

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 21, 2022

Tyler J. Ashton, P.E.
Wilson & Company
440I Masthead St. NE
Albuquerque, NM 87113

**RE: Portable for Lot 3A, Block 2 Metz-Robertson Addition
Grading & Drainage Plan
Engineer's Stamp Date: 03/24/22
Hydrology File: K11D093**

Dear Mr. Ashton:

Based upon the information provided in your submittal received 03/24/2022, the Grading & Drainage Plan is approved for Building Permit, Grading 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.

PRIOR TO CERTIFICATE OF OCCUPANCY:

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

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 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Floodplain Development Permit Application

Planning Dept., City of Albuquerque

Project Title Lot 3A Block 2 Metz-Robertson Addition

Project Location (Major Cross Streets/Arroyo or address)

109 60TH ST. NW, Albuquerque NM 87105

Just North of the intersection of Central Ave. SW and 60TH ST.

Property Owner: (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)

Company Name or Owner Name: COA Family and Community Services Department

Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)

Name: Jess R Martinez/Deputy Director of Family & Community Services Department

Phone: 505-767-5886 E-mail: jmartinez@cabq.gov

Site Contact: (if different than Property Owner info above.)

Name: _____

Phone: _____ E-mail: _____

Applicant Contact: (if different than Property Owner info above.)

Name: Wilson & Company, Inc., Engineers & Architects/Claudia Diaz

Phone: 575-642-9401 E-mail: Claudia.Diaz@wilsonco.com

Section 1: General Provisions (Applicant to read and sign)

1. No work of any kind may start in a Special Flood Hazard Area, SFHA, until a permit is issued.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
4. Applicant must provide a Critical Habitat for Threatened & Endangered Species report prior to any work in a SFHA.
5. Applicant must provide the Base Flood Elevation, BFE, and must provide engineering calculations demonstrating that the development will not increase the BFE or result in increased flood risk on any neighboring property.

6. If this application is for a building the floodplain must be removed by first constructing any required storm drain and/or channel modifications and second acquiring a Letter of Map Revision, LOMR, from FEMA before a building permit will be issued. If storm drain and channel modifications are not involved then a draft Elevation Certificate must be submitted prior to Building Permit and a Final Elevation Certificate must be submitted prior to Certificate of Occupancy.
7. A Conditional Letter of Map Revision, CLOMR, is required prior to any work in the FLOODWAY, if applicable.
8. The applicant certifies that all statements herein and in attachments to this application are to the best of my knowledge, true and accurate.

Applicant Signature *Claudia Diaz* Date 4-20-2022

Applicant Printed Name Claudia Diaz Phone #: 575-642-9401

Owner Signature COA Family and Community Services Department Date _____

Owner Printed Name COA Family and Community Services Department Phone #: _____

Applicant is (check one): Owner _____ Builder _____ Engineer/Architect X

Section 2: Proposed Development in Special Flood Hazard Area (to be completed by Applicant)

A. Building Development and Building Type

ACTIVITY

STRUCTURE TYPE

____ New Building

____ Residential (1-4 Family)

____ Addition

____ Residential (More than 4 Family)

____ Alteration

____ Non Residential (Flood-proofing? ____ Yes)

X Relocation

____ Combined Use (Residential & Commercial)

____ Demolition

X Manufactured Home (In Mobile Home Park? ____ Yes)

____ Replacement

If an addition or alteration:

Estimated Cost of Project \$ _____

Estimated Value of structure before addition/alteration. \$ _____

Percent of value (new construction /existing value) _____ %

B. Other Development Activities

☐ Clearing ☒ Grading ☒ Utilities ☒ Paving

☐ Watercourse Alteration (Bridge or Channel Modification)

☒ Drainage Improvements (Storm drain or culverts)

☐ Road, Street or Bridge Construction

☐ Subdivision

☒ Walls or Fences

☐ Storage of Materials/Equipment for more than a year. (Materials Volume (cu. Ft.) _____)

Other (Please Specify) _____

Is there a Grading & Drainage Plan associated with this work? Yes ☒ No ☐

Drainage file Number: _____

Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

____ The proposed development is located on FIRM Panel: _____

____ The proposed development is located in Zone X and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.

____ A portion of the proposed development is located in a SFHA but not any buildings so an approved G&D Plan is required (Engineer's Stamp Date _____) prior to issuance of a Floodplain Development Permit and no Building Permit will be issued for this construction.

____ A portion of the proposed Building is located in a SFHA but the project does not include any storm drain improvements and/or channel modifications so:

1. Approved G&D Plan is required (Engineer's Stamp Date _____) prior to issuance of a Floodplain Development Permit,
2. Draft Elevation Certificate (Date _____) is required prior to issuance of a Building Permit, and
3. Final Elevation Certificate and Engineer's Certification is required prior to Certificate of Occupancy.

____ A portion of the proposed Building is located in a SFHA and the project includes storm drain improvements and/or channel modifications that will change the floodplain location so

1. An Approved Grading and Drainage Plan is required (Engineer's Stamp Date _____) prior to issuing a Flood Plain Development Permit and a Grading Permit and/or a Work Order.
2. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date _____) and an Approved LOMR Request (Engineer's Stamp Date _____) must be approved by Hydrology prior to approval of the LOMR application to FEMA.
3. The Floodplain must be removed by a LOMR from FEMA (Date _____) prior to issuance of a Building Permit.

____ A portion of the proposed development is located in a FLOODWAY so:

1. Approved G&D Plan (Engineer's Stamp Date _____) and an Approved CLOMR Request (Date _____) is required prior to approval of the application to FEMA, and
2. CLOMR from FEMA (Date _____) is required prior to issuance of a Floodplain Development Permit, a Grading Permit, and/or a Work Order.
3. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date _____) and an Approved LOMR Request (Engineer's Stamp Date _____) must be approved by Hydrology prior to approval of the LOMR application to FEMA (Date _____).
4. The Floodplain must be removed by a LOMR from FEMA (Date _____) prior to issuance of a Building Permit.

Drainage File Number: _____

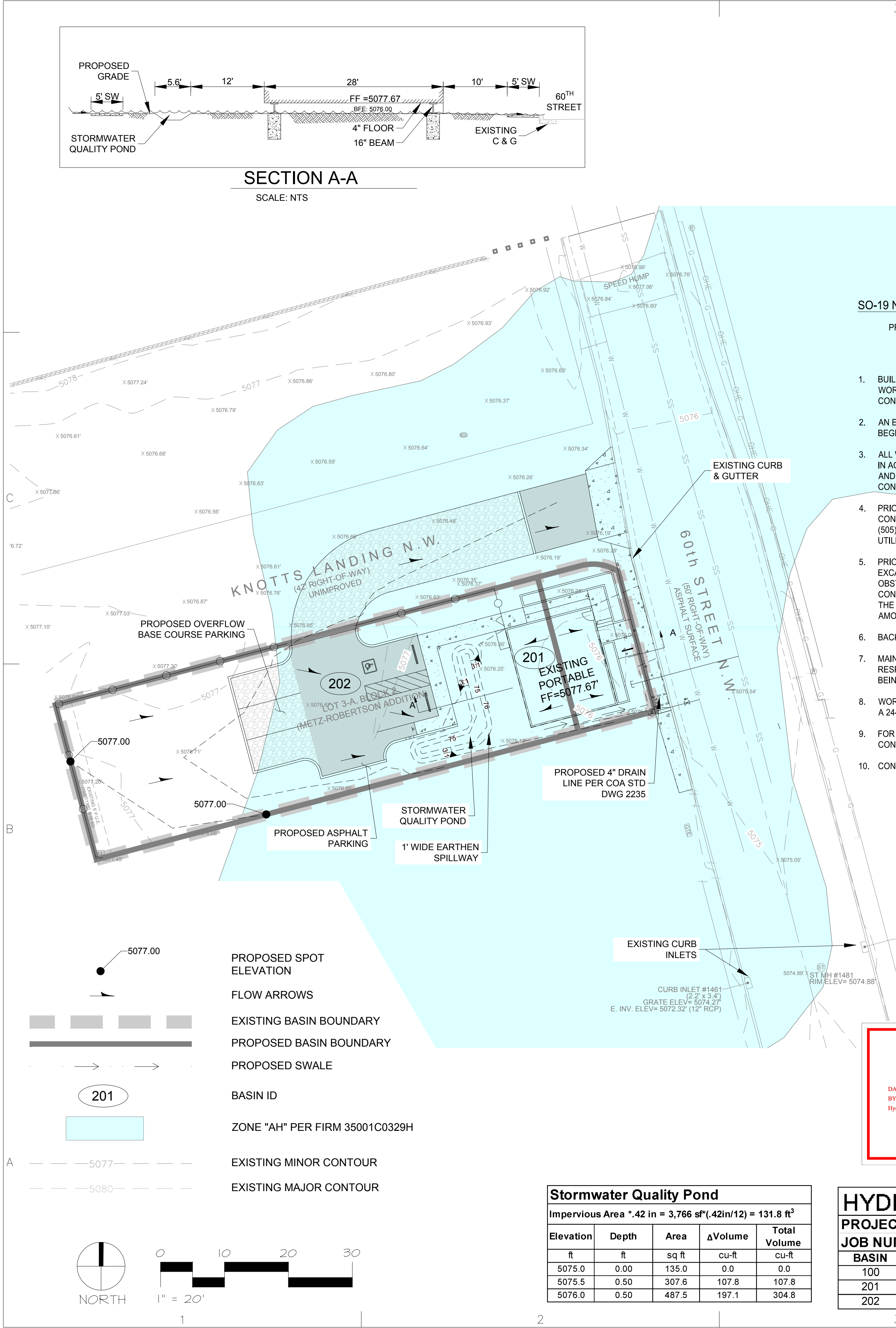
Floodplain Permit Number: _____

Signed: _____

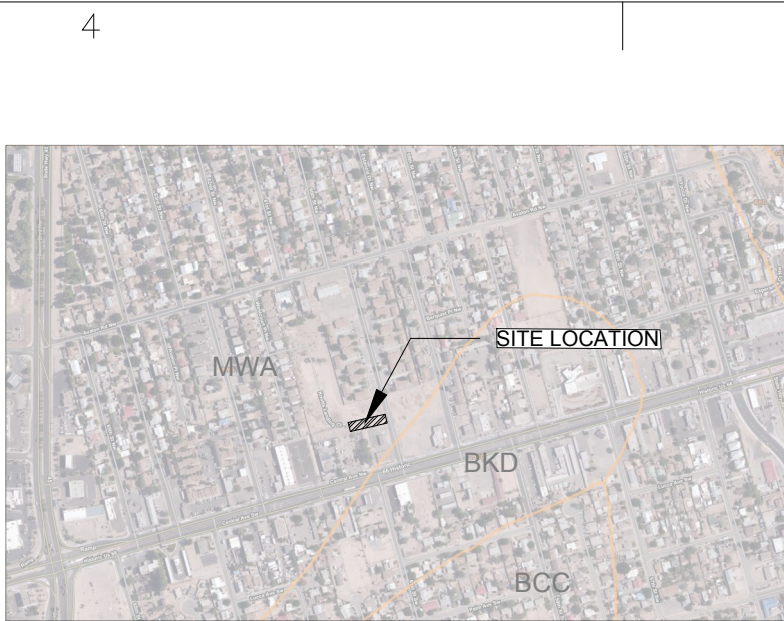
Date: _____

Printed Name: _____

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LOCATION MAP
ZONE ATLAS PAGE: K-11-Z



SOILS MAP
REFERENCE: USDA WEB SOIL SURVEY



FEMA FLOOD INSURANCE RATE MAP
MAP NUMBER 35001C0329H FOR BERNALILLO COUNTY, NM AND INCORPORATED AREAS DATED AUGUST 16, 2012

SO-19 NOTES

- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR (SPECIAL ORDER 19 ~ "SO-19")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2235. 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" (OR (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

INTRODUCTION AND PROJECT DESCRIPTION:

LOT 3A, BLOCK 2 METZ-ROBERTSON ADDITION IS LOCATED AT 109 60TH STREET NW ALBUQUERQUE, NM 87121. THIS VACANT LOT IS JUST NORTH OF THE INTERSECTION OF CENTRAL AVE NW AND 60TH STREET NW. THE PROPERTY IS OWNED BY CITY OF ALBUQUERQUE (COA) AND THIS IS A PROJECT FOR THE FAMILY AND COMMUNITY SERVICES DEPARTMENT. THIS SITE IS INTENDED TO HOUSE SOCIAL SERVICES THAT ARE NEEDED BY THE WEST CENTRAL NEIGHBORHOOD. THIS PROJECT SITE IS WHERE TWO HOMELESS NATIVE AMERICAN MEN WERE MURDERED IN 2015, THE FUTURE DEVELOPMENT OF THIS SITE WILL BE AN OPPORTUNITY TO CELEBRATE THE LIVES OF THESE MEN AND MAKE A POSITIVE CONTRIBUTION TO THE SURROUNDING COMMUNITY. THE PROPOSED IMPROVEMENTS WILL INCLUDE A MODULAR BUILDING THAT WILL HOUSE THE NATIVE AMERICAN TRAINING INSTITUTE. THE COA WAS OBTAINING THE 28 FT X 32 FT MODULAR BUILDING FROM ALBUQUERQUE PUBLIC SCHOOLS.

AS SHOWN BY PANEL 329 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS DATED AUGUST 16, 2012, PORTIONS OF THE PROPOSED SITE LIES WITHIN ZONE AH WHERE FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) MAY OCCUR. THE MAP SHOWS A BASE ELEVATION OF 5076.00 FT.

METHODOLOGY:

CHAPTER 6 OF THE COA DPM WAS UTILIZED TO CALCULATE THE PEAK FLOW AND RUNOFF VOLUME FOR 2, 10 AND 100-YEAR, 24-HOUR STORM EVENTS. THE SITE IS LOCATED IN PRECIPITATION ZONE 1 AS DESIGNATED IN TABLE A-1 OF THE DPM. EXISTING BASIN INFORMATION WAS OBSERVED THROUGH ONSITE VISIT AND TOPOGRAPHIC SURVEY.

EXISTING CONDITIONS:

THE PROJECT SITE WITH AN AREA OF 9,025 SF (0.21 ACRES) IS A VACANT LOT WITH SOME NATURAL VEGETATION. THE SITE SLOPES IN AN EASTERLY DIRECTION. THE PROJECT SITE IS ALLOWED TO FREE DISCHARGE INTO 60TH STREET. SHEET FLOWS FROM THE SITE ARE CAPTURED BY TWO CURB INLETS LOCATED APPROXIMATELY 100 FT DOWNSTREAM OF THE SITE. ONE BASIN WAS DELINEATED, BASIN 100, WHICH ENCOMPASSES THE PROJECT SITE GENERATING A PEAK FLOW OF 0.59 CFS AND RUNOFF OF 0.0164 AC-FT IN THE 100-YEAR, 24-HOUR STORM EVENT. SEE EXISTING BASIN DRAINAGE CALCULATIONS IN THE HYDROLOGY SUMMARY TABLE.

PROPOSED CONDITIONS:

THE PROJECT IMPROVEMENTS WILL INCLUDE INSTALLATION OF A 32 FT X 28 FT MODULAR BUILDING, PAVED PARKING AND BASE COURSE PARKING FOR OVERFLOW PARKING. THE PROPOSED SITE IS ALLOWED TO FREE DISCHARGE INTO 60TH STREET. TWO BASINS WERE DELINEATED IN THE PROPOSED CONDITIONS GENERATING A TOTAL OF 0.70 CFS IN THE 100-YEAR, 24-HOUR STORM EVENT. SEE PROPOSED BASINS CALCULATIONS IN THE HYDROLOGY SUMMARY TABLE. THE IMPERVIOUS AREAS WERE USED TO CALCULATE THE REQUIRED STORAGE VOLUME FOR A STORM WATER QUALITY POND PER COA DRAINAGE GUIDELINES. THE POND WAS DESIGNED WITH ADDITIONAL STORAGE AND A ONE FT WIDE EARTHEN SPILLWAY TO DISCHARGE INTO A SWALE TO CONVEY FLOWS OUT OF THE SITE. THE SWALE OUTLET WILL BE A 4 INCH PIPE TO DRAIN RUNOFF INTO THE 60TH STREET. THE 4 INCH DRAIN LINE THROUGH THE CURB HAS THE CAPACITY TO CONVEY OF 0.28 CFS. RUNOFF ARE ULTIMATELY CAPTURED BY CURB INLETS LOCATED IN THE 60TH STREET. ONE LANE (13 FT WIDE) OF KNOTTS LANDING ACCESS TO 60TH STREET WILL ALSO BE PAVED AND SIMILAR AS IN THE EXISTING CONDITIONS, IT WILL FREE DISCHARGE INTO THE 60TH STREET.

CONCLUSIONS:

THE PROPOSED IMPROVEMENTS WILL HAVE MINOR IMPACT IN INCREASING RUNOFF FROM THE SITE. THE SITE IS ALLOWED TO FREE DISCHARGE. THE INCREASE IN THE 100-YEAR, 24-HOUR STORM IS 0.11 CFS. A STORM WATER QUALITY POND WAS DESIGNED TO CAPTURE TRASH AND SEDIMENTS. APPROXIMATELY HALF OF THE SITE WILL REMAIN AS IN THE EXISTING CONDITIONS. RUNOFF FROM THE BASIN ADJACENT TO 60TH STREET WILL SHEET FLOW OUT WHILE THE REST OF THE SITE WILL DRAIN THROUGH A SWALE AND A DRAIN LINE INTO THE ROADWAY. THE PROPOSED MODULAR BUILDING FINISHED FLOOR ELEVATION WILL BE ON THE GRADED SITE AND 1.67 FT ABOVE THE BASE FLOOD ELEVATION OF 5076.00 FT. DUE TO LOCATION OF THE SITE SITUATED IN THE FLOOD ZONE "AH", A FLOODPLAIN PERMIT WILL BE REQUIRED.

HYDROLOGY SUMMARY

PROJECT NAME:			109 60th St. NW						2 YEAR				10YEAR				100 YEAR			
JOB NUMBER:			19-600-066-00		AREA	LAND TREATMENTS				Q	VOLUME (ac.ft.)		Q	VOLUME (ac.ft.)		Q	VOLUME (ac.ft.)			
BASIN	COND.	DESCRIPTION	A	B		C	D	(cfs)	6 HR		24 HR	(cfs)		6 HR	24 HR		(cfs)	6 HR	24 HR	
100	Existing	Existing	0.2072	0.0%	0.0%	100.0%	0.0%	0.10	0.0022	0.0022	0.30	0.0076	0.0076	0.59	0.0164	0.0164				
201	Developed	Bldg/Stairs/Ramps	0.0282	0.0%	0.0%	33.0%	67.0%	0.03	0.0015	0.0018	0.06	0.0023	0.0026	0.10	0.0043	0.0048				
202	Developed	Bldg/Parking/Vacant	0.1791	0.0%	0.0%	61.0%	39.0%	0.16	0.0065	0.0073	0.34	0.0112	0.0125	0.60	0.0217	0.0235				