

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 30, 2024

Genny Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Church of the Risen Savior - Addition
Grading & Drainage Plan
Engineer's Stamp Date: 04/15/24
Hydrology File: D19D014**

Dear Ms. Donart:

Based upon the information provided in your submittal received 04/15/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please pay the Payment-in-Lieu of \$ **320.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

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

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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
HYDROLOGY DEVELOPMENT SECTION

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

GENERAL INFORMATION

APPLICANT: Genevieve Donart, Isaacson & Arfman, Inc. DATE: 04-26-2024
DEVELOPMENT: Risen Savior Addition & Renovation
LOCATION: 7701 Wyoming Blvd NE, Albuquerque, NM 87109

STORMWATER QUALITY POND VOLUME

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 40 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 40 cubic feet

WAIVER JUSTIFICATION

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 site is previously fully developed with no ponding space provided. The

proposed improvements replace impervious concrete and asphalt areas with

impervious building and sidewalk areas. There is inadequate space for

new ponding on this site.

Genevieve Donart, PE, I&A

Professional Engineer or Architect

PAYMENT-IN-LIEU

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 = \$ 320

THIS SECTION IS FOR CITY USE ONLY

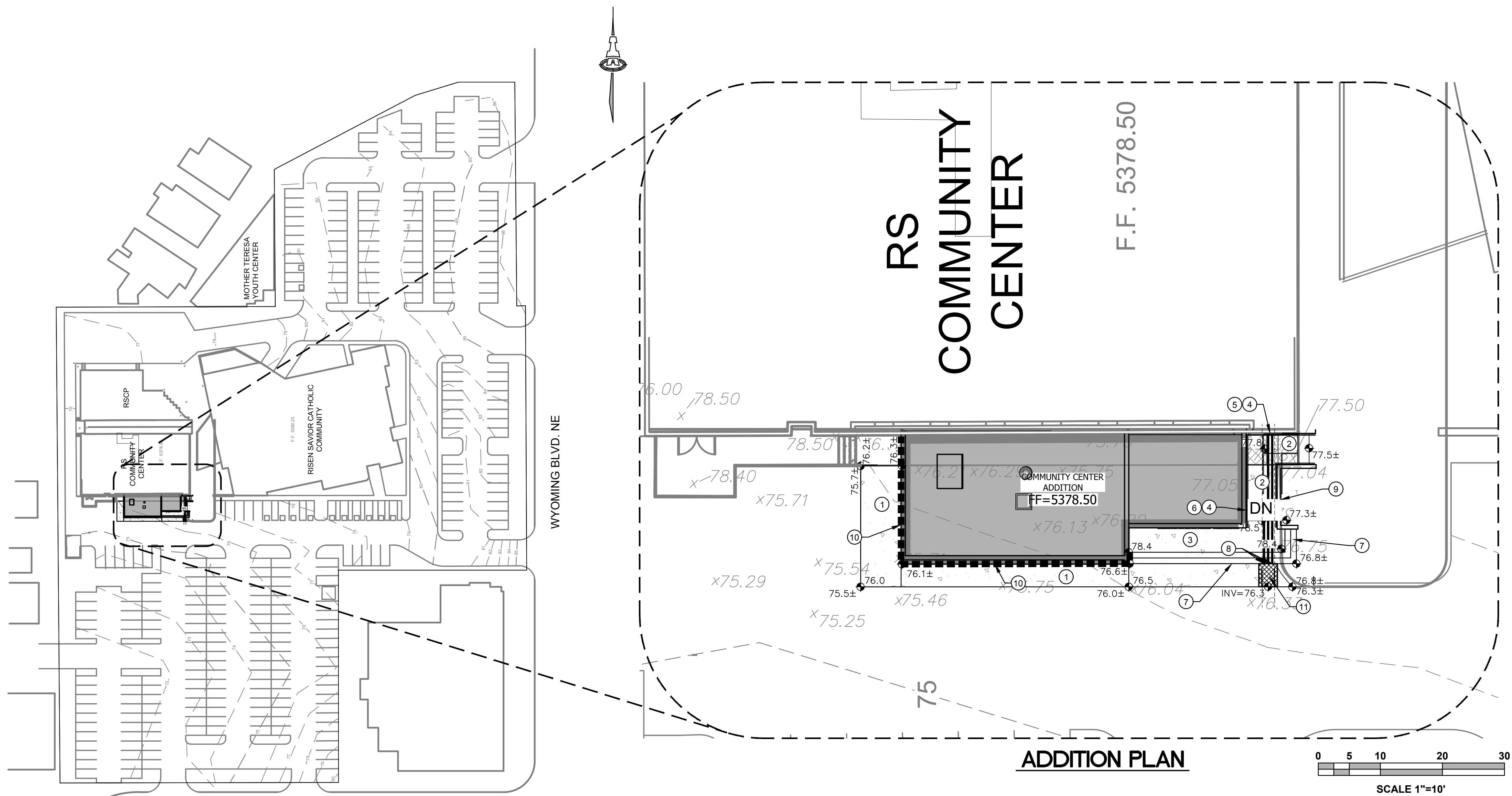
☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

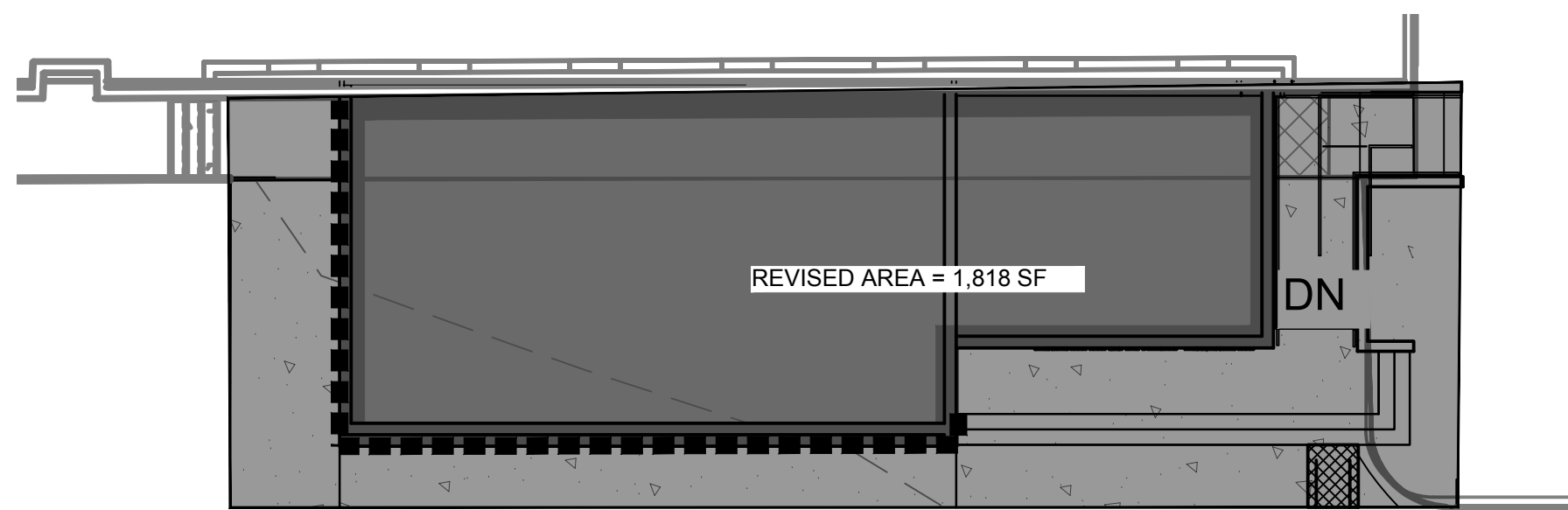
Renée C. Brissette

City of Albuquerque
Hydrology Section

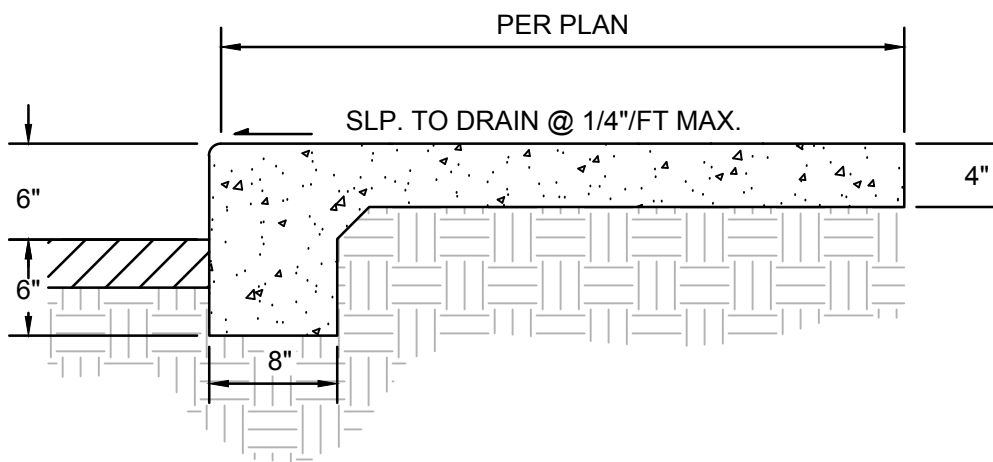
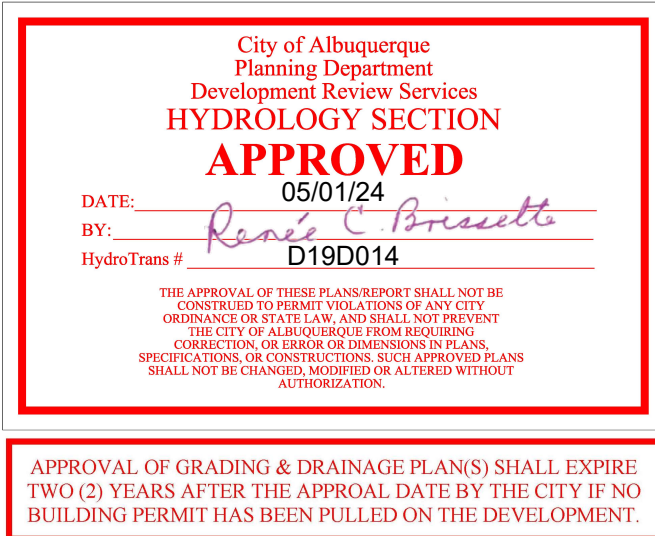
05/01/24



OVERALL PLAN



STORMWATER QUALITY BASIN AREA



- GENERAL NOTES**
- CONTRACTION / CONTROL JOINTS @ 6' O.C. MAX.
 - 1/2" EXPANSION JOINTS @ 24' O.C., CURB RETURNS AND EACH SIDE OF DRIVES.
 - REQUIRES FULL FORM ON ALL FACES.
 - 3/8" RADII AT ALL EXPOSED EDGES.

SIDEWALK - TURNED DOWN EDGE

SCALE: N.T.S.



PROJECT INFORMATION

SITE INFORMATION:
TRACT E. PALOMAS PARK SUBDIVISION PHASE 1
7701 WYOMING BLVD NE

EXISTING CONDITIONS:
THE CHURCH OF THE RISEN SAVIOR IS A FULLY DEVELOPED 5.1 ACRE SITE WITH 2 EXISTING BUILDINGS. THE CHAPEL IS TO THE EAST AND THE COMMUNITY BUILDING IS TO THE WEST.

PER THE "CHURCH OF THE RISEN SAVIOR GRADING/DRAINAGE PLAN" DATE 08/14/1995 THIS SITE HAS FREE DISCHARGE TO THE WEST.

PROPOSED CONDITIONS:
THE PROPOSED WORK WILL INCLUDE A 1,050 SF ADDITION TO THE SOUTH SIDE OF THE COMMUNITY BUILDING WITHIN THE EXISTING PARKING LOT. AN ADA RAMP TO THE EAST AND STAIRS ALONG PART OF THE SOUTHERN SIDE OF THE ADDITION.

THE CHANGES WILL NOT ALTER THE IMPERVIOUS AREA OF THE SITE, SO THE STORM WATER QUANTITIES WILL REMAIN THE SAME AS IN THE EXISTING CONDITION. THE REDEVELOPED AREA IS 1,818 SF. STORMWATER QUALITY BASIN VOLUME:

1,818 SF X 0.26"/SF X 1/12"=40 CF
A FEE-IN-LIEU WAIVER IS REQUESTED.

THE ADDITION WILL REROUTE ONE EXISTING ROOF DRAIN AND CORRESPONDING SIDEWALK CULVERT THAT WILL FALL WITHIN THE NEW ADA RAMP. A NEW ROOF DRAIN WILL DIRECT FLOWS TO THE EAST TO A TRENCH DRAIN. BOTH WILL BE ROUTED TO AN EXISTING CONCRETE CHANNEL TO THE EAST OF THE IMPROVEMENTS. FROM THERE THEY CONTINUE TO THE PARKING LOT AND THEN OFFSITE.

KEYED CONSTRUCTION NOTES

- ADA COMPLIANCE:**
- SIDEWALK(S):**
LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2.0%.
- ACCESSIBLE RAMP(S):**
TARGET LONGITUDINAL SLOPE = 7%
LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.33%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2.0%.
- CONSTRUCT ADA COMPLIANT SIDEWALK WITH TURNED DOWN EDGE PER DETAIL ON THIS SHEET.
 - CONSTRUCT ADA COMPLIANT RAMP WITH INTERMEDIATE LANDINGS AS SHOWN. SEE ARCHITECTURAL.
 - CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
 - CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN.
 - 2-4" PVC STORM DRAIN @ 1% MIN. SLOPE FROM ROOF DRAIN TO SIDEWALK CULVERT.
 - 1-4" PVC STORM DRAIN @ 1% MIN. SLOPE FROM ROOF DRAIN TO SIDEWALK CULVERT.
 - CONSTRUCT CONCRETE STAIRS / STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE SHOWN. SEE ARCHITECTURAL FOR DETAILS.
 - PIPE PENETRATIONS BELOW STEP. DISCHARGE TO SIDEWALK CULVERT.
 - CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS INCLUDING TOTAL HEIGHT, FOOTING, GUARDRAIL, REINFORCING, ETC.
 - BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
 - CONSTRUCT 2' WIDE COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236.

CONSULTANTS

ENGINEER
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Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

Risen Savior Addition and Renovation

7701 Wyoming Blvd NE
Albuquerque, NM 87109

KEY PLAN

No.	Description	Date

GRADING & DRAINAGE PLAN

Phase	PERMIT SET
Project Number	2643
Date	4/15/2024
Drawn By	DEC
Checked By	GLD

CG-101