

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 21, 2024

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: 2010 Claremont Ave NE  
Grading and Drainage Plan  
Engineer's Stamp Date: 02/13/24  
Hydrology File: H15D004A**

Dear Mr. Soule:

Based upon the information provided in your submittal received 02/14/2024, 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.

**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 pay the Payment-in-Lieu of \$ 840.00 by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

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If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov) .

Sincerely,

*Renée C. Brissette*

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**WAIVER APPLICATION FROM STORMWATER  
QUALITY VOLUME MANAGEMENT ON-SITE**

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**GENERAL INFORMATION**

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APPLICANT: JUAN GARCIA DATE: 2/21/24

DEVELOPMENT: CONSTRUCTION YARD

LOCATION: 2010 CLAREMONT

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**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 105 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 105 cubic feet

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**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: \_\_\_\_\_

Due to use and depth of water quality pond, the owner  
elects to pay fee in lieu to better service the requirement

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DAVID SOULE**

Professional Engineer or Architect

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## PAYMENT-IN-LIEU

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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 = \$ 840.00

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## THIS SECTION IS FOR CITY USE ONLY

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

☐ Waiver is DENIED.

*Renée C. Brissette*

02/21/24

City of Albuquerque  
Hydrology Section



|                      |              |                 |                        |                        |                        |                        |                       | 100-Year, 6-hr.   |             |                   | 10-DAY |       |       |
|----------------------|--------------|-----------------|------------------------|------------------------|------------------------|------------------------|-----------------------|-------------------|-------------|-------------------|--------|-------|-------|
| Basin                | Area<br>(sf) | Area<br>(acres) | Treatment A<br>(acres) | Treatment B<br>(acres) | Treatment C<br>(acres) | Treatment D<br>(acres) | Weighted E<br>(ac-ft) | Volume<br>(ac-ft) | Flow<br>cfs | Volume<br>(ac-ft) |        |       |       |
| Existing<br>Proposed | 29976.00     | 0.688           | 0%                     | 0%                     | 0.000                  | 4%                     | 0.028                 | 96%               | 0.661       | 2.278             | 0.131  | 2.95  | 0.219 |
|                      | 29976.00     | 0.688           | 0%                     | 0%                     | 3%                     | 0.021                  | 2%                    | 0.014             | 95%         | 0.654             | 2.258  | 0.129 | 2.93  |

$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$$

First flush requirement  
treatment provided

|                         |                |
|-------------------------|----------------|
| First flush requirement | 105 cubic feet |
| treatment provided      | 262 cubic feet |

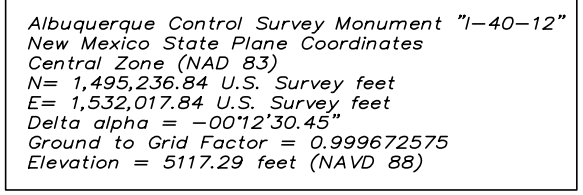
.26 cf per sf redeveloped 7400 square feet

Where for 100-year, 6-hour storm(zone2)

Where for 100-year, 6-hour storm(zone2)

|          |          |
|----------|----------|
| Ea= 0.62 | Qa= 1.71 |
| Eb= 0.8  | Qb= 2.36 |
| Ec= 1.03 | Qc= 3.05 |
| Ed= 2.33 | Qd= 4.34 |

THIS SITE IS A REDEVELOPMENT OF A SITE THAT IS CURRENTLY DEVELOPED AS A COMPLETELY PAVED PARKING LOT. THE SITE WAS RECENTLY SPLIT FOR THE TRACT TO THE SOUTH. THE ADJACENT TRACT CONTAINS A BLANKET DRAINAGE EASEMENT FOR THIS LOT. THE SITE CURRENTLY DISCHARGES 2.95 CFS TO THE ADJACENT LOT. THE PROPOSED IMPROVEMENTS MAINTAIN EXISTING DRAINAGE PATTERNS AND REDUCES DISCHARGE TO 2.93 CFS. THE SITE REQUIRES 105 CF OF FIRST FLUSH VOLUME. THE OWNER ELECTS TO PAY A FEE IN LIEU OF THE REQUIREMENT. THE MAJORITY OF ASPHALT SHALL NOT BE MODIFIED.



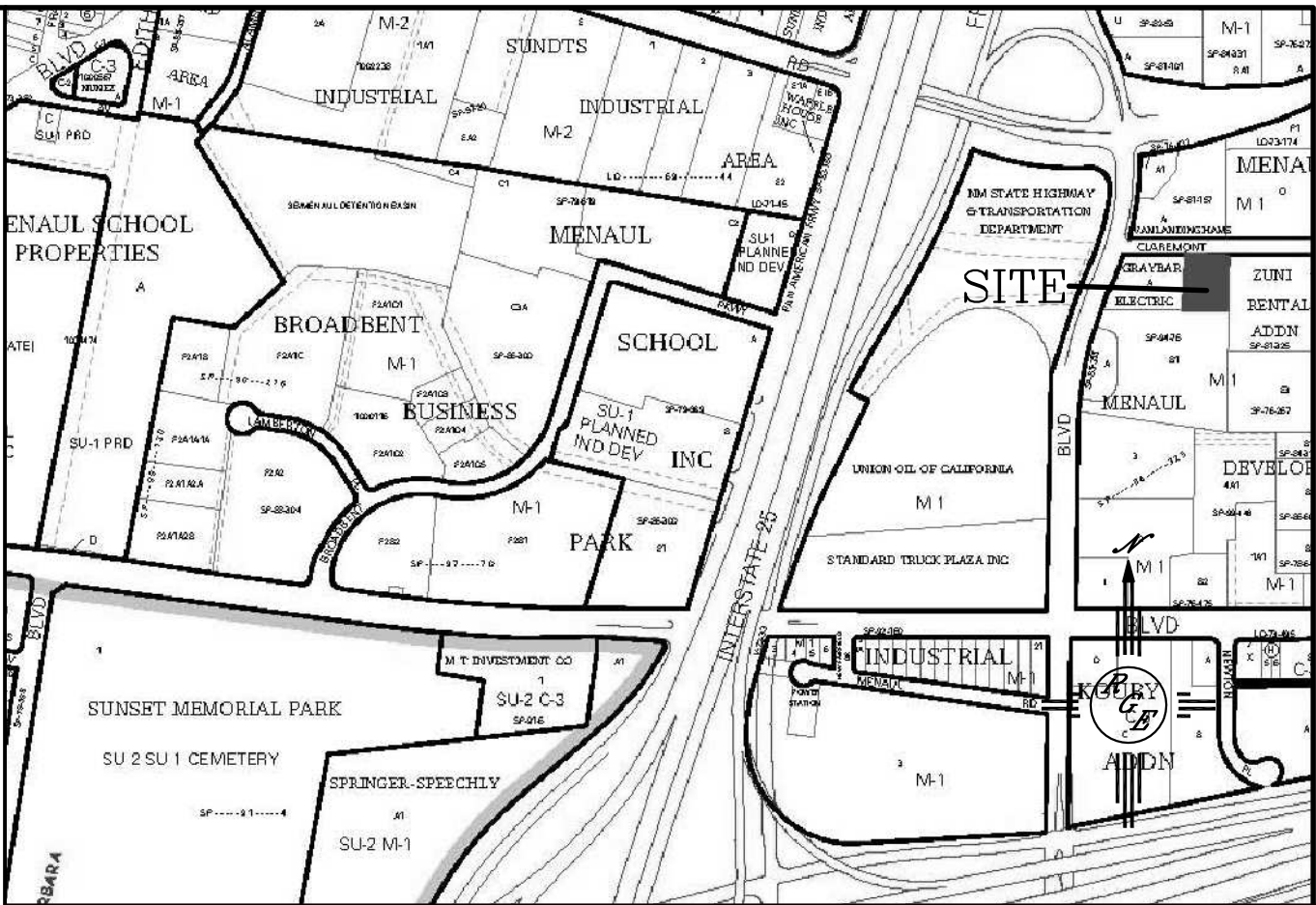
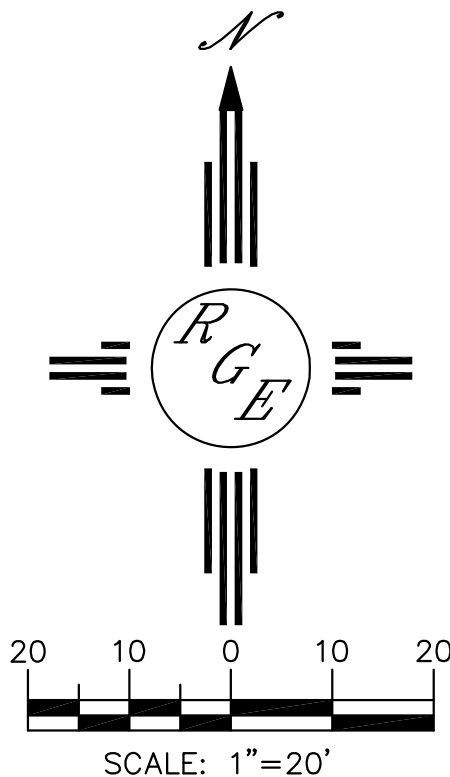
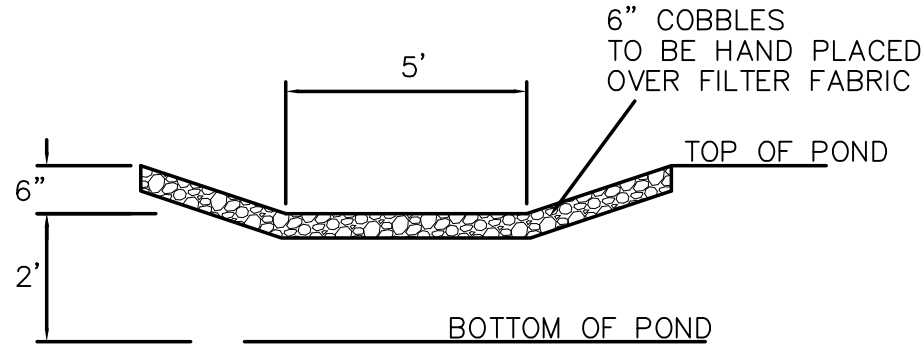
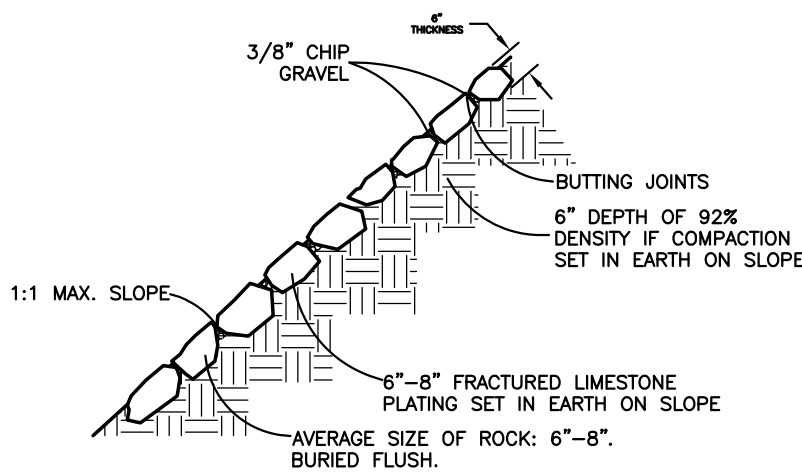
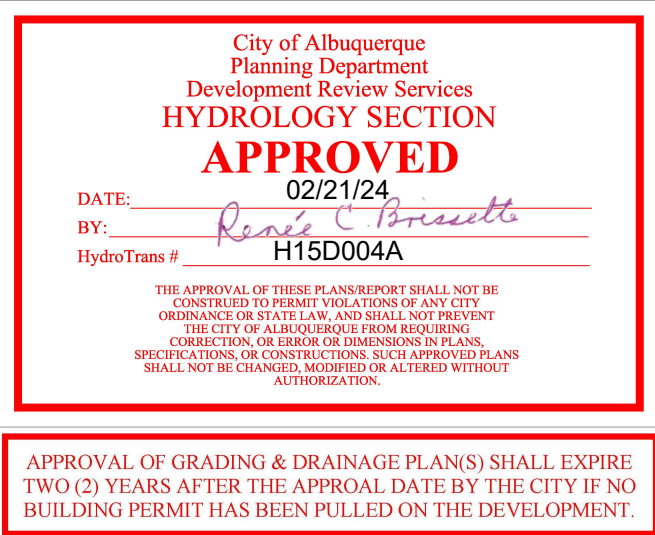
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

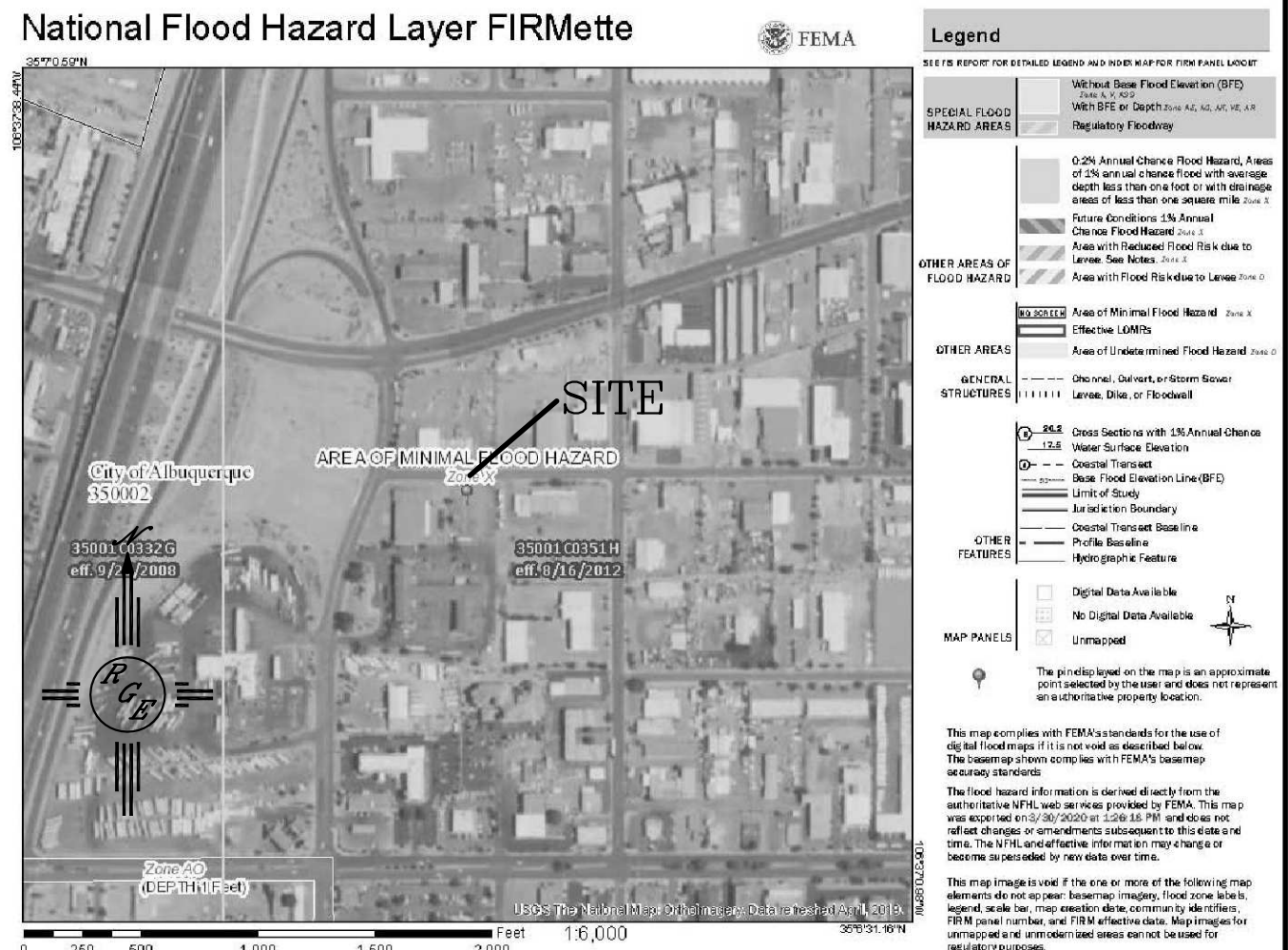
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



## D-10-Z



**LEGAL DESCRIPTION:**

PARCEL B-1-B MENAUL DEVELOPMENT AREA

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

4. SURVEY INFORMATION PROVIDED BY SURV-TEK USING NAVD DATUM 1988.

-XXXX- EXISTING CONTOUR  
 - - - - - EXISTING INDEX CONTOUR  
 -XXXX- PROPOSED CONTOUR  
 -XXXX- PROPOSED INDEX CONTOUR  
 +XXXX EXISTING SPOT ELEVATION  
 ●XXXX PROPOSED SPOT ELEVATION  
 ————— BOUNDARY  
 ||||| PROPOSED RETAINING WALL  
 - - - - - EXISTING CURB AND GUTTER  
 - - - - - PROPOSED EARTHEN SWALE

PROPOSED CONCRETE  
PROPOSED PONDING  
PROPOSED GRAVEL

