

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 18, 2022

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: 1719 5th St. NW
Grading and Drainage Plan
Engineer's Stamp Date: 02/13/22
Hydrology File: H14D100

Dear Mr. McGee:

Based upon the information provided in your submittal received 02/28/2022, the Grading & Drainage Plan is approved for Building Permit and SO-19 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

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

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 (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

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: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ 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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

February 25, 2022

Renee Christina Brissette, PE CFM
Hydrology – Sr Engineer
Development Review Services Division
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102

RE: 1719 5th St NW

Dear Ms Brissette,

The revised plan is being re-submitted with minor revisions to address your January 7 comments as follows:

1. The plan linework has been revised to clarify what is new vs existing.
2. The new building to the south has been added as part of this redevelopment work.
3. The drafting has been revised to show the proposed work within the R/W and Keyed notes have also been added.
4. The TCL plan was approved with the proposed flared driveway (2425) which is attached.
5. SWQ Volumes have been added along with Top/Bottom Pond elevations.
6. City standards have been referenced for sidewalk culverts and elevations are added.
7. A weir calculation has been added for a 12" sidewalk.
8. A note has been added referencing the Utility plan for the refuse drain.
9. An ESC plan will be prepared and submitted.

Please contact me if you have additional questions. Thank you.

A handwritten signature in blue ink that reads 'Scott M McGee'. The signature is fluid and cursive, with the first letters of each name being capitalized.

Scott M McGee

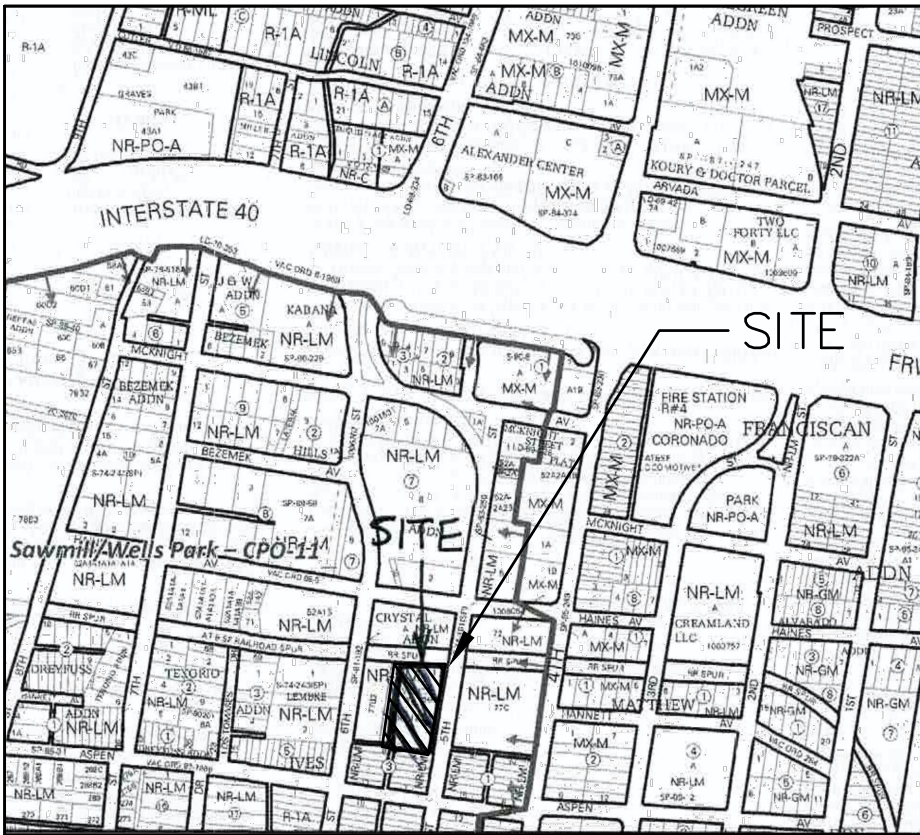
SPECIAL ORDER 19 NOTES

- Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 ~ "SO-19")
- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
 - An excavation permit will be required before beginning any work within City Right-Of-Way.
 - All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
 - Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
 - Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 - Backfill compaction shall be 95%.
 - Maintenance of the facility shall be the responsibility of the owner of the property being served.
 - Work on arterial streets may be required on a 24-hour basis.
 - For excavation and barricading inspections, contact DMD Construction Services Division.



R/W KEYED NOTES

- REMOVE EXISTING DRIVEPAD AND INSTALL NEW STD CURB & GUTTER AND NEW 6' PUBLIC SIDEWALK AS SHOWN PER COA STD DWGS 2415A, 2430, AND 2432.
- INSTALL NEW 25'-WIDE CONCRETE DRIVEPAD PER COA STD DWG 2425.
- INSTALL NEW 12'-WIDE SIDEWALK CULVERT PER CITY STD DWG 2236.
- EXISTING CURB & GUTTER TO REMAIN.



VICINITY MAP H-14-Z

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=4966.4 PROPOSED BUILDING FINISH FLOOR ELEV
- XX.X NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB

DRAINAGE ANALYSIS

ADDRESS: 1715 5th Street NW, Albuquerque, NM

LEGAL DESCRIPTION: TRACTS 1 & 2, LANDS OF DEVEREUX & WATSON and Lots 1-5 to the south

SITE AREA: 75,974 SF (1.74 acre)

BENCHMARK: City of Albuquerque Station '17-114' being a brass cap with ELEV= 4957.484 (NAVD 1988)

SURVEYOR: CSI-Cartesian Surveys Inc. dated January, 2021

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0332G (8/16/12), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: There is no offsite flow that enters this site.

EXISTING CONDITIONS: The site is a developed commercial site that is flat but slopes down slightly to the south and discharges to 5th Street. One of the two commercial buildings has recently been demolished. There is an existing 13,900 SF building with existing asphalt paving.

PROPOSED IMPROVEMENTS: The proposed 2,900 SF building addition will be attached to the existing building with patio areas between. The added roof area will slope to the east side of the building. The new asphalt parking will be sloped to direct surface runoff to depressed landscape areas as shown. A new building is also proposed at the south end of the site as shown.

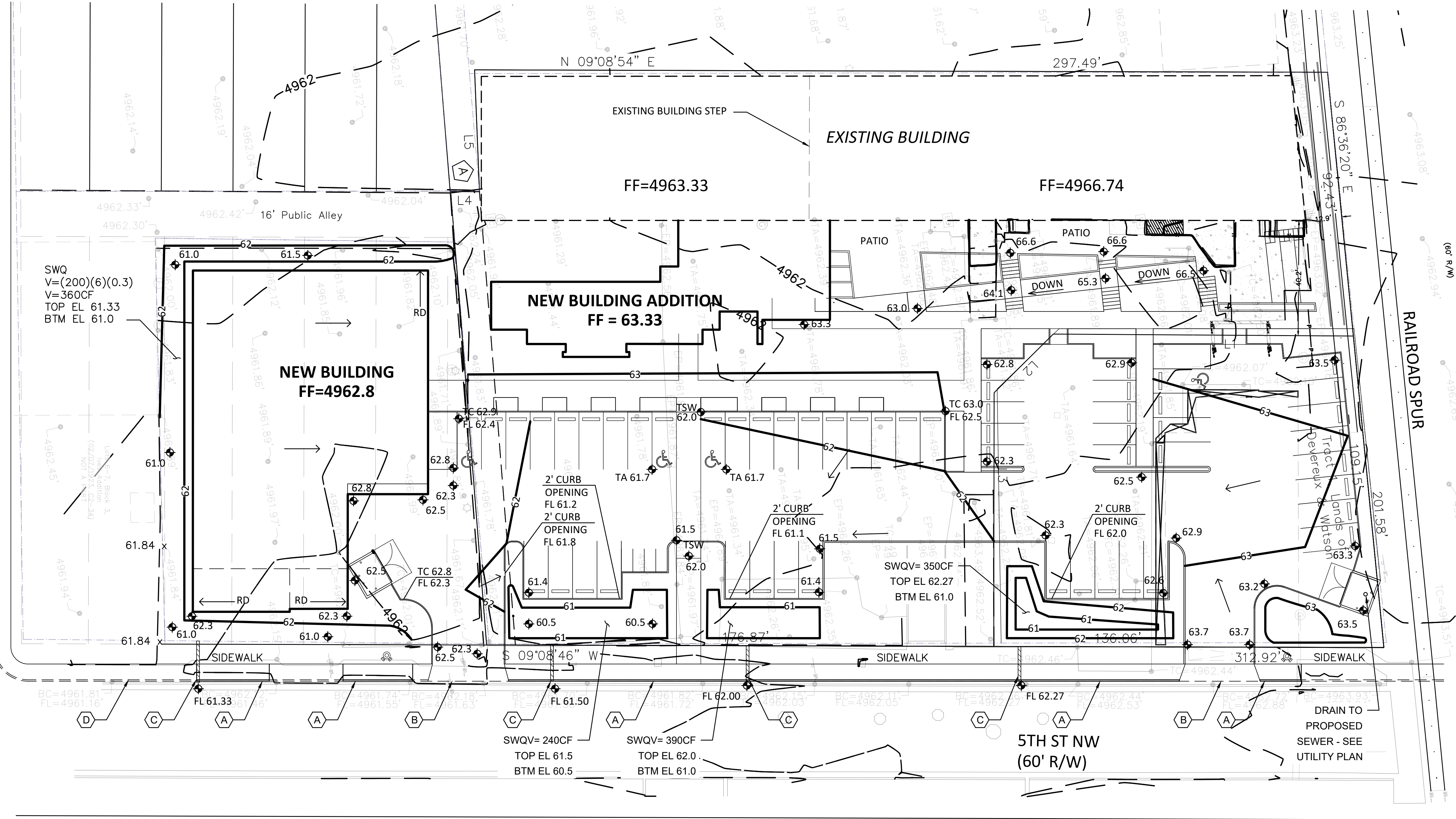
DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of the onsite retention ponds for the SWQ volume.

Existing land treatment: 18% C and 82% D Precipitation Zone: 2
 $Q = [(0.18)(3.14) + (0.82)(4.7)](1.74) = 7.7 \text{ CFS}$

Proposed land treatment: 5% B, 9% C and 86% D
 $Q = [(0.05)(2.28) + (0.09)(3.14) + (0.86)(4.70)](1.74) = 7.8 \text{ CFS}$

Redeveloped SWQ $V = (51,200)(0.26/12) = 1,109 \text{ CF}$
The proposed retention storage areas will provide:
 $V = 350 + 390 + 240 + 360 = 1,340 \text{ CF} \quad (1340 > 1109 \text{ OK})$

Weir $Q = CLH^{2/3} = (2.7)(1.0)(0.67)^{2/3} = 2.0 \text{ CFS}$



GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'



Scott M McGee

9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com