

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 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 01/09/2023, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit the Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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

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 #** M-14

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: X

RE-SUBMITTAL: YES X NO

DEPARTMENT: TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

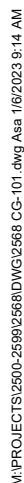
TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- X 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:

- X 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: 01/06/2023



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 COWDARD 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.



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

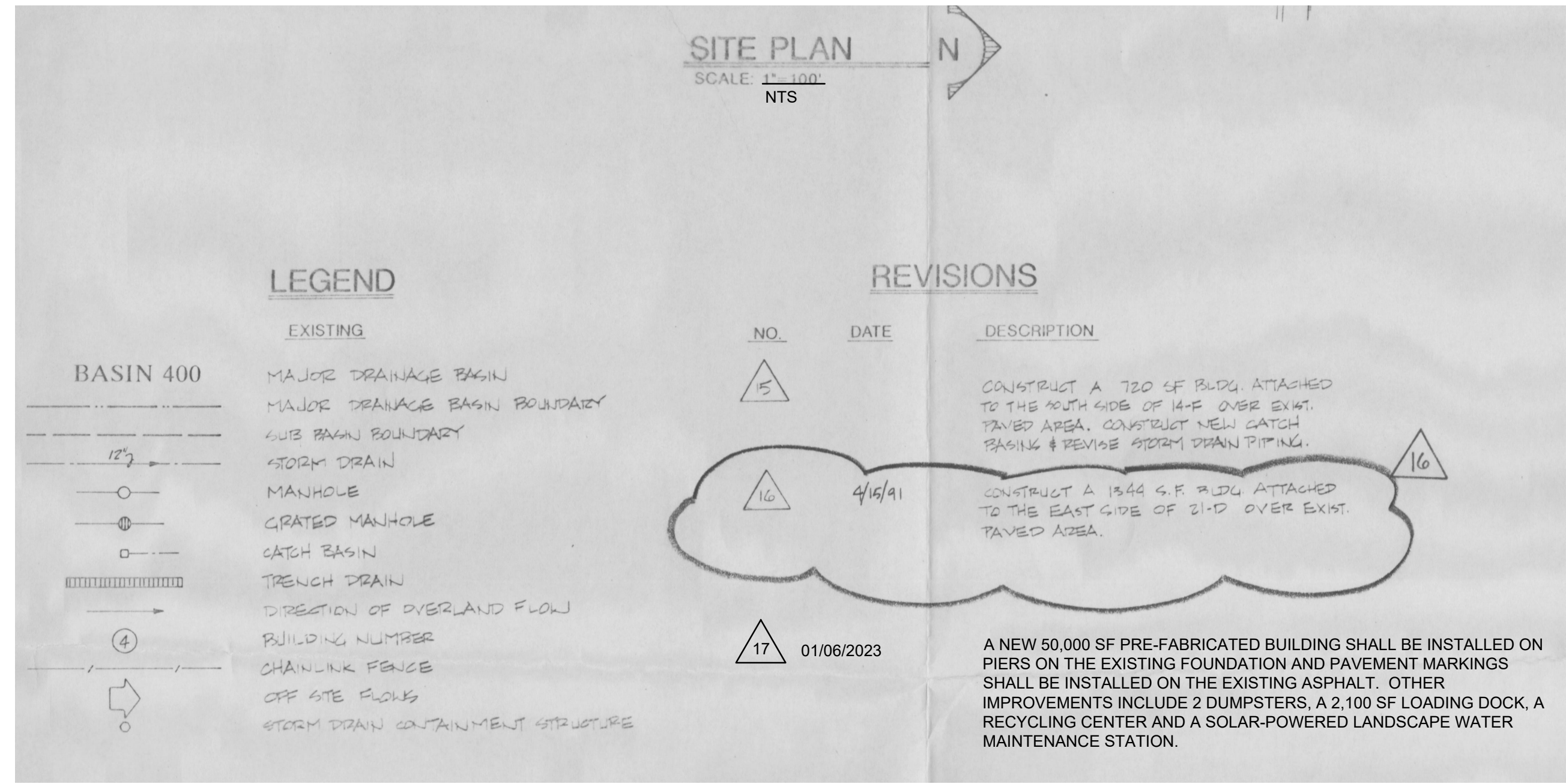
No	Date	Description
DESIGN		
ISSUE: DEVELOPMENT		
PROJECT NUMBER: IA 2568		
FILE: -		
DRAWN BY: ÅNW		
CHECKED BY: ÅNW		
DATE: 01-04-2023		

SHEET TITLE


DRAINAGE PLAN

SHEET NUMBER

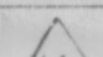
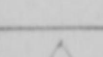
C-101



$Q_{100} = C \times I \times A$
 $C = 0.90$ (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
 $Q_{100} = 0.90 \times 4.65 \times A$

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

PREVIOUS REVISIONS			
		4/15/01	TSO COMPRESSOR BUILDING/ MAINTENANCE GHG (PE 2247)
			PJC KES
			THREE TRAIL COMPACTOR (PE-2162)
			PJC KES
NO	INDEX	DATE	REVISION
			CK D APP

CALCULATIONS: 336 WORDSWARD RD SE : Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020																	
100-YEAR, 6-HOUR CALCULATIONS																	
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 =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$															
Historic E	=	2.25 in.	Developed E	=	2.25 in.												
On-Site Volume of Runoff: V360 = E* A / 12																	
Historic V ₃₆₀	=	156324	CF	Developed V ₃₆₀	=	156324	CF										
On-Site Peak Discharge Rate: Qp = 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 _{SC}	=	3.05												
Q _{PB}	=	2.36	Q _{SD}	=	4.34												
Historic Q _p	=	81.0	CFS	Developed Q _p	=	81.0	CFS										

336 WOODWARD - DPM CALCS.xlsx			
BASIN NO.	100	DESCRIPTION	TO SAN JUAN DRAIN
Area of basin flows =	35.9904 SF	=	8.40 Ac.
The following calculations are based on Treatment 9% 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_{500} =	68714 CF		C = 0%
Sub-basin Peak Discharge Rate:			D = 95%
Q_p =	35.6 cfs		
BASIN NO.	200	DESCRIPTION	TO SAN JUAN DRAIN
Area of basin flows =	108900 SF	=	2.5 Ac.
The following calculations are based on Treatment 9% 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_{500} =	20451 CF		C = 0%
Sub-basin Peak Discharge Rate:			D = 95%
Q_p =	10.6 cfs		
BASIN NO.	300	DESCRIPTION	TO SAN JUAN DRAIN
Area of basin flows =	106984 SF	=	3.9 Ac.
The following calculations are based on Treatment 9% 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_{500} =	31903 CF		C = 0%
Sub-basin Peak Discharge Rate:			D = 95%
Q_p =	16.5 cfs		
BASIN NO.	500	DESCRIPTION	TO SAN JUAN DRAIN
Area of basin flows =	187308 SF	=	4.3 Ac.
The following calculations are based on Treatment 9% 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_{500} =	35175 CF		C = 0%
Sub-basin Peak Discharge Rate:			D = 95%
Q_p =	18.2 cfs		

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 01/20/23
BY: *Renee C. Brissett*
HydroTrans # M14D037

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

**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

[illegible]

MASTER DRAINAGE PLAN UPDATE

C-102