

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 6, 2022

Scott McGee, P.E.
SMM PE, LLC
790 Tramway Lane NE #10C
Albuquerque, NM

**RE: Hacienda HC Expansion
Grading and Drainage Plans
Engineer's Stamp Date: 8/22/22
Hydrology File: L16D043**

Dear Mr. McGee:

Based upon the information provided in your submittal received 9/2/2022, the Grading & Drainage Plan cannot be approved for Building and SO-19 Permit until the following comments are addressed:

1. The driveway in the middle of the site (near pond) is to be removed and curb and gutter and sidewalk constructed.
2. The proposed "25" contour does not appear to tie to existing grades correctly. It appears it should tie on the east end how you have it, but then cross the sidewalk and wrap around the west side of the building and tie into the "25.0" spot at the northwest corner of the site.
3. There has been change to the inspection group at DMD for sidewalk culverts. Please revise the SO-19 notes to match the notes in the attached pdf.

If you have any questions, please contact me at 924-3999 or sbiazar@cabq.gov

Sincerely,

Shahab Biazar, P.E. CFM
City Engineer, Planning
Development Review Services

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.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

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:** _____

TYPE OF DEVELOPMENT: _____ 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: _____ **By:** _____

COA STAFF:

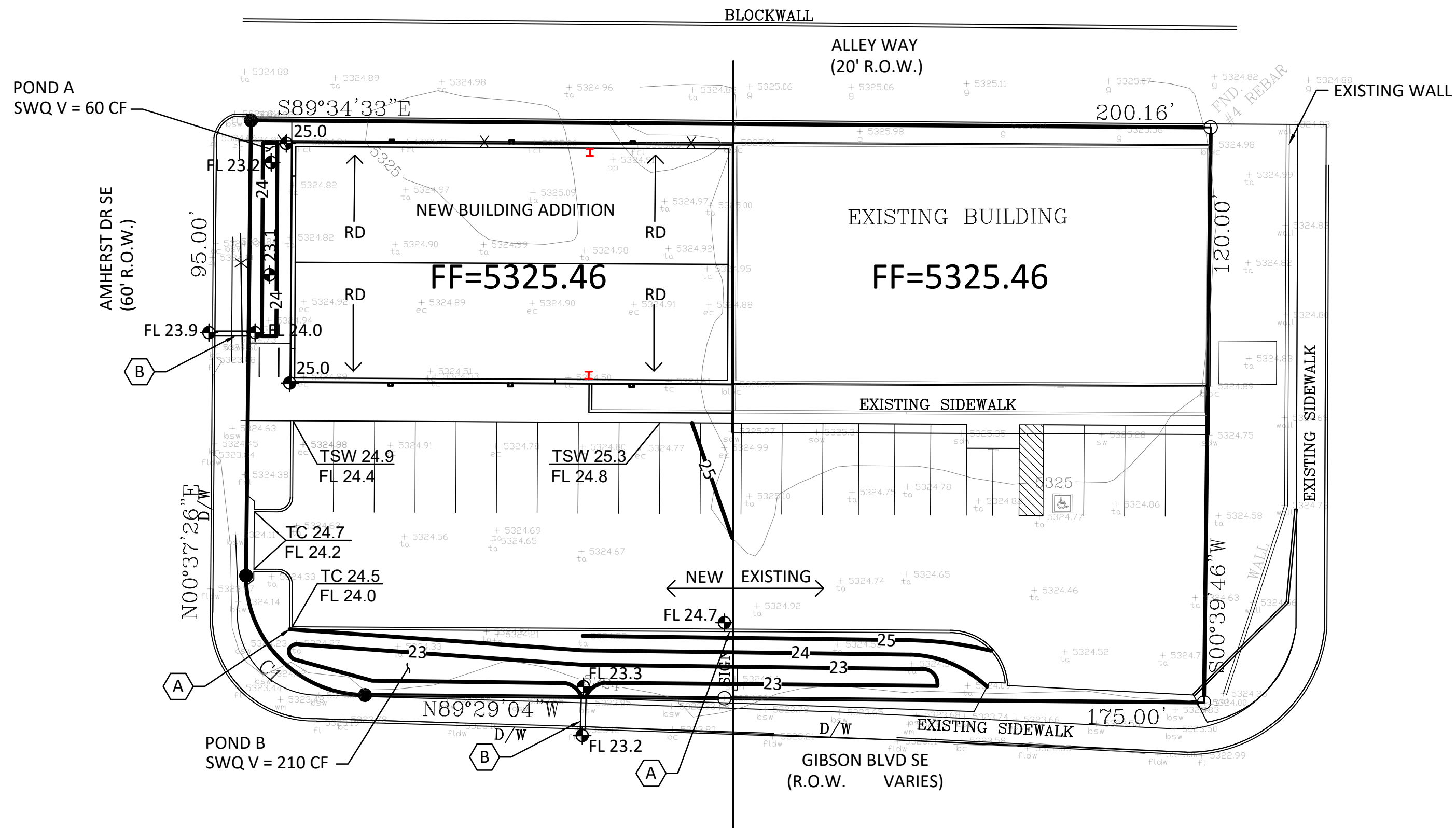
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



FEMA MAP

N.T.S.



GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'

DRAINAGE ANALYSIS

ADDRESS: 3511 Gibson Blvd SE, Albuquerque, NM

LEGAL DESCRIPTION: Lot 24A, Carter's Subdivision of Block 8 Knob Heights

SITE AREA: 0.548 AC (23,875 SF) PRECIPITATION ZONE: 2

BENCHMARK: City of Albuquerque Station '19-L16' being a brass cap
ELEV= 5297.50 (NAVD 1988)

SURVEYOR: TM Surveying Inc. dated July, 2022

FLOOD HAZARD: From FEMA Map 35001C0361G (9/26/2008), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does not accept offsite flow as public streets border the site to the east, south, and west. An existing paved public alley runs along the north side of the lot.

EXISTING CONDITIONS: The site is currently developed as a commercial building with existing paved access and parking areas. The site slopes down to the south and west at 0.5% and discharges to Gibson Blvd and Amherst Drive.

PROPOSED IMPROVEMENTS: The proposed improvements include a 4,600 SF building addition, asphalt parking, and xeric depressed landscaping. This project is considered redevelopment of an existing impervious site.

DRAINAGE APPROACH: The north ½ of the building will drain to Pond A while the south ½ of the building and new parking area will drain to the south to Pond B. SWQ volumes provided exceed the required amounts.

Existing land treatment: 100% D
 $Q = (.548)(4.34) = 2.4$ CFS
Proposed land treatment: 10% C and 90% D
 $Q = [(0.10)(3.05) + (0.90)(4.34)](0.548) = 2.3$ CFS

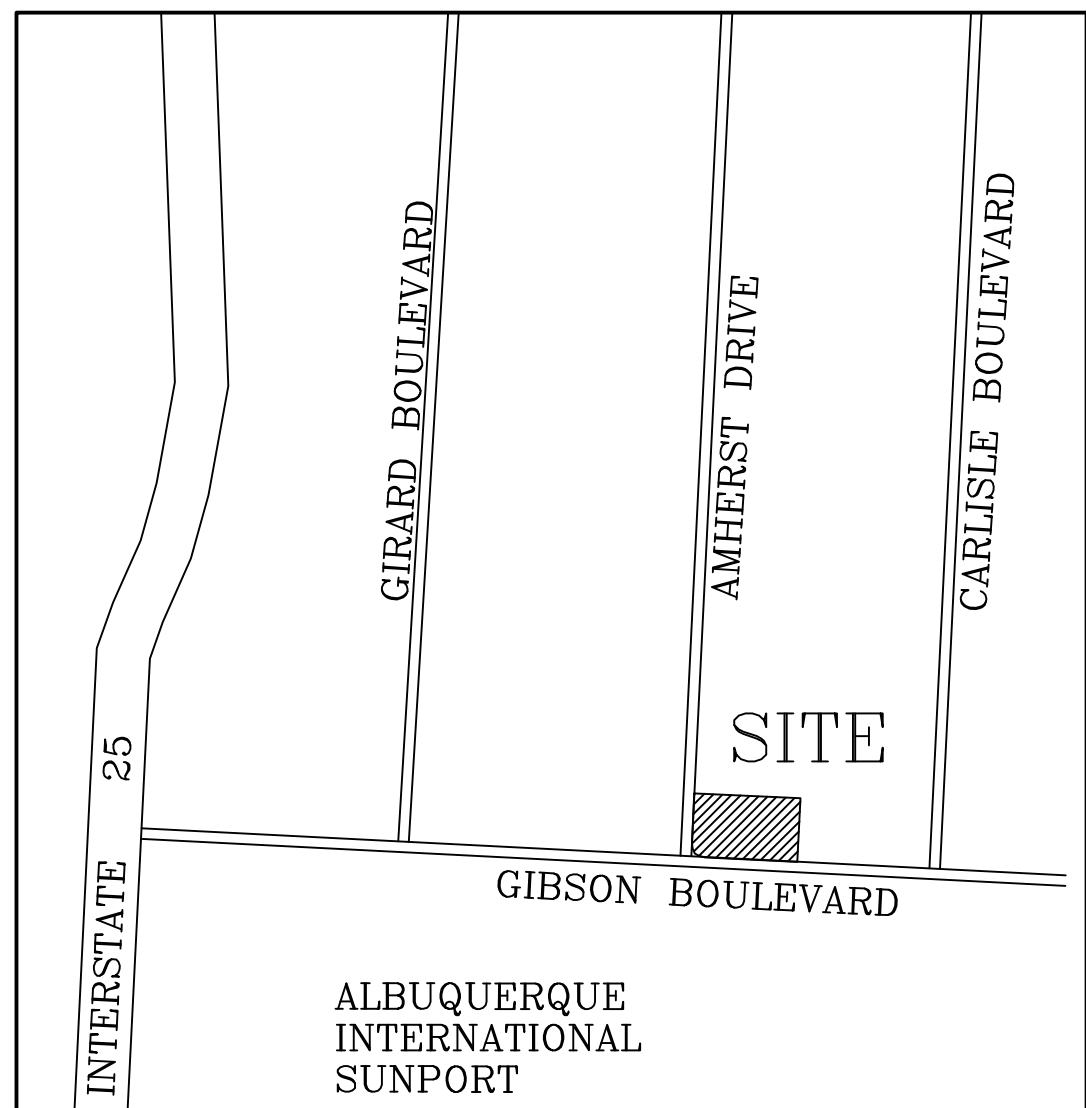
SWQ V= (9,915)(0.26/12)= 215 CF

This flow will discharge to two onsite retention ponding areas located west and south of the building addition. The SWQ volume of 215 CF will be retained in the pond bottom. Site discharge will not be increased.

For 3' curb opening—Weir $Q = CLH^*3/2 = (2.7)(3)(0.5)^*3/2 = 2.8$ CFS

SPECIAL ORDER 19 NOTES

- Build sidewalk culvert per COA STD DWG 2236.
- Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
- 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.
- Two working days 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 according to traffic/street use.
- 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.
- Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.



VICINITY MAP

L-16-Z

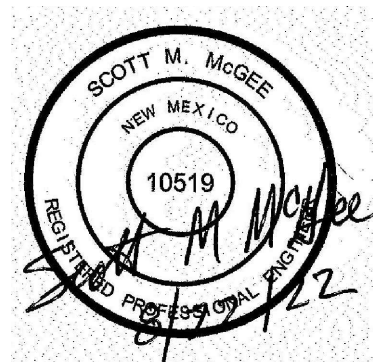
LEGEND

---	EXISTING CONSTRUCTION
---	NEW CONTOUR
FF=5325.46	PROPOSED BUILDING FINISH FLOOR ELEV
36.5	NEW SPOT ELEVATION
---	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB

KEYED NOTES

- INSTALL 3'-WIDE CURB OPENING.
- INSTALL 18" WIDE SIDEWALK CULVERT PER CITY STD DWG 2236 FROM PROPERTY LINE TO CURB FACE.

GENERAL DRAINAGE NOTE: SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH 3" DEPTH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION" CGP 2.2.14.b.).



Scott M McGee PE

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HACIENDA HC EXPANSION
3511 GIBSON BLVD SE, ALBUQUERQUE, NM 87106

AUGUST 2022

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