

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 20, 2023

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Storage Building
336 Woodward Rd. SE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 01/06/23
Hydrology File: M14D037**

Dear Ms. Nilsson-Weber:

PO Box 1293

Based upon the information provided in your submittal received 04/13/2023, the Grading & 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.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

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.

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

336 Woodward Rd, SE

Project Title: Storage Building **Building Permit #** _____ **Hydrology File #** M14D037
DRB# _____ **EPC#** _____

Legal Description: TRACT B, G.E. PLANT SITE TOGETHER WITH City Address OR Parcel 336 Woodward Rd., SE
PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

Applicant/Agent: Isaacson & Arfman, Inc. **Contact:** Åsa Nilsson-Weber
Address: 128 Monroe St., NE Abq. NM 87108 **Phone:** 505-268-8828
Email: asaw@iacivil.com

Applicant/Owner: Film Yard, LLC **Contact:** Rick Metz
Address: 336 Los Ranchos Rd NW, Los Ranchos, **Phone:** 505-991-5384
Email: jrickmetz@gmail.com NM 87107

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE:
RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN UPDATE
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

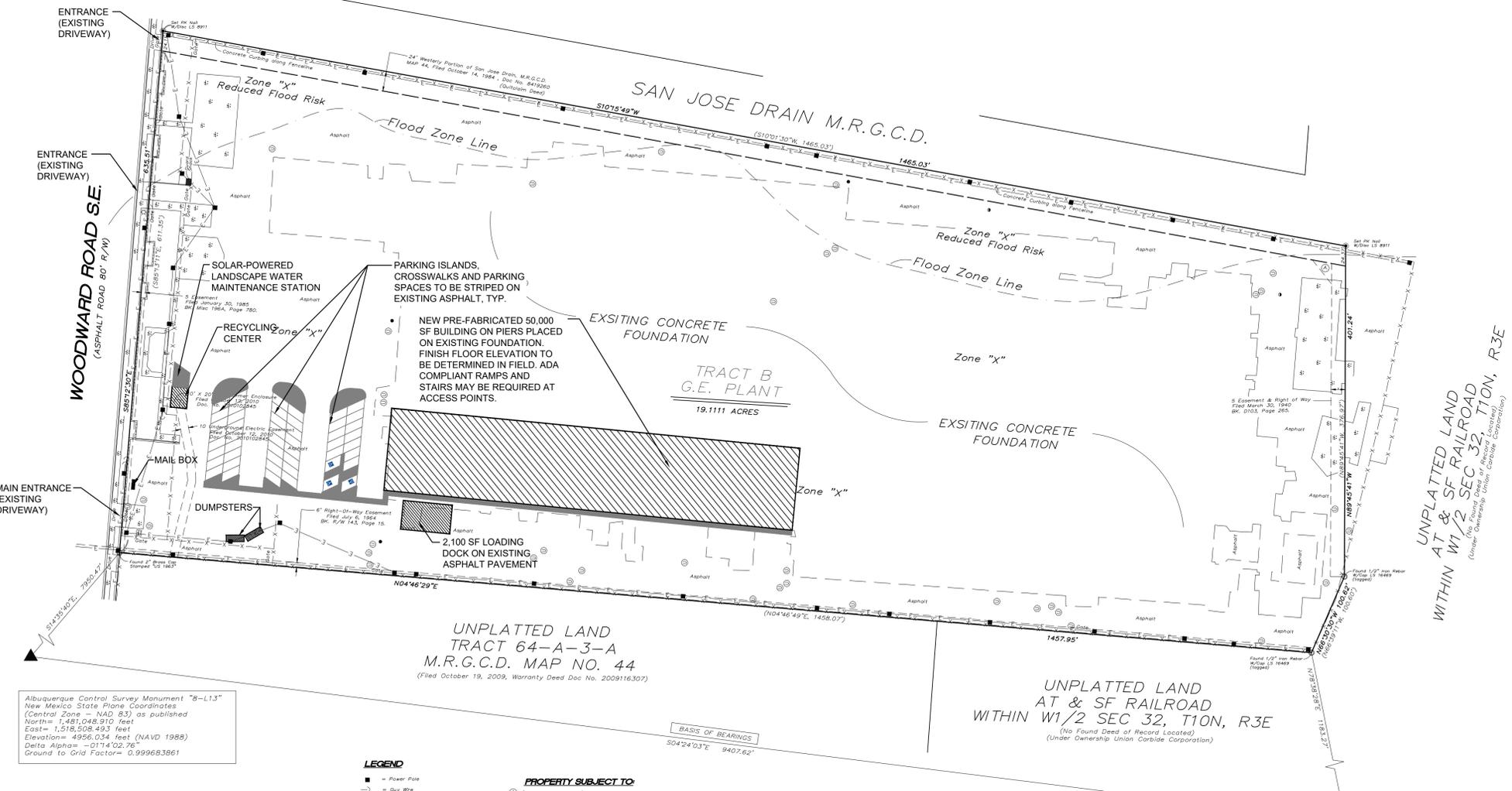
DATE SUBMITTED: 04/11/2023

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 04/20/23
 BY: *Randy Brissett*
 HydroTrans # M14D037

THE APPROVAL OF THESE PLANS SHALL NOT BE CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY ORDINANCES OR STATE LAWS, AND SHALL NOT PREVENT THE USER FROM BEING RESPONSIBLE FOR THE PROTECTION, COLLECTION, OR REUSE OF INFORMATION IN PLANS. SPECIFICATIONS, CONDITIONS, MATERIALS, AND METHODS SHALL NOT BE CHANGED WITHOUT ALTERED WITHOUT AUTHORIZATION.



VICINITY MAP - M-14



NOTES

LEGAL DESCRIPTION: TRACT B G.E. PLANT SITE TOGETHER WITH PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

AREA: TOTAL AREA = 19.1117 AC.

FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN ZONE X MINIMAL FLOOD HAZARD AND ZONE X REDUCED FLOODRISK DUE TO LEVEES AS SHOWN ON FIRM MAP NO. 35001C0342G EFFECTIVE DATE 9/26/2008.

BOUNDARY SURVEY: BY SURV-TEK, JULY 2022

TOPOGRAPHIC SURVEY: NONE PROVIDED.

EXISTING CONDITIONS: THIS SITE IS THE OLD GENERAL ELECTRIC SITE LOCATED SOUTH OF WOODWARD RD. SE AND WEST OF BROADWAY BLVD SE. ALL BUILDINGS ONSITE HAVE BEEN DEMOLISHED, BUT THE FOUNDATIONS AND ASPHALT AREAS REMAIN. THE SITE IS 95% IMPERVIOUS AND FREE DISCHARGES TO THE SAN JOSE DRAIN LOCATED EAST OF THE PROPERTY, WEST OF BROADWAY BLVD. VIA AN ONSITE STORM DRAIN SYSTEM WITH THREE OUTFALL PIPES TO THE DRAIN. THERE ARE UNDERGROUND CONTAINMENT BASINS FOR STORM WATER QUALITY CONTROL LOCATED AT EACH OUTFALL POINT ADJACENT TO THE SAN JOSE DRAIN.

PROPOSED CONDITIONS: THE EXISTING FOUNDATION AND ASPHALT SHALL REMAIN. A 50,000 SF MODULAR BUILDING SHALL BE PLACED ON PIERS WITHOUT REMOVING THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION. NO TOPOGRAPHIC SURVEY HAS BEEN PROVIDED AND NO ELEVATIONS ARE SHOWN ON THIS DRAINAGE PLAN.

THERE IS NO CHANGE IN IMPERVIOUS AREA; NO CHANGE IN DISCHARGE OR DRAINAGE PATTERNS.

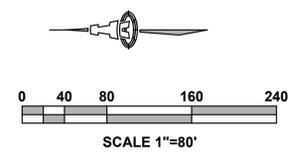
THE ONSITE STORM DRAIN SYSTEM SHALL REMAIN IN PLACE AND THE SITE SHALL CONTINUE TO DISCHARGE TO THE EXISTING ONSITE STORM DRAIN SYSTEM AND OUTFALL TO THE SAN JOSE DRAIN.

UPDATES TO DRAINAGE MASTER PLAN: THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHUECH ENGINEERING CO. IN 1991 HAVE BEEN UPDATED USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM--SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC.

Albuquerque Control Survey Monument "B-L13"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83) as published
 North= 1,481,048.910 feet
 East= 1,519,508.493 feet
 Elevation= 4956.034 feet (NAVD 1988)
 Delta Alpha= -01°14'02.76"
 Ground to Grid Factor= 0.999683961

Albuquerque Control Survey Monument "NM-47-20"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83) as published
 North= 1,471,671.964 feet
 East= 1,519,230.120 feet
 Elevation= 4942.068 feet (NAVD 1988)
 Delta Alpha= -00°13'56.97"
 Ground to Grid Factor= 0.999684328

- LEGEND**
- = Power Pole
 - = Guy Wire
 - = Overhead Wire
 - = Light Pole
 - ⊗ = Concrete Area
 - ⊕ = Utility Pedestal
 - ⊖ = Water Meter
 - ⊙ = Utility Manhole
 - ⊕ = Gas Valve
 - ⊖ = Water Valve
- PROPERTY SUBJECT TO:**
- ⊙ (Approximate Location) Easement & Right-of-Way Filed March 30, 1940, BK D103, Pg. 265 (Maple Copy provided at this time)



© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

Asst. M. Nilsson-Heckler
 17831
 PROFESSIONAL ENGINEER
 01/06/2023

Engineer

**336 WOODWARD RD SE
 STORAGE BUILDING
 ALBUQUERQUE, NM**

DESIGN	ISSUE: DEVELOPMENT
PROJECT NUMBER:	IA 2568
FILE:	
DRAWN BY:	ANW
CHECKED BY:	ANW
DATE:	01-04-2023

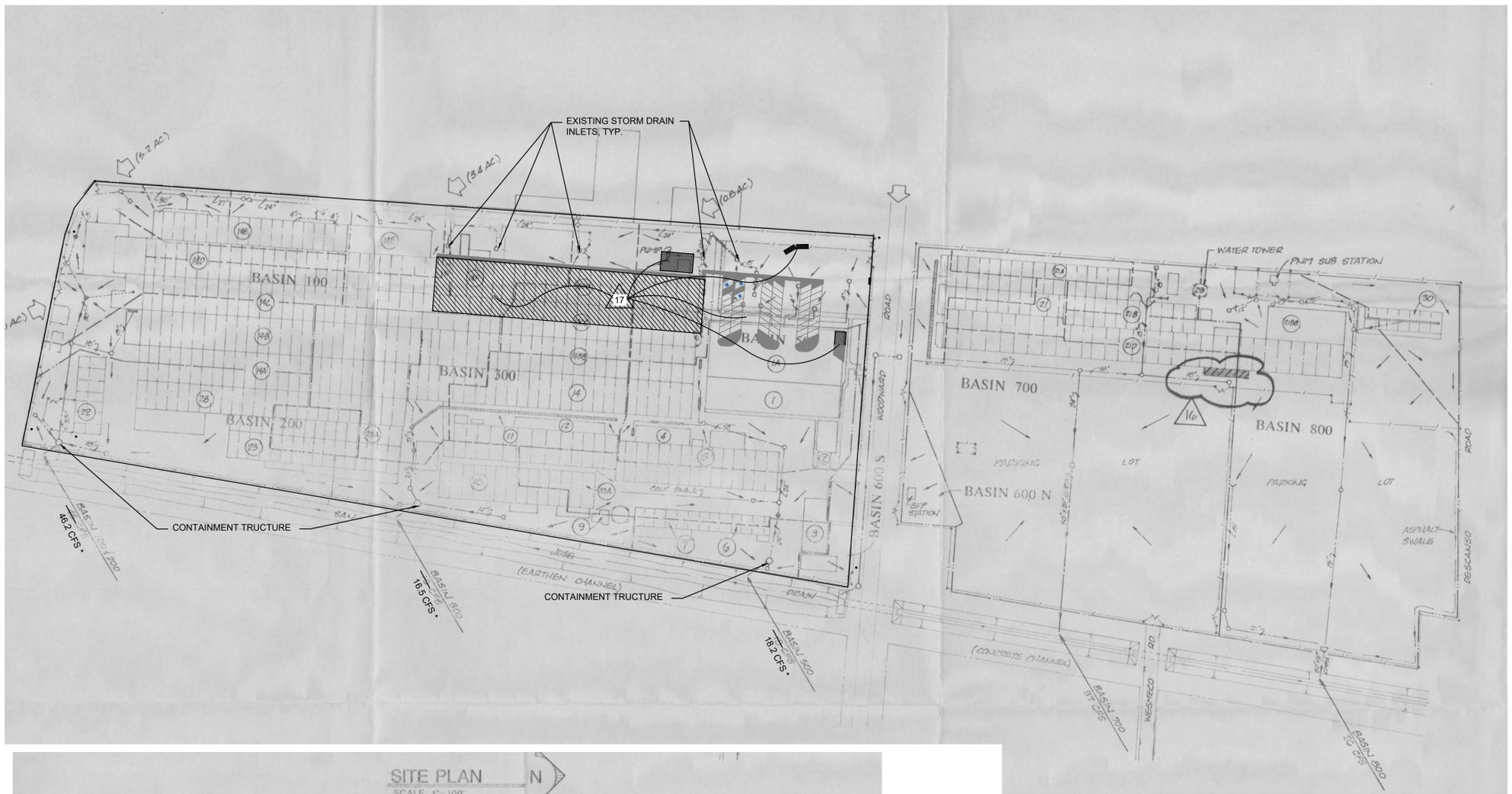
No	Date	Description

SHEET TITLE

DRAINAGE PLAN

SHEET NUMBER

C-101



NOTES:

THIS SHEET SHOWS MARKUPS TO THE DRAINAGE MASTER PLAN REVISIONS PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991.

ALL BUILDINGS ON THE PROPERTY HAVE BEEN DEMOLISHED BUT THE FOUNDATION REMAINS. THERE ARE INLETS AND A STORM DRAIN SYSTEM THROUGHOUT THE SITE WITH THREE CONTAINMENT STRUCTURES AT THE OUTFALLS TO THE SAN JOSE DRAIN.

A 50,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON PIERS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.

THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE RUNOFF FROM THE SITE (NO IMPERVIOUS IMPROVEMENTS WILL BE REMOVED OR ADDED).

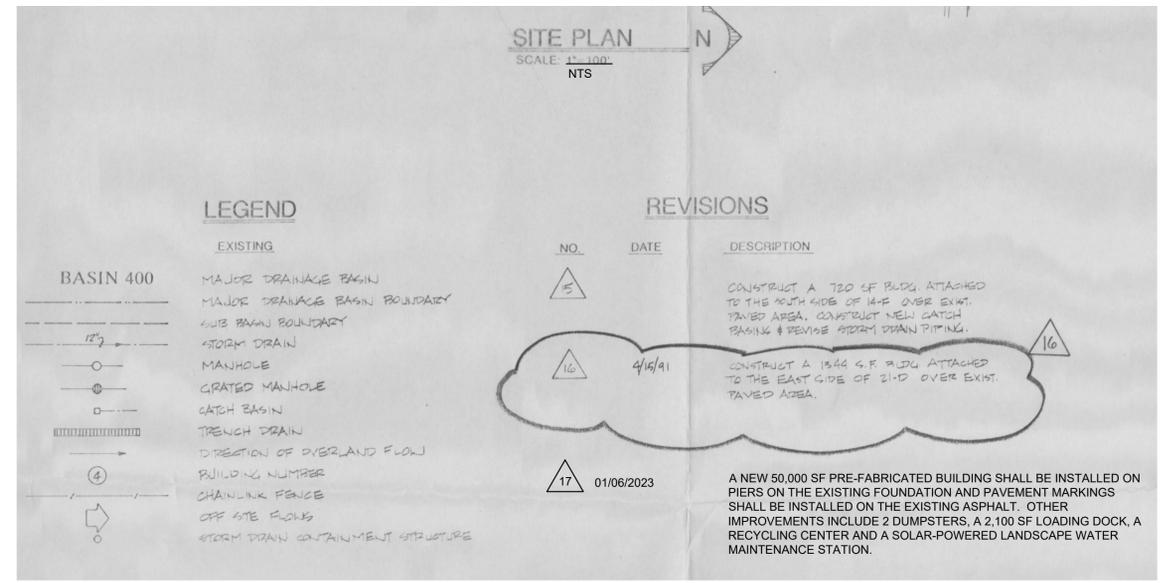
THE DRAINAGE CALCULATIONS WERE UPDATED PER THE JUNE 26, 2020 DEVELOPMENT PROCESS MANUAL ARTICLE 6-2. THE LAND TREATMENTS WERE CALCULATED AT 95% TYPE D AND 5% TYPE B. THESE CALCULATIONS SHOW THE DISCHARGE FROM THE SITE IS 4.2 CFS/AC. VS. 4.1 CFS/AC. SHOWN IN THE SMITH-SCHEUCH ENGINEERING CO. 1991 DRAINAGE MASTER PLAN.

336 WOODWARD - DPM CALCS .xlsx

Job Name:	336 WOODWARD RD SE
Client:	
Date Prepared:	1/3/2023
Date Modified:	
Precipitation Zone:	2

CALCULATIONS: 336 WOODWARD RD SE :
Based on City of Albuquerque DMP Article 6-2 Hydrology dated June 26, 2020

AREA OF SITE:	832431.6 SF	=	19.11 ACRE
100-year, 6-hour			
HISTORIC FLOWS:		DEVELOPED FLOWS:	EXCESS PRECIP:
Treatment SF %		Treatment SF %	Precip. Zone 2
Area A = 0 0%		Area A = 0 0%	E _A = 0.62
Area B = 41622 5%		Area B = 41622 5%	E _B = 0.80
Area C = 0 0%		Area C = 0 0%	E _C = 1.03
Area D = 790810 95%		Area D = 790810 95%	E _D = 2.33
Total Area = 832432 100%		Total Area = 832432 100%	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = E _A A _A + E _B A _B + E _C A _C + E _D A _D			
Historic E = 2.25 in. / Developed E = 2.25 in.			
On-Site Volume of Runoff: V ₃₆₀ = E * A / 12			
Historic V ₃₆₀ = 156324 CF / Developed V ₃₆₀ = 156324 CF			
On-Site Peak Discharge Rate: Q _p = Q _A A _A + Q _B A _B + Q _C A _C + Q _D A _D / 43.560			
For Precipitation Zone 2			
Q _{pA} = 1.71		Q _{pC} = 3.05	
Q _{pB} = 2.36		Q _{pD} = 4.34	
Historic Q _p = 81.0 CFS		Developed Q _p = 81.0 CFS	



DRAINAGE BASIN INFORMATION

NO.	ACRES	Q ₁₀₀ (APPROX.)	Q ₁₀₀ (2020 DPM)
100	8.4	35 CFS	35.6 CFS
200	2.5	10 CFS	10.6 CFS
300	3.9	16 CFS	16.5 CFS
400	---	---	---
500	4.3	18 CFS	18.2 CFS
600	0.3	1 CFS	
700	8.8	37 CFS	
800	6.3	26 CFS	

Q₁₀₀ = C x I x A
C = 0.90 (COMPOSITE)
I = 4.65 (T_r = 10 MINUTES MINIMUM, ASSUMED)
A = AREA IN ACRES
RAINFALL VOLUME 2.2" (100 YEAR FREQUENCY) FROM PLATE 22.2 D-1, DPM
Q₁₀₀ = 0.90 x 4.65 x A

01/06/2023 17
SEE THIS SHEET FOR CALCULATIONS USING PROCEDURE FROM ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DMP DATED JUNE 26, 2020

336 WOODWARD - DPM CALCS .xlsx

BASIN NO.	DESCRIPTION	TO SAN JUAN DRAIN
100	Area of basin flows = 365904 SF	8.40 Ac.
The following calculations are based on Treatment % as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E =	2.25 in.	A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ =	68714 CF	C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p =	35.6 cfs	
200	Area of basin flows = 08900 SF	2.5 Ac.
The following calculations are based on Treatment % as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E =	2.25 in.	A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ =	20451 CF	C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p =	10.6 cfs	
300	Area of basin flows = 169824 SF	3.9 Ac.
The following calculations are based on Treatment % as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E =	2.25 in.	A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ =	31903 CF	C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p =	16.5 cfs	
500	Area of basin flows = 187308 SF	4.3 Ac.
The following calculations are based on Treatment % as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E =	2.25 in.	A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ =	35175 CF	C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p =	18.2 cfs	



PREVIOUS REVISIONS

NO	INDEX	DATE	REVISION	CK D	APP
16		4/15/91	7500 COMPRESSOR BUILDING/ MAINTENANCE CHOC (PE 2247)	PJC	KES
15			TRIP TRAIL COMPACTOR (PE 2116)	PJC	CS
				CK D	
				APP	

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

17831
Professional Seal
01/06/2023

Engineer

**336 WOODWARD RD SE
STORAGE BUILDING
ALBUQUERQUE, NM**

DESIGN DEVELOPMENT

ISSUE: DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2568
FILE:
DRAWN BY: ANW
CHECKED BY: ANW
DATE: 01-04-2023

No Date Description

SHEET TITLE

MASTER DRAINAGE PLAN UPDATE

SHEET NUMBER

C-102