CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 20, 2022

Sara Lavy, PE
Parametrix
9600 San Mateo Blvd. NE
Albuquerque, NM, 87113

RE: Springer Square – Parking Lot Relocation
Grading and Drainage Plans
Engineer's Stamp Date: 10/19/22
Hydrology File: K14D032

Dear Ms. Lavy:

Based upon the information provided in your submittal received 10/04/2022, the Grading & Drainage Plans are approved for Grading Permit, Paving Permit, and SO-19 Permit. Once the grading and paving of the project is complete, please provide an as-built for the City's records since there is no CO attached to the project.

Please provide the Drainage Covenant with Exhibit A for the detention/SWQ pond 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.

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

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: Springer Sq. Parking Lot **Building Permit #**_____ **Hydrology File #**_____
DRB#_____ **EPC#**_____
Legal Description: _____ City Address OR Parcel 121 Tijeras Ave NE

Applicant/Agent: Parametrix **Contact:** Sara Lavy, PE
Address: 9600 San Mateo Blvd NE, ABQ 87113 **Phone:** 505-998-5581
Email: slavy@parametrix.com

Applicant/Owner: Zydeco Development LLC **Contact:** _____
Address: 4287 Sandoval St, Ste. 200, Santa Fe, 87501 **Phone:** 505-984-1716
Email: _____

TYPE OF DEVELOPMENT: ___PLAT (#of lots) __RESIDENCE __DRB SITE ___ ADMIN SITE: _X_
RE-SUBMITTAL: _____YES _X_ NO

DEPARTMENT: _____TRANSPORTATION _X_ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

___ENGINEER/ARCHITECT CERTIFICATION
___PAD CERTIFICATION
___CONCEPTUAL G&D PLAN
_X_ 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:

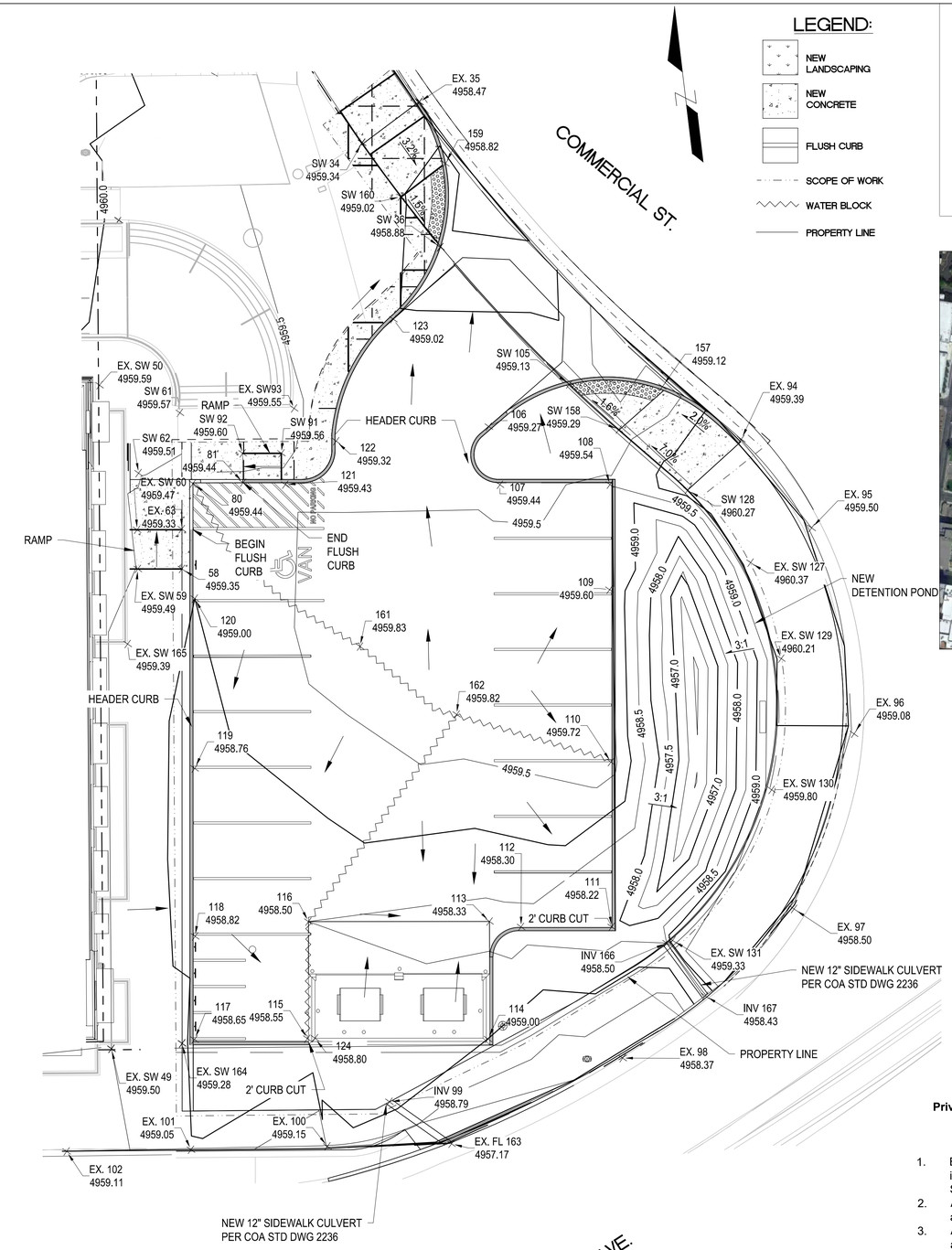
_X_ BUILDING PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY
___CONCEPTUAL TCL DRB APPROVAL
___PRELIMINARY PLAT APPROVAL
___SITE PLAN FOR SUB'D APPROVAL
___SITE PLAN FOR BLDG PERMIT APPROVAL
___FINAL PLAT APPROVAL
___SIA/RELEASE OF FINANCIAL GUARANTEE
___FOUNDATION PERMIT APPROVAL
_X_ GRADING PERMIT APPROVAL
___SO-19 APPROVAL
___PAVING PERMIT APPROVAL
___GRADING PAD CERTIFICATION
___WORK ORDER APPROVAL
___CLOMR/LOMR
___FLOOD PLAN DEVELOPMENT PERMIT
___OTHER (SPECIFY)_____

DATE SUBMITTED: 9-30-22

Point Table			
Point #	Elevation	Northing	Easting
34	4959.34	1486817.55	1521987.68
35	4958.47	1486822.24	1521997.35
36	4958.88	1486799.83	1521996.80
49	4959.50	1486687.36	1521926.88
50	4959.59	1486787.67	1521941.96
58	4959.35	1486757.90	1521949.70
59	4959.49	1486759.02	1521943.06
60	4959.47	1486764.94	1521943.94
61	4959.57	1486781.49	1521953.36
62	4959.51	1486773.44	1521945.61
63	4959.33	1486763.90	1521950.69
80	4959.44	1486770.50	1521953.53
81	4959.44	1486769.34	1521961.11
91	4959.56	1486772.79	1521967.64
92	4959.60	1486773.78	1521961.79
93	4959.55	1486779.24	1521970.67
94	4959.39	1486763.22	1522037.28
95	4959.50	1486748.06	1522045.61
96	4959.08	1486715.95	1522046.76
97	4958.50	1486691.08	1522033.27
98	4958.37	1486672.95	1522003.65
99	4958.79	1486672.30	1521967.40
100	4959.15	1486667.16	1521956.92

Point Table			
Point #	Elevation	Northing	Easting
101	4959.05	1486670.12	1521936.28
102	4959.11	1486673.03	1521917.51
105	4959.13	1486775.86	1522012.74
106	4959.27	1486771.54	1521999.56
107	4959.44	1486762.50	1521999.75
108	4959.54	1486759.72	1522016.31
109	4959.60	1486743.89	1522013.59
110	4959.72	1486717.87	1522009.41
111	4958.22	1486693.01	1522005.33
112	4958.30	1486695.31	1521991.68
113	4958.33	1486696.93	1521987.07
114	4959.00	1486679.26	1521983.85
115	4958.55	1486683.91	1521956.64
116	4958.50	1486701.52	1521959.78
117	4958.65	1486686.64	1521939.62
118	4958.82	1486702.17	1521942.34
119	4958.76	1486727.51	1521946.54
120	4959.00	1486753.10	1521950.88
121	4959.43	1486767.97	1521967.41
122	4959.32	1486773.23	1521976.19
123	4959.02	1486790.16	1521987.89
124	4958.80	1486683.77	1521957.81
127	4960.37	1486744.39	1522035.53

Point Table			
Point #	Elevation	Northing	Easting
128	4960.27	1486756.90	1522027.89
129	4960.21	1486729.13	1522037.70
130	4959.80	1486709.61	1522032.91
131	4959.33	1486689.43	1522014.16
157	4959.12	1486773.16	1522026.73
158	4959.29	1486767.81	1522019.07
159	4958.82	1486812.32	1521999.71
160	4959.02	1486808.44	1521992.13
161	4959.83	1486741.67	1521974.56
162	4959.82	1486728.97	1521987.39
163	4957.17	1486664.39	1521975.69
164	4959.28	1486686.37	1521937.65
165	4959.39	1486747.96	1521939.61
166	4958.50	1486689.17	1522013.20
167	4958.43	1486680.24	1522017.66



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VICINITY MAP
ZONE ATLAS MAP K-14
NTS

10 5 0 10

SCALE: 1"=10' (22"x34" PLOT)

NOTES:

ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.

SW = TOP OF SIDEWALK ELEVATION

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. 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.
4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
5. 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.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
9. Work on arterial streets may be required on a 24-hour basis.
8. For excavation and barricading inspections, contact DMD Construction Services Division.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/20/22
BY: Rene C Brissette
HydroTrans # K14D032
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF ANY VIOLATION OF ANY STATE LAW. SAID APPROVAL SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

SARA LAVY
NEW MEXICO
15092
10-19-22
REGISTERED PROFESSIONAL ENGINEER

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F 505 268 6665
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(505) 984-1716

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9600 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113
P 505.821.4700
WWW.PARAMETRIX.COM

COA STAMP AREA KEEP CLEAR

SPRINGER SQUARE PARKING LOT RELOCATION

121 TIJERAS NE ALBUQUERQUE, NM

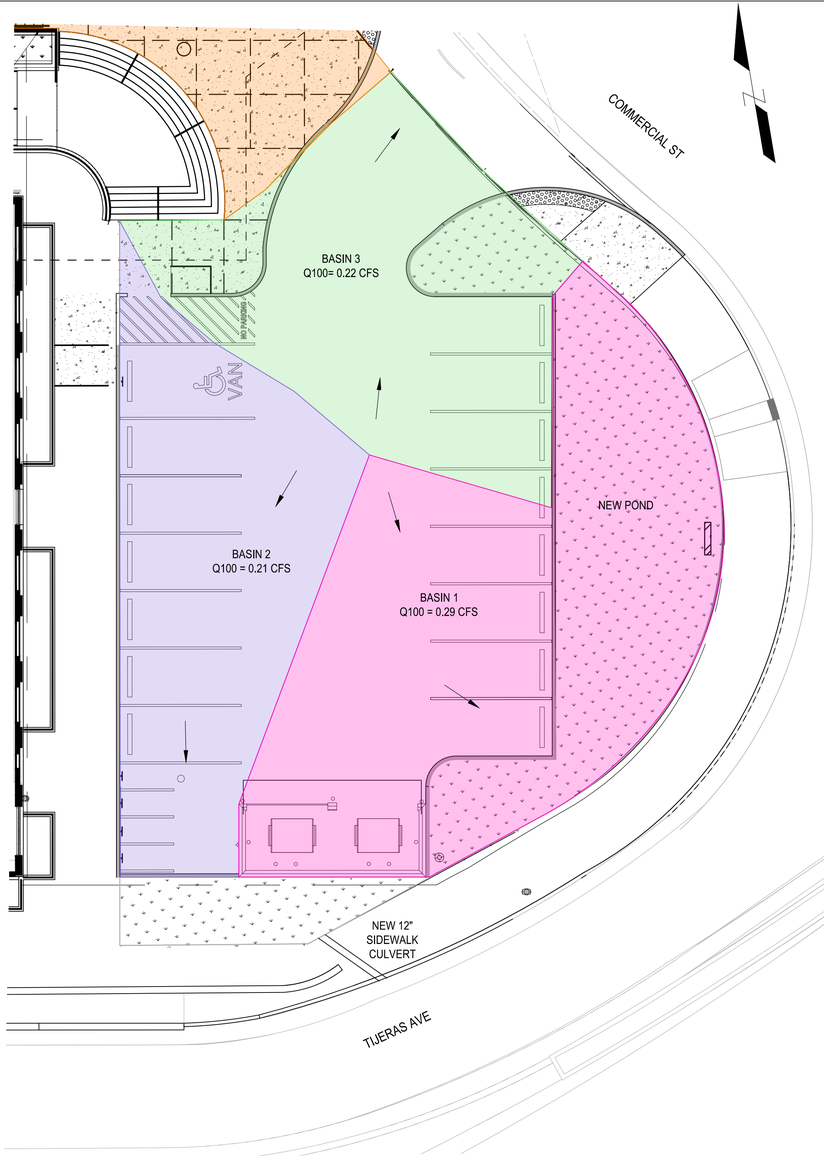
NO.	DATE	DESCRIPTION

DATE:	2022-06-15
PROJECT #:	2014.10
DRAWN BY:	CL
CHECKED BY:	SL
COPYRIGHT:	

SHEET TITLE

GRADING PLAN

C-102

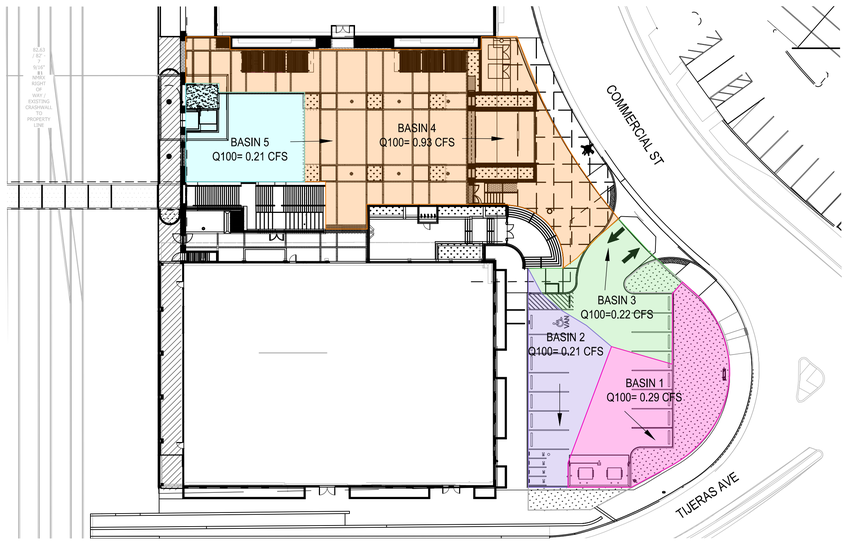


PHASE A LAYOUT
DEVELOPED BASINS

10 5 0 10

SCALE: 1"=10' (22"x34" PLOT)

10 5 0 10



OVERALL LAYOUT

30 15 0 30

SCALE: 1"=30' (22"x34" PLOT)

30 15 0 30

The 100-year and 10-year flows and volumes were calculated using the Weighted E method for Zone 2 per the City of Albuquerque Development Process Manual (DPM) Chapter 6.

Basin 1 (100-year flow=0.29 cfs) consists of the the southeast portion of the new parking lot and landscaping. The parking lot will drain to a landscaped area that will be graded as a shallow pond (1.5' depth). Basin 1 has a 100-year volume of 0.012 acre-feet and the pond has capacity for 0.016 acre-feet. Basin 1 will drain south to Tijeras Street if the pond overtops before the flows will impact the existing Springer Building.

Basin 2 (100-year flow=0.21 cfs) consists of the southwest portion of the new parking lot and will drain to a new 12" sidewalk culvert. The sidewalk culvert will convey the flows from the parking lot to Tijeras Avenue.

Basin 3 (100-year flow=0.22 cfs) consists of the north portion of the parking lot and will discharge to Commercial Street. Flows will then drain north to an existing drop inlet on Commercial Street.

Basins 4 and 5 (100-flow=1.14 cfs) consist of the existing parking lot area for the Springer Building. This is part of a future phase of the project when the existing parking lot will be removed and a pedestrian plaza area constructed. Flows will continue to drain east towards Commercial Street and the existing drop inlet.

The total 100-year flow for the site is 1.62 cfs in the existing condition and 1.86 cfs in the proposed condition. This is an increase in flows during the 100-year storm of 0.23 cfs. However, flows leaving the site will be reduced to 1.57 cfs as the Basin 1 flows are contained with the new pond.

Developed On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment B (sf)	Treatment B (acres)	Treatment C %	Treatment D %	Treatment D (sf)	Treatment D (acres)	100-Year Weighted E (inches)	100-Year Volume (ac-ft)	100-Year Flow cfs	10-Year Weighted E (inches)	10-Year Volume (ac-ft)	10-Year Flow cfs
1	3,689	0.08	0%	45%	1673.00	0.04	0%	55%	2016.00	0.05	1.636	0.012	0.29	0.961	0.007	0.16
2	2,137	0.05	0%	0%	0.00	0.00	0%	100%	2137.00	0.05	2.330	0.010	0.21	1.510	0.006	0.13
3	2,302	0.05	0%	13%	298.00	0.01	0%	87%	2004.00	0.05	2.132	0.009	0.22	1.353	0.006	0.13
4	9,594	0.22	0%	6%	608.82	0.01	0%	94%	8984.69	0.21	2.233	0.041	0.93	1.433	0.026	0.57
5	2,157	0.05	0%	0%	0.00	0.00	0%	100%	2157.06	0.05	2.330	0.010	0.21	1.510	0.006	0.13
Total	19,879	0.46										0.081	**1.86**		0.051	1.13

Existing On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment B (sf)	Treatment B (acres)	Treatment C %	Treatment D %	Treatment D (sf)	Treatment D (acres)	100-Year Weighted E (inches)	100-Year Volume (ac-ft)	100-Year Flow cfs	10-Year Weighted E (inches)	10-Year Volume (ac-ft)	10-Year Flow cfs
1	3,689	0.08	0%	90%	3334	0.08	0%	10%	355	0.01	0.947	0.007	0.22	0.416	0.003	0.09
2	2,137	0.05	0%	92%	1963	0.05	0%	8%	174	0.00	0.925	0.004	0.12	0.399	0.002	0.05
3	2,302	0.05	0%	69%	1582	0.04	0%	31%	720	0.02	1.279	0.006	0.16	0.678	0.003	0.08
4	9,594	0.22	0%	12%	1151.503	0.03	0%	88%	8,442	0.19	2.146	0.039	0.90	1.365	0.025	0.55
5	2,157	0.05	0%	0%	0	0.00	0%	100%	2,157	0.05	2.330	0.010	0.21	1.510	0.006	0.13
Total	19,879	0.46										0.065	**1.62**		0.039	0.91

Difference in Existing to Developed On-Site Basins						
	0.02	**0.23**		0.01	0.21	

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)			Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year	Zone 2	100-Year	10 - Year
E_a	0.62	0.15	Q_a	1.71	0.41
E_b	0.80	0.3	Q_b	2.36	0.95
E_c	1.03	0.48	Q_c	3.05	1.59
E_d	2.33	1.51	Q_d	4.34	2.71

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Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/20/22
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COA STAMP AREA KEEP CLEAR

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VICINITY MAP
ZONE ATLAS MAP K-14
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SPRINGER SQUARE PARKING LOT RELOCATION

121 TIJERAS NE ALBUQUERQUE, NM

NO.	DATE	DESCRIPTION

DATE: 2022-06-15
PROJECT #: 2014.10
DRAWN BY: CL
CHECKED BY: SL

SHEET TITLE

BASIN MAP

X-X