

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 2, 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: 3/12/2026
Hydrology File: H19D095
Case # HYDR-2026-00118**

Dear Mr. McGee:

Based upon the information provided in your submittal received 03/30/2025, the Grading and Drainage Plan is approved for Grading Permit, 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

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, 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.

Sincerely,

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services\



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
H-19-Z

- Easement
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

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

$Q = [(0.01)(2.49) + (0.04)(3.17) + (0.95)(4.49)](1.87) = 8.3 \text{ CFS}$

Proposed land treatment: 1% B 5% C & 94% D

$Q = [(0.01)(2.49) + (0.05)(3.17) + (0.94)(4.49)](1.87) = 8.2 \text{ CFS}$

SWQ Required $V = (76,570)(0.26/12) = 1,659 \text{ CF}$

SWQ Provided $V = (265)(0.9) = 238 \text{ CF}$

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

Volume (V) = Weighted D * Total Area

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

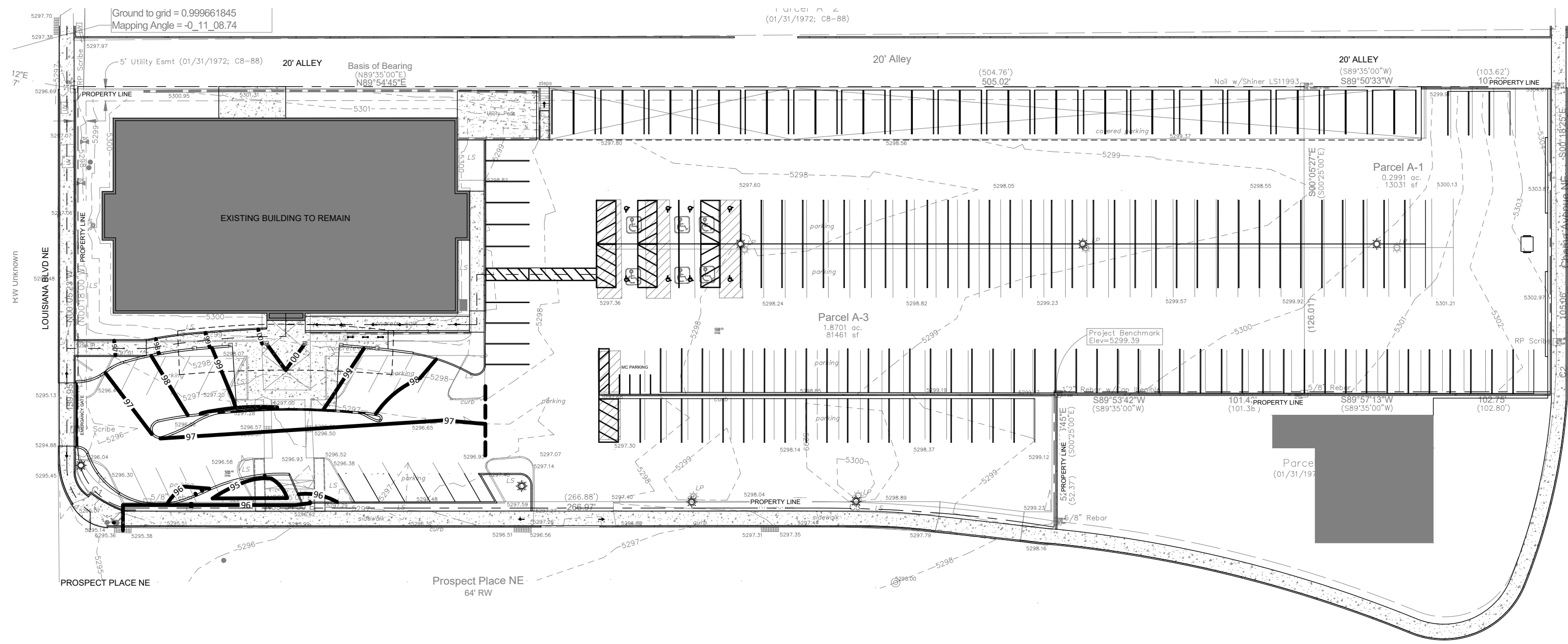
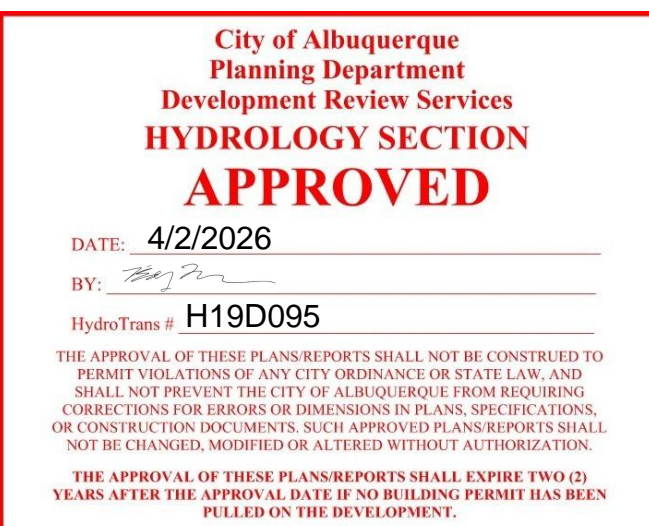
Basin (SF)	Area (AC)	Area % AC	Trtmnt A % AC	Trtmnt B % AC	Trtmnt C % AC	Trtmnt D % AC
Existing	81,461	1.870	0	0.0	1	0.019
PROPOSED	81,461	1.870	0	0.0	1	0.019

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")

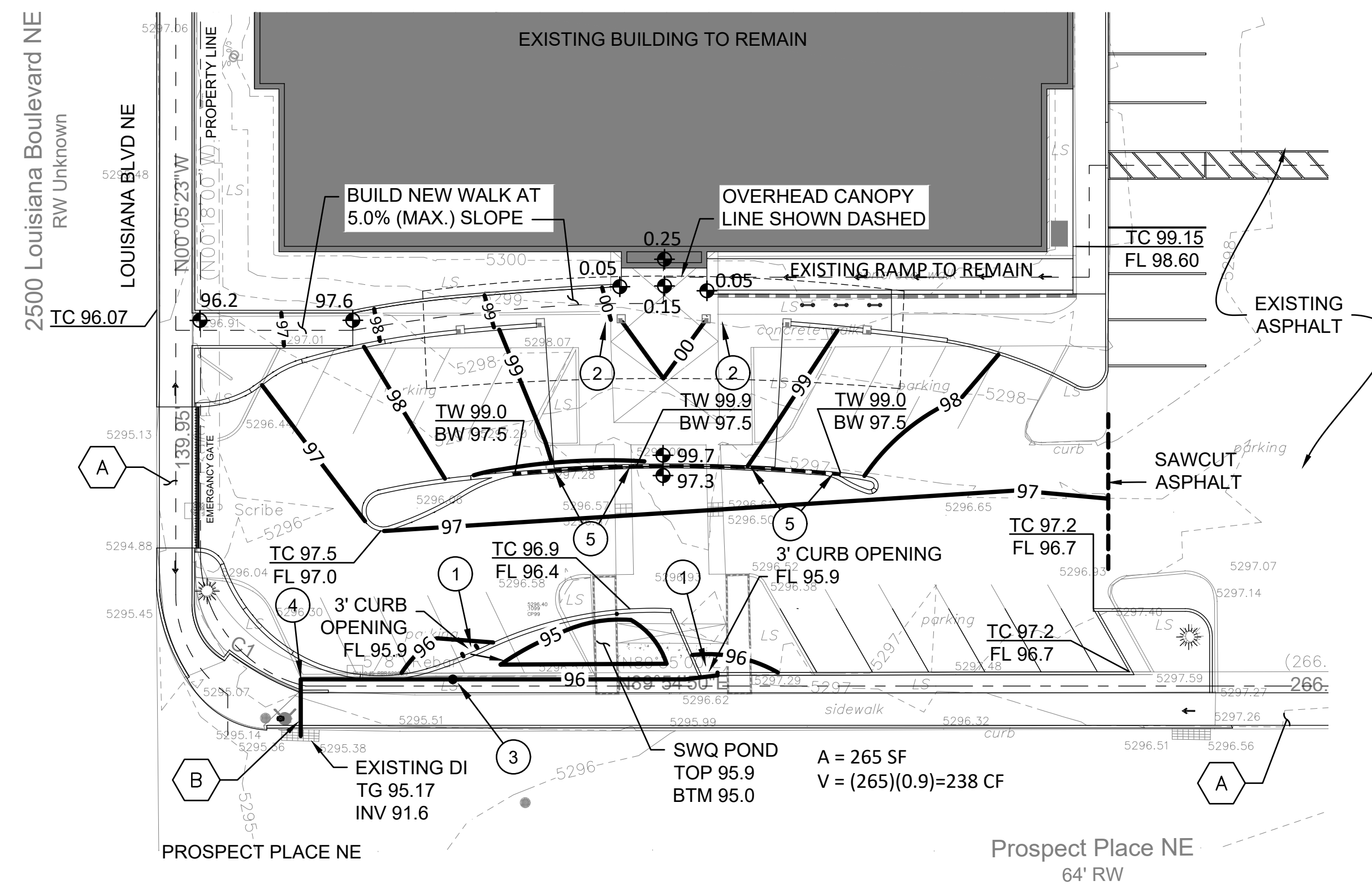
- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state 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.



OVERALL SITE PLAN

1" = 40'

0 40' 80'

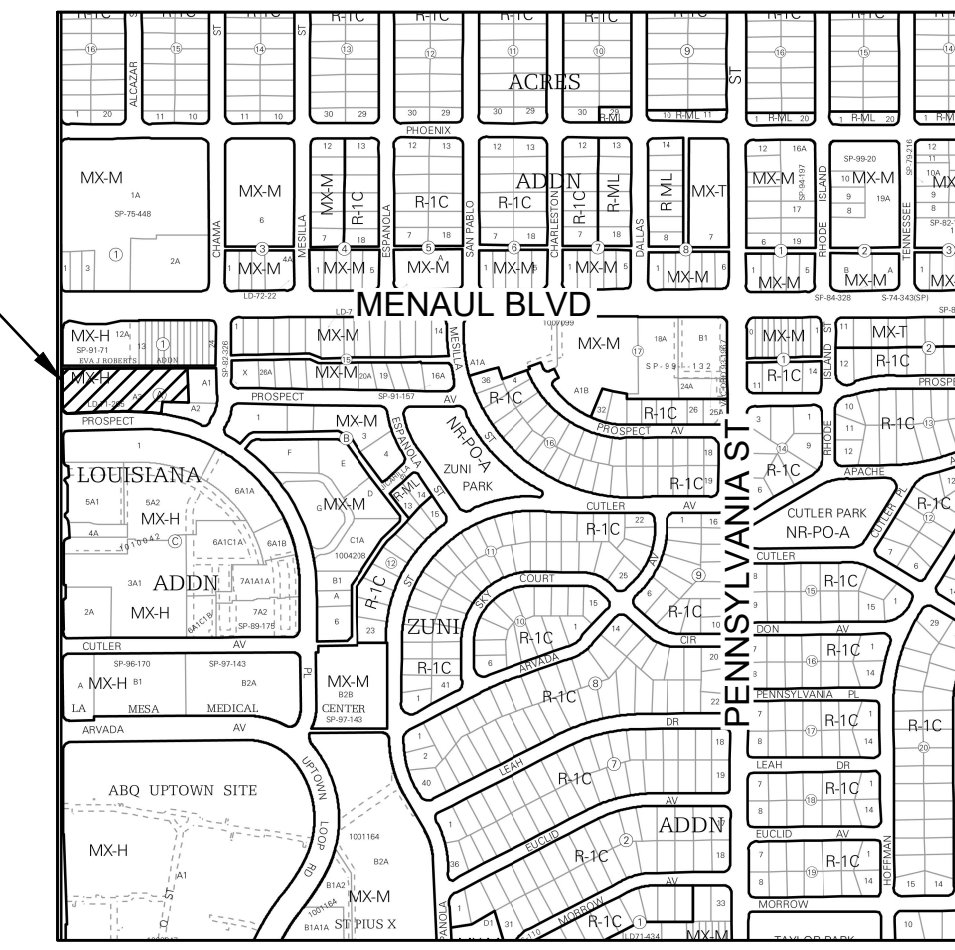


GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'

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

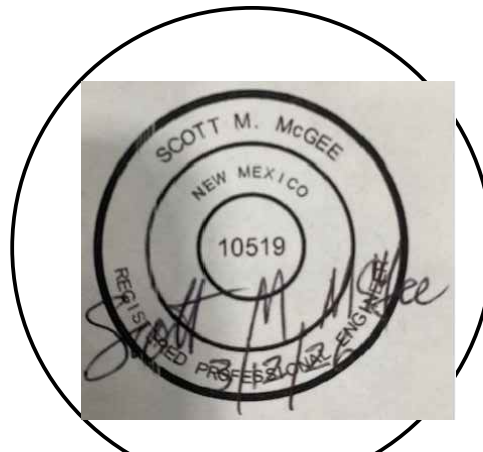
PUBLIC CONSTRUCTION KEYED NOTES

- EXISTING DRIVEWAY TO REMAIN.
- 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

easy as pie



JAEBS & 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

2500 Louisiana Parking Redesign

sheet no:

C-101

www.jebsandzuzu.com

PROPOSED PAVING PLAN