

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 16, 2021

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

**RE: Pino Periodontics
7413 Holly Ave. NE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 02/05/21
Hydrology File: C19D068**

Dear Mr. Walla:

Based upon the information provided in your submittal received 02/26/2021, the Conceptual Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Hydrology cannot approve Conceptual Grading & Drainage Plans for Building Permit. Please remove the wording "Conceptual" from the Sheet.
2. It appears that you are not using the current DPM. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a).
3. Please calculate the Stormwater Quality Volume (SWQV) as outlined in DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. The SWQ pond volume will be $0.42 * \text{new impervious area (sf)} * 1/12$.
4. This site is within the North Albuquerque Acres DMP and has an allowable discharge of 2.27 cfs/ac. Therefore, it appears that you will need a detention pond on this site.
5. Standard review fee of \$150 will be required at the time of resubmittal.

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

Sincerely,

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: PINO PERIODONTICS **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED NINE (9), IN NUMBERED TWO (2), UNIT NUMBERED THREE (3), NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT 3 AND 4, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED ON THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN PLAT BOOD D1, PAGE 20.

City Address: 7413 HOLLY AVENUE , ALBUQUERQUE, NEW MEXICO

Applicant: WALLA ENGINEERING **Contact:** MIKE WALLA

Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110

Phone#: 505-881-3008 **Fax#:** 505-881-4025 **E-mail:** mikew@wallaengineering.com

Other Contact: JOE SLAGLE ARCHITECT **Contact:** JOE SLAGLE

Address: 413 2ND ST. SW, ALBUQUERQUE, NM 87102

Phone#: 505-246-0870 **Fax#:** _____ **E-mail:** joe@slaglearchitect.com

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

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

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?

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: 2-26-21 **By:** MIKE WALLA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 4									
DESIGN STORM: (IN)									
			1hr	6hr	24hr	4day	10day		
			2.23	2.90	3.65	4.70	5.95		
EXISTING CONDITIONS									
LAND TRMTNT	AREA (ACRE)	AREA %	P6	Q (CF5/AC)	Q (CF5)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.80	2.20	0.00	0	0	0	0
B	0.115	60%	1.08	2.32	2.08	2,195	2,195	2,195	2,195
C	0.000	0%	1.46	3.13	0.00	0	0	0	0
D	0.113	20%	2.64	5.25	0.31	1,658	2,123	2,188	3,513
TOTALS	0.886	100%			2.39	4,453	4,453	5,584	6,369
PROPOSED CONDITIONS									
LAND TRMTNT	AREA (ACRE)	AREA %	P6	Q (CF5/AC)	Q (CF5)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.80	2.20	0.00	0	0	0	0
B	0.213	24%	1.08	2.32	0.62	835	835	835	835
C	0.000	0%	1.46	3.13	0.00	0	0	0	0
D	0.613	76%	2.64	5.25	3.53	6,443	8,282	10,841	13,901
TOTALS	0.886	100%			4.16	7,285	9,117	11,682	14,736

FIRST FLUSH VOLUME REQUIRED: 29,326 SF x 0.34"/12 = 831 CF			
FIRST FLUSH POND VOLUME:			
CONTOUR	AREA	VOLUME	
63	388 SF	103 CF	
70	1022 SF	608 CF	
70.50	1411 SF		
TOTAL		1311 CF	

DESIGN NARRATIVE

SUBJECT PROPERTY: PINO DENTAL OFFICE - 7413 HOLLY NE, ALBUQUERQUE, NM
AREA OF SITE: 0.886 ACRE
REFERENCE: CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DFM)
PROJECT DESCRIPTION: THE DEVELOPMENT IS THE CONSTRUCTION OF A NEW 8850 SF PARTIAL TWO STORY STRUCTURE WITH APPROXIMATELY 20,450 SF OF CONCRETE AND ASPHALT PAVING FOR ACCESS SIDEWALKS AND VEHICLE PARKING.
PRE-DEVELOPED CONDITIONS: THE EXISTING SITE HAS A RESIDENCE AND 2 SMALL STRUCTURES ALONG WITH SOME CONCRETE PAVING. MUCH OF THE SITE IS UNIMPROVED WITH NATURAL SLOPES OF 2% TO 5% FROM SE TO NW ACROSS THE PROPERTY. MOST OF THE SITE IS LOWER THAN HOLLY AVENUE AND THEREFORE PRE-DEVELOPED RUNOFF FLOWS TO THE ADJACENT PROPERTIES ON THE NORTH AND WEST BOUNDARIES IN A SHEET FLOW.
DEVELOPED RUNOFF: THE NEW DEVELOPMENT WILL REMOVE ALL EXISTING STRUCTURES AND RE-GRADE THE ENTIRE SITE TO PREVENT ONSITE DEVELOPED STORM RUNOFF FROM AFFECTING ADJACENT PROPERTIES. A RETAINING WALL WILL BE CONSTRUCTED AT THE NORTH AND WEST BORDERS OF THE PROPERTY IN ORDER TO RAISE THE NORTH END OF THE SITE. AN ONSITE PONDING AREA WILL BE CREATED TO CAPTURE THE FIRST FLUSH RUNOFF VOLUME ON THE SOUTH SIDE OF THE NEW STRUCTURE ON THE SITE. EXCESS RUNOFF VOLUME WILL DISCHARGE TO HOLLY AVENUE WHERE IT WILL FLOW TO THE WEST AND COLLECT IN AN AMAFCA POND ON THE NORTH SIDE OF HOLLY DESIGNED TO STORE RUNOFF FROM PROPERTIES ON THIS BLOCK.

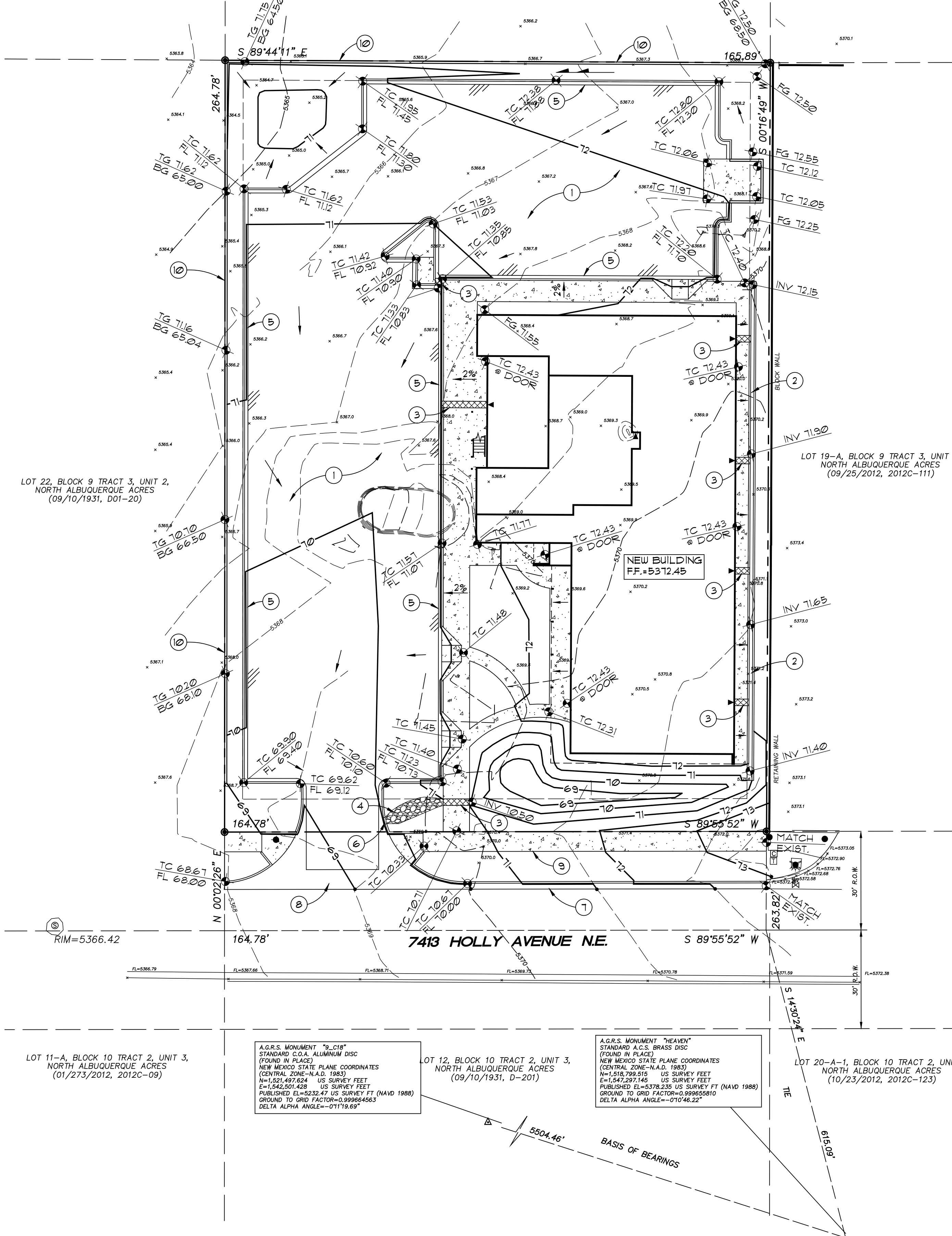
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1930, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LOT 11, BLOCK 9 TRACT 3, UNIT 2,
NORTH ALBUQUERQUE ACRES
(09/10/1931, D01-20)

LOT 12, BLOCK 9 TRACT 3, UNIT 2,
NORTH ALBUQUERQUE ACRES
(09/10/1931, D04-20)

LOT 13, BLOCK 9 TRACT 3, UNIT 2,
NORTH ALBUQUERQUE ACRES
(09/10/1931, D01-20)



LOT 11-A, BLOCK 10 TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(01/273/2012, 2012C-09)

A.G.R.S. MONUMENT "9.018"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,521,497.624 US SURVEY FEET
E=1,542,501.426 US SURVEY FEET
PUBLISHED EL=5232.47 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.99964563
DELTA ALPHA ANGLE=-0°10'46.22"

LOT 12, BLOCK 10 TRACT 2, UNIT 3,
NORTH ALBUQUERQUE ACRES
(09/10/1931, D-201)

A.G.R.S. MONUMENT "THEAVEN"
STANDARD A.C.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,518,789.515 US SURVEY FEET
E=1,547,297.145 US SURVEY FEET
PUBLISHED EL=5278.235 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999655810
DELTA ALPHA ANGLE=-0°10'46.22"

LOT 20-A-1, BLOCK 10 TRACT 2, UNIT
NORTH ALBUQUERQUE ACRES
(10/23/2012, 2012C-123)

LEGAL DESCRIPTION

LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED NINE (9) IN TRACT NUMBERED TWO (2), UNIT NUMBERED THREE (3), NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT 3 AND 4, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN PLAT BOOK D1, PAGE 20.

BENCHMARK

A.G.R.S. MONUMENT "HEAVEN"
STANDARD A.C.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,518,789.515 US SURVEY FEET
E=1,547,297.145 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999655810
DELTA ALPHA ANGLE=-0°10'46.22"

GENERAL NOTES

- A ALL SIDEWALKS TO HAVE MAXIMUM 2% CROSS SLOPE

KEYED NOTES

- 1 ASPHALT PAVING
- 2 CONCRETE TRENCH
- 3 2'-0" WIDE SIDEWALK CULVERT
- 4 RIPRAP LINED OVERFLOW RUNDOWN
- 5 CONCRETE CURB AND GUTTER
- 6 2'-0" WIDE CURB BREAK FOR DRAINAGE
- 7 NEW CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DWG. #2415
- 8 PRIVATE DRIVE ENTRANCE AND VALLEY GUTTER PER CITY OF ALBUQUERQUE STANDARD DWG. #2426 AND #2420
- 9 CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DWG. #2430
- 10 RETAINING WALL

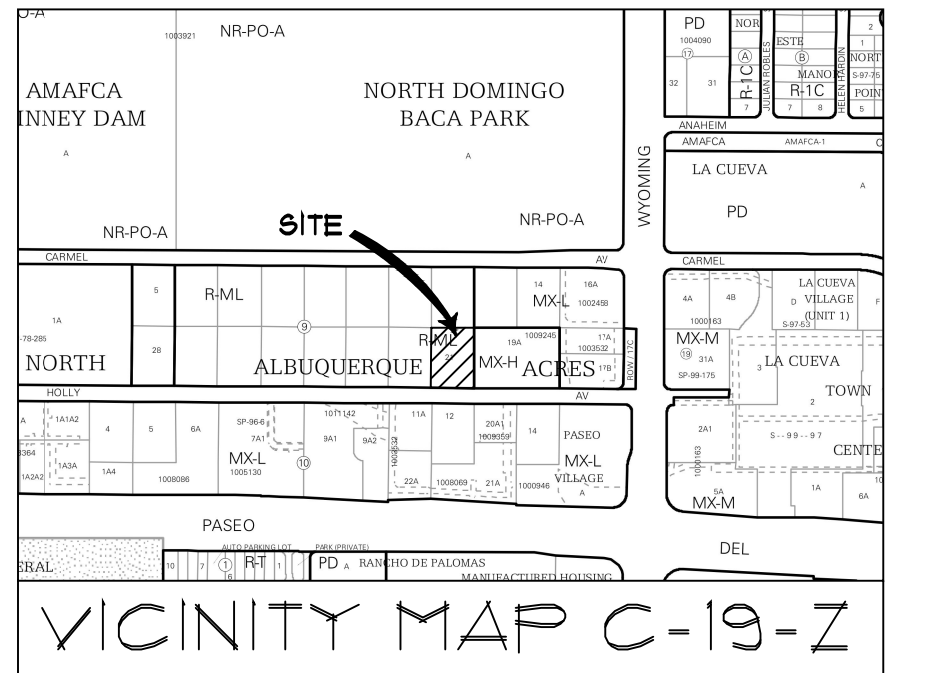
LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5370 --- EXISTING CONTOUR
- 10 --- EXISTING CONTOUR
- x 5368.4 EXISTING SPOT ELEVATION
- 1050.4 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- SWALE
- FF FINISH FLOOR
- TC TOP OF CONCRETE OR CURB
- TG TOP GRADE
- BG BOTTOM GRADE
- FL FLOW LINE
- ▲ ROOF DRAIN LOCATION
- [Pattern] NEW CONCRETE PAVING/SIDEWALK
- [Pattern] NEW AC PAVING

joe slagle architect

413 2nd st sw
abq nm 87102
505 246 0870

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



EROSION CONTROL PLAN

- 1 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- 2 CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- 3 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- 4 REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.
- 6 CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

A NEW DENTAL OFFICE FOR:
CURTIS PINO, DDS, MSD
7413 HOLLY AVENUE, NE
ALBUQUERQUE, NM



CONCEPTUAL
GRADING and
DRAINAGE PLAN
revisions