City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 2, 2000

Chris Weiss, P.E.
C. L. Weiss Engineering Inc.
P.O. Box 97
Sandia Peak, NM 87047October 26, 2000

RE: ENGINEER'S CERTIFICATION FOR JIM'S BAIT & TACKLE SHOP, NORTH ALBUQUERQUE ACRES (C-18/ D03A) ENGINEER'S STAMP DATED MAY 26, 2000 CERTIFICATION DATED OCTOBER 30, 2000.

Dear Mr. Weiss,

Based upon the information provided in your submittal dated October 31, 2000, the Engineering Certification for Certificate of Occupancy for the project referred to above is approved.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reierson
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Jims Bait and Tackle ZONE ATLAS / DRNG. FILE #: C-18/D3A

LEGAL DESCRIPTION: Lot 20, Block 14, Tract A, Unit B, North Albuquerque Acres, Albuquerque, NM

CITY ADDRESS: N/A

ENGINEERING FIRM: C.L. Weiss Engineering CONTACT: Chris Weiss

ADDRESS: P.O. Box 97, Sandia Park NM, 87047 PHONE: 281-1800

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: Surv-TEK, Inc.. CONTACT: Russ P. Hugg

ADDRESS: PHONE: 897-3386

CONTRACTOR FIRM: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

_____YES

_____NO

_____COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO._____

EPC NO._____

PROJ. NO._____

TYPE OF SUBMITTAL:

_____DRAINAGE REPORT

_____DRAINAGE PLAN

_____CONCEPTUAL GRADING & DRAINAGE PLAN

_____GRADING PLAN

_____EROSION CONTROL PLAN

__X__ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____SKETCH PLAT

_____PRELIMINARY PLAT

_____SITE DEVELOPMENT PLAN

_____FINAL PLAT

_____BUILDING PERMIT

_____FOUNDATION PERMIT

__X__CERT. OF OCCUPANCY

_____ROUGH GRADING PERMIT

_____GRADING / PAVING PERMIT

_____OTHER_____

RECEIVED
OCT 31 2000
HYDROLOGY SECTION

DATE SUBMITTED: Monday, October 30, 2000

BY: C.L. Weiss Engineering, Inc.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 15, 2000

Chris Weiss, P.E.
C. L. Weiss Engineering, Inc.
Post Office Box 97
Sandia Park, New Mexico 87047

RE: ***Grading and Drainage Plan for Jim's Bait and Tackle, Lot 20, Block 14, Tract A, Unit B, NAA, (C18/D3A) Submitted for Building Permit Approval, Engineer's Stamp Dated 5/26/00.***

Dear Chris:

Based on the information provided, the above referenced plan is approved for Building Permit release. Please attach a copy of this approved plan to your set of construction drawings for Building Permit sign-off. The S.O. #19 for the future sidewalk culvert is not needed at this time.

Prior to final sign-off of the Site Plan, the Subdivision Improvements Agreement, SIA, must be in place. It is my understanding that the SIA is being processed at this time.

As you are aware, the Engineer's Certification is required prior to release of the Certificate of Occupancy for this site.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Whitney Reierson
File

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 11, 2000

Chris Weiss, P.E.
C.L. Weiss Engineering
P.O. Box 97
Sandia Park, NM 87047

RE: Rescinding of Building Permit Approval for JIM'S BAIT AND TACKLE (C18-D3A). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED NOVEMBER 22, 1999.

Dear Mr. Weiss:

Your November 22, 1999 submittal had been approved for Building Permit by City of Albuquerque letter dated January 21, 2000. THAT APPROVAL IS HEREBY RESCINDED. There are a number of items/issues that need to be addressed before a valid approval can be granted. We each had made some unwarranted assumptions regarding the status of existing and future infrastructure, namely, street and storm drain.

There is some doubt as to which street elevations are valid and to be used to govern detailed design. The Weaver Property Project by McDowell Engineering (a.k,a. Wylie Properties), which is adjacent to your project, had problems in that regard. That storm drain was too shallow.

As we discussed yesterday over the phone, you received your street elevations directly from Resource Technology (RTI) who produced The North Albuquerque Acres Master Drainage Plan. The street and storm drain grades must be consistent for all of Corona Avenue. I have been told that the asphalt swale and pond shown on the partial plan included with your supplemental calculations are not in place.

An infrastructure list and financial guarantees also are required for each property being developed.

If I can be of further assistance, please feel free to contact me at 924-3984. Hopefully, we shall be able to resolve these inconsistancies in short order,

Sincerely,

John P. Murray, P.E.
Hydrology

c: Whitney Reierson
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Jims Bait and Tackle ZONE ATLAS / DRNG. FILE #: C-18 / D003A

LEGAL DESCRIPTION: Lot 20, Block 14, Tract A, Unit B, North Albuquerque Acres, Albuquerque, NM

CITY ADDRESS: N/A 5701 Corona NE

ENGINEERING FIRM: C.L. Weiss Engineering CONTACT: Chris Weiss

ADDRESS: P.O. Box 97, Sandia Park NM, 87047 PHONE: 281-1800

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: Surv-TEK, Inc.. CONTACT: Russ P. Hugg

ADDRESS: PHONE: 897-3386

CONTRACTOR FIRM: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

_____YES

_____NO

_____COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO._____

EPC NO._____

PROJ. NO._____

TYPE OF SUBMITTAL:

_____DRAINAGE REPORT

__X__DRAINAGE PLAN

_____CONCEPTUAL GRADING & DRAINAGE PLAN

__X__GRADING PLAN

_____EROSION CONTROL PLAN

_____ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____SKETCH PLAT

_____PRELIMINARY PLAT

_____SITE DEVELOPMENT PLAN

_____FINAL PLAT

__X__BUILDING PERMIT

_____FOUNDATION PERMIT

_____CERT. OF OCCUPANCY

_____ROUGH GRADING PERMIT

_____GRADING / PAVING PERMIT

_____OTHER

RECEIVED
NOV 22 1999
HYDROLOGY SECTION

DATE SUBMITTED: Monday, November 22, 1999

BY: C.L. Weiss Engineering, Inc.

City of Albuquerque

February 11, 2000

Mr. Ray Padilla, Esq.
Ray Padilla & Assoc.
12400 Menaul Blvd .NE
Albuquerque, N.M.87112

REGISTERED MAIL

RE: DRAINAGE INQUIRY/COMPLAINT REGARDING PROPERTY AT 2413 SECOND STREET NW.

Dear Mr.

The property owner to your south at 2409 Second Street NW is concerned about the existing drainage (storm water runoff) conditions from your property and the adverse effects thereof on his property. In order for him to develop/improve/utilize his property in confidence, the cross lot drainage situation needs to be addressed.

Undoubtedly, this is an inherited situation on your part. The dainage plan of record, H14/D39. dates from 1984 when the north half of your building was added. That plan indicated that all the runoff would be directed to Second Street. It also indicated that the roof drainage from the existing building (the south half) was to the west..

A field inspection of the site on January 27, 2000 showed that the plan of record had not been followed and/or was altered over the years. At the present time, the original building or south half roof drainage is to the southside with the gutter draining to the west and the downspout at the southwest corner of the building. Several small diameter plastic pipe downspouts had been added and an awkward trough (gutter) installed near ground level to bring the roof drainage back to the southeast corner of the building. The uneven condition of the parking lot would interfere with runoff discharging to Second Street. When your neighbor secures his property with fence or wall, the improvised trough/gutter would be inaccessible for maintenance.

The roof drainage from the newer part of the building discharges through canales to the west side of the building, It does not appear that this runoff can get to Second Street but drains southward along the west side of the entire building. Any vestage of ponds has all but been obiterated. Again, storm runoff would drain onto the adjacent property.

In order to correct the apparent drainage problems on your property, it would be well to have a Professional Engineer evaluate the current situation. The Yellow Pages have a listing under Engineers-Drainage who are familiar will the City's drainage requirements, Your neighbor will go through the same process when he develops his property.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: R.J. Marney
WR
File

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 21, 2000

Chris Weiss, P.E.
C.L. Weiss Engineering
P.O. Box 97
Sandia Park, NM 87047

RE: JIM'S BAIT AND TACKLE (C18-D3A). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED NOVEMBER 22, 1999.

Dear Mr. Weiss:

Based on the information provided on your November 22, 1999 submittal, the above referenced project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: WR
File

NOVEMBER 22, 1999

SUPPLEMENTAL CALCULATIONS

FOR

JIMS BAIT AND TACKLE
Lot 20, Block 14, Tract A, Unit B
North Albuquerque Acres

BY

C.L.WEISS ENGINEERING, INC.
Post Office Box 97 * Sandia Park, NM 87047
Phone / Fax (505) 281-1800
1100 Alvarado Dr. NE * Albuquerque, NM 87110
Phone / Fax (505) 266-3444

Interim Calculations

The following calculations reflect a comparison between the existing and interim proposed developed conditions.

Until the final street / storm sewer improvements are installed, retention of the 100 year – 10 day storm (less historical discharge) will be required.

The proposed retention pond(s) will overflow to Corona Ave. NE.

See pond volume calculations for additional information.

CALCULATIONS:

Calculations are based on the Drainage Design Criteria for Bernalillo County Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 38591 SF = 0.8859 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	38591	SF
Area b	=	0	SF
Area c	=	0	SF
Area d	=	0	SF
Total Area	=	38591	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	2000	SF
Area b	=	12457	SF
Area c	=	8092	SF
Area d	=	16042	SF
Total Area	=	38591	SF

EXCESS PRECIPITATION:

Precip. Zone 3

Ea = 0.66
Eb = 0.92
Ec = 1.29
Ed = 2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E	=	0.66	in.	Developed E	=	1.58	in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360	=	2123	CF	Developed V360	=	5090	CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 3

Qpa = 1.87
Qbb = 2.60
Qpc = 3.45
Qpd = 5.02

Historic Qp	=	1.7	CFS	Developed Qp	=	3.3	CFS

	Developed V360		Historic V360	V360 to be retained
V360 to be ponded =	5089.9 CF	-	2123 CF	= 2967.3 CF

Note: This reflects a comparison between the existing and proposed developed conditions. Until the final street / storm sewer improvements are installed, the portion of access drive as indicated will be gravel in order to minimize the retention pond required. The proposed retention pond will overflow to Corona Ave. NE. See pond volume calculations for additional information.

100 YEAR - 10 DAY STORM CALCULATIONS

Note: Per discussion with COA Floodplain Administrator, this site will be required to retain the 100-year 10-day storm event. For ponds which hold water for longer than 6 hours, longer duration storms are required to establish runoff volumes. Since the additional precipitation is assumed to occur over a long period, the additional volume is based on the runoff from the impervious areas only.

V360 (to be retained)	2967
Area Treatment D (SF)	16042
Zone	3

For 10 Day Storms:

V10day = V360 + Ad * (P10day - P360)*43560 SF/A

V360	=	2967
Ad (SF)	=	16042
Zone	=	3
P10day	=	4.9
P360	=	2.6

V360	=	2967
+ imp. area	=	3075

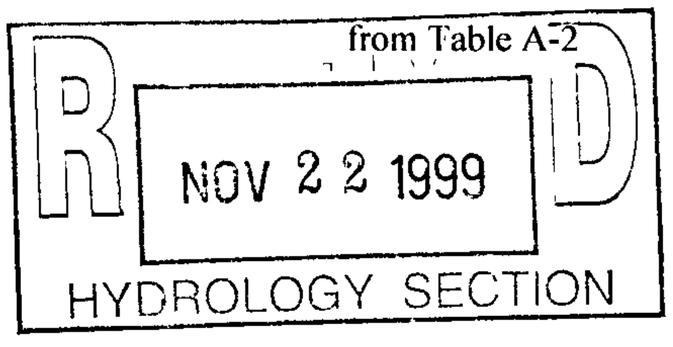
P360

Zone	D
1	2.20
2	2.35
3	2.60
4	2.90

P10day

Zone	D
1	3.67
2	3.95
3	4.90
4	5.95

from Table A-2



Total Pond Volume (V10 day)	=	6042

Depth (inches) at 100-yr Storm

PROPOSED PONDS

POND 1

CONTOUR	AREA	VOL (CF)
5215.5 =	1923	
5215 =	1663	897
5214 =	1241	1452
5213 =	861	1051
5212 =	513	687

Total Volume Pond 1 4087 OK

POND 2

CONTOUR	AREA	VOL (CF)
5215.5 =	5385	
5215.0 =	1470	1714
5214.5 =	483	488.25

Total Volume Pond 2 2202 OK

POND TOTALS

Pond #1 =	4087
Pond #2 =	2202
Total Provided	6289
Total Required	6042

Note: a 12" dia. Pvc storm drain pipe will be provided between ponds 1 and 2 to divert all flows to the fenced Pond 1. Once the fenced pond reaches a depth of 2.5', the pipe will act as an equilizer between the two ponds.

EAST SUB-BASIN - DRAINING TO POND 1

Area of sub-basin flows = 17230 SF = 0.4 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.89 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 2710 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.7 cfs

TREATMENT	
A =	0%
B =	33%
C =	0%
D =	67%

WEST SUB-BASIN - DRAINING TO POND 2

Area of sub-basin flows = 21361 SF = 0.5 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.74 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 3101 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.9 cfs

TREATMENT	
A =	9%
B =	32%
C =	0%
D =	59%

Ultimate Calculations

The following calculations reflect a comparison between the existing and final proposed developed conditions.

Per the approved "Final North Albuquerque Acres Master Drainage Plan" by Resource Technology, Inc. (RTI), and stamped 10/28/98, the allowable discharge for this property is 4.0 cfs.

At it's fully developed stage, with both phases constructed and all access drives calculated as impermeable, the discharge rate is 3.6 cfs.

Therefore, all site flows will be discharged to Corona Ave. NE to be picked up by storm sewer inlets within the street.

CALCULATIONS:

Calculations are based on the Drainage Design Criteria for Bernalillo County Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 38591 SF = 0.8859 Ac.

ANALYSIS OF FULLY DEVELOPED PROPERTY WITH ADJACENT STREET / STORM DRAIN SYSTEM CONSTRUCTED

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	2000	SF
Area b	=	12457	SF
Area c	=	0	SF
Area d	=	24134	SF
Total Area	=	38591	SF

EXCESS PRECIPITATION:

Precip. Zone 3

Ea = 0.66
Eb = 0.92
Ec = 1.29
Ed = 2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Developed E = 1.81 in.

On-Site Volume of Runoff: V360 = E*A / 12

Developed V360 = 5811 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 3

Qpa = 1.87
Qbb = 2.60
Qpc = 3.45
Qpd = 5.02

Developed Qp = 3.6 CFS

Note: Per the approved "Final North Albuquerque Acres Master Drainage Plan" by Resource Technology, Inc. (RTI), and stamped 10/28/98, the allowable discharge for this property is 4.0 cfs. At it's fully developed stage, with both phases constructed and all access drives calculated as impermeable, the discharge rate is 3.6 cfs. Therefore, all site flows will be discharged to Corona Ave. NE to be picked up by storm sewer inlets within the street.

Corona Avenue - Future

Per the Corona Ave. Street Plan and Profile prepared by Resource Technology, Inc., the Q100 allowable discharge from the property is 4.0 cfs.

The following exhibit identifies the allowable Q100 and the future Top of Curb data adjacent to Lot 20.

42.4	1.264	11.5
59.3	1.482	12.0
67.5	1.710	12.5
98.2	1.984	13.0

CONCRET

NC

12

PROPOSED ASPHALT RUNDOWN

5212 5213 5214 5215 5216 5217 5218 5219 5220 5221 5222

14.8 12.50 11.50 8.25

5213 5212

INTERIM RETENTION POND

BOTTOM EL 5208.0

21

5210 5212 5214

CONC. WEIR SEE DETAIL ON THIS SHEET

12.50

B 5213 B

10'

12.50 12.50

RIGHT-OF-WAY

5' 5216

13

4TH LOT SLOPE SAID ROAD

12.30 ASPHALT SWALE 17.7

14.80 19.8

14.6 FL 16.4

FF 5216.50

20

105x120

13.8 FL

Q_{100} = 4.0 cfs TYPICAL PAVED PARKING

5218 5219

14 A

19.2

5220

A

19.6 FL

FF 5220.50

19

105x120

18.8 FL

Q_{100} = 4.0 cfs

SIDEWALK CULVERT

18.5

6' SIDEW

SIDEWALK CULVERT

0.00 TC 11.00 TC 13.00 TC 15.00 TC 17.00 TC

$Q_{1/2}$ = 48 cfs 100-YR

54" RCP

CONCEPTUAL

NOV 22 1999

HYDROLOGY SECTION

ICITY = 45 CFS

/ = 32 CFS

MOR