

STEEL

BUILDINGS

B & R

CONSTRUCTION
INC.

"Complete Projects From Slab to Roof"
ALL STEEL BUILDINGS

Robbie

Office: 832-1400

Ben

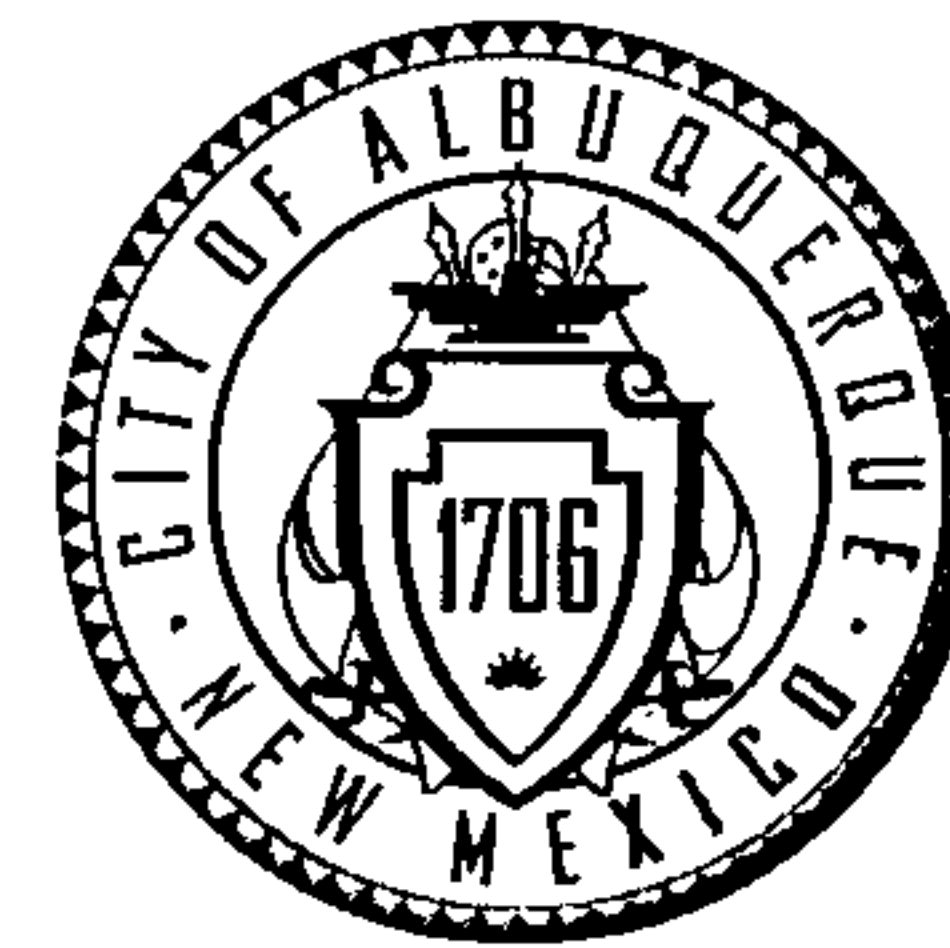
Mobile: 350-0767

Fax: 832-1441

Mobile: 321-1091

email: br@qwestoffice.net

CITY OF ALBUQUERQUE



May 2, 2014

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

Re: Morrison Supply 301 Indiana SE_{cc}
Request for Permanent C.O. – Acceptable
Engineer's Stamp dated: 08-08-13 (K-18/D021)
Certification dated: 4-30-14

PO Box 1293

Dear Mr. Clark,

Albuquerque

Based upon the information provided in the Certification received 4-30-14, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

NM 87103

If you have any questions, you can contact me at 924-3422.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Acting City Engineer, Planning Dept.
Development Review Services

C: CO Clerk—Katrina Sigala
File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

K18D021

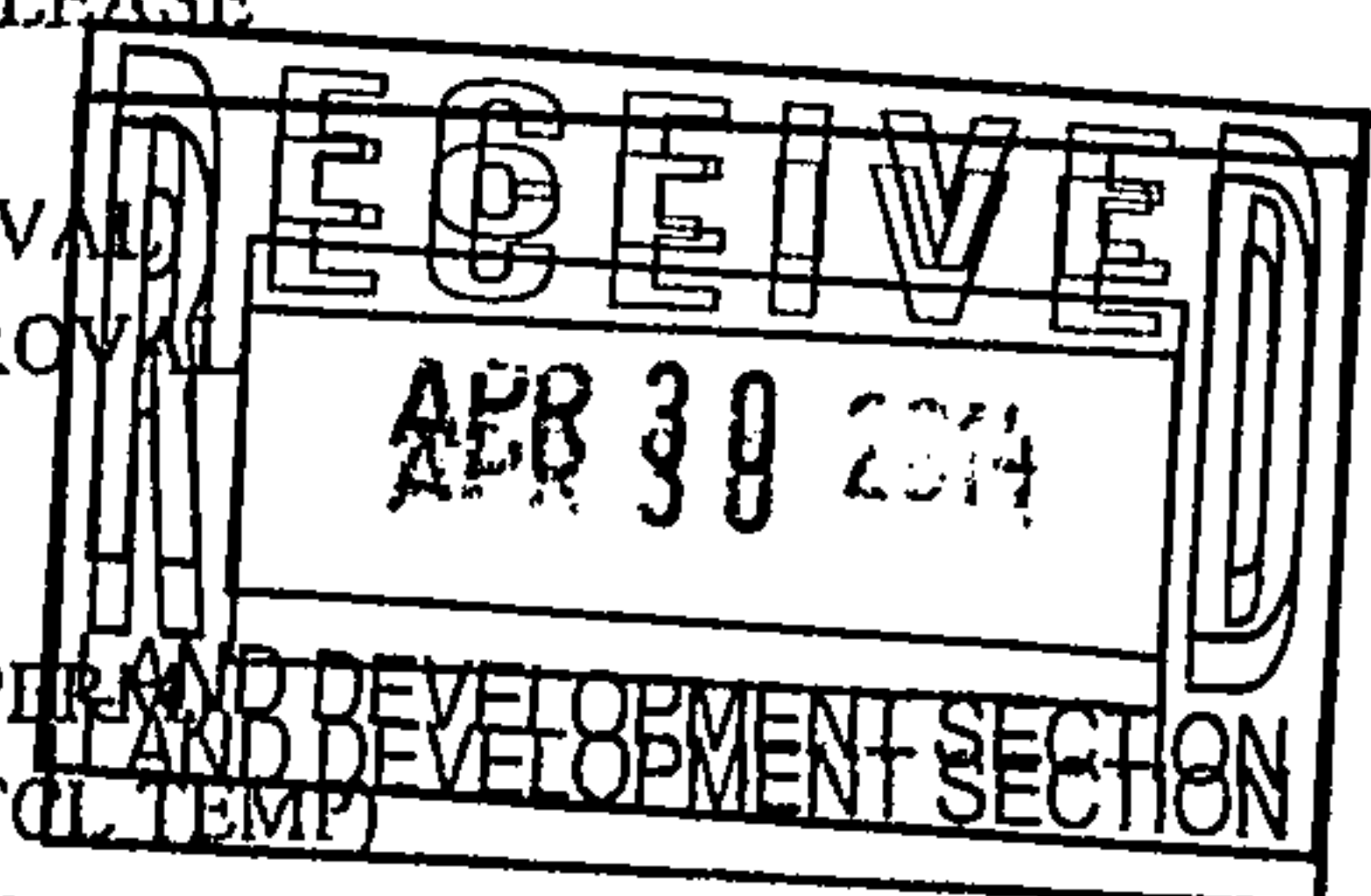
Project Title: Morrison Supply Building Permit #: _____ City Drainage #: K18
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 6-A-1 BLK. 14 FAIRGROUNDS ADDN
City Address: 301 Indiana SE
Engineering Firm: Clark Consulting Eng'rs. Contact: Phil
Address: _____
Phone#: 264-6042 Fax#: _____ E-mail: _____
Owner: Kipco Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: Alpha-Pro Surveying, LLC Contact: Gary
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: B:R Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM) AND DEVELOPMENT SECTION
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes

No

Copy Provided

DATE SUBMITTED: 4/30/14

By: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

~~601 Construction~~

11/8/2021

350-0767

Rubini - Contractor

301 Indiana SE
Munisia Supply

Call Rubini for set up
on-site

N. S. I.
Building

9:00 AM.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

DRB PROJECT NO: 1009977

AGENDA ITEM NO: 2

SUBJECT:

Alley Vacation

ENGINEERING COMMENTS:

The drainage area is maintained by the NMDOT as it is in their ROW.

Hydrology would like to hear from the NMDOT, Tim Trujillo, since they may be using this ROW for access.

*No need to get
Alley to NMDOT comment*

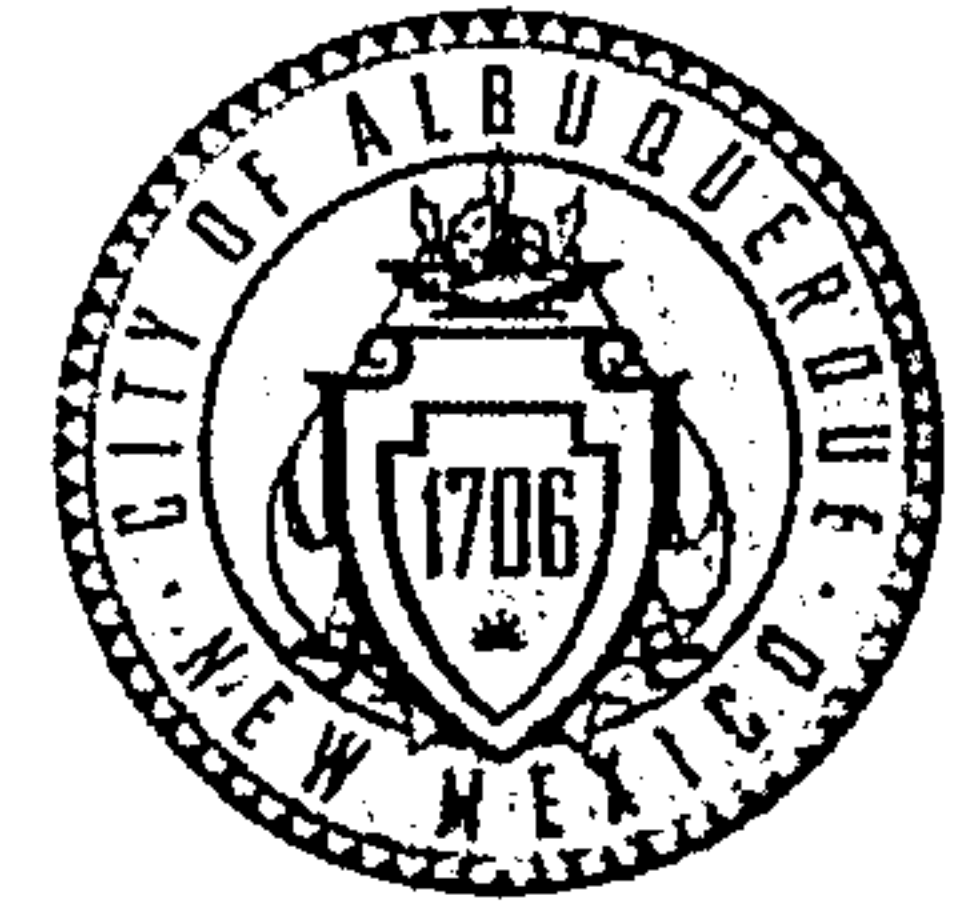
RESOLUTION/COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 3-19-14

CITY OF ALBUQUERQUE



December 16, 2013

Phillip W. Clarke, P.E.
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

**Re: Morrison Supply
Request for Permanent C.O. – Not acceptable
Engineer's Stamp dated: 08-08-13 (K-18/D021)
Certification dated: 12-12-13**

Dear Mr. Clarke,

Based on the Certification received 12/12/2013, the site is not acceptable for release of Certificate of Occupancy by Hydrology. The exception for the alley not being graded is appreciated and duly noted. However, because the alley was not graded to ensure positive drainage, flows from the roof and the alley itself are draining toward a building and property to the north, adversely impacting this area.

There are also concerns with the flows to the west of the new building leaving the site over the public sidewalk on Georgia St., leaving debris on the sidewalk adversely affecting the public. These flows should be exiting either the alleyway driveway on Georgia St. or the entry/exit driveway to the south of the alleyway on Georgia St.

Once these concerns are addressed notify the Hydrology department for a second inspection and a release of permanent CO.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

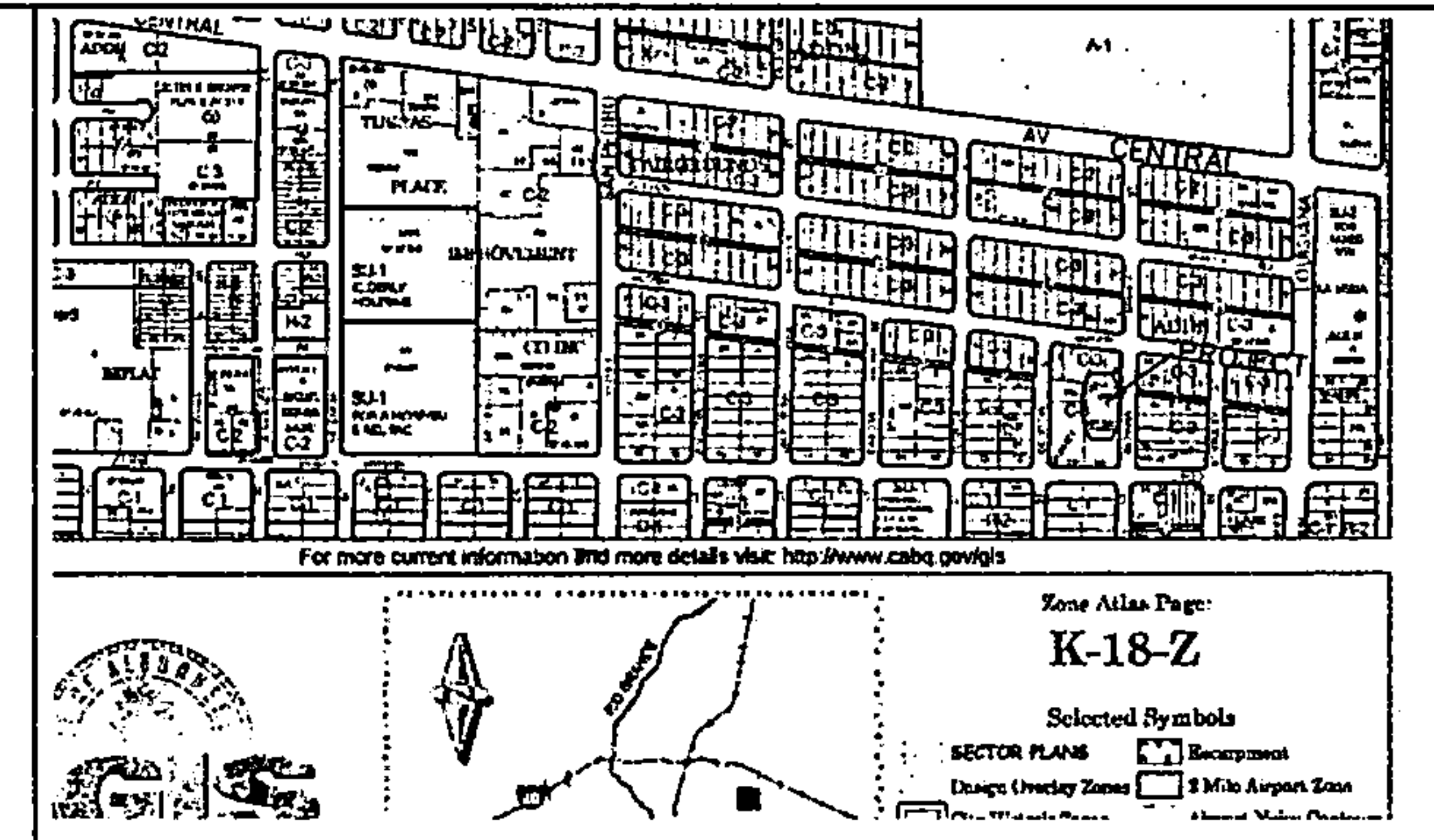
Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: RR/CC
email

GRADING & DRAINAGE PLAN

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	+10
NEW SPOT ELEVATION	+24.0
NEW CONTOUR	+12
NEW SWALE	---
DRAINAGE DIRECTION, EXISTING	---
BASIN BOUNDARY	---
NEW CONCRETE CURB (0.5' HEIGHT)	---
NEW P.C.C., CONCRETE	---
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	P
FACE OF CURB/FACE OF CURB	F-F



VICINITY MAP
ZONE K-18-Z
1" = 750'

NOTES

- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, W/ 8 UPDATES.
- 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.
- 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.
- ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL ASPHALT PARKING AREA SHALL DRAIN DIRECTLY ALONG EXISTING HISTORIC LOCATION.
- CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
- REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBU. SPEC. 1011, NATIVE SEED MIX.
- MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

PROJECT DATA

LEGAL DESCRIPTION

LOT 6-A-1, BLOCK 14, FAIRGROUNDS ADDITION
Albuquerque, Bernalillo County, New Mexico

PROJECT BENCHMARK

Top of Curb at the Projection of the Project Southeast Corner
MSL Elevation = 5311.93, As Tied From COA BRASS
CAP, 7_K19, MSL 5325.99, NAVD88.

TOPOGRAPHIC DESIGN SURVEY

PERFORMED BY ALPHA PRO SURVEYING, LLC, Date DEC. 2012

19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Fax: (505) 281-2444	
DATE	REVISION
LOT 6-A-1, BLOCK 14, FAIRGROUNDS ADDITION ALBUQUERQUE 301 INDIANA STREET, NE A KIPCO PROJECT	
<h2>Grading & Drainage Plan</h2>	
DESIGNED BY: PWC	DRAWN BY: CCE
CHECKED BY: PWC	DATE: 6/17/13
JOB # KIPCO_GD	FILE # G/D
1 OF 1	

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



CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO DISCHARGE RATE: $Q = OPEAK \times AREA$, Peak Discharge Rates For Small Watersheds
VOLUMETRIC DISCHARGE: $VOLUME = E_{weighted} \times AREA$
P100 = 2.60 Inches, Zone 3 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

LOT AREA = 0.51 ACRES, WHERE EXCESS PRECIP. 'C' = 1.29 IN. [0.62]
PEAK DISCHARGE, Q100 = 1.76 CFS [1], WHERE UNIT PEAK DISCHARGE 'C' = 3.45 CFS/AC. [2.0]
THEREFORE: $VOLUME_{100} = 2388 CF [1148]$

DEVELOPED CONDITIONS

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

	AREA	LAND TREATMENT	Q_{Peak}	E
UNDEVELOPED	--- AC.	A	1.87[0.58]	0.66[0.19]
LANDSCAPING	0.06 AC.(12%)	B	2.60[1.19]	0.92[0.36]
GRAVEL & COMPACTED SOIL	0.04 AC.(8%)	C	3.45[2.00]	1.29[0.62]
ROOF - PAVEMENT	0.41 AC.(80%)	D	5.02[3.39]	2.36[1.50]
	0.51 AC.			

THEREFORE: $E_{weighted} = 2.10 \ln[1.29]$ &
Q100 = 2.36 CFS
Q10 = 1.53 CFS
VOLUME 100 = 3887 CF
VOLUME 10 = 4141 CF

DETERMINE CAPACITY OF EAST BASIN TO HARVESTING AREA

BASIN AREA = 0.20 AC. THEREFORE $E_{100-2.1 \text{ IN}} = 1500 C.F.F.$
THEN: $3887 CF - 1500 CF = 2387 \pm CF \text{ VOL. TO WEST. OK}$

AREA	$\sim Q_{100}$
BASIN A	0.17 0.71 CFS
BASIN B	0.27 1.35 CFS
BASIN C+OBB	0.32 1.28 CFS

CHANNEL CALCULATOR

GIVEN INPUT DATA:
SHAPE: TRAPEZOIDAL
SOLVING FOR: FLOWRATE
SLOPE: 0.0100 FT/FT
MANNING'S N: 0.0400
DEPTH: 0.2320 FT
HEIGHT: 0.3000 FT
BOTTOM WIDTH: 0.0000 FT
LEFT SLOPE: 0.0370 FT/FT (V/H)
RIGHT SLOPE: 0.0370 FT/FT (V/H)

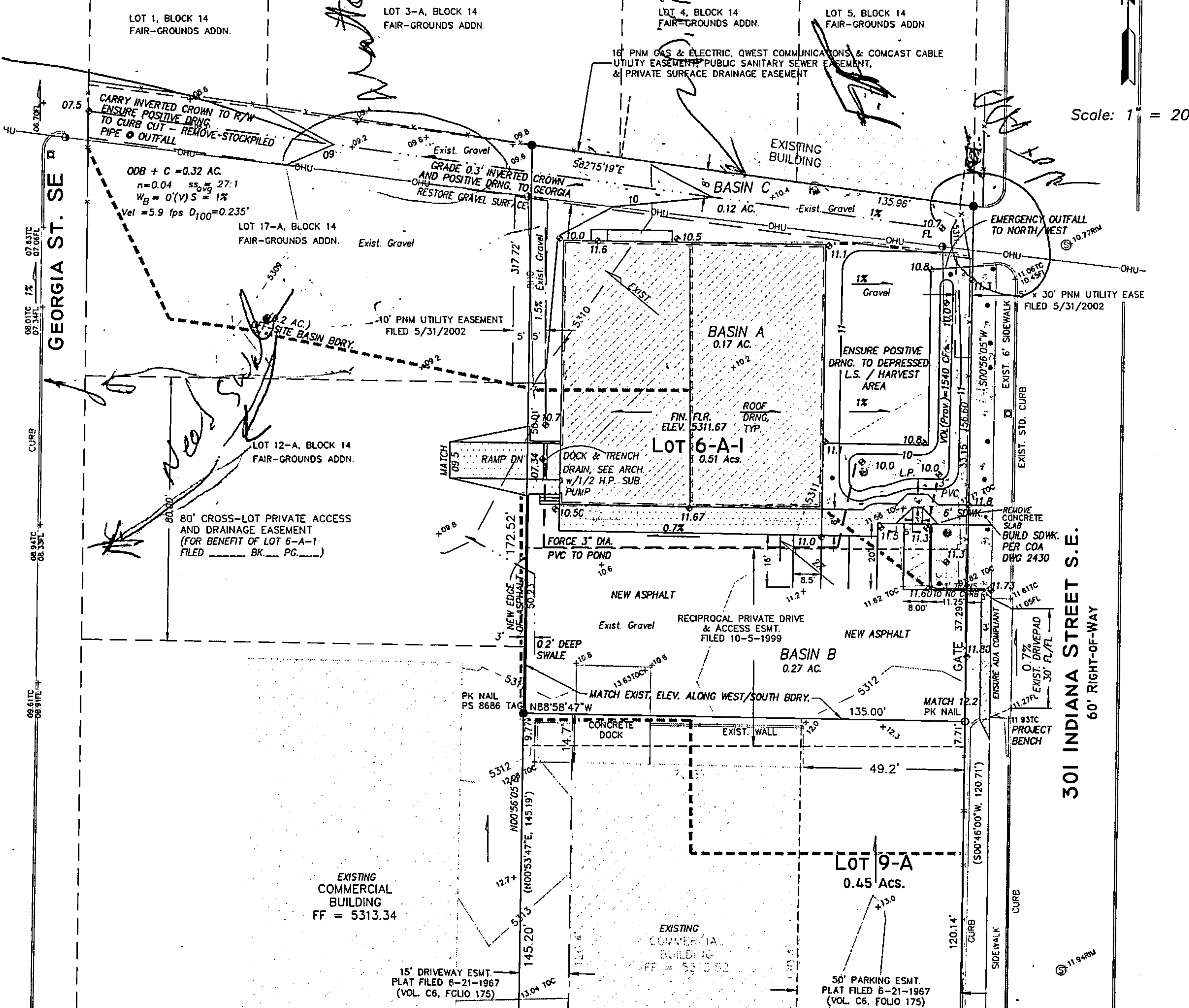
COMPUTED RESULTS:
FLOWRATE: 1.2848 CFS
VELOCITY: 0.8832 FPS
FULL FLOWRATE: 2.5499 CFS
FLOW AREA: 1.4517 FT²
FLOW PERIMETER: 12.5491 FT
HYDRAULIC RADIUS: 0.1159 FT
TOP WIDTH: 12.5405 FT
AREA: 2.4324 FT²
PERIMETER: 16.2273 FT
PERCENT FULL: 77.3333 %

THE COMMERCIAL WAREHOUSE PROJECT IS LOCATED IN THE FAIR-
GROUNDS ADDN. OF ALBUQUERQUE APPROXIMATELY 5 MILES EAST OF
THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING &
DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERN-
ALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-46, AND THE
CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN
ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING
PERMIT. THE PLAN SHOWS:

- EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND IMPROVEMENTS.
- PROPOSED IMPROVEMENTS: SINGLE 6400 SF STRUCTURE ASPHALT DRIVES AND PARKING, NEW GRADE ELEVATIONS AND LANDSCAPING / WATER HARVESTING AREAS.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- 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 CONT-
ROLLING 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 PROPERTY. INDIANA & GEORGIA STREETS
ON THE EAST AND WEST ARE PAVED WITH CURB, CUTTER AND SIDEWALK, AND
MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE FALLS GENERALLY
AT 2% FROM SOUTHEAST TO NORTHWEST.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED
SINCE THE EXIST. DRIVEWAY WILL BE USED ONLY MINIMAL GRADING IS
PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED
FLOW IS ACCEPTABLE SINCE THE TOTAL GENERATED DEVELOPED FLOW IS
MINIMAL. WATER HARVESTING IS PROPOSED IN ORDER TO MITIGATE STORM
RUNOFF (DISCHARGE) FROM THE SITE DUE TO THE IMPROVEMENTS, MINIMIZE OUTFALL
POLLUTANTS, AND TO INCORPORATE LEED-TYPE/"GREEN" SITE ELEMENTS.



CITY OF ALBUQUERQUE



December 16, 2013

Phillip W. Clarke, P.E.
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

**Re: Morrison Supply
Request for Permanent C.O. – Not acceptable
Engineer's Stamp dated: 08-08-13 (K-18/D021)
Certification dated: 12-12-13**

Dear Mr. Clarke,

Based on the Certification received 12/12/2013, the site is not acceptable for release of Certificate of Occupancy by Hydrology. The exception for the alley not being graded is appreciated and duly noted. However, because the alley was not graded to ensure positive drainage, flows from the roof and the alley itself are draining toward a building and property to the north, adversely impacting this area.

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Once these concerns are addressed notify the Hydrology department for a second inspection and a release of permanent CO.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: RR/CC
email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Morrison Supply ZONE MAP/DRG. FILE # K-18/D021
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6-A-1, B/K 14, Fairgrounds Add'n
CITY ADDRESS: 301 Indiana, SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: Kipco CONTACT: Phill Ingram
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Alpha Pro Surveying CONTACT: Gary
ADDRESS: _____ PHONE: 259-2003
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: B&R CONTACT: Randy
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

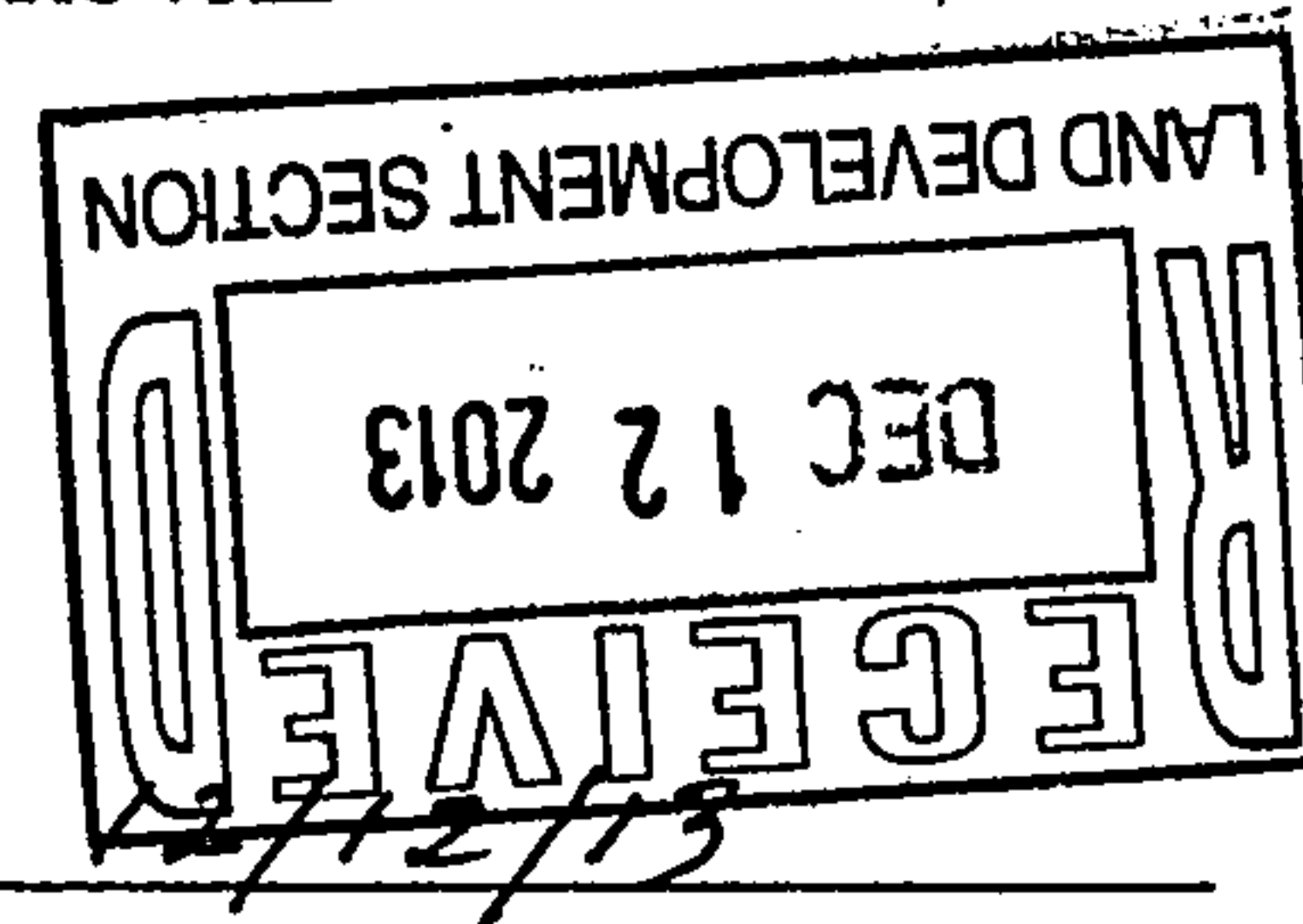
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: Phil DATE: 12/12/13

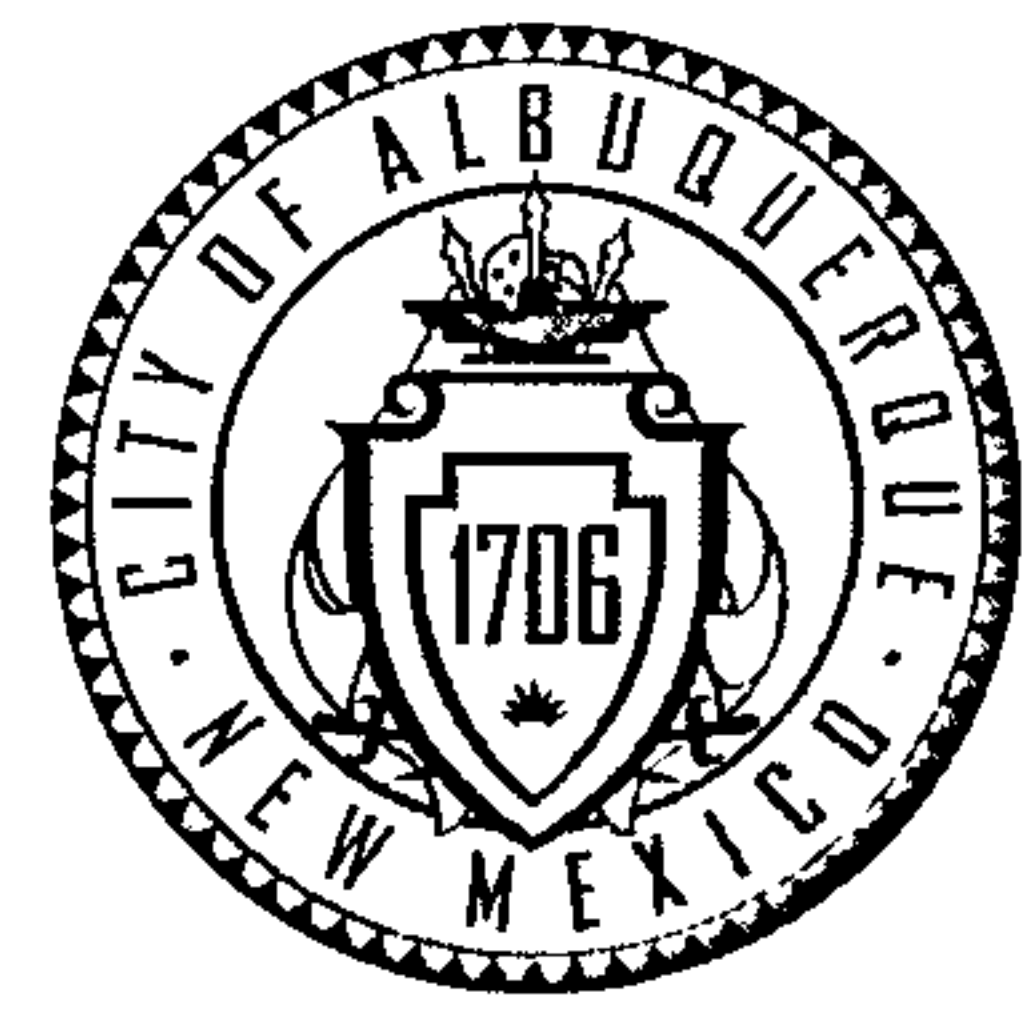


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



August 23, 2013

Philip Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Morrison Supply, Grading and Drainage Plan
Engineer's Stamp Date 8-8-13 (K18D021)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 8-9-13, the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

This plan proposes permanent improvements on another lot and without legal access through that lot to the permanent improvement. The lots are currently owned by the same owner, however, if in the future one of the impacted lots is sold, paper easements or a platting action should occur.

Albuquerque

If you have any questions, you can contact me at 924-3986.

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: file
e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

~~K18D021~~ K18D021

PROJECT TITLE: Morrison Supply ZONE MAP/DRG. FILE # K-18
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 301 Indiana SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

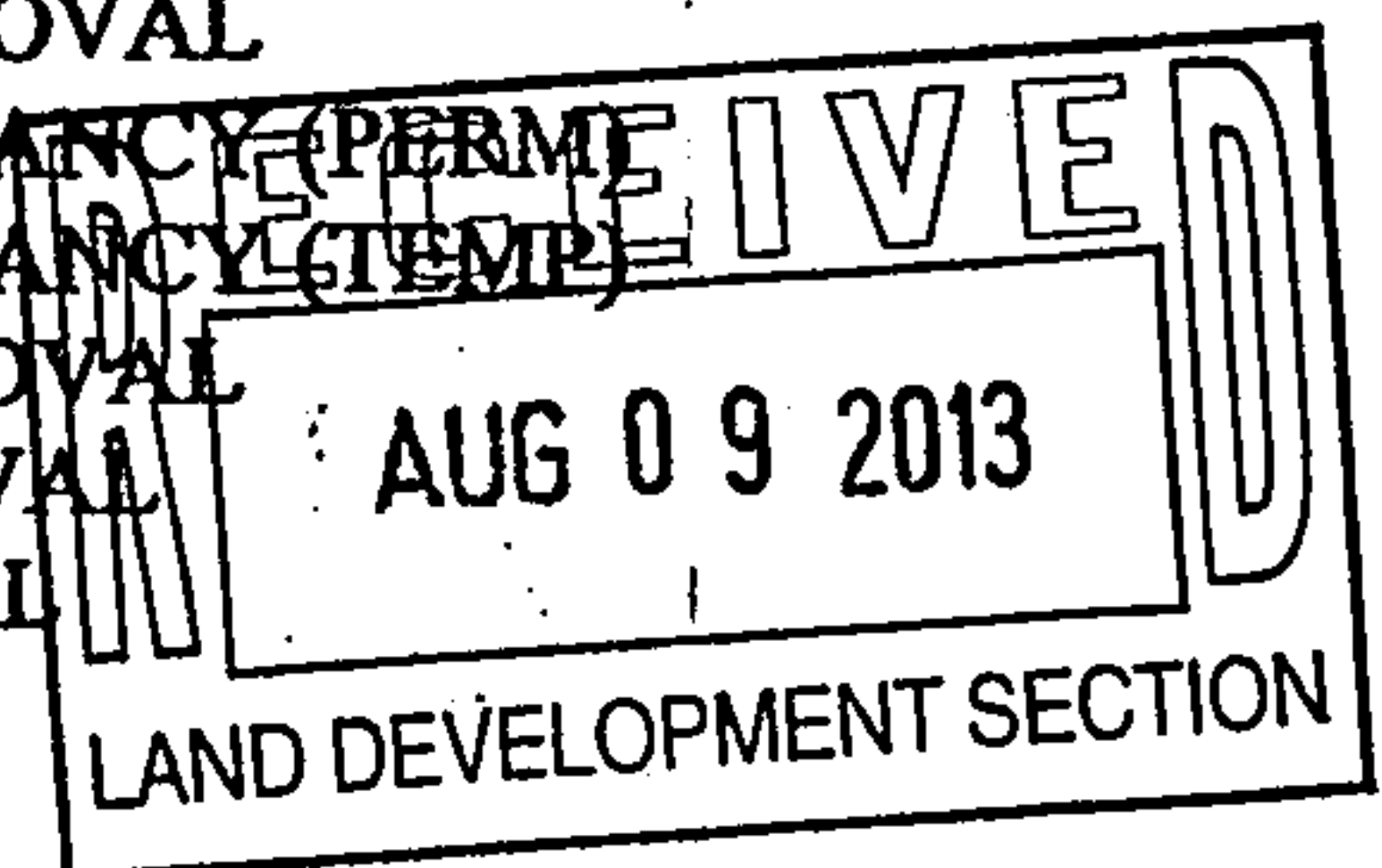
ARCHITECT: _____ CONTACT: Kory Baker
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: Gary G.
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
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☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
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☒ GRADING PLAN
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☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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☐ PRELIMINARY PLAT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED?
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Phil DATE: 8/9/13

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Olson, Greg

K18 - D021

From: CCEAlbq@aol.com
Sent: Monday, August 12, 2013 4:03 PM
To: Olson, Greg
Subject: Fwd: Potential TCL or Not (Morrison Supply)
Attachments: RE: Potential TCL or Not (Morrison Supply)

Here's my communique with Ms. Metro - it is my understanding that the rationale was that we are using the existing drives.....to access the new warehouse.

Phil

Philip W. Clark, PE
Clark Consulting Engineers
505.281-2444, c/t 505.264-6042

8/21/2013

Olson, Greg

From: Metro, Kristal D.
Sent: Friday, June 14, 2013 1:43 PM
To: CCEAlbq@aol.com
Subject: RE: Potential TCL or Not (Morrison Supply)

Phil,

A formal TCL submittal will not be required. Please include this plan in the permit set.

Sincerely,
Kristal Metro, City of Albuquerque Transportation Development

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Tuesday, June 11, 2013 10:38 AM
To: Metro, Kristal D.
Subject: Potential TCL or Not (Morrison Supply)

Good morning Kristal, **RE: 301 Indiana SE**

I was wondering if you will require a TCL on this 80'x80' warehouse building upgrade? We plan to use the existing curb cut that has an existing reciprocal access easement (1999). Only some landscaping and the 6' ADA sidewalk connection to the existing 6' public sidewalk is planned within the R.O.W.

Thank you, Phil

Philip W. Clark, PE
19 Ryan Road, Edgewood, NM 87015
Clark Consulting Engineers
505.281-2444, 505.264-6042

8/21/2013

Olson, Greg

From: CCEAlbq@aol.com
Sent: Thursday, August 08, 2013 1:52 PM
To: Olson, Greg; Metro, Kristal D.
Cc: Cherne, Curtis
Subject: Re: FW: K18-D021 = Morrison Supply G&D (301 Indiana SE)
Attachments: Access&DrainageEasement.doc; G&D08AUG GD (1).pdf

Greg - I've addressed your letter - where some comments obsolete as also discussed.

- 1 - Flows on the west edge either convey north via swale and are part of Basin C. All other flows go down the existing Recip Access Easement (which we are going to also grant as a Cross-Lot Drainage Esmt (using your verbiage). Coincident that is.
- 2 - I suggest the Exhibit be the portion of plan, mainly Lot 12-A, when approved.
 The size of easement around the dock will serve it's purpose.
 As suggested, we copy/and loop Ms. Kristal Metro.

thanks, Phil Clark

In a message dated 8/8/2013 12:48:05 P.M. Mountain Daylight Time, grolson@cabq.gov writes:

Phil,

I cannot continue to respond to your iterations of design submitted by email, as this circumvents the normal review process, and inappropriately delays the review of other development submittals. Please address the comments provided in my 7/31/13 letter to you, and resubmit your plan for approval, along with the easement required to convey developed runoff from Lot 6-A-1.

1. The existing **30' Reciprocal Private Drive & Access Easement (Filed 10-5-1999)** on Lot 12-A is new information with this transmittal, and does not address the right for cross lot drainage, which we have been discussing. Flows concentrated on the west edge of Lot 6-A-1 appear to leave the 30' easement corridor and continue northwesterly, across the northern portion of Lot 12-A.
2. The revised, proposed configuration of a smaller, **30' Access and Cross Lot Drainage Easement** submitted refers to an Exhibit, not attached. Reducing it's size to only 30' by the loading dock (as shown on your G&D Plan) does not appear to adequately cover the required use, to access and drain the loading dock. With the proposed reduction in easement size, it seems appropriate at this time, for you to revisit your proposed loading dock access with the Transportation Group, probably in the form of a site plan with Traffic Circulation Layout (TCL) to confirm the adequacy of the loading dock access easement. Please contact Kristal Metro regarding the possible TCL.

Sincerely,

Greg Olson
 924-3994

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Thursday, August 08, 2013 11:40 AM
To: Olson, Greg
Cc: Rael, Jane E.; Cherne, Curtis
Subject: Re: K18-D021 = Morrison Supply G&D

Greg,

Thanks for expediting this case with respect to your "queue" policy. We've resolved the existing easements on adjoining Lot 12-A. Our project surveyor has confirmed the existing 1999 30' Reciprocal Private Drive & Access Esmt on Lot 12-A. We will now outfall drainage of on-site Basin B

8/21/2013

westerly within this easement. We will grant an additional Private Access and Cross-lot Drainage Easement (also 30' wide) for dock egress and access. Attached are supporting documents (3). Thank you.
Philip W. Clark, PE

Clark Consulting Engineers

505.281-2444, c/t 505.264-6042

In a message dated 8/7/2013 12:29:32 P.M. Mountain Daylight Time, CCEAlbq@aol.com writes:

And all,

The additional existing spot info was on the Saturday plan, and the attached plan further supplements the request again. Furthermore, the proposed/new grading including new contours and spots ensured/"ensures" that flows stay within the vacated alley.

Basin A goes to the depressed landscaping area east of the building. This area / and volume provided impounds more than the 100-year storm. All 3 on-site basins were/are quantified in the calc section, and ODB+C again on the plan below the "Carry inverted...." note.

I conferred with the project surveyor, and we both believe that any access easement granted on Lot 12-A would be redundant with the existing 60' reciprocal easement on 6-A-1. We request that the easement language be confirmed with Curtis and Jane Rael prior to filing, and the filing be tied to C.O.

Thank you,

Philip W. Clark, PE

Clark Consulting Engineers

505.281-2444, c/t 505.264-6042

In a message dated 8/6/2013 4:38:03 P.M. Mountain Daylight Time, grolson@cabq.gov writes:

Phil,

1. I do not see the additional spot elevations requested on the North side of the vacated alley to verify that the runoff will remain in the swale to Georgia. Recent problems with another project draining to an alley, with no offsite grade shots, has prompted us to insist upon this information.
2. Although not totaled in the plan, our revised Drainage Basin calculations indicate that the 0.3' invert in the alley section will have capacity for the developed flows from Basins A & ODB+C combined. Please clarify this in your presentation.
3. The Cross Lot Access and Drainage Easement on Lot 12-A will need to be completed and filed with the County Clerk prior to our approval of the Grading and Drainage Plan. Please send us a copy of the signed easement, with the Clerk's recording information, as part of the final submittal.

Our G&D review backlog is currently about 2 -3 weeks, so this resubmittal needs to get in our queue ASAP.

Thanks,

Greg Olson
924-3994

Lubar, Suzanne G.

From: Ingram, Phill <phill@ffrnm.com>
Sent: Tuesday, August 20, 2013 9:47 AM
To: Lubar, Suzanne G.
Attachments: GD08AUG GD (1).pdf

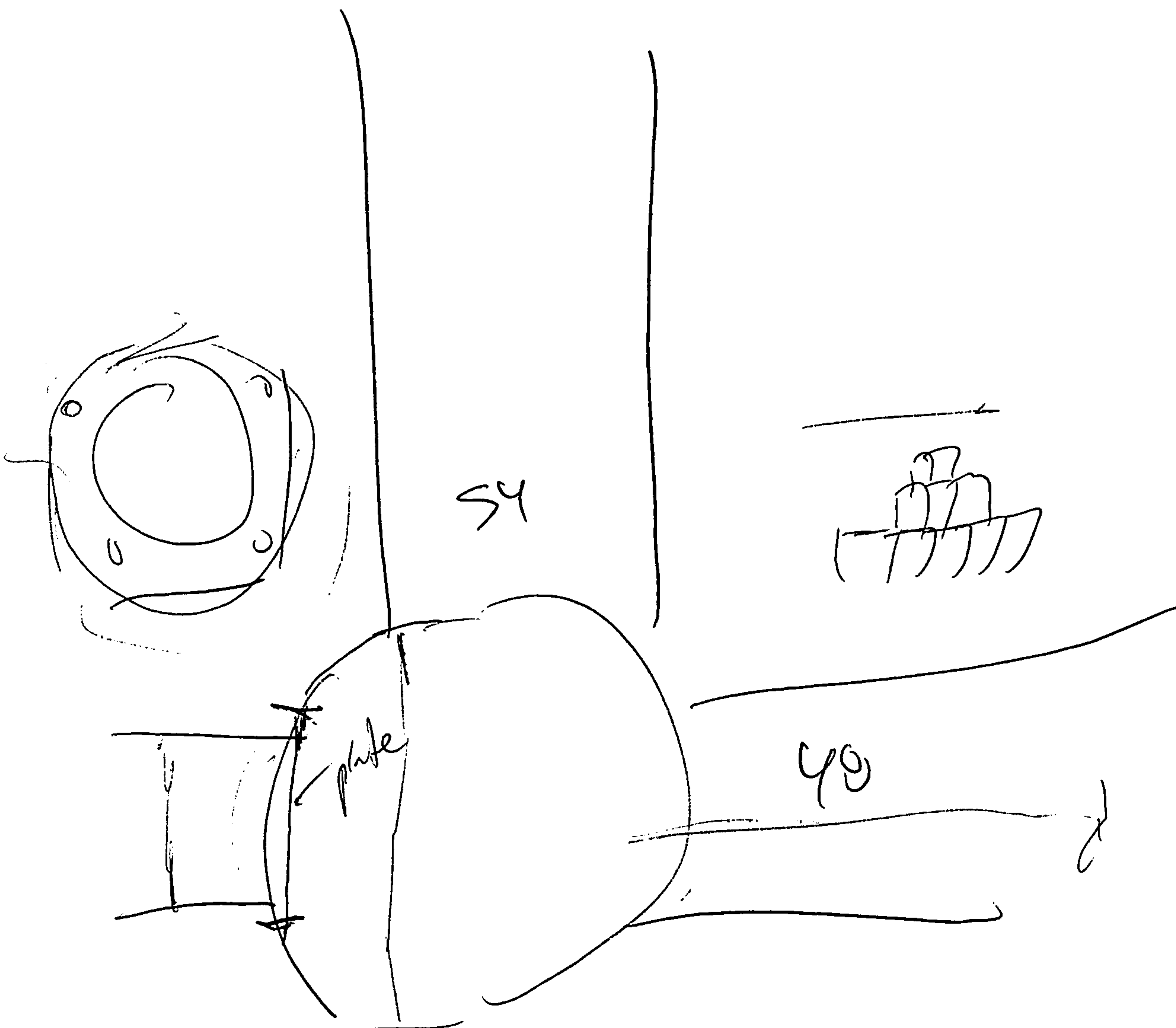
not provided

Suzie,

I think my engineer and your hydro guy are at loggerheads over this easement deal. We have an existing 30 ft. access and drainage easement in place, they seem to want an 85x50 additional easement which amounts to a taking of a significant piece of our property. I believe that all of the other depts. Have signed off on everything. Metal building is being delivered on the 22nd. We need a permit to lay the foundation and erect. Can you help us out?

Phill

who



[301 Index SE]

Find C-3

1. receive first drawing submitted 6-24-17
 2. provide comments to by e-mail on 7-30-17
 3. sent comment letter on 7-31-17
- Comments are acceptable / minor

2. Engineer resubmitted drawing plan B-9-13
plan was in line for review

5 A TCC has not been submitted for review/approval

1. ownership of same - ?
if same owner

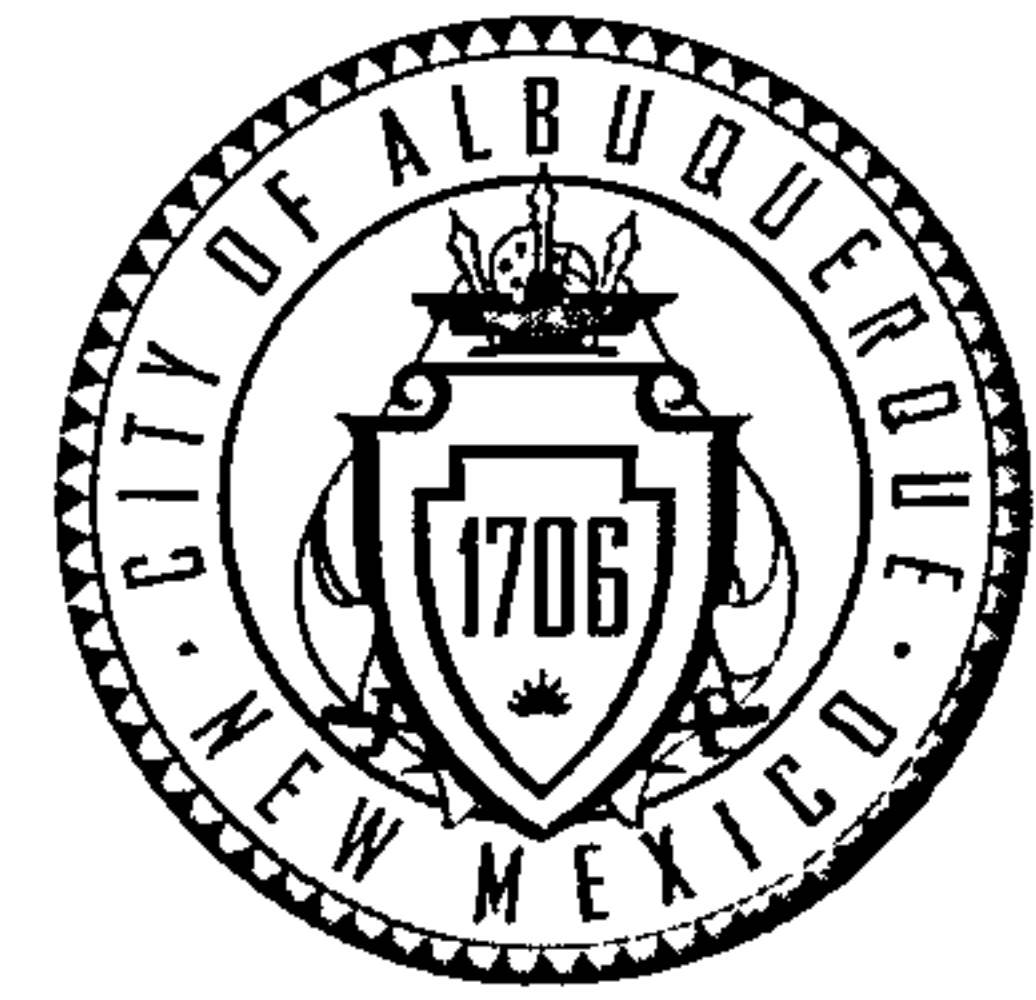
[Name BP
Conditional approval - ?]
at site find so what

~~Change is due to issue~~

next submittal 7-9-13, 7-15-13

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 31, 2013

Richard J. Berry, Mayor

Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015

RE: **Morrison Supply – Warehouse, 301 Indiana SE**
Grading & Drainage Plan for Building Permit
Tract 6-A-1, Block 14, Fairgrounds Addition

File **K18-D021**
PE Stamp: 6/21/13

Dear Mr. Clark,

Based upon the information provided in your submittal received 6/24/2013, the above referenced plan is cannot be approved for **Building Permit**. The following issues need to be addressed on this plan:

1. The drainage plan does not recognize off-site flows from the NE corner of Lot 9-A. Grades provided indicate roughly 0.10 acre of that lot discharging to this site.
2. This plan shows a loading bay / ramp, west of the building, which acts as a sump for runoff from the southern 25% of the site paving. Provide pump calculations to show that flows intercepted at this point are conveyed to the harvesting pond, as shown, and are not allowed to overflow to Tract 12A at elev. 9.50.
3. Is the 8" force main intended to run under the building pad? The Referenced Mech. Plan was not provided with this submittal. (7/31 revision to 4" line around building appears ok)
4. Provide sizing of the sump pump(s) to discharge to the eastern pond. (Your 7/31/13 proposal of a Zoeller 268 Pump appears undersized.) Provide calculations of runoff entering the sump in the design storm, and size pump(s) and pipe accordingly.
5. Provide documentation of the Construction Easement and Access Easement necessary to support the ramp construction and operation on Tract 12A.
6. Clarify the point and direction of overflow from the water harvesting pond, on the east edge of the site. Will flows exist through the old alley entrance, northeasterly to Indiana Street, or will they drain westerly in the vacated alley corridor?
7. Sub-basin boundaries would be helpful in quantifying proposed run-off.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

K18-D021

Morrison Supply – 301 Indiana SE

Lot 6-A-1, Blk. 14, Fairgrounds Add'n.

July 31, 2013

Page 2

8. This plan has a note to "ENSURE 0.3' INVERTED CROWN AND POSITIVE DRNG, TO GEORGIA" in the Private Surface Drainage Easement (Vacated Alley) along the north edge of Lot 17-A. Provide survey to verify this, or contours and additional spot elevations for grading of the drainage corridor. In my 7/30/13 field visit, I observed the old alley corridor to be heavily obstructed by material/equipment storage, potentially causing a mid-block diversion of runoff flows to private property on the north side of the easement. This plan and construction must confirm the outfall capacity to Georgia and/or Indiana St.

If you have any questions, please contact me at groison@cabq.gov or phone 505-924-3994.

Sincerely,

Handwritten signature of Gregory R. Olson in black ink, followed by the date 7/31/13.

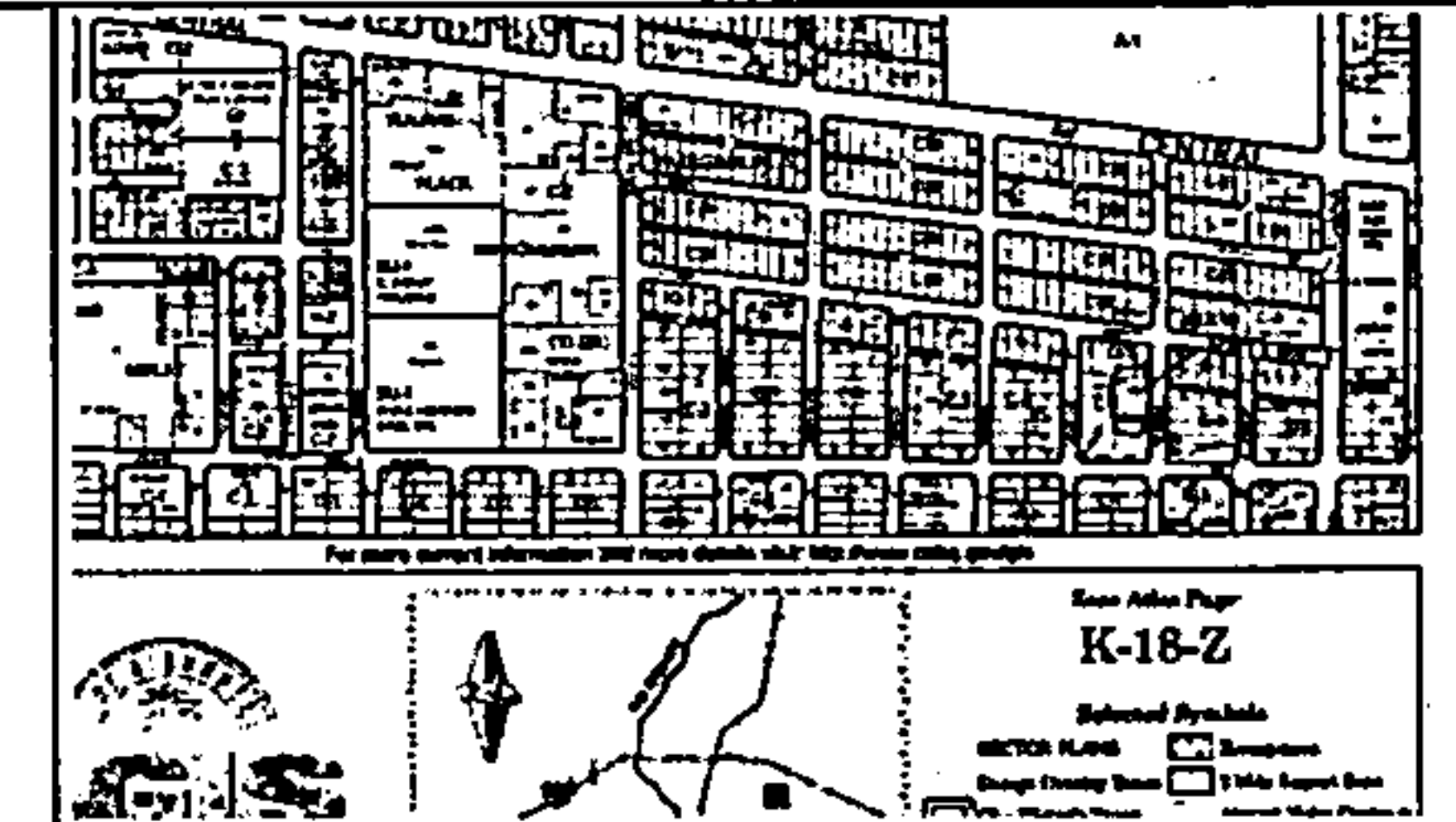
Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K18-D021
c.pdf Addressee via Email: CCEalbq@AOL.com

GRADING & DRAINAGE PLAN

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
BASIN BOUNDARY	
NEW CONCRETE CURB (0.5' HEIGHT)	
NEW P.C.C., CONCRETE	
TOP OF CURB, EXISTING	TC
FLOWLINE	FL
EXISTING POWER POLE	P
FACE OF CURB/FACE OF CURB	F-F



VICINITY MAP
ZONE K-18-Z
1" = 750'

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, 1999 EDITION, W/ 8 UPDATES.
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 ASPHALT PARKING AREA SHALL DRAIN DIRECTLY ALONG EXISTING HISTORIC LOCATION.
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. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

PROJECT DATA

LEGAL DESCRIPTION
LOT 6-A-1, BLOCK 14, FAIR-GROUNDS ADDITION
Albuquerque, Bernalillo County, New Mexico

PROJECT BENCHMARK
Top of Curb at the Projection of the Project Southeast Corner
MSL Elevation = 5311.93, As Tied From COA BRASS
CAP, 7-K18, MSL 5323.09, NAVD83.

TOPOGRAPHIC DESIGN SURVEY
PERFORMED BY ALPHA PRO SURVEYING, LLC, Date DEC. 2012

Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 261-2444 Fax: (505) 261-2444	
DATE	REVISION
	LOT 6-A-1, BLOCK 14, FAIR-GROUNDS ADDITION 301 INDIANA STREET, NE A KPCO PROJECT
Grading & Drainage Plan	
DESIGNED BY: PNC	DRAWN BY: DCE
CHECKED BY: PNC	DATE: 6/17/13
JOB # KPCO_00	FILE # 6/0
1 OF 1	

FIRM MAP
PANEL # 354 H

CALCULATIONS

DESIGN CRITERIA
HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO DISCHARGE RATE: Q=PEAK + AREA, "Peak Discharge Rates For Small Watersheds" VOLUMETRIC DISCHARGE, VOLUME = EWeighted + AREA
P100 = 2.60 inches, Zone 3 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS
LOT AREA = 0.51 ACRES, WHERE EXCESS PRECIP. "C" = 1.29 in. [0.62]
PEAK DISCHARGE, Q100 = 1.76 CFS [1], WHERE UNIT PEAK DISCHARGE "C" = 3.45 CFS/AC [20]
THEREFORE: VOLUME 100 = 2308 CF [1148]

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

	AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.06 AC (12%)	A	1.87(0.58)	0.66(0.19)
LANDSCAPING	0.04 AC (8%)	B	2.60(1.19)	0.92(0.36)
GRAVEL & COMPACTED SOIL	0.04 AC (8%)	C	3.45(2.00)	1.29(0.82)
ROOF - PAVEMENT	0.51 AC (100%)	D	5.02(3.39)	2.36(1.50)

THEREFORE: EWeighted = 2.10 in. [1.29] *
Q100 = 2.36 CFS
Q10 = 1.53 CFS

DETERMINE CAPACITY OF EAST BASIN TO HARVESTING AREA
BASIN AREA = 0.20 AC, THEREFORE @ E100-2.1 IN = 1500 C.F.±
THEN: 3887 CF-1500 CF = 2387± CF VOL. TO NEST, OK

AREA	Q100
BASIN A	0.17 0.71 CFS
BASIN B	0.27 1.35 CFS
BASIN C+OGB	0.32 1.28 CFS

CHANNEL CALCULATOR

GIVEN INPUT DATA:
SHAPE: TRAPEZOIDAL
SLOPE: 0.0000 FT/FT
CHANNELS: 1
DEPTH: 0.3300 FT
HEIGHT: 0.3300 FT
BOTTOM WIDTH: 0.0000 FT
LEFT SLOPE: 0.0370 FT/FT (V/H)
RIGHT SLOPE: 0.0370 FT/FT (V/H)

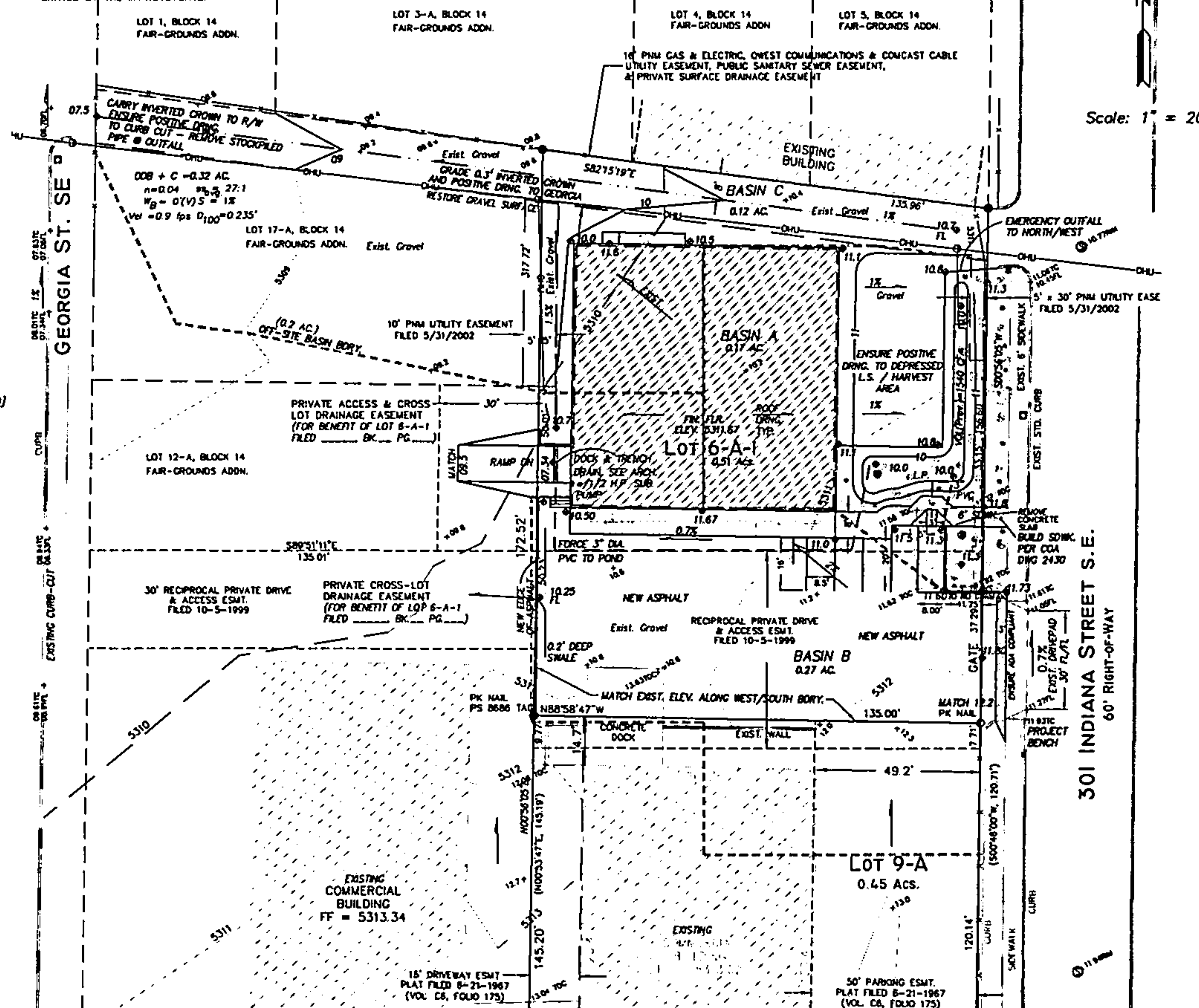
COMPUTED RESULTS:
FLOWLINE: 1.2648 CFS
VELOCITY: 0.0032 FPS
FULL FLOWLINE: 2.5499 CFS
FLOW AREA: 1.5177 FT²
FLOW PERIMETER: 12.5491 FT
HYDRAULIC RADIUS: 0.1199 FT
TOP WIDTH: 12.5405 FT
AREA: 2.4324 FT²
PERIMETER: 18.2273 FT
PERCENT FULL: 77.5333 %

THE COMMERCIAL WAREHOUSE PROJECT IS LOCATED IN THE FAIR-GROUNDS ADDN. OF ALBUQUERQUE APPROXIMATELY 5 MILES EAST OF THE DOWNTOWN CORE OF ALBUQUERQUE, N.M. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO.88-45, 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 IMPROVEMENTS.
2. PROPOSED IMPROVEMENTS: SINGLE 6'00" SF STRUCTURE ASPHALT DRIVES AND PARKING, NEW GRADE ELEVATIONS AND LANDSCAPING / WATER HARVESTING AREAS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. 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 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 PROPERTY, INDIANA & GEORGIA STREETS ON THE EAST AND WEST ARE PAVED WITH CURB, GUTTER AND SIDEWALK, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE FALLS GENERALLY AT 2% FROM SOUTHEAST TO NORTHWEST.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED SINCE THE EXIST. DRIVEWAY WILL BE USED ONLY MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE THE TOTAL GENERATED DEVELOPED FLOW IS MINIMAL. WATER HARVESTING IS PROPOSED IN ORDER TO MITIGATE STORM RUNOFF (DISCHARGE) FROM THE SITE DUE TO THE IMPROVEMENTS, MINIMIZE OUTFALL POLLUTANTS, AND TO INCORPORATE LEED-TYPE/ 'GREEN' SITE ELEMENTS.



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



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Morrison Supply ZONE MAP/DRG. FILE # K-18 DOZ1
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 6-A-1, BLK 14, Fairgrounds Addn.
CITY ADDRESS: 301 Indiana NE SE

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: Kip Co CONTACT: Phil
ADDRESS: _____ PHONE: 265-6102
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Kory Baker CONTACT: Kory 269-6092
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Alpha Pro. CONTACT: Gary
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: B & R CONTACT: Robbie
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

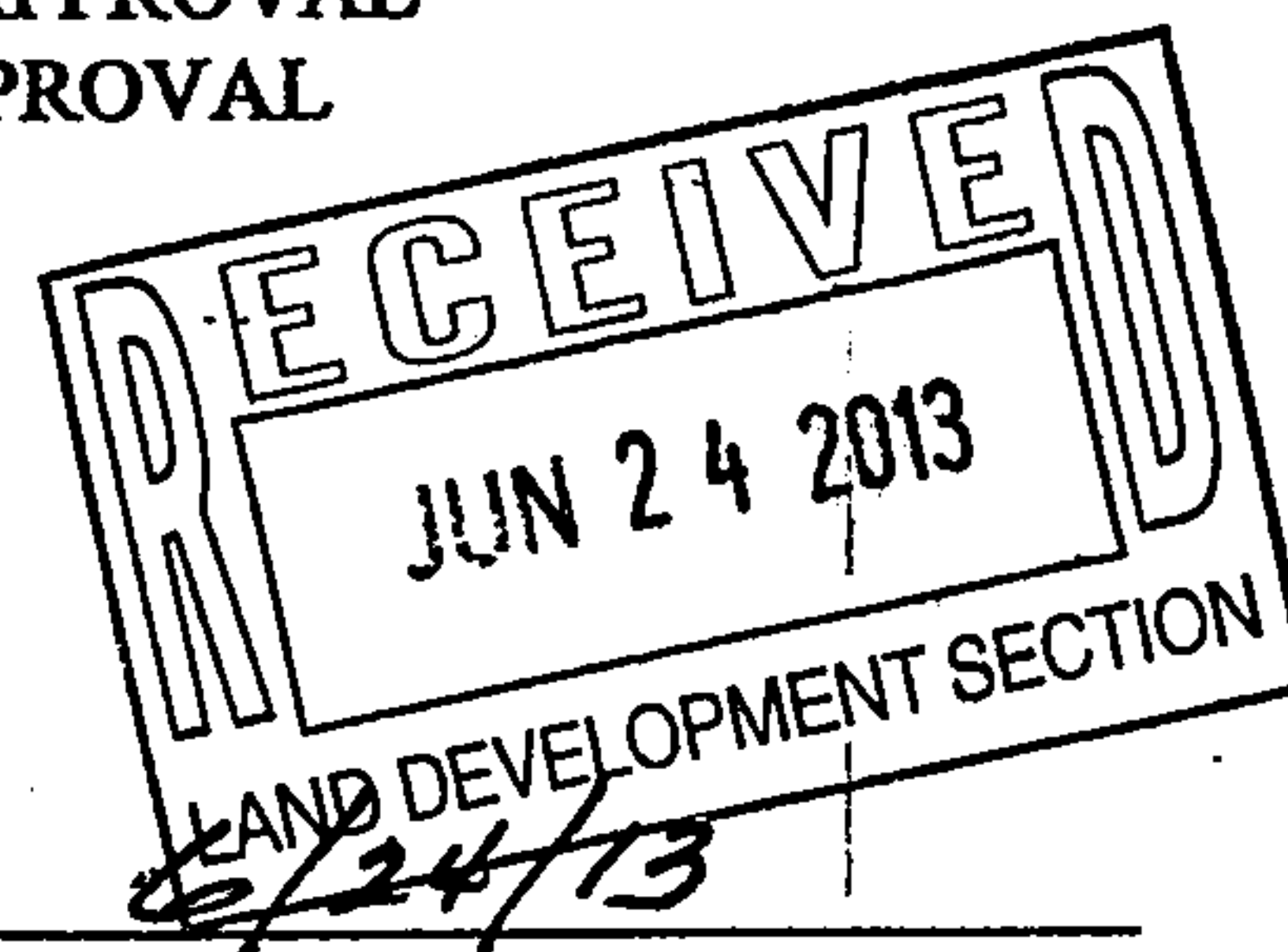
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

- ☐ YES
☒ NO
☐ COPY PROVIDED

\$5000

SUBMITTED BY: [Signature] DATE: 6/24/13



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Olson, Greg

From: Olson, Greg
Sent: Tuesday, July 30, 2013 4:53 PM
To: Phil Clark (ccealbq@aol.com)
Cc: Olson, Greg
Subject: K18-D021 = Morrison

Phil,

I tried calling a couple times this afternoon, but got busy signals.

Following are draft comments /questions I have on your Morrison Warehouse submittal.
I'll try calling you again when I get in Wed. morning.

1. This plan shows a loading bay ramp, west of the building, which acts as a sump for runoff from the southern 25% of the site paving. Provide pump calculations to show that flows intercepted at this point are conveyed to the harvesting pond, as shown, and are not allowed to overflow to Tract 12A at elev. 9.50.
 - a. Is the 8" force main intended to run under the building pad? The Referenced Mech. Plan was not provided with this submittal.
 - b. Provide detail of Pump inlet at sump, and pipe discharge to pond. *20eller 268*
 - c. Provide documentation of the Construction and Access Easements necessary to support the ramp construction and operation on Tract 12A.
2. What is the double line along the south portion of the west lot line (wall or curb)?
3. Clarify the point and direction of overflow from the water harvesting pond, on the east edge of the site. Will flows exist through the old alley entrance, northeasterly to Indiana Street, or will they drain westerly in the vacated alley corridor?
4. This plan has a note to "ENSURE 0.3' INVERTED CROWN AND POSITIVE DRNG, TO GEORGIA" in the Private Surface Drainage Easement (Vacated Alley) along the north edge of Lot 17-A. Provide survey to verify this, or contours and spot elevation for grading.

Please review if you have time, and we can discuss best solution.

264-6042

Sincerely,

Greg Olson
(505) 924-3994

Call Ph.V
FE: Updated plan & Pump Info.
Plan only addressed Disch Pipe & Referenced Pump.
- other items not addressed
- Pump appears to be undersized 129 gpm vs. 299 gpm
- No to off-s. to flows from South (6.10 Acre)
- Field note - Old alley is significantly obstructed with material stock, pipe, bins & equip. - Inverted crown Not obvious. Increased flow appears as though it could divert North across Private property. mid Block (6808 Acorn or 300 Georgia)

Parking Lot

Continue

Length (ft) 135

Edit

Width (ft) ~~75~~ 101

Main Menu

Rainfall (in / hr) ~~2.6~~ 2.1

New Sizing

www.zoeller.com

Calculated GPM:

~~273.49~~ 299 gpm

Help

"QUALITY PUMPS SINCE 1939"

K18-D021 Morrison Supply

301 Indiana SE

July 31, 2013 Submittal

Peak Runoff (100-yr 6-Hr)

5.02 cfs/Ac from Type "D" Treatment in Zone 3

Southern Area (Pumped)

135 ft E-W

101.5 ft N-S (incl. 50x85' from offsite)

13,702.5 Area

0.315 Acres

1.58 cfs Peak

709 gpm PEAK

LEGEND

THE COMMERCIAL WAREHOUSE PROJECT IS LOCATED IN THE EAST-
CENTRAL PORTLAND AREA, APPROXIMATELY 5 MILES EAST OF
THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING &
DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERM-
AND CULVERT DESIGN HAZARD ORDINANCE, NO. 89-46, AND THE
NATIONAL FLOOD DAMAGE REDUCTION ACT. THE PLAN IS REQUIRED IN
ORDER TO OBTAIN THE NECESSARY PERMITS FOR BUILDING
PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS AND SPOT ELEVATIONS AND EXISTING
DRAINAGE PATTERNS.
2. PROPOSED IMPROVEMENTS: SINGLE 6'-0" SF STRUCTURE
ASPHALT DRIVES AND PARKING, NEW GRADE ELEVATIONS
AND LANDSCAPING / WATER HARVESTING AREAS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS,
INFILTRATION AND ACCEPTANCE OF UPSTREAM OFF-SITE
FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GEN-
ERATED BY THE IMPROVEMENTS.

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HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. SINCE THE EXIST. DRAINAGE WILL BE USED ONLY, MINIMAL GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE THE TOTAL GENERATED DEVELOPED FLOW IS MINIMAL. WATER HARVESTING IS PROPOSED IN ORDER TO MITIGATE STORM RUNOFF (DISCHARGE) FROM THE SITE DUE TO THE IMPROVEMENTS.

EXIST. SPOT ELEVATION
EXIST. CONTOUR
NEW SPOT ELEVATION
NEW CONTOUR
NEW SHALE
DRAINAGE DIRECTION, EXISTING
NEW CONCRETE CURB
(0.5' HEIGHT)
NEW P.C.C., CONCRETE
TOP OF CURB, EXISTING
FLOWLINE
EXISTING POWER POLE
FACE OF CURB/FACE OF CURB

+24.0
10
◇ 24
12
TC
FL
○
F-F

FIRM MAP PANEL # 354 H

VICINITY MAP
ZONE K-18
1" = 750'

CALCULATIONS

DESIGN CRITERIA
HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT DESIGN MANUAL (DDPM),
REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: $Q = \text{C.O.P.E.K.} \times \text{AREA}$, Peak Discharge Rates for Small Watersheds
VOLUMETRIC DISCHARGE: $VOLUME = \text{Elevigated} \times \text{AREA}$
POND SIZE: 2.60 Acres, Zone 3
DESIGN STORM: 100- YEAR/6- HOUR, 10- YEAR/6- HOUR [] = 10 YEAR VALUES
TC = 10 Minutes
Time of Concentration

EXISTING CONDITIONS
 P100 = 2.60 inches, Zone 3
 time of Concentration, TC = 10 minutes
 DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

LOT AREA = 0.51 ACRES, WHERE EXCESS PRECIP. 'C' = 1.29 in. [0.62]
PEAK DISCHARGE, Q100 = 1.76 CFS [1], WHERE UNIT PEAK DISCHARGE 'C' = 3.45 CFS/AC. [2.0]
THEREFORE: VOLUME 100 = 2388 CF [1148]

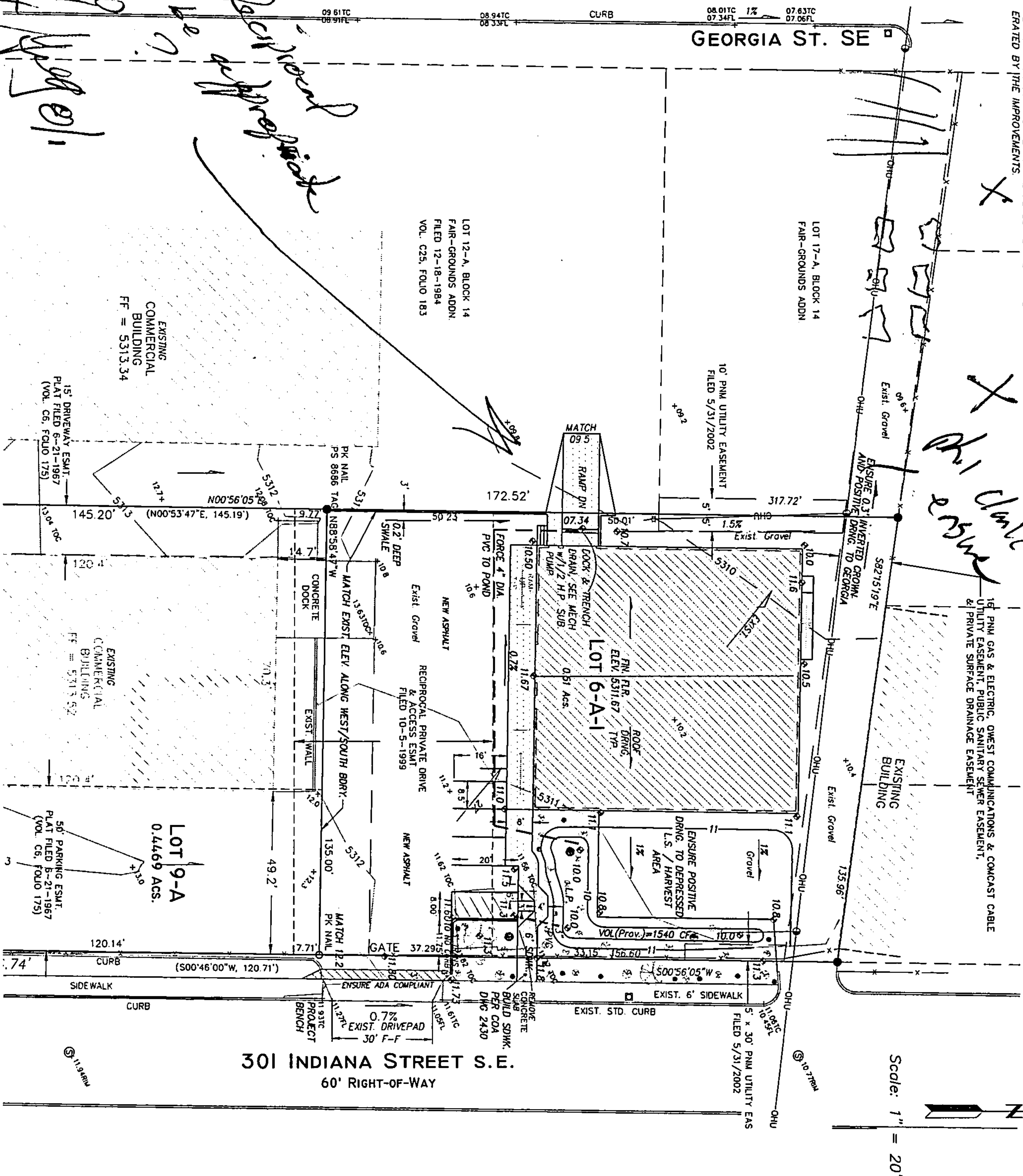
DEVELOPED CONDITIONS

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

	AREA	LAND TREATMENT	E_{Peak}
UNDEVELOPED	---	A	0.66(0.19)
LANDSCAPING	0.06 Ac (12%)	B	2.00(1.19)
COMPACTED SOIL	0.46 Ac (80%)	D	0.20(0.56)
ROOF PAVEMENT	0.51 Ac		5.02(3.39)
ROOF PAVEMENT	0.51 Ac		2.36(1.50)

THEREFORE, $E_{weighted} = 2.10 \ln(1.29)$ & VOLUME 100 = 3887 CF
 $Q_{100} = 2.36 \text{ CFS}$
 $Q_{10} = 1.53 \text{ CFS}$

DETERMINE CAPACITY OF EAST BASIN TO HARVESTING AREA
BASIN AREA = 0.20 AC. THEREFORE @ E100~2.1 IN = 1500 C.F.±
THEN: 3887 CF-1500 CF = 2390± CF VOL. TO WEST. OK

[illegible]

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 AND 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'

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, 1986 EDITION, W/ 8 UPDATES.
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 GRASS, ASPHALT PARKING AREA SHALL DRAIN DIRECTLY ALONG EXISTING HISTORIC LOCATION.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. RESEAL/SEAL ALL AREAS DESTROYED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3' HORIZONTAL TO 1' VERTICAL, 3:1 AT DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

PROJECT DATA

LEGAL DESCRIPTION
LOT 6-A-1, BLOCK 14, FAIRGROUNDS ADDITION
Albuquerque, Bernalillo County, New Mexico

PROJECT BACKGROUND
Job of Care of the Protection of the Project Southeast Corner
of Lot 6-A-1, Block 14, Fairgrounds Addition from COA BRK55
CAP, 7-19, MSL 5325.99, NAD83

ISOPAGRAMMIC DESIGN STORY
PERFORMED BY ALPHA PRO SURVEYING, LLC, Date DEC. 2012

Clark Consulting Engineers
10 Burn Road

Tele (505) 281-2444 Fax (505) 281-2444

DATE	REVISION	ADDITION	ALBUQUERQUE
			LOT 6-A-1, BLOCK 14, FAIRGROUNDS

301 INDIANA STREET, NE	A KIPCO PROJECC
------------------------	-----------------

Grading &

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Drainage Plan	

CHECKED BY PWC	DATE 6/17/13	FILE # G/D	1 of 1
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Olson, Greg

From: Olson, Greg
Sent: Tuesday, August 06, 2013 4:26 PM
To: 'CCEAlbq@aol.com'
Cc: j.k.baker@centurylink.net; Olson, Greg
Subject: RE: K18-D021 = Morrison Supply G&D

Phil,

1. I do not see the additional spot elevations requested on the North side of the vacated alley to verify that the runoff will remain in the swale to Georgia. Recent problems with another project draining to an alley, with no offsite grade shots, has prompted us to insist upon this information.
2. Although not totaled in the plan, our revised Drainage Basin calculations indicate that the 0.3' invert in the alley section will have capacity for the developed flows from Basins A & ODB+C combined. Please clarify this in your presentation.
3. The Cross Lot Access and Drainage Easement on Lot 12-A will need to be completed and filed with the County Clerk prior to our approval of the Grading and Drainage Plan. Please send us a copy of the signed easement, with the Clerk's recording information, as part of the final submittal.

Our G&D review backlog is currently about 2 -3 weeks, so this resubmittal needs to get in our queue ASAP.

Thanks,

Greg Olson
924-3994

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]
Sent: Monday, August 05, 2013 9:29 AM
To: Olson, Greg
Cc: j.k.baker@centurylink.net; Cherne, Curtis
Subject: Re: K18-D021 = Morrison Supply G&D

Hi Greg,
I've addressed your final comments directly on the attached plan. Plse let me know if ok and will bring a hard copy for your files - I've sent a copy to the architect so he can include in his building permit set that I understand is being reviewed in their new electronic review procedure.
thank you,
Philip W. Clark, PE
Clark Consulting Engineers
505.281-2444, c/t 505.264-6042

In a message dated 8/2/2013 4:02:13 P.M. Mountain Daylight Time, grolson@cabq.gov writes:

Phil,

1. **EASEMENT:** I reviewed the easement language you sent yesterday. Reciprocal is not appropriate, since the need is for Lot 6-A-1 to have access and discharge runoff to Lot 12-A. Hence the Easement would only be on Lot 12-A, and granted for the benefit of Lot 6-A-1.
2. **G&D PLAN:** I did a quick review of the Aug 1st plan you sent by Email. I made some notes on your .pdf, applicable to the proposed design revisions, and the easement dedication. We are requesting verification with survey information of the outfall capacity existing and proposed along the vacated alley corridor. Also, since the site runoff is now split, please provide quantification for the two basins.

I will be off until Tuesday PM.

Thanks,

Greg Olson
924-3994

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]

Sent: Thursday, August 01, 2013 4:14 PM

To: Olson, Greg

Subject: Re: K18-D021 = Morrison

Afternoon - you getting any rain?

Greg - I've addressed your comments verbatim pursuant to our productive phone call before noon. Note that I clarified the edge of westside asphalt, added the emerg. outfall call-out, and added the associated swale to the west. The cross-lot drainage covenant will also cover the discussion. Additional new (graded swale) and existing contour added on lot 17-A. I also diverted flows away from the "sump" area as discussed.

Thank you - let me know if you see something else. I appreciate the occam principle in this case.

Phil

ps: let me know on the easement language

In a message dated 8/1/2013 12:55:04 P.M. Mountain Daylight Time, CCEAlbq@aol.com writes:

plse see red hi-light at the end of 1A - regarding specs.....

In a message dated 7/31/2013 4:52:25 P.M. Mountain Daylight Time, CCEAlbq@aol.com writes:

Greg,

Plse give me a call with ample time to discuss if you have any more concerns. See hilites in red.
thanks, Phil / hope you made your bus.

Philip W. Clark, PE

Clark Consulting Engineers

505.281-2444, c/t 505.264-6042

In a message dated 7/30/2013 4:52:52 P.M. Mountain Daylight Time, grolson@cabq.gov writes:

Phil,

I tried calling a couple times this afternoon, but got busy signals.

Following are draft comments /questions I have on your Morrison Warehouse submittal.
I'll try calling you again when I get in Wed. morning.

1. This plan shows a loading bay ramp, west of the building, which acts as a sump for runoff from the southern 25% of the site paving. Provide pump calculations to show that flows intercepted at this point are conveyed to the harvesting pond, as shown, and are not allowed to overflow to Tract 12A at elev. 9.50.
 - a. Is the 8" force main intended to run under the building pad?no - see prior e-mail The Referenced Mech. Plan was not provided with this submittal. See spec sheet, perf curves etc. and new pdf (in e-mail)
 - b. Provide detail of Pump inlet at sump, and pipe discharge to pond. See/shown on Arch. and mech.
 - c. Provide documentation of the Construction and Access Easements necessary to support the ramp construction and operation on Tract 12A. The owner, Phil Ingram owns both properties under Kipco.
2. What is the double line along the south portion of the west lot line (wall or curb)? Edge of asphalt and the bdry. It is leadered.
3. Clarify the point and direction of overflow from the water harvesting pond, on the east edge of the site. Will flows exist through the old alley

entrance, northeasterly to Indiana Street, or will they drain westerly in the vacated alley corridor? the latter, this area currently drains west.

4. This plan has a note to "ENSURE 0.3' INVERTED CROWN AND POSITIVE DRNG, TO GEORGIA" in the Private Surface Drainage Easement (Vacated Alley) along the north edge of Lot 17-A. Provide survey to verify this, or contours and spot elevation for grading. The current plan grades indicate positive drainage to west. The site generally outfalls to the west again, historically.

Please review if you have time, and we can discuss best solution.

Sincerely,

Greg Olson
(505) 924-3994

Philip W. Clark, PE

Clark Consulting Engineers

505.281-2444, c/t 505.264-6042

Reciprocal Easements for Private Common Access & Private Drainage

"This Easement Agreement is entered into between:

Hall-McBride, LLC, as owner of Lot 8, Block 64, University Heights subdivision on its heirs, executors, successors, assigns and transferees, whose address is 415 Wellesley Ave., SE, Albuquerque, NM 87106;

Hall-McBride, LLC, as owner of Lot 9, Block 64, University Heights subdivision its heirs, executors, successors, assigns and transferees, whose address is 415 Wellesley Ave., SE, Albuquerque, NM 87106; and,

Hall-McBride, LLC, as owner of Lot 10, Block 64, University Heights subdivision its heirs, executors, successors, assigns and transferees, whose address is 415 Wellesley Ave., SE, Albuquerque, NM 87106.

The above mentioned lots are more particularly described as:

Lots 8, 9, and 10, in Block 64 of the University Heights Subdivision as shown on the Plat recorded on February 7, 1916, in the records of Bernalillo County, New Mexico, in Book D at Page 27

(and collectively referred to as the "Properties").

The owner of the Properties desires to create a Private Common Access Easement and a Private Drainage Easement between the above described adjoining lots as part of a common plan of development—providing access from a single access point on Girard Boulevard, SE, and the rear abutting Public Alley, to the Properties for the benefit of the Owner; and

Therefore the Owner agrees as follows:

1. A blanket easement for a Private Common Access and Private Drainage in mutual favor of the Properties is granted over the entire Properties for the benefit of the Properties.
2. This Easement is superior and paramount to rights of the Owner hereto in the respective servient estates created, and the Owner further agrees that it is a covenant that shall run with the Properties.
3. The maintenance of the easement areas are the responsibility of the respective property owners.

In witness whereof, the Owner hereto has executed this agreement as follows:

Owner of Lot 8, Block 64, University Heights subdivision

Charles D. Hall, Managing Member
Hall Mc Bride LLC
Date: _____

Lot 8, Block 64, University Heights subdivision NOTARY

State of New Mexico)

)ss

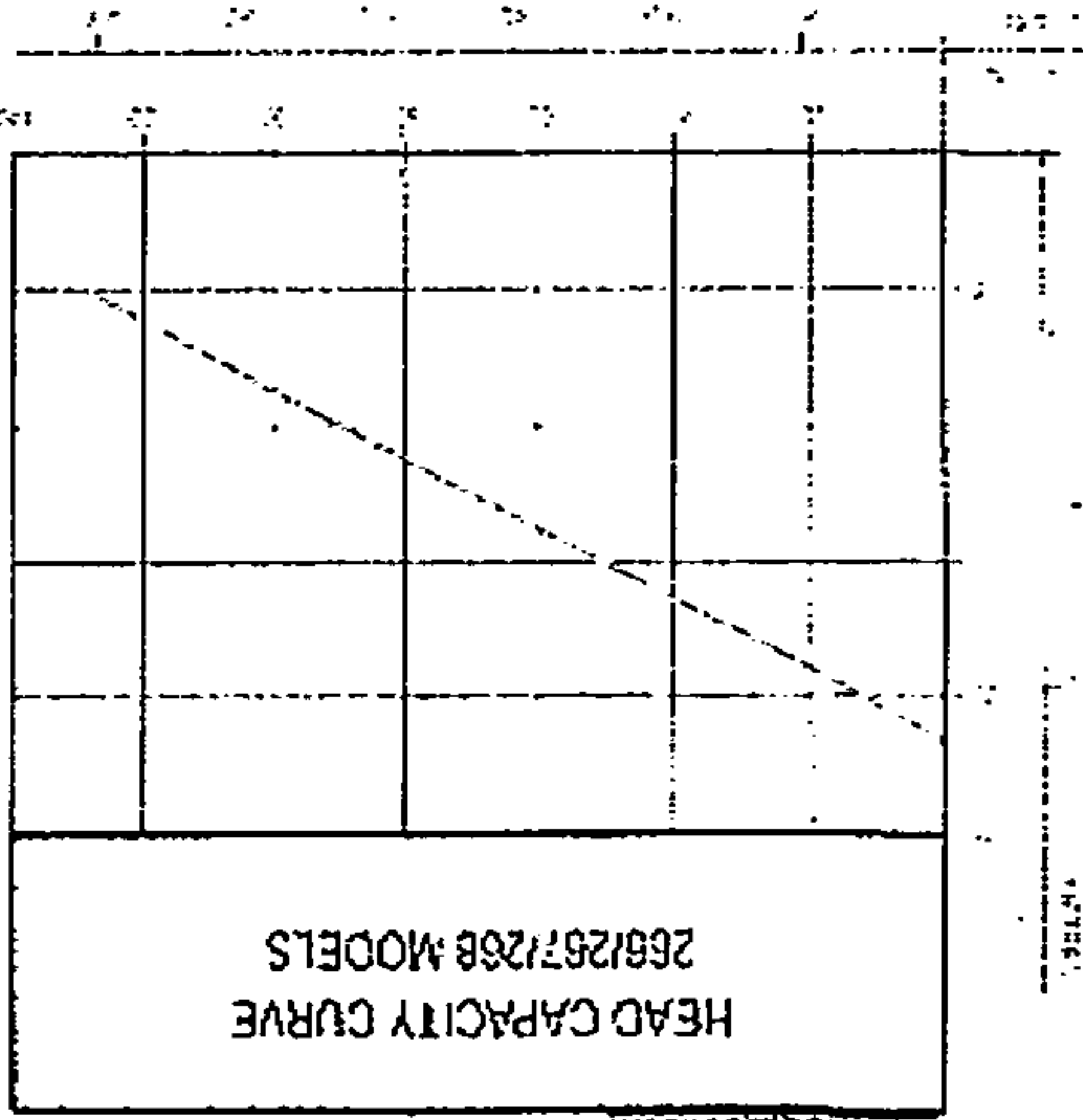
County of Bernalillo)

Notary Public
My Commission expires: _____

Notary Public
My Commission expires: _____

Notary Public
My Commission expires: _____

Subj: Pump Info & Link - Waste-Water 208
 Date: 7/30/2013 5:10:07 P.M. Mountain Daylight Time
 From: jgibson@morrisson.com
 To: CCEA@gsaol.com



MODEL		266/267/268	
Feet	Meters	Gal.	Liters
5	1.5	128	484
10	3.0	89	337
15	4.6	50	189
20	6.1	10	38
Shut-off Head:		21.5 ft.(6.6m)	

<http://www.pumps.com/ProductBenefit.aspx?Productid=82>

Mitch Gibson / Branch Manager / Morrison Supply Company
 6805 Zuni SE, Albuquerque, NM 87108 / P 505.265.6102 / F 505.265.6105 / C 505.999.8475

See us for our newsletter here.

Tuesday, July 30, 2013 America Online: CCE Alby

ATTN: Greg C.

K18/7021

* 1/2 hp. , 20012 267 268
 Tail sig 24", 15 gal

