CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



January 17, 2020

David Aube, P.E. Hartman & Majewski Design Group 120 Vassar Dr SE, Suite 100 Albuquerque, NM 87106

RE: Alamosa Community Center Expansion 6900 Gonzales Rd SW Grading and Drainage Plan

> Engineer's Stamp Date: 1/10/20 Hydrology File: L10D013

Dear Mr. Aube:

PO Box 1293

Based on the submittal received on 1/13/20, the Grading and Drainage Plan cannot be approved until the following corrections are made:

Albuquerque

- 1. A grading plan needs to be prepared, per the DPM Ch. 22.7, *Grading Plan Checklist*. Key items missing from viewport A1 and the narrative include:
 - Legend see D.P.M. Manual, Volume 2, Tables 27.3a 27.3d for recommended standard symbols

NM 87103

- Benchmark location, description and elevation
- Legal Description
- Proposed spot elevations, including finished floor

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- Flow lines (and roof drainage) defined by arrows and spot elevations with NAVD 88 designation.
- Details (as needed) of ponds, inverts, rundowns, curb cuts, water blocks, emergency spillways, retaining walls, pond outlets, safety fences, slopes, and all other significant drainage structures with contours, cross-sections and spot elevations. All cross-sections must be drawn to a standard engineering scale and adequately dimensioned.
- Existing peak runoff (see section V or your drainage narrative).
- 2. The drawing needs to be scaled to a common Engineers Scale such as 1:20 or 1:30 (viewport A1 is shown in Architect Scale).
- 3. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). To calculate the required volume to be captured, multiply the impervious area (SF) by 0.34 inches for the 90th percentile storm. Because this is a municipal project, we cannot accept Fee-in-Lieu, so please remove that statement from your plan.

CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director

Sincerely,

Dana Peterson, P.E.

Senior Engineer, Planning Dept. Development Review Services



If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293		
Albuquerque		
NM 87103		
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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

roject Title: Building Permit #:		ermit #: Hydrology File #:	
		Work Order#:	
Legal Description:			
City Address:			
Applicant:		Contact:	
Address:			
		E-mail:	
Owner:		Contact:	
Address:			
		E-mail:	
TYPE OF SUBMITTAL: PLA	T (# OF LOTS)	RESIDENCE DRB SITE ADMIN SITE	
IS THIS A RESUBMITTAL?:	Yes	No	
DEPARTMENT: TRAFFIC/ T	RANSPORTATION _	HYDROLOGY/ DRAINAGE	
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERT PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAY TRAFFIC IMPACT STUDY (TI OTHER (SPECIFY) PRE-DESIGN MEETING?	Γ PERMIT APPLIC OUT (TCL) S)	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 FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)	
DATE SURMITTED:	Bv·		

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:_____

I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING DRAINAGE CONDITIONS AS WELL AS THE PROPOSED DRAINAGE CONDITIONS OF THE ALAMOSA COMMUNITY CENTER ON AIRPORT DRIVE SW JUST EAST OF COORS BOULEVARD IN ALBUQUERQUE, NM. THE ZONE ATLAS PAGE FOR THE SITE IS K-17-Z.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED AT THE SOUTHEAST CORNER OF COORS BOULEVARD AND GONZALES ROAD SW.

THE SITE WAS MASTERPLANNED IN 1995 AND IS NOW FULLY DEVELOPED.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED JUNE 1997. TABLES WITHIN SECTION 22.2 WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 1

V. EXISTING DRAINAGE CONDITIONS

THE SITE WAS DEVELOPED UNDER A GRADING AND DRAINAGE MASTERPLAN DEVELOPED BY JEFF MORTENSON AND ASSOCIATES IN 1995. THE SITE WAS DIVIDED INTO THREE DRAINAGE BASINS AS SHOWN ON CD-2 OF THIS STUDY. ACCORDING TO THE PRIOR STUDY BASIN B CONTAINS 43,550 SF AND WAS PLANNED TO CONTAIN 25% LAND TREATMENT B WITH THE REMAINING 75% BE LAND TREATMENT D. PER THE PRIOR STUDY THIS GENERATED A PEAK RUNOFF OF XXX CFS. THE MASTER PLAN SHOWED A LARGE PARKING LO LOCATED TO THE EAST OF THE COMMUNITY CENTER BUILDINGS, THAT SUBSEQUENTLY HAS BEE REMOVED AND CONVERTED INTO LANDSCAPING AND AMPHITHEATER SPACE. THIS HAS REDUCED THE 75% IMPERVIOUS SURFACES AREA FROM WHAT WAS ANALYZED AT THE TIME OF THE MASTER GRADING AND DRAINAGE PLAN.

VI. PROPOSED DRAINAGE CONDITIONS

THE COMMUNITY CENTER IS IN NEED OF A WAREHOUSE SPACE TO CONTAIN THE GROWING NEEDS OF THE FACILITY. THIS PROJECT ADDS 1158 SF OF NEW BUILDING LOCATED ON THE NORTH WEST EDGE OF THE CURRENT BUILDINGS. THE AREA IS CURRENTLY LANDSCAPED AND HAS A LAND TREATMENT OF B. THE PROPOSED BUILDING WILL INCREASE THE RUNOFF WITHIN THE BASIN BY 0.07 CFS. PONDING IN THE IMMEDIATE VICINITY OF ADDITIONS COULD AFFECT THE FOOTING AND IS NOT RECOMMENDED.

THE FIRST FLUSH VOLUME CREATED BY THIS NEW IMPERVIOUS SURFACE IS 25.1 CUBIC FEET. INSTEAD OF CREATING A SEPARATE PONDING AREA, WE WOULD PREFER TO PAY IN LIEU OF PONDING AS PERMITTED.

THE INCREASE IN RUNOFF FROM BASIN B IS ALSO THE 0.07 CFS (INCREASING FROM 3.78 TO 3.85 CFS). THE OVERALL CAMPUS (PER THE MASTER G&D GENERATES 35.6 CFS) WILL ONLY INCREASE THE RUNOFF AMOUNT BY 0.2% WHICH IS WITHIN THE ALLOWABLE ACCURACY OF THE ORIGINAL COMPUTATIONS.

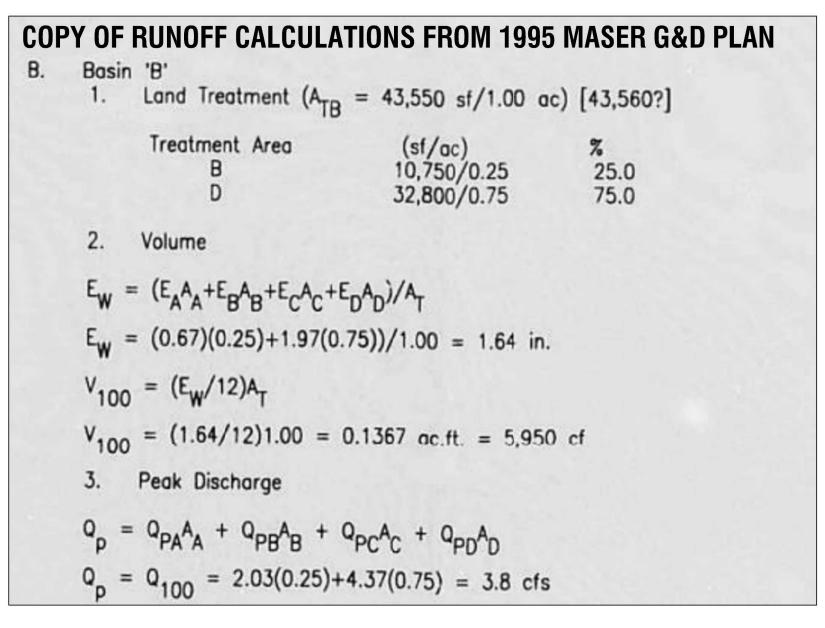
WITH THE CONVERSION OF THE PARKING LOT THAT WAS FORMERLY EAST OF THE COMMUNITY CENTER BUILDINGS, THE TOTAL RUNOFF FROM THE SITE IS LIKELY LOWER THAN PREDICTED BY THE MASTER G&D. THIS STUDY IS LIMITED TO THE AFFECTS OF THE PROPOSED ADDITION AND DOES NOT ATTEMPT TO QUANTIFY THE AFFECT OF OTHER CHANGES TO THE SITE.

VII. CONCLUSIONS

THE PROPOSED 1,158 ADDITION TO THE FACILITY WILL CREATE AN INCREASE RUNOFF RATE OF 0.07 CFS. OVERALL THE CAMPUS GENERATES 35.6 CFS (PER THE MASTER G&D PREPARED BY JMA IN 1995). THE INCREASE CREATED BY THE SMALL ADDITION WILL INCREASE THIS RUNOFF BY 0.2%. THIS MINOR INCREASE IS WITHIN THE ACCURACY OF THE COMPUTATION AND DOWNSTREAM USERS SHOULD NOT BE AFFECTED BY THE CHANGES ON THE PROJECT SITE.

> A PAYMENT FOR THE FEE IN LIEU FOR THE REQUIRED FIRST FLUSH VOLUMES WILL BE MADE INSTEAD OF BUILDING THE FIRST FLUSH PONDS.

INSTALL 6" WYE FOR BUILDING CONNECTION INSTALL 6" WYE AND SINGLE CLEANOUT + 28 43 28 13 + NSTALL 65 LF 6" PVC SDR-35 S.D. • S=0,0200 EXIST. EUTURE INSTALL 6" WYE WITH PLUG FOR FUTURE CONNECTION INV.=20.5



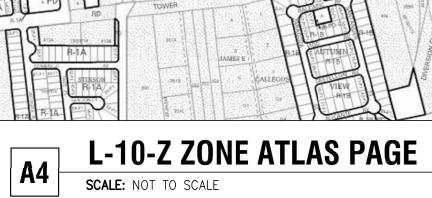


FEMA FLOOD MAP

FLOOD ZONE DETERMINATION

LOCATION

The subject properties appear to lie completely within "ZONE X" (areas determined to be outside 0.2 % annual chance flood plain), with "ZONE A" (No base Flood Elevations determined) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0329H, Map Revised August 12, 2012.





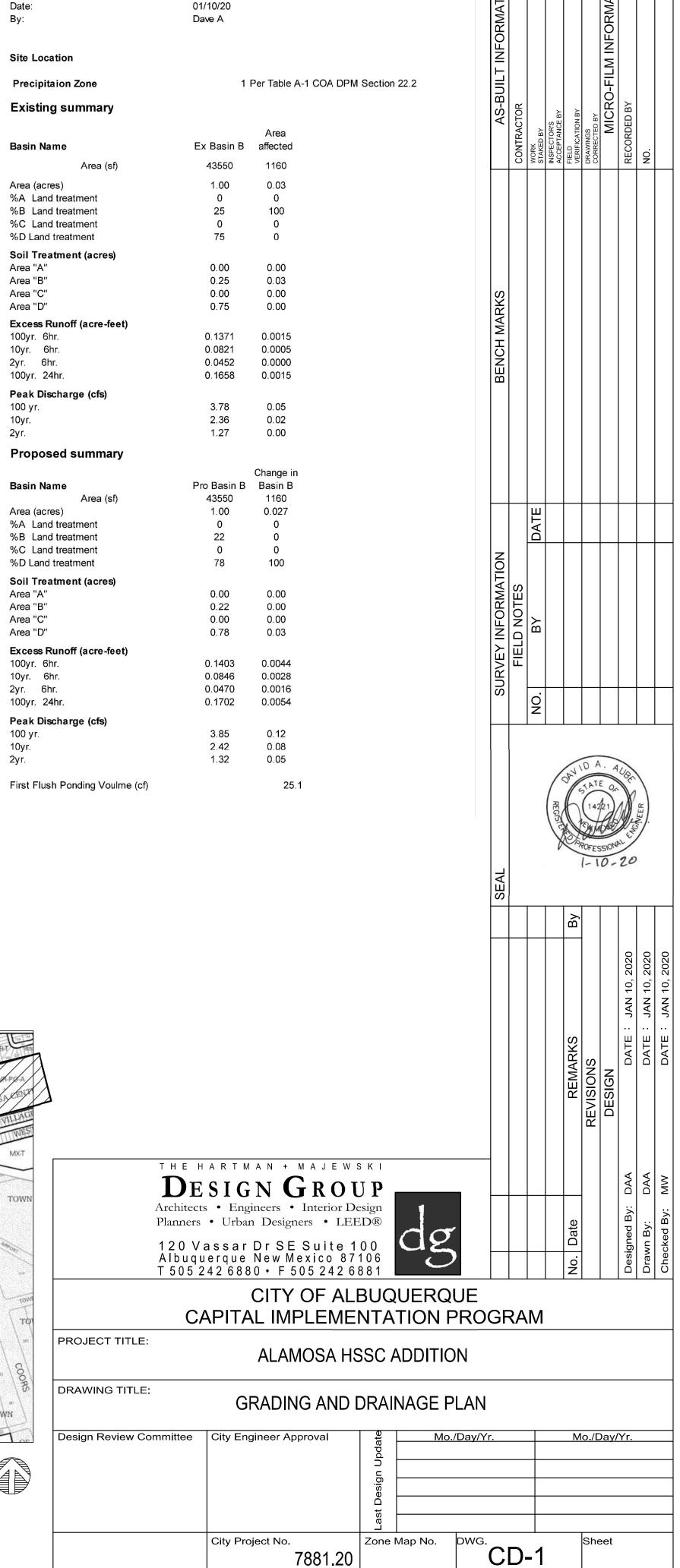
Drainage Summary

Project:

Project Numbe:

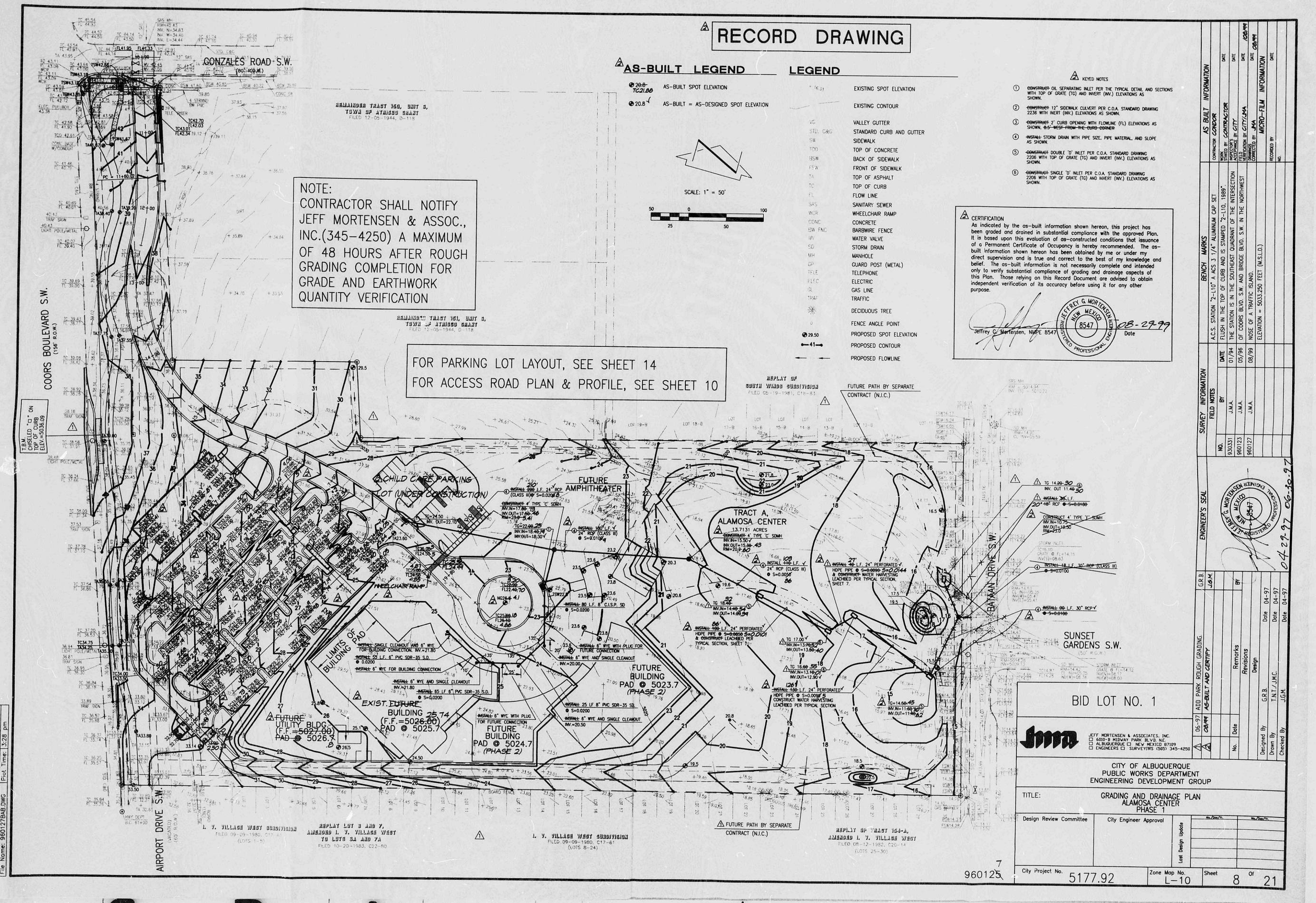
Alamosa Community Center

6600 AS20



SITE PLAN
1/8" = 1'-0"

FOR REFERENCE ONLY



CITY OF ALBUQUERQUE THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT. R#27 DATE 3-27-020P E.P. CITY OF ALBUQUERQUE This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business. The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977) NOTARY PUBLIC

> OFFICIAL SEAL Roberta Duran

ONCE ON LIGHT ONCE ON DARK

C₂₀ B₁₆ A₁₂

CITY OF ALBUQERQUE COPY OF 1995 MASTER G&D PLAN FOR CAMPUS CD-2

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