

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 11, 2022

Robert Fierro, PE  
Fierro & Company, LLC  
3201 4<sup>th</sup> St.  
Albuquerque, NM 87017

**RE: Facility Build Storage  
5904 Florence Ave NE (Lot 18 Block 7 Tract A)  
Grading and Drainage Plan  
Engineer's Stamp Date: 6/6/2022  
Hydrology File: B18D030**

Dear Mr. Fierro:

Based upon the information provided in your submittal received 6/6/22, the Grading & Drainage Plan **is not** approved for Building Permit or for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

General Notes

1. This site will likely be required to construct curb, gutter, and sidewalk for the site and will require review by the DRB to also determine if additional right-of-way is needed. Please verify with Planning to determine the requirements and provide the correspondence for this regarding what they decide per IDO requirements.
  - a. Most parcels in this area tend to extend to the centerline of the roadway. Therefore, a platting action at the Development Review Board (DRB) will be needed so that the proper Right-of-Way for Glendale Ave is given to the City of Albuquerque.
  - b. 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. 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.
2. Clearly show where and how this will discharge into the street. The site cannot drain per historical drainage pattern and drain to adjacent site with the newly proposed development and must drain to the roadway when completed.
3. This may require an SO-19 depending on how flow will be directed to the roadway and what planning requires. If a work order is required for the roadway improvements drainage to the right-of-way whether a pipe or culvert can be included in that process as well.

PO Box 1293

Albuquerque

NM 87103

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

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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 924-3695 or [dggutierrez@cabq.gov](mailto:dggutierrez@cabq.gov)

Sincerely,

A handwritten signature in dark ink, appearing to read 'David G. Gutierrez', is written over a light blue circular stamp.

David G. Gutierrez, P.E.  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

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# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

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

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

**Legal Description:** \_\_\_\_\_

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

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

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

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

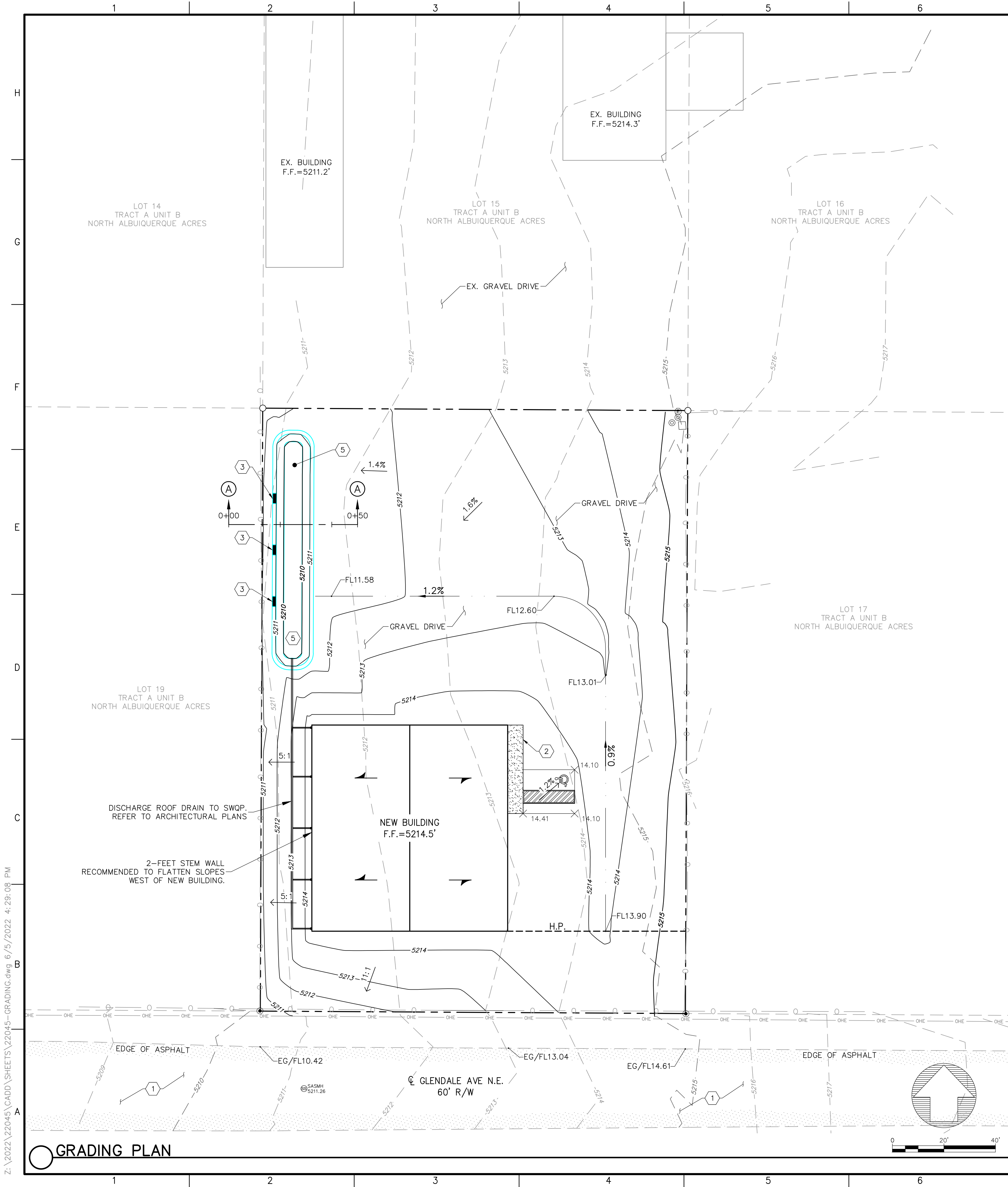
- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE
- \_\_\_\_\_ 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) \_\_\_\_\_

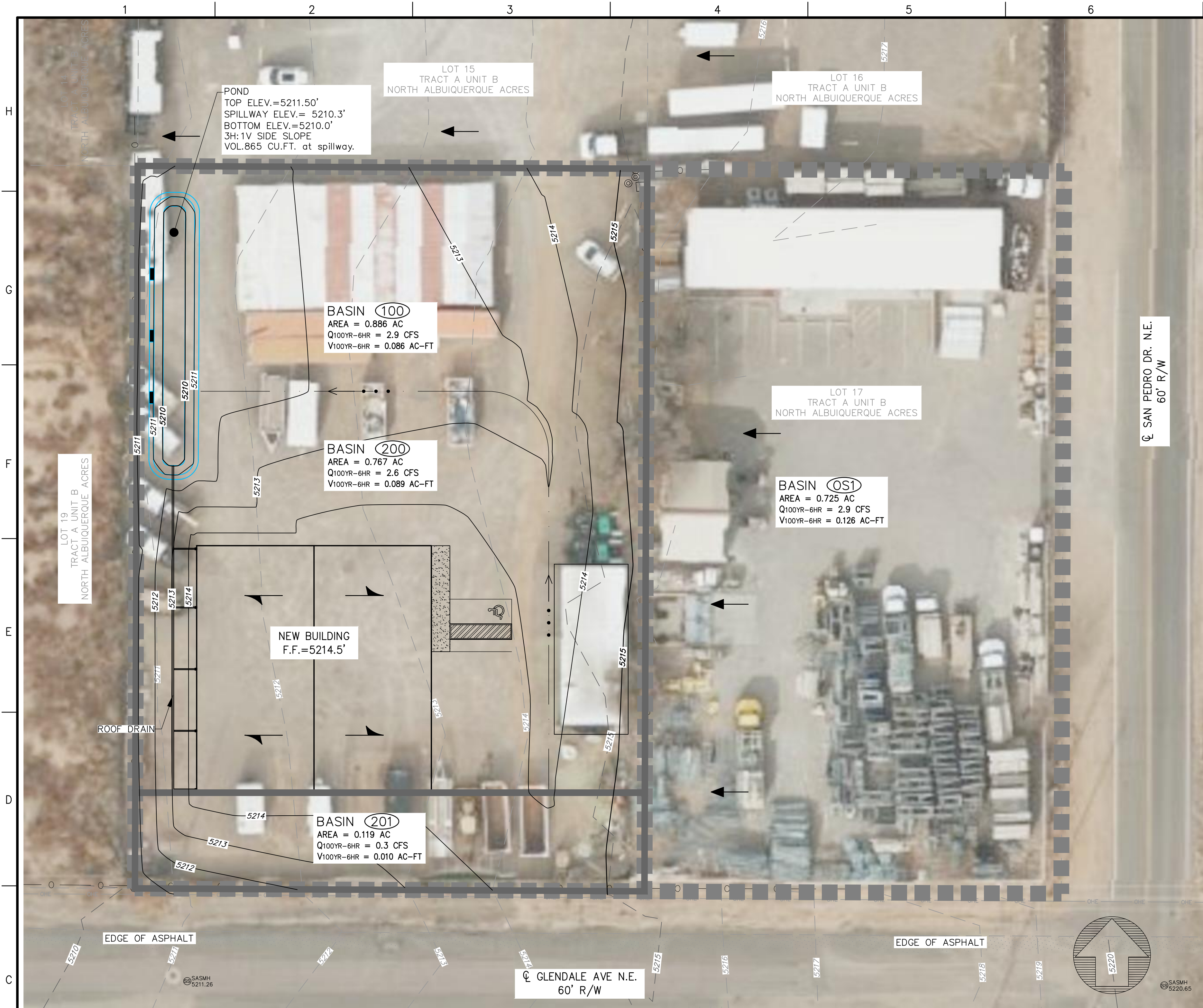
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

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

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





#### Introduction

The site is located at 5904 Florence Ave. NE, being Lot 18, Block 7, Tract A, Unit B, North Albuquerque Acres, and is 0.9 acres. This property is currently used as a construction yard for Facility Build, Inc. A 6,100 sq.ft. building and parking area is being proposed on said lot. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) satisfy allowable discharge rate for the 100-year, 6-hour storm, 3) satisfy stormwater quality and low-impact development requirement, and 4) seek approval for grading and building permit.

#### Methodology

Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 8, 2020 were followed. Precipitation Zone 3 data was used in the hydrologic computations.

#### Existing Condition

Off-site runoff from Basin OS1 sheet flows onto the site as shown in the Basin Map. The site is unpaved and used as a construction yard which stores vehicles and construction material. The site slopes from east to west at 3%. The combined runoff from Basin OS1 and 100 sheet flows to Lot 19. Lot 19 accepts offsite runoff as stated in the drainage report dated 7/15/2021 under hydrology file B18D028.

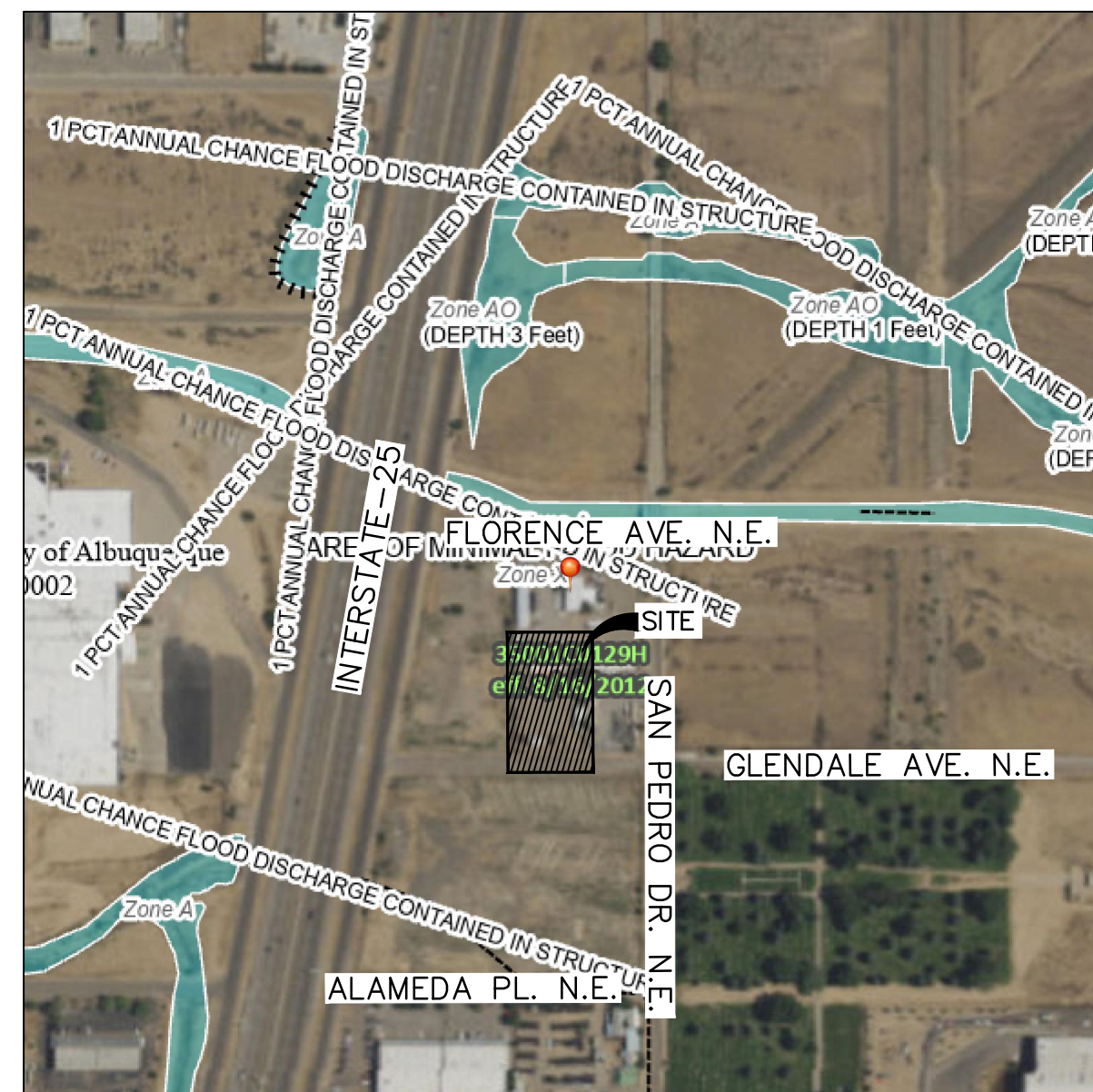
#### Proposed Condition

The site contains two proposed Basins (Basin 200 and Basin 201). This site is within the North Albuquerque's Acres Master Development Plan, which allows the developed condition land treatments of 0% A, 20% B, 10% C, and 70% D. Using these developed condition land treatments, Lot 19 would accept a total of 6.4 cfs from Basins OS1, Basin 200, and Basin 201 as allowed in the Master Development Plan. Basin 300 is the same as combining 200 and 201 and was added to the Hydrology Summary to show the allowed discharge rates from Basin 200 and 201.

Access to the site will be from Florence Ave NE through Lot 15. Access is not proposed from Glendale Ave. A 6,100 sq.ft. building, parking area, gravel drive, and storm water quality pond is proposed within Basin 200. Landscaping is proposed in Basin 201. The proposed land treatment "D" for Basin 200 and 201 is far less than is allowed in said Master Development Plan; therefore, the runoff rates will be less than the allowable. The site will accept runoff from Basin OS1 at the proposed developed condition's land treatments from said Master Development Plan. The storm water quality pond has been sized to treat the first flush from Basin 200. Runoff from Basin 200 and OS1 will be conveyed to the storm water quality pond and outlet via three spillways as shown on Sheet C-1 at a total discharge rate of 5.5 cfs. Basin 201 will discharge to Glendale Ave at a peak discharge rate of 0.3 cfs. The total site proposed peak discharge rate is 2.9 cfs which is less than the allowed 3.5 cfs.

#### Conclusion

The proposed development of Lot 18 does not adversely affect downstream drainage. North Albuquerque's Acres Master Development Plan allows the site to be 70% impervious; however, the proposed site is only 20% impervious. The drainage report dated 7/15/2021 from Hydrology File B18D028 also recognizes runoff from this site being conveyed to Lot 19. The proposed drainage pattern remains the same as the existing and releases the site's peak discharge rate below the allowable. The storm water quality requirement is satisfied by storing the first flush volume. The requirements set forth in the North Albuquerque's Acres Master Development Plan and COA's DPM have been met; therefore, this drainage report seeks COA Hydrology approval for grading and building permit.



#### FLOOD INSURANCE RATE MAP

MAP NO. 35001C0129H  
EFFECTIVE DATE: 08/16/2012

## PROPOSED BASIN MAP

### Weir Calculation Pond Spillway

Equation 6.64  $Q=CLH^{3/2}$

Where;

$C=2.7$ ,  $L=3$ -ft, and  $H=0.5'$

$Q=2.7*3*0.5^{3/2}=2.9$  CFS

Q capacity of 3 spillways = 8.6 CFS

Therefore, pond's spillway capacity of 8.6 CFS is greater than the combined discharge rate from Offsite OS1 and Basin 200 of 5.5 CFS for the 100yr, 6hr storm.

## WEIR CALCULATION

### STORMWATER QUALITY VOLUME POND (BASIN 200):

TOTAL NEW LAND TREATMENT "D" AREA = 6,700 SQ.FT.

WATER QUALITY STORAGE REQUIRED (NEW DEVELOPMENT)= 6,700 SQ.FT.\*(0.42")\*(1'/12")= 235 CU.FT.

## STORMWATER QUALITY VOLUME

| Hydrology Summary |                         |                       |                    |      |      |      |                           |
|-------------------|-------------------------|-----------------------|--------------------|------|------|------|---------------------------|
| BASIN             | Total Area<br>(sq. ft.) | Total Area<br>(acres) | Land Treatment (%) |      |      |      | Q <sub>100</sub><br>(cfs) |
|                   |                         |                       | A                  | B    | C    | D    |                           |
| OS1(ALLOWED)      | 31590                   | 0.7252                | 0.0                | 20.0 | 10.0 | 70.0 | 2.9                       |
| 100               | 38611                   | 0.8864                | 0.0                | 0.0  | 95.0 | 5.0  | 2.9                       |
| 200               | 33415                   | 0.7671                | 0.0                | 0.0  | 80.0 | 20.0 | 2.6                       |
| 201               | 5195                    | 0.1193                | 0.0                | 50.0 | 50.0 | 0.0  | 0.3                       |
| 300(ALLOWED)      | 38611                   | 0.8864                | 0.0                | 20.0 | 10.0 | 70.0 | 3.5                       |

| Pond No. 1<br>Stage-Storage Table |                   |                        |
|-----------------------------------|-------------------|------------------------|
| Depth<br>(ft)                     | Area<br>(sq. ft.) | Cum. Volume<br>(cu-ft) |
| 5210                              | 584               | 0                      |
| 5211                              | 1149              | 865                    |
| 5211.75                           | 1609              | 1896                   |

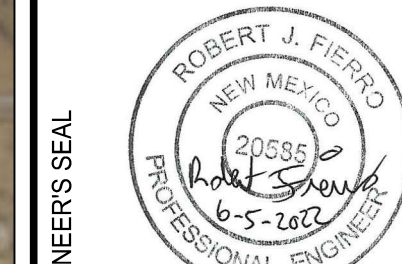
## STAGE-STORAGE TABLE

## DRAINAGE REPORT

### LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- ROOF FLOW
- SURFACE DRAINAGE
- UTILITY EASEMENT LINE
- FLOWLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BASIN
- EXISTING BASIN

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**FACILITY BUILD STORAGE**  
**5904 FLORENCE AVE. N.E.**  
**ALBUQUERQUE, NM**

PROJECT NAME

| BY | DESCRIPTION | DATE | REV. |
|----|-------------|------|------|
|    |             |      |      |
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PROJECT NO: 22045  
DESIGNED BY: RJF  
DRAWN BY: JB  
CHECKED BY: RJF  
DATE: JUNE 2022  
SHEET TITLE

**DRAINAGE PLAN**

SHEET NO:  
**C-2**