

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 19, 2025

Scott McGee, P.E.  
PO BOX 1273  
Elephant Butte, NM 87935

**RE: Parking Redesign  
2500 Louisiana Blvd NE  
Grading & Drainage Plan  
Engineer's Stamp Date: 8/14/25  
Hydrology File: H19D095  
Case # HYDR -2025-00299**

Dear Mr. McGee:

Based upon the information provided in your submittal received 8/19/2025, the Grading and Drainage Plan is approved for Grading Permit and Building 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

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "Bernalillo County" for the detention pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol

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](mailto: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](mailto:amontoya@cabq.gov).

Sincerely,

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

# DRAINAGE ANALYSIS

ADDRESS: 2500 Louisiana Blvd NE  
 LEGAL DESCRIPTION: PARCEL A-3 of Amended and Corrected replat of block A  
 SITE AREA: 1.8701 AC 81,461 SF  
 BENCHMARK: City of Albuquerque Station '6-H18' being an aluminum disc with ELEV= 5283.42 (NAVD 1988)  
 SURVEYOR: Community Sciences Corp. dated May 2024

FLOOD HAZARD: From FEMA Map 35001C0352H (8/16/2012), this site is identified as Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does accept offsite flow from the adjacent Parcel A-1 which is 0.299 acre.

EXISTING CONDITIONS: The site is completely developed as a commercial building with an access drive to Louisiana and paved parking. Flows discharge west and south through the driveways to Louisiana Blvd and Prospect Pl NE.

PROPOSED IMPROVEMENTS: The proposed changes include closing the existing drive on Louisiana Blvd and adding a covered entry on the south side of the building. Minor parking modifications are also included along with landscaping. A new inlet is proposed in the depressed LS area that accepts flow which will be piped into the back of an existing inlet.

DRAINAGE APPROACH: The drainage pattern will use onsite retention of the SWQ volume with piped discharge to an existing drop inlet in Prospect Place.

Existing land treatment: 1% B 4% C & 95% D PRECIPITATION ZONE: 3  
 $Q = [(0.01)(2.49) + (0.04)(3.17) + (0.95)(4.49)](1.87) = 8.3$  CFS  
 Proposed land treatment: 1% B 5% C & 94% D  
 $Q = [(0.01)(2.49) + (0.05)(3.17) + (0.94)(4.49)](1.87) = 8.2$  CFS

SWQ Required  $V = (76,570)(0.26/12) = 1,659$  CF  
 SWQ Provided  $V = (265)(0.9) = 238$  CF

The developed site isn't able to reasonably provide the entire SWQ volume. Payment in lieu is \$8/CF:  $(1659 - 238)(\$8) = \$11,368$

This flow will discharge to an onsite detention ponding area located in the southwest corner of the site.

# COA HYDRO EQUATIONS

Weighted E =  $E_a A_a + E_b A_b + E_c A_c + E_d A_d$  / (Total Area)

Volume (V) = Weighted D \* Total Area

Flow (Q) =  $Q_a A_a + Q_b A_b + Q_c A_c + Q_d A_d$

Basin (SF)	Area (AC)	Area %	Trtmnt A %	Trtmnt B %	Trtmnt C %	Trtmnt D %
Existing	81,461	1.870	0	0.0	1	0.019
PROPOSED	81,461	1.870	0	0.0	1	0.019

Basin	Weighted E (AC-FT)	Volume (AC-FT)	Flow (CFS)
Existing	2,503	4,681	8.3
PROPOSED	2,488	4,653	8.2

The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume

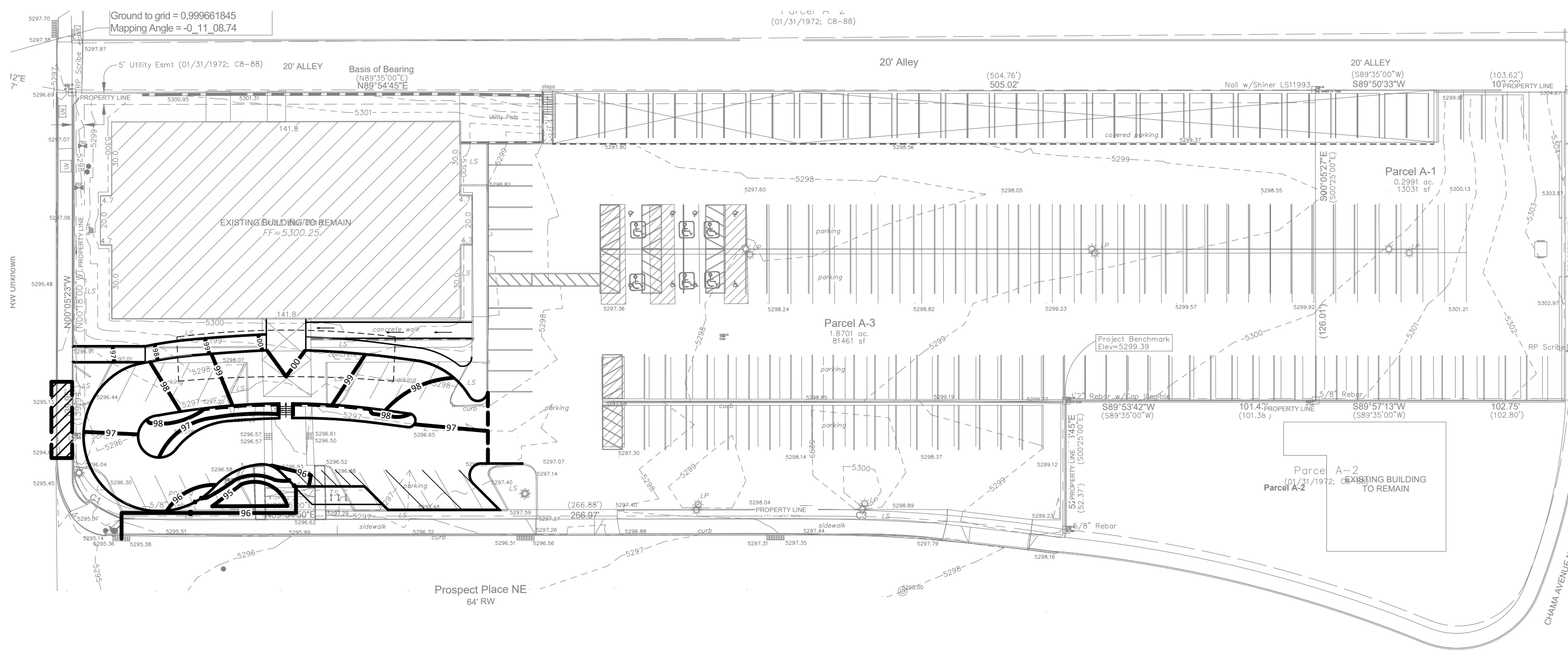
Private Drainage Facilities within City Right-of-Way  
 Notice to Contractor  
 (Special Order 19 ~ "SO-19")

- 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" for (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.

**City of Albuquerque  
 Planning Department  
 Development Review Services  
 HYDROLOGY SECTION  
 APPROVED**

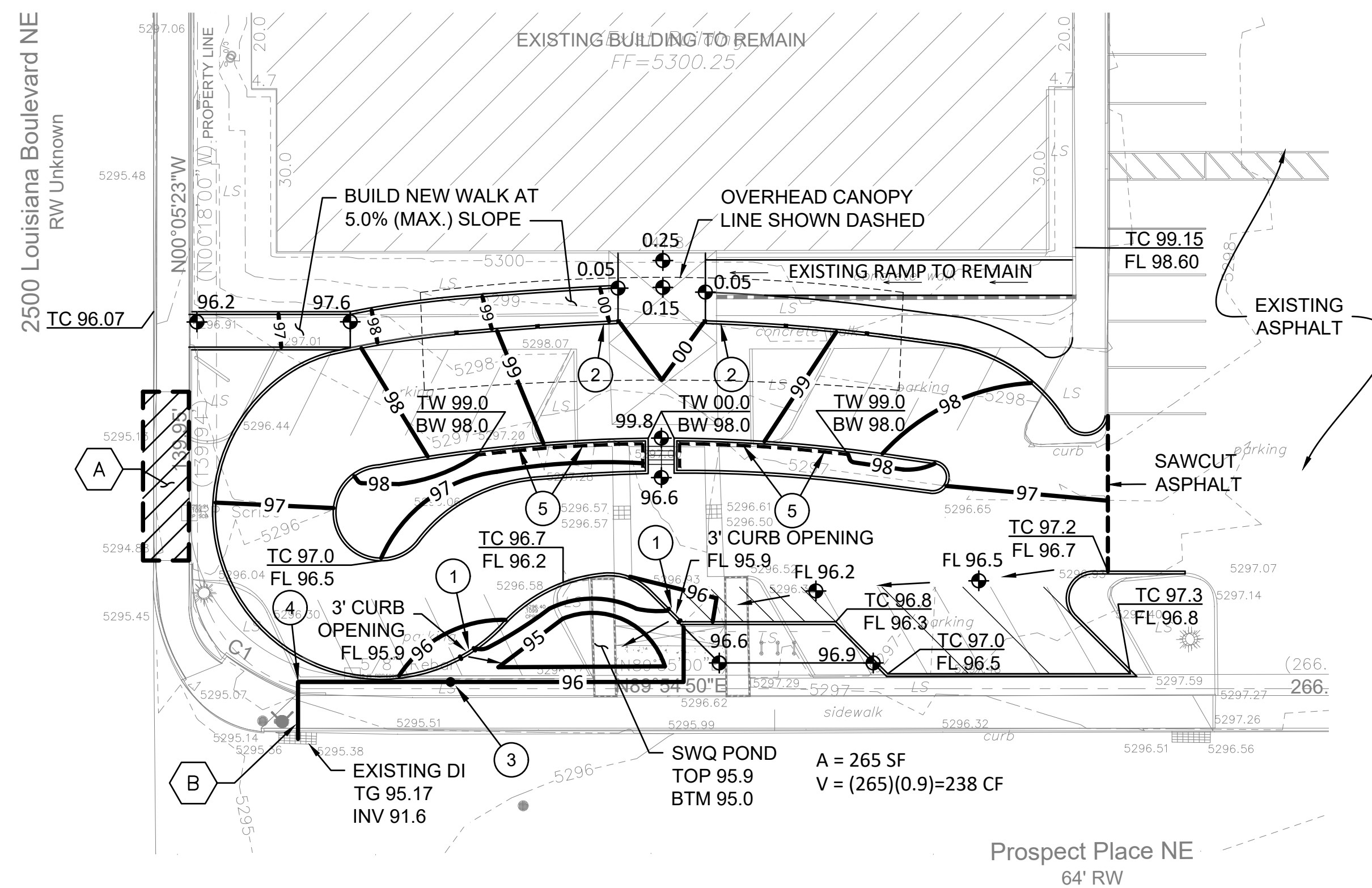
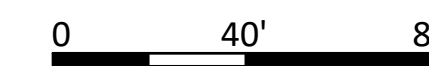
DATE: 8/19/2025  
 BY: *Christie Morris*  
 HydroTeam #: H19D095

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.  
 THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



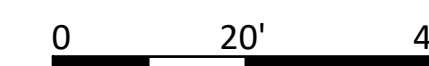
# OVERALL SITE PLAN

1" = 40'

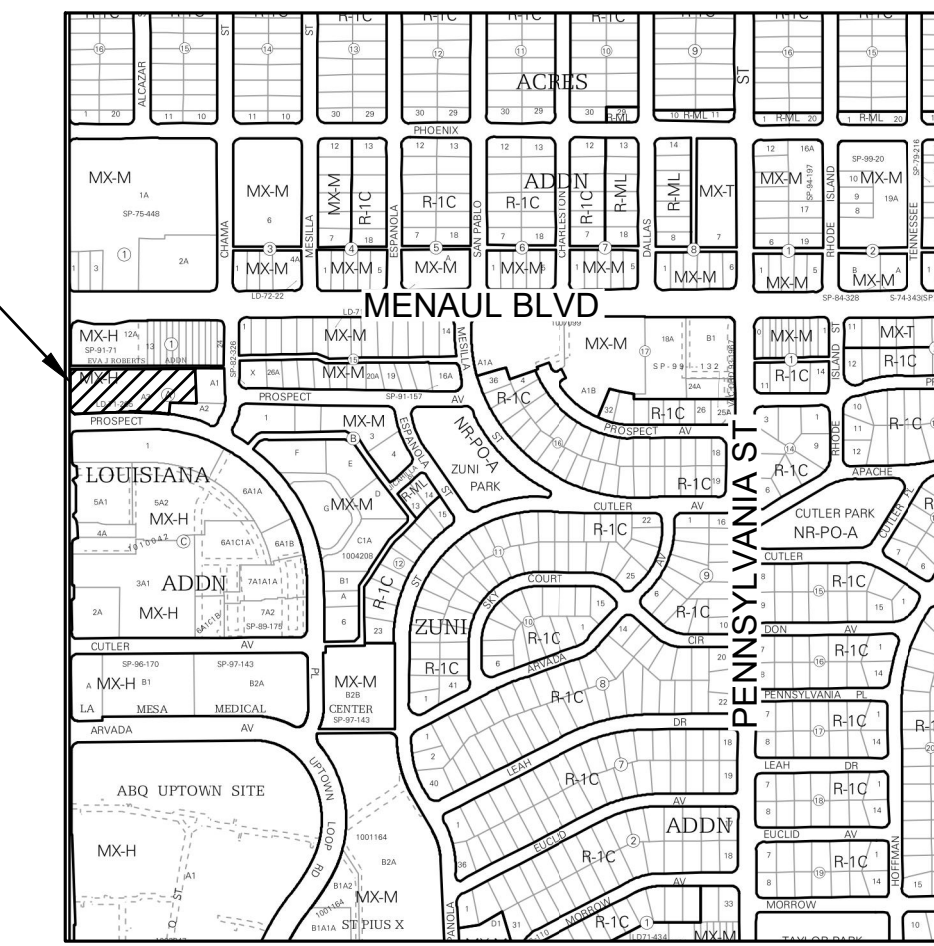


# GRADING AND DRAINAGE PLAN

1" = 20'

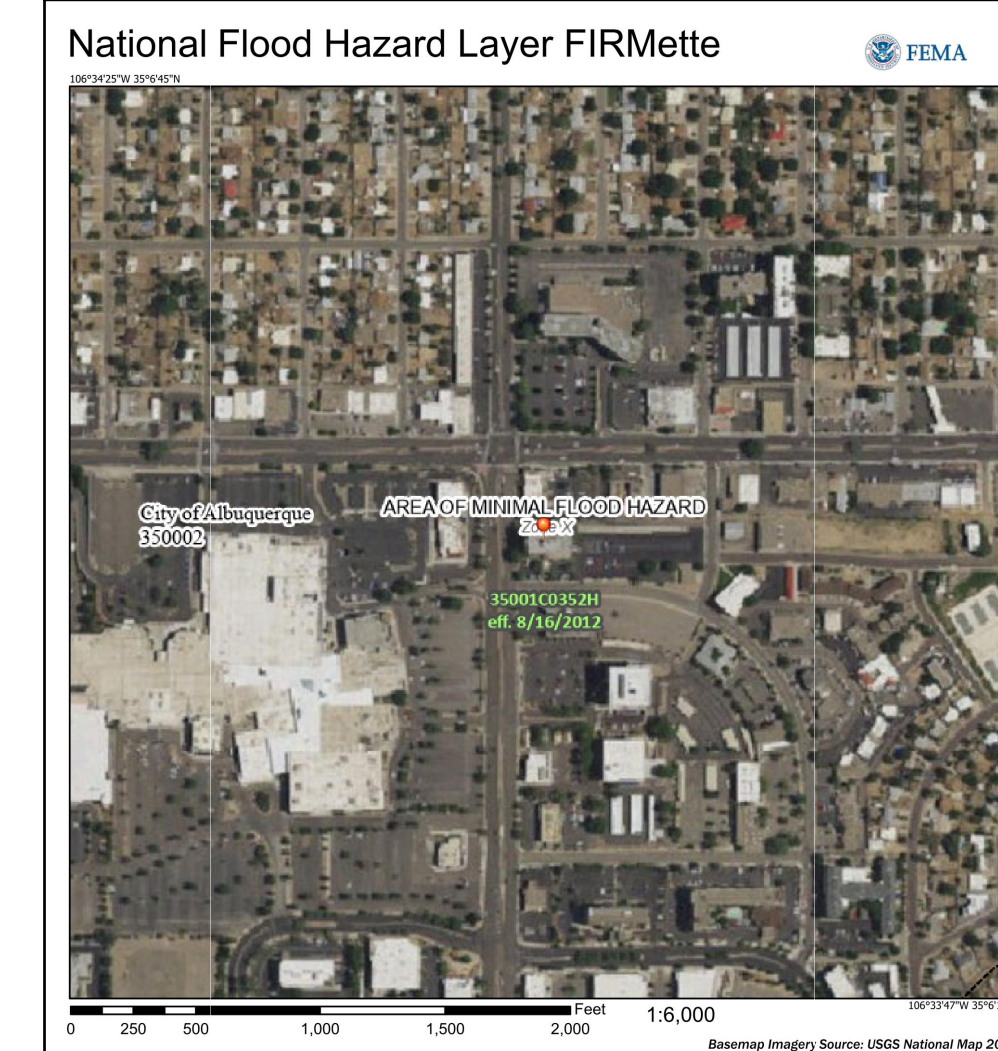


SITE



# VICINITY MAP

H-19



# LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF = 5300.25 BUILDING FINISH FLOOR ELEV
- ◆ 65.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- FL FLOWLINE

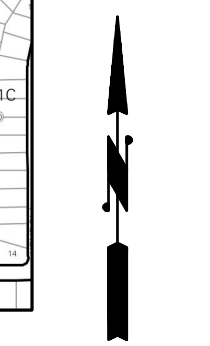
# PUBLIC CONSTRUCTION KEYED NOTES

- REMOVE EXISTING DRIVEWAY AND INSTALL NEW STD CURB AND GUTTER & 5' SIDEWALK PER CITY STD DWGS 2415A AND 2430.
- INSTALL NEW 8" PVC (SCHEDULE 40) DRAIN LINE INTO BACK OF EXISTING CATCH BASIN AT INV=92.5 PER CITY STD DWG 2237. REMOVE AND REPLACE SIDEWALK (FULL STONES) AS NEEDED PER CITY STD DWG 2430.

# KEYED NOTES

- BUILD 3'-WIDE CURB OPENING
- TRANSITION FROM 6" HIGH CURB TO FLUSH OVER 6"
- INSTALL 12" ADS DRAIN BASIN (TOP OF GRATE=95.9 & INV=93.2) WITH 8" PVC DRAIN LINE TO BACK OF EXISTING INLET AS SHOWN.
- 8" 90-DEGREE BEND INV=92.7
- INSTALL RETAINING WALL AS SHOWN OR ROCK (3-6" ANGULAR STONE) PLATE SLOPE AT 1.5:1 OWNER'S OPTION

easy as pie



**JEEBS & ZUZU,**  
 Architecture  
 Education  
 Design-Build

5924 ANAHEIM AVENUE NE SUITE A  
 ALBUQUERQUE, NM 87113  
 P: 505-797-1318

job no:

drawn: JSK

checked: SMM

date: 08/18/25

PROPOSED PAVING PLAN

**2500 Louisiana Parking Redesign**

2500 Louisiana Blvd NE

sheet no: C-101

www.jeebsandzuzu.com