

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 12, 2021

Matt Satches  
7500 Jefferson St. NE  
Albuquerque, NM 87109

RE: **PresNow Uptown**  
**2100 Louisiana Blvd. NE**  
**Grading and Drainage Plan Stamp Date: 1/8/2021**  
**Drainage File: J19D055**

Dear Mr. Satches:

Based on the submittal received on 1/8/21 the above-referenced Grading and Drainage Plan is approved for Administrative Amendment.

PO Box 1293

Prior to Grading Permit:

Albuquerque

NM 87103

www.cabq.gov

1. Please label and calculate separately the two drainage basins.
2. Show details and calculations for the new drainage inlets and new storm drain lines to show these will carry needed flows.
3. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3986 or [earnijo@cabq.gov](mailto:earnijo@cabq.gov).

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** \_\_\_\_\_  
**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:**     PLAT     RESIDENCE     DRB SITE     ADMIN SITE

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
  
- 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
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) \_\_\_\_\_
- PRE-DESIGN MEETING?

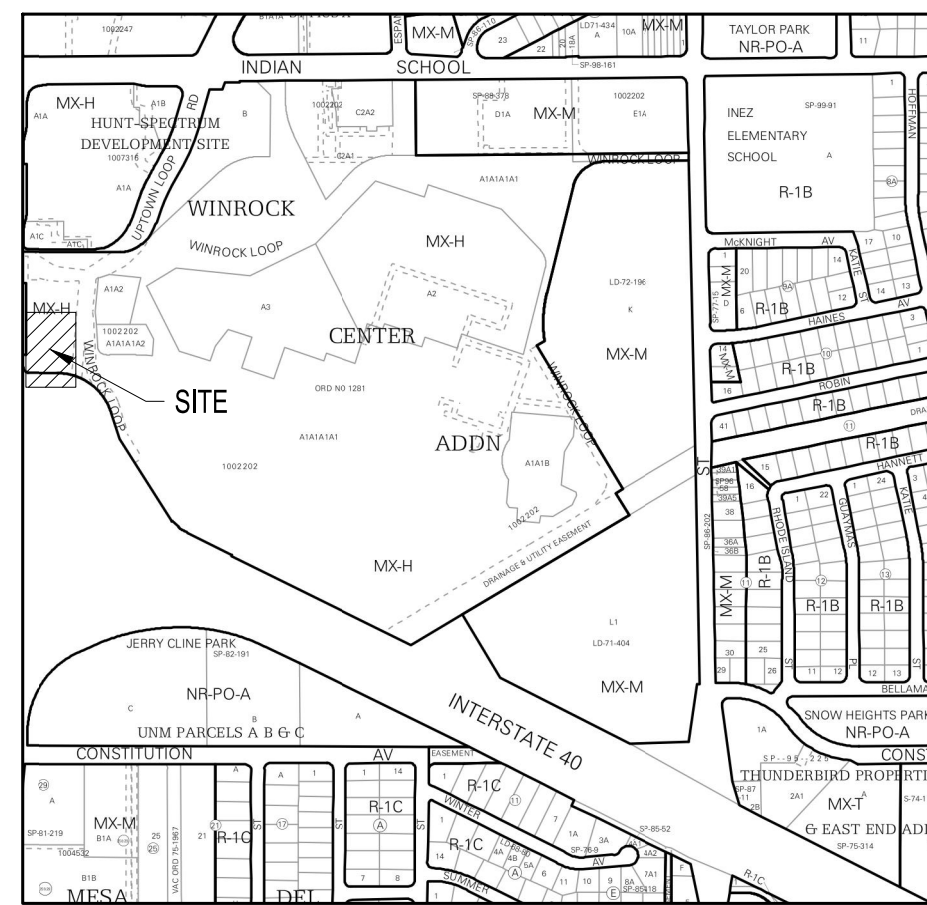
IS THIS A RESUBMITTAL?:  Yes     No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

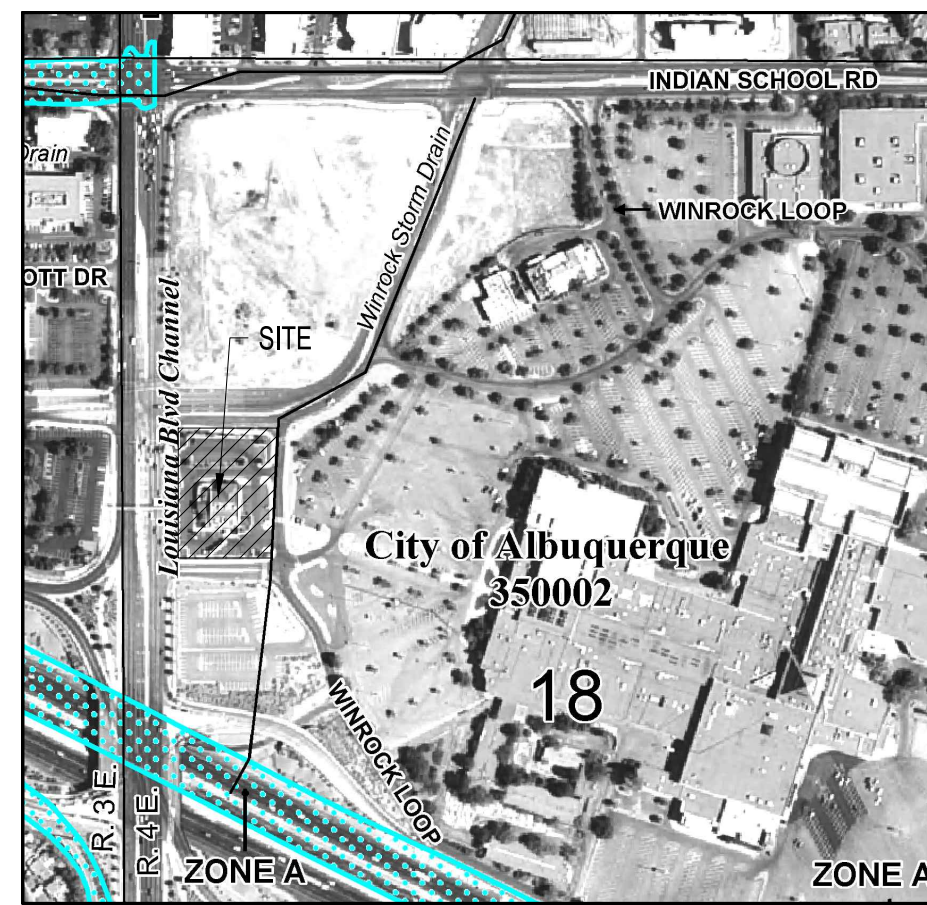
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



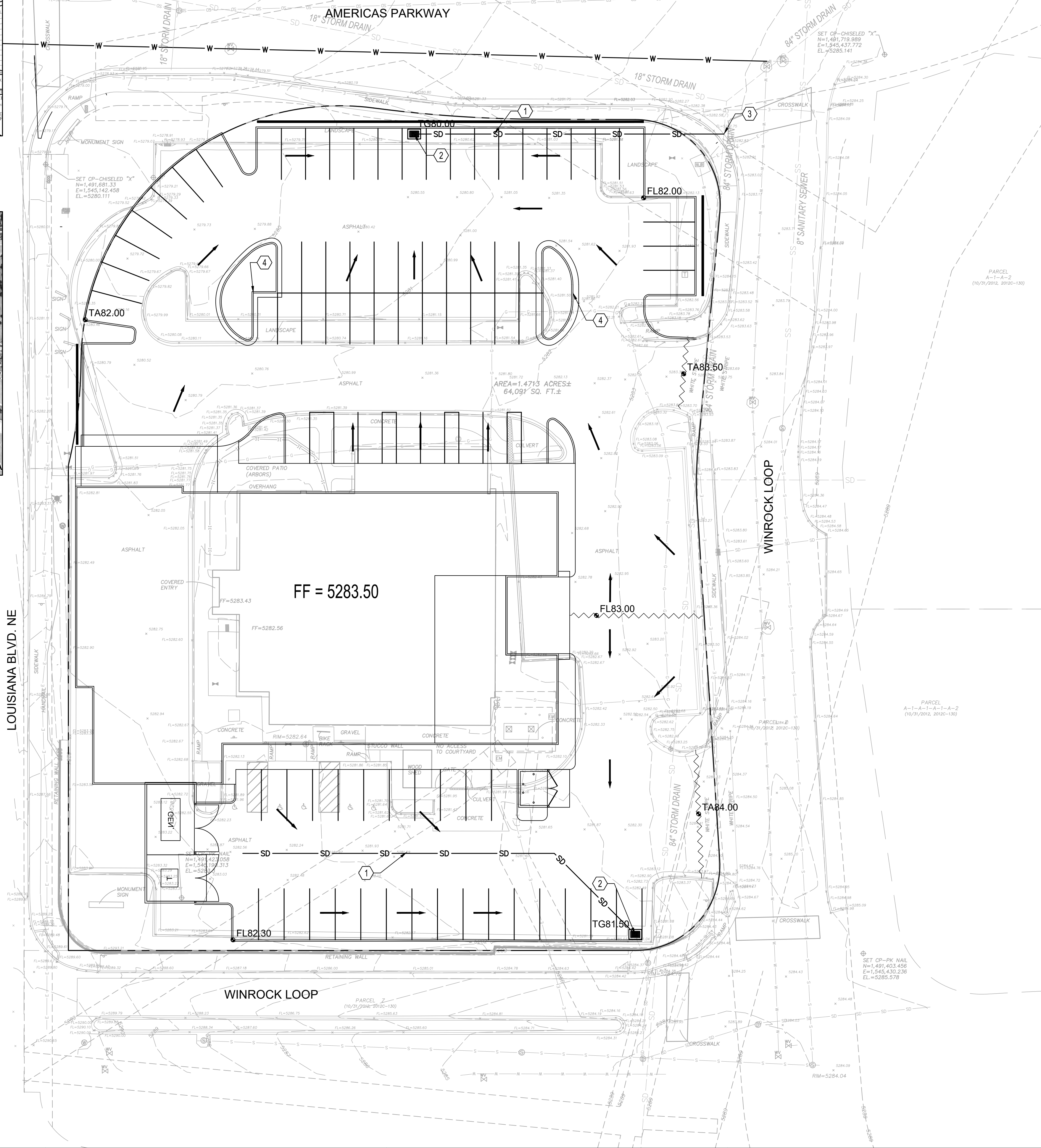
VICINITY MAP: F-16-Z  
NOT TO SCALE



FEMA MAP: 35001C0352H  
AUGUST 16, 2012

**PresNOW Uptown**  
**Basin Data Table**  
This table is based on the DPM Article 6-2, Zone: 3

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)	V(100yr-24hr) (CF)	Weighted Curve #	SW Quality (CF)
			A	B	C	D							
EXISTING													
EX - B1	64091	1.47	0.0%	0.0%	9.0%	91.0%	4.37	6.43	2.45	13063	15056	97	N/A
<b>TOTAL</b>	<b>64091</b>	<b>1.47</b>	-	-	-	-	-	<b>6.43</b>	-	<b>13063</b>	<b>15056</b>	-	<b>0</b>
PROPOSED													
PROP - B1	64091	1.47	0.0%	0.0%	11.0%	89.0%	4.34	6.39	2.42	12904	14853	97	1236
<b>TOTAL</b>	<b>64091</b>	<b>1.47</b>	-	-	-	-	-	<b>6.39</b>	-	<b>12904</b>	<b>14853</b>	-	<b>1236</b>



**GRADING KEYNOTES**

- INSTALL NEW STORM DRAIN.
  - INSTALL NEW STORM DRAIN INLET.
  - CONNECT TO EXISTING STORM DRAIN.
  - INSTALL CURB OPENING, DEPRESS LANDSCAPING ISLAND.
- \*NOTE: ROOF DRAINS TO CONNECT TO NEW ONSITE STORM DRAIN SYSTEM

**DRAINAGE NARRATIVE**

**INTRODUCTION:**  
THE PRESNOW UPTOWN IS LOCATED ON THE SOUTHEAST CORNER OF LOUISIANA BOULEVARD AND AMERICA'S PARKWAY IN THE ALBUQUERQUE UPTOWN DISTRICT. THE SITE IS THE FORMER LOCATION OF MACARONI GRILL. FOR THE PURPOSE OF THIS SUBMITTAL, THE ENTIRE SITE WAS ANALYZED AS ONE BASIN. FUTURE SUBMITTALS WILL FURTHER DELINEATE BASINS, AND PROVIDE INLET / STORM DRAIN CALCULATIONS.

**EXISTING CONDITIONS:**  
THE PROPOSED SITE IS CURRENTLY DEVELOPED. APPROXIMATELY HALF OF THE SITE SLOPE SOUTH AND EAST TO AN EXISTING INLET IN THE SOUTHEAST CORNER OF THE EXISTING PARKING LOT. THIS INLET CONNECTS TO THE EXISTING 84" STORM DRAIN EAST OF THE SITE. THE NORTHERN HALF OF THE SITE SLOPES NORTH AND WEST TO AN EXISTING INLET IN THE NORTHWEST CORNER OF THE EXISTING PARKING LOT. THIS INLET ALSO CONNECTS TO THE EXISTING 84" STORM DRAIN EAST OF THE SITE. THIS 84" STORM DRAIN IS WITHIN A PUBLIC EASEMENT THAT SKIRTS THE SITE AND DISCHARGES INTO THE ARROYO WITHIN INTERSTATE 40. EXISTING RUNOFF FLOWRATE IS APPROXIMATELY 6.43 CFS.

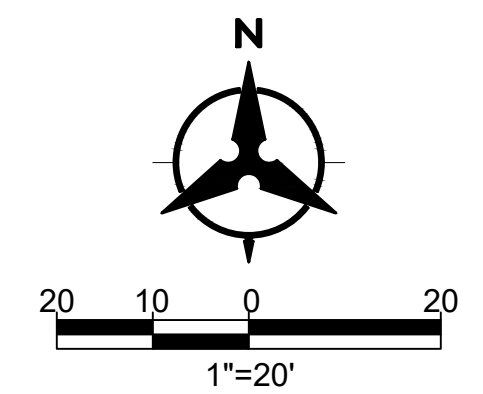
**PROPOSED CONDITIONS:**  
THE PROPOSED CONDITIONS WILL MIMIC EXISTING CONDITIONS. THE PROPOSED SITE WILL HAVE TWO MAIN DISCHARGE LOCATIONS SIMILAR TO EXISTING CONDITIONS. THE NORTHERN PORTION OF THE SITE WILL DISCHARGE INTO A NEW STORM DRAIN INLET THAT CONNECTS TO THE EXISTING STORM DRAIN EAST OF THE SITE. THE SOUTHERN PORTION OF THE SITE WILL DISCHARGE INTO A NEW STORM DRAIN INLET IN THE SOUTHWEST CORNER OF THE SITE THAT CONNECTS TO THE EXISTING 84" STORM DRAIN. BUILDING ROOF DRAINAGE WILL DISCHARGE BELOW GRADE AND CONNECT TO THE NEW ONSITE STORM DRAIN SYSTEM. THE PROPOSED RUNOFF FLOWRATE IS APPROXIMATELY 6.39 CFS. ESSENTIALLY THE SAME AS EXISTING CONDITIONS.

LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED FOR STORMWATER QUALITY HARVESTING PURPOSES. THE REMAINING VOLUME THAT ISN'T CAPTURED BY THESE AREAS WILL BE PAID FOR VIA CASH IN LIEU.

**CONCLUSION:**  
BASED ON THE INFORMATION PROVIDED ABOVE, THE PROPOSED RUNOFF FLOWRATES ARE SLIGHTLY SMALLER THAN EXISTING CONDITIONS AND MAINTAIN EXISTING HISTORIC DISCHARGE LOCATIONS. THEREFORE, WE ARE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND REQUEST SITE PLAN FOR BUILDING PERMIT APPROVAL.

**LEGEND**

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- - - 4925 - EXISTING INDEX CONTOUR
- - - 4924 - EXISTING INTERMEDIATE CONTOUR
- XX.XX - EXISTING GROUND SPOT ELEVATION
- 4925 - PROPOSED INDEX CONTOUR
- 4924 - PROPOSED INTERMEDIATE CONTOUR
- XX.XX - PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- DIRECTION OF FLOW
- ~ WATER BLOCK/GRADE BREAK



ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT



NOT FOR CONSTRUCTION  
PROJECT

**PresNow 24/7**  
 2100 LOUISIANA BLVD., NE  
 ALBUQUERQUE, NM

REVISIONS


DRAWN BY

REVIEWED BY

DATE 12/11/2020

PROJECT NO. 20-0161.001

DRAWING NAME  
**CONCEPTUAL GRADING PLAN**