CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 25, 2024

Robert Fierro, P.E.
Fierro & Company
6300 Montano Rd. NW
Albuquerque, NM 87120

RE: Martinez Retail Center
Grading & Drainage Plan
Engineer's Stamp Date: 6/21/2024
Hydrology File: L11D071

Dear Mr. Fierro:

Based upon the information provided in your submittal received 06/11/2024, the Grading & Drainage Plan is approved for 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.

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 (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3314 or amontoya@cabq.gov.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: MARTINEZ RETAIL CENTER Hydrology File # _____
Legal Description: TRACT "B" BLOCK 5 LAND DIVISION PLAT LOS ALTOS SUBDIVISION
City Address, UPC, OR Parcel: 101105624937420702, 101105625735620703

Applicant/Agent: Fierro & Company Contact: Robert Fierro
Address: 3201 4th Street NW, Suite C Phone: 505-352-8930
Email: rfierro@fierrocompany.com

Applicant/Owner: Jose Alfredo Martinez Contact: _____
Address: _____ Phone: _____
Email: _____

(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) 2 ☐ 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:

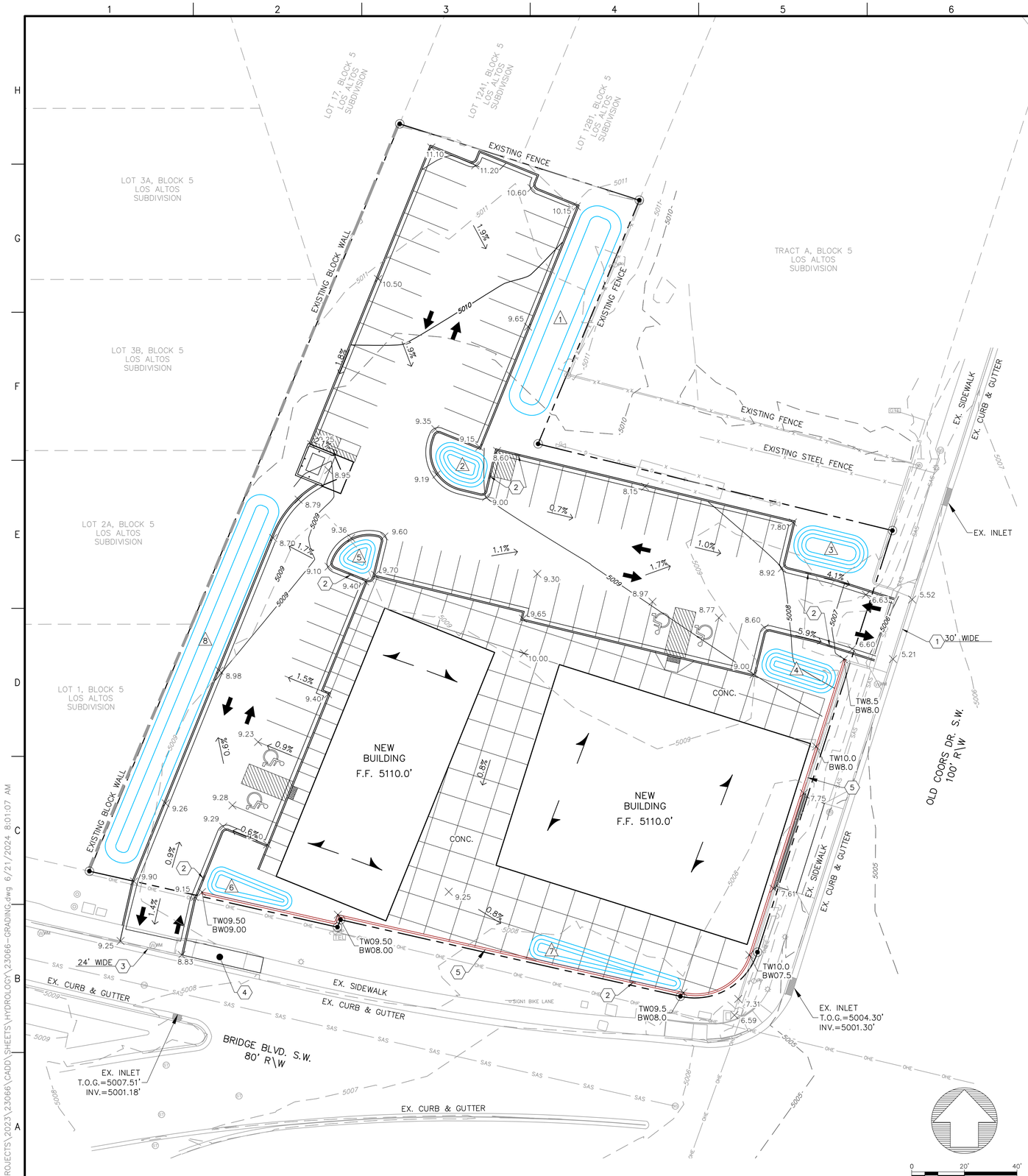
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ 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: 2024-06-21

REV. 09/13/23

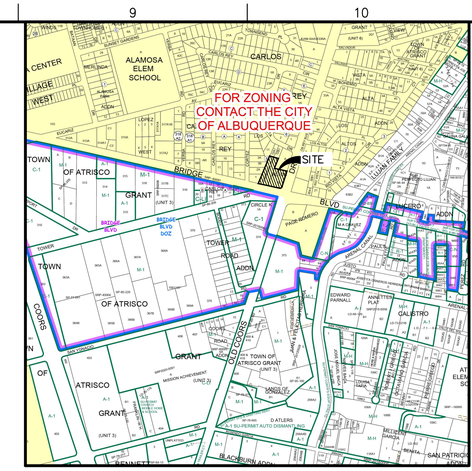


KEYED NOTES:

1. EXISTING DRIVEWAY
2. CONSTRUCT 1-FT WIDE CURB OPENING.
3. CONSTRUCT DRIVEPAD PER C.O.A. STD. DWG. 2425A.
4. CONSTRUCT SIDEWALK PER C.O.A. STD. DWG. 2430.
5. RETAINING WALL. DESIGN BY OTHERS. ENTIRE FOOTER AND WALL MUST BE LOCATED WITHIN THE PROPERTY. NO PORTION OF THIS WALL CAN BE ON THE PROPERTY LINE NOR IN THE RIGHT-OF-WAY.

STORMWATER QUALITY VOLUME POND:

1. TOP ELEV.=5009.75, BTM. ELEV.=5009.0, WSEL at Spillway=5009.5', 6H:1V SIDE-SLOPE VOL. at Spillway=475 CU.FT.,
2. TOP ELEV.=5009.25, BTM. ELEV.=5007.5, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=200 CU.FT.,
3. TOP ELEV.=5007.75, BTM. ELEV.=5006.0, WSEL at Spillway=5007.5', 3H:1V SLOPE VOL. at Spillway=337 CU.FT.,
4. TOP ELEV.=5009.25, BTM. ELEV.=5007.5, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=236 CU.FT.,
5. TOP ELEV.=5009.25, BTM. ELEV.=5008.0, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=73 CU.FT.,
6. TOP ELEV.=5009.25, BTM. ELEV.=5008.0, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=178 CU.FT.,
7. TOP ELEV.=5009.25, BTM. ELEV.=5008.0, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=238 CU.FT.,
8. TOP ELEV.=5008.75, BTM. ELEV.=5008.0, WSEL at Spillway=5008.5', 3H:1V SLOPE VOL. at Spillway=655 CU.FT.,



LOCATION MAP
ZONE ATLAS MAP: L-11-Z

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/25/2024
BY:
HydroTrans #: L11D071

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY STATE OR ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT, SPECIFICATIONS, OR CONSTRUCTIONS. EACH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

GENERAL GRADING NOTES:

1. THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
3. THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO THE PROPOSED STRUCTURES IS NOT RECOMMENDED.
4. PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF CITY OF ALBUQUERQUE, NEW MEXICO.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
7. CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
8. SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
10. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.

PROJECT INFORMATION

BENCHMARK
CITY OF ALBUQUERQUE SURVEY MONUMENT: ACS BM, NM-45-4A
NORTHING: 1480289.338 (NM SPC, CENTRAL ZONE, NAD 1983)
EASTING: 1505415.447 (NM SPC, CENTRAL ZONE, NAD 1983)
ELEVATION: 5005.696' (NAVD 1988, U.S. SURVEY FOOT)

DESCRIPTION
TRACT "B" BLOCK 5 LAND DIVISION PLAT LOS ALTOS SUBDIVISION (LOT 14 & PORTION OF LOT 13 & PORTION OF COMMERCIAL RACT BLOCK 5)

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0329H.

SURVEYOR INFORMATION
TOPOGRAPHIC SURVEY PERFORMED OCTOBER 2022.

LEGEND

- APPARENT PROPERTY BOUNDARY
- APPARENT ADJOINING PROPERTY LINE
- EXISTING FENCE
- EXISTING WALL
- PROPERTY CORNER
- APPARENT PROPERTY CORNER
- ROOF FLOW DIRECTION
- 3905 EXISTING MAJOR CONTOUR
- 3904 EXISTING MINOR CONTOUR
- 3905 PROPOSED MAJOR CONTOUR
- 3904 PROPOSED MINOR CONTOUR
- OHE OVERHEAD ELECTRIC
- POND CONTOUR
- 26.29 FINISHED GRADE
- B.W. BOTTOM OF WALL
- T.W. TOP OF WALL
- NEW RETAINING WALL
- X POND ID

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
PROFESSIONAL ENGINEER
6-21-2024

PROJECT NAME
MARTINEZ RETAIL CENTER
1021 OLD COORS DR. S.W.
ALBUQUERQUE, NM 87105

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23066
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JUNE 2024

SHEET TITLE
GRADING PLAN

SHEET NO: C-1

P:_PROJECTS\2023\23066\CADD\SHEETS\HYDROLOGY\23066-GRADING.dwg 6/21/2024 8:01:07 AM

BASIN MAP

HYDROLOGY SUMMARY							
ZONE 1							
BASIN	Total Area (acres)	Land Treatment (%) A	B	C	D	$Q_{100yr-6hr}$ (cfs)	$V_{100yr-6hr}$ (ac-ft)
100	1.307	0.0	0.0	100.0	0.0	3.8	0.103
200	0.704	0.0	23.0	0.0	77.0	2.6	0.111
201	0.603	0.0	16.0	0.0	84.0	2.3	0.100

HYDROLOGY SUMMARY

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/25/2024
BY:
HydroTrans # L11D071

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE CONSTRUCTION DRAWINGS. SPECIFICATIONS, OR CONSTRUCTION. ALL APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

FLOOD INSURANCE RATE MAP
MAP NO. 35001C0329H
EFFECTIVE DATE: 08/16/2012

Introduction
The site is located at 1021 OLD COORS DR. S.W. and is 1.3 acres. This property has not been developed, but there have been several different plans proposed over that last decade. The proposed development now includes two buildings which will be used for retail. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the allowable and proposed condition, 2) satisfy allowable stormwater quality requirements, and 3) seek approval for building permit.

Methodology
Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 8, 2020 were followed.
Precipitation Zone 1 data was used in the hydrologic computations.

Existing Condition
The site is undeveloped and flat with a 0.7% slope from the northwest corner of the site to the southwest corner of the site. There are public storm drain systems along both frontages of the site. Bridge Boulevard SW was recently improved, so there are sidewalks and driveways along the two frontages. The site does not receive offsite runoff.

Proposed Condition
Development includes two buildings to be used for retail, parking lot, and several storm water quality ponds. The drainage pattern of the site will remain the same. Runoff from Basin 200 will retain the storm water quality runoff prior to discharging to Old Coors Road through the existing driveway. Runoff from Basin 201 will retain its storm water quality runoff prior to discharging to Bridge Boulevard.

The site is allowed free discharge due to the following reasons:
1) Proximity to existing storm drain. Therefore, the site's runoff will not affect the peak discharge in the storm drain, since it will be discharged before the peak flow at this location.
2) Prior drainage plans allowed free discharge.
3) The adjoining lot to the north recently was redeveloped with allowing free discharge.

This development will retain the storm water quality and will not adversely impact downstream drainage.

DRAINAGE REPORT

BASIN 200
GIVEN:
$Area_D$=23,619 sq.ft.
SOLUTION:
$SWQV_{REQUIRED}$= $=\frac{1}{12}(R_D * Area_D) = \frac{1}{12}[0.620" * 23{,}619 \text{ sq.ft}] = 1{,}220$ cu.ft.

$SWQV_{PROVIDED}$: $=SWQP_1 + SWQP_2 + SWQP_3 + SWQP_4$
$=475 + 200 + 337 + 236 = 1{,}248$ cu.ft.

CONCLUSION:
$SWQV_{PROVIDED} > SWQV_{REQUIRED}$

BASIN 201
GIVEN:
$Area_D$=22,058 sq.ft.
SOLUTION:
$SWQV=\frac{1}{12}(R_D * Area_D) = \frac{1}{12}[0.620" * 22{,}058 \text{ sq.ft}] = 1{,}140$ cu.ft.

$SWQV_{PROVIDED}$: $=SWQP_5 + SWQP_6 + SWQP_7 + SWQP_8$
$=73 + 178 + 238 + 655 = 1{,}144$ cu.ft.

CONCLUSION:
$SWQV_{PROVIDED} > SWQV_{REQUIRED}$

SWQV ANALYSIS

LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- ROOF FLOW
- SURFACE DRAINAGE
- UTILITY EASEMENT LINE
- FLOWLINE
- 3905 EXISTING MAJOR CONTOUR
- 3904 EXISTING MINOR CONTOUR
- 3905 PROPOSED MAJOR CONTOUR
- 3904 PROPOSED MINOR CONTOUR
- PROPOSED BASIN
- EXISTING BASIN

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
6-21-2024
PROFESSIONAL ENGINEER

PROJECT NAME
MARTINEZ RETAIL CENTER
1021 OLD COORS DR. S.W.
ALBUQUERQUE, NM 87105

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23066
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JUNE 2024

SHEET TITLE
DRAINAGE PLAN

SHEET NO:
D-1

P:_PROJECTS\2023\23066\CADD\SHEETS\HYDROLOGY\23066-DRAINAGE.dwg 6/21/2024 8:00:56 AM