

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

July 29, 2021

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

**RE: Brewer Oil Redevelopment  
3200 Richmond Dr. NE  
Grading and Drainage Plan  
Engineer's Stamp Date: 06/15/21  
Hydrology File: H16D154**

Dear Mr. Soule:

PO Box 1293

Based upon the information provided in your submittal received 06/15/2021, the Grading & Drainage Plans are approved for Building Permit and Grading 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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

[www.cabq.gov](http://www.cabq.gov)

Please provide Drainage Covenant for the stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit an electronic file of the Covenant and Exhibit for completeness to Marion G. Velasquez at [mgvelasquez@cabq.gov](mailto:mgvelasquez@cabq.gov). Once the electronic file is approved for completeness, please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to Marion on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

# CITY OF ALBUQUERQUE

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If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** BREWER OIL REDEV **Building Permit #:** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** LOTS 1A1, 1B1, 1C1 BUILDING CORPORATION OF AMERICA COMPLEX

**City Address** 3200 RICHMOND DR 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: \_\_\_\_\_



Weighted E Method												
								10-Yr 6-hr			10-DAY	
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)		
Existing	17905.00	0.411	0%	0%	0.000	0%	0.000	100%	0.411	2.120	0.073	1.93
Proposed	17905.00	0.411	0%	0%	0.000	15%	0.062	85%	0.349	1.972	0.068	1.84

Weighted E = Ea'Aa + Eb'Ab + Ec'Ac + Ed'Ad / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Where for 100-year, 6-hour storm(zone2)

Ea= 0.53  
Eb= 0.78  
Ec= 1.13  
Ed= 2.12

Qa= 1.58  
Qb= 2.28  
Qc= 3.14  
Qd= 4.7

DRAINAGE NARRATIVE

THIS SITE IS A REDEVELOPMENT OF A SITE THAT IS CURRENTLY DEVELOPED AS A COMPLETELY CONCRETE PAVED PARKING LOT. THE SITE IS BEING REDEVELOPED FOR COVERED STORAGE OF EQUIPMENT AND VEHICLES. THE SITE CURRENTLY DISCHARGES 1.93 CFS TO RICHMOND DRIVE. THE PROPOSED DEVELOPMENT WILL MAINTAIN EXISTING PATTERNS AND REDUCE THE DISCHARGE TO 1.84 CFS. THE SITE RETAIN 221 CUBIC FEET FOR WATER QUALITY PURPOSES, EXCEEDING THE 78 CUBIC FEET REQUIRED

Project Benchmark  
North Rim Sanitary Sewer MH  
Elev=5115.96

### CAUTION:

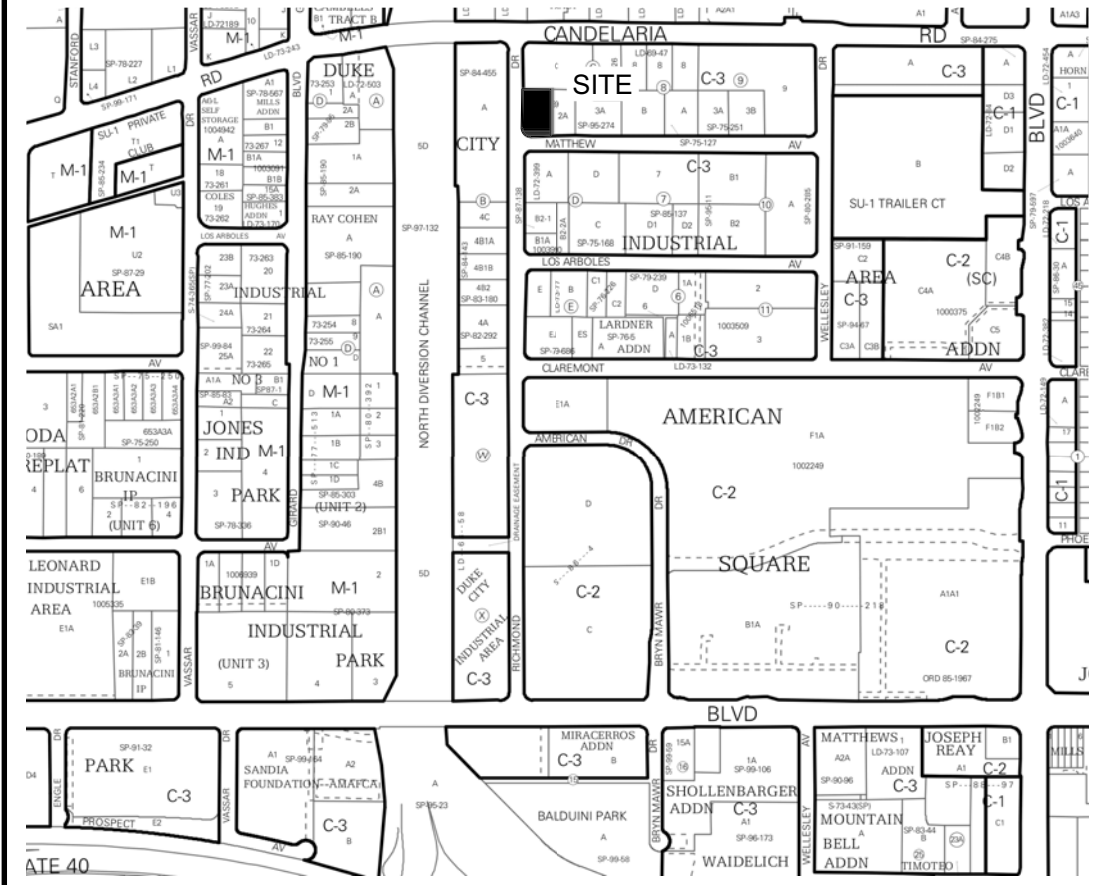
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**APPROVED**  
DATE: 07/29/21  
BY: *Randy G. Bennett*  
HydroTeam # H16D154

THE APPROVAL OF THESE PLANS DOES NOT SHALL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF ALBUQUERQUE IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

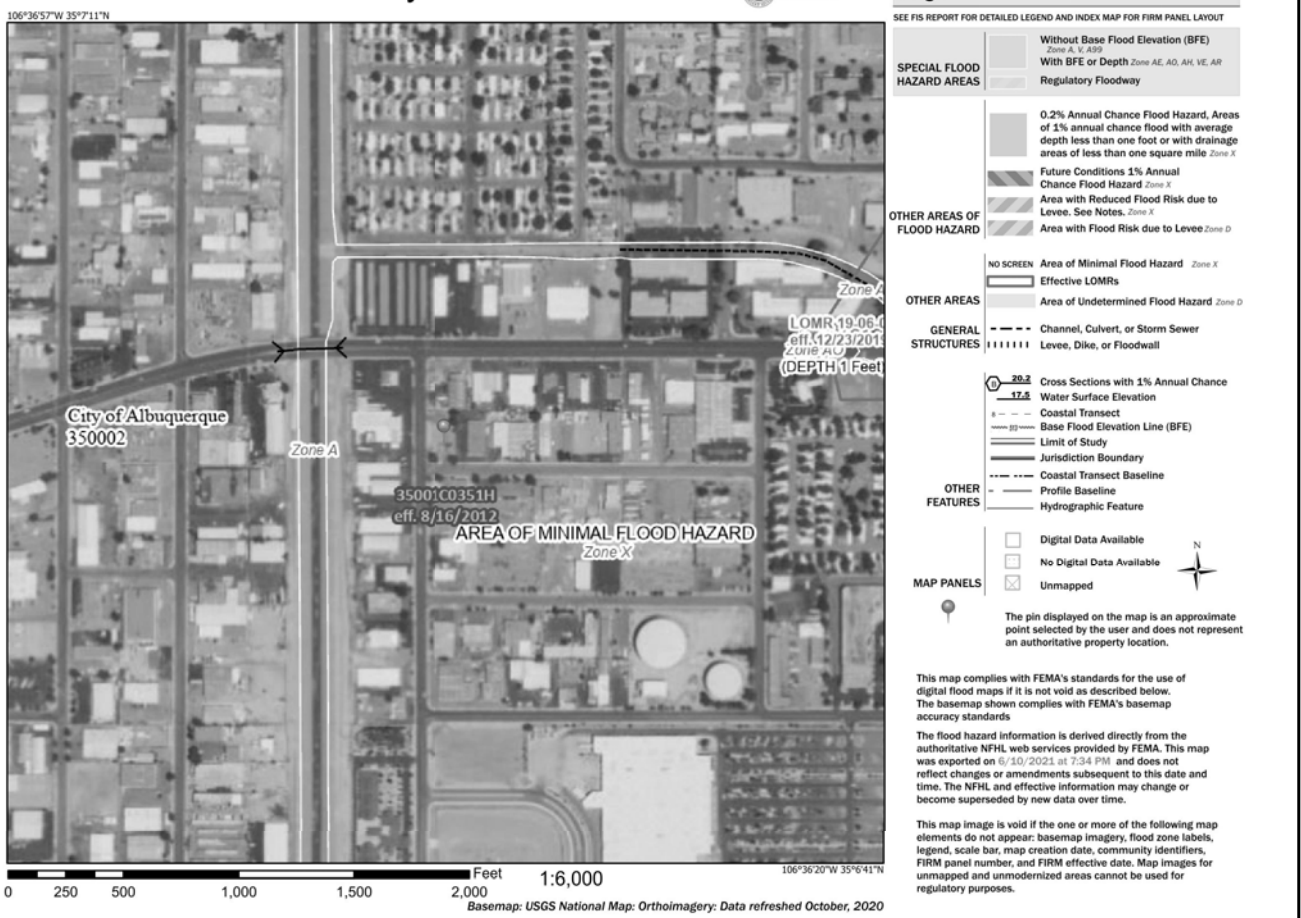
### EROSION CONTROL NOTES:

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



### VICINITY MAP: H-16-Z

#### National Flood Hazard Layer FIRMette



### FIRM MAP:

### LEGAL DESCRIPTION:

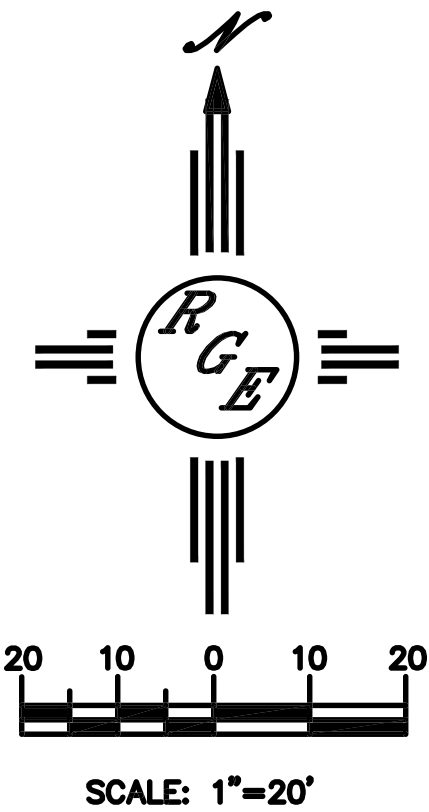
NORTHWESTERLY PORTION OF BLOCK C DUKE CITY INDUSTRIAL AREA  
LOTS 1-A-1, 1-B-1, & 1-C-1 BUILDING CORPORATION OF AMERICA COMPLEX  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

### NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- SITE SHALL BE REPLATTED TO REMOVE INTERNAL PROPERTY LINES AS REQUIRED

### LEGEND

---	XXXX	---	EXISTING CONTOUR
---	XXXX	---	EXISTING INDEX CONTOUR
---	XXXX	---	PROPOSED CONTOUR
---	XXXX	---	PROPOSED INDEX CONTOUR
+	XXXX		EXISTING SPOT ELEVATION
●	XXXX		PROPOSED SPOT ELEVATION
---		---	BOUNDARY
---		---	ADJACENT BOUNDARY
=====		=====	EXISTING CURB AND GUTTER
---		---	PROPOSED EARTHEN SWALE
---		---	PROPOSED SAW CUT
---		---	PROPOSED GRAVEL
---		---	PROPOSED CONCRETE
---		---	PROPOSED PONDING



ENGINEER'S SEAL	<b>Lots 1-A-1, 1-B-1, &amp; 1-C-1</b> <b>BUILDING CORPORATION OF AMERICA COMPLEX</b> 3200 RICHMOND DRIVE NE	DRAWN BY DEM
DAVID SOULE REGISTERED PROFESSIONAL ENGINEER 14522	<b>GRADING AND DRAINAGE PLAN</b>	DATE 6-14-21
6/15/21	 <b>Rio Grande Engineering</b> P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-8099	Duke City Industrial .DWG
DAVID SOULE P.E. #14522		SHEET # <b>C1</b>
		JOB #