City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: DCI Southwest Mesa Building Permit #: _____ City Drainage #: K10D056

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract C-44B, Section 22N, T11.0N, R.2E, NMPM

City Address: 8217 Central Ave NW

Engineering Firm: Littlejohn Engineering Assoc. Contact: Tony Heath

Address: 1935 21st Ave S, Nashville, TN 37212

Phone#: 615.385.4144 Fax#: 615.385.4020 E-mail: theath@smeinc.com

Owner: Dialysis Clinic Inc. Contact: Jack Freeman

Address: 1633 Church St, Suite 500

Phone#: 615.329.2424 Fax#: _____ E-mail: jack@jfreemanassoc.com

Architect: Jack Freeman & Assoc. Contact: Jack Freeman

Address: 311 22nd Ave N, Nashville, TN 37203

Phone#: 615.329.2424 Fax#: _____ E-mail: jack@jfreemanassoc.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

____ TRAFFIC/ TRANSPORTATION

____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ ENGINEER/ ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN

X GRADING PLAN

X DRAINAGE MASTER PLAN

X DRAINAGE REPORT

____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)

____ TRAFFIC IMPACT STUDY (TIS)

____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X 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

____ PRE-DESIGN MEETING

____ OTHER (SPECIFY) _____

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AUG 10 2016
AND DEVELOPMENT SECTION

Paid $100 OC

IS THIS A RESUBMITTAL?: ____ Yes X No

DATE SUBMITTED: 2016/08/05 By: Tony Heath

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

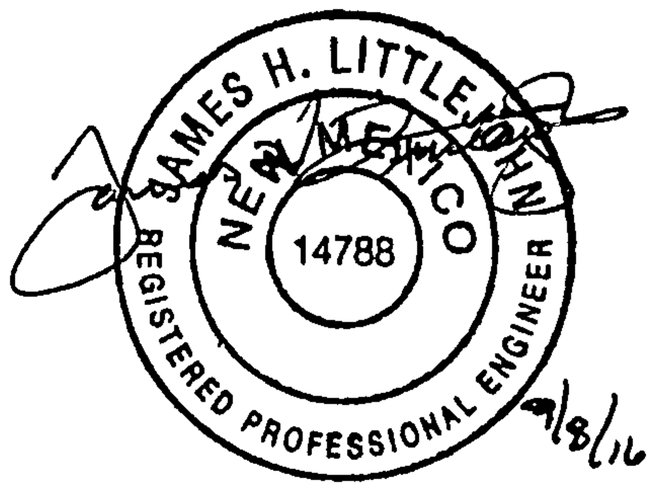
Drainage Design Summary

For

DCI Southwest Mesa

8217 Central Avenue NW,
Albuquerque, Bernalillo County, New Mexico

August 3, 2016
Revised September 8, 2016



Prepared by:

Littlejohn Engineering Associates, Inc.
1935 21st Avenue South
Nashville, Tennessee
37212
(615) 385-4144

DCI Southwest Mesa

Albuquerque, Bernalillo County, New Mexico
Drainage Design Summary

Overview

This 2.03± acre site is located at 8217 Central Avenue NW, in the City of Albuquerque in Bernalillo County. The existing site is undeveloped and consists largely of sparse grass and natural coverings. Proposed work includes the construction of an approximately 9500 sq. ft. dialysis clinic along with associated parking and drive areas. The disturbed area for this project is 2.30± acres. The additional disturbed area is due to the off-site work to connect water and sewer services. There is no existing Stormwater infrastructure to connect to at this site. Therefore a retention basin will be used to contain the runoff volume from the 100-year, 10-day storm.

Stormwater Quantity

Pre-Development

The existing site is undeveloped and consists largely of sparse grass and natural coverings. Stormwater runoff flows generally from the NW to the site outfall point located approximately 150 feet north of the SE property corner.

The existing site totals 2.03± acres of Type A soils. The Albuquerque Development Process Manual classifies this as Land Treatment A. The Time of Concentration was calculated using the TR-55 sheet flow and shallow concentrated flow methods. A total time of concentration of 49.8 minutes was found.

	Basin Characteristics				
	Area		CN	Rational C	% Impervious
Existing	[sq. ft]	[ac]			
Total Site Area	88547.00	2.03	68	0.14	0.00%
Existing Impervious	0.00	0.00	98	0.9	
Existing Open Space	88547.00	2.03	68	0.14	

The Albuquerque Development Process Manual outlines a procedure for calculating the total runoff from a site after initial abstractions and accounting for infiltration. This process was used to calculate the volume of runoff produced from the 100-year 24 hr and 100-year, 10-day design storms.

	Process from ABQDPM					
Land Treatment	Initial Abstraction [in]	Infiltration [in/hr]	Excess Precipitation [100-Yr, 6 Hr]	V360 [ac-ft]	V1440 [ac-ft]	V-10day [ac-ft]
					0.07	**0.07**
D	0.10	0.00	1.97	0.00	0.00	
A	0.65	1.67	0.44	0.07	0.07	

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10-5-16

Post-Development

The developed site will discharge to the same outfall as the existing condition. The site will maintain the fall from North to South and route Stormwater runoff through a retention basin located along the south edge of the property before discharging to the ROW. The site will primarily drain to this retention basin via sheet flow.

The proposed retention basin has been sized per the ABQDPM to retain the volume from the 100-year, 10-day design storm. Zone 1

Return Period	Factor	6 Hr Rainfall Depth [in]	24 Hr Rainfall Depth [in]	10 Day Rainfall Depth [in]
2 Year	0.434	0.95	1.15	1.59
5 Year	0.567	1.25	1.51	2.08
10 Year	0.667	1.47	1.77	2.45
25 Year	0.8	1.76	2.13	2.94
50 Year	0.9	1.98	2.39	3.30
100 Year	1	2.20	2.66	3.67

Proposed	Basin Characteristics Area		CN	Rational C	% Impervious
Total Site Area	88547.00	2.03	67	0.45	47.31%
Proposed Building	9590.12	0.22	98	0.93	
Proposed Walk	2449.70	0.06	98	0.93	
Proposed HD Pavement	22822.15	0.52	98	0.93	
Proposed LD Pavement	6246.03	0.14	98	0.93	
Proposed Concrete Pavement	787.87	0.02	98	0.93	
Proposed Open Space	46651.13	1.07	39	0.05	.27

Land Treatment	Process from ABQDPM Initial Abstraction [in]	Infiltration [in/hr]	Excess Precipitation [100-Yr, 6 Hr]	V360 [ac-ft]	V1440 [ac-ft]	V-10day [ac-ft]
					0.25	**0.34**
D	.27 0.10	0.00	1.97	0.04	0.04	0.06
D	0.10	0.00	1.97	0.01	0.01	0.02
D	0.10	0.00	1.97	0.09	0.11	0.15
D	0.10	0.00	1.97	0.02	0.03	0.04
D	0.10	0.00	1.97	0.00	0.00	0.01
B	0.50	1.25	0.67	0.06	0.06	0.06

The Pond will have an invert elevation of 5107 and a top overflow elevation of 5109.50.

Pond Design	
Required Volume [ac-ft]	0.34
Required Volume [cu. Ft]	14614.8
Top Area, Elev 5109.50 [sq. ft]	11990.8
Bottom Area, Elev 5107[sq. ft]	8718.58
Depth	2.5
Pond Volume [cu. Ft]	25886.7
Pond Volume [ac-ft]	0.59

First-Flush Water Quality

The proposed site will capture and infiltrate the first-flush rainfall event in the on-site retention basin. A long term maintenance plan has been prepared for this site that addresses the regular inspection and maintenance of the underground storm piping as well as the retention basin so that floatables do not build up and become reintroduced into the greater storm City storm system.

Conclusion

The proposed site of 'DCI – SW Mesa' has been designed per the ABQ Development Process Manual to retain the stormwater runoff volume from the 100-year 10-day design storm. This will be achieved through the use of an on-site retention basin. The underground storm pipes have been sized for the 10-year design storm.

Storm Routing Calculations

20150430 DCI - SW Mesa

UP NODE	UP INVERT	DOWN NODE	DOWN INVERT	SLOPE %	LENGTH FT	SIZE IN	TYPE	N	A AC	C	I IN/HR	CATCHMENT FLOW	UPSTREAM FLOW	SYSTEM FLOW	FLOW CAPACITY	EXCESS CAPACITY
D2	5107.93	D1	5107.25	0.50%	136.00	15	RCP	0.013	0.137	0.950	4.700	0.613	0.000	0.613	4.578	3.965
A6	5109.88	A5	5109.53	1.00%	35.00	6	PVC	0.011	0.023	0.950	4.700	0.101	0.000	0.101	0.665	0.563
A5	5109.53	A4	5109.19	1.00%	34.00	6	PVC	0.011	0.030	0.250	4.700	0.035	0.101	0.136	0.665	0.528
A4	5109.09	A3	5108.63	0.50%	92.00	15	RCP	0.013	0.092	0.950	4.700	0.412	0.136	0.548	4.578	4.029
A3	5108.53	A2	5108.21	0.49%	65.00	15	RCP	0.013	0.142	0.950	4.700	0.633	0.548	1.181	4.542	3.361
A2	5108.11	A1	5107.25	0.50%	172.00	15	RCP	0.013	0.224	0.950	4.700	0.998	1.181	2.180	4.578	2.398

Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Wednesday, September 14, 2016 12:17 PM
To: 'theath@leainc.com'
Subject: DCI Southwest - K10D056 - Stamp Date 8-3-2016

Mr. Heath,

This email is being sent in lieu of an attached letter in order to expedite initial reviews. A reply to these comments via email will not be considered a resubmittal.

Based upon information provided in the above-referenced submittal, received 8-10-2016, the Grading and Drainage Plan/Report cannot be approved for ESC Building Permit until the following items are addressed:

1. Will pipe D2-D1 have proper clearances from the 6" SAS line?

2. Rip rap / erosion control needs to be incorporated around the outfalls into the pond. If they are included in a landscaping plan, you can just reference what type will be incorporated.

3. There appears to be a rundown missing from the parking lot along the south edge of the site to discharge the surface flows into the pond.

4. The apparent landscaping islands around the edge of the property should be graded to be self-contained (with a curb cut outlet if you feel it is necessary), or at least not draining to the adjacent properties, unless there is a drainage easement in place.

5. The drainage report has blank sections. However, the only additional worksheets/calculations that would be needed are capacity calculations for the inlets and the storm drain.

6. Minor comment: Please show a vicinity map in the resubmittal referencing the Zone Atlas Map Number and if the site is affected by any floodplains. not addressed need Firmette

Any question just let me know.

Abiel Carrillo, PE, CFM
Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

Littlejohn
An S&ME Company

September 16, 2016

Development Review Services
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: DCI – SW Mesa, T201692131
Littlejohn Project No. 20150430

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10-5-16

To Whom It May Concern:

Please find enclosed our revised plans and response to comments made regarding the Building Permit Application made on August 10th, 2016.

Hydrology: Abiel Carrillo

1. Will pipe D2-D1 have proper clearances from the 6" SAS line?
   Response: Yes, D2-D1 will pass over the 6" SAS line. The invert of D2-D1 at crossing is 5107.50 and the crown of the 6" SAS line is 5103.75.

2. Rip rap / erosion control needs to be incorporated around the outfalls into the pond. If they are included in a landscaping plan, you can just reference what type will be incorporated.
   Response: Rip rap has been added and called out on sheet C5.00.

3. There appears to be a rundown missing from the parking lot along the south edge of the site to discharge the surface flows into the pond.
   Response: The south edge of the parking lot has a ribbon curb w/ gravel diaphragm to discharge surface flows into the pond. See detail 3A on Sheet C7.00.

4. The apparent landscaping islands around the edge of the property should be graded to be self-contained (with a curb cut outlet if you feel it is necessary), or at least not draining to the adjacent properties, unless there is a drainage easement in place.
   Response: Landscaping will be installed in this grass strip to break up flow and the northeast corner of the property has additional grading to be self-contained.

5. The drainage report has blank sections. However, the only additional worksheets/calculations that would be needed are capacity calculations for the inlets and the storm drain.
   Response: Capacity Calculations have been included showing that inlets and storm drains have the capacity to pass the 100-year design storm under gravity flow.

6. Minor comment: Please show a vicinity map in the resubmittal referencing the Zone Atlas Map Number and if the site is affected by any floodplains.
Response: Vicinity map and zone atlas information has been included on sheet C4.00 with this submittal.

Hydrology: Stanice Elliot

1. Drainage report/plan required for new construction and for additions of 1000 square feet or more to existing structures. See Section 14-5-2-12 of the City's Drainage Ordinance.
Response: Revised drainage report has been included w/ this submittal.

2. All new development shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the 'first flush'. The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on 0.44" – 0.1" = 0.34" and only consider the impervious areas.
    a. State how the first flush will be managed and supporting calculations.
    b. State the area of Land Treatment D on the plan.
Response: Included with the drainage report.

3. An approved Erosion Control Plan is required for this site. Please submit this plan to Storm Water Quality, Curtis Cherne 924-3420 for approval.
Response: Curtis Cherne approved the Erosion Control Plan on 2016/08/26. A copy of his approval has been included with this submittal.

4. A permit for Storm Water Erosion and Sediment Control is required for this site. Please submit a permit application to Storm Water Quality, Curtis Cherne 924-3420 for approval.
Response: An ESC permit application was submitted to Curtis Cherne on 2016/09/09.

Fire: Samuel J. Lucero

1. The Fire Marshal's Office is requiring two Fire Marshals specific pages to be added to the building set of plans. The first will be a site plan and the second will be a floor plan. These plans will be specifically tailored for fire department needs. The criteria for these plans are listed.
Response: We submitted plans to the Fire Marshal 7/15/2016. We received comments 08/25/2016. We resubmitted plans to Eric Menoza 09/09/2016 and are awaiting final approval.

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Solid Waste- Adrian Marez

1. Comment: CO IS REQUIRED DISAPPROVED ADRIAN MAREZ 8-24-16. BOTH CONCRETE SLAB AND APRON 6INCHES THICK 4000PSI 3/4AGGREGATED WITH 6X6-10/10 WWM OR EQUAL. RAISED PAD AS INDICATED NOT RECCOMENDED. PAD DEMENSIONS12FT X 9FT 6'. APRON-12FT X 8FT .ALSO REMOVE BOLLARDS THAT ARE LOCATED JUST INSIDE FRONT OF ENCLOSURE. MUST HAVE CLEARENCE OF 12FT INSIDE TO INSIDE OF ENCLOSURE WHEN GATES OPEN. PLEASE SHOW DETAIL GATE PIN HOLES TO KEEP GATES OPEN AND CLOSED.NEED APPROVED SITE DEVELOPEMENT PLAN. REFER TO ZONEING COMMENTS. DRB SITE DEVELOPEMENT PLAN.
   Response: We understand a certificate of occupancy is required by the building department certifying the building's compliance with applicable building codes and other laws. The dumpster pad has been revised per comments; See Sheet C4.00 Layout Plan and Sheet C7.00, Detail 13.

Transportation - Stanice Elliott

1. Comment: An approved TCL Site Plan is required for this site.
   Response: Plans were sent for review 08/08/2016 and comments issues 8/19/2016. We re-submitted to Racquel Michel 09/09/2016. We are waiting for approval and will forward to your office once received.

Zoning - Concetta Trujillo

1. Comment: CO Required. Provide a complete copy of the DRB Site development plan attached to the document folder. Provide Replat. Address correction needed. Pending full review.
   Response: We understand a certificate of occupancy is required. We will attached a complete copy of the previous DRB Site Development plan to the document folder. The plat has been included in this submittal. Address has been corrected on the title block and on Sheet C4.00 Layout Plan.

Sincerely,

LITTLEJOHN ENGINEERING ASSOCIATES, INC.

D. Phillip Piercy, P.E.
Project Manager

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10-5-16

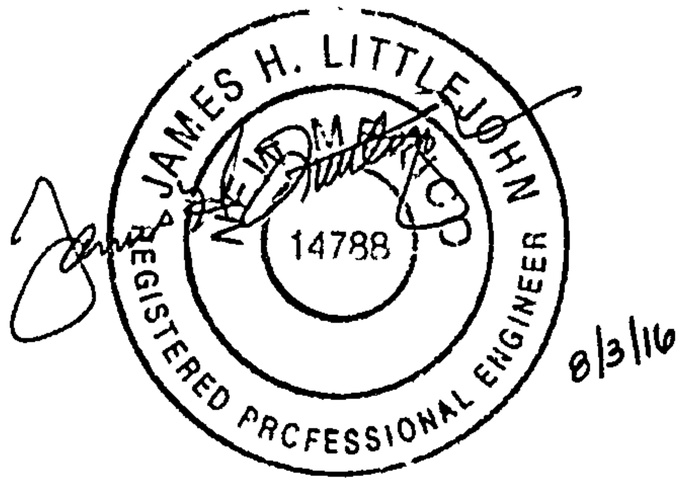
Drainage Design Summary

For

DCI Southwest Mesa

8217 Central Avenue NW,
Albuquerque, Bernalillo County, New Mexico

August 3, 2016



Prepared by:

Littlejohn Engineering Associates, Inc.
1935 21st Avenue South
Nashville, Tennessee
37212
(615) 385-4144

DCI Southwest Mesa

Albuquerque, Bernalillo County, New Mexico
Drainage Design Summary

Overview

This 2.03± acre site is located at 8217 Central Avenue NW, in the City of Albuquerque in Bernalillo County. The existing site is undeveloped and consists largely of sparse grass and natural coverings. Proposed work includes the construction of an approximately 9500 sq. ft. dialysis clinic along with associated parking and drive areas. The disturbed area for this project is 2.30± acres. The additional disturbed area is due to the off-site work to connect water and sewer services. There is no existing Stormwater infrastructure to connect to at this site. Therefore a retention basin will be used to contain the runoff volume from the 100-year, 10-day storm.

Stormwater Quantity

Pre-Development

The existing site is undeveloped and consists largely of sparse grass and natural coverings. Stormwater runoff flows generally from the NW to the site outfall point located approximately 150 feet north of the SE property corner.

The existing site totals 2.03± acres of Type A soils. The Albuquerque Development Process Manual classifies this as Land Treatment A. The Time of Concentration was calculated using the TR-55 sheet flow and shallow concentrated flow methods. A total time of concentration of 49.8 minutes was found.

	Basin Characteristics				
	Area		CN	Rational C	% Impervious
Existing	[sq. ft]	[ac]			
Total Site Area	88547.00	2.03	68	0.14	0.00%
Existing Impervious	0.00	0.00	98	0.9	
Existing Open Space	88547.00	2.03	68	0.14	

The Albuquerque Development Process Manual outlines a procedure for calculating the total runoff from a site after initial abstractions and accounting for infiltration. This process was used to calculate the volume of runoff produced from the 100-year 24 hr and 100-year, 10-day design storms.

	Process from ABQDPM					
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					0.07	**0.07**
D	0.10	0.00	1.97	0.00	0.00	
A	0.65	1.67	0.44	0.07	0.07	

Post-Development

The developed site will discharge to the same outfall as the existing condition. The site will maintain the fall from North to South and route Stormwater runoff through a retention basin located along the south edge of the property before discharging to the ROW. The site will primarily drain to this retention basin via sheet flow.

The proposed retention basin has been sized per the ABQDPM to retain the volume from the 100-year, 10-day design storm.

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2 Year	0.434	0.95	1.15	1.59
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Proposed	Area		CN	Rational C	% Impervious
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D	0.10	0.00	1.97	0.01	0.01	0.02
D	0.10	0.00	1.97	0.09	0.11	0.15
D	0.10	0.00	1.97	0.02	0.03	0.04
D	0.10	0.00	1.97	0.00	0.00	0.01
B	0.50	1.25	0.67	0.06	0.06	0.06

The Pond will have an invert elevation of 5107 and a top overflow elevation of 5109.50.

Pond Design	
Required Volume [ac-ft]	0.34
Required Volume [cu. Ft]	14614.8
Top Area, Elev 5109.50 [sq. ft]	11990.8
Bottom Area, Elev 5107[sq. ft]	8718.58
Depth	2.5
Pond Volume [cu. Ft]	25886.7
Pond Volume [ac-ft]	0.59

Conclusion

The proposed site of 'DCI – SW Mesa' has been designed per the ABQ Development Process Manual to retain the stormwater runoff volume from the 100-year 10-day design storm. This will be achieved through the use of an on-site retention basin. The underground storm pipes have been sized for the 10-year design storm.

Unit Hydrograph Calculations

Storm Routing Calculations

MWS Green Infrastructure Worksheet

SCM Sizing Worksheets

Pre & Post Drainage Area Maps

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

October 24, 2016

James H. Littlejohn, P.E.
Littlejohn Engineering Assoc.
1935 21st Ave. S
Nashville TN, 37212

RE: **DCI Southwest Mesa**
8217 Central Ave NW
Grading and Drainage Plan
Engineers Stamp Date 9/8/16 (K10D056)

Dear Mr. Littlejohn,

Based upon the information provided in your submittal received 10/5/16, this plan is approved for Grading Permit, Paving Permit and Building Permit.

Please inform the Architect/Owner or the contractor to attach a copy of this approved plan dated 9/8/16 to the construction sets in the permitting process prior to sign-off by Hydrology. If this plan is not with the construction plan sets the permitting process will be held up until the plan is provided, also provide a copy of the ESC permit with the plans.

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

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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Owner: Dialysis Clinic Inc. Contact: Jack Freeman

Address: 1633 Church St., Suite 500

Phone#: 615.329.2424 Fax#: E-mail: jack@jfreemanassoc.com

Architect: Jack Freeman & Assoc. Contact: Jack Freeman

Address: 311 22nd Avenue North, Nashville, TN

Phone#: 615.329.2424 Fax#: E-mail: jack@jfreemanassoc.com

Other Contact: Contact:

Address:

Phone#: Fax#: E-mail:

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE
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____ CLOMR/LOMR

____ PRE-DESIGN MEETING
____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes ____ No

DATE SUBMITTED: 2016/09/14 By: Tony Heath

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___