CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 21, 2024

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

RE: Rocky Mountain Stone- Addition
4741 Pan American Frwy. NE
Grading & Drainage Plan
Engineer's Stamp Date: 03/14/24
Hydrology File: F16D019

Dear Mr. Walla:

Based upon the information provided in your submittal received 03/14/2024, 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 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 for review at Plaza de Sol.

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

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

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: ROCKY MOUNTAIN STONE Hydrology File # _____

Legal Description: TRACT A-1, LDD SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE ENTITLED "PLAT OF TRACT A-1, LDD SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILEI

City Address, UPC, OR Parcel: 4741 PAN AMERICAN FRWY. NE, ALBUQUERQUE, NEW MEXICO

Applicant/Agent: WALLA ENGINEERING Contact: MIKE WALLA

Address: 6501 AMERICAS PARKWAY NE, SUITE 301, ALBUQUERQUE, NM 87110 Phone: 505-881-3008

Email: mikew@wallaenginering.com

Applicant/Owner: ROCKY MOUNTAIN STONE Contact: SCOTT C. LARDNER

Address: 4741 PAN AMERICAN FRWY. NE, ALBUQUERQUE, NEW MEXICO Phone: 505-345-8518

Email: Scott@rmstone.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE ☐ DFT SITE ☑ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☑ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

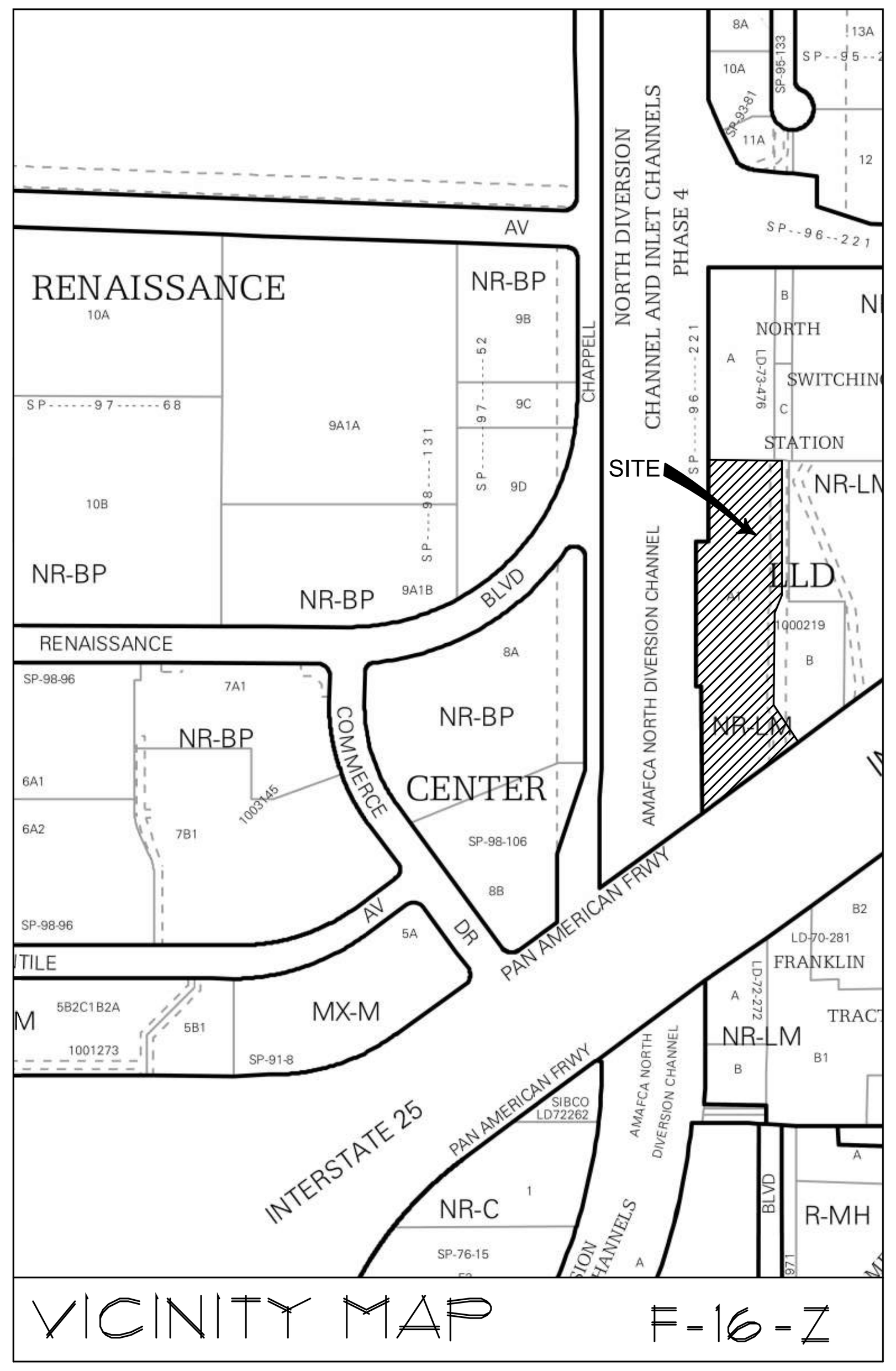
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☑ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 3-14-24

REV. 09/13/23



Grading & Drainage Design Narrative

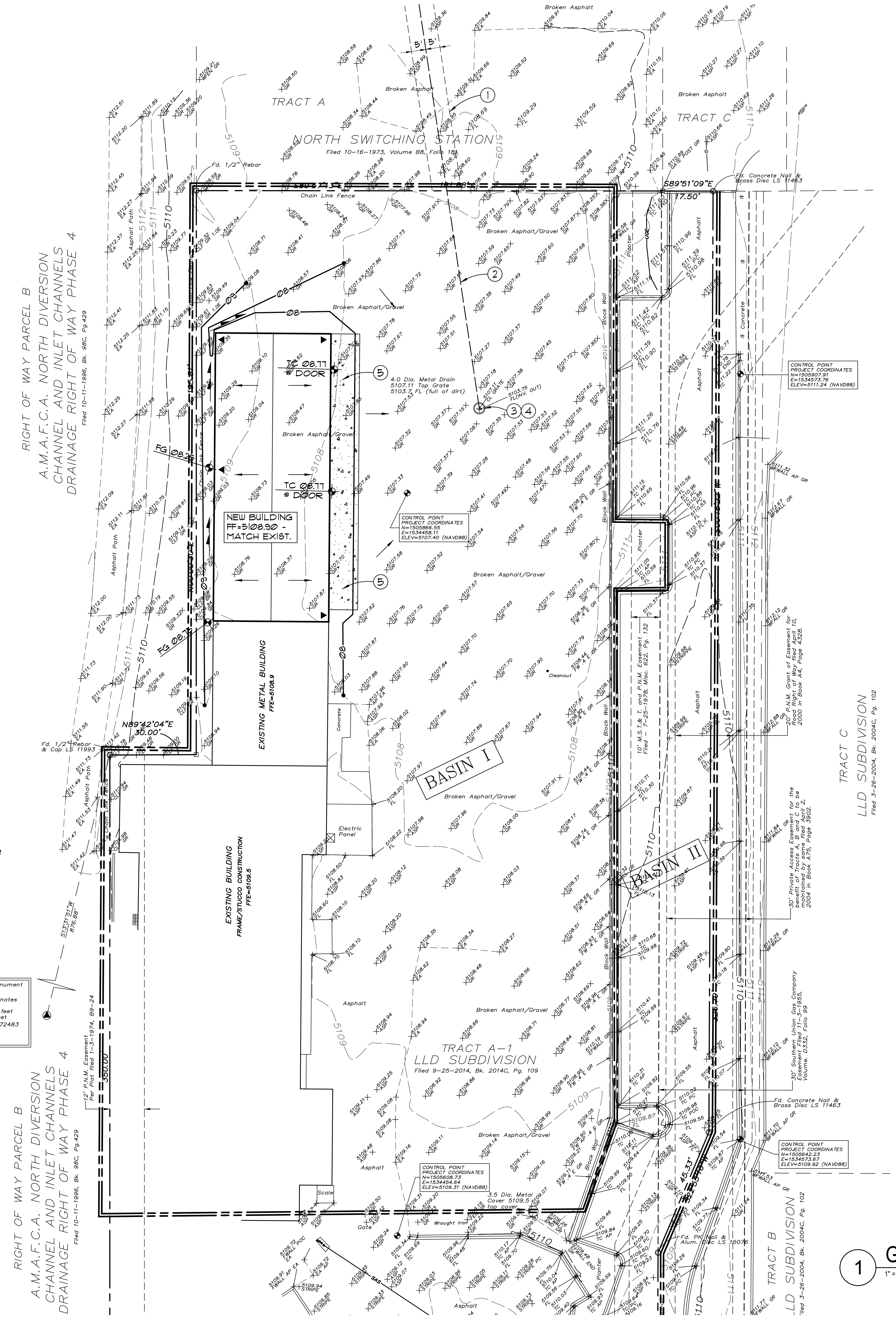
Subject Property: Rocky Mountain Stone Addition, 4741 Pan American Frwy NE, Albuquerque, NM
Area of Site: 3.551 Acre
Reference: City of Albuquerque Development Process Manual (DPM)
Project Description: The development is the construction of a new 4000 SF, single story building addition to an existing structure. The new work will include some regrading of the site adjacent to the new addition with some new site paving for vehicle approaches to the building.
Predeveloped Conditions: The existing site consists of two drainage basins. The north basin is in a low area of the site and has only one means of runoff outfall. This is an existing storm drain inlet and outlet pipe located near the center of the basin. This storm drain outlet collects site developed storm runoff and directs it north in an 8" diameter pipe through a drainage easement (Drainage Easement and Agreement Recorded December 28, 2015 as Document Number 2015-111690, Records of Bernalillo County) shown on drawing, through the adjacent property with an outlet to the AMAFCA North Diversion Channel west of the property. The remaining site slopes to the south and discharges runoff to the side drainage swale of the I-25 East Frontage Road.
Developed Runoff: The new development will only affect the north drainage basin of the property. The new improvements will replace broken asphalt surface area with new roof and a concrete paved approach slab on grade. The drainage method for handling site runoff will not change for this basin and the site grading will only be minimally affected as all developed runoff will be directed to the existing storm inlet and it will exit the site via the existing 8" diameter outlet pipe.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/21/24
BY: Renée C. Brissette
HydroTrans # F16D019

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

Albuquerque Control Survey Monument
"ACS NDC-14"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,504,925.386 U.S. Survey feet
E= 1,534,158.19 U.S. Survey feet
Ground to grid factor= 0.999672483
Delta Alpha= −00°12'16.36"
Elevation=5107.996 (NAVD 88)



1 GRADING and DRAINAGE PLAN
1" = 20'-0"

LEGAL DESCRIPTION

TRACT A-1, LLD SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE ENTITLED "PLAT OF TRACT A-1, LLD SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 25, 2014 IN PLAT BOOK 2014C, PAGE 109.

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- −−−5110−−− EXISTING CONTOUR
- PROPOSED CONTOUR
- 5107.33 GR EXISTING SPOT ELEVATION
- Ø825 PROPOSED SPOT ELEVATION
- FLOW DIRECTION ARROW
- SWALE
- FF FINISH FLOOR
- FG FINISHED GRADE
- ▶ ROOF DRAIN / DOWNSPOUT
- DRAINAGE BASIN BOUNDARY
- NEW CONCRETE APRON

KEYED NOTES

1. EXISTING 10' DRAINAGE EASEMENT ESTABLISHED IN 2015 (DOC #2015111690) WITH EXISTING 8"ϕ PVC STORM DRAIN
2. EXISTING 8"ϕ PVC STORM DRAIN TO REMAIN
3. EXISTING 36"ϕ STORM INLET WITH RESTRICTED FLOW COVER TO REMAIN
4. CONTRACTOR SHALL REMOVE GRAVEL AND SOIL FROM THIS INLET AND PIPE WHICH IS CURRENTLY PREVENTING RUNOFF DISCHARGE FROM THE SITE
5. 10' WIDE, 4000 PSI CONCRETE OR COMPACETD GRAVEL APPROACH APRON

Drainage Calculations

Rocky Mountain Stone Addition @ 4741 Pan American Frwy NE – Basin Area = 1.310 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 2 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

BASIN I:

PRE-DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.000	0.73	2.36	0.49
C	1.015	0.95	3.05	0.63
D	0.295	2.24	4.34	0.90

Weighted E: [(1.015 x 0.95) + (0.295 x 2.24)]/1.31 = 1.24 in
V_{360} = 1.24 x 1.31 x 43560/12 = 5899 CF
Total Qp = (1.015 x 3.05) + (0.295 x 4.34) = 4.376 CFS

DEVELOPED CONDITIONS

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.71	0.36
B	0.000	0.73	2.36	0.49
C	0.903	0.95	3.05	0.63
D	0.407	2.24	4.34	0.90

Weighted E: [(0.903 x 0.95) + (0.407 x 2.24)]/1.31 = 1.35 in
V_{360} = 1.35 x 1.31 x 43560/12 = 6420 CF
Total Qp = (.903 x 3.05) + (0.407 x 4.34) = 4.520 CFS

Storm Water Quality Volume, (SWQV)
BASIN I Added Impervious Area = 0.115 ac
BMP Volume Required: 0.26" x 0.115 x 43560/12 = 108 CF

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

CONSULTANT

ENGINEER

STEEL BUILDING
ROCKY MOUNTAIN STONE CO.

4741 PAN AMERICAN FRWY.
NE ALBUQUERQUE, NEW MEXICO
87109

MARK	DATE	REVISION

PROJECT NO:	R64-0124
CAD DWG FILE:	C-101.DWG
DRAWN BY:	LEK
CHECKED BY:	MJW

SHEET TITLE

GRADING and DRAINAGE PLAN

C-101