

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

November 18, 2015

D. Mark Goodwin, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM, 87199

RE: **Copper Pointe
Grading and Drainage Plan
Engineer's Stamp Date 11-13-15 (File: K21D009H3)**

Dear Mr. Goodwin:

Based upon the information provided in your submittal received 11-13-15, the above referenced Grading and Drainage Plan is approved for Paving Permit.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Copper Pointe Building Permit #: _____ City Drainage #: K21
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tracts 2 and 3 of Copper Pointe Subdivision Section 21 T10N R4E
City Address: I-40 and Morris, Albuquerque NM

Engineering Firm: Mark Goodwin and Associates, P.A Contact: Kelly Klein
Address: PO Box 90606 Albuquerque NM 87199
Phone#: 505-828-2200 Fax#: 505-797-9539 E-mail: kelly@goodwinengineers.com

Owner: Waterman Inc. Contact: Ted Waterman
Address: PO BOX 27560 Albuquerque, NM 87125 501 3rd Street
Phone#: 505-898-0941 Fax#: _____ E-mail: waterman@watermaninc.net

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11/13/2015 By: Kelly Klein

CHECK 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH AN INFILTRATION TRENCH IN THE LOW AREA OF THE PARKING LOT. THE FIRST FLUSH FLOWS WILL BE CAPTURED IN THE VOIDS (40%) OF A 70'x5'x.25" INFILTRATION TRENCH. THE REMAINING VOLUME OF RUNOFF FROM THE 100 YR STORM WILL BE ALLOWED TO OVERFLOW THROUGH THE CONCRETE CHANNEL AND INTO COPPER POINTE WAY PER THE MASTER DRAINAGE PLAN.

VOLUME PROVIDED = 735 CF
INFILTRATION TRENCH PROVIDES VOLUME IN 40% VOIDS
VOL = (70' X 5' X 5.25')(40% VOIDS)
VOL = 735 CF

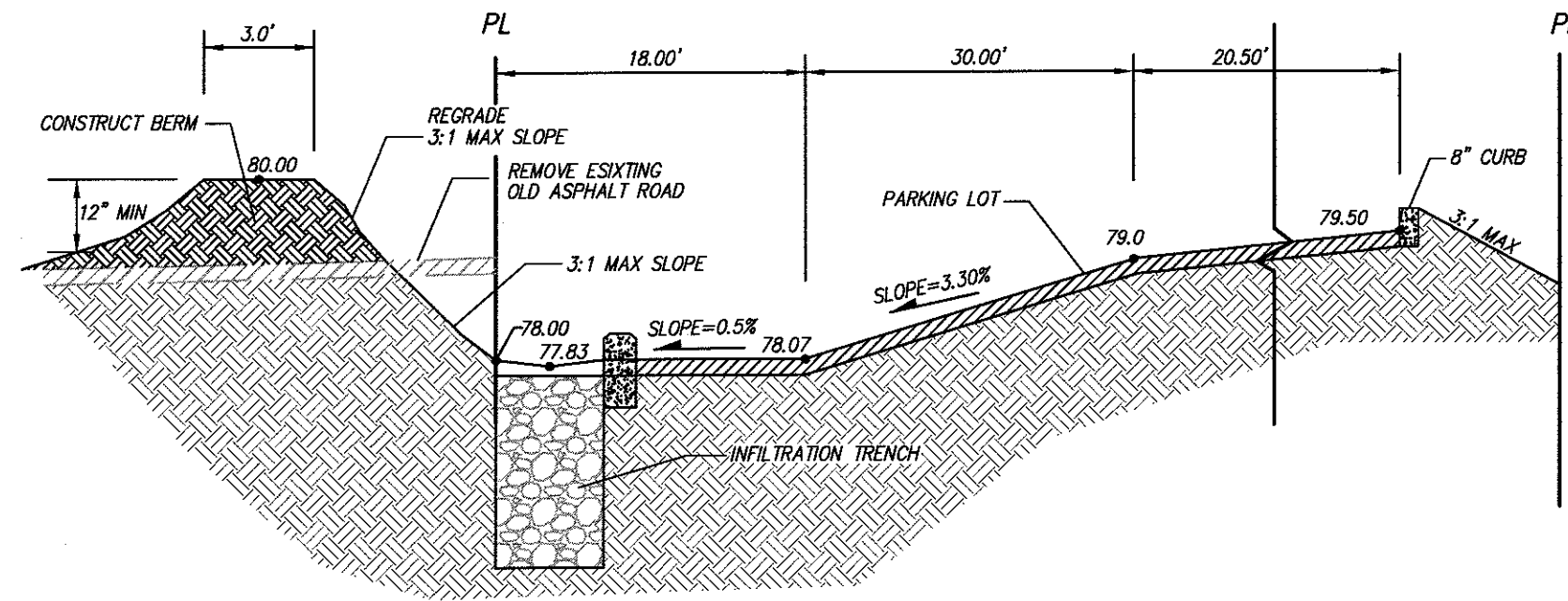
OVERALL HYDROLOGY PLAN:
THIS SITE IS DESIGNED BASED ON THE APPROVED OVERALL GRADING AND DRAINAGE PLAN FOR COPPER POINT DATED 5/16/07 (SEE SHEET 2 OF 2).

THE INTENT OF THIS PLAN IS TO MAINTAIN THE SAME OVERALL DRAINAGE PATHS FOR THE PROJECT SITE AS DESIGNED PER THE OVERALL MASTER PLAN. THIS SITE IS ALLOWED FREE DISCHARGE TO THE 1-40 CHANNEL VIA THE EXISTING STORM DRAINS ADJACENT TO THE SITE. NO OFFSITE FLOWS ENTER THIS SITE PER THE APPROVED DRAINAGE REPORT FOR THE PRESIDIO.

ACCORDING TO THIS MASTER PLAN, THE PROJECT SITE LIES WITHIN BASINS 6A AND 6C WITH BASIN 6A EVENTUALLY DRAINING TO BASIN 6C. THE GRADING FOR THIS PROJECT WILL BE SUCH THAT THE ENTIRE PROJECT SITE WILL DRAIN DIRECTLY TO BASIN 6C. ONCE THE FLOWS ENTER BASIN 6C, THEY WILL BE CAPTURED BY EXISTING INLETS CONNECTED TO AN EXISTING 96" SD. SINCE THE CURRENT PROJECT IS IN AGREEMENT WITH THE OVERALL GRADING AND DRAINAGE PLAN WITH RESPECT TO LAND TREATMENTS (PARKING LOT) AND DEVELOPED FLOWS, THE EXISTING 96" SD WILL HAVE CAPACITY TO CARRY THE DEVELOPED RUNOFF FROM THE PROJECT SITE.

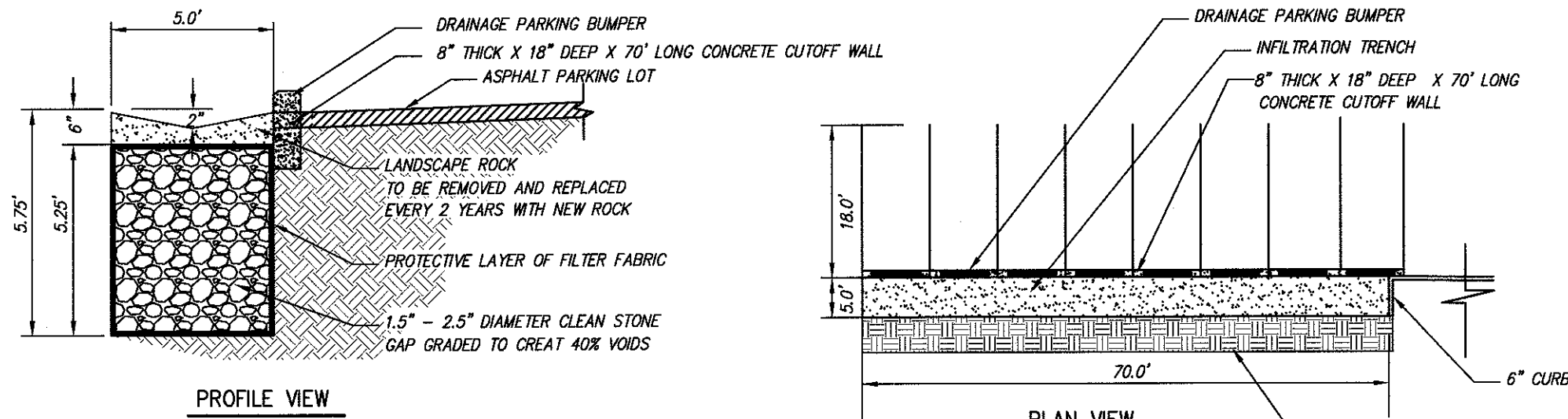
MASTER PLAN SPECIFIC HYDROLOGY:
 BASIN 6A: $Q=5.4\text{cfs}$ IN FULLY DEVELOPED CONDITIONS
 BASIN 6C: $Q=11.5\text{cfs}$ IN FULLY DEVELOPED CONDITIONS

SITE SPECIFIC HYDROLOGY:
SITE AREA = 0.72 ACRES
HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO. $P_m=3.65"$ THE
FOLLOWING LAND TREATMENTS WERE USED: A=0%, B=19%, C=0%, D=81%
TOTAL PROJECT SITE: $Q=3.65cfs$



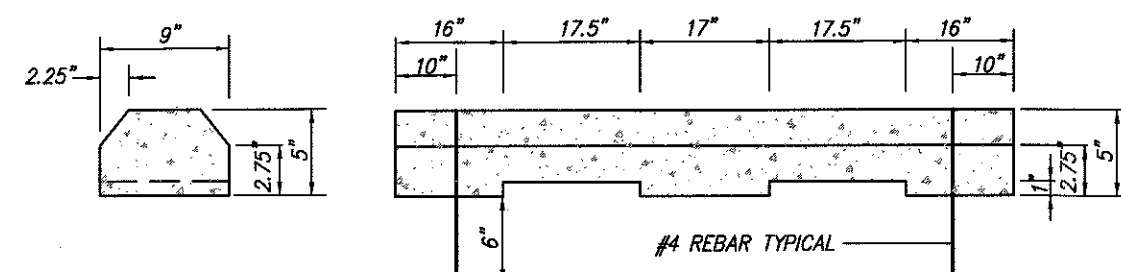
BERM-TRENCH-PARKING LOT CROSS SECTION DETAIL

N.T.S.



INFILTRATION TRENCH DETAIL

N.T.S.

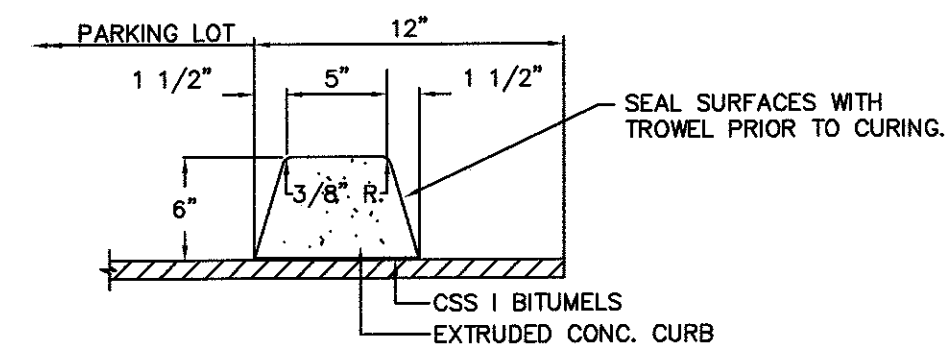


DRAINAGE PARKING BUMPER

N.T.S.

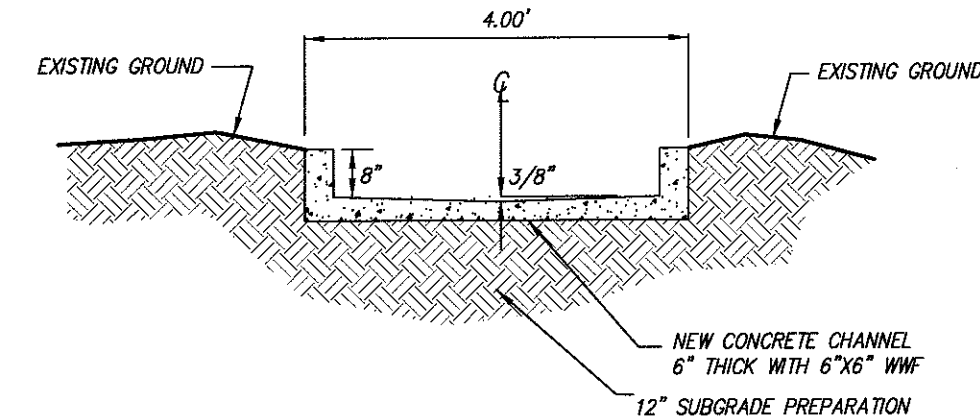


1. STANDARD 8" CURB
2. NEW ASPHALT PAVEMENT
3. INSTALL 5' WIDE X 70" LONG' X 5' DEEP INFILTRATION TRENCH PER DETAIL
4. INTENTIONALLY LEFT BLANK
5. CONSTRUCT 4' WIDE CONCRETE CHANNEL PER DETAIL
SLOPE=10%
6. NEW LANDSCAPED AREA
7. REMOVE OLD ASPHALT ROAD AND REGRADE TO CREATE EARTH BERM PER DETAIL
8. NEW EXTRUDED 6" CURB PER DETAIL
9. INTENTIONALLY LEFT BLANK
10. REMOVE 86.50± LF OF EXISTING CURB
11. EXISTING 96" STORM DRAIN



- 4000 PSI COMP. STRENGTH AT 28 DAYS
- 1.5 #/CY OF POLYPROPYLENE COLLATED FIBRILLATED FIBERS(FIBERMESH OR APPROVED EQUAL)
- NON-CHLORIDE RETARDER PER MANUF. RECOMM.

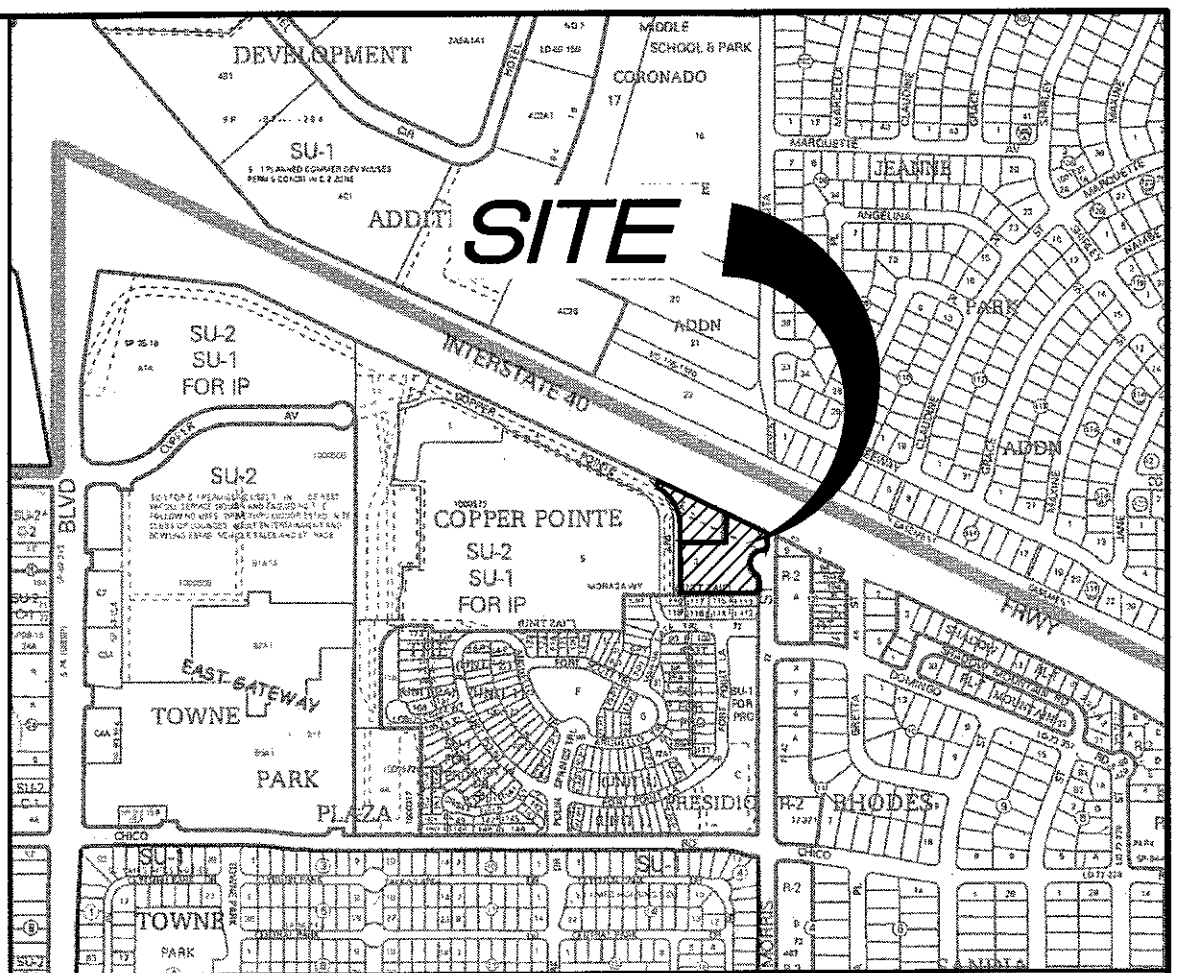
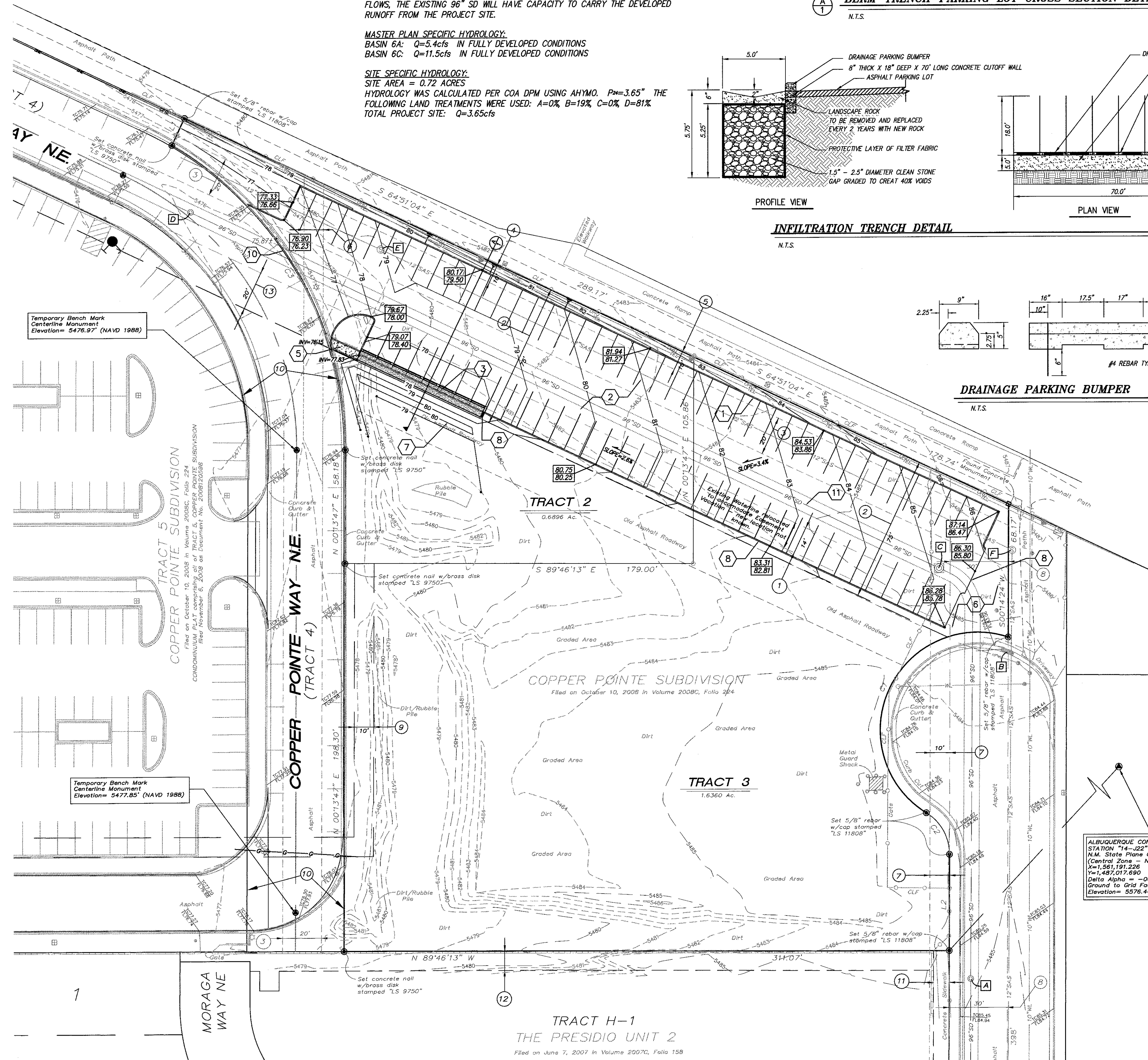
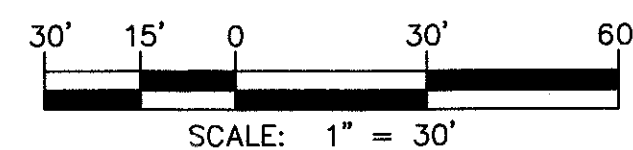
N.T.



N.T.S.

- ① Remaining 14' of 20' Permanent Easement for Public Waterline per Document Filed 12-29-2000, Map A13, Pg. 7743 (portion of southern half of said Easement within Tracts 2 and 3 vacated by 30-76-70197).
- ② 75' Drainage & Utility Easement as Shown on Survey prepared by New Mexico Surveying Company Filed 3-17-97, Vol. 97S, Folio 25.
- ③ 20' Permanent Easement for Public, Sanitary Sewer per Document Filed 12-29-2000, Map A13, Pg. 7744.
- ④ 10' P.N.M. Easement per Plat Filed 4-13-99, Vol. 99C, Folio 84.
- ⑤ 10' Mountain States Telephone & Telegraph Company Easement per Plat Filed 7-75, Vol. 192, Pg. 957 and also Filed 2-8-71, Bk. Misc. 203, Pg. 732
- ⑥ 10' Utility Easement per Plat Filed 4-13-99, Vol. 99C, Folio 84.
- ⑦ Utility Easement as Shown on Survey prepared by New Mexico Surveying Company Filed 3-17-97, Vol. 97S, Folio 25.
- ⑧ 30' Roadway Easement per Document Filed 3-30-76, Doc. No. 16478
- ⑨ 10' Public Utility Easement granted by plat filed October 10, 2008 in Plat Book 2008C, Page 224
- ⑩ Private Access Easement over Tract 4 granted for the benefit of the owners of all the tracts in Cooper Plot Subdivision by plat filed October 10, 2008 in Plat Book 2008C, Page 224. A Public Utility Easement is granted by said plat over all portions of Tract 4 not encumbered by the estate of 75' Drainage & Utility Easement as shown on Survey filed in Vol. 97S, Folio 25 and hereon.

- (11) 8' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 13, 2007 in Book 2007C, Page 81.
- (12) 10' Public Utility Easement Granted by plat filed June 7, 2007 in Book 2007C, Page 158.
- (13) 20' Permanent Easement for Public Waterline per Document Filed 12-29-2000, Book A13, Pg. 7743 (southerly 6' of said easement within Tracts 2 and 3 Vacated by 08-DRB-70197).



ONE MAP K-21-Z

ACS BENCHMARK "6-L21"
ELEVATION = 5503.276 (NAVD 1988)

TRACTS TWO (2) AND THREE (3) PLAT OF COPPER PONTE SUBDIVISION. (BEING A REPEAT OF TRACT B, THE PRESIDIO) SITUATE WITHIN SECTION 21, TOWNSHIP 10 NORTH, RANGE 4E, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 10, 2008 IN PLAT BOOK 2008C, PAGE 224, AS DOCUMENT NO. 2008-111348.

PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

+ 2050

00.00 TSW
00.00 TRW
00.00 BRW

00.00
00.00

00.00 •

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NEW RETAINING WALL

PONDING AREA

PROPOSED TOP OF SCREEN WALL ELEVATION

PROPOSED TOP OF RETAINING WALL ELEVATION

PROPOSED BOTTOM OF RETAINING WALL ELEVATION

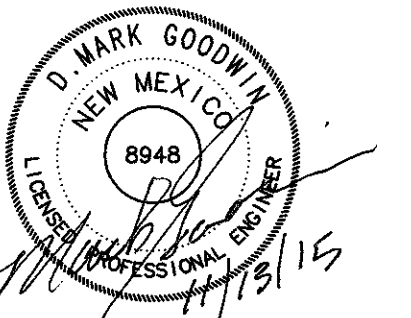
PROPOSED TOP OF CURB ELEVATION

PROPOSED FLOW LINE ELEVATION

PROPOSED SPOT ELEVATION

DIRECTION OF FLOW

A	Storm Drain MH Rim = 5485.02' Inv. = 5465.62'
B	Storm Drain Inlet Top of Grate = 5482.98' Inv. = 5477.78' (36"W)
C	Storm Drain MH Rim = 5485.63' Inv. = 5467.23'
D	Storm Drain MH Rim = 5476.14' Inv. = 5463.14'
E	Sanitary Sewer MH Rim = 5480.93' Inv. = 5466.53' (SE) Inv. = 5466.43' (NW)
F	Sanitary Sewer MH Rim = 5486.80' Inv. = 5471.00' (S) Inv. = 5470.90' (NW)



COPPER POINTE
GRADING AND DRAINAGE

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: <i>KMK</i>	Drawn: <i>KMK</i>	Checked: <i>DMG</i>	Sheet <i>1</i> of <i>1</i>
Scale:	Date: <i>09/15</i>	Job: <i>A15029</i>	



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

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

*~ 2012 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~*

November 13, 2015

Abiel Carrillo, P.E.
Principal Engineer
Planning Department
Development Review Services Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Copper Pointe
Grading and Drainage Plan
Engineers stamp date 11-13-15 (File: K21D009H3)**

Dear Mr. Carrillo;

Attached, please find a revised Grading & Drainage Plan as required by your email dated 11/10/2015. Our response and/or changes are as follows:

1. **"...The retaining wall footing interferes with the trench..."** The plan has been revised to reflect the replacement of the retaining wall with an earth berm. Also, a cutoff wall has been added to help prevent possible saturation of the pavement section.

Sincerely,

Kelly Klein, EIT
MARK GOODWIN & ASSOCIATES, PA