

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 10, 2024

Annette Vigil
PO BOX 193
Tesuque, NM 87574

RE: 9324 Susan Avenue SE
Grading & Drainage Plan
Engineer's Stamp Date: 10/17/24
Hydrology File: L20D079

Dear Ms. Vigil:

Based upon the information provided in your submittal received 12/10/2024, the Grading & Drainage Plan is **not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Per the DPM Section 6-14(B)(1), please provide a brief yet comprehensive discussion of the following:
 - General project location
 - Development concept for the site
 - Drainage concept for the site (include relevant numbers as appropriate)
 - How off-site flows will be handled
 - How on-site flows will be handled and discharged
 - Downstream capacity and how determined
 - Impacts on or requirements of other jurisdictions
 - How stormwater quality volume will be managed
2. Per the DPM Section 6-14(B)(5), please provide a brief yet comprehensive discussion of the Existing Conditions.
3. Per the DPM Section 6-14(B)(6), please provide a brief yet comprehensive discussion of the Developed Conditions.
4. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan. Each

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BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.

5. Please provide the SWQV calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them.
6. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- the lot is too small to accommodate management on site while also accommodating the full plan of development;
- the soil is not stable;
- the site use is inconsistent with the capture and reuse of stormwater;
- other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
- public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
- there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
- a waiver to state water law or acquisition of water rights would be required in order to implement management on site.

7. Please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
8. Please show the calculation for the Payment-in-Lieu.
9. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100-year 6-hour storm event.
10. Provide existing site topography and label existing and proposed contours. Since the site is extremely flat, please provide spot elevations in enough density to verify the drainage areas and outfalls that you have indicated. Also include the finished floor elevation of the buildings.
11. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.
 - a. Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.

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- b. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - c. Please provide the FIRM Map and flood plain note with effective date.
 - d. Please provide a legal Description of the property.
12. Per the DPM Section 6-14(B)(3), please provide the following information related to Flood Hazard Zones:
- Identify proximity of site to a designated Flood Hazard Zone.
 - Provide reference to the above referenced Flood Hazard Zone.
 - Identify whether or not the site drains to or has an adverse impact upon a designated Flood Hazard Zone.
 - Include a copy of the relevant FEMA Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map with the site clearly identified along with all affected Flood Zones.

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, 505-924-3420) 14 days prior to any earth disturbance.

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If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

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

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