

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 25, 2025

Ron Hensley
THE Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

**RE: Excess Space Storage
531 Silver Creek NW
Grading & Drainage Plan
Engineer's Stamp Date: 03/25/2025
Hydrology File: K10D023L
Case # HYDR-2025-00093**

Dear Mr. Hensley:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 03/25/2025, the Grading & Drainage Plan is 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.

NM 87103

PRIOR TO CERTIFICATE OF OCCUPANCY:

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
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 underground stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. To submit the Drainage Covenant, you will need to apply in ABQ-PLAN for a Covenant and upload the Drainage Covenant and Exhibit A (separate attachments). Then the originals and the filing fee are turned in to Hydrology for processing.

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.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is positioned below the word 'Sincerely,'.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



LOCATION & DESCRIPTION

THE PROPOSED SITE IS A

FLOODPLAIN STATUS
THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0238J, DATED NOVEMBER, 2016 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

EXISTING DRAINAGE

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THE SITE DRAINS TO

THE SITE DRAINS TO SILVER CREEK ROAD AND IS WITHIN THE AREA OF THE MASTER DRAINAGE PLAN OF "K10-D023 ATRISCO BUSINESS PARK" AND IS RESTRICTED TO THE DISCHARGE RATES DEFINED IN THAT REPORT. BASINS OS2 AND OS3 OF THE REPORT CONTAIN THE SITE AND IS RESTRICTED TO A DISCHARGE 0.10 CFS/ACRE.

DEVELOPED CONDITION

PER CROSS LOT DRAINAGE EASEMENTS AND GRADING PLAN FOR BLUEWATER GALLERIA (K10D023), THE SITE RUNOFF FROM THE ADJACENT UPSTREAM SITE WILL BE ROUTED TO THE POND DEPICTED TO DETAIN THE RUNOFF. RUNOFF AND POND VOLUME SHOWN ARE FOR THE DEVELOPED CONDITION OF BOTH SITES. THE POND VOLUME DETAINS 90% OF THE TOTAL RUNOFF WITH A DISCHARGE LIMITED TO 0.41 CFS AT PEAK VOLUME.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE WEIGHTED E METHOD..

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL CHAPTER 6.

EQUATIONS:
 WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
 FLOW = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR THE WATER
QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO:
IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

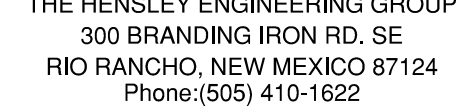
IMPERVIOUS AREA = 149,994 SQ.FT.

REQUIRED VOLUME = $149,094 \times 0.42/12 = 5,218$ CU.FT.
VOLUME PROVIDED = 9,699 CU.FT.










(Special Order 19 ~ "SO-19")







LEGEND

- | | |
|---|--------------------|
|  | SLOPE/FLOW ARROW |
|  | PROPOSED ELEVATION |
|  | EXISTING ELEVATION |
|  | GRADE BREAK |
|  | EXISTING CONTOUR |
|  | EXISTING CONTOUR |
|  | PROPOSED EASEMENT |
|  | EXISTING WALL |
|  | PROPOSED WALL |



GENERAL NOTES

A. ALL WORK DETAILED IN

- ### CONSTRUCTION NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND THE FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND BEGINNING WORK.