

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 25, 2025

Mike Walla, P.E.
Walla Engineering
6501 Americas Pwky NE, Suite 301
Albuquerque, NM 87110

RE: GS Dental
7030 Holly Ave. NE
Permanent C.O. – Accepted
Engineer's Certification Date: 1/31/25
Engineer's Stamp Date: 08/08/23
Hydrology File: C19D046
Case # HYDR-2025-00053

Dear Mr. Walla:

PO Box 1293

Based on the Certification received 2/20/2025 and the site visit on 2/24/2025, this letter serves as a conditional approval from Hydrology Section for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

NM 87103

1. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology.
2. Electronic submittal to ABQ-PLAN of the Drainage Covenant and the Exhibit will be required.

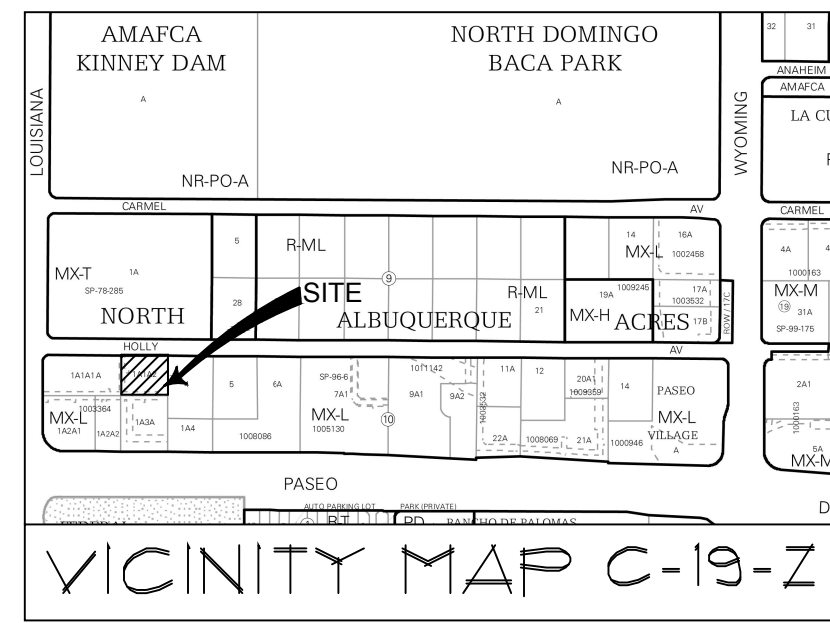
www.cabq.gov

Please resubmit for a request for permanent release of Certificate of Occupancy once the above items are complete.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

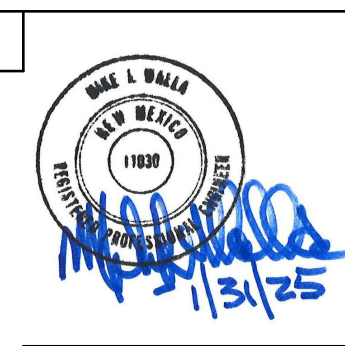
Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services



DRAINAGE CERTIFICATION

I, MIKE WALLA, NMPE 10030, OF THE FIRM WALLA ENGINEERING, LTD., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8-8-2023. THE RECORD INFORMATION EDITED onto the ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM BRIAN MARTINEZ, NMPS 18314. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1-31-2025 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. DESIGN RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



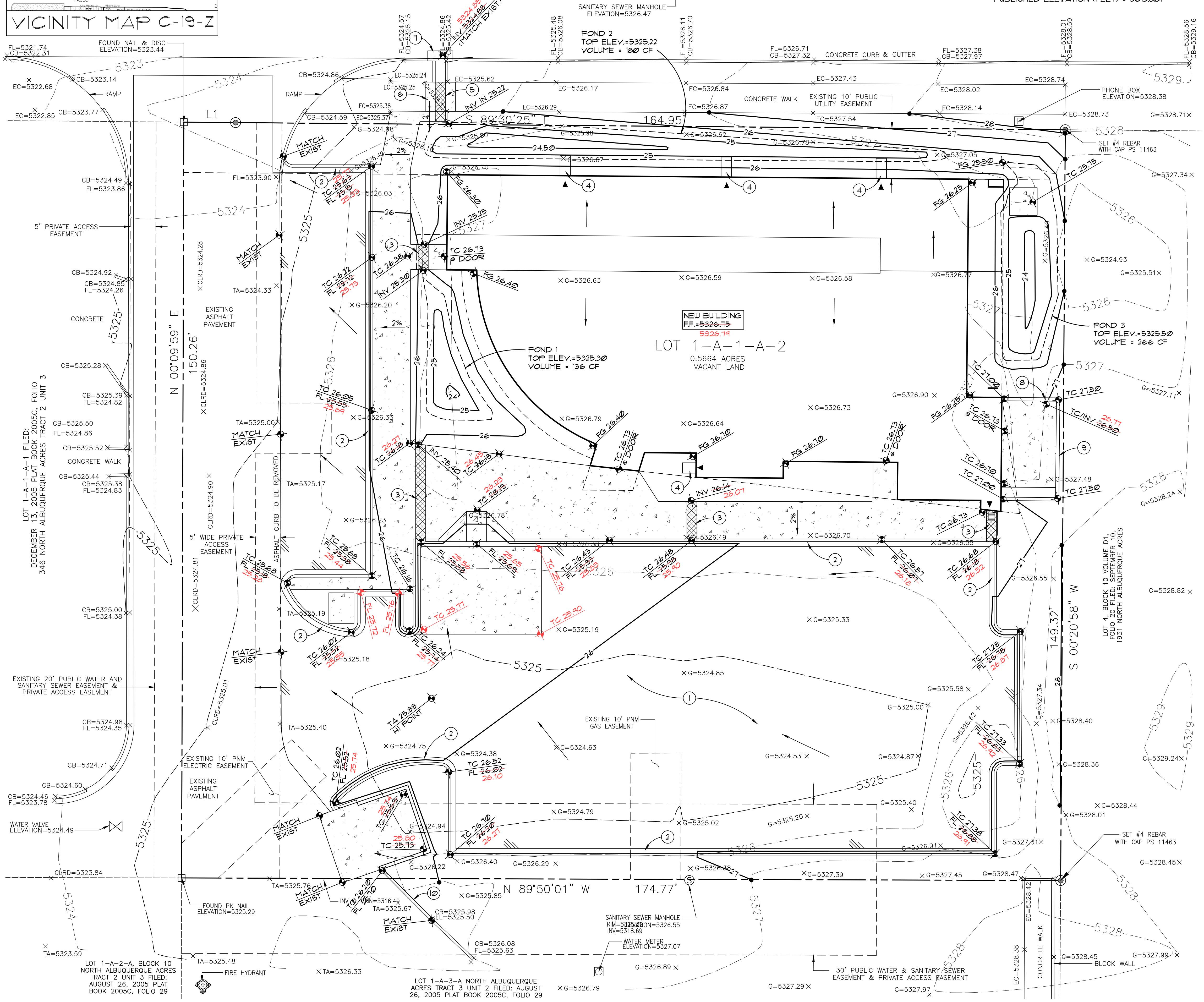
BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. 'ACS BM 21-C19', HAVING AN ELEVATION OF 5325.082, NAVD 1888.

LEGAL DESCRIPTION

LOT NUMBERED ONE-A-ONE-A-TWO (1A-1-A-2), IN BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AL THE SAME IS SHOWN AND DESIGNATED ON THE FLAT THEREOF, AS THE SAME IS SHOWN AND DESIGNATED ON THE FLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2005, IN FLAT BOOK 2005C, FOLIO 336 AS DOCUMENT NO. 200518221. ELEVATION DATUM IS BASED ON 1988 FROM AGRS MONUMENT "10 H22" PUBLISHED ELEVATION (FEET) = 5613.801

HOLLY AVENUE N.E.
60' RIGHT-OF-WAY



- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 - '80-'19')**
- BUILD SIDEWALK CULVERT PER COA STD. DWG. 2236.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 851-8033 TO SCHEDULE A MEETING PRIOR TO WORKING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 811, OR 811 CALL (505) 260-1990, FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 851-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTION, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

Hydrology Calculations

GS Dental 7030 Holly Ave. NE - Site Area = 0.585 acres

Design Criteria: City of Albuquerque Development Process Manual - June 2020
Chapter 6 Drainage, Flood Control, and Erosion Control
Procedure for 40-Acre and Smaller Basins

Precipitation Zone 3 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
Excess Precipitation, E, per Table 6.2.13
Peak Discharge for Small Watersheds: per Table 6.2.14

PRE-DEVELOPED CONDITIONS - Entire Site

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.67	1.84	0.37
B	0.496	0.86	2.49	0.50
C	0.000	1.09	3.17	0.64
D	0.090	2.58	4.49	0.91

Weighted E: $[(0.496 \times 0.86) + (0.090 \times 2.58)] / 0.585 = 1.126$ in
 $V_{360} = 1.126 \times 0.585 \times 43560 / 12 = 2391$ CF
Total Qp = $(0.496 \times 2.49) + (0.090 \times 4.49) = 1.64$ CFS

POST-DEVELOPED CONDITIONS - Entire Site

Land Treatment	Area (ac)	Excess Precip. "E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.67	1.84	0.37
B	0.236	0.86	2.49	0.50
C	0.000	1.09	3.17	0.64
D	0.349	2.58	4.49	0.91

Weighted E: $[(0.236 \times 0.86) + (0.349 \times 2.58)] / 0.585 = 1.886$ in
 $V_{360} = 1.886 \times 0.585 \times 43560 / 12 = 4005$ CF
Total Qp = $(0.236 \times 2.49) + (0.349 \times 4.49) = 2.16$ CFS

Rational Method Check: 12-minute Peak Intensity, I = 4.96 in/hr
 $Q = CIA = (0.50 \times 4.96 \times 0.236) + (0.91 \times 4.96 \times 0.349) = 2.16$ CFS OK

Storm Water Quality Volume, (SWQV)
Impervious Area = 0.349 ac
BMP Volume Required: $0.42'' \times 0.349 \times 43560 / 12 = 532$ CF

SWQV POND 1 VOLUME:

Contour	Area	Volume
25.30	270 SF	
25.00	143 SF	62 CF
24.00	5 SF	74 CF
SUB TOTAL		136 CF

SWQV POND 2 VOLUME:

Contour	Area	Volume
25.22	520 SF	
25.00	285 SF	89 CF
24.50	80 SF	91 CF
SUB TOTAL		180 CF

SWQV POND 3 VOLUME:

Contour	Area	Volume
25.50	348 SF	
25.00	216 SF	141 CF
24.00	34 SF	125 CF
SUB TOTAL		266 CF

SWQV Total: 136 CF + 180 CF + 266 CF = 582 CF > 532 CF OK

Walla Engineering, LTD.
6501 Americas Parkway NE, Suite 301
Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025

joe slagle architect
P.O. Box 10362
Albu, NM 87184

- LEGEND**
- PROPERTY LINE
 - NEW BUILDING LINE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - NEW CONTOUR
 - NEW SPOT ELEVATION
 - NEW FLOW DIRECTION ARROW
 - SWALE
 - FINISH FLOOR
 - TOP OF ASPHALT
 - TOP OF CONCRETE OR CURB
 - FLOW LINE
 - TOP OF GRATE
 - INVERT
 - ROOF DRAIN LOCATION
 - NEW CONCRETE PAVING/SIDEWALK
 - NEW AC PAVING

- KEYED NOTES**
- ASPHALT PAVING PER DETAIL 1/C201
 - CONCRETE CURB AND GUTTER PER DETAIL 2/C201
 - 2'-0" WIDE SIDEWALK CULVERT PER DETAIL 3/C201
 - CONCRETE FLASH BLOCK - SEE ARCH.
 - 1'-0" WIDE SIDEWALK CULVERT PER CITY OF ALBUQUERQUE STANDARD DRAWING #236
 - REMOVE AND REPLACE EXISTING SIDEWALK BACK TO NEAREST CONSTRUCTION JOINT PER CITY OF ALBUQUERQUE STANDARD DRAWING #430
 - REMOVE AND REPLACE EXISTING CURB AND GUTTER BACK TO NEAREST CONSTRUCTION JOINT PER CITY OF ALBUQUERQUE STANDARD DRAWING #435A
 - PROVIDE 2'-0" WIDE BREAK IN CURB FOR DRAINAGE
 - CONCRETE CURB PER DETAIL 4/C201
 - REMOVE EXISTING ASPHALT CURB AND REPLACE WITH CONCRETE CURB PER DETAIL 5/C201

GRADING and DRAINAGE PLAN

A NEW DENTAL OFFICE FOR
GS DENTAL
7030 HOLLY AVE NE
ALBUQUERQUE, NM

Grading & Drainage Design Narrative

Subject Property: GS Dental - 7030 Holly Ave. NE, Albuquerque, NM
Area of Site: 0.585 Acre
Reference: City of Albuquerque Development Process Manual (DPM)
Project Description: The development is the construction of a new 5600 SF, single story structure and new concrete and asphalt paved access sidewalks and vehicle parking.
Predeveloped Conditions: The existing site is a relatively unimproved lot that is part of a larger retail development located on the SEC of Louisiana Blvd. and Holly NE. The lot is primarily sloped from east to west and accepts a small amount of offsite runoff from the lot adjacent to the south boundary of the subject property. The original Drainage Report for the Wendy's Restaurant adjacent to the subject property described runoff from the entire development flowing to catch basins in the paved south access drive near Louisiana Blvd. but this site is graded such that much of the developed runoff ends up in Holly Avenue on the north boundary of the site. There are some concrete walkways on the site that will be demolished and removed for the new development.
Developed Runoff: The new development will remove all existing paving and regrade the entire site. The south paved parking area will be graded to continue to accept a small historic amount of offsite runoff which will be directed, along with onsite developed runoff, to a SWQV pond south and west of the new building. A portion of the roof runoff will also be directed via sidewalk culverts to the parking lot and then to the south pond. Once the south pond fills it will overflow into the SWQV pond on the north side of the building where the remaining portion of the roof runoff will also be stored. When both ponds fill excess runoff will exit the site into Holly Avenue via a sidewalk culvert. The small, paved area on the west side of the site will be sloped away from the ponds and drain directly to Holly Ave. since the paving there must be graded to tie into the existing paved access drive.



revisions:

date: 8-8-23

sheet: C101