

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 20, 2020

Sheldon Greer, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Kassam Legacy – 110 Gold
Grading and Drainage Plan
Engineer's Stamp Date: 03/12/20
Hydrology File: K14D120**

Dear Mr. Greer:

PO Box 1293

Based upon the information provided in your submittal received 03/13/2020, the Grading & Drainage Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Kassam Legacy 110 Gold **Building Permit #:** _____ **Hydrology File #:** K140120
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract A-2, Block B, Union Depot Frontage Addition.
City Address: 110 Gold Avenue SE, Albuquerque NM 87111

Applicant: RESPEC **Contact:** Jeremy Shell
Address: 5971 Jefferson Street NE Suite 101 Albuquerque NM 87109
Phone#: (505) 253-9811 **Fax#:** _____ **E-mail:** Jeremy.shell@respec.com

Owner: Legacy Hospitality **Contact:** Faizel Kassam
Address: 6501 Eagle Rock Ave NE, Albuquerque NM 87111
Phone#: (505) 489-4474 **Fax#:** _____ **E-mail:** fkassam@legacydm.com

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

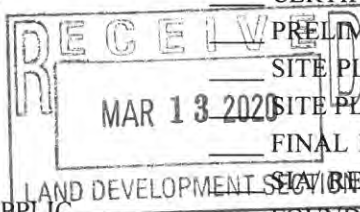
Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☒ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ 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
- ☐ 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: 03-13-2020 **By:** Jeremy Shell

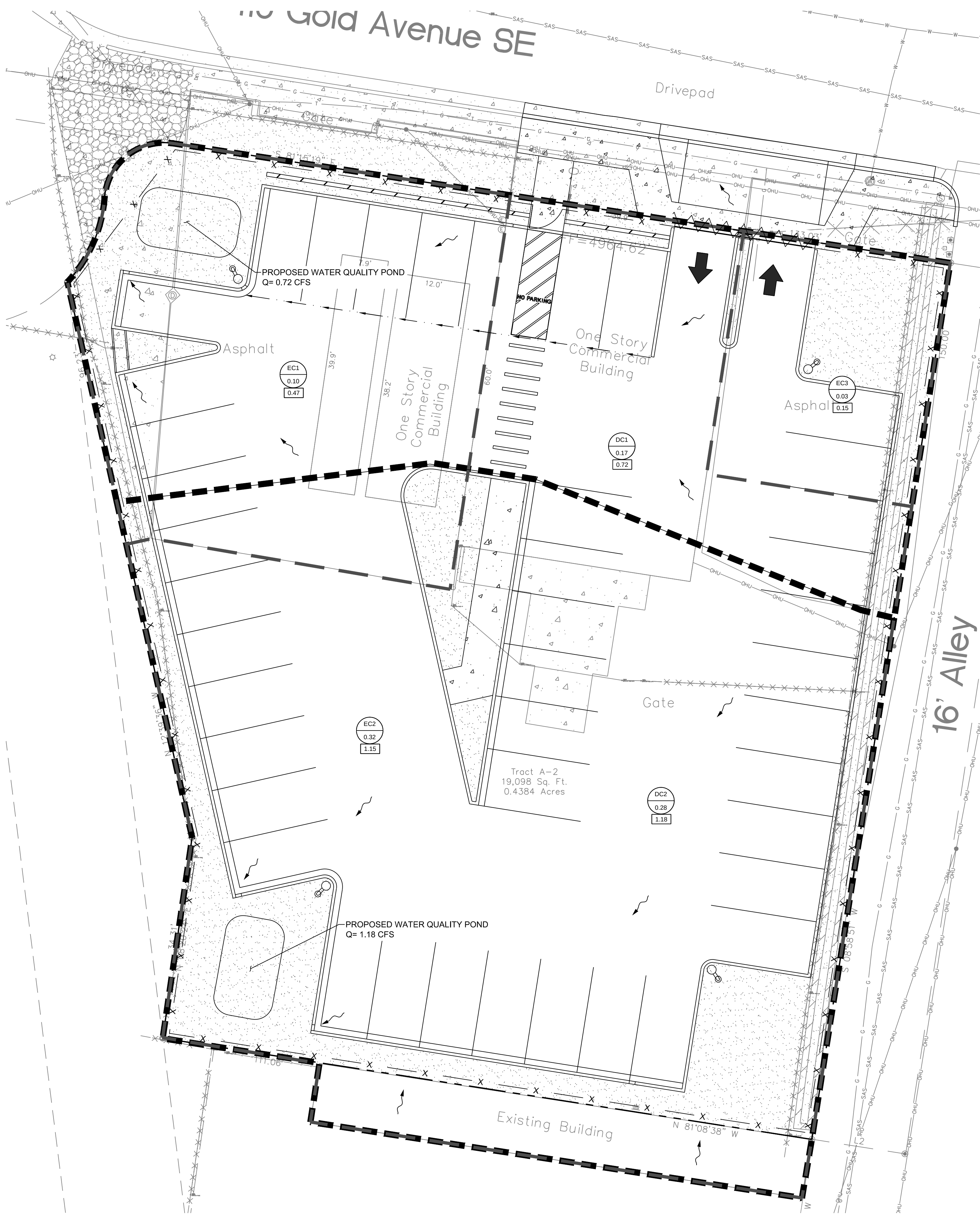
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

NAME: L:\Active Projects\03569 Kassam Legacy 110 Gold3_DWG\Sheets\03569 Drainage Plan.dwg PLOT DATE: Mar 12, 2020 2:10pm

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- LEGEND**
- BASIN DESIGNATION
 - BASIN AREA, ACRES
 - 100 YEAR STORM, CFS
 - EXISTING SUB-BASIN BOUNDARY
 - PROPOSED SUB-BASIN BOUNDARY
 - DIRECTION OF DRAINAGE FLOW
 - PROPERTY LINE

BACKGROUND

110 GOLD AVE SOUTHEAST IS APPROXIMATELY 0.44 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THIS LOCATION IS NEAR THE INTERSECTION OF BROADWAY BLVD AND GOLD AVE. THE INTENT FOR THIS PROPERTY IS TO BE USED AS AN OVERFLOW PARKING LOT TO SERVE THE HOTEL SITE LOCATED AT THE CORNER OF CENTRAL AND BROADWAY. THERE IS NO DESIGNATED 100-YR FLOOD ZONE SHOWN ON THE SITE.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 22.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.26". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE SITE, IN GENERAL, SLOPES FROM EAST TO NORTHWEST AT VARYING SLOPES FROM 1% - 5%. STORM WATER RUNOFF GENERATED BY THE EXISTING BUILDING AND PARKING AREA OF FLOW GENERALLY TO THE SOUTHWEST AND NORTHWEST. THE EXISTING CONDITION HAVE BEEN SPLIT INTO THREE SUB-BASINS TO INDICATE FLOWS GOING TO THE SOUTHWEST AND NORTHWEST.

SUB-BASIN EC1 IS 0.10 ACRES CONSISTING OF ALL DEVELOPED FLOWS. THE EXISTING FLOW IS 0.47 CFS THAT FLOWS FROM THE EAST TO THE NORTH WEST.

SUB-BASIN EC2 IS 0.305 ACRES. THIS SUB-BASIN CONSISTS OF THE EXISTING BUILDING AND CONCRETE PAD, IT ALSO HAS THE VACANT AREA BEHIND THE EXISTING BUILDING. THE FLOWS GO FROM THE EAST TO THE SOUTH WEST AND GENERATE 1.06 CFS. THE SITE RECEIVES OFFSITE RUNOFF FROM THE BUILDING LOCATED SOUTH OF THE SITE.

SUB-BASIN EC3 IS 0.03 ACRES. THE SUB-BASIN IS FULLY DEVELOPED LOCATED IN THE NORTH EAST CORNER OF THE SITE. THE FLOWS GENERATED ARE 0.15 CFS. FLOWS FROM THIS SUB-BASIN FLOW TO THE NORTH EAST.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN. THE SITE HAS BEEN SPLIT INTO TWO DEVELOPED CONDITIONS SUB-BASINS. DEVELOPED FLOWS INCREASE SLIGHTLY BUT ARE CONSIDERED NEGLIGIBLE.

SUB-BASIN DC1 IS 0.175 ACRES CONSISTING OF THE NORTHERN PORTION OF THE PARKING AREA. THERE IS SOME LANDSCAPE ALONG THE SIDES OF THE SITE. STORM WATER RUN-OFF GENERATED BY THE PARKING AREA IS DIRECTED TO THE NORTHWEST AND INTO THE PROPOSED LANDSCAPE AREA. THE SUB-BASIN GENERATES 0.717 CFS AND IS INTENDED TO MATCH EXISTING CONDITIONS.

SUB-BASIN DC2 IS 0.263 ACRES CONSISTING OF THE SOUTHERN PORTION OF THE PARKING AREA. THERE IS SOME LANDSCAPE ALONG THE SIDES OF THE SITE. STORM WATER RUN-OFF GENERATED BY THE PARKING AREA IS DIRECTED TO THE SOUTHWEST AND INTO THE PROPOSED LANDSCAPE AREA. THE SUB-BASIN GENERATES 1.09 CFS AND IS INTENDED TO MATCH EXISTING CONDITIONS. THE SITE RECEIVES OFFSITE RUNOFF FROM THE BUILDING LOCATED SOUTH OF THE SITE.

THE WATER QUALITY TABLE LOCATED ON THIS SHEET THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. THERE ARE TWO WATER QUALITY PONDS ONSITE TO ACCOMMODATE DEVELOPED FLOWS. ONE IS LOCATED IN THE NORTHWEST CORNER. THIS POND IS SIZED AT 165.16 CU-FT. FLOWS FROM DC1 FLOW INTO THIS WATER QUALITY POND. THE SECOND WATER QUALITY POND IS LOCATED IN THE SOUTHWEST CORNER AND IS SIZED AT 248.21 CU-FT. FLOWS FROM DC2 FLOW INTO THIS WATER QUALITY POND.

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 22.2

Runoff Rate:

Treatment Type Ares

Subbasin	Area _u (ac)	Area _s (ac)	Area _c (ac)	Area _o (ac)	Total (ac)
EC1	0.00	0.00	0.00	0.10	0.10
EC2	0.00	0.00	0.239	0.085	0.324
EC3	0.00	0.00	0.00	0.032	0.032
DC1	0.00	0.043	0.00	0.131	0.174
DC2	0.00	0.059	0.00	0.223	0.282

Peak Discharge values based on Zone 2 from Table A-9

$Q_u = 1.56$ cfs/ac $Q_s = 2.28$ cfs/ac $Q_c = 3.14$ cfs/ac $Q_o = 4.70$ cfs/ac

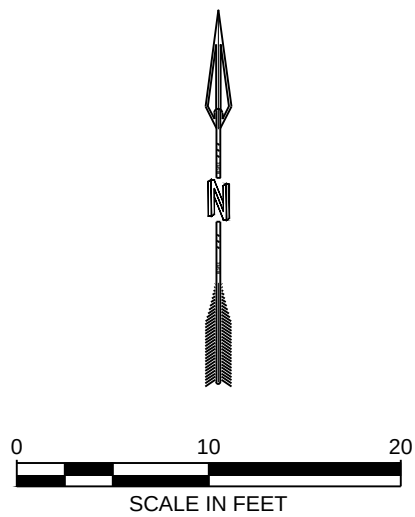
Peak Discharge calculation for a 100yr - 24hr storm event from equation A-10

Subbasin	Discharge (cfs)
EC1	0.47
EC2	1.15
EC3	0.15
Total EC	1.77
DC1	0.72
DC2	1.18
Total DC	1.90

Water Quality

Required Water Quality volume for first flush of 0.26"

Subbasin	Volume (cu. Ft.)
DC1	144.18
DC2	239.31
Total	383.49



DESIGNED JS	AC	MF	DATE 3/12/2020
DRAWN	CHECKED	CHECKED	
RESPEC 5971 Jefferson Street Suite 101 Albuquerque, NM 87109 Vladimir Respec respec.com 505.253.9718			
STAMP 			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
PROJECT NAME: PARKING LOT AT 110 GOLD AVE SE, ALBUQUERQUE, NM 87102		SHEET TITLE: DRAINAGE PLAN	
SUBMITTED FOR: CONSTRUCTION		SHEET NUMBER: C-101	

