

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 10, 2020

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM 87111

**RE: Being There Too
1301 Mountain Rd. NW
Grading and Drainage Plan
Engineer's Stamp Date: 02/25/20
Hydrology File: J13D210A**

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your submittal received 03/03/2020, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

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 approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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.

www.cabq.gov

Also as a reminder, please provide Drainage Covenant for the retention pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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 6/2018)

Project Title: BEING THERE TOO Building Permit #: _____ Hydrology File #: J13/D210A

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

Legal Description: LOT 20 BALLING ADDITION No. 1

City Address: 1301 MOUNTAIN RD NW

Applicant: SIDNEY MALLARD Contact: SIDNEY MALLARD

Address: 1315 MOUNTAIN RD NW 87104

Phone#: 206-7939 Fax#: _____ E-mail: _____

Other Contact: SMM PE, LLC Contact: SCOTT MCGEE

Address: 9700 TANOAN DR NE 87111

Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

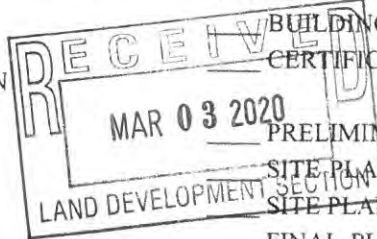
Check all that Apply:

TYPE OF SUBMITTAL:

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

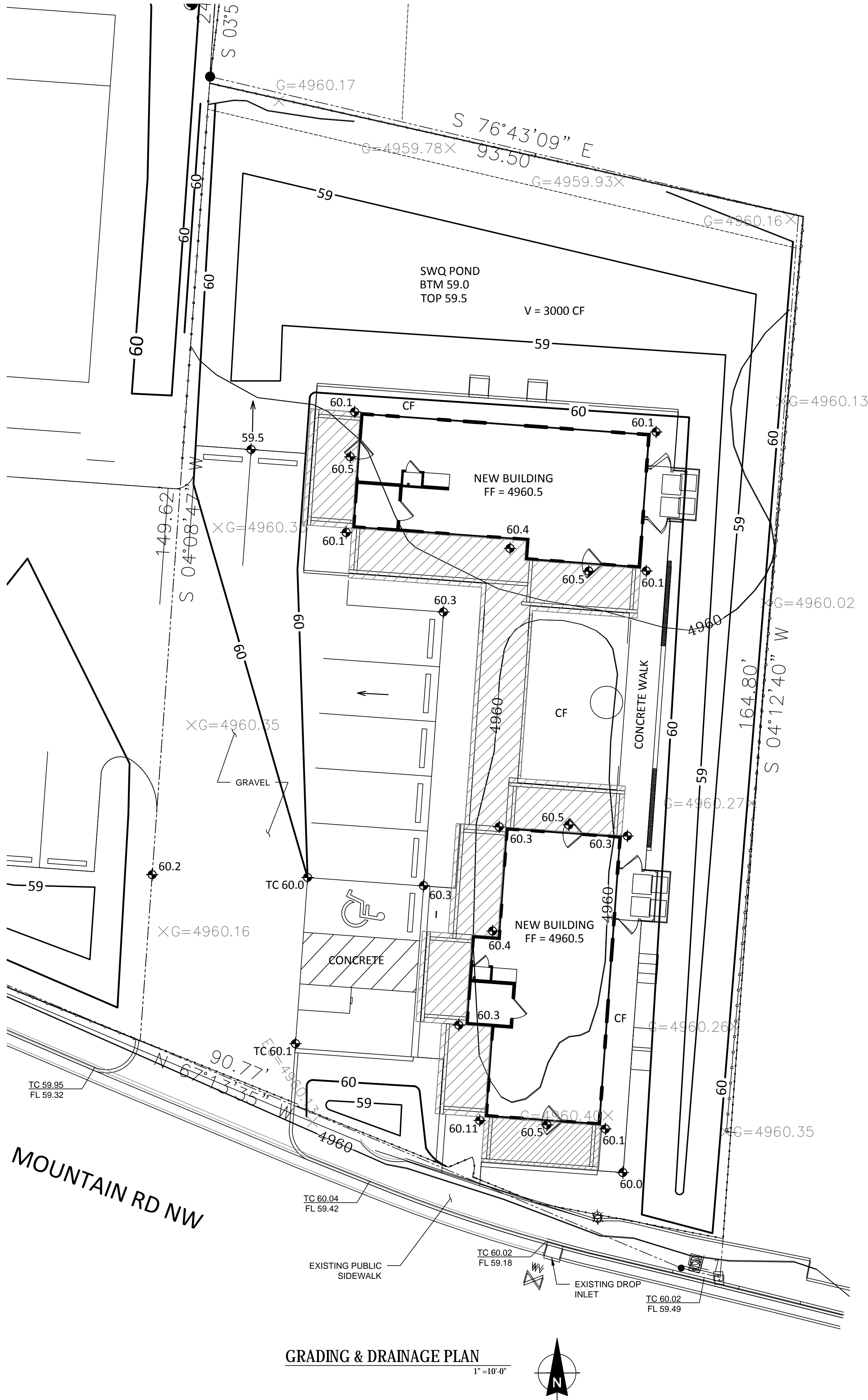


DATE SUBMITTED: 3/3/2020 By: Scott McGee

COA STAFF:

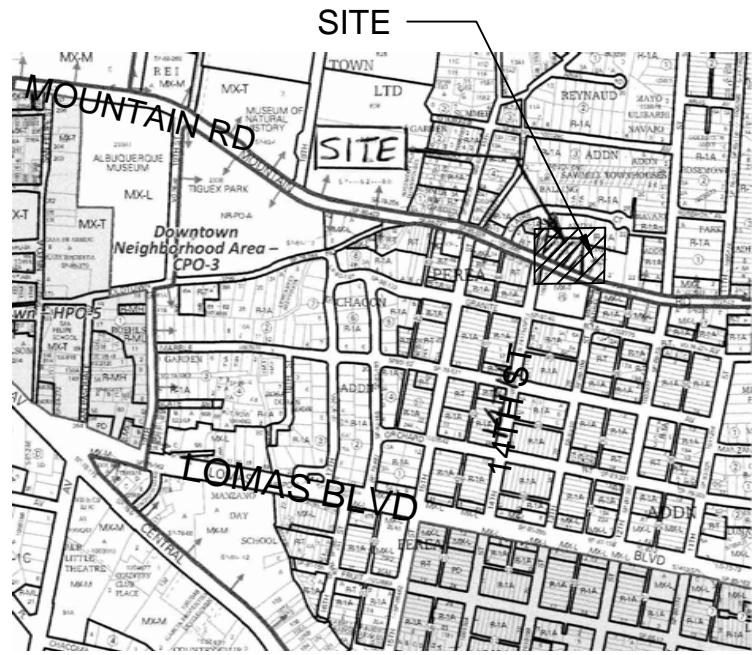
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GRADING & DRAINAGE PLAN

1"=10'-0"



VICINITY MAP

LEGEND

	EXISTING CONSTRUCTION
	NEW CONTOUR
	FF=4960.50 EXISTING BUILDING FINISH FLOOR ELEV
	65.5 NEW SPOT ELEVATION
	NEW CONSTRUCTION
	TC TOP OF CURB
	FL FLOWLINE
	CF CRUSHER FINES
	COVERED PATIO

DRAINAGE ANALYSIS

ADDRESS: 1301 Mountain Road NW, Albuquerque, NM

LEGAL DESCRIPTION: LOT 20, BALLING ADDITION NO.1

SITE AREA: 14,470 SF (0.3322 acre)

BENCHMARK: City of Albuquerque Station '5-J12-A' being a brass cap with
ELEV= 4960.499 (NAVD 1988)

SURVEYOR: Harris Surveying Inc. dated September, 2018

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0331H (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 an undeveloped commercial lot that is flat but slopes down slightly to the north with no discharge to Mountain Road.

PROPOSED IMPROVEMENTS: The two proposed 865 SF commercial buildings will be free-standing structures with covered patios connecting between. The parking will be gravel with a concrete pad for the accessible parking area shown. The sloping rooflines will be guttered with downspouts at the ends of the buildings.

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

Existing land treatment: 50% A and 50% B Precipitation Zone: 2
 $Q = [(0.5)(1.56) + (0.5)(2.28)](0.332) = 0.6 \text{ CFS}$

Proposed land treatment: 17% B, 58% C and 25% D
 $Q = [(0.17)(2.28) + (0.58)(3.14) + (0.25)(4.70)](0.332) = 1.1 \text{ CFS}$

100-YR 10-DAY V = (2,460)(0.065) + (8,395)(.0942) + (3,615)(.1767) + (3,615)(0.1333) = 2,072 CF

The proposed below grade retention storage area will provide:
V = 3,000 CF (3,000 > 2,072 OK)



... TOTAL SHEETS:

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT ADDRESS:
**1301 MOUNTAIN ROAD NW
ALBUQUERQUE, NM 87104**
CLIENT NAME:
ARQUITECTURA GUILLERMO LLC

DRAWING NAME:
GRADING & DRAINAGE PLAN

PROJECT NUMBER:
19-019

PROJECT PROGRESS:
PRELIM

DRAWN BY:
JSK

CHECKED BY:
SMM / SMM

APPROVED BY:
SMM / SMM

DATE:
02.26.20

SCALE:
AS NOTED

SHEET:

C1

... TOTAL SHEETS: