

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 20, 2023

Phillip W. Clark, PE
Clark Consulting Engineers
19 Ryan Rd
Edgewood, NM 87015

RE: Olague Warehouse – 1212 3rd St. NW
Permanent C.O. – Accepted
Engineer's Certification Date: 06/06/23
Engineer's Stamp Date: 03/31/22
Hydrology File: J14D184

Dear Mr.Clark:

PO Box 1293

Based on the Certification received 06/15/2023 and site visit on 06/20/2023, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

NM 87103

Renée C. Brissette

www.cabq.gov

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: OLAGUE WAREHOUSE **Building Permit #:** _____ **Hydrology File #:** J-14/D184
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 6-A, BLK 12, PARIS ADDN.
City Address: 1212 3RD ST NW

Applicant: CLARK CONSULTING ENGINEERS **Contact:** PHIL
Address: _____
Phone#: 281-2444 ~~xxxx~~ cell / txt 264.6042 **E-mail:** CCEalbq@aol.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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?

IS THIS A RESUBMITTAL?: Yes _____ No _____

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: 6/6/23 **By:** PWC

REMEMBER D-DAY

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GRADING & DRAINAGE PLAN

THE WAREHOUSE-STORAGE PROJECT IS LOCATED IN THE NORTH-CENTRAL DOWNTOWN AREA OF ALBUQUERQUE APPROXIMATELY 1/2 MILE NORTH OF THE DOWNTOWN CORE. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY FLOOD HAZARD ORDINANCE, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS: INCLUDING EXISTING SIDEWALK, AND STREET IMPROVEMENTS.
2. PROPOSED IMPROVEMENTS: 1344 SQUARE FOOT METAL WAREHOUSE STORAGE BUILDING, PARKING, GRAVEL DRIVES, NEW GRADE ELEVATIONS, ADA ACCESS AND LANDSCAPING.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION AND ACCEPTANCE OF ALL ON-SITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE NORTH AND SOUTH BY DEVELOPED M-1 PROPERTY. ONE-WAY SOUTHBOUND THIRD STREET ON THE WEST IS PAVED WITH CURB AND SIDEWALK, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT 1-2% FROM EAST TO WEST. HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE THIRD STREET IS IMPROVED ONLY MINIMAL GRADING (DRIVEWAY EXPANSION) IS PROPOSED WITHIN THE CITY R.O.W. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS SINCE THE ADJACENT ALLEY IN THE REAR DRAINS TO THE SOUTH.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER CHAPTER 6, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) 2020 EDITION FOR CITY OF ALBUQUERQUE.

DISCHARGE RATE: $Q = Q_{PEAK} \times AREA$. "Peak Discharge Rates For Small Watersheds"

VOLUMETRIC DISCHARGE: $VOLUME = E_{Weighted} \times AREA$

$P100-6 \text{ Hr} = 2.29 \text{ in.}$, Zone 2, $P100-24 \text{ Hr} = 2.59 \text{ in.}$, $P100-10 \text{ Day} = 3.6 \text{ in.}$, $TC = 12 \text{ Min.}$

DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

LOT AREA = 0.24 ACRES, WHERE EXCESS PRECIP. 'C' = 1.03 in. [0.48]

PEAK DISCHARGE, $Q100 = 0.73 \text{ CFS}$ [0.4], WHERE UNIT PEAK DISCHARGE 'C' = 3.05 CFS/AC. [1.6]

THEREFORE: $VOLUME_{100} = 897 \text{ CF}$ [418]

DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.00 Ac.(0%)	A 1.71[0.41]	0.62[0.15]
LANDSCAPING/POND	0.08 Ac.(33%)	B 2.36[0.95]	0.80[0.30]
GRAVEL & COMPACTED SOIL	0.03 Ac.(13%)	C 3.05[1.59]	1.03[0.48]
ROOF - PAVEMENT	0.13 Ac.(54%)	D 4.34[2.71]	2.33[1.51]
	0.24 Ac.		

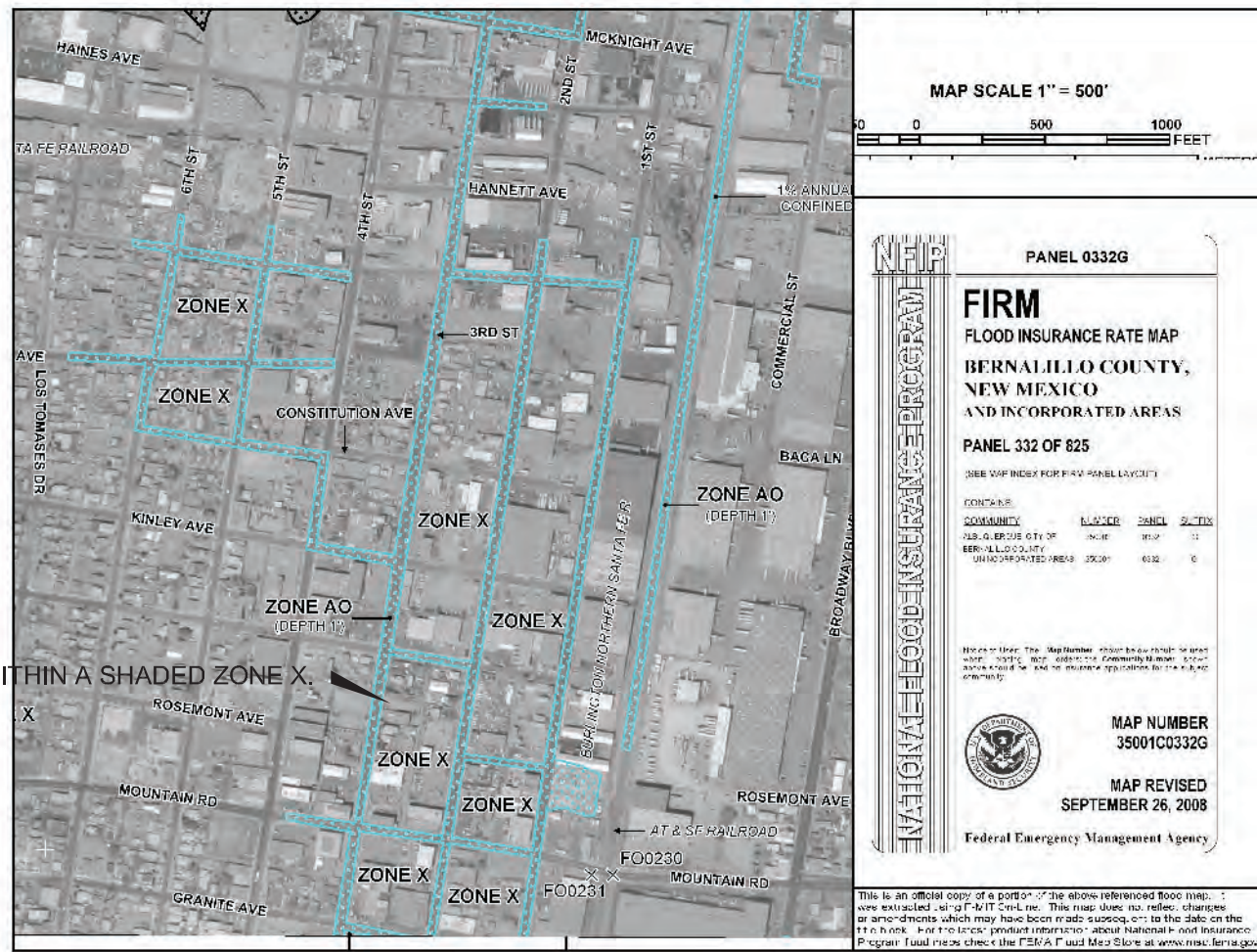
THEREFORE: $E_{Weighted} = 1.65 \text{ in.}$ [0.xx] & $VOLUME_{100} = 1428 \text{ CF}$
 $Q100 = 0.84 \text{ CFS}$

$VOL-10-DAY = 1428 + 1.3 \times .13 (43560/12) = 2041 \text{ CF}$
TOTAL VOLUME HARVESTED (RETENTION) = 2120 CF > 2041...OK.

SIZE REQUIRED STORM WATER QUALITY REQ.

1) ESTABLISHED URBAN AREA - FORMER RESIDENTIAL HOUSE OCCUPIED THIS LOT, THEREFORE: "REDEVELOPMENT" PER CH. 6 DPM.

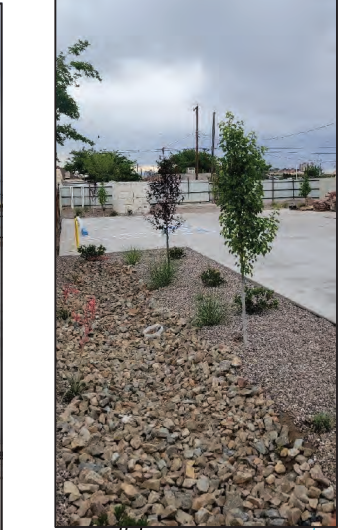
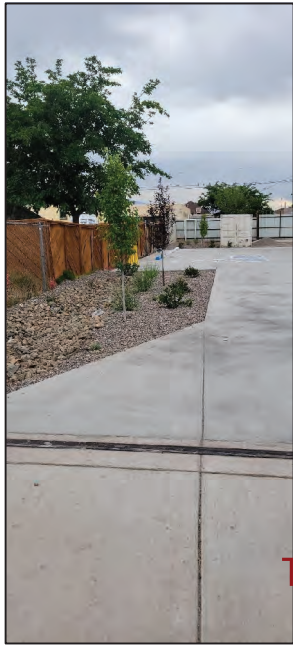
2) CHECK REQUIRED "FIRST FLUSH" VOLUME OF:
0.26 INCHES X 0.13 AC.(43560 SF)/12 = 123 CF
THIS VOLUME IS CONTAINED IN THE 4-HARVEST PONDS



SUBJECT PROPERTY IS ADJACENT TO AN AO FLOOD HAZARD ZONE.

FIRM MAP

PANEL # 332 H



THIS POND LOOKING EAST

THIS POND LOOKING EAST

THIS POND LOOKING FROM STREET

THIS POND LOOKING SOUTHEAST

Scale: 1" = 20'

VICINITY MAP

ZONE J-14

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 2020.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. 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.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL/GRAVEL CRUSHER FINES.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1012, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3:1 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
8. ALTERNATE PAVING #1: 3" SUPERPAVE IV ASPHALT w_ 6" BASE COURSE, on 6" COMPACTED SUBGRADE @ 95% Modified Proctor.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	24.0
NEW CONTOUR	12
NEW SWALE	AS-BUILT 24.2/
DRAINAGE DIRECTION, EXISTING	
NEW CONCRETE CURB OR R.R. TIE (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
FLOWLINE	FL
EXISTING POWER POLE	P.P.
EDGE OF ASPHALT	EA
TYPE "VV" RIPRAP, 6" BURY (AVG. DIA. 4")	
STORM WATER QUALITY	SWQ

PROJECT DATA

LEGAL DESCRIPTION.

LOT 6-A, BLOCK 9, PARIS ADDITION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK.

TOP OF CURB, PROJECTED SW CORNER: ELEVATION = 4958.65,
SEE PLAN. NGVD88. TIED FROM ACS "8-H13".

TOPOGRAPHIC DESIGN SURVEY.

PROVIDED BY ALPHA PRO SURVEYING, LLC. DATED SEPTEMBER 2017, GARY GRITSKO, PLS 8686.

AS-CONSTRUCTED

I, PHILIP W. CLARK, PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH THE LAWS IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE GRADING AND DRAINAGE IMPROVEMENTS INDICATED ON THE PLAN WERE CONSTRUCTED AS SHOWN, AND COMPLIES WITH THE DESIGN INTENT OF THE APPROVED PLAN.

FIELD WORK / INSPECTION 6/6/23

PHILIP W. CLARK, P.E.#10265

R.3/26/18

10/12/17

R.3/31/22

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265

Clark Consulting Engineers

19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Cell: (505) 264-6042

DATE	REVISION	LOT 6-A, BLOCK 9, PARIS ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
3/31/22	ADDR DGS/COA NEW SITE PLANING	1212 3RD ST., NW
3/25/18	NEW SITE PLANING	OLAGUE WAREHOUSE - GREEN DESERT LLC
10/12/17	ADD. RB (COA HYD.)	Grading & Drainage Plan
DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: OLAGUE_3RD
CHECKED BY: PWC	DATE: SEPT2017	FILE #: G/D

1 OF 1