

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 9, 2022

Morey Walker, P.E.
Walker Engineering
905 Camino Sierra Vista
Santa Fe, NM 87505

**RE: Dollar General
7500 Universe Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: No Date
Hydrology File: C09D017**

Dear Mr. Walker:

PO Box 1293

Based upon the information provided in your submittal received 07/26/2022, the Grading & Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Since this project is adjacent to, or drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be need prior to Hydrology approval. Please contact Jared Romero P.E, CFM (jromero@amafca.org or 505-884-2215).
2. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
 - c. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - d. Please provide the FIRM Map and flood plain note with effective date.
 - e. Please provide a legal Description of the property.
3. According to AMAFCA, the Boca Negra Dam does not have current capacity for any additional connections at this time. Although AMAFCA does have a Draft Drainage Management Plan Update for Boca Negra Arroyo by Bohannon Huston dated August 31, 2018, there is no identified timeline for the design and construction of the solutions that would address the capacity issues at the dam.

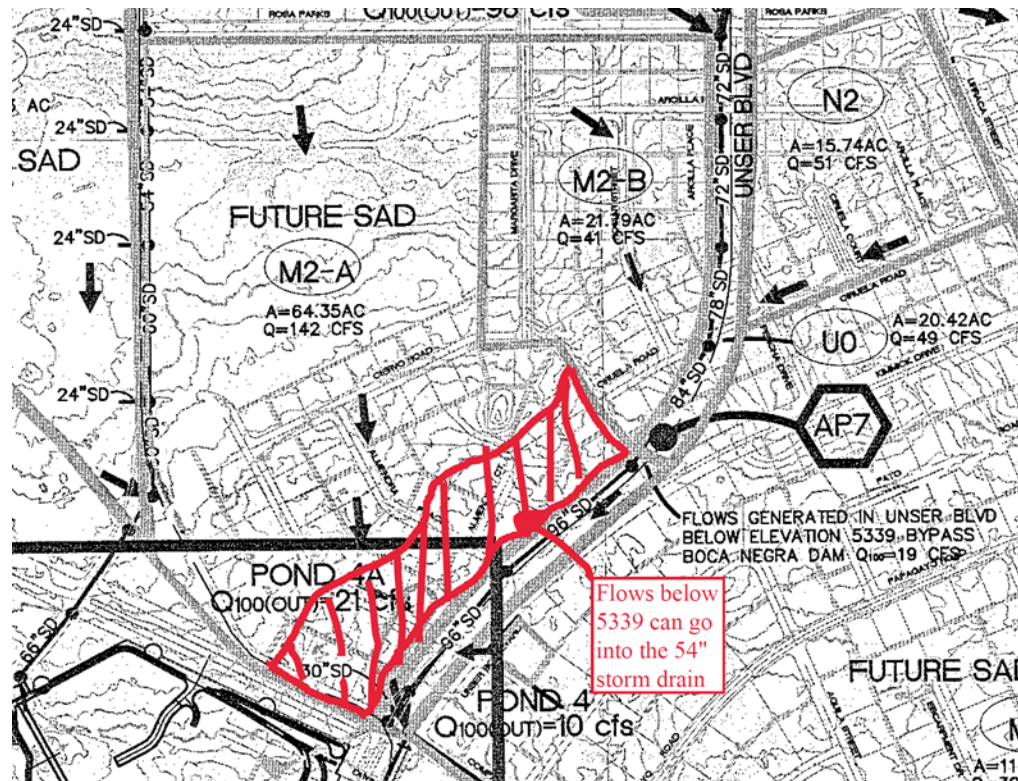
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

4. According to the Volcano Heights Drainage Compilation Report (Wilson 2011), the site is within Drainage Basin M2-A. Only flows generated from this area below elevation 5339 can discharge into the 54" storm drain parallel to Unser Boulevard which discharges to the Atrisco storm drain and ultimately discharges to the Mariposa Basin. This development is above the 5339' elevation benchmark and therefore cannot discharge into the existing 54" storm drain. Also, the proposed Land Treatments that were used the Proposed Development for Drainage Basin M2-A was A-5%, B-30%, C-35%, & D-30%.



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

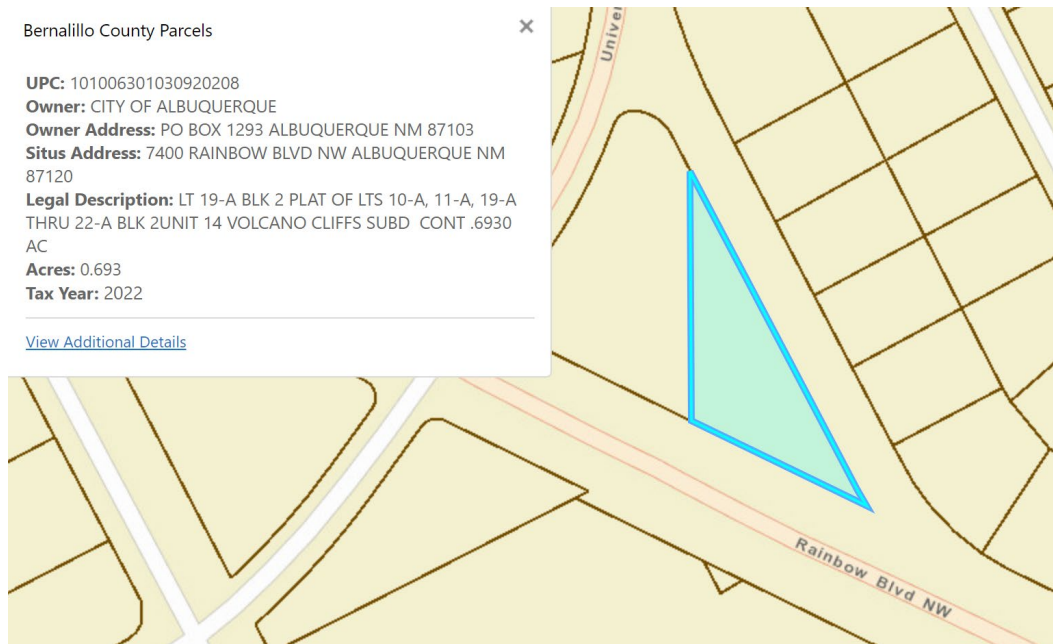
5. This site appears to be closer to maybe 80% impervious and with the overlaying Master Drainage Plan from Item #4, this development will need to have either a detention pond or a retention pond depending on the property owner's decision. The detention pond will need to be sized to the 100 year – 24 hour storm event and the discharge pipe will need to travel within Rainbow R.O.W. to the existing City detention ponds on the north side of Unser. The retention pond will need to be sized to the 100 year – 10 day volume. The parcel just to the east of this site is currently owned by the City. The property owner may want to have discussions with real property about purchasing this tract for the required pond.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller



PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

6. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.
7. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area (Square feet) draining to the BMP by 0.42 inches for new development sites divided by 12 to get the required volume in cubic feet. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan. Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.

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, 924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov .

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Dollar General **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: Lt. 20-A Blk, 2 Plat of lts 10-A, 19-A **City Address OR Parcel** 7500 Universe Blvd. N.W
thru 22-ablk 2 unit 14 Volcano Cliffs Sub

Applicant/Agent: Modulus Architects **Contact:** Stephen Dunbar

Address: 100 Sun Ave. Ste 600 **Phone:** 505-417-4164

Email: sdunbar@modulusarchitects.com

Applicant/Owner: _____ **Contact:** _____

Address: _____ **Phone:** _____

Email: _____

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X

RE-SUBMITTAL: YES X NO

DEPARTMENT: TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- X GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB
- APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- X FOUNDATION PERMIT APPROVAL
- X GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: _____

ETLIL J

UTILITY DESIGN

[illegible]

Civil Engineering • Water Resources • Traffic Engineering



TOPOGRAPHY NOTE

STAKING NOTE

INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

