

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 11, 2022

Martin Garcia, P.E.
Anchor Engineering LLC
1035 S. Bosque Loop
Bosque Farms, NM, 87123

RE: Sandia Collision
1601 Yale Blvd SE
Grading and Drainage Plan
Engineer's Stamp Date: 05/26/22
Hydrology File: L15D063

Dear Mr. Garcia:

Based upon the information provided in your submittal received 09/20/2022, the Grading & Drainage Plan is approved for Building Permit, SO-19 Permit, and for action by the DRB on Platting. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality 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, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Sandia Collision **Building Permit #** BP-2022-19977 **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: LOTS 10, 11, & 12, BLOCK 4 **City Address OR Parcel** 1515 Yale Blvd SE, Albuquerque, NM 87106
CLAYTON HEIGHTS SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Applicant/Agent: Prosteel Inc. **Contact:** Barry Klein

Address: PO Box 1229 **Phone:** 505-966-6782

Email: barry@prosteelinc.com

Applicant/Owner: David Ballentine **Contact:** David Ballentine

Address: 1601 Yale Blvd SE, Albuquerque, NM 87106 **Phone:** 505-328-5619

Email: sandiacollision@msn.com

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

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION ☒ HYDROLOGY/DRAINAGE


Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ 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:

- ☒ 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
- ☐ 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: 09.20.22 

Drainage Narrative

THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO ACCOMMODATE A NEW BUILDING ON AN AN EXISTING IMPROVED LOT LOCATED AT 1515 YALE BLVD S.E. THE SITE CURRENTLY HAS AN EXISTING OFFICE BUILDING AND PAVED PARKING, AND THE PROPOSED PLAN IS TO CONSTRUCT A NEW BUILDING AT THE SOUTHWEST CORNER OF THE LOT AND ADD A NEW CLEAR WATER POND ALONG THE WEST PROPERTY LINE.

THE SITE CURRENTLY SLOPES PRIMARILY FROM THE EAST TO THE WEST AND DISCHARGES ONTO ANDERSON AVENUE. THE SITE HISTORICALLY DRAINS TO ANDERSON AVENUE. THE PROPOSED PLAN WILL NOT ALTER THE HISTORIC DRAINAGE, EXCEPT PONDING FOR WATER QUALITY AS PER THE CITY OF ALBUQUERQUE REGULATION THAT WILL CONTROL RELEASE THROUGH THE SIDEWALK CULVERT AS SHOWN.

Drainage Calculations

Sandia Collision

Hydrology Calculations

DPM - Chapter 6
Section 6-1

Precipitation Zone **2**
100 Year Storm Depth, P (360) **2.29**
100 year Storm Depth, P (10 day) **3.62**

| Treatment Area | A | B | C | D |
|------------------------------|------|------|------|------|
| Excess Precipitation Factors | 0.62 | 0.8 | 1.03 | 2.33 |
| Peak Discharge Factors | 1.71 | 2.36 | 3.05 | 4.34 |

| Land Treatment Area | Acres | Existing | Proposed |
|----------------------------|-------|----------|----------|
| Type "D" (Roof) | | 0.37 | 0.45 |
| Type "C" (Unpaved Roadway) | | 0.00 | 0.00 |
| Type "B" (Irrigated Lawns) | | 0.01 | 0.13 |
| Type "A" (Undeveloped) | | 0.20 | 0.00 |

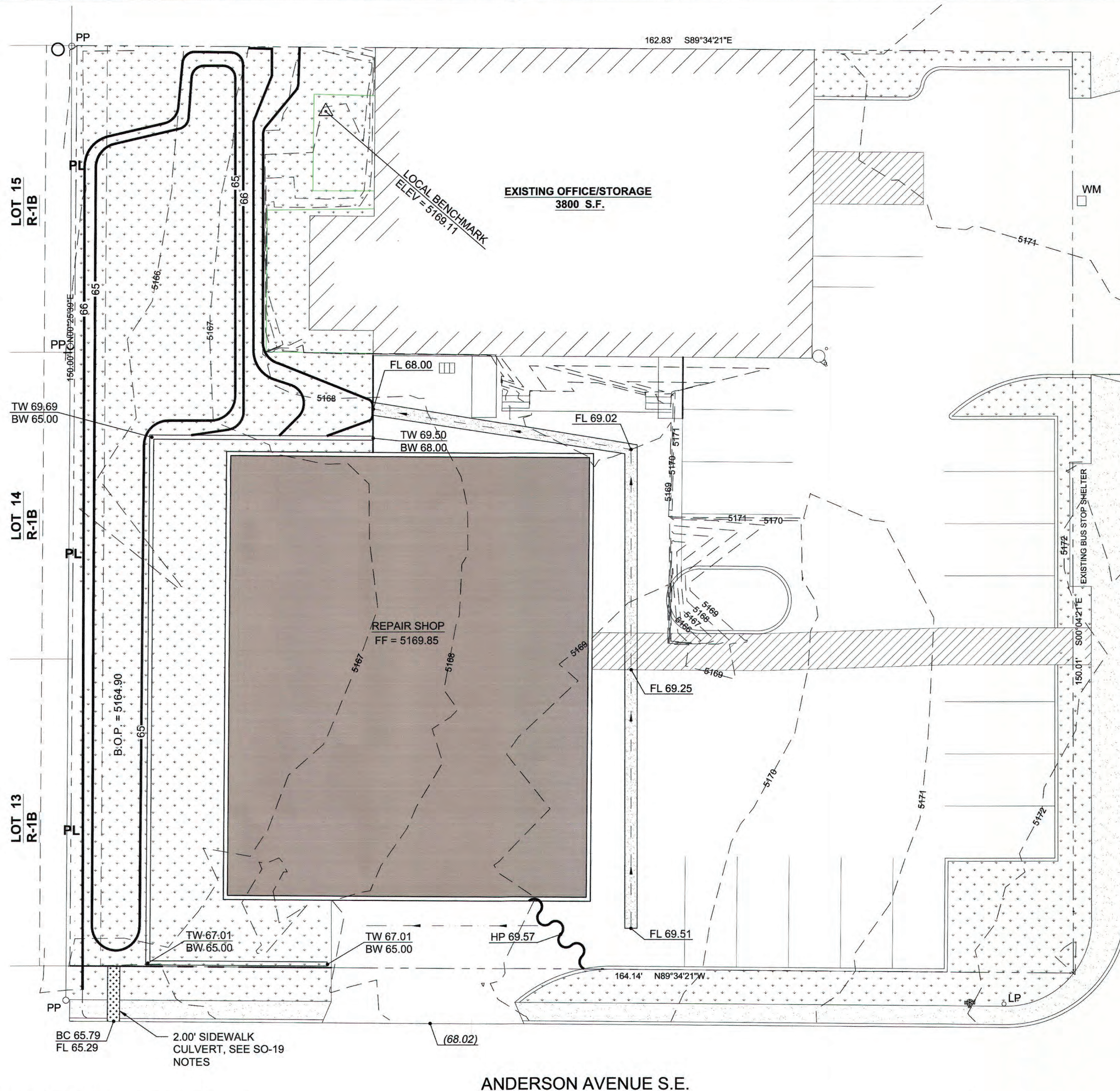
Total (Acres) 0.58 0.58

Excess Precipitaion(in) 1.71 1.99

| | | |
|-------------------------|---------|---------|
| Volume (100), cf | 3608.58 | 4183.58 |
| Volume (10),cf | 2417.75 | 2803.00 |
| Volume (100,10 day), cf | 5394.91 | 6356.13 |
| Q (100), cfs | 1.97 | 2.26 |
| Q (10), cfs | 1.32 | 1.51 |

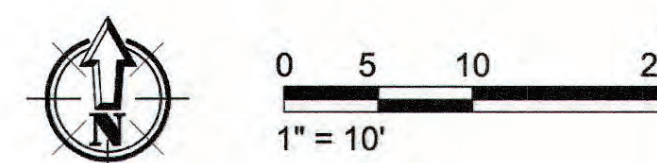
Private Drainage Facilities within City Right-of-Way Notice to Contractor (SO-19)

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236. WORK IS PERMITTED AND INSPECTED 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.



GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'



Pond Calculations

AREA OF TYPE "D" CONDITION 19,198 SF
AREA OF 65 CONTOUR 1,821.38 SF
PROPOSED DEPTH OF POND 0.39'

*PER COA REGULATIONS, ONLY REQUIRED TO POND 0.26 OF IMPERVIOUS AREA.

19,198 x .26 = 4,991.48 / 12 = 415.96

1,821.38 x .39 = 710.33

POND VOLUME REQUIRED 415.96 CU FT

POND VOLUME PROVIDED 710.33 CU FT

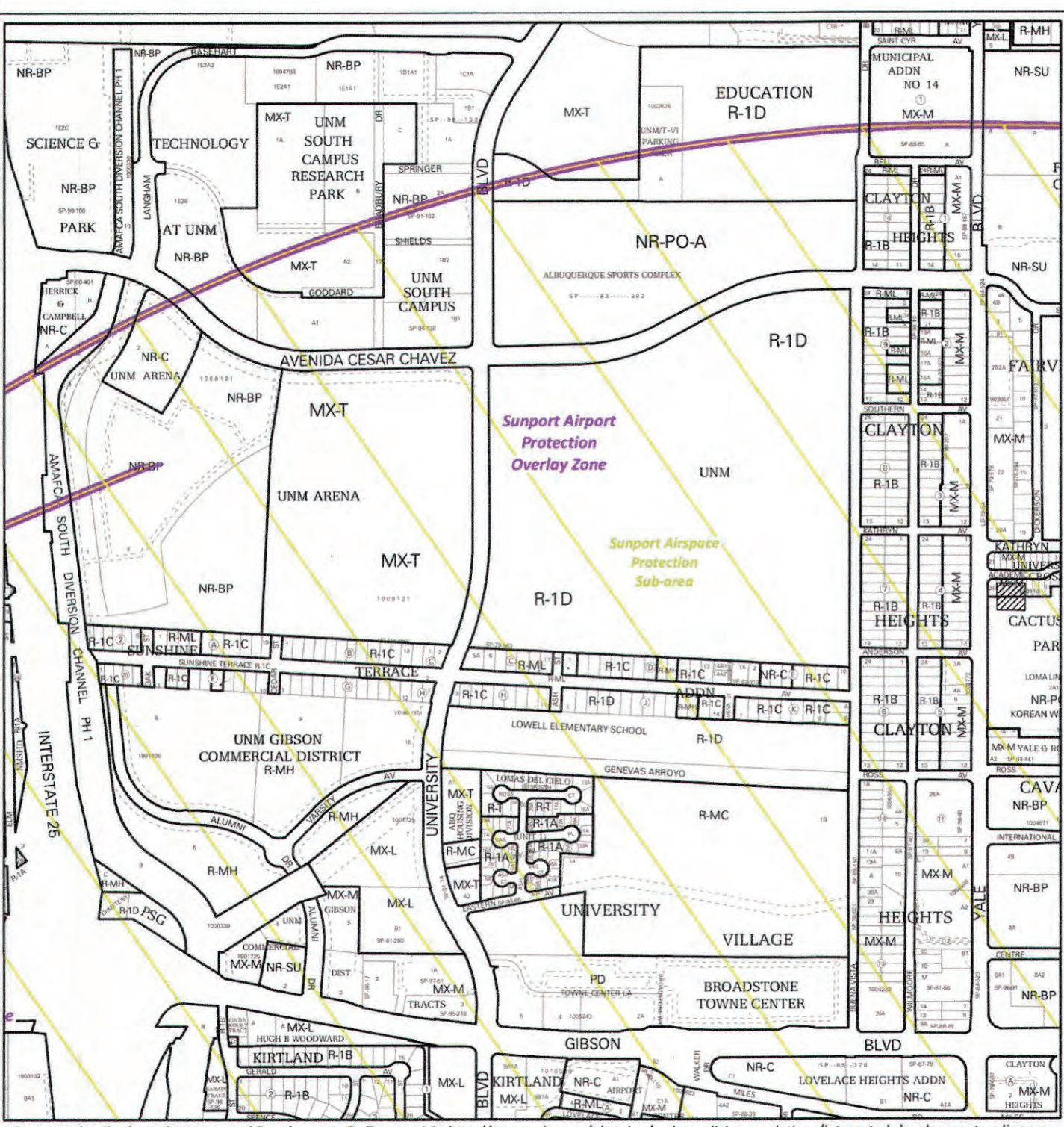
Project Benchmark

THE PROJECT BENCHMARK IS ACS BRASS CAP 7-L15 LOCATED NORTH OF THE SITE AT THE INTERSECTION OF YALE BLVD. AND KATHRYN AVE. BRASS CAP IS STAMPED "7-L15 1984"
N: 1479550.205
E: 1529067.366
Z: 5164.135

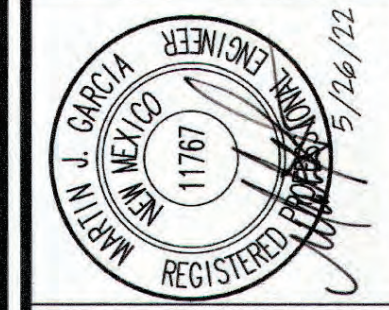
THE LOCAL BENCHMARK IS A SET NAIL WITH FLAGGING AS SHOWN
N: 1479009.093
E: 1528936.800
Z: 5169.11

Legend

| | | | |
|--|-------------------|----|----------------|
| | EXISTING BUILDING | FF | FINISH FLOOR |
| | EXISTING CONTOUR | TW | TOP OF WALL |
| | EXISTING CURB | BW | BOTTOM OF WALL |
| | NEW BUILDING | BC | BACK OF CURB |
| | NEW CONTOUR | FL | FLOW LINE |
| | NEW VALLEY GUTTER | HP | HIGH POINT |



IDO Zone Atlas May 2018



| REV | NO. | DATE | COMMENTS |
|-----|-----|---------|---|
| 1 | 1 | 5/26/22 | REVISED BUILDING LOCATION AND ADJUSTED VALLEY GUTTER, AND POND CALCULATIONS |
| 2 | 2 | 10/5/22 | REVISED DRAINAGE CALCULATIONS, AND DRAINAGE NARRATIVE, ADDED SO-19 NOTES |

| | |
|-------------|---------------|
| PROJECT NO. | 22-017 |
| DATE: | APRIL 6, 2022 |
| DRAWN BY: | F PHILLIPS |
| CHECKED BY: | M GARCIA |
| SCALE: | 1" = 10' |

| | |
|---------------|---|
| PROJECT TITLE | SANDIA COLLISION - NEW REPAIR SHOP 1515 YALE BOULEVARD S.E. ALBUQUERQUE, NEW MEXICO |
| SHEET TITLE | GRADING AND DRAINAGE PLAN |
| SHEET | C1 |