CITY OF ALBUQUERQUE



Sept. 4, 2017

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

RE: Premier M.H Display Yard Grading Plan Engineer's Stamp Date 8/23/17 Hydrology File: M14D012C2

Dear Mr. Clark:

Based on the information provided in the submittal received on 8/23/17 the abovereferenced Grading Plan cannot be approved for Building Permit until the following are addressed:

1. The Grading and Drainage Plan notes are still misleading and inaccurate. The statement "Bernalillo County Flood Hazard Ordinance, 2009" is not applicable and should be deleted. The statement "Essentially allowing historic flows to continue to drain through the property" should be replaced with a statement that "by providing a retention pond sized for the 100 year 10 day runoff from both lots 1-A-1 and 1-A-2, totaling 1.65 acres with 75% impervious cover." The statement "Historic site runoff locations will remain unchanged" should be changed to something like "Runoff from Lots 1-A-1 and 1-A-2 will be contained in retention ponds on lot 1-A-1so that no runoff leaves the site."

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PO Box 1293

Albuquerque

NM 87103

- 2. Under "Calculations" the "Existing Conditions" section is not applicable and should be deleted.
- 3. Under "Calculations", in the "Design Criteria" section, T_c should be equal to 12 min, instead of 10 min.
- 4. Provide a copy of the Landscaping Plan by Hilltop that is referenced in the "Project Data" section to justify the use of lawn, land treatment B, in the "Calculations" section, or just use treatments C and D at 25% and 75% respectively. Impervious estimate is based on aerial photos and Table A-5 in section 22.2 of DPM.

- 5. Under "Calculations- Developed Conditions" use 0.413 ac. treatment C and 1.238 ac. treatment D for a total of 1.65 ac. The 6 hour volume should be 11,215 cf., and the 10 day volume should be 18,406 cf. required. The weighted E is 1.87". The SWQ recommendations can be deleted since the retention pond obviously provides enough volume.
- 6. Show finished pond contours bold and add spot elevation labels for the finished ground on both sides of the pond wall next to each existing street elevation lable. There should be at least 8 label pairs. Add a table of the pond contour areas and volume calculations using the conic equation. Do not include the area between the property line and the inside face of the wall.
- 7. Provide pond wall design calculations, sections, details, and construction specifications. Include dimensions to the property line and the depth of the footer below finished grade. None of the wall is allowed in the public right of way. Also include methods of making the wall watertight, and methods to patch/repair cracks. Wrap the wall back to higher ground on the ends and do not attach to adjacent walls.
- 8. Specify an emergency overflow spillway in the wall and make the rest of the wall higher than the spillway crest. The ends of the wall should be higher than the spillway crest elevation.
- 9. The statement "All dimensions to face of curb unless otherwise noted" seems out of place in the middle of note 7 under the vicinity map.
- 10. It is unclear how the inlet on Lot 1-A-2 will drain if the existing 8" drain pipe is removed and plugged. Add construction notes and details of all improvements necessary on both lots to allow the inlet/low spot on lot 1-A-2 to continue to drain into the pond on lot 1-A-1. Show the existing curb on lot 1-A-2, and specify curb cut and/or removal of inlet. Show swale limits on lot 1-A-1 and 1-A-2 all of the way to the existing curb. Show swale hydraulic calculations using flow rates based treatments 25% C and 75% D treatments for both.
- 11. Offsite basins, lot 1A-2, must be clearly shown on the plan (or on a separate basin map) using a base map that includes property lines contours, and all storm drains, roads, C&G, ditches, and berms as necessary to support the chosen location of the basin boundaries. Flow arrows should be shown on the map indicating concentrated flow paths especially at the point of discharge from each of the basins.

- 12. Provide a recorded private drainage easement on Lot 1-A-1 for the benefit of the owner of Lot 1-A-2 for the swale and pond on lot 1-A-1. Include specific maintenance provisions.
- 13. Provide a recorded Drainage Covenant for the new pond. Show the outline of the pond on the plan and use a Xerox copy of the plan for the exhibit to the covenant. Label the pond volume and 100-year 10 day elevation and state that the pond provides Retention for both Lots 1-A-1 and 1-A-2 on the exhibit. Submit the Drainage Covenant to Madeline Carruthers along with a Check for 25\$ payable to the City of Albuquerque.
- 14. Provide written approval (an encroachment agreement) from PNM for the work in their easement. Also show the existing easement on the plan.
- 15. Provide written authorization from the owners of lot 1-A-2 to remove their wall.
- 16. Provide a cross lot access agreement between lots 1-A-1 and 1-A-2.
- 17. An approved ESC Plan is required for this site.

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

Sincerely,

amer D Hugher

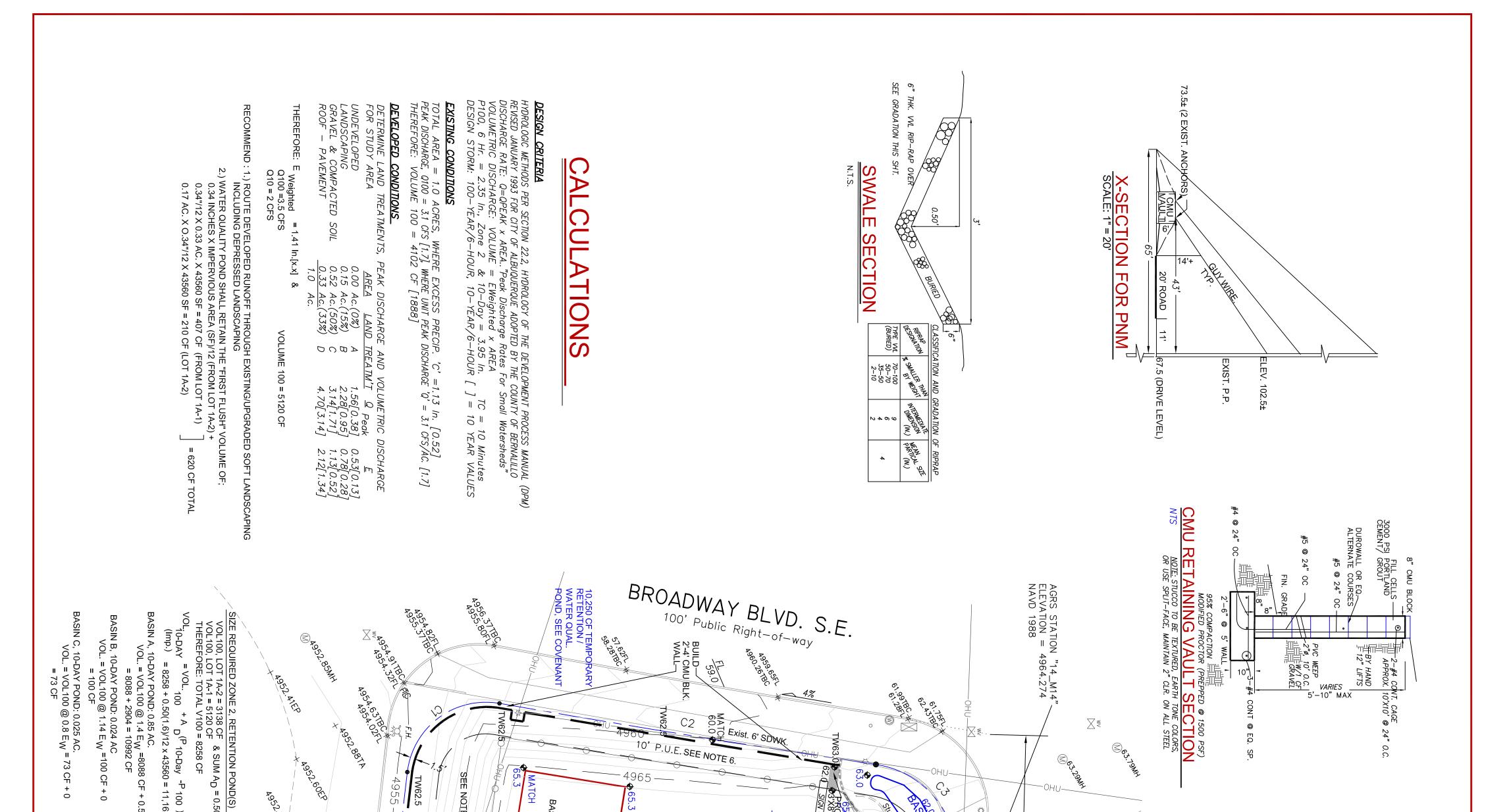
James D. Hughes P.E. Principal Engineer, Planning Dept. Development Review Services



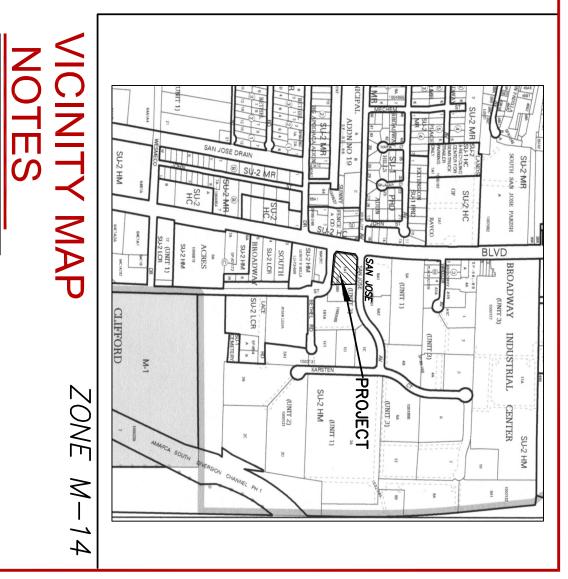
City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

DRB#:	INEERS wood, NM 87015 Fax#:	Contact: E-mail:	Philip Clark
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Applicant: CLARK CONSULTING ENG Address: 19 Ryan Road Edge Phone#: 281.2444 Other Contact:	INEERS wood, NM 87015 Fax#:	Contact:E-mail:	
Address: 19 Ryan Road Edge Phone#: 281.2444 Other Contact:	wood, NM 87015	E-mail:	
Phone#: 281.2444 Other Contact:	wood, NM 87015	E-mail:	
Other Contact: Address: Address: Phone#: Check all that Apply: DEPARTMENT: HYDROLOGY/DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTI TYPE OF SUBMITTAL: AS-BUILT CERTIFICATION			CCEalbg@aol.cor
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AS-BUILT CERTIFICATION	-	GRADING/ESC PERMIT A	PPROVAL
CONCEPTUAL G & D PLAN		PRELIMINARY PLAT APP	PROVAL
CONCEPTUAL G & D PLAN		SITE PLAN FOR SUB'D A	PPROVAL
		SITE PLAN FOR BLDG. PI	
GRADING PLAN		FINAL PLAT APPROVAL	
DRAINAGE MASTER PLAN			
DRAINAGE REPORT		SIA/ RELEASE OF FINANO	
CLOMR/LOMR		FOUNDATION PERMIT A	PPROVAL
		SO-19 APPROVAL	
TRAFFIC CIRCULATION LAYOUT (T	CL)	PAVING PERMIT APPROV	
TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD CERTIFIC	CATION
NEIGHBORHOOD IMPACT ASSESME	NT (NIA)	WORK ORDER APPROVAL	
		CLOMR/LOMR	
EROSION & SEDIMENT CONTROL P	· /		
OTHER (SPECIFY)		PRE-DESIGN MEETING?	
IS THIS A RESUBMITTAL?: Yes	No	OTHER (SPECIFY)	
DATE SUBMITTED:	Bv		







- 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.
- \mathbf{N} 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.
- Ы. 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
- Ģ ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. ASPHALT PARKING AREA SHALL DRAIN DIRECTLY TO NEW CURB CUT OR SDWK CULVERT 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 ALBUQ. SPEC. 1012, 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. LINE SIDESLOPES OF DETENTION/WATER QUALITY POND WITH BURIED RIPRAP SIMILAR TO SPECIFIED COBBLES OF SWALE SECTION.

EGEND

PROJEC DATA

LEGAL DESCRIPTION LOT 1A-1, BROADWAY INDUSTRIAL CENTER, UNIT 2 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO <u>AREA OF SITE</u>: 1.0, 0.85 AC. DISTURBED <u>ZONING</u>: SU-2 HM (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 & CONTRACTORS.

SOLID WASTE - REFUSE COLLECTION ROLL-OFF SERVICE AND/OR AGREEMENT PROVIDED BY SOLID WASTE DEPT. FOR OFFICE FROM LOT A1-2 (ADJACENT ON THE EAST)

PROJECT BENCHMARK TOP OF AGRS MONUMENT AT THE PROJECT NORTHWEST CORNER / ESE CURB RETURN MSL ELEVATION = 4964.27, SEE PLAN.

<u>TOPOGRAPHIC DESIGN SURVEY</u> PROVIDED BY ALPHA PRO SURVEYING, LLC. L.S. #8686, GARY E. GRITSKO. DATED FEBRUARY 2015

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ele: (505) 281-2444	281-2444	-			Fax:	(505) 281-2444
DATE	REVISION	NC	LOT 1A-1, B AI BUQUEROL	ROADWAY I	INDUSTRIAL	LOT 1A–1, BROADWAY INDUSTRIAL CENTER, UNIT 2 AI BUOUEROUF. BERNAI II LO COUNTY NEW MEXICO
8/21/17	ADD D.H. HYDROL.	IYDROL.	2700	RROADW	2700 BROADWAY BI VD SE	
8/1/17	ADDR. D.P.HYDROL COMMENTS (2)	HYDROL S (2)	A PRE	MIER DE	A PREMIER DEVELOPMENT	NT
			Site	Site - Grading &	ling &	
			D	Drainage Plan	Plan	
DESIGNED BY: PWC	3Y: PWC	DRAWN	DRAWN BY: CCE	JOB #: OMLOR_2	ILOR_2	
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