

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 22, 2021

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

**RE: Tulas**  
**8100 Wyoming Blvd**  
**Engineer's Stamp Date: 12/20/2021**  
**Hydrology File: C19D011D6**

Dear Mr. Soule:

Based upon the information provided in your submittal received 10/21/2021, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Payment in Lieu amount of \$372.00 must be paid using the attached treasury deposit slip to Shannon Cordero ([sdcordova@cabq.gov](mailto:sdcordova@cabq.gov)).

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

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 (Dough Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior

If you have any questions, please contact me at 924-3695 or [dggutierrez@cabq.gov](mailto:dggutierrez@cabq.gov)

Sincerely,

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

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

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

Legal Description: LOT 7-A LA CUEVA TOWN CENTER

City Address: 8100 WYOMING

Applicant: DIONS 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: \_\_\_\_\_

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**WAIVER APPLICATION FROM STORMWATER  
QUALITY VOLUME MANAGEMENT ON-SITE**

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**GENERAL INFORMATION**

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APPLICANT: DIONS DATE: 12/20/21  
DEVELOPMENT: TULA  
LOCATION: 8100 WYOMING

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**STORMWATER QUALITY POND VOLUME**

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Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 46.50 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 46.50 cubic feet

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**WAIVER JUSTIFICATION**

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Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
  - b. Any of the following conditions apply:
    - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    - iii. The site use is inconsistent with the capture and reuse of stormwater.
    - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: \_\_\_\_\_

This project converts parking areas into a patio, the site is  
an existing fully developed site and there is no practical  
way to modify the plan to capture the 46.5 cf.

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DAVID SOULE, PE NMPE15422

Professional Engineer or Architect

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## PAYMENT-IN-LIEU

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Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 372.00

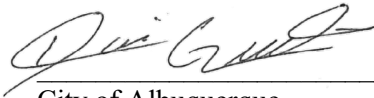
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## THIS SECTION IS FOR CITY USE ONLY

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☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.



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City of Albuquerque  
Hydrology Section



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:  
PROJECTS Only

## Payment-in-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 372.00	461615	305	PCDMD	24_MS4	7547210	\$ 372.00
TOTAL AMOUNT						TOTAL DEPOSIT	<b>\$ 372.00</b>

Hydrology#: C19D011D6 Name: Tulas Grading  
Payment In-Lieu For Storm Water Quality  
Volume Requirement

Address/Legal Description: 8100 Wyoming Blvd

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY David G Gutierrez, P.E. PHONE 505-924-3695

BUSINESS DATE December 22, 2021

DUAL VERIFICATION OF DEPOSIT

  
EMPLOYEE SIGNATURE

AND BY \_\_\_\_\_  
EMPLOYEE SIGNATURE

REMITTER: \_\_\_\_\_

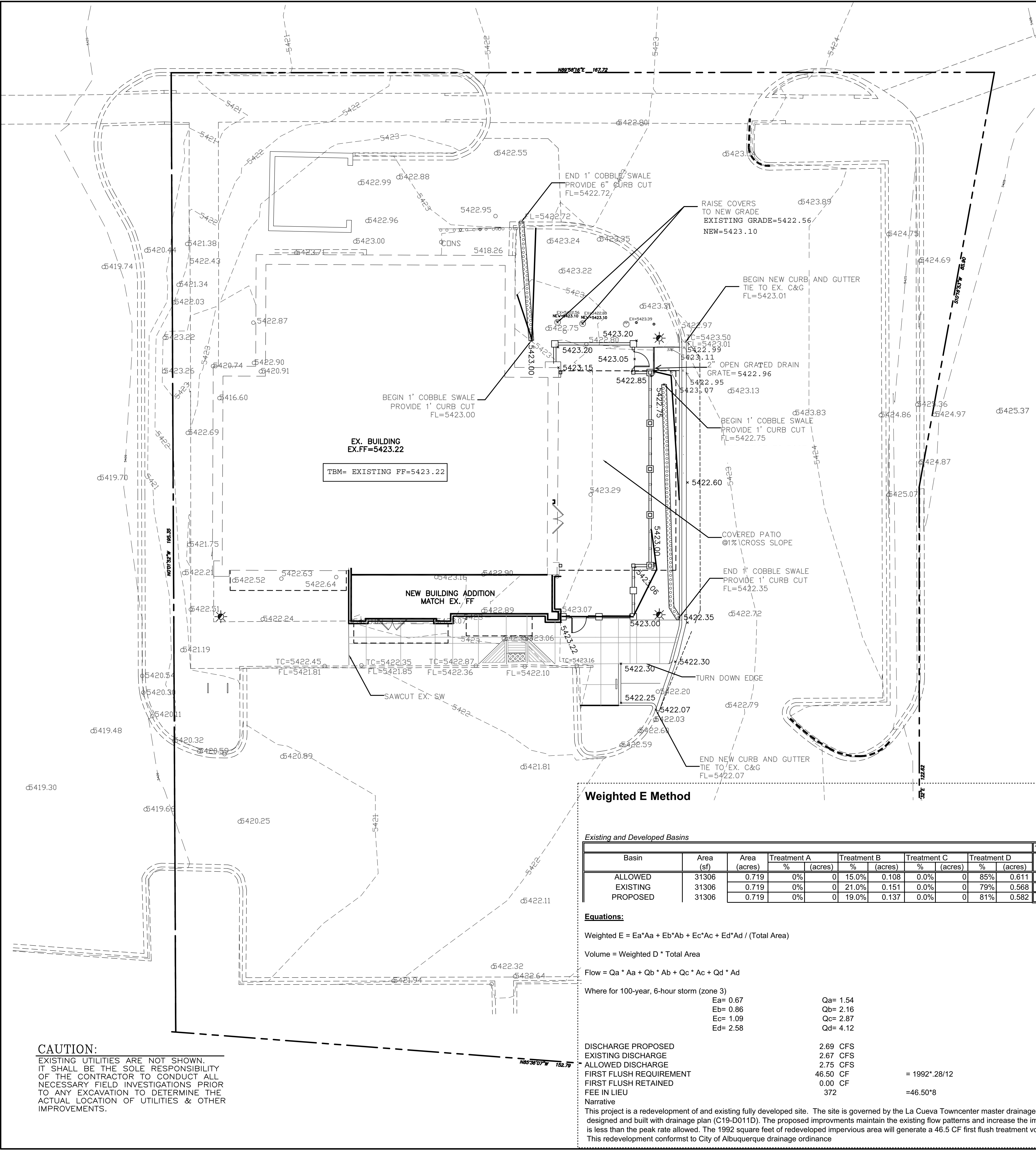
AMOUNT: \_\_\_\_\_

BANK: \_\_\_\_\_

CHECK #: \_\_\_\_\_ DATE ON CHECK: \_\_\_\_\_

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).





**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.

**Weighted E Method**

**Existing and Developed Basins**

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year, 6-hr.		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
ALLOWED	31306	0.719	0%	0	15.0%	0.108	0.0%	0	85%	0.611	2.322	0.139	2.75								
EXISTING	31306	0.719	0%	0	21.0%	0.151	0.0%	0	79%	0.568	2.219	0.133	2.67								
PROPOSED	31306	0.719	0%	0	19.0%	0.137	0.0%	0	81%	0.582	2.253	0.135	2.69								

**Equations:**

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.67	Qa= 1.54
Eb= 0.86	Qb= 2.16
Ec= 1.09	Qc= 2.87
Ed= 2.58	Qd= 4.12

DISCHARGE PROPOSED	2.69 CFS
EXISTING DISCHARGE	2.67 CFS
ALLOWED DISCHARGE	2.75 CFS
FIRST FLUSH REQUIREMENT	46.50 CF
FIRST FLUSH RETAINED	0.00 CF
FEE IN LIEU	372
Narrative	

This project is a redevelopment of and existing fully developed site. The site is governed by the La Cueva Towncenter master drainage plan(C19-D011D). This site was subsequently designed and built with drainage plan (C19-D011D). The proposed improvements maintain the existing flow patterns and increase the impervious area by 2%. The proposed discharge is less than the peak rate allowed. The 1992 square feet of redeveloped impervious area will generate a 46.5 CF first flush treatment volume. We elect to pay a fee in lieu amount of \$372. This redevelopment conformst to City of Albuquerque drainage ordinance

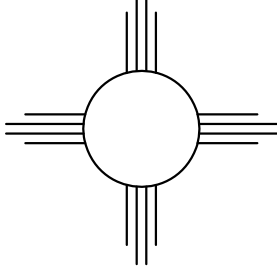
**EROSION CONTROL NOTES:**

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.



**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
- LIMITS OF PAVEMENT CUT
- ==== EXISTING CURB AND GUTTER

ENGINEER'S SEAL  DAVID SOULE 14522 REGISTERED PROFESSIONAL ENGINEER  12/20/21  DAVID SOULE P.E. #14522	TULAS  8100 WYOMING  GRADING AND DRAINAGE PLAN   1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY WCWJ  DATE 10-06-21  210210089-LAYOUT-10-06-21  SHEET # —  JOB # 210210089
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