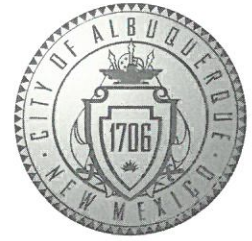


CITY OF ALBUQUERQUE



November 28, 2017

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

RE: **Premier M.H Display Yard**
Grading Plan
Engineer's Stamp Date 10/05/17
Hydrology File: M14D012C2

Dear Mr. Clark:

Based on and recorded drainage easement received on 11/27/2017 and the information provided in the submittal received on 10/08//17 the above referenced Grading Plan is approved for Building Permit and Grading Permit based on the following conditions:

1. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.
2. Erosion and Sediment Control (ESC) permit is required prior to grading of the site. Please coordinate with Curtis Cherne with Storm Water Quality section for obtaining the ESC permit.
3. The Drainage Covenant with the an udated "Exhibit A" which would reflect the as-built grades must be recorded prior to Certification of Occupancy.

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City 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: Premier M.H. Display Yard Building Permit #: _____ Hydrology File #: M-14/D012C2

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

Legal Description: Lot 1A-1 Broadway Industrial park

City Address: San Jose Ave / Broadway SE.....located at the SE corner

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: 10/30/17 By: Phil Clark

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: Y

FEE RECEIVED: _____

m14-009

GRANT OF PRIVATE DRAINAGE EASEMENT

The undersigned grantors, Michael A. Omlor and Glenna M. Omlor, are the owners of the following described parcels in Bernalillo County, New Mexico, to wit:

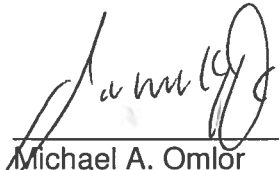
Lot 1A-1 and Lot 1A-2 of Broadway Industrial Center Unit 2, within Section 32, T.10N., R.3E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the Bernalillo County Clerk on February 23, 2007 in Plat Book 2007C, Page 45.

the PROPERTY DEFINED HEREON, is Lot 1A-1:

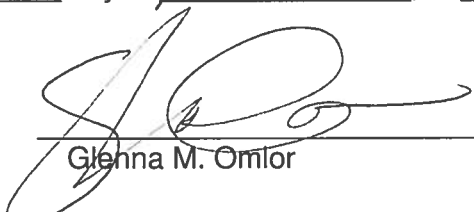
WHEREAS, the undersigned wish to create a temporary PRIVATE drainage easement for the conveyance of storm water runoff within and across Lot 1A-1.

NOW THEREFORE, the undersigned hereby grant a blanket private drainage easement within the PROPERTY. Said easement is granted for the free flow and conveyance of storm water runoff within and across the PROPERTY. Said easement is located over the entire PROPERTY, except where buildings and structures are existing or constructed in the future. Said easement is granted for the benefit and use of the owner(s) of both parcels, Lot 1A-1 and Lot 1A-2. The drainage structures and ponds within the PROPERTY shall be constructed and maintained by the owners of both parcels, Lot 1A-1 and Lot 1A-2, in accordance with the approved Grading and Drainage Plan. Said temporary private drainage easement shall run with the land and shall be binding on the heirs, successors, administrators and assigns of the undersigned grantors, until adequate downstream public drainage improvements are constructed.

Witness our hands and seals this 16th day of November, 2017.



Michael A. Omlor



Glenna M. Omlor

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo) ss

This instrument was acknowledged before me on November 16th, 2017.

By: Michael A. Omlor and Glenna M. Omlor

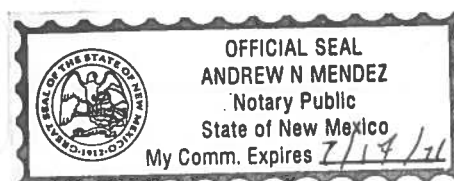
My commission expires: 2/17/21



Notary Public

Doc# 2017112124

11/22/2017 11:39 AM Page: 1 of 1
EASE R:\$25.00 Linda Stover, Bernalillo County



**PRIVATE FACILITY
DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between Michael A and Glenna M Omlor ("Owner"), whose address is 3104 Toreador, Albq, NM 87111, and whose telephone number is (505)550-6000 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address]

2700 Broadway SE, Albuquerque, NM 87102

LOT 1A-1, BROADWAY INDUSTRIAL CTR., UNIT 2

recorded on 2/23/2007, bk 2007C, pages 45 through , as Document No. 2010095801 092310 WD - in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

10-day Retention Pond located along the south and west boundaries of Tract 1A-1.

Ref: city Hydrol. file M14/D012C2

The Drainage Facility is more particularly described in **Exhibit A** attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By [signature]: _____

Name [print]: Michael A. Omlor

Title: owner

Dated: 10-26-17

CITY OF ALBUQUERQUE:

By: _____

Shahab Biazar, P.E., City engineer

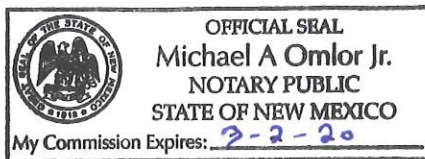
Dated: _____

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of _____,
20____, by _____ (name of person signing permit),
_____ (title of person signing permit) of
_____ (Owner).

[Signature]
(SEAL)



[Signature]
Notary Public

My Commission Expires: 3-2-20

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of _____,
20____, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque,
a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires: _____

(EXHIBIT A ATTACHED)

GRADING & DRAINAGE PLAN

THE COMMERCIAL - RETAIL PROJECT IS LOCATED IN THE BROADWAY INDUSTRIAL CENTER OF ALBUQUERQUE, APPROXIMATELY 2 MILES SOUTH OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS A FORMERLY GRADED LOT, AS PART OF THE APPROVED MASTER DRAINAGE PLAN FOR BROADWAY INDUSTRIAL PARK. THAT PLAN REQUIRES TEMPORARY RETENTION PONDS UNTIL ADEQUATE DOWNSTREAM FACILITIES ARE CONSTRUCTED. ADDITIONALLY, THIS PLAN SHOWS:

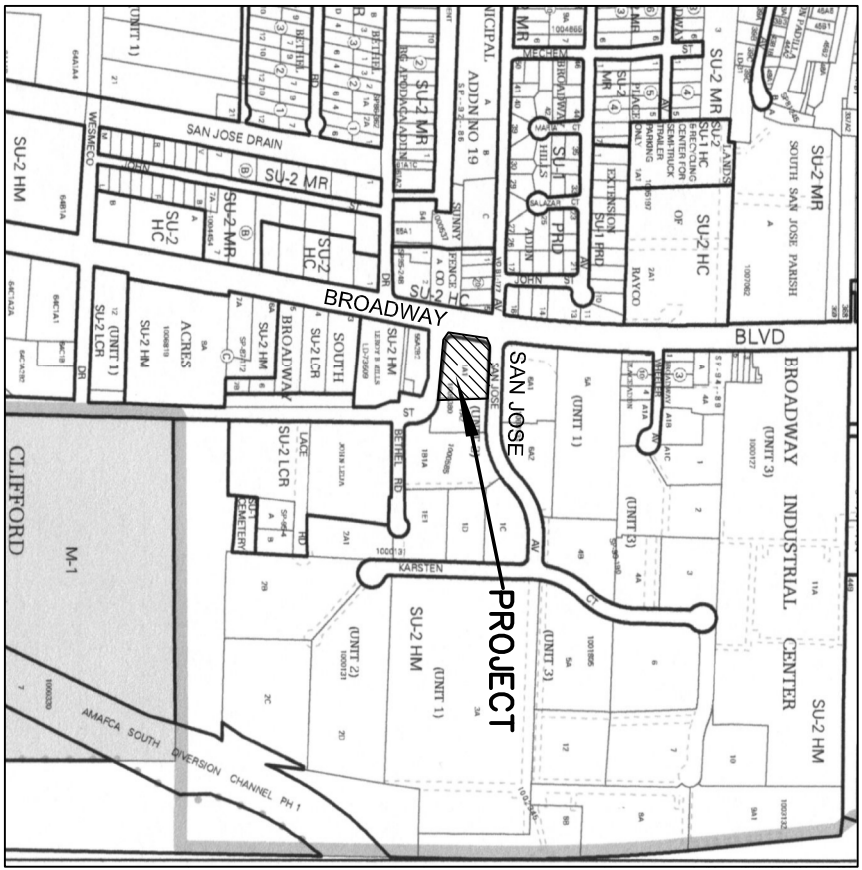
1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS;
2. PROPOSED IMPROVEMENTS, OUTDOOR STORAGE FOR MANUFACTURED HOMES & RETENTION PONDS, NEW GRADE ELEVATIONS, AND LANDSCAPING, FOR DISPLAY AND SALES, ACCESS DRIVE/DRIVEPAD, WATER QUALITY IMPROVEMENTS, AND LANDSCAPING;
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. SEE 1. ABOVE.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY MAINTAINING THE TEMPORARY RETENTION POND REQUIREMENTS ESTABLISHED BY THE DRAINAGE MASTER PLAN. THIS SITE IS REQUIRED TO CONTINUE TO STORE THE 10-DAY RETENTION VOLUME FROM BOTH SUBJECT LOT AND LOT 1A-2 WHICH IS ADJACENT ON THE EAST. THE EXISTING HOME SALES/RETAIL AND OFFICE OF PREMIER M.H. IS ALSO OWNED BY SUBJECT OWNER. REFERENCE COA HYDROL. M-14/002C1.

SAN JOSE AVE. & BETHEL AVE. ON THE NORTH AND SOUTH ARE PAVED WITH CURB AND GUTTER, AND MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT 1'-2% FROM EAST TO WEST. RUN-OFF FROM BOTH LOTS WILL BE 100 PERCENT CONTAINED IN RETENTION PONDS ON LOT 1A-1, SINCE BOTH STREETS ARE IMPROVED ONLY MINIMAL GRADING (DRIEVPAD CONSTR-N) IS PROPOSED WITHIN THE CITY R.O.W. THE CURRENT POND WILL BE RELOCATED SINCE DOWNSTREAM IMPROVEMENTS HAVE NOT BEEN PROVIDED WITH DEVELOPMENT. ACCORDING TO THE CITY, AMARCA HAS PROGRAMMING FUNDS IN-PLACE FOR 2018, HOWEVER CONSTRUCTION HAS NOT BEEN SCHEDULED AT THIS TIME. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS. RUN-OFF (IMPERVIOUS D. = ~0.2 AC.) FROM THE LOT WILL BE DIRECTLY TO THE NEW RETENTION POND, AND IS INCLUDED IN THE CALCULATIONS. ADDITIONALLY, SUBJECT PROPERTY IS NOT ADJACENT TO A FLOOD HAZARD ZONE, AS SHOWN ON FRM PANEL, 35001C0342 G.

Scale: 1" = 20'

VICINITY MAP 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, 9TH UPDATE.
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.
5. CONTRACTOR SHALL ENSURE THAT NO SITE SOILSEEDMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
6. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBU. SPEC. 1012. NATIVE SEED MIX.
7. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3% HORIZONTAL TO 1 VERTICAL, 3:1.
8. PRIOR TO PLACING MORE IMPERVIOUS COVER ON THE LOT THAN ASSUMED IN THE CALCULATIONS, THE POND VOLUME MUST BE INCREASED ACCORDINGLY. IMPERVIOUS COVER INCLUDES ROOFS AND PAVEMENT AREAS. ANY REVISIONS NEEDED PRIOR SUBMITTAL, THEN REVIEW AND APPROVAL BY COA HYDROLOGY.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	+24.0
NEW CONTOUR	12
NEW SWALE	12
DRAINAGE DIRECTION, EXISTING	TC
TOP OF CURB, EXISTING	FL
FLOWLINE	o
EXISTING POWER POLE	
FACE OF CURB/FACE OF CURB	F--F

PROJECT DATA

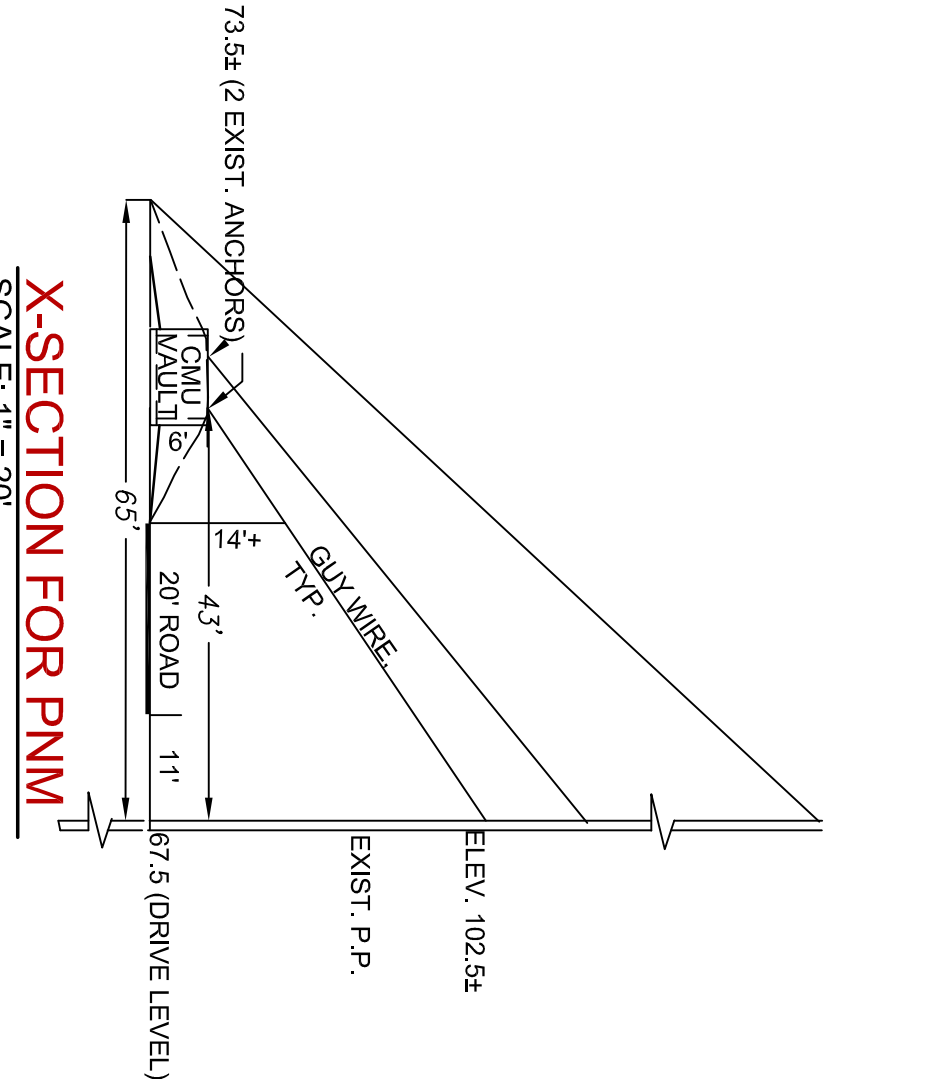
LEGAL DESCRIPTION
LOT 1A-1, BROADWAY INDUSTRIAL CENTER, UNIT 2
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AREA OF SITE: 10.08 AC. (DISTURBED)
ZONING: SU-2 MM (MANUFACTURING)
MINIMUM SETBACKS: 5' FRONT AND SIDE LINES
PARKING REQUIREMENTS
PROVIDED AND EXISTING FOR OFFICE ON ADJACENT LOT 1A-2, 11 SPACES
LANDSCAPE REQUIREMENTS
SEE ZONING CODE - AND MASTER PLAN, BROADWAY INDUSTRIAL PARK
SOLID WASTE - REUSE COLLECTION
SOIL-LOOSE SERVICE AND/OR AGREEMENT PROVIDED BY SOLID WASTE DEPT.
FOR OFFICE FROM LOT A1-2 (ADJACENT ON THE EAST)
PROJECT BENCHMARK
TOP OF AGES MONUMENT AT THE PROJECT NORTHWEST CORNER, ESE CURB RETURN MSL ELEVATION = 4844.27, SEE PLAN.
TOPOGRAPHIC DESIGN SURVEY
PROVIDED BY ALPHA PRO SURVEYING, LLC, DATED FEBRUARY 2015
L.S. #6866, GARY E. GERSHKO.

Clark Consulting Engineers

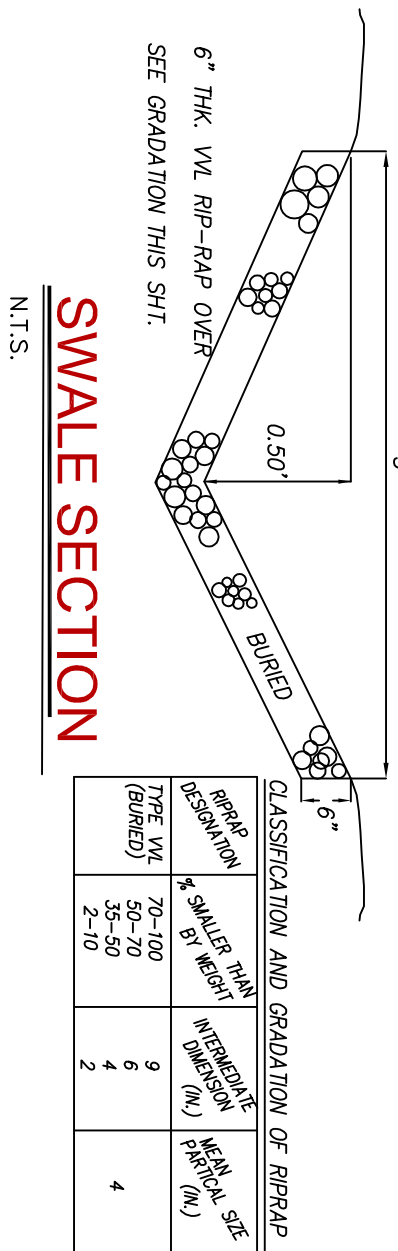
19 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

DATE: 6/4/17
REVISION: 1
DESIGNED BY: PWC
CHECKED BY: PWC
DATE: JUNE 2017
FILE # G/D

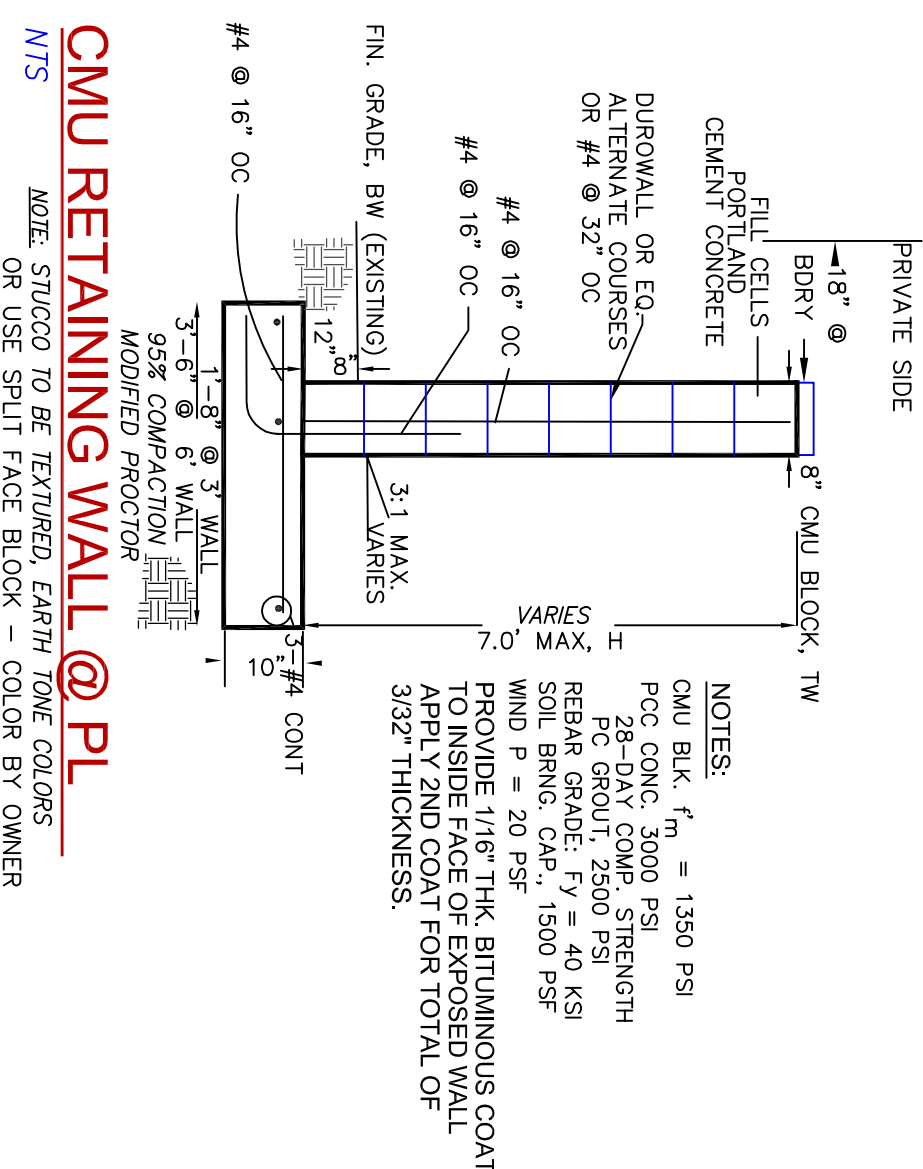
2700 BROADWAY BLVD, SE
A PREMIER DEVELOPMENT
Site - Grading & Drainage Plan



X-SECTION FOR PNM
SCALE: 1" = 20'



SWALE SECTION
NTS.



CMU RETAINING WALL @ PL
NTS.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE ADOPTED BY THE COUNTY OF BERNALILLO DISCHARGE RATE: 0.002 CFS/AC. Peak Discharge Rates for Small Watersheds
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

EXISTING CONDITIONS

TOTAL AREA = 1.0 ACRES, WHERE EXCESS PRECIP. 'C' = 1.13 in. [0.52]
PEAK DISCHARGE: 0.002 = 31 CFS [1.7] WHERE UNIT PEAK DISCHARGE 'Q' = 3.1 CFS/AC. [1.7]
THEREFORE: VOLUME 100 = 4102 CF [1898]

DEVELOPED CONDITIONS

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

AREA	LAND TREATMENT	Q Peak	E
0.00 AC (0%)	A	1.56(0.38)	0.53(0.13)
0.15 AC (15%)	B	2.28(0.95)	0.78(0.28)
0.52 AC (50%)	C	3.14(1.71)	1.13(0.52)
0.33 AC (33%)	D	4.70(3.14)	2.12(1.34)

THEREFORE: E_{weighted} = 1.41 in./x & VOLUME 100 = 5120 CF
Q100 = 5.5 CFS
Q10 = 2 CFS

SUMMARY: 1.) ROUTE DEVELOPED RUNOFF THROUGH EXISTING/UPGRADED SOFT LANDSCAPING INCLUDING DEPRESSED LANDSCAPING

2.) WATER QUALITY POND SHALL RETAIN THE FIRST FLUSH VOLUME OF:

0.34 INCHES X IMPERVIOUS AREA (SF)/12 (FROM LOT 1A-2) +

0.34/12 X 0.33 AC. X 43560 SF = 407 CF (FROM LOT 1A-1)

0.17 AC. X 0.34/12 X 43560 SF = 210 CF (LOT 1A-2)

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