CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 2, 2025

Ron Hensley THE Group 300 Branding Iron Rd. SE Rio Rancho, NM 87124

RE: Chavez Residence 7212 Osuna Rd. NE Grading & Drainage Plan Engineer's Stamp Date: 12/30/2024 Hydrology File: F19D040

Dear Mr. Hensley:

Based upon the information provided in your submittal received 12/30/2024, the Grading & Drainage Plan is approved for Building Permit. Since this site is relatively flat and drains to the road, a pad certification is not needed for this project. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque **PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

- 1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.
- 2. Payment in Lieu (Amount = 123CF x \$6/CF = \$738,) of onsite management of the SWQV must be made. Take three copies of the treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.

www.cabq.gov

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, 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.

Sincerely,

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



City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Chavez Residence	_Building Permit #:	Hydrology File #: F19D040					
DRB#:							
Legal Description: Lot 9-A, BLOCK 11 HI	GHLANDS NORTH UNIT 2						
City Address: 7212 Osuna Road. NE							
-							
Applicant: THE Group		Contact: Ron Hensley					
Address: 300 Branding Iron Rd. SE, Rio Rancho, N	M 87124						
Phone#: 505-410-1622	_Fax#:	E-mail: ron@thegroup.cc					
Owner: Larry Chavez		Contact: Richard C Schalk AIA					
Address: 1606 Old Town Road NW, Albuque							
	_Fax#:						
TYPE OF SUBMITTAL: PLAT (# OF IS THIS A RESUBMITTAL?: Y DEPARTMENT: TRAFFIC/ TRANSPOR Check all that Apply:	esNo						
TYPE OF SUBMITTAL:	APPLIC BUILDING PER CERTIFICATE PRELIMINARY SITE PLAN FO SITE PLAN FO SITE PLAN FO FINAL PLAT A SIA/ RELEASE FOUNDATION GRADING PER GRADING PER GRADING/ PAI WORK ORDER CLOMR/LOMR FLOODPLAIN	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 SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)					
DATE SUBMITTED: <u>12/30/24</u>	By: By:						

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.80 ACRES LOCATED ON THE SOUTH SIDE OF OSUNA ROAD. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0139G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY **EQUATIONS:**

WEIGHTED E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

FLOW = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

WHERE FOR 100-YEAR, 6-HOUR STORM(ZONE3)

Ea= 0.67 Qa= 1.84
Eb= 0.86 Qb= 2.49
Ec= 1.09 Qc= 3.17
Ed= 2.58 Qd= 4.49

Eu- 2.30 Qu- 4.49														
	AREA	TREAT	/IENT A	TREAT	JENT B	TREAT	/IENT C	TREAT	MENT D	WEIGHTED E	VOLUME	FLOW	CFS/AC	ALLOWED
BASIN	(sf)	%	sf	%	sf	%	sf	%	sf		(cuft.)	(cfs)	(cfs)	(cfs/ac)
ALLOWABLE	34848	100%	34848	0%	0	0%	0	0%	0	0.6700	1946	1.47	1.84	2.23
FUTURE	34848	0%	0	52%	18191	15%	5227	33%	11430	1.4587	4236	2.60	3.25	2.23

PRECIPITATION

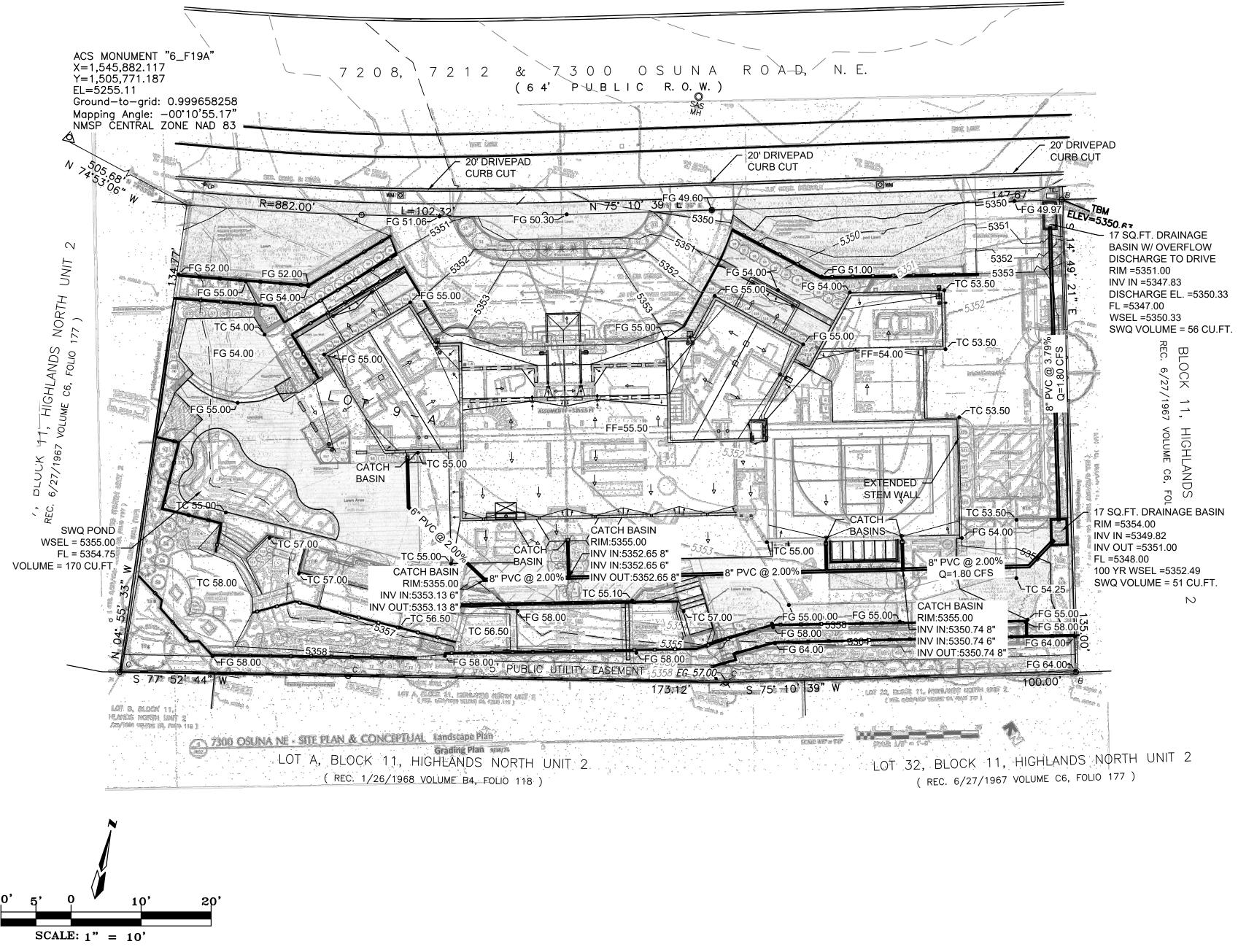
THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE **DEVELOPMENT PROCESS MANUAL, SECTION 6.**

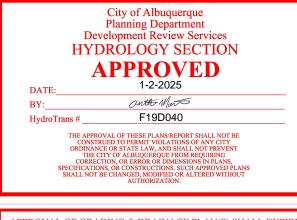
EXISTING DRAINAGE

THE SITE IS LOT 9-A IN THE SUBDIVISION HIGHLANDS NORTH UNIT 2. THE SITE IS DESIGNATED AS FREE DISCHARGE TO OSUNA ROAD. THERE ARE NO FLOWS THAT ENTER THE SITE DUE TO EXISTING DEVELOPMENT.

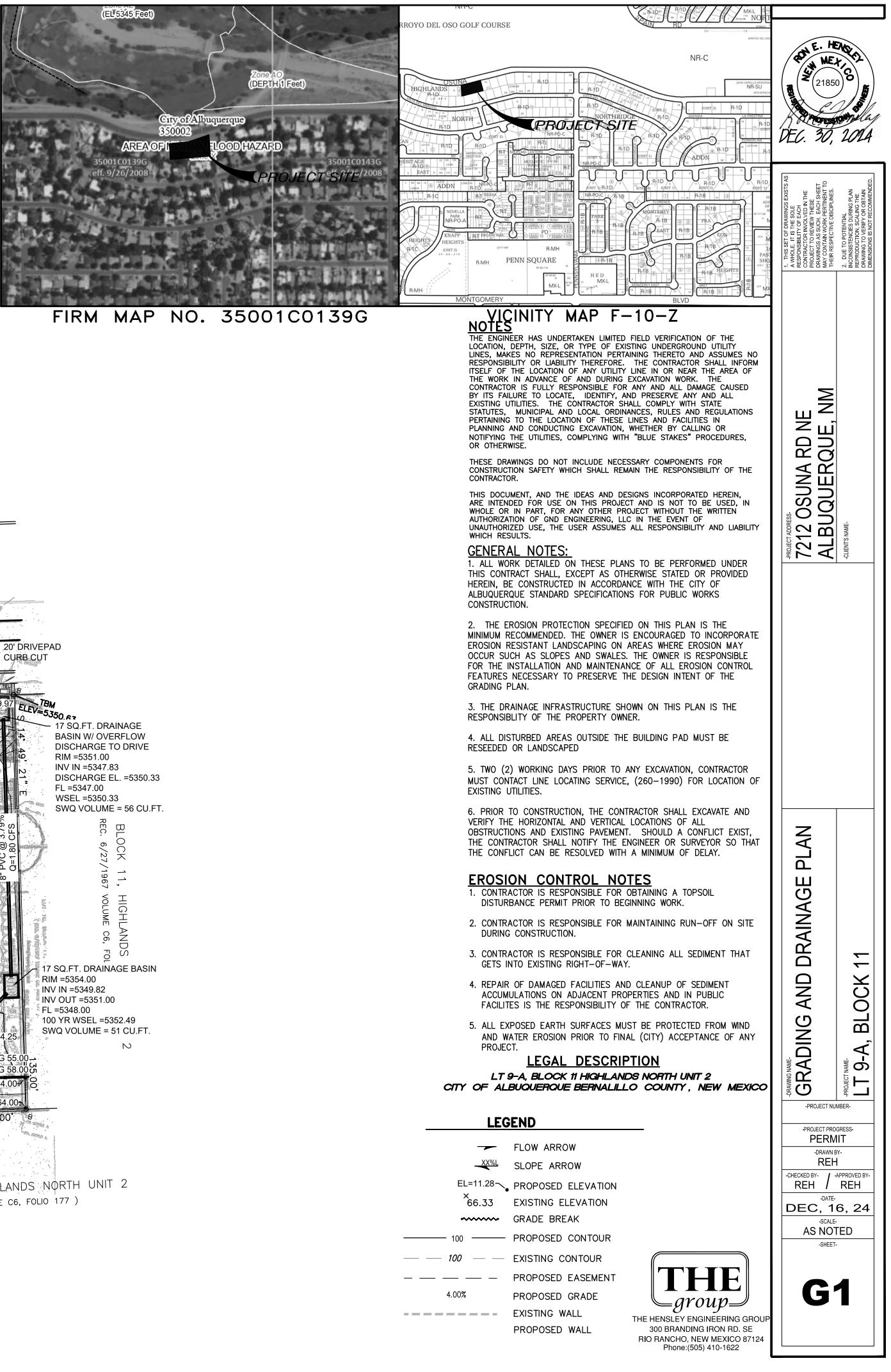
DEVELOPED CONDITION

THIS PLAN IS IN SUPPORT OF THE BUILDING PERMIT. THE SITE WILL BE DEVELOPED AS A SINGLE FAMILY HOME WITH WITH A FLOOR AREA OF APPROX. 8,430 SQ.FT. WITH DEVELOPED RUNOFF ROUTED TO RETENTION PONDS AND DRAINAGE BASINS WITH DISCHARGE TO OSUNA ROAD. THE SWQ PONDS WILL HAVE A VOLUME OF APPROXIMATELY 277 CU.FT. WITH THE BALANCE OF THE REQUIREMENT MET WITH CASH IN LIEU PAYMENT.





PPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIF WO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF N BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMEN



REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 11,430 SQ.FT.

REQUIRED VOLUME = 14,000 * 0.42/12 = 400 CU.FT. VOLUME PROVIDED = 277 CU.FT.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

WAIVER APPLICATION FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE

GENERAL INFORMATION

APPLICANT: <u>Larry Chavez</u>

DATE: <u>12/30/2024</u>

DEVELOPMENT: <u>Chavez Residence</u>

LOCATION: <u>7212 Osuna Road NE</u>

Lot 9-A, BLOCK 11 HIGHLANDS NORTH UNIT 2

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 400 cubic feet

The provided volume is 277 cubic feet

The deficient volume is 123 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:

The lot is too small to accommodate management on site while also accommodating the full plan of development.

Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.

<u>Ron E. Hensley PE</u> 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 = <u>\$ 738.00</u>

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.

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City of Albuquerque Hydrology Section