# CITY OF ALBUQUERQUE

*Planning Department*
Brennon Williams, Director

*Mayor Timothy M. Keller*

December 11, 2020

Robert Fierro, P.E.
Fierro & Company
6300 Montano Rd. NW
Albuquerque, NM 87120

**RE: Kraemer Fields**
**2801 Karsten Court SE**
**Revised Grading & Drainage Plan**
**Engineer's Stamp Date: 12/01/20**
**Hydrology File: M14D012I**

Dear Mr. Fierro:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 12/01/2020, the Revised Grading and Drainage Plan is approved for Building Permit.

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.

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.

Also, please provide the Drainage Covenant for the proposed stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee ($25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the $25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

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

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** Kraemer Fields Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Lot 2B, Broadway Industrial Center Subdivision, Unit 2

City Address: 2801 Karsten CT SE, Albuquerque, NM 87544

**Applicant:** Fierro & Company, LLC Contact: Robert Fierro

Address: 6300 Montano Rd. NW., Suite C, Albuquerque, NM 87120

Phone#: (505) 348-8930 Fax#: _____ E-mail: robertfierro@fierrocompany.com

**Owner:** Ramp Arena Contact: Steve Kraemer

Address: _____

Phone#: _____ Fax#: _____ E-mail: skraemer@gotspaceusa.com

**TYPE OF SUBMITTAL:** ____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL?: X Yes _____ No

**DEPARTMENT:** ____ TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- ____ ENGINEER/ARCHITECT CERTIFICATION
- ____ PAD CERTIFICATION
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ DRAINAGE MASTER PLAN
- ____ DRAINAGE REPORT
- ____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ____ ELEVATION CERTIFICATE
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ TRAFFIC IMPACT STUDY (TIS)
- ____ OTHER (SPECIFY) _____
- ____ PRE-DESIGN MEETING?

**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
- ____ GRADING PERMIT APPROVAL
- ____ SO-19 APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ GRADING/ PAD CERTIFICATION
- ____ WORK ORDER APPROVAL
- ____ CLOMR/LOMR
- ____ FLOODPLAIN DEVELOPMENT PERMIT
- ____ OTHER (SPECIFY) _____

DATE SUBMITTED: 12-01-2020 By: Robert Fierro

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

KEYED NOTES:

1. CONSTRUCT CMU WALL. DETAILS BY OTHERS.
2. CONSTRUCT CONCRETE HEADER CURB PER DETAIL 5/C-4.
3. CONSTRUCT CURB OPENING PER DETAIL 7/C-4.
4. CONSTRUCT 2' WIDE CONCRETE VALLEY GUTTER PER DETAIL 6/C-4.
5. CONSTRUCT TURNDOWN SIDEWALK PER DETAIL 1/C-4.
6. CONSTRUCT TURNDOWN SIDEWALK AT ACCESSIBLE ZONES PER DETAIL 2/C-4.
7. CONSTRUCT PCC SIDEWALK PER DETAIL 3/C-4.
8. CONSTRUCT SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236.
9. INSTALL NON-ENCLOSED RIPRAP. DIAMETER SIZE PER GEOTECH RECOMMENDATION.
10. CONSTRUCT ASPHALT SECTION PER GEOTECH RECOMMENDATION.
11. CONSTRUCT DEPRESSED LANDSCAPING. DEPRESSED DEPTH SEE PLAN.
12. CONSTRUCT TURF FIELD. REFER TO LANDSCAPING PLANS.
13. CONSTRUCT CONCRETE FIELD CURB. REFER TO LANDSCAPING PLANS.
14. CONSTRUCT DRIVEPAD PER C.O.A. STD. DWG. 2425A
15. CONSTRUCT GRAVEL PARKING LOT.

STORMWATER QUALITY VOLUME POND:

1. VOL.=122 CU.FT., TOP ELEV.=88.5, BTM. ELEV.=87.0, WSEL=88.5 AT BOTTOM OF CURB OPENING, 3H:1V SLOPE
2. VOL.=51 CU.FT., TOP ELEV.=87.9, BTM. ELEV.=86.9, WSEL=87.9 AT BOTTOM OF CURB OPENING, 3H:1V SLOPE
3. VOL.=140 CU.FT., TOP ELEV.=85.5, BTM. ELEV.=84.5, WSEL=85.5 AT BOTTOM OF CURB OPENING, 3H:1V SLOPE
4. VOL.=1,300 CU.FT., TOP ELEV.=85.5, BTM. ELEV.=83.5, WSEL=85.5, 3H:1V SLOPE

EXISTING TYPE "D" INLET
GRATE=4998.89'
INV.=4990.89'

EXISTING 24" HDPE
LENGTH=270'
SLOPE=3.0%

EXISTING TYPE "D" INLET
GRATE=4988.44'
INV.=4982.74'

EXISTING 24" HDPE
LENGTH=118'
SLOPE=3.83%

PROPOSED BLDG.
F.F. 4989.60'

TRANSITION WALL SECTIONS

PLAYING FIELD

GRADING LIMITS
SEEK ADJOINING PROPERTY OWNER'S WRITTEN PERMISSION TO ENTER PROPERTY AND PERFORM GRADING.

PROPERTY LINE

KARSTEN COURT S.E.
60' R/W

LACE ROAD S.E.
40' R/W

TEMPORARY RETENTION POND
TRACT 2A-1
BROADWAY INDUSTRIAL CENTER

RIPRAP RUNDOWN

LOT 2D
BROADWAY INDUSTRIAL CENTER

LOT 2C
BROADWAY INDUSTRIAL CENTER

TRACT B
CORRINE & ELI HERRERA

ARCHIDIOCESE OF SANTA FE
REAL ESTATE CORP.

ABQ STORAGE PARTNERS, LLC &
PARK & SHUTTLE, INC.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/11/20
BY: René C. Brissette
HydroTrans #: M14D012I

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF ANY VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS, INCLUDING ZONING. NEITHER THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR OMISSION IN PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.


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ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
12-1-2020
PROFESSIONAL ENGINEER

PROJECT NAME
KRAEMER FIELDS
LOT 2B
BROADWAY INDUSTRIAL CENTER
SUBDIVISION, UNIT 2
ALBUQUERQUE, NEW MEXICO

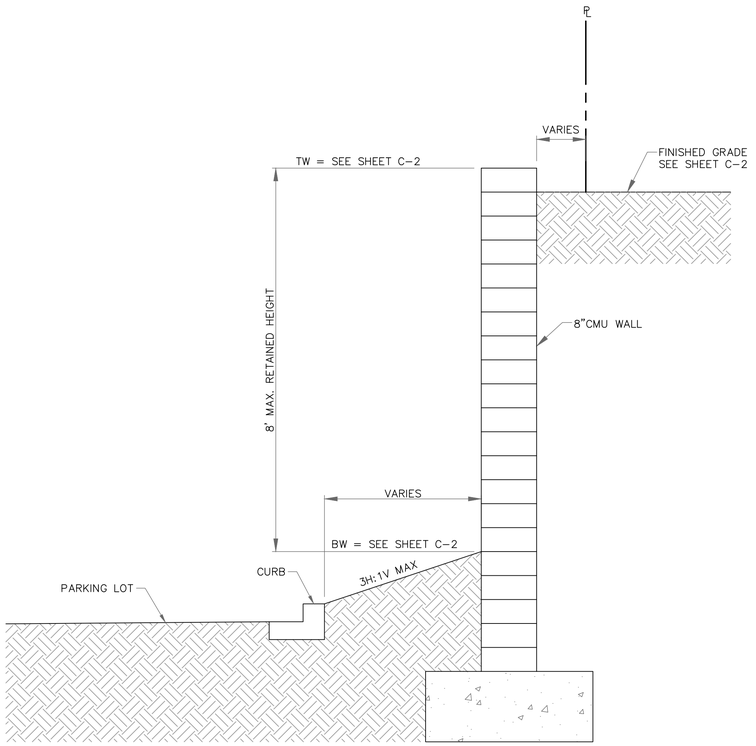
| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| PROJECT NO: | 20067 |
| DESIGNED BY: | RJF |
| DRAWN BY: | RJS |
| CHECKED BY: | RJF |
| DATE: | DECEMBER 2020 |

SHEET TITLE
DETAIL LOT 2B
GRADING PLAN

SHEET NO:
C-2

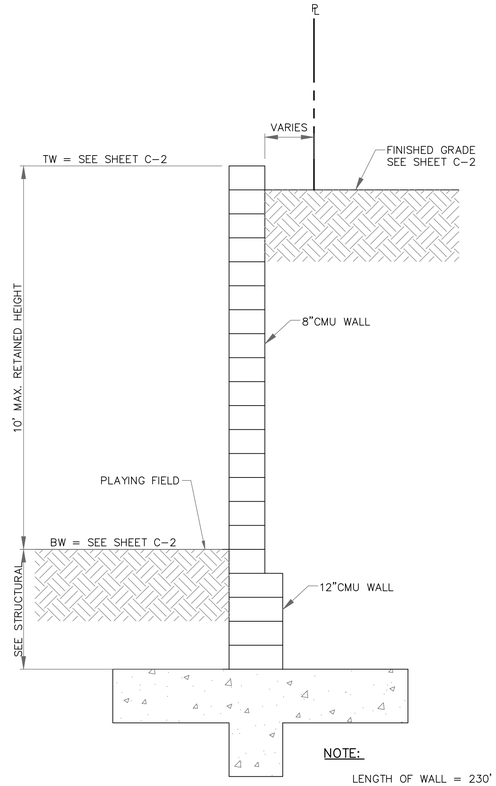
Z:\2020\20067\CADD\SHEETS\20067-C2_GD.dwg 12/1/2020 8:50:14 AM




NOTE:

LENGTH OF WALL = 220'

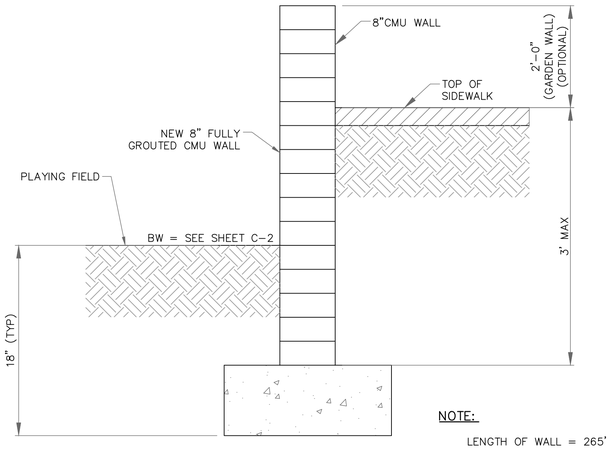
1 SECTION A-A
SCALE: NTS




NOTE:

LENGTH OF WALL = 230'

2 SECTION B-B
SCALE: NTS




NOTE:

LENGTH OF WALL = 265'

3 SECTION C-C
SCALE: NTS

NOTE:

REFER TO STRUCTURAL MASONRY RETAINING WALL DETAILS.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
**APPROVED**
DATE: 12/11/20
BY: Ronald R. Bohannan
HydroTrans #: M14D012I

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ENGINEER'S SEAL

ROBERT J. FIERRO
NEW MEXICO
20585
12-1-2020
PROFESSIONAL ENGINEER

PROJECT NAME

KRAEMER FIELDS
BROADWAY INDUSTRIAL CENTER
SUBDIVISION, UNIT 2
ALBUQUERQUE, NEW MEXICO

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

| | |
|---|---|
| PROJECT NO: | 20067 |
| DESIGNED BY: | RJF |
| DRAWN BY: | RJS |
| CHECKED BY: | RJF |
| DATE: | DECEMBER 2020 |

SHEET TITLE

DETAILS

SHEET NO:

C-5

\\Server\projects\2020\20067\CADD\SHEETS\20067-C_5 SECTIONS.dwg 12/1/2020 1:55:57 PM


## EXISTING HYDROLOGY CALCULATION SUMMARY

| Basin | Total Area (acres) | Land Treatment Area (acres) A | B | C | D | Land Treatement (%) A | B | C | D | $Q_{100}$ (cfs) | $V_{100yr-6hr}$ (ac-ft) | $V_{100yr-24hr}$ (ac-ft) | $V_{100yr-4day}$ (ac-ft) | $V_{100yr-10day}$ (ac-ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | 2.442 | 0.00 | 0.12 | 2.32 | 0.00 | 0.0 | 5.0 | 95.0 | 0.0 | 7.4 | 0.207 | 0.207 | 0.207 | 0.207 |
| 101 | 0.560 | 0.00 | 0.03 | 0.53 | 0.00 | 0.0 | 5.0 | 95.0 | 0.0 | 1.7 | 0.048 | 0.048 | 0.048 | 0.048 |
| 102 | 5.059 | 0.00 | 0.25 | 0.25 | 4.55 | 0.0 | 5.0 | 5.0 | 90.0 | 21.1 | 0.923 | 1.037 | 1.177 | 1.427 |
| 103 | 3.435 | 0.00 | 0.17 | 0.17 | 3.09 | 0.0 | 5.0 | 5.0 | 90.0 | 14.3 | 0.626 | 0.704 | 0.799 | 0.969 |
| 104 | 3.082 | 0.00 | 0.00 | 3.08 | 0.00 | 0.0 | 0.0 | 100.0 | 0.0 | 9.4 | 0.265 | 0.265 | 0.265 | 0.265 |
| 105 | 0.344 | 0.00 | 0.00 | 0.34 | 0.00 | 0.0 | 0.0 | 100.0 | 0.0 | 1.0 | 0.030 | 0.030 | 0.030 | 0.030 |
| 106 | 0.770 | 0.00 | 0.00 | 0.77 | 0.00 | 0.0 | 0.0 | 100.0 | 0.0 | 2.3 | 0.066 | 0.066 | 0.066 | 0.066 |
| 107 | 0.404 | 0.00 | 0.00 | 0.40 | 0.00 | 0.0 | 0.0 | 100.0 | 0.0 | 1.2 | 0.035 | 0.035 | 0.035 | 0.035 |
| 108 | 0.83292 | 0.00 | 0.08 | 0.12 | 0.62 | 0.0 | 10.0 | 15.0 | 75.0 | 3.3 | 0.138 | 0.153 | 0.172 | 0.207 |

EXISTINING $100_{YR}-10_{DAY}$ VOLUME INTO EXISTING POND
$=V_{BASIN\ 100} + V_{BASIN\ 101} + V_{BASIN\ 102} + V_{BASIN\ 103} + V_{BASIN\ 104} + V_{BASIN\ 106} + V_{BASIN\ 108}$
$=0.207 + 0.048 + 1.427 + 0.969 + 0.265 + 0.066 + 0.207$
$=3.189$ AC-FT

LEGEND
- SWALE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SURFACE FLOW DIRECTION
- ROOF FLOW DIRECTION
- EXISTING BASIN MAP
- 101 EXISTING BASIN
- EXISTING STORM DRAIN

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
**APPROVED**
DATE: 12/11/20
BY:
HydroTrans #: M14D012I

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ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
12-1-2020
PROFESSIONAL ENGINEER

PROJECT NAME
KRAEMER SPORT COMPLEX
LOT 2B
BROADWAY INDUSTRIAL CENTER
SUBDIVISION, UNIT 2
ALBUQUERQUE, NEW MEXICO

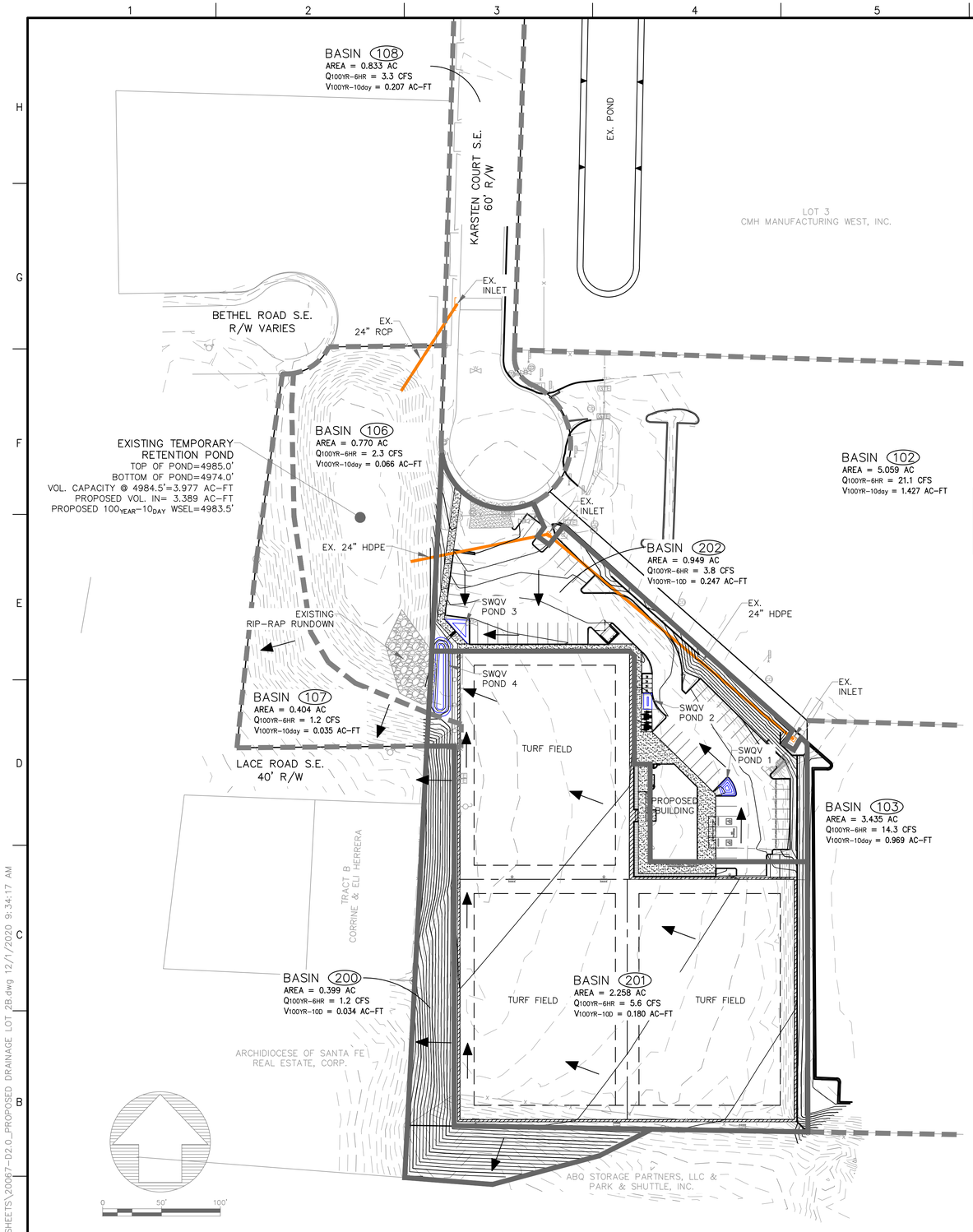
| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| PROJECT NO: | 20067 |
| DESIGNED BY: | RJF |
| DRAWN BY: | RJS |
| CHECKED BY: | RJF |
| DATE: | DECEMBER 2020 |

SHEET TITLE
EXISTING BASIN MAP

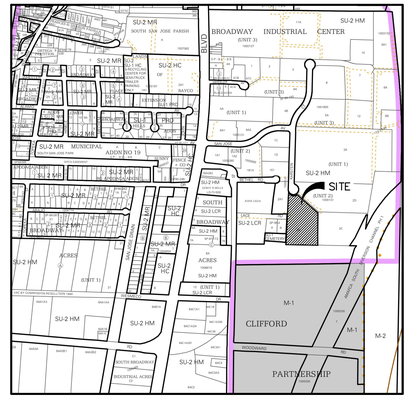
SHEET NO:
D-1.0

Z:\2020\20067\CADD\SHEETS\20067-D1.0_EX DRAINAGE.dwg 12/1/2020 9:38:18 AM




2 PROPOSED BASIN MAP


FLOOD INSURANCE RATE MAP
MAP NO. 35001C0342G
EFFECTIVE DATE: 09/26/2008




ZONE ATLAS MAP
PAGE M-14-Z

PROPOSED HYDROLOGY CALCULATION SUMMARY

| Basin | Total Area (acres) | Land Treatement (%) A | B | C | D | $Q_{100}$ (cfs) | $V_{100yr-6hr}$ (ac-ft) | $V_{100yr-24hr}$ (ac-ft) | $V_{100yr-4day}$ (ac-ft) | $V_{100yr-10day}$ (ac-ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| 200 | 0.399 | 0.0 | 0.0 | 100.0 | 0.0 | 1.2 | 0.034 | 0.034 | 0.034 | 0.034 |
| 201 | 2.258 | 0.0 | 90.0 | 5.0 | 5.0 | 5.6 | 0.167 | 0.170 | 0.173 | 0.180 |
| 202 | 0.949 | 0.0 | 5.0 | 15.0 | 80.0 | 3.8 | 0.163 | 0.182 | 0.205 | 0.247 |

STORMWATER QUALITY VOLUME (0.62" STORM):
TOTAL NEW LAND TREATMENT "D" AREA = 38,000 SQ.FT.
WATER QUALITY STORAGE REQUIRED=38,000 SQ.FT.*(.42")*(1'/12")=1,330 CU.FT.

DEPRESSED LANDSCAPING
WATER QUALITY STORAGE PROVIDED VIA DEPRESSED LANDSCAPING =1,610 CU.FT.

SWQV REQUIREMENT MET
PROVIDE 1,610 CU.FT. IS GREATER THAN REQUIRED 1,330 CU.FT.

PROPOSED $100_{YR}-10_{DAY}$ VOLUME INTO NEW POND
$=V_{BASIN\ 100} + V_{BASIN\ 101} + V_{BASIN\ 102} + V_{BASIN\ 103} + V_{BASIN\ 108} + V_{BASIN\ 201} + V_{BASIN\ 202} + V_{BASIN\ 106} + V_{BASIN\ 107}$
=0.207 + 0.048 + 1.427 + 0.969 + 0.207 + 0.180 + 0.247 + 0.066 + 0.035
=3.386 AC-FT

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/11/20
BY: Renee C. Brissette
Hydro/Trans # M14D012I
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE'S FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT. SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

## Introduction

The site is located at 2811 Karsten CT SE, Albuquerque, NM 87544. The proposed improvements include an 3,000 sq.ft. building footprint, parking lot, and three turf fields. The existing site slopes East to West at approximately 2% and drains to a temporary retention pond located on the adjoining lot to the west (Lot 2A-1). Under the proposed condition the site is allowed full development at 90% impervious cover and free discharge of all storm water runoff from Lot 2B into the temporary retention pond on Lot 2A-1, which is in accordance with the previously approved grading plan for Lots 2A, 2B, 2C, & 2D with Engineer's stamp dated 9-14-99. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) satisfy the Stormwater Quality Volume requirement, and 3) seek building approval.

## Methodology

Hydrologic procedures presented in the Hydrology Section of the DMP, Section 22.2, revised April 7, 1993 were followed.

## Existing Condition

The existing site is located within the Broadway Industrial Center Master Plan that allows this site to drain to a private temporary retention pond on Lot 2A-1. The temporary retention pond accepts runoff from Basins 100, 101, 102, 103, 104, 106, and 108 as shown on sheet D-1.0. The site is vacant and was rough graded per the Grading & Drainage Plan prepared by Mark Goodwin & Associates with Engineer's stamp dated 9-14-1999. The existing site slopes East to West at approximately 2% and surface drains to an existing rip-rap rundown on Lot 2A-1 as shown on this sheet.

Off-site runoff is captured and conveyed via a 24-inch HDPE storm drain and routed through the site to the temporary retention pond as shown on Sheet D-1.0. A steep slope along the West and South is the only portion of the site that does not drain to the detention pond, which is within Basin 105. Runoff from the steep slopes surface drain to the adjoining lots as shown on Sheet D-1.0.

## Proposed Condition

Improvements includes a 3,000 sq.ft. building footprint, parking lot, and three turf fields. The turf field will allow runoff to infiltrate; therefore is being categorized as Land Treatment B. The sites Land Treatment D cover is approximately 27%, which is well below the previous approved Master Plans that allows 90% impervious cover.

Three proposed Basins are identified as Basin 200, 201, and 202. Basin 200 is the side-slope embankment of the turf-field and will surface discharge to the adjoining lots similar as the existing condition. Basin 201 encompasses the three turf fields and slopes at 1% from southeast to northwest with the storm water from this basin surface discharging to Stormwater Quality Pond No. 3. Basin 202 includes the proposed building and parking lot. Storm water runoff is routed through all three Storm Water Quality Ponds. Once the water surface elevation on storm Water Quality Pond No. 3 reaches 4985.5-feet, then the storm water overtop the Storm Water Quality Pond and surface flow into the existing rip-rap rundown.

Off-site runoff will continue to be routed via a 24-inch HDPE pipe through the site and discharge into the temporary retention pond. No additional storm drain is required. The existing capacity of the temporary retention pond is 3.977 ac-ft. There is enough capacity to handle the site's proposed runoff as the total 100-year, 10-day runoff entering the retention pond is now 3.389 ac-ft. The first flush volume will be retained via four water quality ponds as shown on this C-2. See first flush volume calculations on this sheet. Hydrologic and hydraulic analysis are included on Sheet D-1.0 and this sheet. The total disturbed area is approximately 3.7 acres.

## Conclusion

The City's and the Broadway Industrial Center Master Plan have been satisfied under this grading & drainage plan. The contractor shall use these civil sheets for construction, and will need a drainage certification in order to obtain a Close-out. This drainage report seeks approval for building permit.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ENGINEER'S SEAL
ROBERT J. FIERRO
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20585
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PROFESSIONAL ENGINEER

PROJECT NAME
KRAEMER FIELDS
LOT 2B
BROADWAY INDUSTRIAL CENTER
SUBDIVISION, UNIT 2
ALBUQUERQUE, NEW MEXICO

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

| | |
|---|---|
| PROJECT NO: | 20067 |
| DESIGNED BY: | RJF |
| DRAWN BY: | RJS |
| CHECKED BY: | RJF |
| DATE: | DECEMBER 2020 |

SHEET TITLE
PROPOSED BASIN MAP

SHEET NO:
D-2.0

Z:\2020\20067\CADD\SHEETS\20067-D2.0_PROPOSED DRAINAGE LOT 2B.dwg 12/1/2020 9:34:17 AM