

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 29, 2020

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: Giron Warehouse
2020 Clearemont. NE
Grading and Drainage Plan
Engineer's Stamp Date: 04/06/20
Hydrology File: H15D004A**

Dear Mr. Soule:

PO Box 1293

Based upon the information provided in your submittal received 04/06/20, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

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.

NM 87103

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.

www.cabq.gov

Also as a reminder, please provide Drainage Covenant for the stormwater quality pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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 (REV 6/2018)

Project Title: GIRON WAREHOUSES **Building Permit #:** _____ **Hydrology File #** _____

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

Legal Description: _____

City Address: 2020 CLAREMONT NE

Applicant: JOE SIMONS **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

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

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

[illegible]

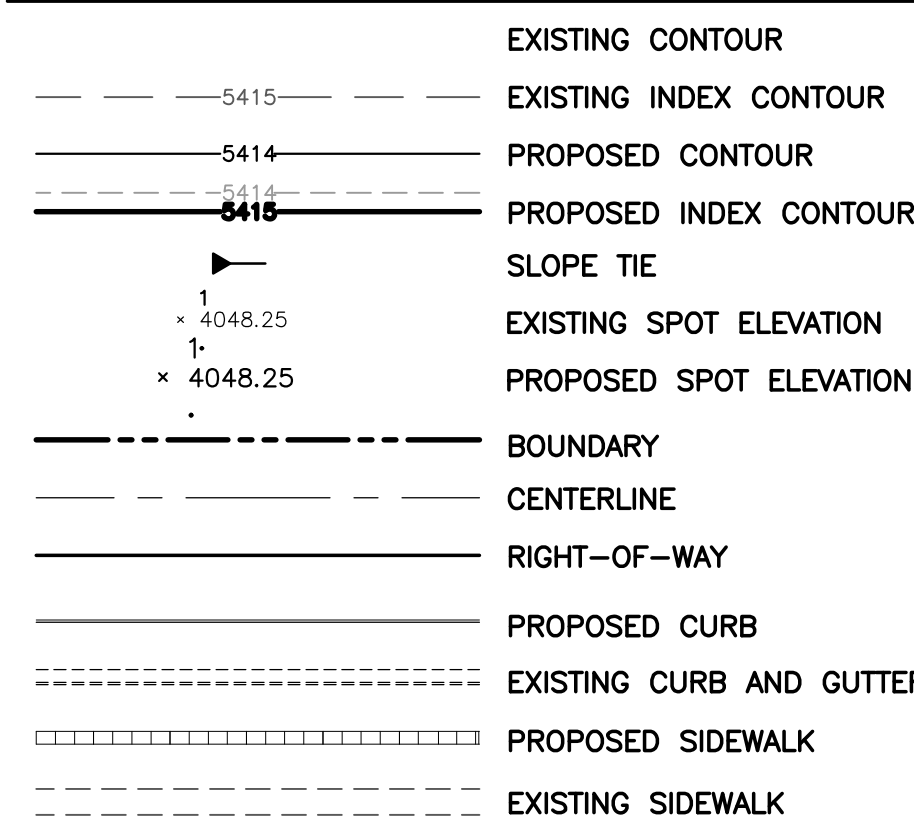
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.





NOTES:


1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9.

LEGEND



ENGINEER'S SEAL	GIRON WAREHOUSE 2020 CLAREMONT	DRAWN BY WCWJ
		DATE 3-31-20
4/6/20	GRADING AND DRAINAGE PLAN	2102026-LAYOUT-3-31-20
DAVID SOULE P.E. #14522		 <div data-bbox="2704 1855 2850 1876"> <i>Rio Grande</i> <i>Engineering</i> </div> <div data-bbox="2704 1880 2850 1898"> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999 </div>
		JOB # 2102026

11/19/2019 01:25 PM Page: 2 of 2
PLAT R: \$25.00 B: 2019C P: 0114 Linda Stover, Bernalillo County

- 1 EXISTING 10' UTILITY EASEMENT (08/14/1956, C3-61)
- 2 EXISTING 10' WATERLINE EASEMENT (08/22/1985, C28-29)
- 3 EXISTING MULTIPURPOSE INGRESS AND EGRESS, UNDERGROUND UTILITIES, AND SURFACE DRAINAGE EASEMENT (FOR DRAINAGE FROM PARCEL B) (08/22/1985, C28-29) AS SHOWN HEREON AS 
- 4 EXISTING 7' PNM AND MST&T EASEMENT (04/19/1965, BOOK MISC. D773, PG. 737, AS DOC. NO. 49358)
- 5 EXISTING 20' ACCESS AND UTILITY EASEMENT BENEFITING THE TOWER OWNER AND MAINTAINED BY THE TOWER OWNER AND THE OWNER OF PARCEL B-1-A (08/07/2018, AS DOC. NO. 2018069229)
- 6 EXISTING EASEMENT AREA TOWER LEASE (08/07/2018, AS DOC. NO. 2018069229)
- 7 EXISTING 10' EASEMENT FOR QWEST FACILITIES (05/12/2009, AS DOC. NO. 2009052623)

8 CROSS LOT DRAINAGE EASEMENT FOR HISTORICAL FLOW, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES BENEFITING THE REMAINING PORTION OF TRACT A AND PARCEL B-1-B. MENAUL DEVELOPMENT AREA TO BE MAINTAINED BY THE OWNER OF PARCEL B-1-A, GRANTED WITH THE FILING OF THIS PLAT

9 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

*Plat for
Parcel B-1-A & B-1-B
Menaul Development Area
Being Comprised of
Parcel B-1*

Menaul Development Area
City of Albuquerque
Bernalillo County, New Mexico
November 2019

N 90°00'00" E
(N 90°00'00" E)
[N 90°00'00" E]

Line Table		
Line #	Direction	Length (ft)
L1	N 75°07'43" W (N 75°00'00" W)	46.00' (46.00')
L2	S 81°43'00" E (S 81°34'31" E)	45.96' (45.98')
L3	S 82°36'27" W	14.13'
L4	S 00°05'10" W	15.46'
L5	S 89°54'50" E	14.92'
L6	N 00°06'36" E	7.34'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	48.90' (48.97')	1382.50' (1382.50')	2'01.36"	48.90'	N 05°36'47" E
C2	258.79' [258.77']	1382.50' [1382.50']	10°43.31"	258.42'	N 11°59'20" E
C3	68.88' (69.19')	1382.50' (1382.50')	2°51.16"	68.87'	N 18°46'44" E
C4	376.57' (376.94') [376.82']	1382.50' (1382.50') [1382.50']	15°36.23"	375.41'	N 12°24'10" E
C5	13.89' (13.97')	30.00' (30.00')	26°31.53"	13.77'	N 88°23'39" W
C6	39.31' (39.31')	30.00' (30.00')	75°04.07"	36.55'	N 37°35'39" W
C7	115.00' (115.01')	67.00' (67.00')	98°20.36"	101.39'	N 49°06'42" E
C8	13.20' (13.25')	30.00' (30.00')	25°12.24"	13.09'	S 69°06'48" E

ACS Monument "1-40-12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"

ACS Monument "A-438"
NAD 1983 CENTRAL ZONE
X=1523137.246 *
Y=1495747.494 *
Z=4975.35 * (NAVD 1988)
G-G=0.999681662
Mapping Angle=-0°13'31.98"
*U.S. SURVEY FEET

Landfill Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 2 of 2
190901

May 1, 2020

Renee Brissette, PE
Senior Engineer
Hydrology Section
City of Albuquerque

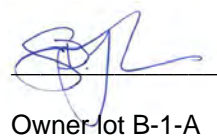
**RE: Grading Encroachment
2020 Claremont
Lot B-1-B Menaul Development Area
Albuquerque, New Mexico**

Dear Ms. Brissette

The purpose of this letter is to document that the owner of lot B-1-B desires to add landscape rock to an existing buffer between the existing curb on lot B-1-A and the property line with lot B-1-B. The owner at his expense will remove existing asphalt rundown and saw cut existing asphalt at the north edge of the parking to provide uniform edging to lot B-1-A parking area. The landscaping will consist of new gravel to match existing as well as 6" rock where concentrated flows will leave lot B-1-B and discharge onto the parking lot of lot B-1-A. The Cross lot drainage easement created with the replat provides for the allowance of drainage to pass onto lot B-1-A (Doc2019099097, Filed 11/19/19). The purpose of this action is to provide a more attractive and uniform buffer between the properties and to eliminate long term erosion potential within this buffer. The concurrence of allowing this work to be done is affirmed below.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Affirmed



Owner lot B-1-A

Owner lot B-1-B



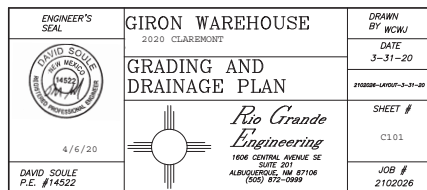
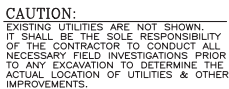
Weighted E = Ea* <i>A</i> a + Eb* <i>A</i> b + Ec* <i>A</i> c + Ed* <i>A</i> d / (Total Area)			
Volume = Weighted D * Total Area	First flush requirement treatment provided	610.5112 cubic feet 612 cubic feet	.26 cf per sf of redeveloped area

Where for 100-year, 6-hour storm(zone2)		
Ea= 0.53		Qa= 1.56
Eb= 0.78		Qb= 2.28
Ec= 1.13		Qc= 3.14
Ed= 2.12		Qd= 4.7

DRAINAGE NARRATIVE

THIS SITE IS A REDEVELOPMENT OF A SITE THAT IS CURRENTLY DEVELOPED AS A COMPLETELY PAVED PARKING LOT. THE SITE WAS RECENTLY SPLIT FOR THE TRACT 1 TO THE SOUTH. THE ADJACENT TRACT CONTAINS A BLANKET DRAINAGE EASEMENT FOR THIS LOT. THE SITE CURRENTLY DISCHARGES 3.19 CFS TO THE ADJACENT LOT. THE PROPOSED IMPROVEMENTS MAINTAIN EXISTING DRAINAGE PATTERNS AND REDUCES DISCHARGE TO 3.11 CFS. THE SITE INCLUDES TWO FIRT FLUSH PONDS THAT RETAIN IN EXCESS OF THE 611 CUBIC FEET REQUIRED FOR A REDEVELOPED SITE.

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- University Blvd. N.E.
(100' R/W)

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Manual Development
(07/23/1999, 99C-

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

Sheet 2 of 2
190901

**Plat for
Parcel B-1-A & B-1-B
Menaul Development Area
Being Comprised of
Parcel B-1**

***Menaul Development Area
City of Albuquerque
Bernalillo County, New Mexico
November 2019***

N 90°00'00" E
(N 90°00'00" E)

[N 90°00'00" E]

MEASURED BEARINGS AND DISTANCES
RECORD BEARINGS AND DISTANCES PER
PLAT (04/21/1994, 94C-136)

RECORD BEARINGS AND DISTANCES PER
PLAT (08/22/1985, C28-29)

●

○

FOUND MONUMENT AS INDICATED

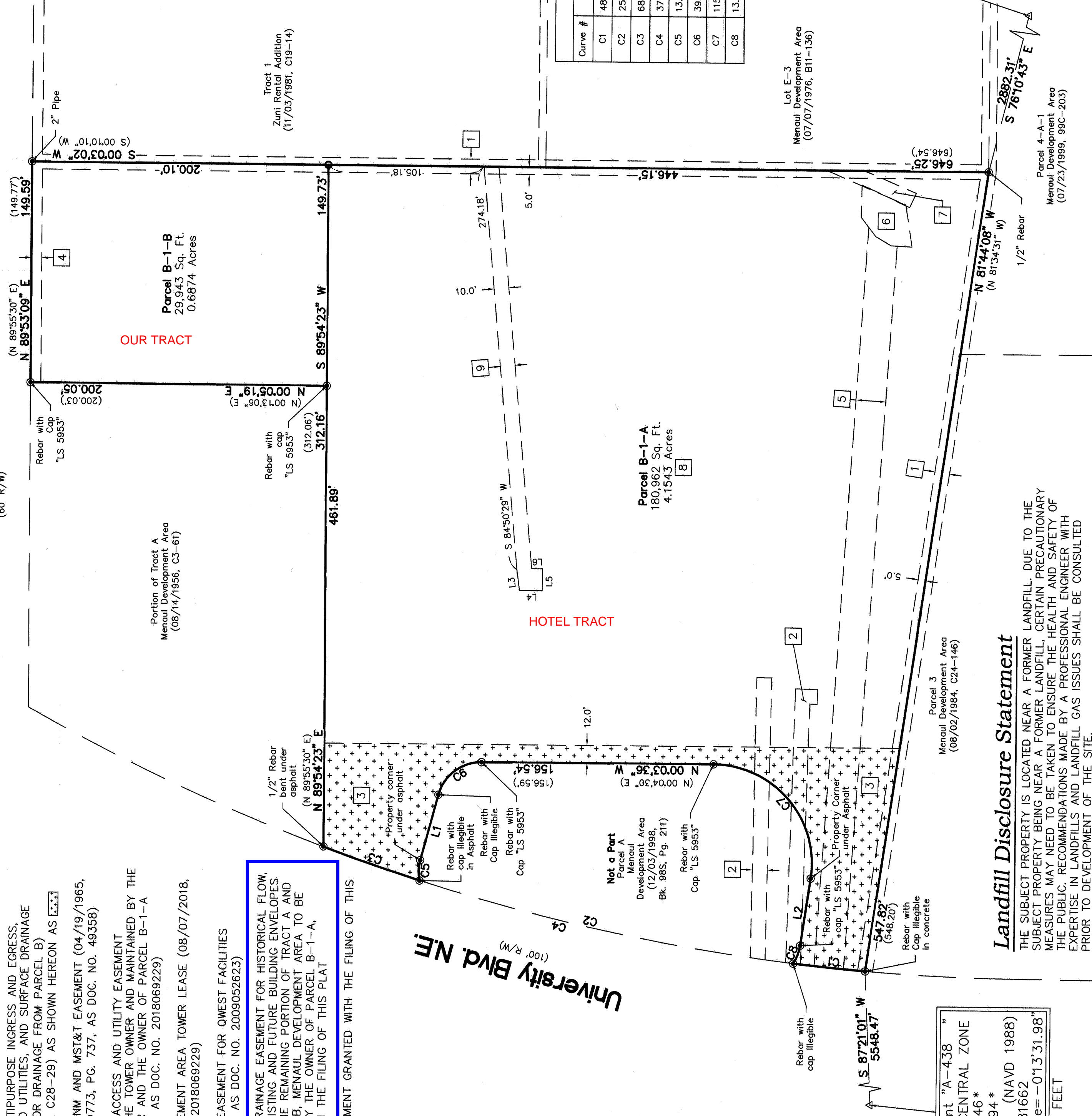
SET BATHEY MARKER "LS 14271"
UNLESS OTHERWISE NOTED

✱✱✱

EASEMENT 3

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Mapping Angle=-01°31'31.98"

BAR SCALE

50' 100'

SCALE: 1" = 50'