

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 5, 2020

Morey Walker, P.E.
Walker Engineering
905 Camino Sierra Vista
Santa Fe, NM 87505

**RE: Ryan's Sewing & Vacuum
5011 San Mateo Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: No Date
Hydrology File: F17D103**

Dear Mr. Walker:

PO Box 1293

Based upon the information provided in your submittal received 02/19/2020, the Grading & Drainage Plan **is not** approved for Building. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Please provide all missing information from the Grading Plan Checklist. **(a, c, d, e, & f)**
Per the DPM Chapter 22 Section 7 - Grading Plan Checklist, the following must be on the Grading Plan. Please add an Engineer's Stamp Date.
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please use 1" = 20' for the scale.
 - c. Please provide a Vicinity Map.
 - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - e. Please provide the FIRM Map and flood plain note with effective date.
 - f. Please provide a legal Description of the property.
2. Please use the procedure for 40 acre and smaller basins as outlined in Chapter 22, Part A of the Development Process Manual (DPM). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event. This site is in Precipitation Zone 4. Then you can accurately state if there is an increase, decrease, or the same runoff as the existing conditions.
3. The storm water quality (SWQ) volume for this site is required in order to manage the storm water runoff. Since this is a redevelopment site, the storm water quality volume is calculated based on the 0.48 inch storm. To calculate the required storm water quality volume to be captured, multiply the impervious area by 0.28 inches for the 80th percentile storm. This required storm water quality volume can be captured within the

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depressed areas of the landscaping. Please also state the total provided storm water quality volume for the site.

4. Please provide the weir calculations for the curb cuts per the DPM. A coefficient of 2.7 is typically used for the equation (6.60) $Q = CLH^{2/3}$.
5. 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.
6. Also as a reminder, please provide a Drainage Covenant for the proposed detention ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.
7. Standard review fee of \$150 will be required at the time of resubmittal.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Ryans Sewing & Vac Building Permit #: BP-2019-29113 Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Applicant: Caliente Properties Contact: Lino Moya

Address: 5619 MARIOLA PL NE A/B. NM 87111

Phone#: 505-480-2285 Fax#: _____ E-mail: LinoElyMoya@g.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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:

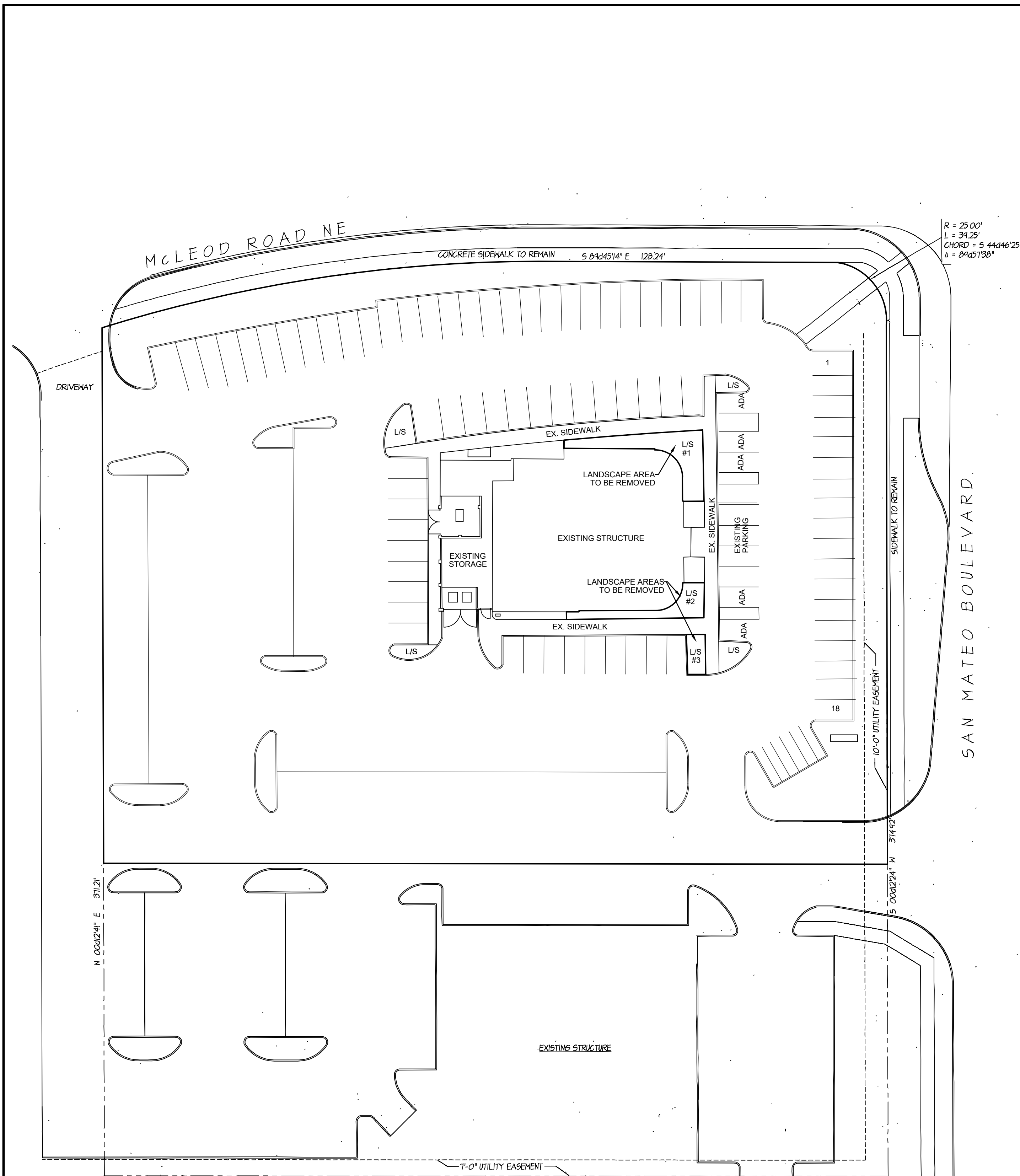
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2-19-20 By: Lino Moya Caliente Properties

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



EXISTING CONDITONS

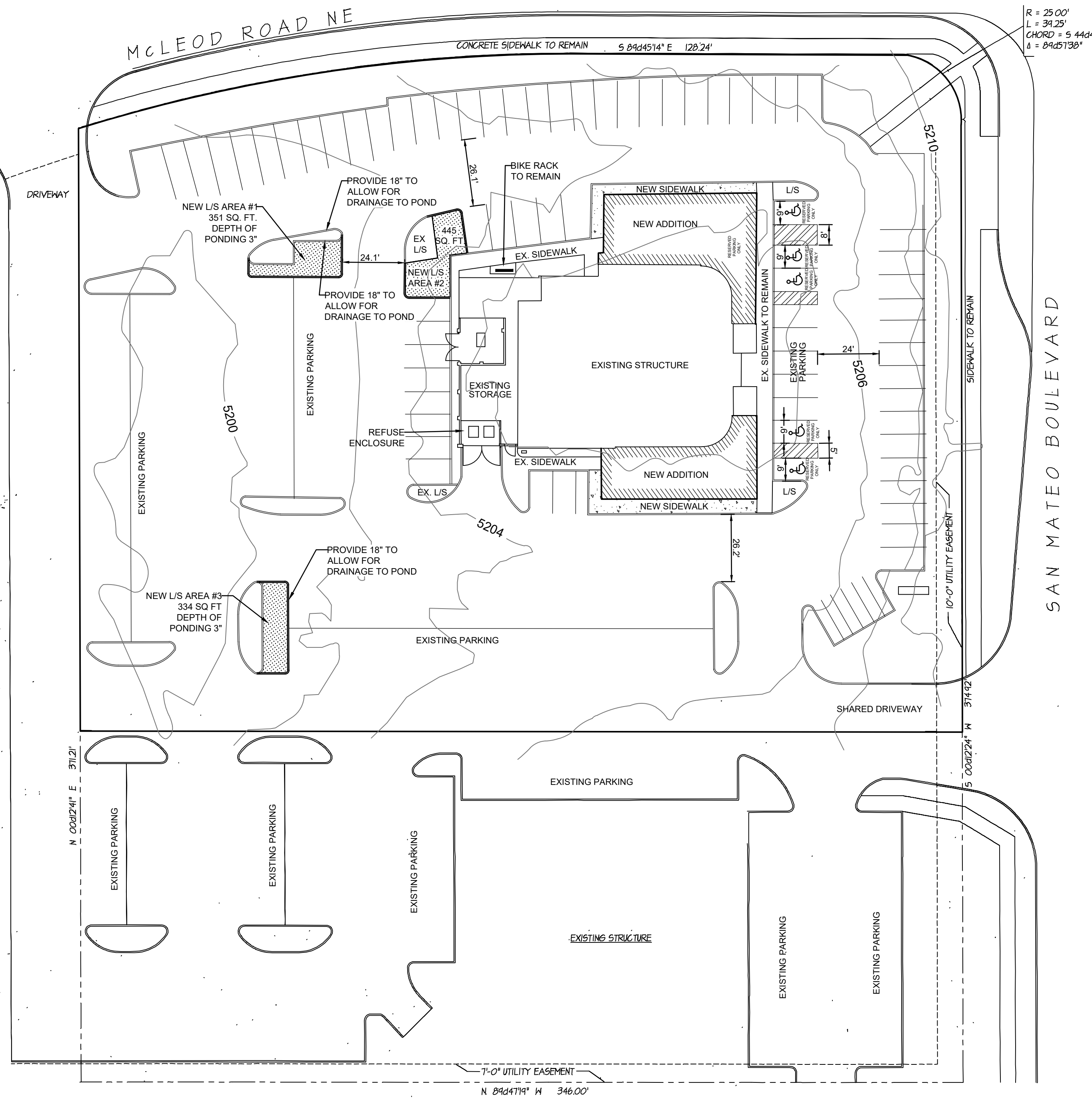
GRADING NOTE

THE NEW CONSTRUCTION WILL BE BUILT UPON EXISTING PAVING/SIDEWALK. NO ADDITIONAL GRADING WILL BE REQUIRED FOR CONSTRUCTION. NO CHANGE IN FLOW PATTERNS OR ELEVATIONS WILL BE NECESSARY.

LANDSCAPE CALCULATIONS

EXISTING LANDSCAPE AREA TO BE REMOVED
L/S #1 = 627 SQ.FT.
#2 = 357 SQ.FT.
#3 = 142 SQ.FT.
TOTAL = 1126 SQ.FT.

NEW LANDSCAPE ARE TO BE REPLACED
L/S #1 = 351 SQ.FT.
#2 = 445 SQ.FT.
#3 = 334 SQ.FT.
TOTAL = 1130 SQ.FT.



PROPOSED DEVELOPMENT

WATER QUALITY CALCULATIONS

PER CITY OF ALBUQUERQUE LAND DEVELOPMENT CODE, THE DRAINAGE DESIGN WILL USE 0.44 IN. OF RAINFALL FOR THE 90TH PERCENTILE EVENT. FOR LAND TYPE "D", THE INITIAL ABSTRACTION IS 0.1". THEREFORE, THE WATER QUALITY RUNOFF OF 0.34 INCHES WILL BE PROVIDED BY PONDING IN THE LANDSCAPE AREA:

REDEVELOPED ROOF AREA: 3303 SQ. FT.
REDEVELOPED SIDEWALK : 753 SQ. FT.
TOTAL REDEVELOPED AREA: 4056 SQ. FT.

WATER QUALITY RUNOFF: 0.34 IN./SQ. FT.
TOTAL WATER QUALITY VOL: 115 CU. FT.

LANDSCAPE AREA # 1 = 351 SQ. FT.
3 = 334 SQ. FT.
DEPTH OF POND = 3 INCHES
WATER QUALITY VOL = 171 CU. F.T. PROVIDED

DRAINAGE CALCULATIONS

FOR THE SITE DRAINAGE, THE AMOUNT OF LANDSCAPE AREA TO BE REMOVED FOR CONSTRUCTION WILL BE REPLACE BY NEW LANDSCAPE AREA. THERE WILL BE NO INCREASE IN IMPERVIOUS AREA AND NO INCREASE IN RUNOFF WITH THIS DEVELOPMENT. REFER TO LANDSCAPE CALCULATION.

COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
LAND USE PLANNER		
PUBLIC WORKS DIRECTOR		
S.F. WATER COMPANY		

PROJECT: RYAN'S SEWING & VACUUM EXPANSION
SHEET TITLE: GRADING AND DRAINAGE PLAN



No.	REVISION	BY	APP.	DATE

PROJECT: 19-221 DESIGNED BY: JRD
FILE: 19-221 GRADE DRAWN BY: JRD
DATE: 10/21/19 CHECKED BY: M.E.W.
SCALE: AS NOTED

Civil Engineering • Water Resources • Traffic Engineering
W.E. Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net