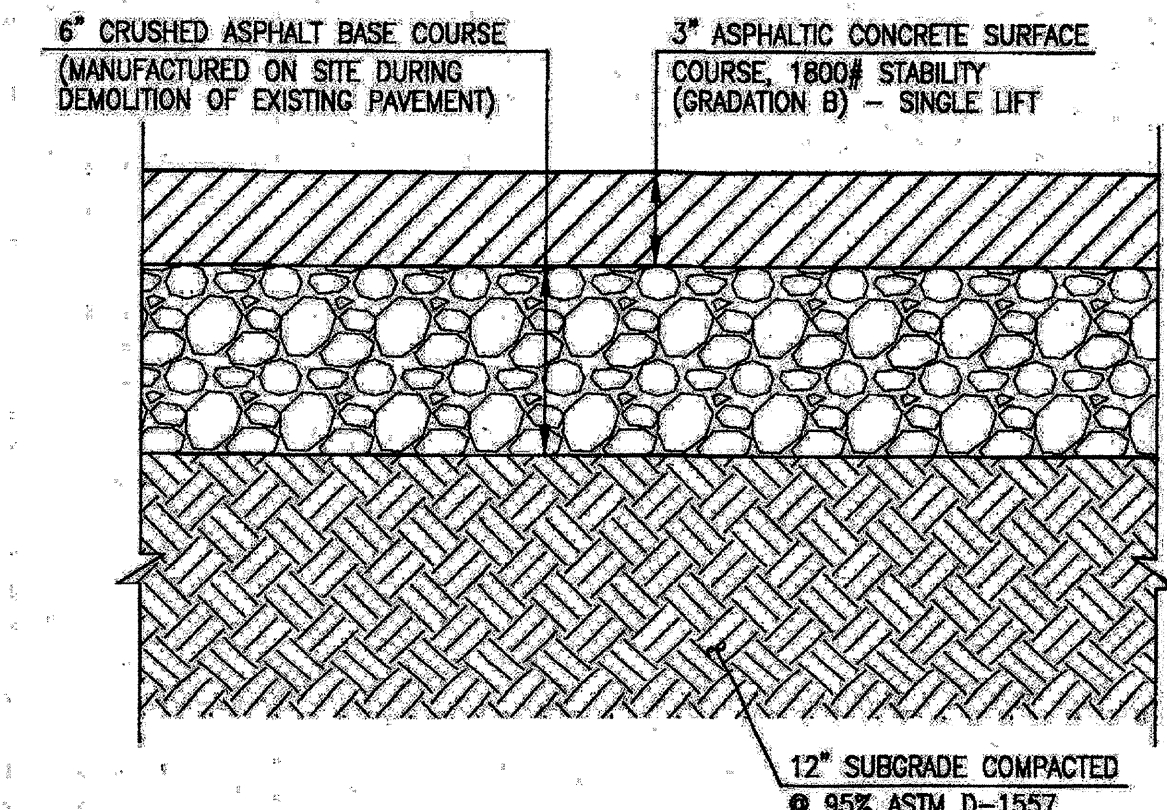
TYPICAL EXTRUDED CONCRETE CURB SECTION-BASE BID
SCALE: 1" = 6"



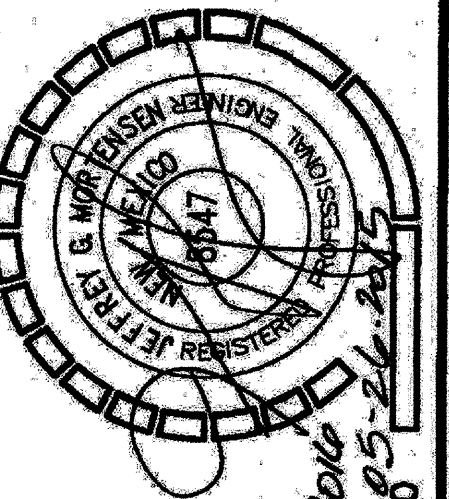
TYPICAL EXTRUDED ASPHALT CURB SECTION (ALT. SECTION)
SCALE: 1" = 6"



TYPICAL 3" ASPHALT PAVING SECTION-BASE BID (VEHICULAR TRAFFIC AREAS)
SCALE: 1" = 6"



TYPICAL 3" ASPHALT PAVING SECTION (ALT. SECTION) (VEHICULAR TRAFFIC AREAS)
SCALE: 1" = 6"



BLUE-LINX WAREHOUSE ADAPTIVE RE-USE PROJECT
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PAVING DETAILS AND SECTIONS
BLUE LINX WAREHOUSE ADAPTIVE RE-USE PROJECT

| DESIGNED BY | DATE | BY | REVISIONS |
|-------------|-------|---------------|----------------------------------|
| J.D.S. | 12/15 | JGM | ADD HANDICAP PARKING SIGN DETAIL |
| DRAWN BY | | J.Y.R. S.C.C. | |
| APPROVED BY | | J.G.M. | |

2014.054.5

Floodplain Development Permit Form
Planning Dept., City of Albuquerque

Section 1: General Provisions (Applicant to read and sign)

1. No work of any kind may start until a permit is issued.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
4. Applicant must provide a Critical Habitat for Threatened & Endangered Species report if working on or near an endangered species area.
5. The applicant certifies that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate.

Applicant Signature Justin Schara Date 6/1/15

Applicant Printed Name Justin Schara Phone #: 345-4250

Section 2: Proposed Development in Special Flood Hazard Area (to be completed by Applicant)

Brief Project Description Renovation of existing warehouse. Includes renovation of inside of the building, demolition of the existing office addition for new paved parking and landscaped / water harvesting improvements.

Applicant is (check one): Owner _____ Builder _____ Engineer/Architect X

Project address/Legal Disc/Location: 1820 Bellamah Ave NW
Lot 1-A, Freeway-Oldtown, Limited

Description of Work in Special Flood Hazard Area (SFHA):

A. Development Activities

Clearing X Fill _____ Drilling _____ Excavation X

Watercourse Alteration _____ (Including Dredging and Channel Modifications)

Drainage Improvements X Road, Street or Bridge Construction _____

Water or Sewer Line Installation X Paving X Walls, Fences _____

Storage of Materials/Equipment for more than a year. _____ Materials Volume (cu. Ft.) _____

Other (Please Specify) _____

B. Building Development and Building Type

New Building ____ Residential (1-4 Family) ____ Residential (More than 4 Family) ____

Commercial X Addition ____ Alteration ____ Demolition ____

Manufactured Home ____

If an addition or alteration:

Estimated Cost of structure before addition/alteration. _____

Estimated Cost of Project \$ _____ Percent of value (new/existing) _____

Is there a Grading & Drainage Plan associated with this work? Yes X No ____

Drainage file Number: J-13 D/10/

Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

The proposed development is located in a SFHA Zone (circle one): A AE AH AO

And is located on FIRM Panel: 3314

And is located in a Floodway: ____ Yes X No

BFE if Applicable: 4959

Drainage File Number: J13D101

Floodplain Permit Number: J13F101

Building Permit / Work Order #: N/A

Site specific Instructions: Build & maintain according
to approved Grading & Drainage Plan
Dated: 5/26/15

Signed: [Signature] Date: _____

Printed Name: Rudy E. Rael

If proposed development is a building complete section 4.

Section 4: Requirements for building in a SFHA:

(To be completed by the Floodplain Administrator or Representative).

BFE (unless not available) _____ Minimum Finished Floor Elevation: _____

Minimum Lowest Adjacent Grade (LAG): _____

Change in water elevation (if in a Floodway): _____

Is flood-proofing required: YES ____ NO ____

If yes, method of flood-proofing: _____

Company certifying the flood-proofing: _____

An Elevation Certificate is required for structural development in a SFHA. A Certificate of Occupancy will not be granted until the Planning Department receives the Elevation Certificate.



Section 5: Post Development Certification:

A. For structural Development:

Elevation Certificate received on (Date): _____

Finished Floor Elevation: _____

Lowest adjacent grade: _____

The Floodplain Administrator or Representative verifies that the above information is acceptable ____ is not ____ acceptable per the City of Albuquerque Floodplain Ordinance.

B. The site was visually inspected on (Date) _____

Certificate of Occupancy approved on (Date) _____

Signature: _____ Date: _____

Printed Name: _____