

# CITY OF ALBUQUERQUE



February 23, 2018

David Aube, P.E.  
Design Group  
120 Vassar SE, Suite 100  
Albuquerque, NM 87106

RE: **Zocalo Lofts**  
**507 4<sup>th</sup> St SW**  
**Grading Plan and Drainage Report**  
**Engineer's Stamp Date: 2/14/18**  
**Hydrology File: K14D112**

Dear Mr. Aube:

Based upon the information provided in your submittal received 2/15/18, the Grading Plan and Drainage Report are approved for Building Permit

Prior to Certificate of Occupancy:

1. The Private Facility Drainage Covenant must be recorded with Bernalillo County and a copy included with the drainage certification.
2. Either a recorded SIA with financial guarantee or close-out of the public work order is required prior to issuing C.O.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

**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:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ 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

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

Zocalo Lofts Comment Responses

1. Retention Volume =  $0.26 \times 0.71 \times 0.9 \times 43560 / 12 = 603$  c.f. total. Pond C1 and C2 contain 150 c.f. and 140 c.f. respectively.
2. I think this is Basin C but calculations are provided
3. Roof drains are pointed toward Coal. Depressed landscaping is for water conservation only and is not counted in the first flush requirement
4. Ponding required and provided are noted with a payment in lieu expected.
5. Noted, and corrected
6. Contour to the west is labelled. No runoff from property to the west is currently entering site and all work will be confined to subject property
7. Note added
8. Note added
9. Noted
10. Noted

## CITY OF ALBUQUERQUE



February 6, 2018

David Aube, P.E.  
Design Group  
120 Vassar SE, Suite 100  
Albuquerque, NM 87106

RE: **Zocalo Lofts**  
**507 4<sup>th</sup> St SW**  
**Grading Plan and Drainage Report**  
**Engineer's Stamp Date: 1/18/18**  
**Hydrology File: K14D112**

Dear Mr. Aube:

PO Box 1293

Based upon the information provided in your submittal received 1/29/18, the Grading Plan and Drainage Report cannot be approved until the following are corrected:

Prior to Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. This site qualifies as redevelopment and is only required to retain runoff from the 80<sup>th</sup> percentile storm (Vol. =  $0.26 \times \text{Imp. Area}$ ). Consider only the private property.
2. Quantify the first flush volume that will flow to each ponding area (Basin B). Demonstrate that each ponding area is sized for the area draining to it.
3. First flush ponding in the public ROW cannot be used to satisfy the first flush requirement or to reduce the runoff from the site (Basin A). If this runoff cannot be ponded onsite, payment of Fee-in-Lieu will be required.
4. Payment of Fee-in-Lieu is required for areas that free discharge to the Public ROW. Quantify this volume and state on plans. Alternately, provide appropriately sized first flush ponding.
5. Existing spot elevations are illegible; please correct.
6. Include existing grades on the adjoining lot to the west. Are there any walls proposed and will they be contained on the subject property?
7. Add note on the plan that "No work shall be performed in the public ROW without an approved Work Order."

Orig: Drainage File

Albuquerque - Mah Page 1 of 2 706-2006

## CITY OF ALBUQUERQUE



8. A Private Facility Drainage Covenant is required for the first flush ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.

Prior to Certificate of Occupancy:

9. The Private Facility Drainage Covenant must be recorded with Bernalillo County and a copy included with the drainage certification.
10. Either a recorded SIA with financial guarantee or close-out of the public work order is required prior to issuing C.O.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.


PO Box 1293

Sincerely,

Albuquerque

NM 87103

www.cabq.gov

  
Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage File

Albuquerque - Mah Page 2 of 2 706-2006

# **DRAINAGE REPORT**

**Zocalo Lofts**

**4<sup>th</sup> and Coal SW**

**February 12, 2018**

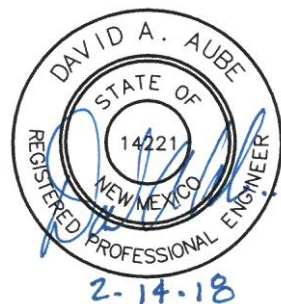
*Prepared by:*

**The Design Group**

**120 Vassar Dr. SE Suite 100**

**Albuquerque, New Mexico 87106**

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.



\_\_\_\_\_  
David A. Aube

PE NO. 14221

## Introduction

The project entails the construction of a mixed use, multistory infill housing and commercial project on the southwest corner of 4<sup>th</sup> and Coal SW, specifically Lot 9-A-1, Block N of the Atlantic and Pacific Addition. It is a 0.71-acre parcel, currently vacant; however, there are patches of asphalt and concrete slabs on the site which indicate some kind of development existed there previously.

The new development will be known as Zocalo Lofts

## Precipitation Zone

Per Figure A-1, the project site is located in zone 2.

## Vicinity Map

The project is in K-11-Z (see Zone Atlas page).

## Flood Zone

As shown on FIRM panel 35001C0334G, the site is not in flood hazard area. (see Firmette).

## Methodology

Chapter 22 in the City of Albuquerque Development Process Manual will be utilized to determine peak runoff and volumes.

## Land Treatments

Existing – 100% Type C

Proposed - Approximately 90% impervious (Type D) and 10% landscaping (Type B)

## Existing Conditions

Site is currently vacant, but compacted by past development. It is very flat but does slope to the south to an adjacent unimproved alley. Per Table A-9,  $\text{Runoff} = 3.14 \text{ cfs/ac} \times 0.71 \text{ ac} = 2.23 \text{ cfs}$ . No runoff from the adjoining properties enters the property as the property to the west drains south to the alley.

## Proposed Conditions

Per discussions with CoA Hydrology staff, the site is allowed 2.75 cfs/acre, or  $2.75 \times 0.71 = 1.96$  cfs. The alley will be improved; however, it will not count toward the limiting discharge since it is outside the development.

Basin A will discharge to a first flush landscaped area, and then to Coal by way of a 4" slot in the curb. Basin B will drain to Coal directly. Basin C will enter the landscape swale, and overflow through the sidewalk culvert into Basin D. Basin D and routed Basin C will drain south to the improved alley, and eventually to 4<sup>th</sup> Street. Basin E will drain directly to 4<sup>th</sup> Street, mostly through roof drains and sidewalk culverts.

Using a Mannings Open Channel calculator, the 6" sidewalk culvert will discharge a maximum of 0.5 cfs with a 0.25 feet depth and 4" dia. roof drains will only discharge 0.6 cfs maximum with 3 inches of stormwater (head). Weighted runoff uses Table A-9 or routing thru facility.

	Area (ac)	Weighted Runoff (cfs)	Comment
Basin A	0.134	0.20	Routed thru curb opening
Basin B	0.044	0.21	Free discharge
Basin C1	0.070	0.12	Vol req'd $(53 \times 55 \times 0.26 / 12) = 64$ cf, Vol. provide = 150 cf
Basin C2	0.223	0.38	Vol req'd $(120 \times 53 \times 0.26) = 137$ cf Vol provided = 140 cf
Basin D	0.158	0.70	
Basin E	0.084	0.34	
Total	0.710	1.95	

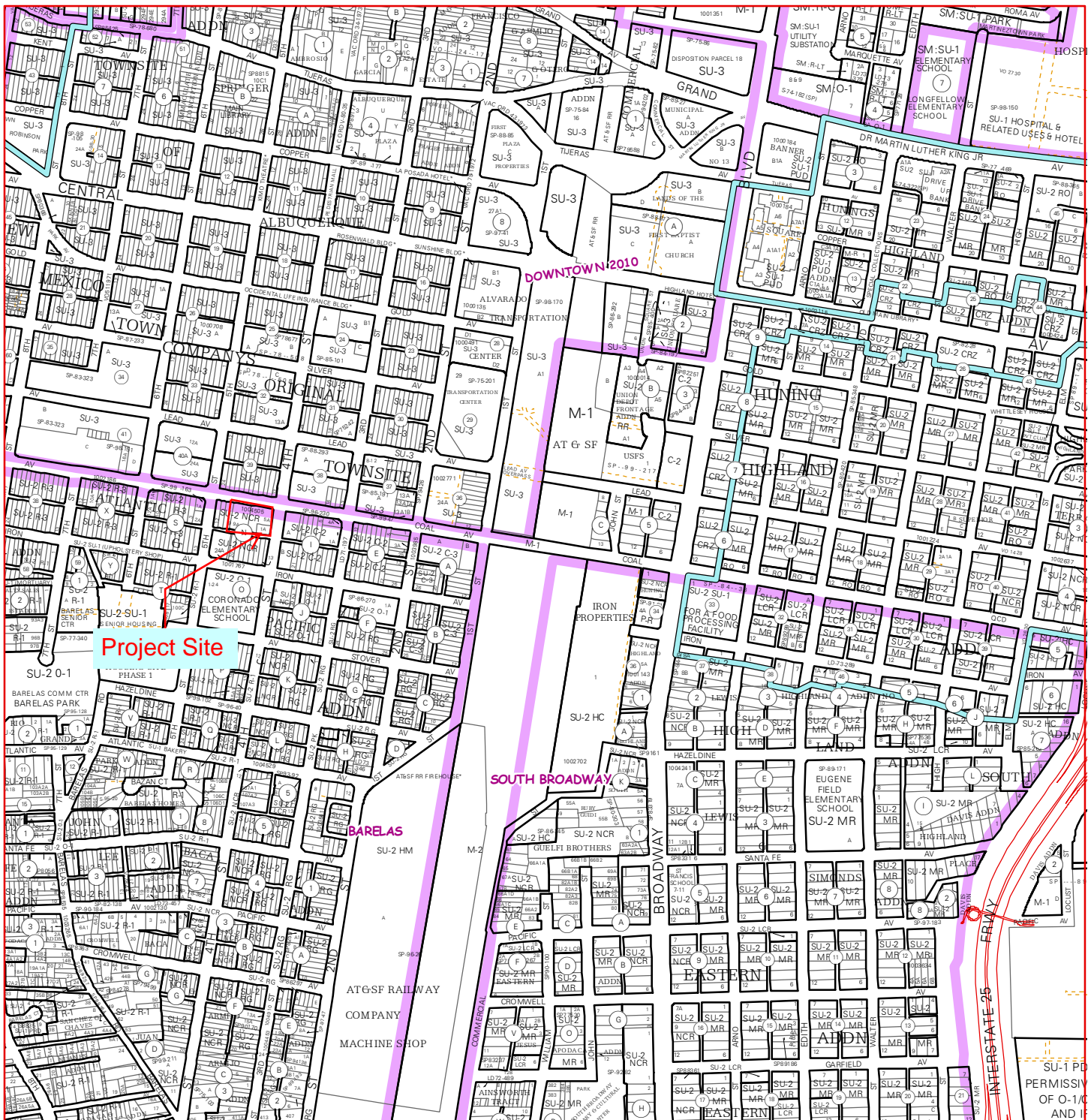
## First Flush Ponds

The volume required in the first flush pond is equal to the 0.26 " times impervious area. Retention Volume for entire site =  $0.26 \times 0.71 \times 0.9 \times 43560 / 12 = 603$  c.f. total. Pond C1 and C2 contain 150 c.f. and 140 c.f. respectively. Overflow will route through sidewalk culvert. Remaining subbasins free discharge to public ROW. Approximately 48% of the required volume is provided and payment-in-lieu should be prorated accordingly.

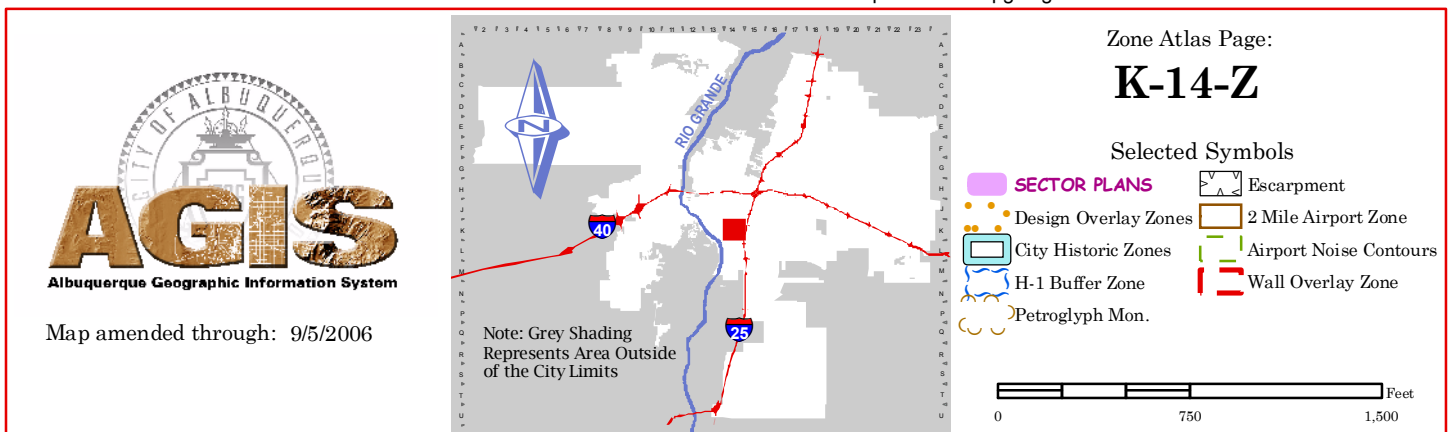
## Conclusion

The site is designed to limit its discharge to 2.75 cfs per acre or 1.96 cfs. The site will discharge 1.95 cfs. Water quality best practices are included in the design with first flush ponds and depressed landscaping on site.





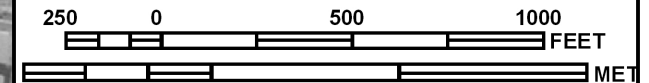
For more current information and more details visit: <http://www.cabq.gov/gis>







MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0334G

**FIRM**

**FLOOD INSURANCE RATE MAP  
BERNALILLO COUNTY,  
NEW MEXICO  
AND INCORPORATED AREAS**

**PANEL 334 OF 825**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
ALBUQUERQUE, CITY OF	350002	0334	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER  
35001C0334G**

**MAP REVISED  
SEPTEMBER 26, 2008**

**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



Coal Avenue S.W.  
(60' PUBLIC RIGHT OF WAY)

4th Street S.W.  
(60' PUBLIC RIGHT OF WAY)

16' PUBLIC ALLEY

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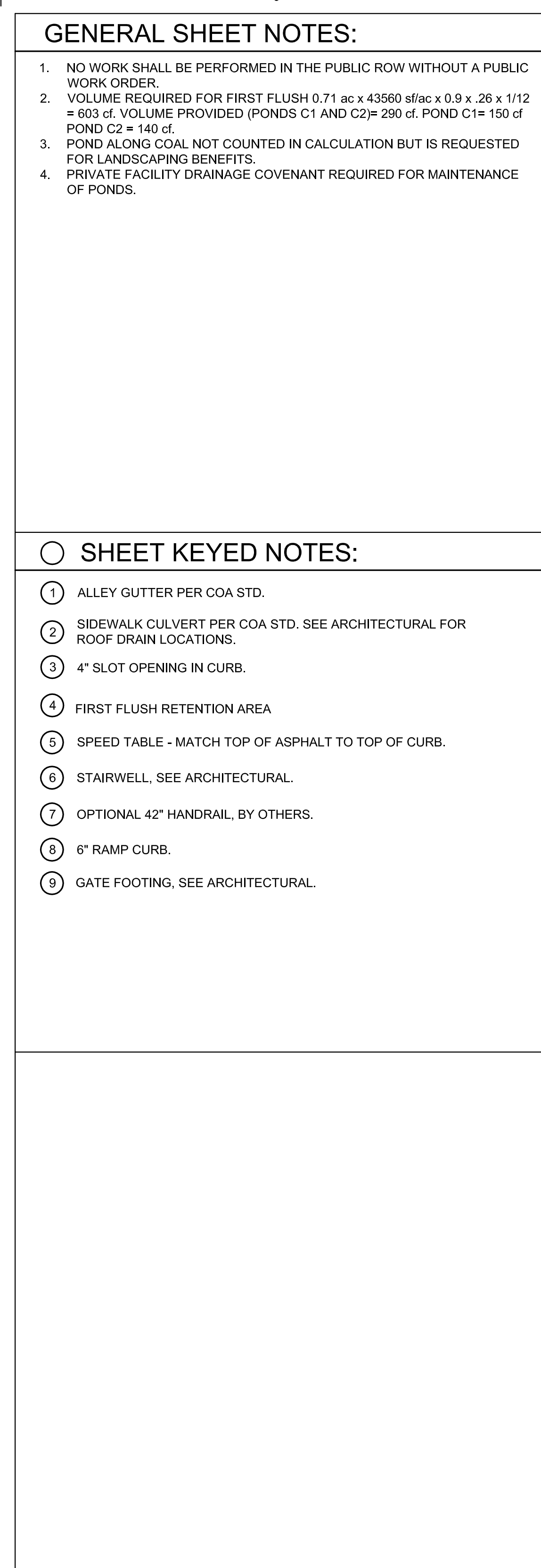
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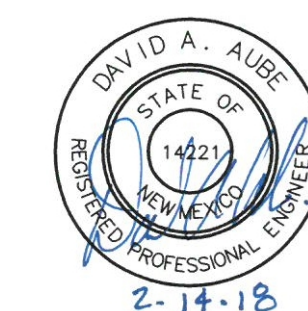
THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
Architects • Engineers • Interior Design  
Planners • Urban Designers • LEED®  
120 Vassar Dr SE Suite 100  
Albuquerque New Mexico  
87106

CONSULTANT

☐ SHEET KEYED NOTES:

- ① ALLEY GUTTER PER COA STD.
- ② SIDEWALK CULVERT PER COA STD. SEE ARCHITECTURAL FOR ROOF DRAIN LOCATIONS.
- ③ 4" SLOT OPENING IN CURB.
- ④ FIRST FLUSH RETENTION AREA
- ⑤ SPEED TABLE - MATCH TOP OF ASPHALT TO TOP OF CURB.
- ⑥ STAIRWELL. SEE ARCHITECTURAL.
- ⑦ OPTIONAL 42" HANDRAIL, BY OTHERS.
- ⑧ 6" RAMP CURB.
- ⑨ GATE FOOTING. SEE ARCHITECTURAL.

STAMP



PERMIT SET

PROJECT NAME  
ZOCALO LOFTS

507 4TH ST. SW  
ALBUQUERQUE, NM 87102

## QUATRO Y CARBON

REVISIONS		
NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	DAA
Checked by	DAA
Date	January 18, 2018
Project number	253

SHEET TITLE

OVERALL GRADING  
PLAN

SHEET NUMBER

C201





TREASURY DIVISION DAILY DEPOSIT

Transmittals for:  
PROJECTS Only

## Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 3,216.00	461615	305	PCDMD	24_MS4	7547210	\$ 3,216.00
TOTAL AMOUNT						TOTAL DEPOSIT	<b>\$3,216.00</b>

Hydrology#: K14D112 Name: Zocalo Lofts  
Payment In-Lieu For Storm Water Quality  
Volume Requirement

Address/Legal Description: 507 4<sup>th</sup> St SW

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE \_\_\_\_\_

DUAL VERIFICATION OF DEPOSIT \_\_\_\_\_  
EMPLOYEE SIGNATURE

AND BY \_\_\_\_\_  
EMPLOYEE SIGNATURE

REMITTER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

BANK: \_\_\_\_\_

CHECK #: \_\_\_\_\_ DATE ON CHECK: \_\_\_\_\_

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).