

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 22, 2019

Benjamin Curry, AIA
Living Designs Group Architects
122A Dona Luz St.
Taos, NM 87571

**RE: Albuquerque Central Care Center
621 Columbia Dr. SE
Grading and Drainage Plan
Engineer's Stamp Date: 10/09/19
Hydrology File: L16D042**

Dear Mr. Curry:

PO Box 1293

Based upon the information provided in your submittal received 11/13/2019, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Per the DPM Chapter 22 Section 7 - Grading Plan Checklist, the following must be on the Grading Plan. Please correct any deficiencies with the Grading Plan.
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please use 1" = 20' for the scale.
 - c. Please provide a Vicinity Map.
 - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - e. Please provide the FIRM Map and flood plain note with effective date.
 - f. Please provide a legal Description of the property.
2. Please provide the required water block per COA Paving Detail No. 2426 at the driveway. This is to ensure that the drainage from Columbia Dr. does not enter the site.
3. Is this property to be platted? If so, then please show the preliminary property line. Also when you resubmit, please also ask for an approval for Preliminary Plat.
4. In the drainage calculations, please use the proposed acreage of the Preliminary Plat as the total area in all the calculations. Also for the Existing Drainage calculations, there will be no Type A (native soil) in this area. This site is comprised of either

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landscape area (Type B), graded earth or gravel (Type C), and impervious (Type D). Please correct the calculations.

5. Please change the pond from “Retention Pond” to “Stormwater Quality Pond”. This is the terminology that was changed in the latest Drainage Ordinance.
6. Standard review fee of \$150 will be required at the time of resubmittal.

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 924-3995 or rbrissette@cabq.gov.

Sincerely,

PO Box 1293

Albuquerque

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Albuquerque Central Care Center **Building Permit #:** BP-2019-40723 **Hydrology File #:** _____

DRB#: 2019-002479 **EPC#:** SI-2019-00148 **Work Order#:** _____

Legal Description: TR A PLAT, TR B PLAT, TR C PLAT OF TRACTS A,B,C, AND D FAIRVIEW PARK CEMETERY (BEING A REPLAT OF FAIRVIEW PARK CEMETERY) AND THE REMAINING NE'LY PORT OF TR IN THE NW 1/4, NW 1/4 SEC 27T10NR3E 10

City Address: 621 Columbia Dr. Se

Applicant: Living Designs Group Architects - Owner's Agent **Contact:** Benjamin Curry

Address: 122A Dona Luz St Taos, NM 87571

Phone#: 575-751-9481 **Fax#:** _____ **E-mail:** bcurry@ldg-arch.com

Owner: SMI - ABQ Assets LLC. **Contact:** Mark Shalz

Address: 16801 Greenpoint Park Dr. Houston, TX 77060

Phone#: 505-892-9096 **Fax#:** _____ **E-mail:** mshalz@plcorp.com

TYPE OF SUBMITTAL: _____ 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) _____

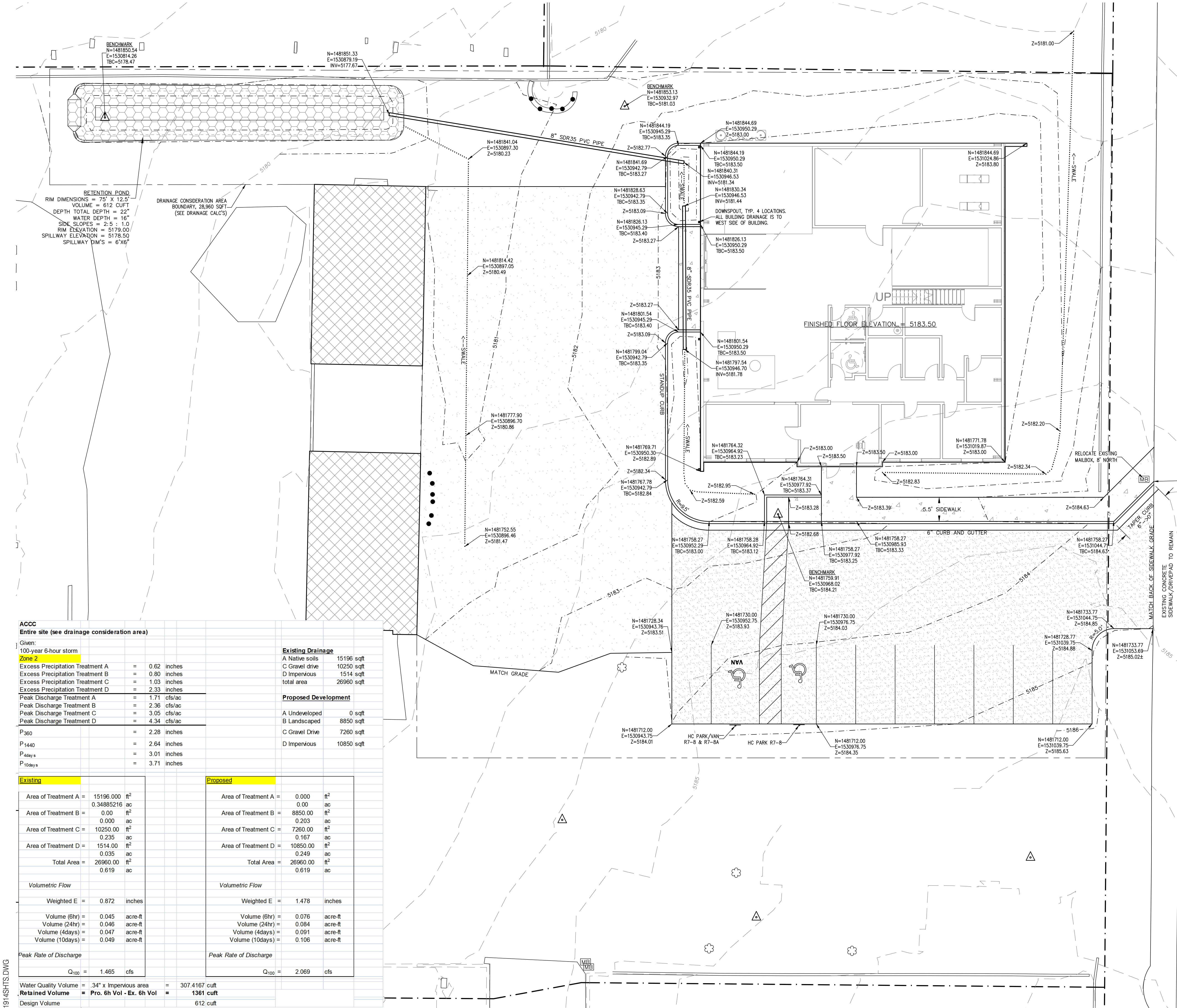
DATE SUBMITTED: 10/18/19 **By:** Benjamin Curry

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

ACCC Entire site (see drainage consideration area)			
Given: 100-year 6-hour storm			
Zone 2			
Excess Precipitation Treatment A	=	0.62	inches
Excess Precipitation Treatment B	=	0.80	inches
Excess Precipitation Treatment C	=	1.03	inches
Excess Precipitation Treatment D	=	2.33	inches
Peak Discharge Treatment A	=	1.71	cfs/ac
Peak Discharge Treatment B	=	2.36	cfs/ac
Peak Discharge Treatment C	=	3.05	cfs/ac
Peak Discharge Treatment D	=	4.34	cfs/ac
P ₃₆₀	=	2.28	inches
P ₁₄₄₀	=	2.64	inches
P _{3days}	=	3.01	inches
P _{10days}	=	3.71	inches
Existing			
Area of Treatment A	=	15196.000	ft ²
	=	0.34885216	ac
Area of Treatment B	=	0.00	ft ²
	=	0.000	ac
Area of Treatment C	=	10250.00	ft ²
	=	0.235	ac
Area of Treatment D	=	1514.00	ft ²
	=	0.035	ac
Total Area	=	26960.00	ft ²
	=	0.619	ac
Volumetric Flow			
Weighted E	=	0.872	inches
Volume (6hr)	=	0.045	acre-ft
Volume (24hr)	=	0.046	acre-ft
Volume (4days)	=	0.047	acre-ft
Volume (10days)	=	0.049	acre-ft
Peak Rate of Discharge			
Q ₁₀₀	=	1.465	cfs
Existing Drainage			
A Native soils	=	15196	sqft
C Gravel drive	=	10250	sqft
D Impervious	=	1514	sqft
total area	=	26960	sqft
Proposed Development			
A Undeveloped	=	0	sqft
B Landscaped	=	8850	sqft
C Gravel Drive	=	7260	sqft
D Impervious	=	10850	sqft
Proposed			
Area of Treatment A	=	0.000	ft ²
	=	0.00	ac
Area of Treatment B	=	8850.00	ft ²
	=	0.203	ac
Area of Treatment C	=	7260.00	ft ²
	=	0.167	ac
Area of Treatment D	=	10850.00	ft ²
	=	0.249	ac
Total Area	=	26960.00	ft ²
	=	0.619	ac
Volumetric Flow			
Weighted E	=	1.478	inches
Volume (6hr)	=	0.076	acre-ft
Volume (24hr)	=	0.084	acre-ft
Volume (4days)	=	0.091	acre-ft
Volume (10days)	=	0.106	acre-ft
Peak Rate of Discharge			
Q ₁₀₀	=	2.069	cfs
Water Quality Volume = .34" x Impervious area = 307.4167 cuft			
Retained Volume = Pro. 6h Vol - Ex. 6h Vol = 1361 cuft			
Design Volume = 612 cuft			



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- GRADE BREAK / FLOWLINE
- DRAINAGE CONSIDERATION BOUNDARY

- ASPHALT SURFACING
- BASECOURSE SURFACING
- CONCRETE SLAB/SIDEWALK
- BUILDING AREA
- STORMWATER RETENTION AREA

DRAINAGE MANAGEMENT PLAN

- DUE TO THE LARGE AMOUNTS OF OPEN SPACE DOWNSTREAM FROM THIS SITE, WE ARE ASSUMING THE INCREASE IN RUNOFF TO BE ALLOWED AS FREE DISCHARGE. NO CHANGE TO THE SITE IS ANTICIPATED.
- SEE DRAINAGE CALCULATIONS ON THIS SHEET, WATER QUALITY VOLUME=307CUFT.

COLUMBIA DRIVE SE

PLAN

SCALE: 1" = 10'

Abeyta Engineering, Inc.

ACCC
c/o Mark Shalz
700 YALE BLVD. SE
Albuquerque, NM 87106

PROJ. NO: 2019-350
ISSUE DATE: 10/11/19
ISSUED FOR: PERMIT

REVISIONS:	NO	DATE	DESCRIPTION

DRAFTED BY: ABH
APPROVED BY: ARA

SCALE: 1"=10'

GRADING & DRAINAGE PLAN

C-2

LIVING DESIGNS GROUP
ARCHITECTS

122A Dona Luz
Taos, NM 87571
t: 575.751.9481 | www.lg-arch.com

ALEX R. ABEYTA
NEW MEXICO
10529
REGISTERED PROFESSIONAL ENGINEER
10/9/19