CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

August 1, 2024

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: Casitas Del Camino
Conceptual Grading & Drainage Plans
Engineer's Stamp Date: 07/15/24
Hydrology File: K11D080

Dear Mr. McGee:

Based upon the information provided in your submittal received 07/24/2024, the Grading & Drainage Plans **are not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

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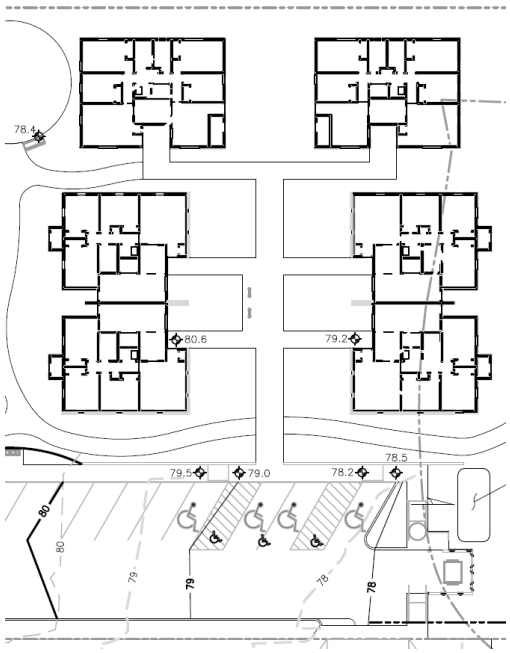
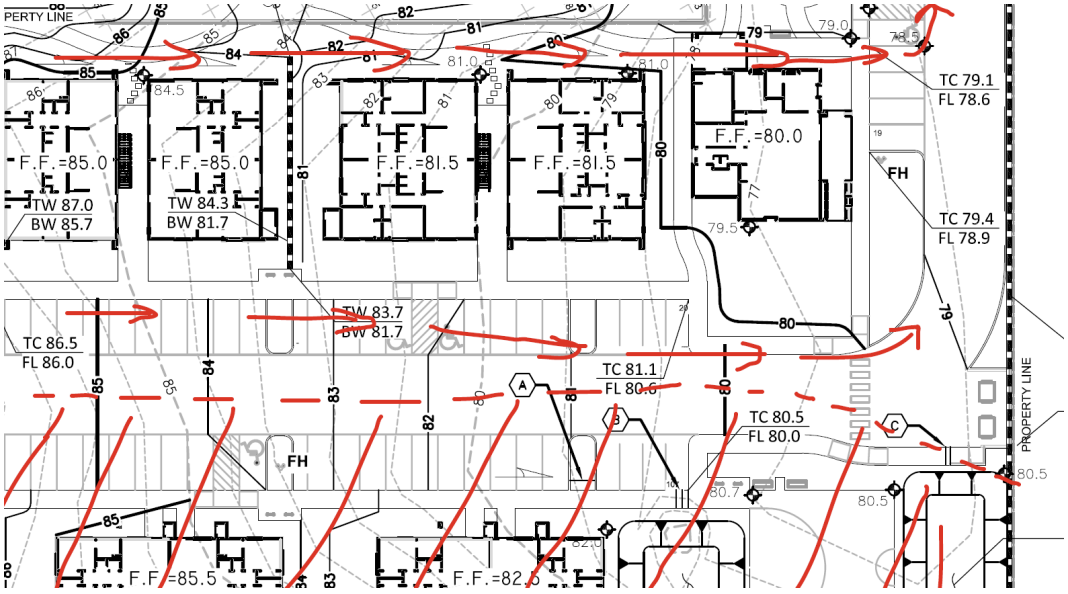
1. Please show all the existing impervious (bldgs and sidewalks) scaled back and label as existing. There is a mix of line scale and appears that more is being proposed than what actually being proposed.



2. Please reference the approved LOMA that was approved by FEMA for the West side development.

3. It appears that a majority of the proposed development on the West side bypasses the proposed Stormwater Quality Ponds. There needs to be a SWQ pond on this drainage basin or there will need to a SWQ Waiver filled out and stated on the plans.



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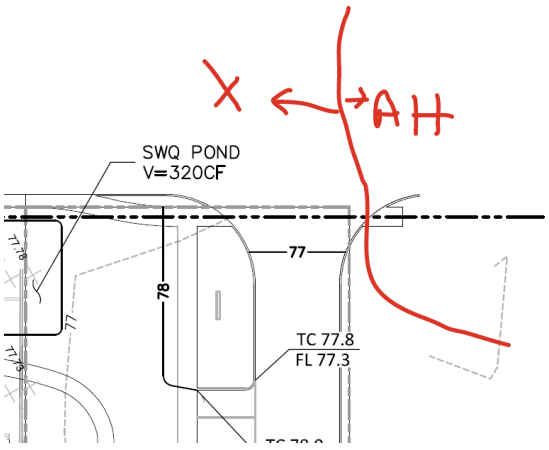
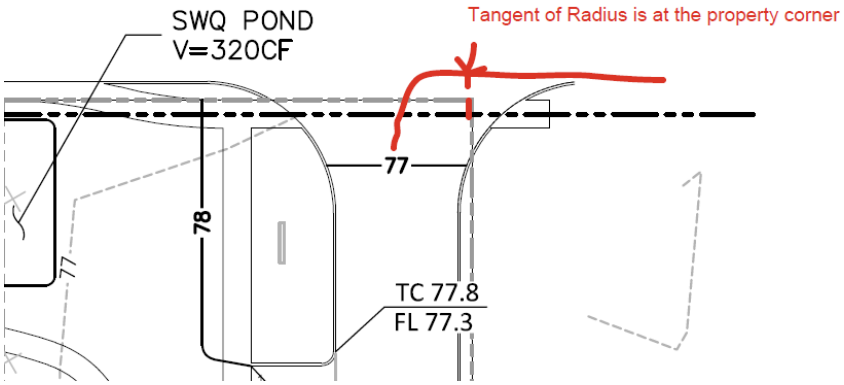
4. Please add the FEMA Flood Zones at the drive entrance of the West development and 60th St.



5. The tangent of the radius has to be at the property corner. The entrance cannot interfere with the adjacent property Owner.



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.

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

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NM 87103

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: CASITAS DEL CAMINO Hydrology File # K11/D
Legal Description: LOTS 1-15 & 17-32 PATLILLY SUBDIVISION - PROPOSED TR. A CITY OF ALBUQUERQUE
City Address, UPC, OR Parcel: 60TH ST AND KNOTT'S LANDING PL NW

Applicant/Agent: SMM PE Contact: SCOTT MCGEE
Address: Phone: 263-2905
Email: scottmmcgee2gmail.com

Applicant/Owner: ABQ HOUSING AUTHORITY Contact: SHAWN WATSON
Address: Phone: 764-3986
Email: SWATSON@ABQHA.ORG

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☑ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☑ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☑ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☑ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☑ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY)_____

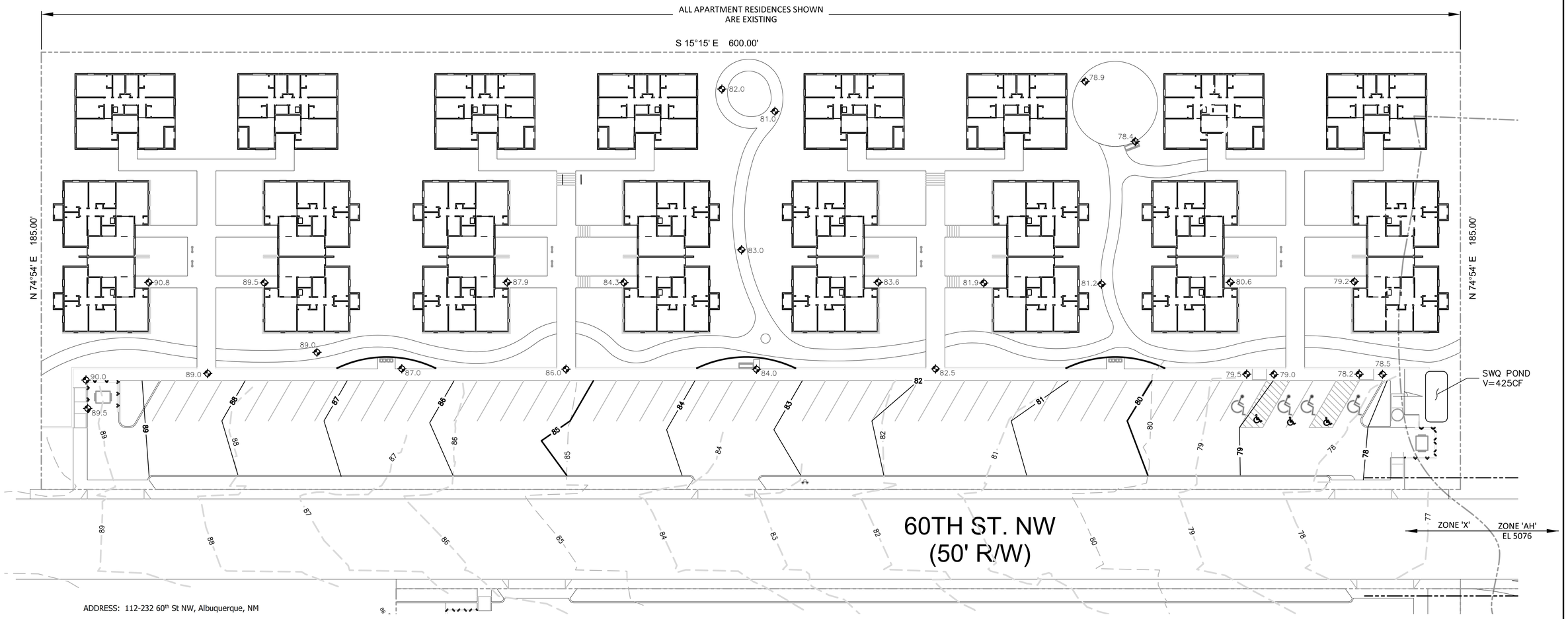
DATE SUBMITTED: 7/22/24

REV. 09/13/23

CONCEPTUAL GRADING & DRAINAGE PLAN

CASITAS DEL CAMINO

JULY, 2024



ADDRESS: 112-232 60th St NW, Albuquerque, NM

LEGAL DESCRIPTION: LOTS 6-17, BLOCK 1, METZ-ROBERTSON ADDITION

SITE AREA: 2.55 AC (111,000 SF)

BENCHMARK: City of Albuquerque Station '9-K10 1989' being an aluminum disc with ELEV= 5117.72 (NAVD 1988)

SURVEYOR: Souder, Miller & Assocs. dated March, 2023

FLOOD HAZARD: From FEMA Map 35001C0329H (8/16/2012), the large majority of this site is identified as Zone 'X' which is determined to be outside the 0.2% annual chance floodplain. There is a very small area at the south end of the site that is in Zone AH with an identified flood elevation of 5076.

OFFSITE FLOW: The site does not accept offsite flow.

EXISTING CONDITIONS: The site is currently developed as multi-family residential. The site slopes west to 60th St with free discharge.

PROPOSED IMPROVEMENTS: The existing multi-family residences are proposed to be remodeled with new asphalt parking and landscaping. The impervious parking area being redeveloped is 19,620 SF.

DRAINAGE APPROACH: The site drainage pattern will direct new impervious runoff to onsite retention pond including the SWQ volume with controlled discharge to 60th Street NW.

Existing land treatment: 15% B, 25% C, & 60% D PRECIPITATION ZONE: 1
Q= [(0.15)(2.16)+(0.25)(2.87)+(0.6)(4.12)](2.55)= 8.9 CFS
Proposed land treatment: 15% B, 23% C, & 62% D
Q= [(0.15)(2.16)+(0.23)(2.87)+(0.62)(4.12)](2.55)= 9.0 CFS

SWQ V= (19,620)(0.26/12)= 425 CF

This flow will discharge to an onsite retention ponding area located at the south end of the site. The SWQ volume will be retained in the pond bottom area provided to mitigate site discharge.

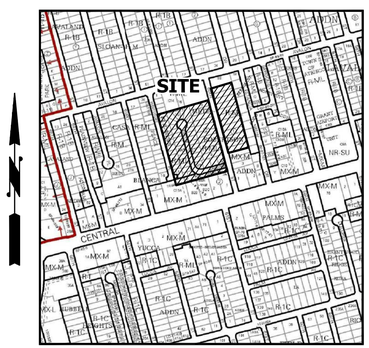
Legend

- 8 — EXISTING CONTOUR – MAJOR
- 8 — EXISTING CONTOUR – MINOR
- 8 — NEW CONTOUR – MAJOR
- 8 — NEW CONTOUR – MINOR
- FLOW DIRECTION
- FEMA ZONE BOUNDARY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



ZONE ATLAS MAP K-11-Z

Scott M McGee PE

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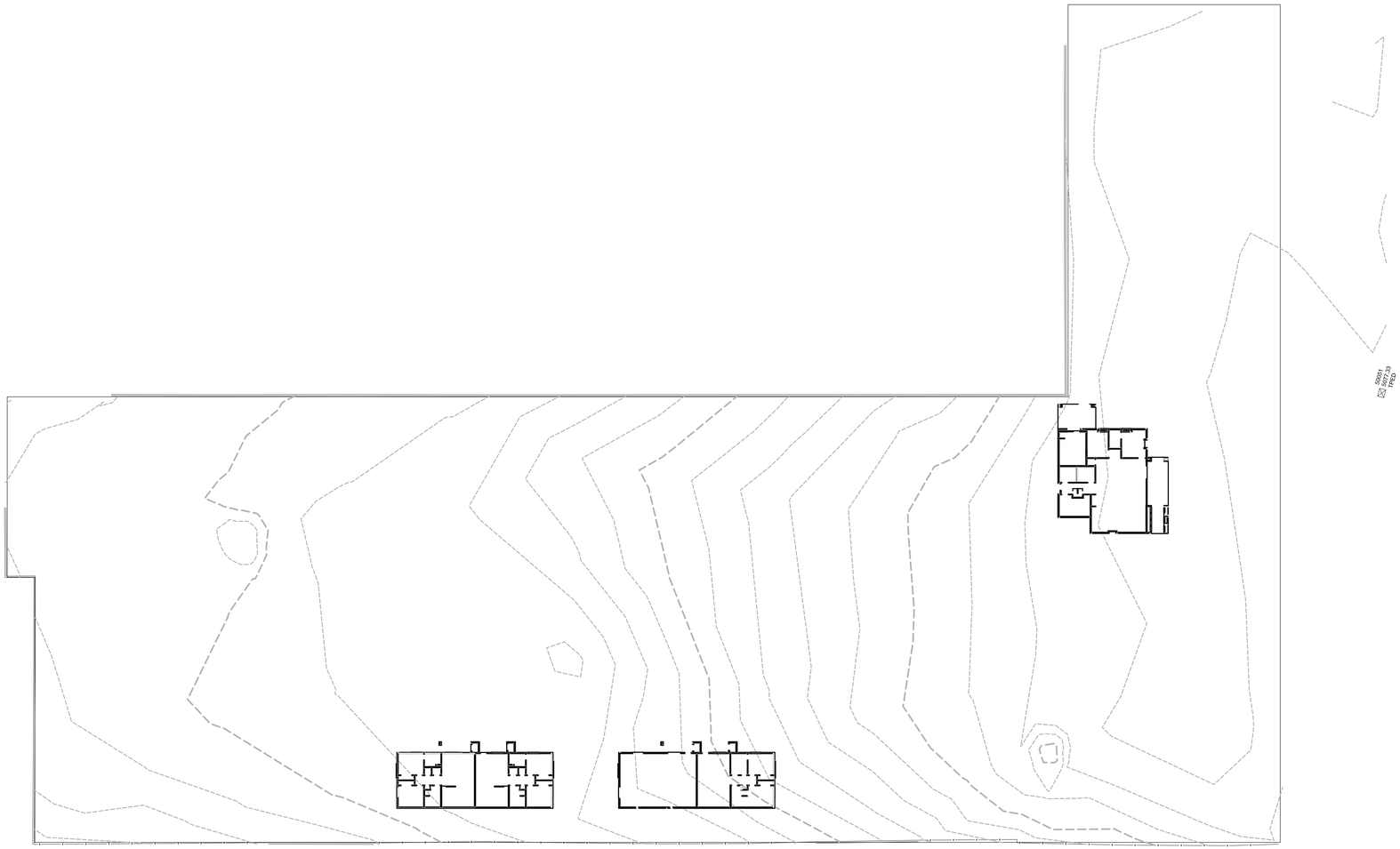
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