

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

January 31, 2018

Philip Clark
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**RE: Cosme Retail – 6205 Central Ave. NW
Request for Certificate of Completion
Hydrology Final Inspection – Disapproved
Engineer’s Stamp Date: 3/15/2017 (K11D077)
Certification Date 1/24/2018**

Dear Mr. Clark:

Based on the certification received on 1/25/2018 this submittal cannot be approved for release of Certificate of Completion by Hydrology until the following are addressed:

PO Box 1293

Albuquerque

NM 87103

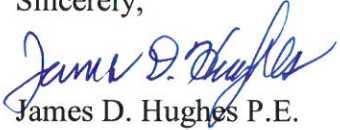
www.cabq.gov

1. A FEMA Elevation Certificate must be submitted to Rudy Rael.
2. A standard form Drainage Covenant for the floodplain mitigation ponds, the first flush ponds, and the culvert between the ponds must be recorded. The original notarized document must be submitted to Madeline Caruthers along with an application form and a \$25 check made payable to Bernalillo County for the recording fee. Madeline will route the covenant for review and approval and then e-mail the recorded document to you.
3. The as-built elevations show that the driveway water-block was constructed between 0.13' and 0.26' lower than planned, and may be lower than the COA STD DWG 2425 for Driveways. Dimension L on the standard detail is measured from the top of curb, so both top of curb and property line elevations should be shown on the certification and any deviation noted and justified in the certification statement with supporting calculations on the plan or under separate engineer's stamp.
4. The sidewalk culvert must be built before CO, because we do not allow drainage over the sidewalk on Arterial and Collector streets. An SO-19 permit is required for the sidewalk culvert construction in the public R/W and Jason Rodriguez will need to inspect it after it is complete and send us his approval (see SO-19 notes on the approved G&D Plan).

5. The first flush pond south of the parking lot is missing and needs to be graded per plan. The pond south of the building also lacks volume. The volume below the sidewalk culvert invert must not be less than is shown on the approved plan and must be specifically included in the certification. Extra volume in the other ponds does not compensate for the missing volume in these two ponds. The diameter and inverts of the 4" pipes connecting the two ponds needs verified. Drainage from the parking lot must be prevented from flowing onto the sidewalk connection to Central by adding a header curb between the parking lot and the sidewalk, and a curb cut need to direct drainage from the parking lot into the pond.
6. After these items have been addressed a new application must be turned in with a new DTIS form and the building permit number must be filled in on the form.

If you have any questions, I can be contacted at 924-3986 or jhughes@cabq.gov.

Sincerely,



James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

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

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

Legal Description: _____

City Address: _____

Applicant: CLARK CONSULTING ENGINEERS **Contact:** Philip Clark

Address: 19 Ryan Road Edgewood, NM 87015

Phone#: 281.2444 **Fax#:** _____ **E-mail:** CCEalbq@aol.com

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- AS-BUILT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- NEIGHBORHOOD IMPACT ASSESMENT (NIA)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

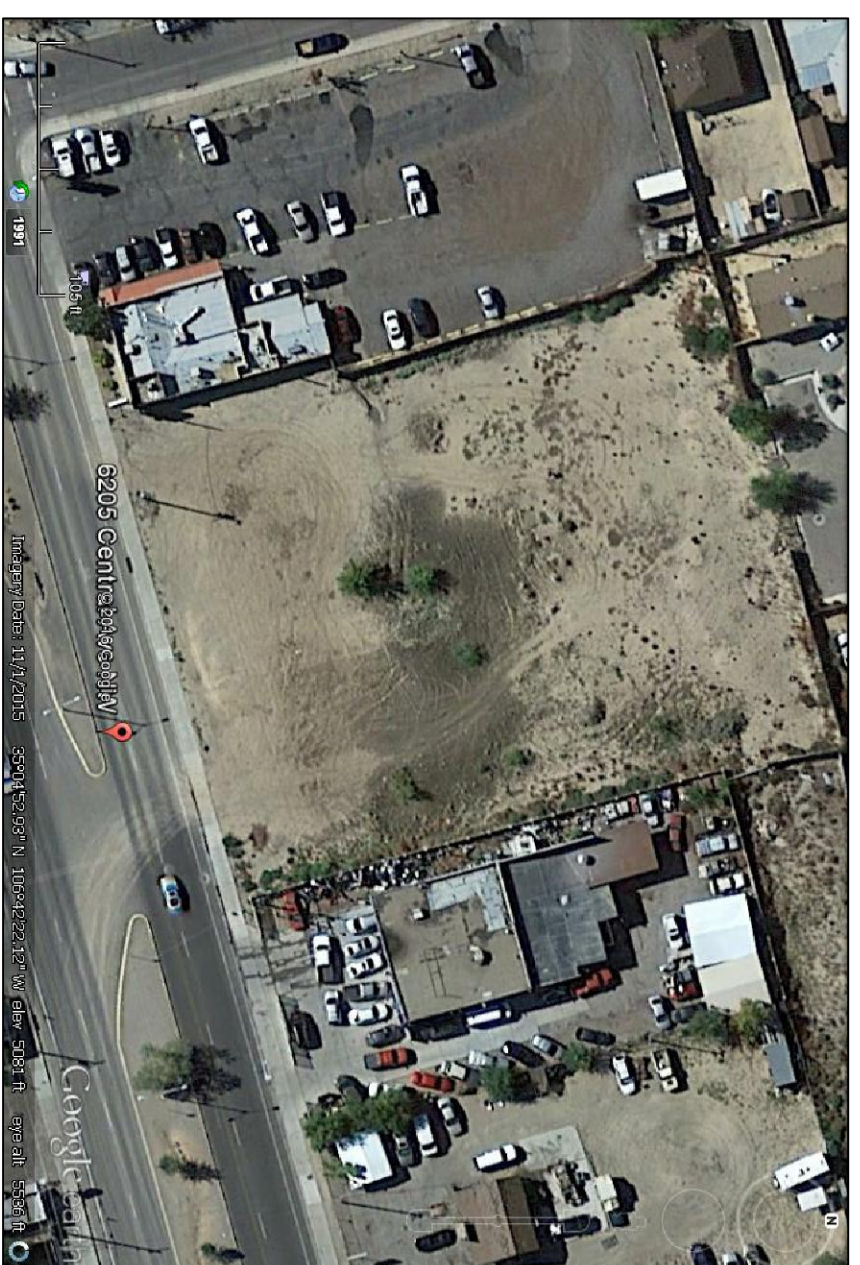
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- GRADING/ESC PERMIT APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT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

IS THIS A RESUBMITTAL?: Yes No

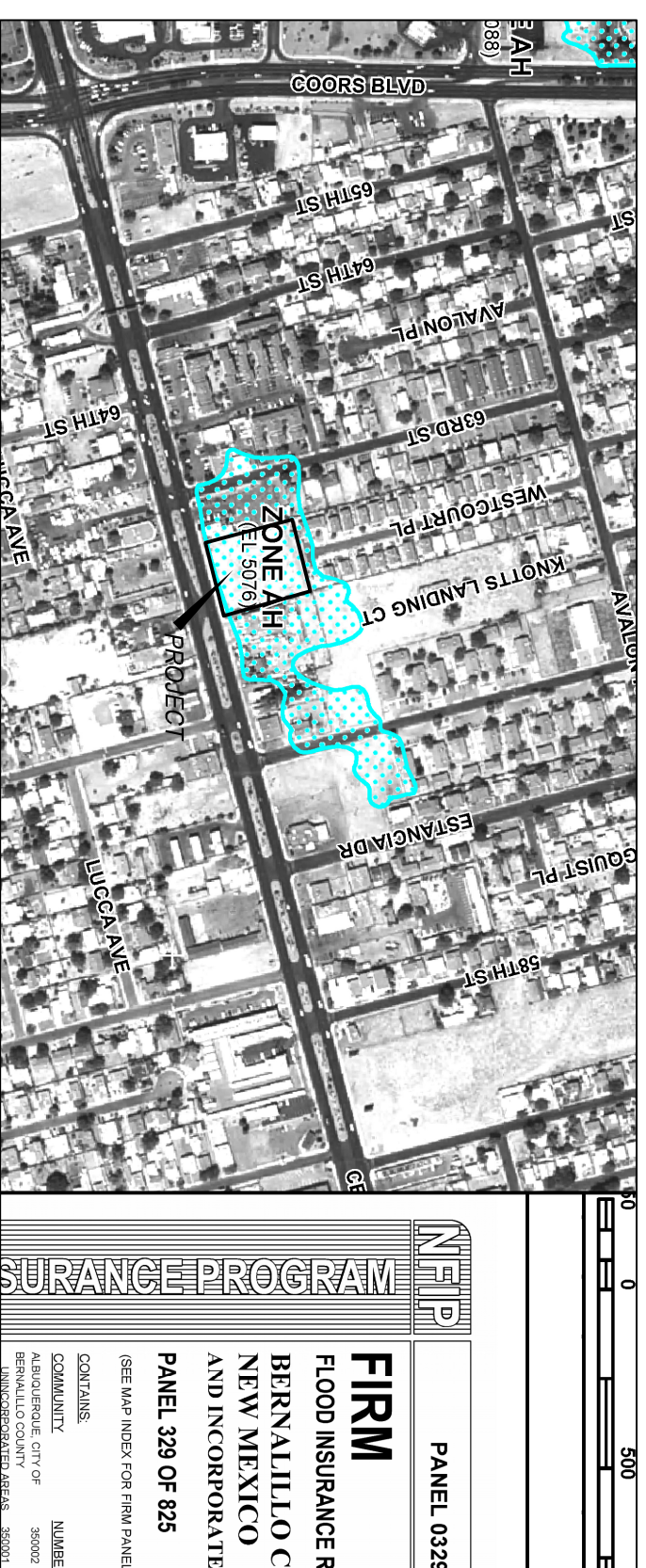
DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____



ORTHO-PHOTO, DATED 11-1-2015



SITE DOES LIE IN SPHA PANEL # 329 H

GRADING & DRAINAGE PLAN

THE COMMERCIAL RETAIL PROJECT IS LOCATED IN THE WEST CENTRAL AREA OF ALBUQUERQUE APPROXIMATELY 3 MILES WEST OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNILLO AND LALO COUNTY FLOOD HAZARD ORDINANCE, NO. 08-46, AND THE ORDER OF THE FLOOD HAZARD BOARD. THE PLAN IS REQUIRED IN ORDER FOR THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS, INCLUDING PREVIOUSLY DEVELOPED LOT
2. PROPOSED IMPROVEMENTS: 12,400 SF OFFICE-RETAIL BLDG ON-SITE PARKING, NEW GRADE ELEVATIONS, FLANKWORK AND LAND CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS
3. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFF-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 TO BE USED AS A DESIGN TOOL TO ASSIST IN THE DETERMINATION OF THE PROPER GRADING AND DRAINAGE SYSTEM TO BE USED THROUGHOUT THE PROPERTY. PRESENTLY THE SITE IS BOUNDED ON THE EAST AND WEST BY COMMERCIAL USE - CENTRAL AVE ON THE SOUTH IS 4-LANES PAVED DEVELOPED WITH 6' WIDE SIDEWALKS AND CURB & GUTTER. THE SITE CURRENTLY DOES NOT DRAIN OR DISCHARGE RUNOFF. HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE CENTRAL AVE IS IMPROVED NO GRADING IS PROPOSED WITHIN THE CITY R.O.W. THE 'FIRST FLUSH' 1/2-INCH RAINSTORM IS RETAINED ON-SITE. ADDITIONALLY, RUNOFF IS ROUTED TO LANDSCAPING AND WATER HARVESTING IS RECOMMENDED. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS.

CALCULATIONS

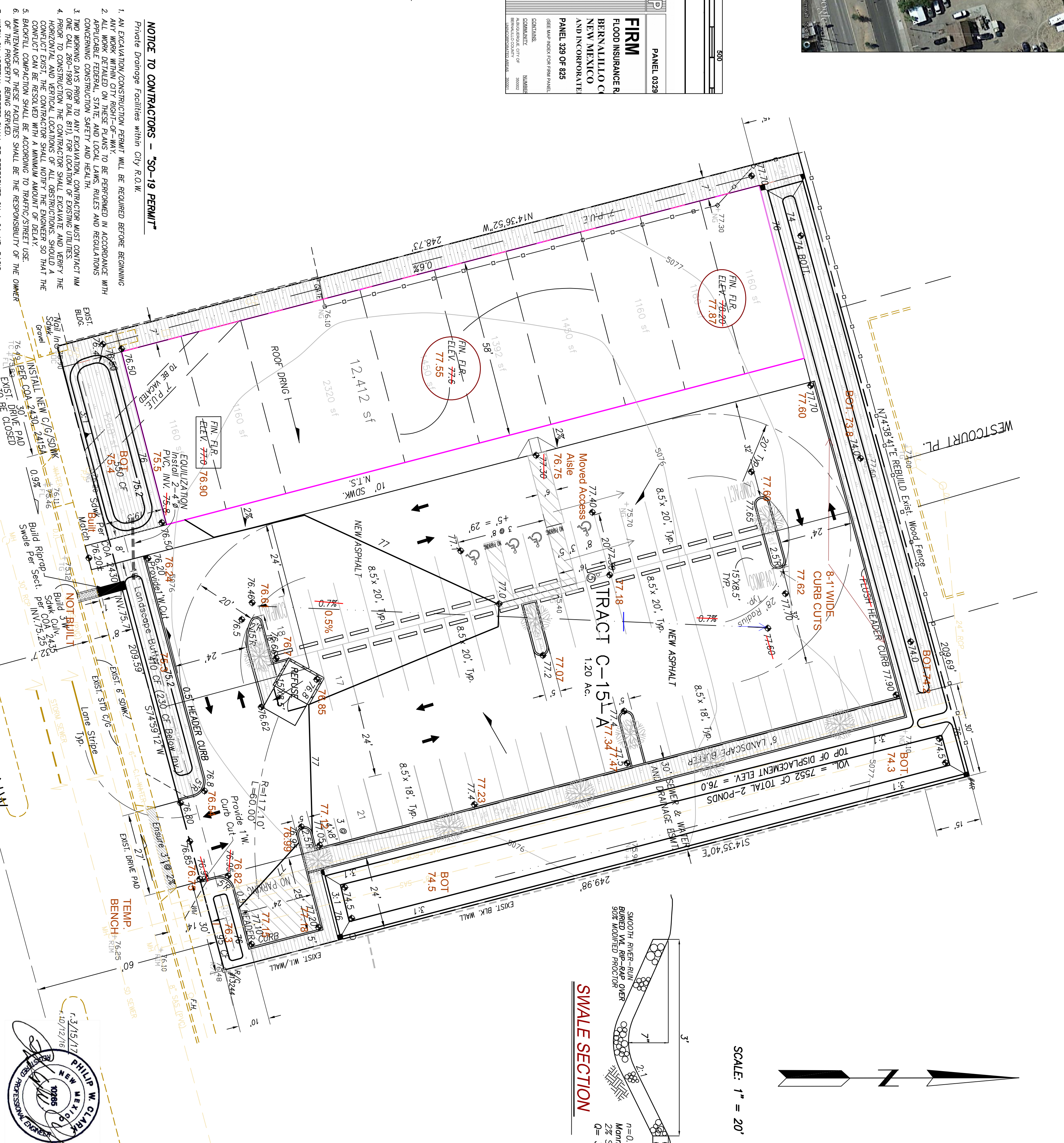
DESIGN CRITERIA
 HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISION JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNILLO DISCHARGE RATE: GRADIENT X AREA. Peak discharge rates for small watersheds DISCHARGE RATE: VOLUME = Length x Area x Velocity, TC = 10 Minutes P100 = 2.20 Inches, P10 = 0.65 Inches, Time of Concentration, TC = 10 Minutes
EXISTING CONDITIONS (PREVIOUSLY DEVELOPED)
 TOTAL AREA = 1.2 ACRES, WHERE EXCESS PRECIP. 'C' = 0.99 in. [0.44] PEAK DISCHARGE, Q100 = 3.5 CFS [1.9], WHERE UNIT PEAK DISCHARGE 'N' = 2.9 CFS/AC. [1.5] THEREFORE: VOLUME 100 = 4312 CF [1916]

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

AREA	LAND TREATMENT	Q Peak	F
UNDEVELOPED / LANDSCAPING / Hermet	A	1.29 [0.24]	0.46 [0.08]
GRAVEL & COMPACTED SOIL	B	2.03 [0.76]	0.67 [0.22]
ROOF - PAVEMENT	C	2.87 [1.49]	0.92 [0.44]
THEREFORE: E _{weighted} = 1.75 in. [1.07] & VOLUME 100 = 7623 CF	D	4.40 [2.90]	1.97 [1.24]
Q10 = 3.0 CFS			
		VOLUME 100 = 4660 CF	

RECOMMEND - ROUTE DEVELOPED RUNOFF THROUGH EXISTING/UPGRADED SOFT LANDSCAPING INCLUDING DEPRESSED LANDSCAPING STRIP ALONG PARKING AS SHOWN

(CENTRAL BASIN TO CURVERT=0.88 AC OR ~3.3 CFS...SEE ABOVE)



NOTICE TO CONTRACTORS - "SO-19 PERMIT"
 Private drainage facilities within city R.O.W.

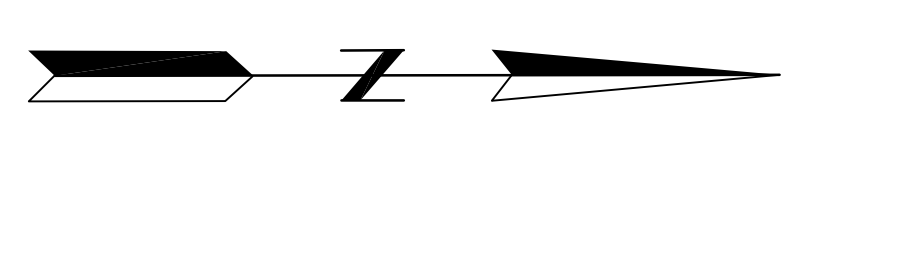
1. ALL EXCAVATION/DEMOLITION WORK WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING EXCAVATION AND DEMOLITION WORK.
3. CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS AND THE RECORD PLANS OF ALL CONSTRUCTION DEEPER THAN 4 FEET. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. BARRICADES OF THESE FACILITIES SHALL BE ACCORDING TO TRAFFIC/STREET USE AND MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HR. BASIS.
7. CONTRACTOR MUST CONTACT MASON RODRIGUEZ (CURRENTLY @ 235-8016 AND 8. CONSTRUCTION COMMUNICATION AT 924-3416 TO SCHEDULE AN INSPECTION.

APPROVAL NAME (STREET MAINTENANCE) DATE

SIZE OUTLET: $Q = CA \sqrt{2gh}$ where: C = 0.7, g = 32 f/s²
 $Q = 2.8 CFS$ A = 0.625 SF, H=0.625'
 USE 2" WIDE CURVERT MIN.

CHECK EPA FIRST-FLUSH RETAINED
 1.2 AC x 43560 SF x 0.37/72 = 1612 CF
 TOTAL RETAINED ON-SITE: 1675 CF, 4 AREAS

PHILIP W. CLARK - NMPE #10265



SCALE: 1" = 20'

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION W/ 9 UPDATES. ALL DRAINAGE IMPROVEMENTS WITHIN THE CITY ROW SHALL BE BUILT, INSPECTED, AND ACCEPTED PER THE S.O. (SPECIAL ORDER) 19 PROCESS.
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, VEGETATION AND/OR GRAVEL.
4. ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL.
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 REFER TO & SEE EROSION & SEDIMENT CONTROL PLAN.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3% HORIZONTAL TO 1 VERTICAL, 5:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

EXIST SPOT ELEVATION	+24.0	AS-BUILT 74.5
EXIST CONTOUR	10	
NEW SPOT ELEVATION	+24.0	
NEW CONTOUR	-12	
NEW SWALE		
DRAINAGE DIRECTION, EXISTING		
NEW P.C.C., CONCRETE	TC	
TOP OF CURB, EXISTING	FL	
FLOWLINE	FL	
EXISTING POWER POLE	O	
FACE OF CURB/FACE OF CURB	-F	
HIGH POINT	HP	

PROJECT DATA

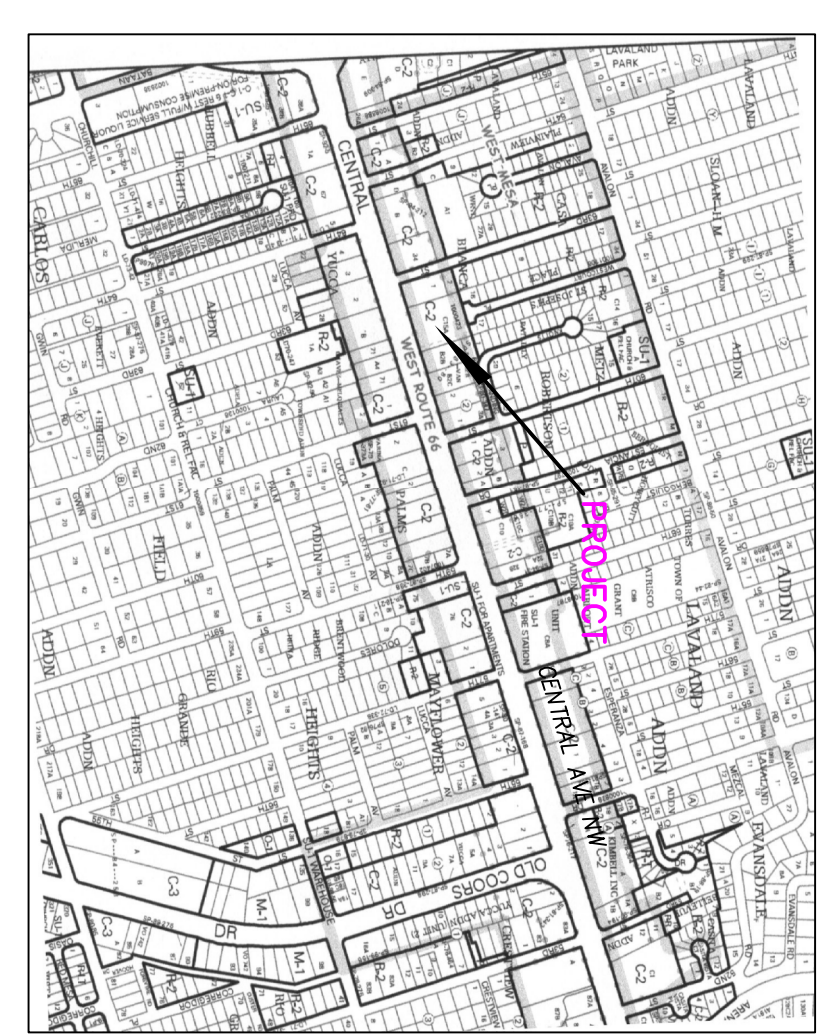
LEGAL DESCRIPTION
 LOT C-15A, BLOCK 2, TOWN OF AIRISCO GRANT, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK
 TOP OF REBAR/CAP #13244 AT THE SOUTHEAST CORNER N.E. ELEVATION = 5076.48, AS TIED FROM COA 3-1/4" DIAMETER ALUM DISK, ACS 18.411, NAVD 88, MSL ELEV. 5076.47', LOCATED AT THE ENCL. CURB RETURN OF 63TH ST. AND CENTRAL AVE.

TOPOGRAPHIC DESIGN SURVEY
 PROVIDED BY ALPHA PRO SURVEYING, SUPPLEMENTED BY CLARK CONSULTING ENGINEERS UNDER DIRECTION OF GARY E. GRITSKO, M.M.P.S., DATED APRIL 2016.

Clark Consulting Engineers
 19 Ryan Road
 Edgewood, New Mexico 87015
 Cell: (505) 264-6042
 Fax: (505) 281-2444

DESIGNED BY: PMC	DRAWN BY: CDE	JOB #: BURK-CO5ME	DATE: 4/20/16	1 OF 1
DATE: 10-12-16	REVISION:	ADDER CORNER/LOT C-15A, BLOCK 2, TOWN OF AIRISCO GRANT, ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO		
3/15/17	ADD DISP. VAL.	6205 CENTRAL AVE NW RETAIL SITES GRADING & DRAINAGE PLAN		



VICINITY MAP ZONE K-11