

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 11, 2022

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

**RE: Olague Warehouse
1212 3rd St. NE
Grading and Drainage Plan Revision
Engineer's Stamp Date: 03/31/2022
Hydrology File: J14D184**

Dear Mr. Clark:

Based upon the information provided in your submittal received 03/31/2022, the Revised Grading and Drainage Plan is approved for Building Permit and SO-19 Permit.

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.

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.

Please provide Drainage Covenant for the stormwater quality ponds 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. 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.

If you have any questions, please contact me at 924-3695 or rbrissette@cabq.gov.

Sincerely,

David G. Gutierrez, P.E.
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 **Fax#:** 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

DATE SUBMITTED: 3/31/22 **By:** PWC

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

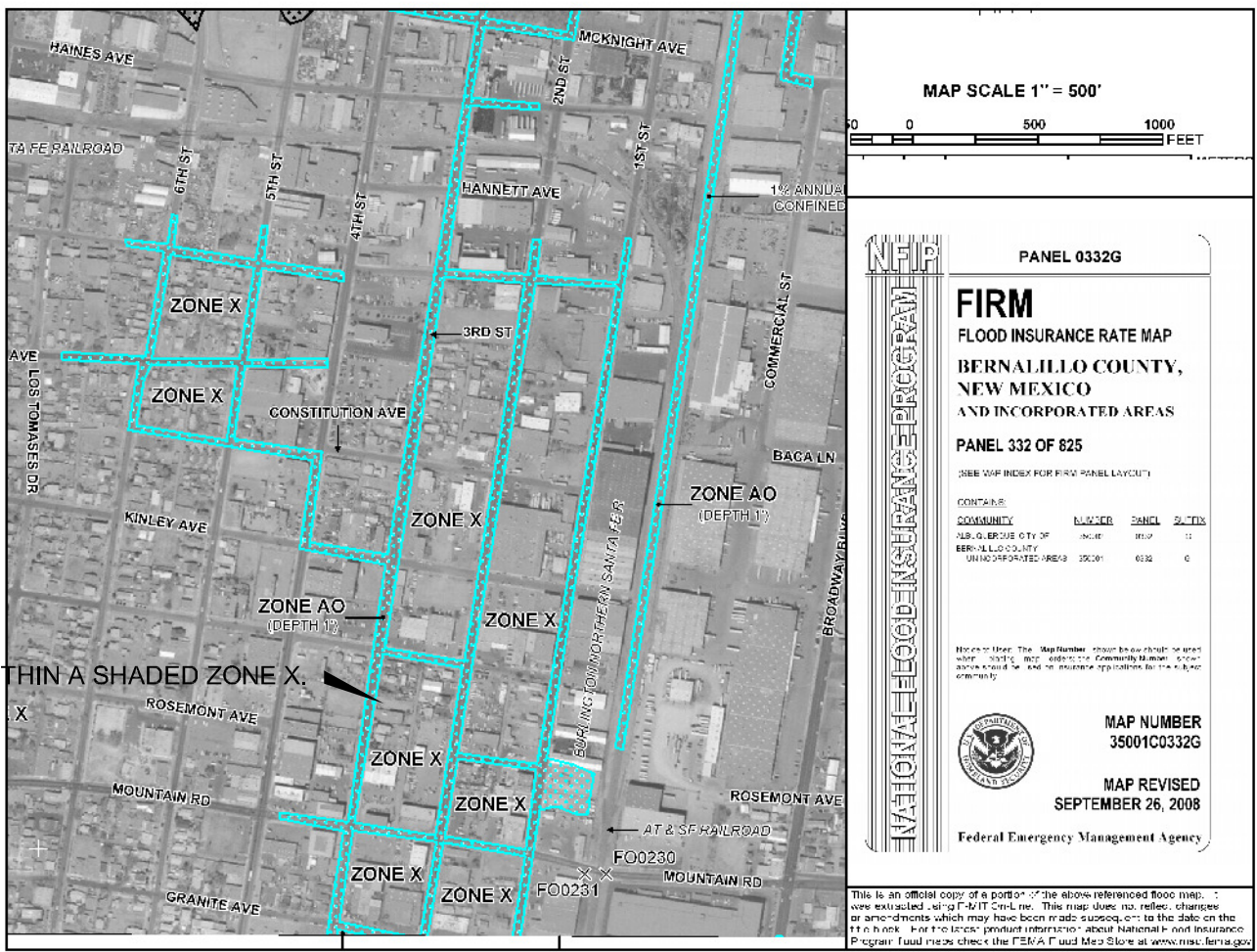
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ 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) _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SUBJECT PROPERTY IS WITHIN A SHADED ZONE X.

SUBJECT PROPERTY IS ADJACENT TO AN AO FLOOD HAZARD ZONE.

FIRM MAP PANEL # 332 H

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.

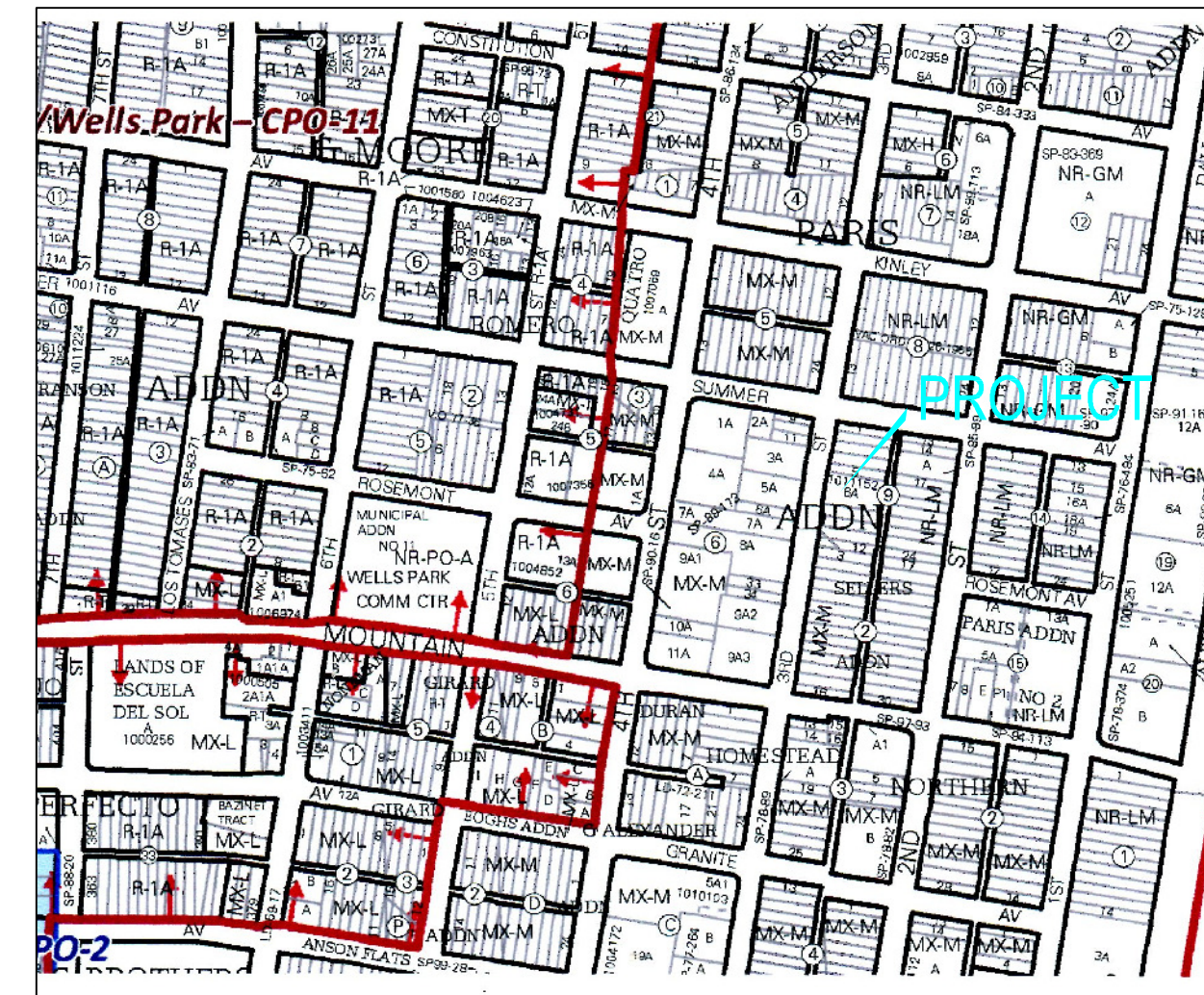
1) ESTABLISHED URBAN AREA - FORMER RESIDENTIAL HOUSE OCCUPIED THIS LOT, THEREFORE: "REDEVELOPMENT" PER CH. 6 DPM.

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

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

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	
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 "VVL" 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.



R.3/26/18
10/12/17
PHILIP W. CLARK
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
R.3/31/22

Clark Consulting Engineers		19 Ryan Road Edgewood, New Mexico 87015		Cell: (505) 264-6042
Tele: (505) 281-2444		1212 3RD ST., NW		
DATE	REVISION	LOT 6-A, BLOCK 9, PARIS ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO		
3/31/22	ADDR DGS/COA			
2/2/22	NEW SITE PLAN			
3/25/18	NEW SITE PLAN			
10/12/17	ADD. RB (COA HYD.)			
DESIGNED BY: PWC		DRAWN BY: CCE	JOB #: OLAGUE_3RD	1 OF 1
CHECKED BY: PWC		DATE: SEPT2017	FILE #: G/D	