CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

February 16, 2024

Thomas D. Johnston, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

RE: G&S Meats
1333 Aspen Ave NW
Grading and Drainage Plan
Engineer's Stamp Date: 02/09/24
Hydrology File: H13D119

Dear Mr. Johnston:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 02/09/2024, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. The drainage runoff for the proposed addition drains toward the northeast corner of the property. Therefore, this needs to be in a retention pond that holds the 100 year – 10 day volume for this addition only. Please provide the calculations and show that the retention pond can be placed in this limited space. If not, then the addition may have to be reduced in order to handle both the proposed addition and the required retention pond.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

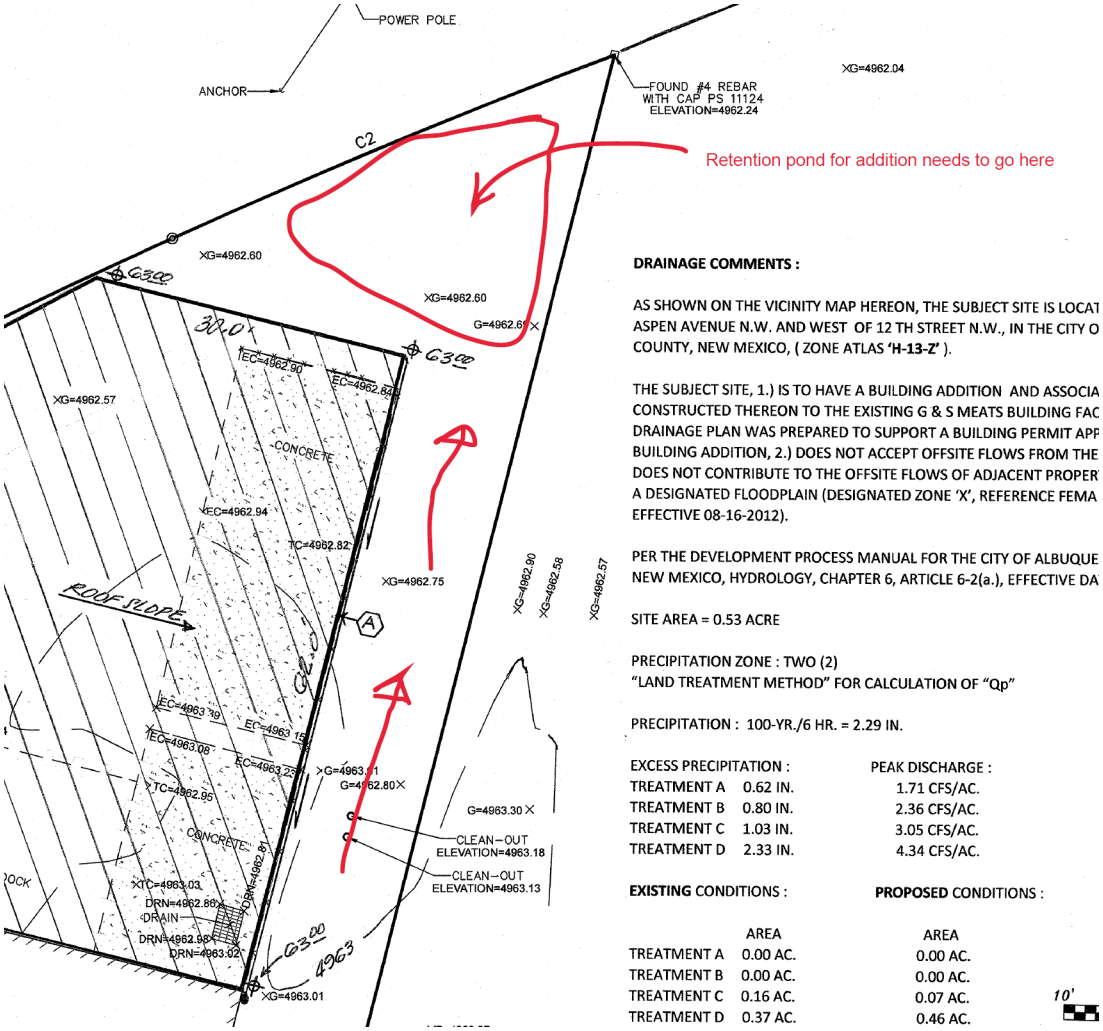
Mayor Timothy M. Keller

PO Box 1293

Albuquerque

NM 87103

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, 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

Project Title: G & S MEATS **Building Permit #**_____ **Hydrology File #**_____

DRB#_____ **EPC#**_____

Legal Description: TRACT 341-A2-A1-A1-A1-A1-C2 M.R.G.C.D. MAP 35 City Address OR Parcel 1333 ASPEN AVE. N.W.

(INVOICE) **Applicant/Agent:** RBA ARCHITECTURE **Contact:** RICK BENNETT

Address: 1104 PARK AVE. S.W. **Phone:** 505-242-1859

Email: galeb@rba81.com

Applicant/Owner: GEORGE T. RODRIGUEZ DEVELOPMENT CONSULT. **Contact:** GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E. **Phone:** 505-610-0593

Email: pawrod@hotmail.com

TYPE OF DEVELOPMENT: __PLAT (#of lots) __RESIDENCE __DRB SITE __ ADMIN SITE: ✓

RE-SUBMITTAL: __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
- __FLOOD PLAN DEVELOPMENT PERMIT APP.
- __ELEVATION CERTIFICATE
- __CLOMR/LOMR
- __TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- __TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- __TRAFFIC IMPACT STUDY (TIS)
- __STREET LIGHT LAYOUT
- __OTHER (SPECIFY)
- __PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ✓ BUILDING PERMIT APPROVAL
- __CERTIFICATE OF OCCUPANCY
- __CONCEPTUAL TCL DRB APPROVAL
- __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
- __FLOOD PLAN DEVELOPMENT PERMIT
- __OTHER (SPECIFY)_____

DATE SUBMITTED: 02-06-2024

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

WAIVER APPLICATION FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE

GENERAL INFORMATION

APPLICANT: THOMAS D. JOHNSTON, P.E. DATE: 02-06-2024

DEVELOPMENT: G & S MEATS

LOCATION: 1333 ASPEN AVENUE N.W.

ALBUQUERQUE, NEW MEXICO (ZONE ATLAS 'H-13-Z')

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 80.2 cubic feet

The provided volume is -0- cubic feet

The deficient volume is 80.2 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.

Professional ~~Engineer~~ or Architect

THOMAS D. JOHNSTON LICENSED PROFESSIONAL ENGINEER NEW MEXICO 17158

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.

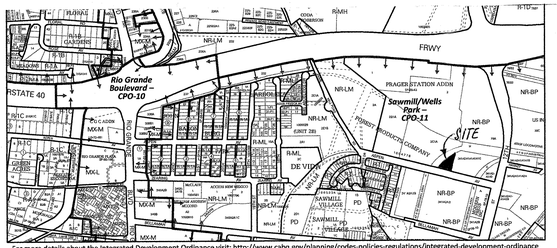
AMOUNT OF PAYMENT-IN-LIEU = $ 641.60

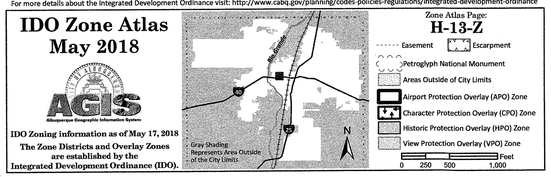
THIS SECTION IS FOR CITY USE ONLY

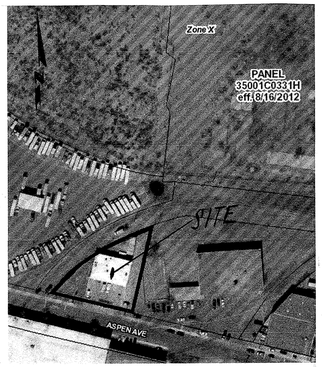
☐ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

City of Albuquerque
Hydrology Section







F.E.M.A. PANEL NO. 35001C0331H
EFFECTIVE DATE : 08-16-2012

GENERAL NOTES:

1: CONTOUR INTERVAL IS ONE (1) FOOT.

2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5–J13A", HAVING AN ELEVATION OF 4960.499, NAVD 1988.

3: UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS–BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.

4: THIS IS **NOT** A BOUNDARY SURVEY; APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.

2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.

3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.

2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

NOTE: REMOVE ALL EXISTING CONCRETE SLABS AND LOADING DOCK WITHIN THE AREA OF PROPOSED BUILDING ADDITION.

NOTES:

BUILDING PAD COMPACTION TO BE PER SOILS ENGINEER'S TEST RESULTS AND RECOMMENDATIONS.

CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS (AS SHOWN) WITH SPLASH BOXES TO DISSIPATE DRAIN FLOW ENERGY. ← (A)

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM STRUCTURE.

PROJECT T.B.M. : AS SHOWN ON THE PLAN HEREON.

DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF ASPEN AVENUE N.W. AND WEST OF 12 TH STREET N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS **'H-13-Z'**).

THE SUBJECT SITE, 1.) IS TO HAVE A BUILDING ADDITION AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON TO THE EXISTING G & S MEATS BUILDING FACILITIES, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR SAID PROPOSED BUILDING ADDITION, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM THE ADJACENT PROPERTIES , 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (DESIGNATED ZONE 'X', REFERENCE FEMA PANEL NO. 35001CO331H, EFFECTIVE 08-16-2012).

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a.), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 0.53 ACRE

PRECIPITATION ZONE : TWO (2)
"LAND TREATMENT METHOD" FOR CALCULATION OF "Qp"

PRECIPITATION : 100-YR./6 HR. = 2.29 IN.

EXCESS PRECIPITATION :		PEAK DISCHARGE :
TREATMENT A	0.62 IN.	1.71 CFS/AC.
TREATMENT B	0.80 IN.	2.36 CFS/AC.
TREATMENT C	1.03 IN.	3.05 CFS/AC.
TREATMENT D	2.33 IN.	4.34 CFS/AC.

EXISTING CONDITIONS :	AREA	**PROPOSED** CONDITIONS : AREA
TREATMENT A	0.00 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.16 AC.	0.07 AC.
TREATMENT D	0.37 AC.	0.46 AC.

EXISTING EXCESS PRECIPITATION :
WEIGHTED 'E' = (0.62 X 0.07)+(0.80 X 0.00)+(1.03 X 0.16)+(2.33 X 0.37) / 0.53 = 1.94 IN.
V100-360 = (1.94 X 0.37) / 12 = 0.05982 AC. FT. = 2,605.8 CU. FT.

EXISTING PEAK DISCHARGE :
Q-100 = (1.71 X 0.00)+(2.36 X 0.00)+(3.05 X 0.16)+(4.34 X 0.37) = 2.10 CFS

PROPOSED EXCESS PRECIPITATION :
WEIGHTED 'E' = (0.62 X 0.00)+(0.80 X 0.00)+(1.03 X 0.07)+(2.33 X 0.46) /0.53 = 2.15 IN.
V100-360 = (2.15 X 0.46) / 12 = 0.08242 AC. FT. = 3,590.2 CU. FT.

PROPOSED PEAK DISCHARGE :
Q-100 = (1.71 X 0.00)+(2.36 X 0.00)+(3.05 X 0.07)+(4.34 X 0.46) = 2.21 CFS

INCREASE: V100-360 = 984.4 CU. FT. Q100 = 0.11 CFS

***** STORM WATER QUALITY POND VOLUME REQUIREMENT CALCULATION:**
"NEW ADDITION IMPERVIOUS AREA" = 3,700.0 SQ. FT.
0.26"/12 X 3,700.0 = 80.2 CU. FT.
80.2 CU. FT. X $ 8.00/CU. FT. = **$ 641.60** (CASH IN LIEU AMOUNT DUE)
****REQUEST FOR "CASH IN LIEU" FOR REQUIRED RETENTION POND VOLUME.**

LEGAL DESCRIPTION : TRACT 341-A2-A1-A1-A1-C2, M.R.G.C.D. MAP NO. 35, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

THOMAS D. JOHNSTON NEW MEXICO 17158 LICENSED PROFESSIONAL ENGINEER
2.09.2024

ENGINEER'S SEAL

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.54'	234.80'	232.15'	N 51°10'09" E	29°51'35"
C2	688.16'	45.23'	45.22'	N 67°32'26" E	3°45'56"

LEGEND
CB = CURB
DC = DRIVE CUT
EC = EDGE OF CONCRETE
EA = EDGE OF ASPHALT
G = GROUND
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE

GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
12800 SAN JUAN AVENUE, N.E.
ALBUQUERQUE, NEW MEXICO 87123
(505)610-0593

A GRADING AND DRAINAGE PLAN FOR AN ADDITION TO **G & S MEATS**

1333 ASPEN AVENUE N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2024

GRADING AND DRAINAGE PLAN