

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 17, 2022

Dan Skeehan, P.E.
Kimley-Horn and Associates, Inc.
4582 S Ulster St, Suite 1500
Denver, CO 80237

**RE: RV Storage
Volcano Rd. NW
Revised Grading & Drainage Plans
Engineer's Stamp Date: 06/01/22
Hydrology File: K09D046**

Dear Mr. Skeehan:

PO Box 1293

Based upon the information provided in your submittal received 06/01/2022, the Revised Grading & Drainage Plans are 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.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

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

www.cabq.gov

2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

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, 924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or 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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: RV Storage - Albuquerque **Building Permit #** 2022-01695 **Hydrology File #** K09D046
DRB# 2020-004757 **EPC#**

Legal Description: Tract C49-4, Unit 4 **City Address OR Parcel** 8301 Volcano Road NW

Applicant/Agent: Kimley-Horn and Associates **Contact:** Madison Jurewicz
Address: 380 Interlocken Crescent, Suite 100, Broomfield, CO 80021 **Phone:** (720) 464-2539
Email: madison.jurewicz@kimley-horn.com

Applicant/Owner: Volcano Road LP **Contact:** Ben Lokhorst
Address: 14 Hawley St, Unit 5, Grayslake, IL 60030-1517 **Phone:** (403) 973-4882
Email: blokhorst@macritchie.biz

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ___ RESIDENCE ☒ DRB SITE ___ ADMIN SITE: ___
RE-SUBMITTAL: ☒ YES ___ NO

DEPARTMENT: ___ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE
Check all that apply:

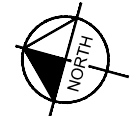
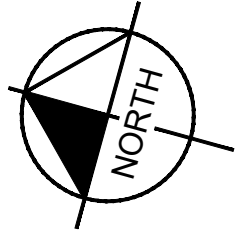
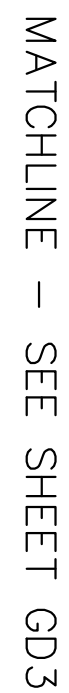
TYPE OF SUBMITTAL:

___ ENGINEER/ARCHITECT CERTIFICATION
___ PAD CERTIFICATION
___ CONCEPTUAL G&D PLAN
☒ GRADING PLAN
___ DRAINAGE REPORT
___ DRAINAGE MASTER PLAN
___ FLOOD PLAN DEVELOPMENT PERMIT APP.
___ ELEVATION CERTIFICATE
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ADMINISTRATIVE
___ TRAFFIC CIRCULATION LAYOUT FOR DRB
___ APPROVAL
___ TRAFFIC IMPACT STUDY (TIS)
___ STREET LIGHT LAYOUT
___ OTHER (SPECIFY)
___ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY
___ CONCEPTUAL TCL DRB APPROVAL
___ 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
___ FLOOD PLAN DEVELOPMENT PERMIT
___ OTHER (SPECIFY) _____

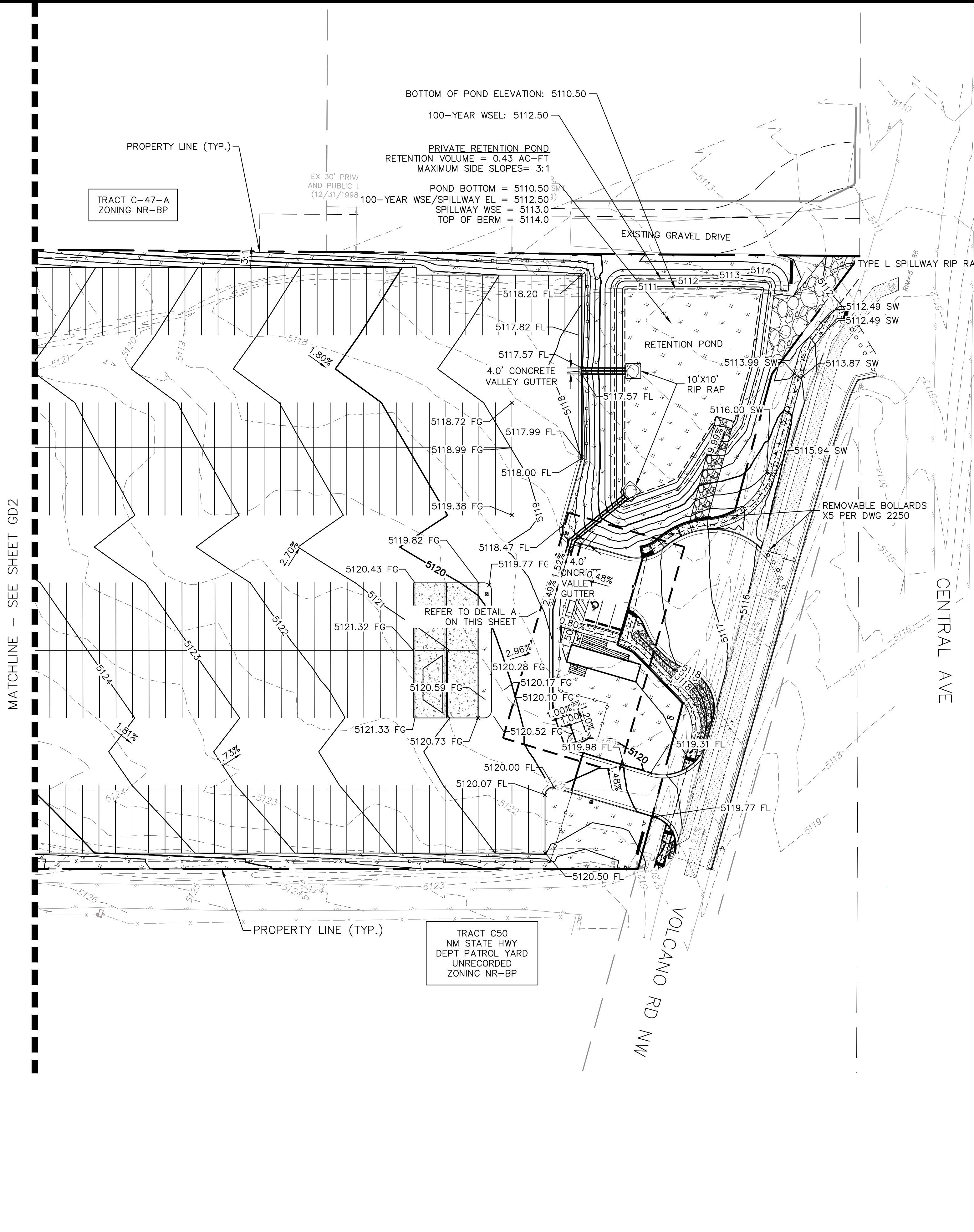
DATE SUBMITTED: 06/01/2022



1. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
2. PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

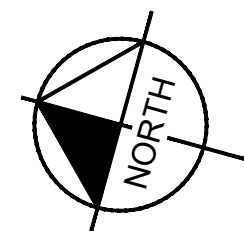
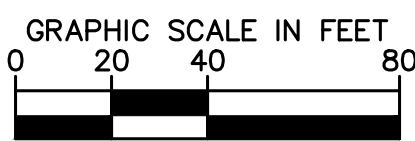
SHEET

GD2



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/17/22
BY: *Rebecca Gonzalez*
HydroTeam # K09D046

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE AND ITS EMPLOYEES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ALBUQUERQUE.



KEYMAP
N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- XX EXISTING MAJOR CONTOUR
- XX EXISTING MINOR CONTOUR
- XX PROPOSED MAJOR CONTOUR
- XX PROPOSED MINOR CONTOUR
- LIMITS OF GRADING (MATCH EXISTING)
- PROPOSED SITE LIGHT
- PROPOSED ACCESS GATE
- PROPOSED ACCESSIBLE ROUTE
- ROD IRON FENCE
- CHAIN LINK FENCE (6' TALL W/ 2' VERT BARB WIRE MOUNTED AT TOP OF FENCE)
- CHAIN LINK FENCE WITH SCREENING
- PROPOSED CURB AND GUTTER

GRADING ABBREVIATIONS:

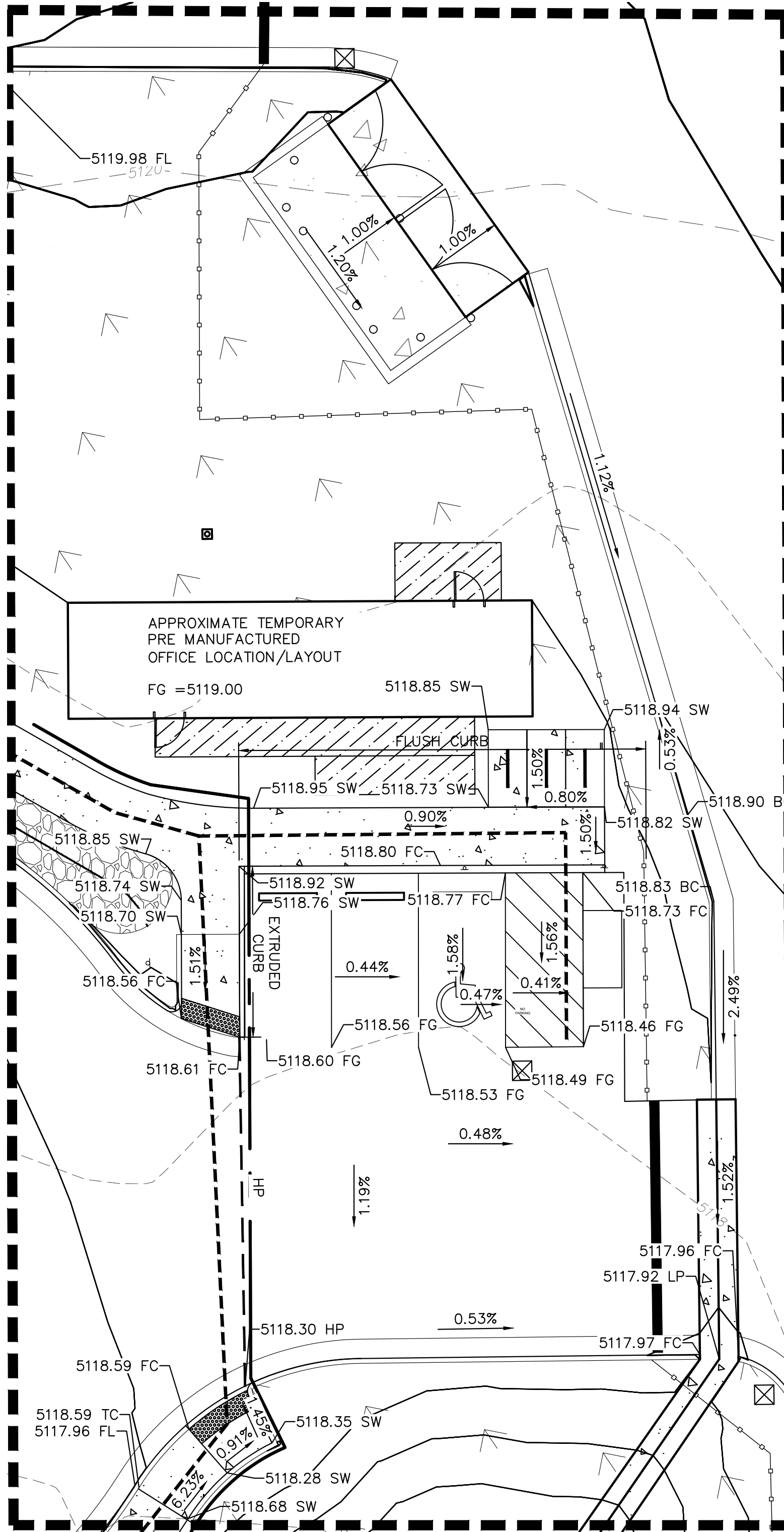
- LP = LOW POINT
- HP = HIGH POINT
- FL = FLOW LINE
- FC = FLUSH CURB
- BC = BOTTOM CURB
- TC = TOP CURB
- SW = SIDEWALK
- FG = FINISHED GRADE
- ME = MATCH EXISTING

DETAILED GRADING NOTES:

- SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.
 - ① RAMPS SHALL NOT EXCEED 8.33%
 - ② LANDINGS SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
- ACCESSIBLE PARKING STALLS AND ACCESS STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION

GENERAL NOTES:

- THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
- PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.



DETAIL A
SCALE = 1" = 10'

NO.

REVISION

BY

DATE

APPR

©2018 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 06/01/2022

RV STORAGE - ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
CONSTRUCTION PLANS
DETAILED GRADING AND DRAINAGE PLAN

STEPHEN L. KIMLEY
27565
06/01/2022
PROFESSIONAL ENGINEER

PROJECT NO.
096648005

SHEET
GD3

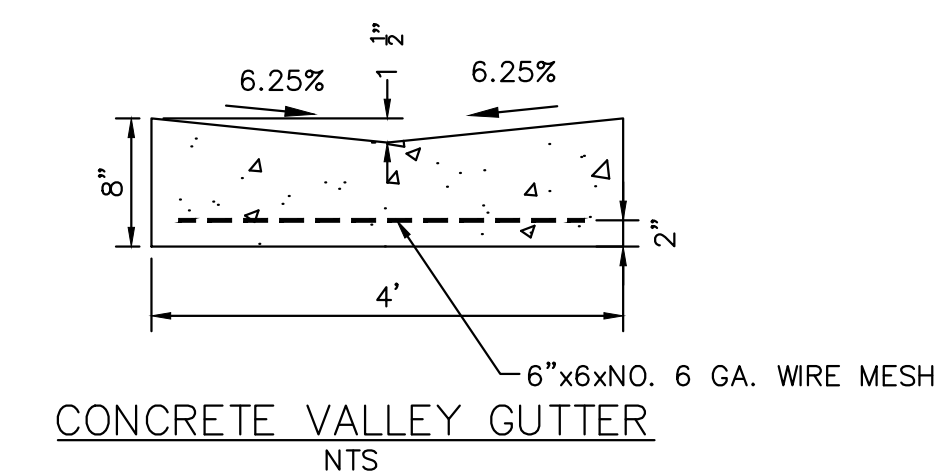
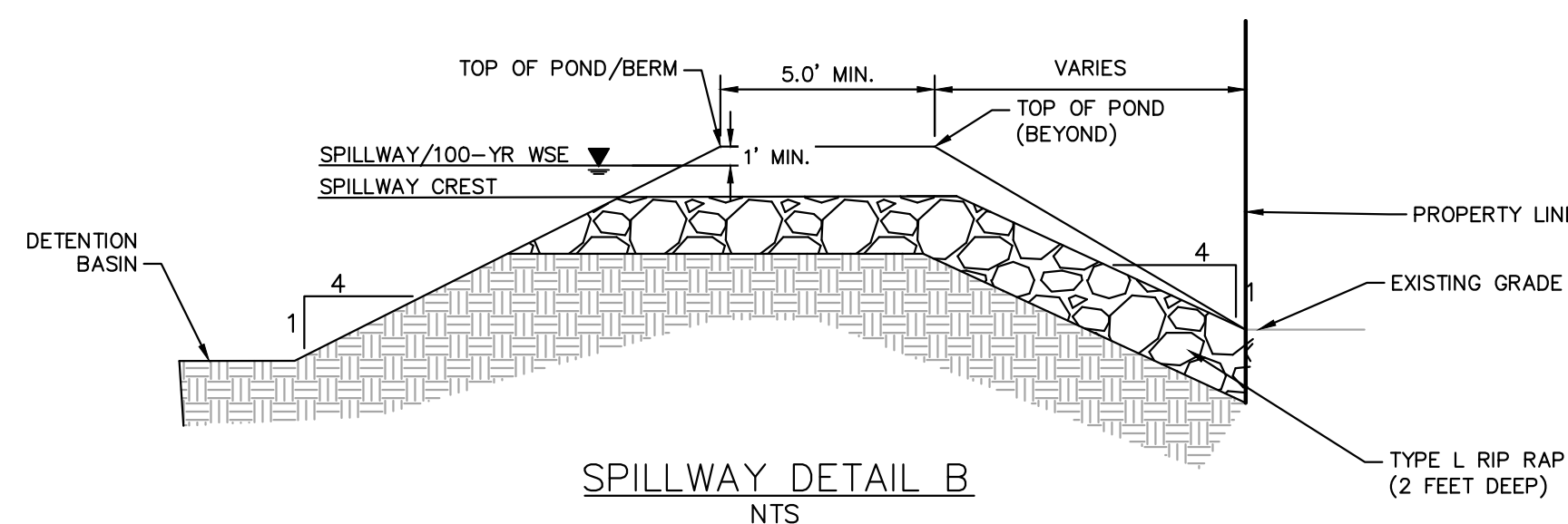


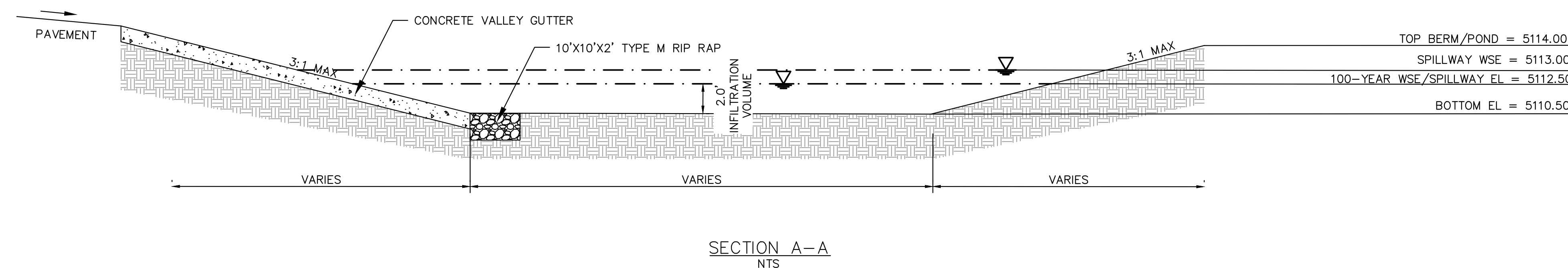
Diagram illustrating the Spillway Detail A cross-section. The spillway crest width is 40.0 feet. The top of the berm elevation is 5114.0 feet. The spillway elevation is 5112.50 feet. The spillway slope is 1:3. A proposed maintenance access is indicated on the right side.

SPILLWAY DETAIL A
NTS

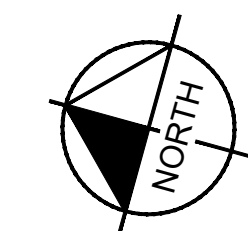
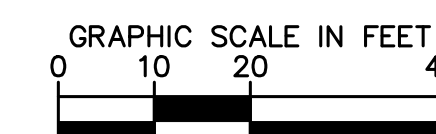


SPILLWAY CREST	SPILLWAY WSE	TOP OF POND/BERM	LENGTH (L) (FT)
5112.50	5113.00	5114.00	40.0

DETENTION POND GRADING PLAN



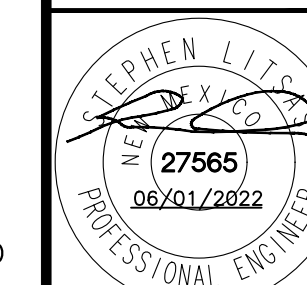
SECTION A-A
NTS



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/17/22
BY: *Renee C. Brissette*
HydroTrans # K09D046

THE APPROVAL OF THESE PLANS AND REPORT SHALL BE
CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY
ORDINANCE OR STATE LAW, AND SHALL NOT BE
THE CITY OF ALBUQUERQUE OR THE HYDROLOGY
SECTION, OR EITHER OF THEM, RESPONSIBLE FOR
SPECIFICATIONS, OR CONSTRUCTION, SUCH APPROVED PLANS
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.

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PROJECT NO.	096648005
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SHEET

GD4