

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 2, 2021

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: Petes Landscaping  
5804 Florence Ave. NE  
Grading & Drainage Plan  
Engineer's Stamp Date: 07/15/21  
Hydrology File: B18D028**

Dear Mr. Soule:

Based upon the information provided in your submittal received 07/31/2021, the Grading & Drainage Plan is **not** approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

1. This project currently consists of four separate tracks of land. Most parcels in this area tend to extend to the centerline of the roadway. Therefore a platting action to be done at the Development Review Board (DRB) will be need so that the Right-of-Way for both Glendale Ave and Florence Ave are given to the City of Albuquerque.
2. Per the IDO § 6-4(Q), the property owner of the property is responsible for building the adjacent half of the Right-of-Way to include curb & gutter, and sidewalk. For this project that will mean Glendale Ave, Florence Ave, and may include NMDOT frontage road of I-25. The project will have to go to the DRB for approval of the Infrastructure List which will typically be attached to the plat that was mentioned above.
3. Since this project may require modifies within the bar ditch along I-25 frontage road, Please contact NMDOT D3 Drainage Engineer, Tim Trujillo P.E ([TimothyR.Trujillo@state.nm.us](mailto:TimothyR.Trujillo@state.nm.us) or 505-373-4987) to determine if there are any other requirements.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** PETES LANDSCAPING **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** LOT 19, PORTION OF LOT 20, BLOCK 7, TRACT A, UNIT B NAA

**City Address:** 5804 FLORENCE

**Applicant:** Sandra and Pete Vigil **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

**Address:** PO BOX 93924 ALB NM 87199

**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### 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

### 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) \_\_\_\_\_

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

COA STAFF:

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

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

DRAINAGE REPORT

For

**PETES LANDSCAPING**  
**5804 Florence**  
**Lot 19 and portion of lot 20, block 7, tract A, Unit B**  
**North Albuquerque Acres**  
**Albuquerque, New Mexico**

Prepared by

Rio Grande Engineering  
PO Box 93924  
Albuquerque, New Mexico 87199



7/15/21

JULY 2021

David Soule P.E. No. 14522

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### **Appendix**

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### **Map**

Site Grading and Drainage Plan

## **PURPOSE**

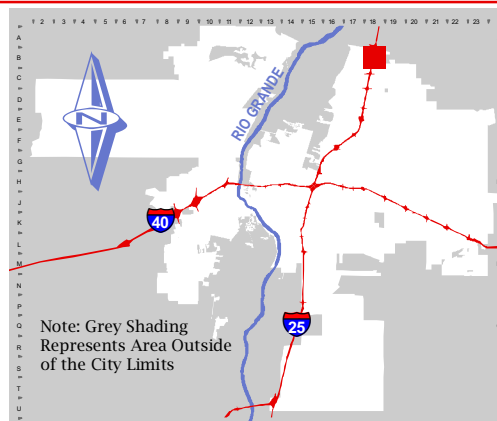
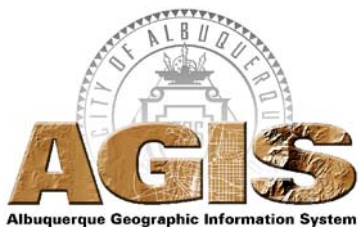
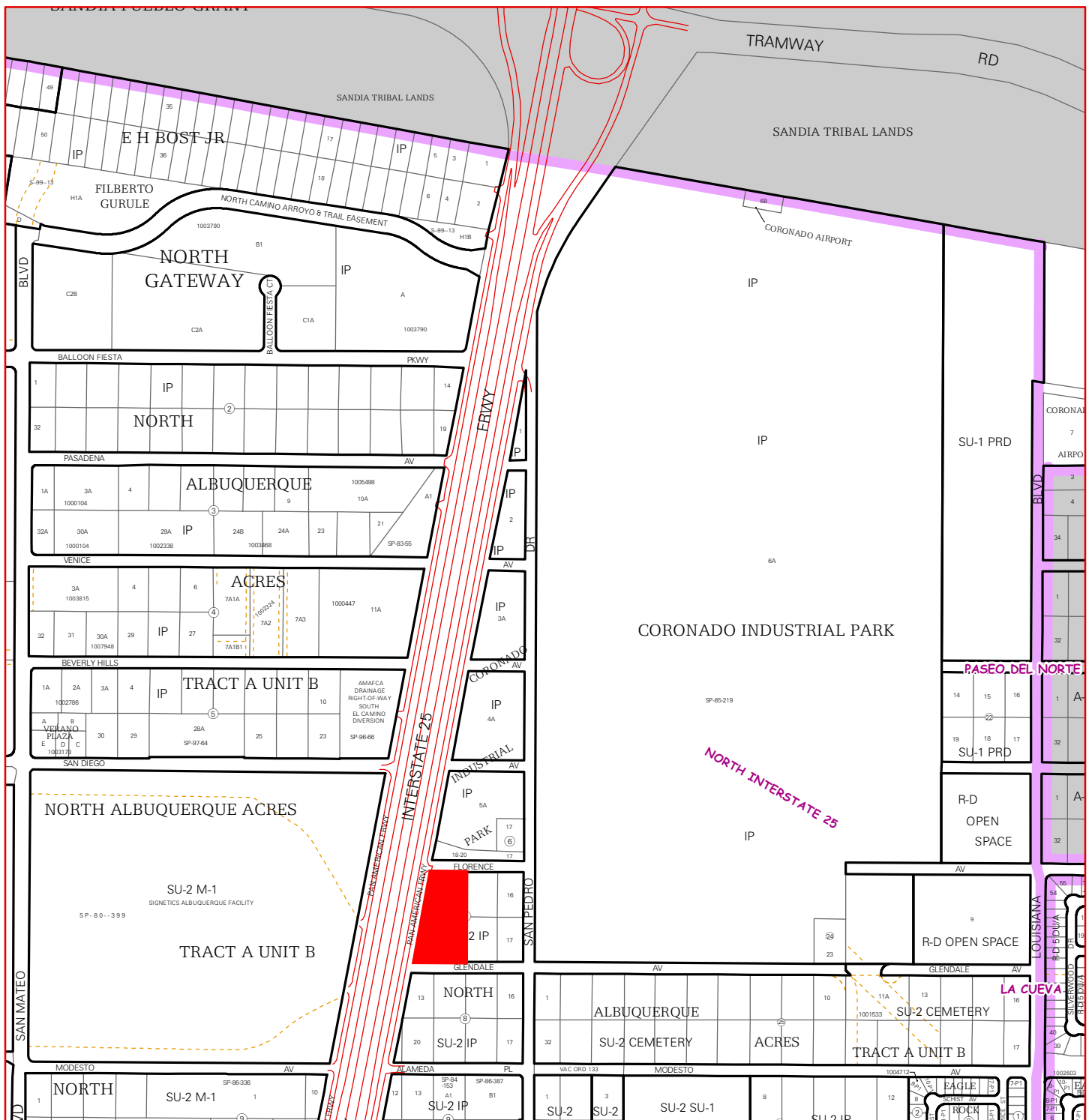
The purpose of this report is to provide the Drainage Management Plan for the development of a landscape yard on a 2.4 acre lot located in North Albuquerque Acres. The plan shall conform to the fully developed assumption of the North Albuquerque Acres Master Drainage Plan. The report shall demonstrate the project will not adversely affect the surrounding properties, nor the upstream or downstream facilities.

## **INTRODUCTION**

The subject of this report, as shown on the Exhibit A, is a 2.4 -acre parcel of land located on the east side of Interstate 25 frontage road between Florence and Glendale NE. The current legal description of this site is lots 19 and portion of 20, block 7, Tract A, Unit B North Albuquerque Acres. As shown on FIRM map35001C0129H, the entire site is located within Flood Zone X. The site is bound on the north, south and west by roadways, and a construction yard with open wall to the east. The site is impacted by 13.66 cfs entering the site as sheet flow from the adjacent property. The site is a previously developed site. This site is located within Basin 115 of the North Albuquerque Acres Master Development plan. This site is identified to have developed conditions of 0%A, 20%B, 10%C and 70% D within the master drainage plan. The site is programmed to discharge 9.73 cfs to an inlet located adjacent to the site on the Pan American Freeway.

## **EXISTING CONDITIONS**

The site is currently developed with asphalt and millings on the entire site. The site is impacted by 13.66 cfs of upland flows from the adjacent tract. The flows enter as sheet flow across the entire eastern boundary. The site currently discharges 9.25 cfs to the inlet and culvert to the west

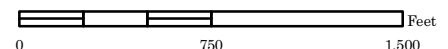


Zone Atlas Page:

**B-18-Z**

## Selected Symbols

- SECTOR PLANS**
- Design Overlay Zones
  - City Historic Zones
  - H-1 Buffer Zone
  - Petroglyph Mon.
- Legend:**
- Escarpment
  - 2 Mile Airport Zone
  - Airport Noise Contours
  - Wall Overlay Zone



## **PROPOSED CONDITIONS**

The proposed improvements consist of a landscape material sales yard. The improvements consist of a sales building and asphalt parking area. The remaining portion of the site will be a gravel lined material sales yard with open air bins for the display and storage of gravel and other landscape material. The site is designed to consist of 3 drainage basins. Basin A is a small portion of the parking lot, this basin drains at a peak rate of 0.15 cfs to a water quality pond that captures 168 cf and overflows to Florence. Basin B is the majority of the parking area, this basin drains at a peak rate of 0.96 cfs to a water quality pond that captures 47 cf and overflows to Florence. Basin C contains the remaining portion of the parking lot, the sales building and the entire material sales yard. This basin drains at a peak rate of 7.68 cfs to two water quality ponds that capture 1865 cf and overflow to Pan American Free way. The upland flows are allowed to freely enter the site. A swale splits the flow at the east line of material bins allowing the flow to pass through the side unimpeded. The combined site discharge shall be 8.79 cfs, which is 0.46 cfs less than existing and 0.94 less than allowed in the governing NAADMP. The site retains 2,080 cf which exceeds the 1,243 cf required to be managed onsite

## **SUMMARY AND RECOMMENDATIONS**

This project is a redevelopment of an existing site, the site is located within the basin 115 of the North Albuquerque Acres Master Drainage plan. The site discharges 8.79 cfs which is less than the 9.73 allowed. The site retains 2,080 cf for water quality which exceeds the 1,243 cf required. Since the lot area does exceed 1 acre, erosion and sediment Control Plan and NOI shall be required prior to any construction activity.

**APPENDIX A**  
**HYDRAULIC CALCULATIONS**  
**NAA DRAINAGE MASTER PLAN EXCERPTS**



## Weighted E Method

### Existing /Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
UPLAND	150282	3.450	0%	0	20.0%	0.690	10.0%	0.345	70%	2.415	2.087	0.600	13.66	0.922
ALLOWED	107068	2.458	0%	0	20.0%	0.492	10.0%	0.24579	70%	1.721	2.087	0.427	9.73	0.657
EXISTING	107068	2.458	0%	0	10.0%	0.246	40.0%	0.98318	50%	1.229	1.812	0.371	9.25	0.535
BASIN A PROPOSED	1851	0.042	0%	0	10.0%	0.004	59.0%	0.02507	31%	0.013	1.529	0.005	0.15	0.007
BASIN B PROPOSED	9795	0.225	0%	0	0.0%	0.000	16.0%	0.03598	84%	0.189	2.342	0.044	0.96	0.069
BASIN C PROPOSED	95422	2.191	0%	0	5.0%	0.110	67.0%	1.46769	28%	0.613	1.496	0.273	7.68	0.355
TOTAL PROPOSED	107068.00	2.458			4.6%	0.114	62.2%	1.529	33%	0.815		0.322	8.791	0.431

### Equations:

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$  / (Total Area)

Volume = Weighted D \* Total Area

Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm

Ea= 0.67	Qa= 1.84
Eb= 0.86	Qb= 2.49
Ec= 1.09	Qc= 3.17
Ed= 2.58	Qd= 4.49

### SUMMARY

ALLOWED FLOW RATE	9.73 CFS				
PROPOSED FLOW RATE	8.79 CFS	BASIN A	BASIN B	BASIN C	total
FIRST FLUSH VOLUME	CF	20	288	935	1243
VOLUME PROVIDED		168	47	1865	2080

### Narrative

The subject property is located within the boundaries of the North Albuquerque Acres Master Drainage Master Plan. The Developed land treatment is less intense than the allowed conditions assumptions. The upland flow of 13.66 is allowed to pass through the property to an existing inlet on the west pan american right of way. The site retains 2080 CF which exceeds the 1243 CF required for water quality. The site discharges 8.79 cfs which is less than the 9.73 cfs allowed within the developed condition assumptions for land use C/I within basin 115 of the North Albuquerque Acres Master Drainage plan.

**FINAL  
NORTH ALBUQUERQUE ACRES  
MASTER DRAINAGE PLAN**

**Prepared For:**



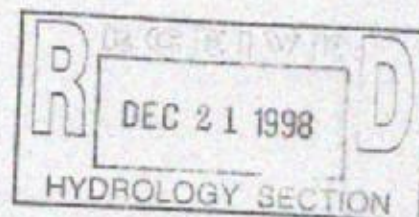
**City of Albuquerque**

**Prepared By:**

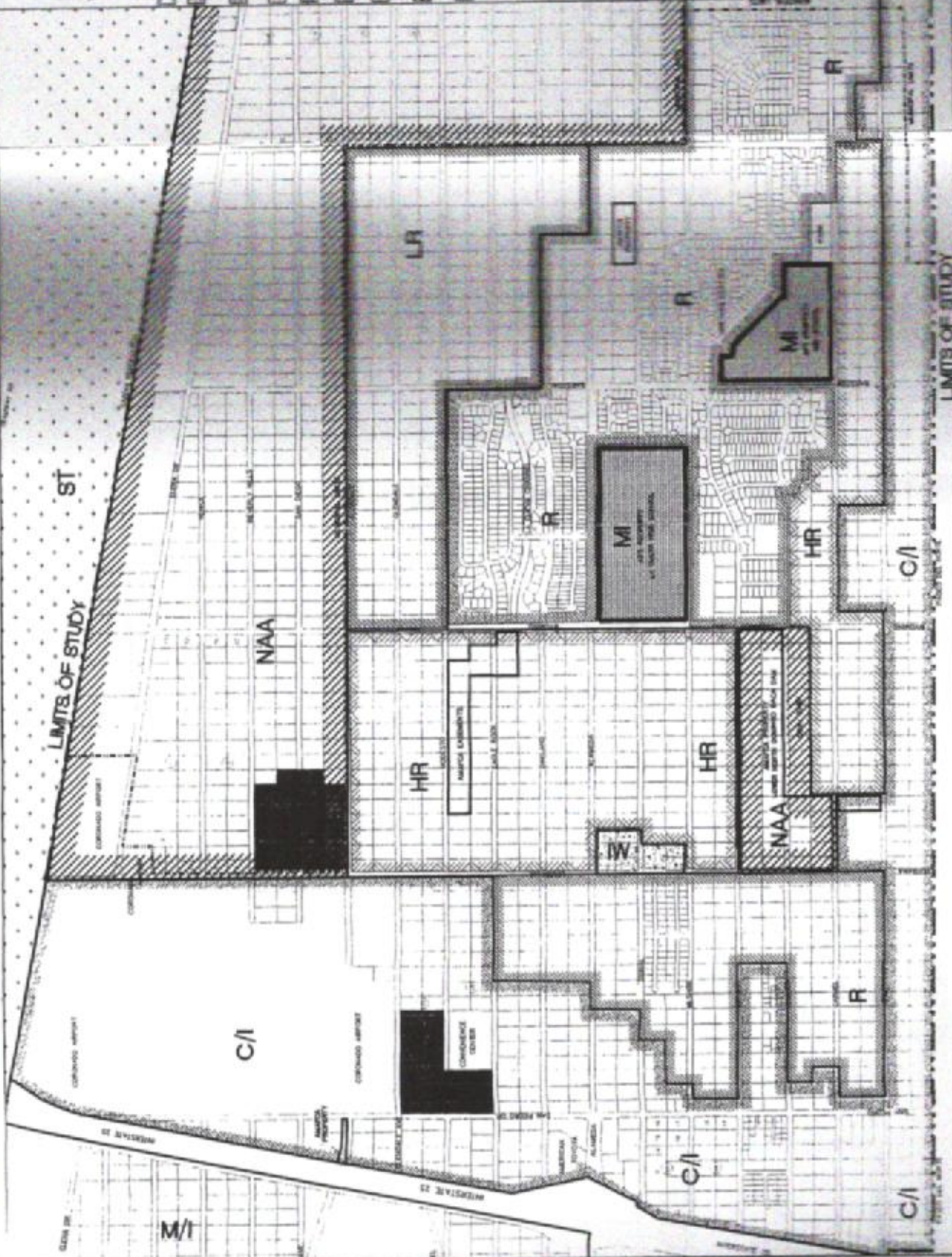
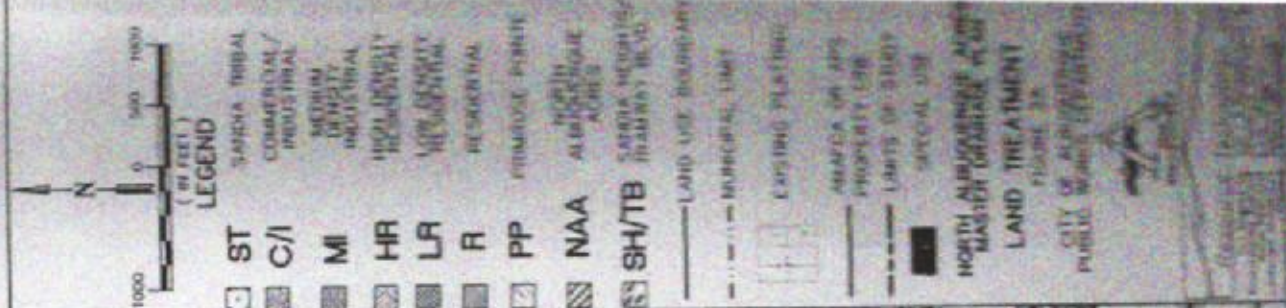


**ENGINEERS AND ENVIRONMENTAL SCIENTISTS**  
1720-B Randolph Road SE, Albuquerque, NM 87106  
Telephone (505) 243-7300  
Fax (505) 243-7400  
[rti@nmia.com](mailto:rti@nmia.com)

**October 1998**







LIMITS OF STUDY







Weighted E Method

Existing /Developed Basins

Basin	Area (sf)	100-Year, 6-hr.					10-day						
		Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (cfs)	Volume (cfs)	Flow (cfs)	Volume (cfs)			
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TOTAL PROPOSED	107068.00	2.458	0%	4.6%	0.114	62.2%	1.529	33%	0.815		0.322	8.791	0.431

Equations:

Weighted E = Ea\**A*a + Eb\**A*b + Ec\**A*c + Ed\**A*d / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* *A*a + Qb \* *A*b + Qc \* *A*c + Qd \* *A*d

Where for 100-year, 6-hour storm

Ea= 0.67	Qa= 1.84
Eb= 0.86	Qb= 2.46
Ec= 1.09	Qc= 3.17
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SUMMARY

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FIRST FLUSH VOLUME									
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The subject property is located within the boundaries of the North Albuquerque Acres Master Drainage Master Plan. The Developed land treatment is less intense than the allowed conditions assumptions. The upland flow of 13.66 is allowed to pass through the property to an existing inlet on the west pan american right of way. The site retains 2080 CF which exceeds the 1243 CF required for water quality. The site discharges 8.79 cfs which is less than the 9.73 cfs allowed within the developed condition assumptions for land use C/I within basin 115 of the North Albuquerque Acres Master Drainage plan.

EROSION CONTROL NOTES:

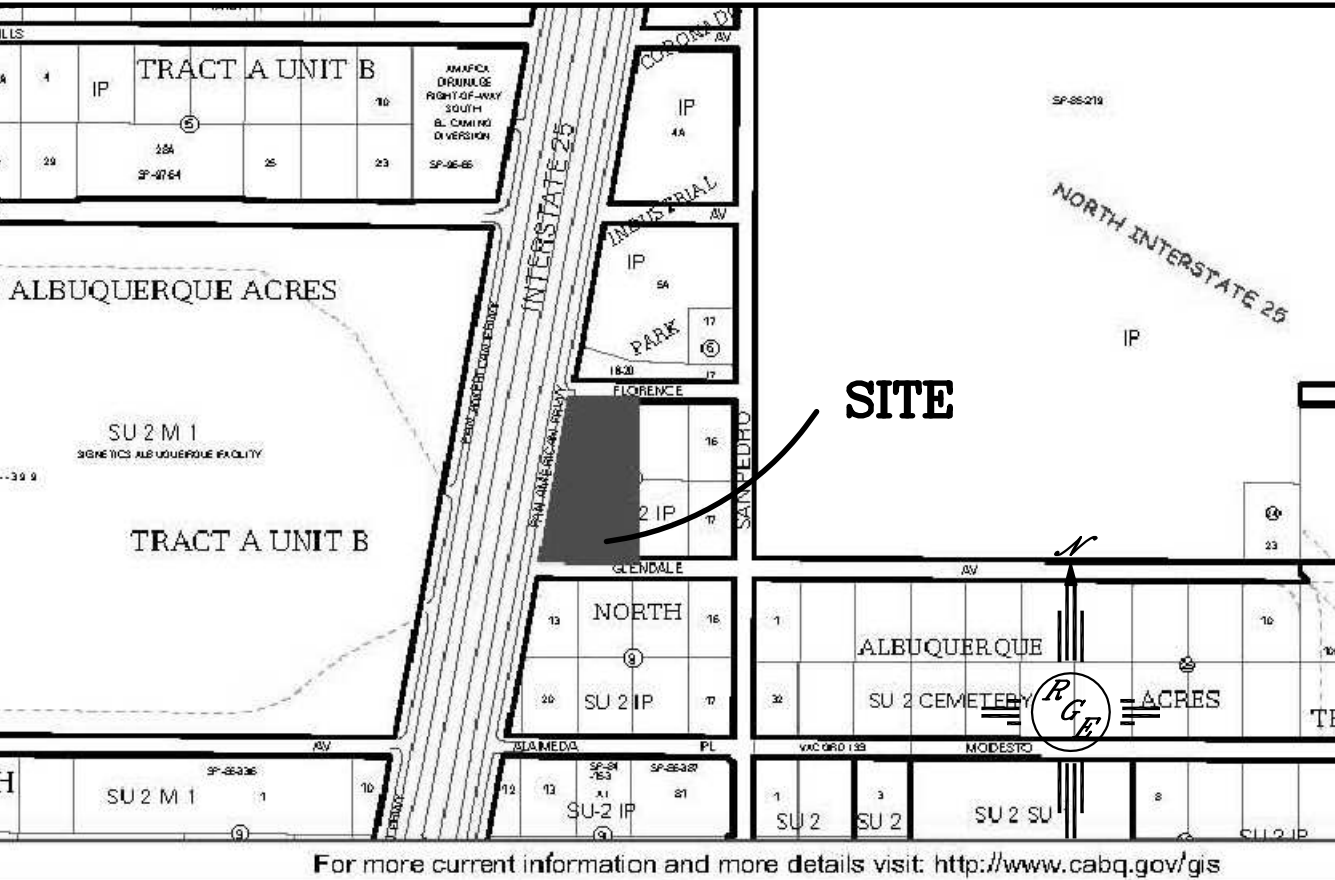
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

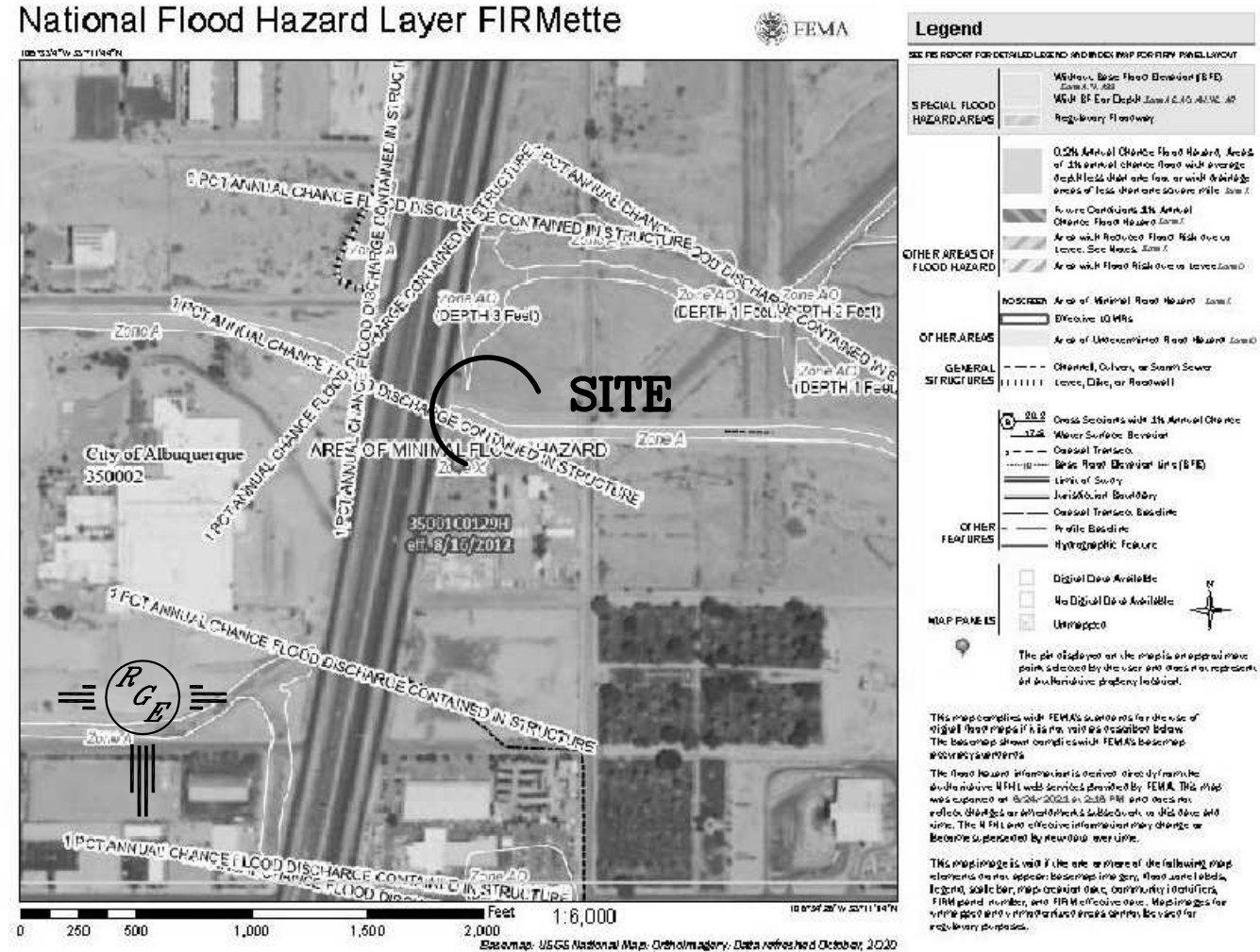
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: B-18-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 19 PORT LOT 20 BLOCK 7 TRACT A UNIT B NAA

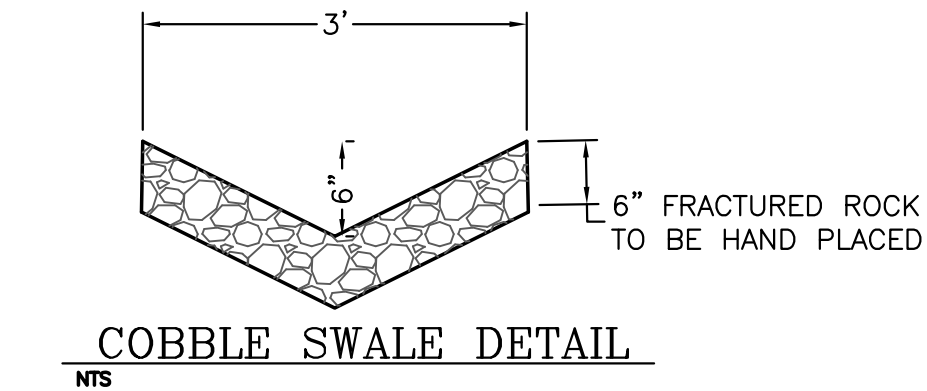
NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

LEGEND

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
-----XXXX-----	SLOPE TIE
+ XXXX	EXISTING SPOT ELEVATION
+ XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY LINE
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	PROPOSED 4" PVC SD
-----	GRAVEL LINED SWALE
-----	EXISTING CURB AND GUTTER
-----	3' FRACTURED ROCK SWALE
-----	EXISTING FENCE
-----	PROPOSED FENCE
-----	NEW PAVING

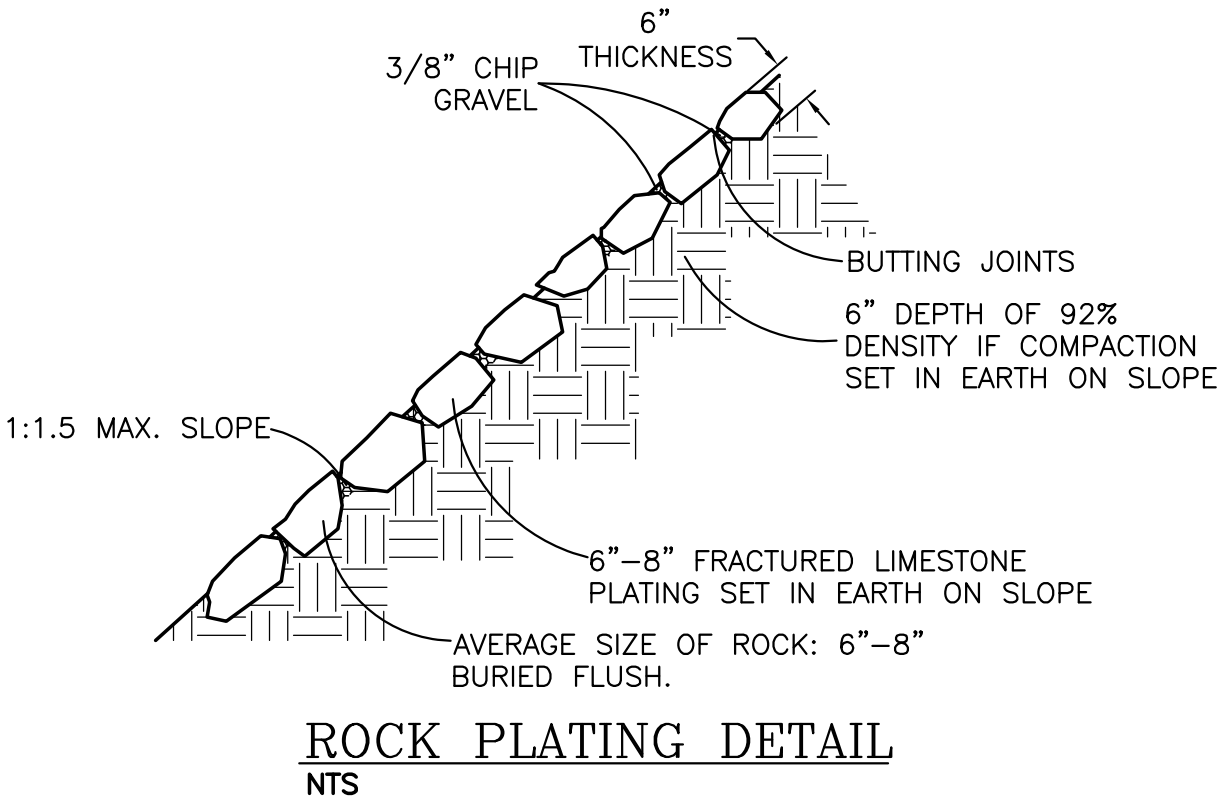
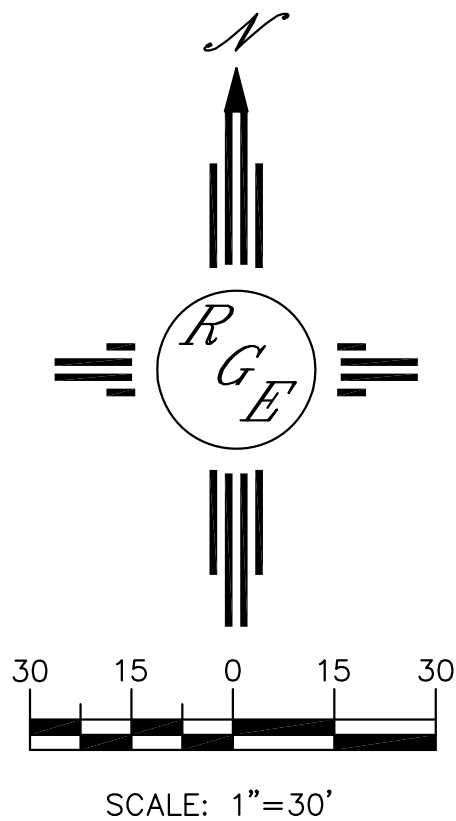


COBBLE SWALE DETAIL

NTS

OPEN WALL, DRAINAGE SHALL NOT BE RESTRICTED

MAINTAIN FLOW LINE IN RIGHT OF WAY



CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

BUILD RETENTION POND W/ROCK PLATING 1.5:1 SLOPE MAX SEE DETAIL THIA SHEET TOP=5204.50 BOTTOM= 5203.00 PROPOSED VOLUME= 844 CU. FT.

