



July 25, 2017

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

RE: **Premier M.H Display Yard
Grading Plan
Engineer's Stamp Date 7/12/17
Hydrology File: M14D012C2**

Dear Mr. Clark:

Based on the information provided in the submittal received on 7/19/17 the above-referenced Grading Plan cannot be approved for Building Permit until the following are addressed:

1. The 72" storm drain in Broadway, intended to alleviate flooding and allow free discharge from this site and other along Broadway, has not been constructed. The temporary retention pond on this site must remain in place until such time that the downstream system has capacity to allow for free discharge. Increased flows to over-capacity systems cannot be authorized by the City Engineer in accordance with § 14-5-2-12 (G) of the Albuquerque Code of Ordinances.
2. This project must include a plan for the retention of the 100-yr, 10-day runoff for developed flows from lots 1A-1 and 1A-2, unless downstream capacity can be proven.
3. Provide cross lot drainage and access easements for lots 1A-1 and 1A-2.
4. A private facility drainage covenant will be required for the new pond.
5. Written approval must be obtained from PNM to move their guy wires and work in their easement.
6. Written approval must be obtained from the owners of lot 1A-2 to remove their wall.
7. The new driveway entrance off San Jose cannot be placed over the transition slab for the existing inlet.

CITY OF ALBUQUERQUE



8. Extend the topography east to include the west side of lot 1A-2.
9. Provide detailed calculations for how impervious area (land treatment D) was determined. Also, this entire lot was previously graded; therefore no land treatment A remains.
10. An approved ESC Plan is required for this site.

If you have any questions, I can be contacted at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



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: _____

SUBJECT PROPERTY IS NOT ADJACENT TO A FLOOD HAZARD ZONE

FIRM MAP

PANEL # 342 G

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 BERNILLO 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:

1. EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS, INCLUDING EXISTING WALLS, AND EXISTING RETENTION POND
2. PROPOSED IMPROVEMENTS, OUTDOOR STORAGE FOR MANUFACTURED HOMES FOR DISPLAY AND SALES, ACCESS DRIVE/DRIVEPAD, WATER QUALITY POND, NEW GRADE ELEVATIONS, 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.

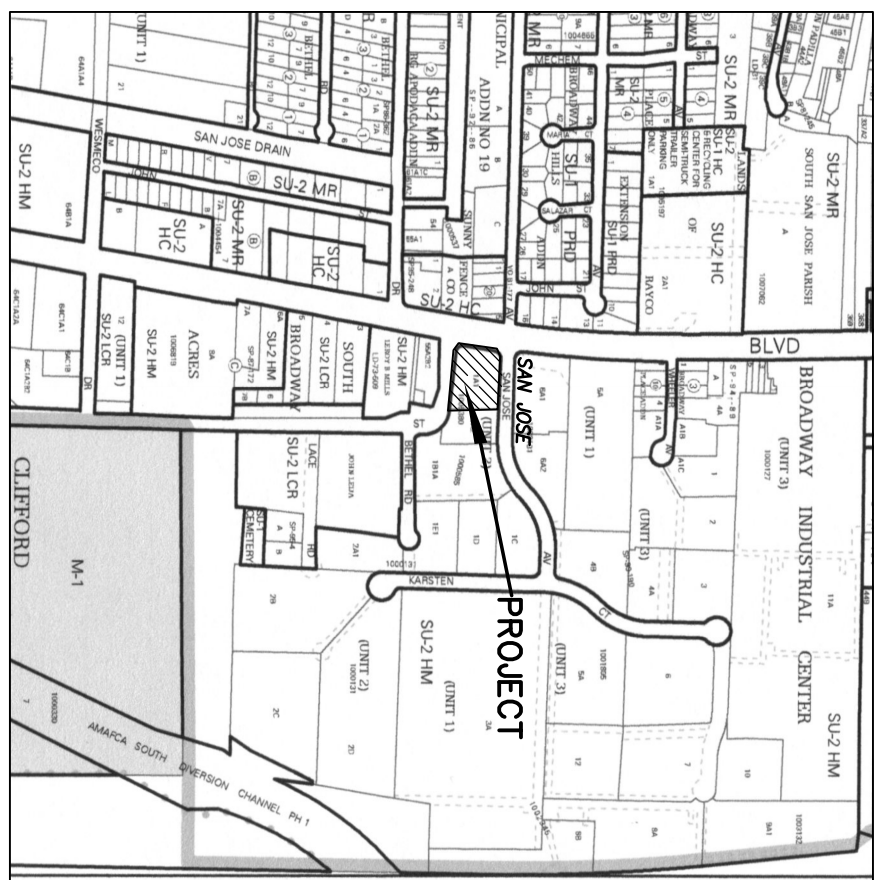
THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE EAST BY MANUFACTURED HOME SALES/RETAIL BUSINESS AND OFFICE, ALSO OWNED BY SUBJECT OWNER. REFERENCE COA HYDROL. M-14/D012C1.

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 HISTORICAL SITE RUNOFF OUTFALL LOCATIONS (DRIVEPAD CONSTR-4) IS PROPOSED WITHIN THE CITY ROW AND THE CURRENT FLOOD WILL BE REMOVED SINCE UPSTREAM DETENTION HAS BEEN PROVIDED WITH DEVELOPMENT. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS. RUN-OFF (IMPERVIOUS D = ~ 0.2 AC.) FROM THE 0.65 ACRE SITE TO THE EAST IS CONVEYED TO THE NEW WATER QUALITY RETENTION POND, AND IS INCLUDED IN THE CALCULATIONS.

Scale: 1" = 20'

VICINITY MAP

ZONE M-14



1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1966, 9TH UPDATE.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. THE PLAN, SPECIFICATIONS, OR 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 TO NEW CURB CUT OR SOAK CULVERT
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 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

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

PROJECT DATA

LEGAL DESCRIPTION
LOT 1A-1, BROADWAY INDUSTRIAL CENTER, UNIT 2
ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO
AREA OF SITE: 10.08 AC. (DISTURBED)
ZONING: SU-2 NM (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 PROFESSIONAL LANDSCAPE PLAN PROVIDED BY HILLTOP LANDSCAPE ARCHITECTS & CONTRACTIONS.
SOLID WASTE - REUSE COLLECTION
ROLL-OFF SERVICE AND/OR AGREEMENT PROVIDED BY SOLID WASTE DEPT.
FOR OFFICE FROM LOT A1-2 (ADJACENT ON THE EAST)
PROJECT DEMONSTRATION
TOP OF AGES MONUMENT AT THE PROJECT NORTHWEST CORNER / ESE CURB RETURN MSL ELEVATION = 4864.27, SEE PLAN.
TOPOGRAPHIC DESIGN SURVEY
PROVIDED BY ALPHA PRO SURVEYING, LLC, DATED FEBRUARY 2015

Clark Consulting Engineers

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

LOT 1A-1, BROADWAY INDUSTRIAL CENTER, UNIT 2
ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO
2700 BROADWAY BLVD. SE
A PREMIER DEVELOPMENT
Site - Grading & Drainage Plan

DESIGNED BY: PWC
CHECKED BY: PWC
DATE: JUNE 2017
FILE #: G/D

PHILIP W. CLARK NMPE #10265

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 BERNILLO DISCHARGE RATE: CATCHMENT X AREA, Peak Discharge Rates for Small Watersheds DISCHARGE RATE: CATCHMENT X AREA, Peak Discharge Rates for Small Watersheds P100 = 2.35 inches/hour Zone 2
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: Q100 = 31 CFS [1.7], WHERE UNIT PEAK DISCHARGE 'W' = 31 CFS/AC. [1.7]
THEREFORE: VOLUME 100 = 4102 CF [1888]

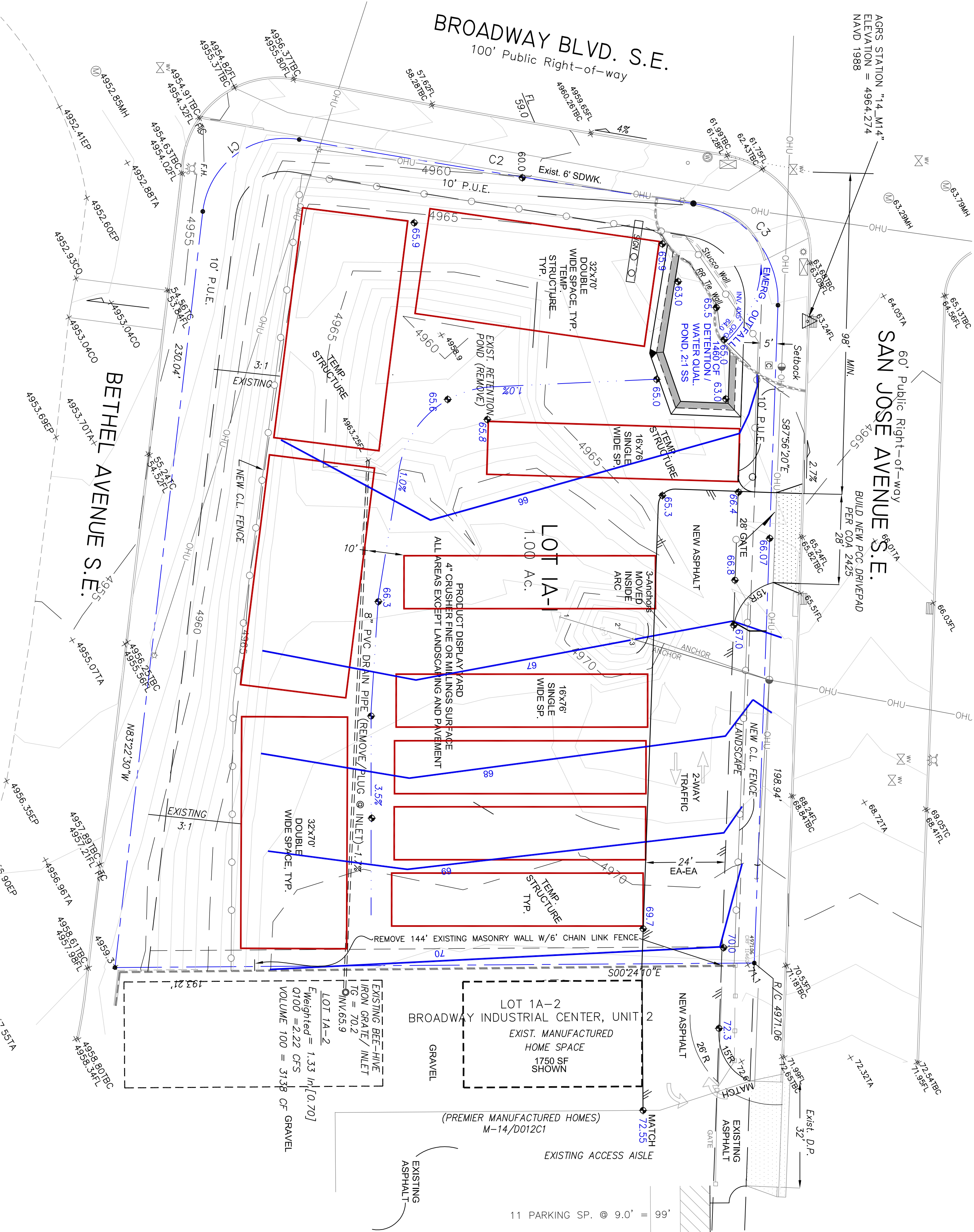
DEVELOPED CONDITIONS

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA
AREA LAND TREATMENT Q Peak E
UNDEVELOPED 0.16 AC.(6%) A 1.56[0.38] 0.53[0.13]
LANDSCAPING 0.15 AC.(15%) B 2.28[0.95] 0.78[0.28]
GRAVEL & COMPACTED SOIL 0.61 AC.(61%) C 3.14[1.71] 1.13[0.52]
ROOF - PAVEMENT 0.08 AC.(8%) D 4.70[3.14] 2.12[1.34]
THEREFORE: E Weighted = 1.08 in.[0.48] &
Q100 = 3.01 CFS VOLUME 100 = 3920 CF
Q10 = 1.8 CFS VOLUME 10 = 1742 CF

RECOMMEND : 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) +
0.25 AC. X 0.34712 X 43580 SF = 309 CF (LOT 1A-2)] = 408 CF TOTAL



7/12/17
PHILIP W. CLARK
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
No. 10265