

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 13, 2021

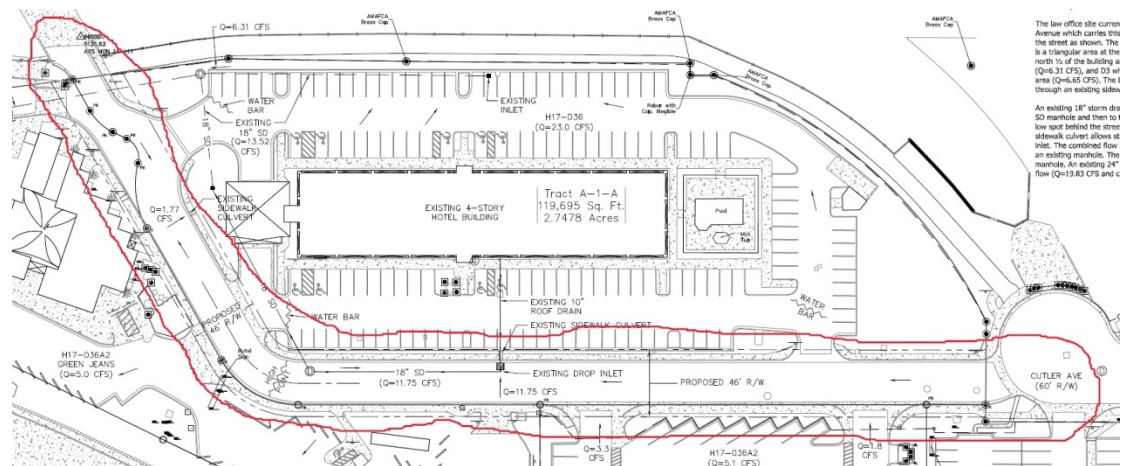
Scott McGee, P.E.  
9700 Sand Verbena Trail NE  
Albuquerque, NM 87122

**RE: Cutler Right-of-Way Dedication  
Master Drainage Plan  
Engineer's Stamp Date: 07/15/21  
Hydrology File: H17D036**

Dear Mr. McGee:

Based upon the information provided in your submittal received 07/15/2021, the Master Drainage Plan is **not** approved for Work Order and for action by the DRB on Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

1. Please provide a Grading Plan with enough grades for the Work Order. (please see image below)



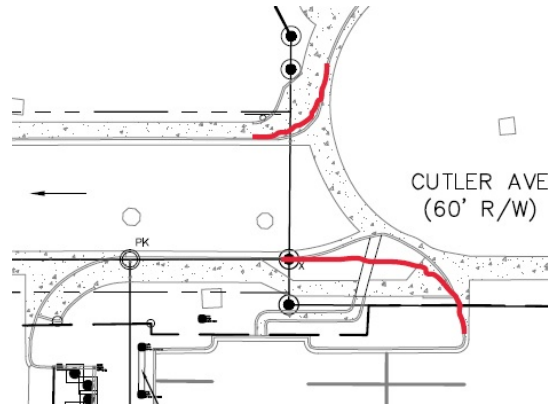
2. Please verify the pipe size, material of the existing storm sewer. Also please provide the rim elevation of the manholes, pipe inverts, inlet rim elevations. This will be needed to determine if these need to be replaced and added to the Infrastructure List., and get grate elevation.
3. Also please include any changes that will be done for the Work Order on the Grading Plan. For example, at the cul-de-sac the road will be flattened and straightened. (please see image below)

# CITY OF ALBUQUERQUE

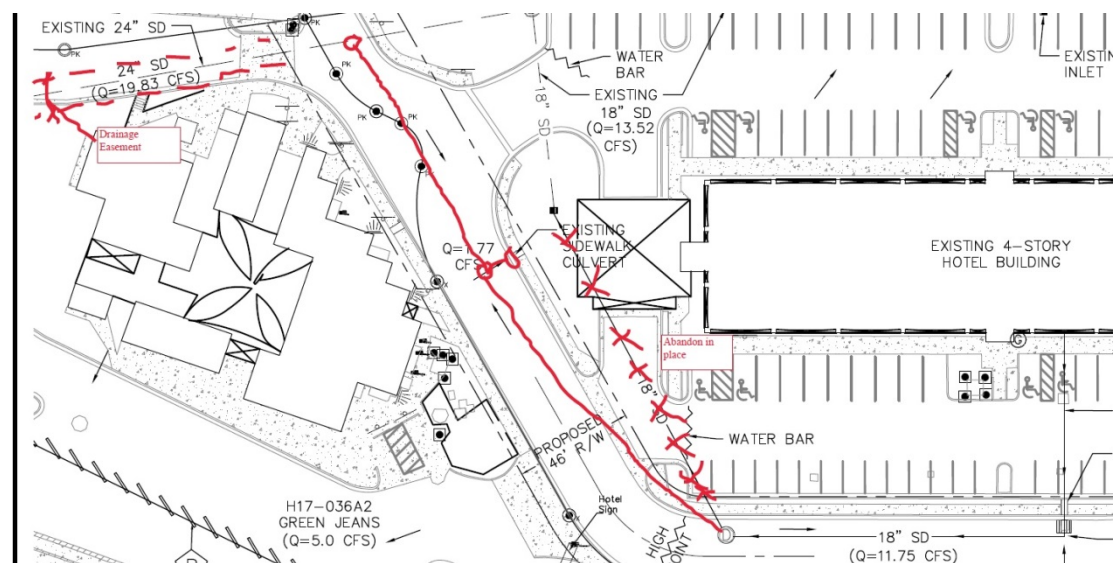
Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller



4. Question – Are the storm sewer going to be maintained by the City or by the private development?
5. Question – Are all drives going to be brought to City standards (COA Drawing 2425A)?
6. Question – Is the roadway staying as an elevated road? Is this road have a 2% max cross slope? Or is the roadway going to have a crown in the middle?
7. If the answer to #4 is that the City is going to maintain the storm sewer, Then I suggest that an inlet be installed at the sump on the west side of the project area and that a new pipe is installed along with a new manhole. Then the existing pipe on the Green Jeans property will have be placed in a Public Drainage Easement. (See image below)



8. Master Drainage Plan. Please show where the storm pipe connects to the DOT inlet and then discharges into the Embudo Channel.

PO Box 1293

Albuquerque

NM 87103

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

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

9. Standard review fee of \$325 (for DRB Site) will be required at the time of resubmittal.

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

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: \_\_\_\_\_

## DRAINAGE ANALYSIS

CUTLER AVENUE RIGHT-OF-WAY

LEGAL DESCRIPTION: TRACTS A-1-A, A-1-B-1, A-1-B-2 ACME ACRES

SITE AREA: 5.39 acres

SURVEYOR: CSI - Cartesian Surveys Inc. dated March 2021

FLOOD HAZARD: From FEMA Map 35001C0351H (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: Offsite flow does not enter this site.

**EXISTING CONDITIONS:** The three tracts are all developed commercial sites with paved and gravel access and parking areas.

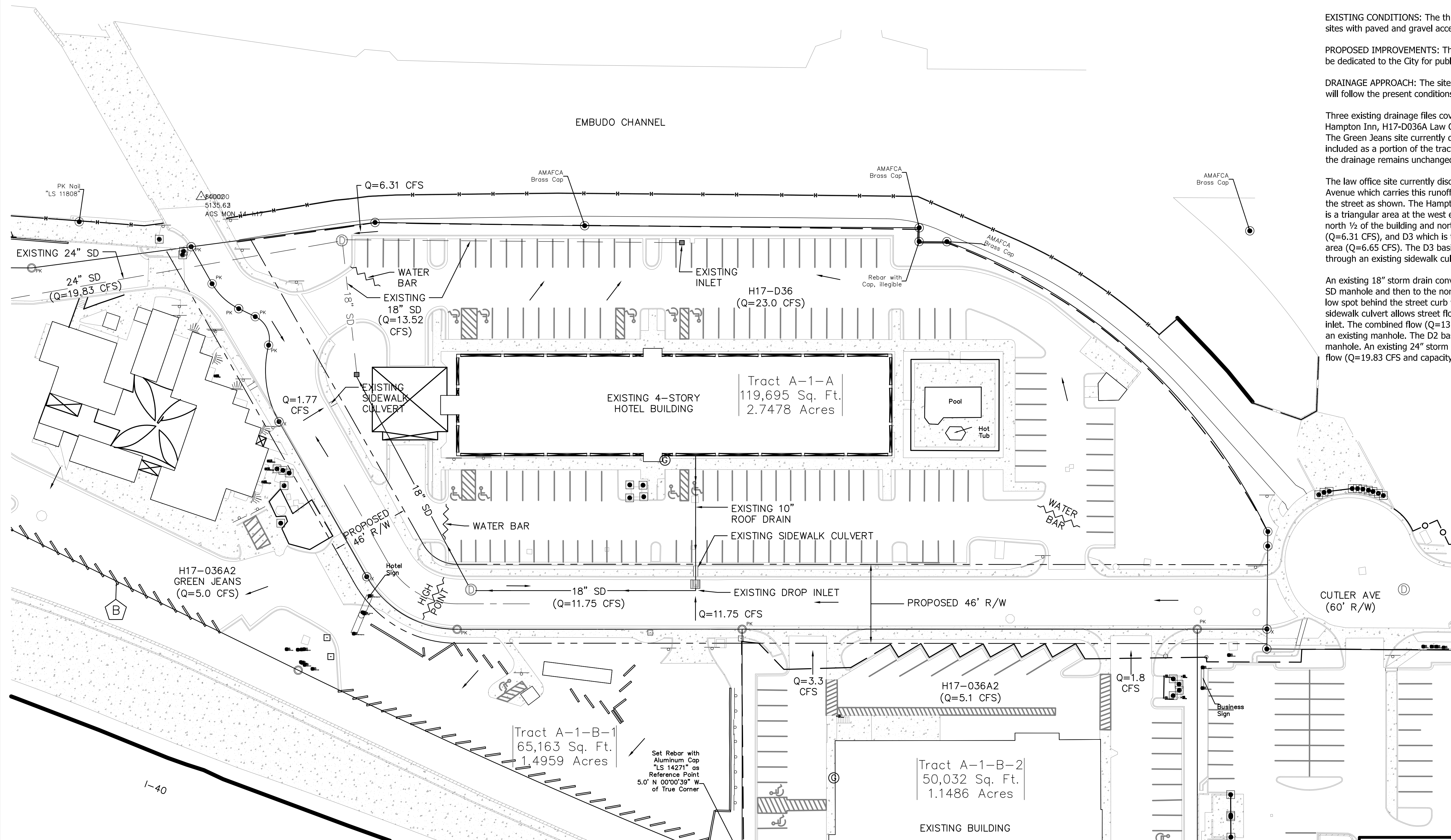
**PROPOSED IMPROVEMENTS:** The private street areas are proposed to be dedicated to the City for public R/W.

**DRAINAGE APPROACH:** The site drainage pattern will not change and will follow the present conditions.

Three existing drainage files cover these developments and are H17-D36 Hampton Inn, H17-D036A Law Office, and H17-D036A2 Green Jeans. The Green Jeans site currently drains away from Cutler Avenue. It is included as a portion of the tract will be dedicated for public R/W, but the drainage remains unchanged.

The law office site currently discharges a total  $Q=5.1$  CFS to Cutler Avenue which carries this runoff to an existing inlet on the north side of the street as shown. The Hampton site is split into 3 drainage basins: D1 is a triangular area at the west end of the site ( $Q=1.77$  CFS), D2 is the north  $\frac{1}{2}$  of the building and northern portion of the parking area ( $Q=6.31$  CFS), and D3 which is the south  $\frac{1}{2}$  of the building and parking area ( $Q=6.65$  CFS). The D3 basin discharges to the existing Cutler inlet through an existing sidewalk culvert and a roof drain pipe.

An existing 18" storm drain conveys runoff ( $Q=11.75$  CFS) to an existing SD manhole and then to the northwest. An existing inlet is located in a low spot behind the street curb where the D1 basin flow is accepted. A sidewalk culvert allows street flow to pass from the street to this inlet. The combined flow ( $Q=13.52$  CFS) is carried north in an 18" SD to an existing manhole. The D2 basin flow is also routed to this manhole. An existing 24" storm drain then carries this flow ( $Q=19.83$  CFS and capacity of 28.5 CFS) to the west.



# MASTER DRAINAGE PLAN

---


$$1'' = 30'$$

DESIGNED BY:	DATE:	NO.	DATE	REVISIONS/REMARKS	BY
DRAWN BY:	06/18/2021				
CHECKED BY:	JK				
	SM				
	DATE: 06/18/2021				
	DATE: 06/18/2021				
	DATE: 06/18/2021				

SCOTT M. WADE  
NEW YORK  
10536  
09-17-2019

CONTRACTOR	AS BUILT INFORMATION	BENCH MARK	SURVEY INFORMATION
WORK STAKED BY _____ DATE: _____	ACS MONUMENT "10-H17"		CSI - CARTESIAN SURVEYS INC
INSPECTOR'S APPROVAL _____ DATE: _____	ELEV. = 5166.734 (NAVD 88)		MARCH 2021
FIELD VERIFICATION BY _____ DATE: _____			
DRAWING CORRECTED BY _____ DATE: _____			
MICRO-FILM INFORMATION			
RECORDED BY _____ DATE: _____			
NO. _____			

NOV 7 2007 P.M.
NOV 20 2007 P.M.

CITY PROJECT NO.  

666882

ZONE MAP NO.  

H-17

SHEET:                      OF  

4      OF      4