

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 1, 2022

Mike Walla
Walla Engineering
6501 Americas Parkway NE Ste. 301
Albuquerque, NM 87110

**RE: Pascetti Steel Buuilding
2114 Claremont Ave. NE
Request for Certificate of Occupancy - Permanent
Hydrology Final Inspection –Approved
Grading and Drainage Plan Stamp Date: 7/14/20
Certification Dated: 3/31/22
Drainage File: H16D021**

PO Box 1293

Dear Mr. Walla:

Albuquerque

Based on the submittal received on 3/31/22 and field inspection 3/31/22, this certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ 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:

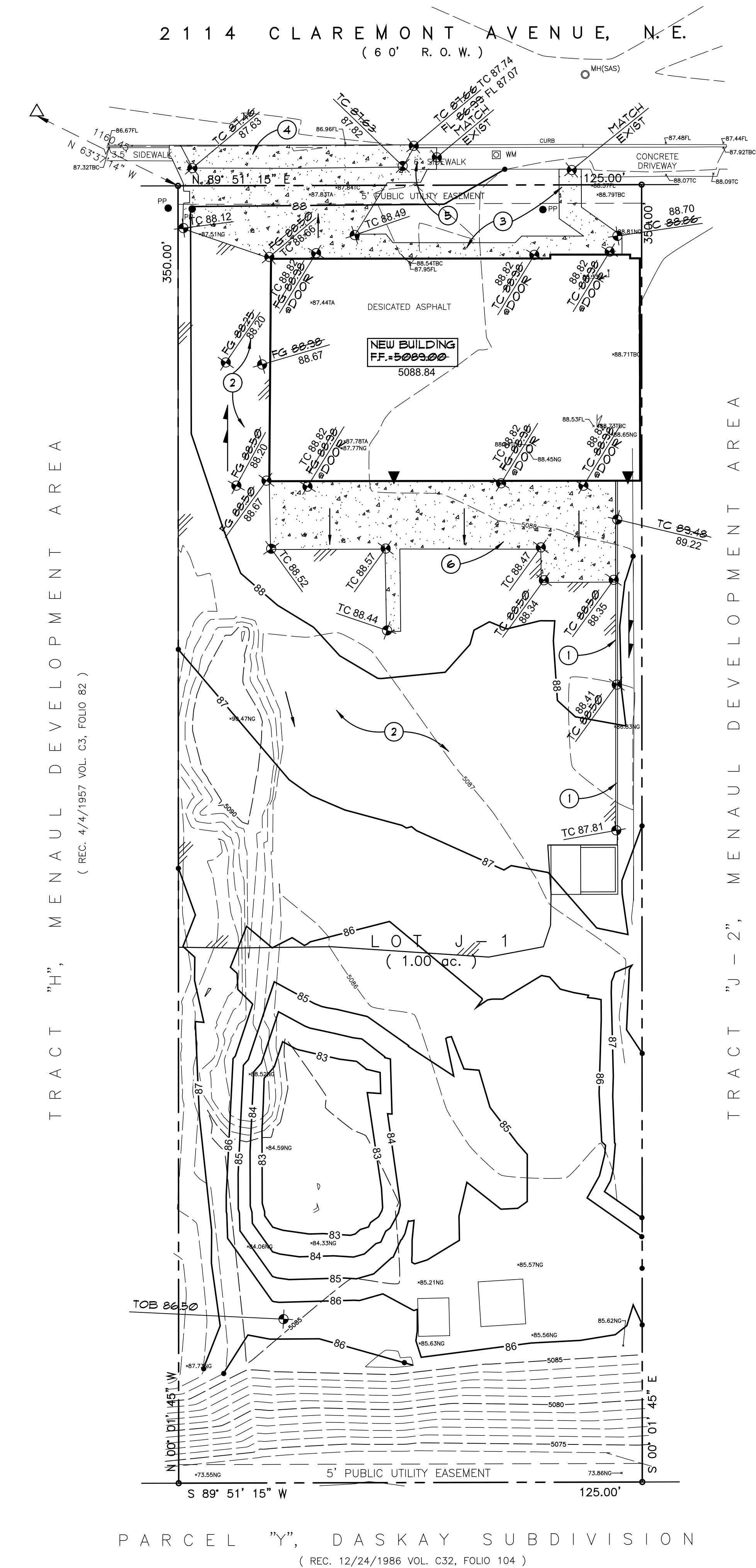
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5087 --- EXISTING CONTOUR
- x 87.84TC EXISTING SPOT ELEVATION
- 87 --- NEW CONTOUR
- 88.50 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- FF FINISH FLOOR
- TOB TOP OF BERM
- TC TOP OF CONCRETE OR CURB
- FG FINISH GRADE
- FL FLOW LINE
- ▲ ROOF DRAIN LOCATION
- SWALE
- NEW CONCRETE PAVING
- NEW BASE COURSE
- 87 --- AS BUILT CONTOUR
- 88.50 AS BUILT SPOT ELEVATION

KEYED NOTES

- 6" WIDE CONCRETE CURB PER DETAIL 1/C11
- 8" AGGREGATE BASE COURSE COMPACTED TO 95% OF MAXIMUM DENSITY OVER 12" OF COMPACTED SUBGRADE SCARIFIED AND COMPACTED TO 95% OF MAXIMUM DENSITY
- 4" THICK 4000 PSI AIR-ENTRAINED CONCRETE SIDEWALK OVER COMPACTED SUBGRADE
- CONCRETE DRIVE PAD PER CITY OF ALBUQUERQUE STANDARD DRAWING # 2425
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING # 2430
- CONCRETE PAVING PER DETAIL 2/C11

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

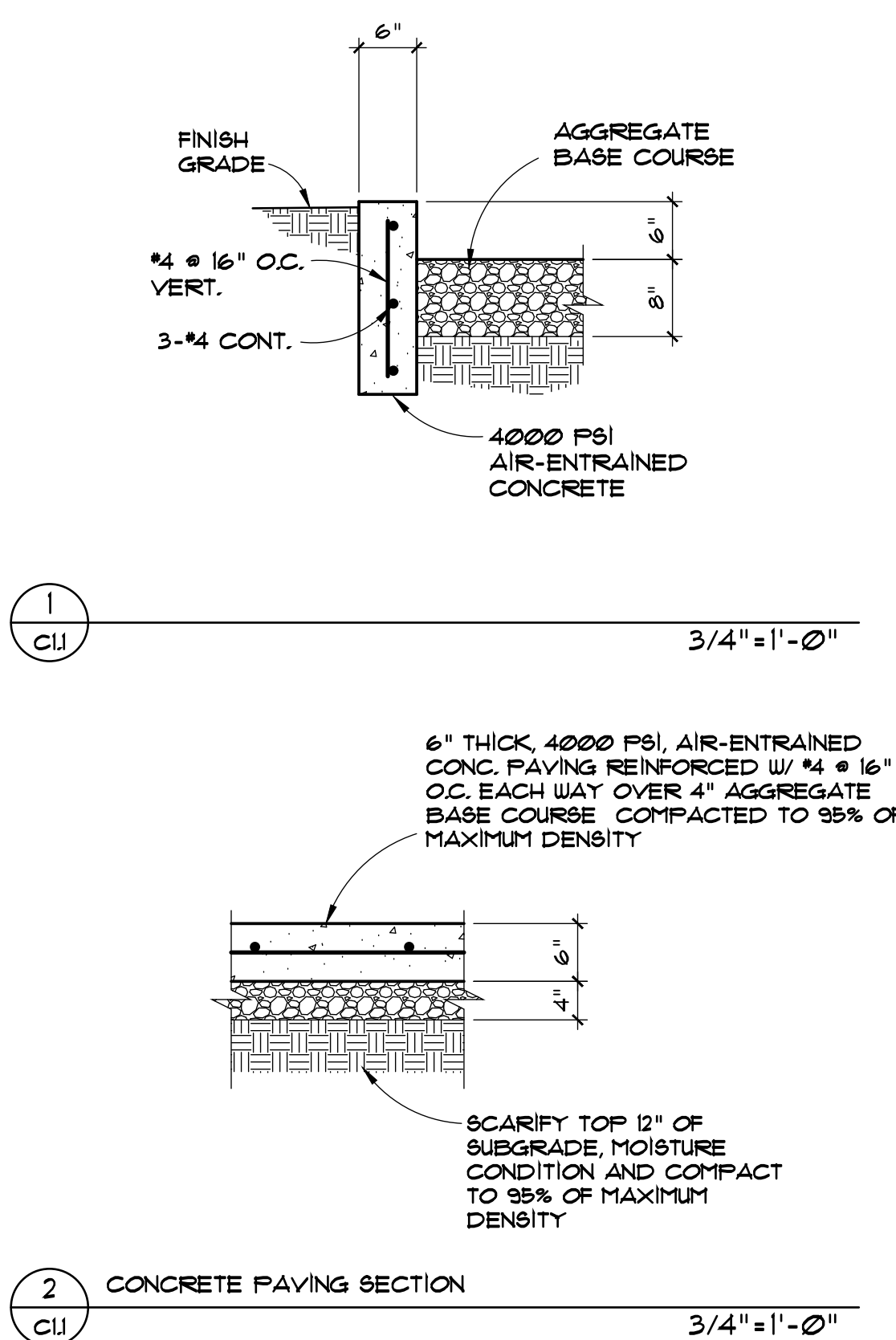
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1930, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGAL DESCRIPTION

TRACT LETTERED "J-1" OF THE REPLAT OF TRACT "J" MENAUL DEVELOPMENT AREA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 29, 1978.

BASIS OF ELEVATIONS

USC465 MONUMENT "CANDELARIA"
X=1528302.060 US SURVEY FEET
Y=1491091.458 US SURVEY FEET
GROUND-TO-GRID: 0.993614010
MAPPING ANGLE: -00°14'52.41"
NAD83 CENTRAL ZONE NAD 83
MSL ELEVATION: 5090.846
NAVD 88



HYDROLOGY CALCULATIONS

| PRECIPITATION ZONE 2 DESIGN STORM: (IN) | | | | | | | | | |
|--|-------------|--------|------|------------|---------|---------|----------|------------|-------------|
| | 1hr | 6hr | 24hr | 4day | 10day | | | | |
| | 2.01 | 2.35 | 2.75 | 3.30 | 3.95 | | | | |
| EXISTING CONDITIONS - ENTIRE SITE | | | | | | | | | |
| LAND TRMT | AREA (ACRE) | AREA % | F6 | Q (CFS/AC) | Q (CFS) | V6 (CF) | V24 (CF) | V4DAY (CF) | V10DAY (CF) |
| A | 0.000 | 0% | 0.53 | 156 | 0.00 | 0 | 0 | 0 | 0 |
| B | 0.810 | 81% | 0.18 | 228 | 1.98 | 2.463 | 2.463 | 2.463 | 2.463 |
| C | 0.000 | 0% | 1.13 | 3.14 | 0.00 | 0 | 0 | 0 | 0 |
| D | 0.134 | 13% | 2.12 | 4.70 | 0.63 | 1.031 | 1.226 | 1.493 | 1.809 |
| TOTALS | 1.00 | 100% | | | 2.61 | 3.495 | 3.689 | 3.957 | 4.273 |
| PROPOSED CONDITIONS | | | | | | | | | |
| LAND TRMT | AREA (ACRE) | AREA % | F6 | Q (CFS/AC) | Q (CFS) | V6 (CF) | V24 (CF) | V4DAY (CF) | V10DAY (CF) |
| A | 0.000 | 0% | 0.53 | 156 | 0.00 | 0 | 0 | 0 | 0 |
| B | 0.341 | 35% | 0.18 | 228 | 0.79 | 0.92 | 0.92 | 0.92 | 0.92 |
| C | 0.496 | 49% | 1.13 | 3.14 | 1.56 | 2.035 | 2.035 | 2.035 | 2.035 |
| D | 0.161 | 16% | 2.12 | 4.70 | 0.76 | 1.239 | 1.473 | 1.794 | 2.174 |
| TOTALS | 1.00 | 100% | | | 3.11 | 4.256 | 4.430 | 4.811 | 5.191 |

| POND CAPACITY: | | |
|--------------------------|----------|----------|
| CONTOUR | AREA | VOLUME |
| 86.00 | 8.625 SF | 6.418 CF |
| 85.00 | 4.150 SF | 3.253 CF |
| 84.00 | 2.356 SF | 1.946 CF |
| 83.00 | 1.556 SF | 1.161 CF |
| TOTAL VOLUME = 11.611 CF | | |

GRADING & DRAINAGE DESIGN NARRATIVE

SUBJECT PROPERTY: 2114 CLAREMONT NE, ALBUQUERQUE, NEW MEXICO

AREA OF SITE: 1.00 ACRE

REFERENCE: CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM)

PROJECT DESCRIPTION: THE DEVELOPMENT IS THE CONSTRUCTION OF A NEW BUILDING, PARKING LOT AND ENTRY DRIVE ON AN EXISTING SITE THAT HAS SOME SMALL TEMPORARY STRUCTURES AND PAVED PARKING. THE NEW BUILDING WILL BE LOCATED WHERE THE ASPHALT PARKING CURRENTLY EXISTS. THE NEW ON SITE DRIVE AND PARKING WILL BE SURFACED WITH COMPACTED BASE COURSE AND ONLY THE HANDICAPPED PARKING AREA WILL BE CONCRETE PAVED. THE SITE WILL BE GRADED TO MATCH THE EXISTING DRAINAGE SCHEME WITH ONLY THE FRONTAGE AREA RUNOFF DIRECTED TOWARD CLAREMONT AND THE REMAINING MAJORITY OF THE SITE GRADED TO DIRECT RUNOFF TO AN ON SITE POND AT THE SOUTH END OF THE PROPERTY. THIS POND IS OVERSIZED TO CAPTURE AND HOLD RUNOFF FROM A 100 - YEAR, 10 DAY STORM IN ORDER TO PREVENT OVERFLOW TO THE ADJACENT PROPERTY.

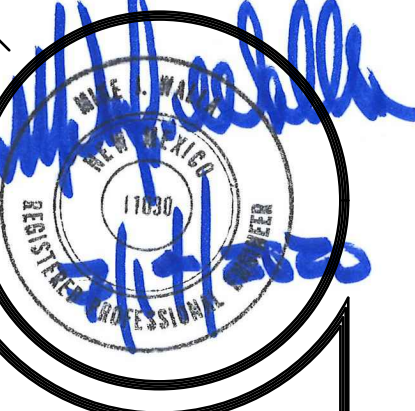
UNDEVELOPED CONDITIONS: THE EXISTING SITE IS ALMOST COMPLETELY PAVED SURFACES. 5 SMALL PORTABLE BUILDINGS CURRENTLY EXIST ON THE SITE AND WILL BE REMOVED. AN AREA OF DESICCATED ASPHALT PAVING EXISTS NEAR THE NORTH END OF THE SITE. THE CURRENT GRADING DIRECTS RUNOFF FROM THE NORTH PORTION OF THE PROPERTY TOWARD CLAREMONT AVENUE AND THE REST OF THE SITE IS SLOPED TO THE SOUTH BUT IS UNIMPROVED. IT IS POSSIBLE THAT SOME OF THE CURRENT DEVELOPED RUNOFF EXISTS THE SITE TO THE SOUTH AND ONTO ADJACENT PROPERTY.

DEVELOPED RUNOFF: A SMALL PORTION OF THE IMPROVED SITE WILL BE GRADED TO DIRECT RUNOFF TOWARD CLAREMONT AVE. BUT THE NEW BUILDING ROOF AND ALL OF THE NEW PARKING WILL SLOPED TO DRAIN TO THE SOUTH. ALL OF THIS STORM RUNOFF VOLUME WILL BE CAPTURED AND RETAINED IN A NEW POND AT THE SOUTH END OF THE PROPERTY IN AN OVERSIZED POND CAPABLE OF STORAGE FOR A 100-YEAR, 10 DAY STORM.

DRAINAGE CERTIFICATION

I, MIKE WALLA, NMPE 11030, OF THE FIRM WALLA ENGINEERING, LTD., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7-14-20. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM TIMOTHY M. SOLINSKI, NMPS 17531. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 3-30-2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MADE I. WALLA
NEW MEXICO
11030
3/31/22



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 255-2507



PASCETTI STEEL BUILDING
2114 CLAREMONT AVE. NE
ALBUQUERQUE, NM 87107
GRADING/DRAINAGE PLAN

DATE: 14 JULY 2020
DRAWN BY: LEK
CHECKED BY: MJW
VERIFIED BY:

REVISIONS
31 MARCH, 2022

SHEET NO:
C1.1

Walla
ENGINEERING, LTD.
Structural Engineering
Civil Engineering
6501 Americas Parkway, NE • Suite 301
Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025