

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 10, 2024

David Green  
Architractors  
4508 Downey NE  
Albuquerque, NM 87109

**RE: Storage Building for Albuquerque Fence Co.  
3807 Academy Parkway North NE  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 09/12/2024  
Hydrology File: E17D001T**

Dear Mr. Green:

PO Box 1293

Albuquerque

NM 87103

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

Based upon the information provided in your submittal received 10/01/2024, the Conceptual Grading & Drainage Plan **is not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. 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 draining to the BMP by 0.42 inches for new development sites and 0.26 inches for redevelopment sites. 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.
2. This site qualifies as redevelopment and is only required to retain runoff from the 80<sup>th</sup> percentile storm (Vol. = 0.26''\*Imp.Area).
3. Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.

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4. Please provide the SWQV calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them.
5. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- the lot is too small to accommodate management on site while also accommodating the full plan of development;
- the soil is not stable;
- the site use is inconsistent with the capture and reuse of stormwater;
- other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
- public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
- there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
- a waiver to state water law or acquisition of water rights would be required in order to implement management on site.

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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](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

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