

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 11, 2023

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

**RE: Sage & 86th St Gymnasium
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 12/06/22
Hydrology File: M09D033**

Dear Mr. McGee:

Based upon the information provided in your submittal received 12/02/2022, the Conceptual Grading & Drainage Plan is approved for action by the Development Facilitation Team (DFT) for Site Plan for Building Permit.

PO Box 1293

PRIOR TO BUILDING PERMIT:

Albuquerque

1. Provide more detailed design as needed in order to obtain Hydrology's approval. Below are some areas that I saw that needs to be addressed.

NM 87103

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- a. A waterblock, per COA Paving Detail No. 2426, is required at the driveway entrances. There currently is not any waterblocks and most of the drainage within the parking areas are just draining to the streets. The waterblocks are needed to direct the drainage to the SWQ ponds.
- b. Each SWQ ponds need to be labeled with the provided volume, top of pond and the bottom of pond elevations, and some sort of spillway (sidewalk culvert, pipe to the back of curb, or curb cut). To accommodate the spillways such as sidewalk culverts, please place the SWQ pond closer to the property lines/streets.
- c. Provide curb cuts within the parking lot to allow drainage to get to the SWQ ponds.

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.

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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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: _____

DRAINAGE ANALYSIS

LEGAL: Tract 492, Unit 7, Town of Atrisco Grant, Albuquerque, NM
SITE AREA: 4.95 acres
BENCHMARK: City of Albuquerque Station '24_L9' ELEV= 5096.672 (NAVD 1988)

SURVEYOR: Alpha Pro Surveying LLC dated July 18,2022

PRECIPITATION ZONE: 1

FLOOD HAZARD: From FEMA Map 35001C0336H (dated 8/16/2012), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% chance annual floodplain.

EXISTING CONDITIONS: The existing site is undeveloped with very little vegetation. It slopes from the north down to the south at less than 1%. There is not any offsite flow entering the site. Paved public streets run along the west and north sides of the site. Existing residential development abuts the east and south sides of the site

PROPOSED IMPROVEMENTS: The proposed improvements include an 57,248 SF building with paved parking and access sufficient to support the new building.

DRAINAGE APPROACH: The drainage plan will equally split the roof flows to both the east and west sides of the building. Shallow retention ponds are proposed along the west sides of the site. Developed roof runoff from the east ½ of the building will discharge via surface flow to the southwest of the building where a shallow pond will be created to retain that portion of the SWQ volume.

Existing land treatment: 100% A (previously disturbed)
 $Q = (4.95)(1.54) = 7.6$ CFS

Proposed land treatment: 46% C and 54% D
 $Q = [(0.46)(2.87)+(0.54)(4.12)](4.95) = 17.5$ CFS

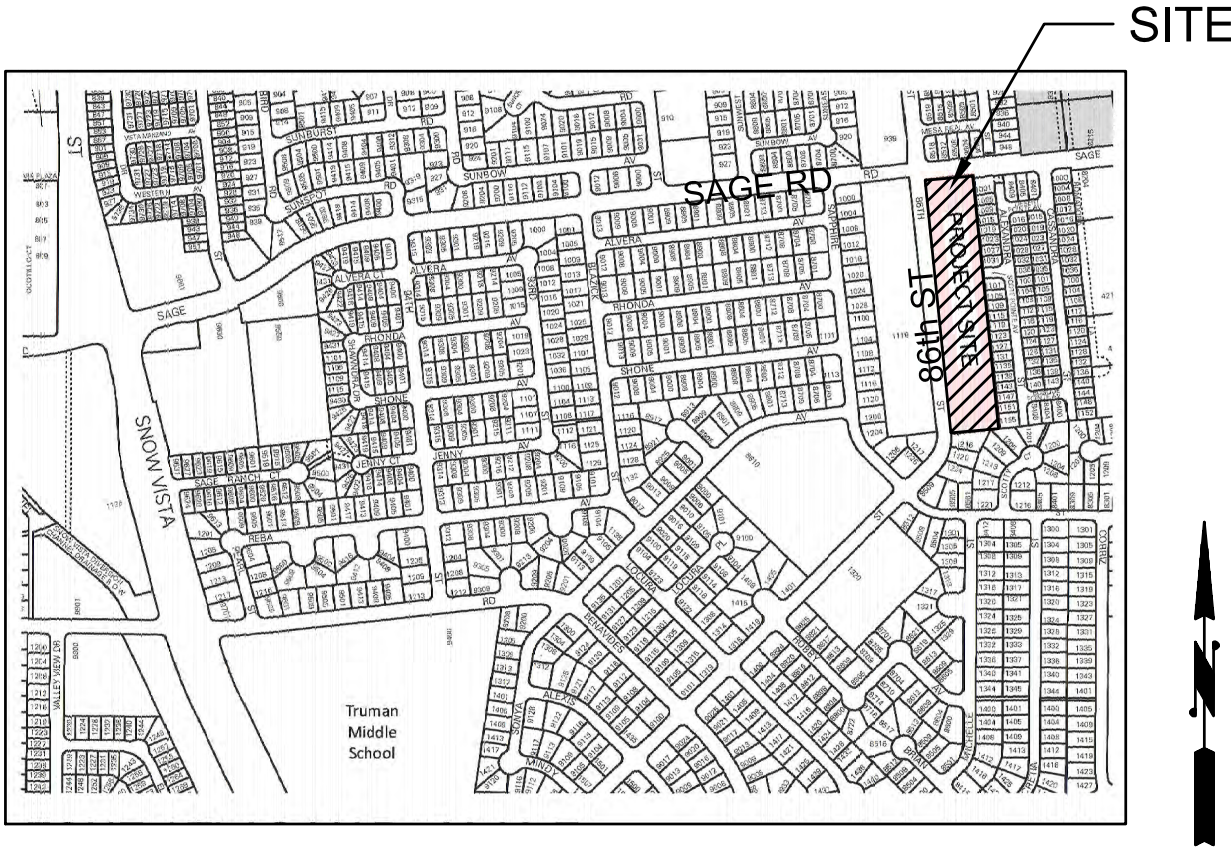
Storm water quality volume (SWQV) is based on 0.42" rain over the impervious area giving $V = (116,438)(0.42/12) = 4,075$ CF
The depressed landscape ponds shall provide a total of 4,100 CF onsite retention storage volume.

KEYED NOTES

- A. NEW 8" PVC DRAIN PIPE UNDER SIDEWALK.
- B. NEW 3' CURB OPENING.

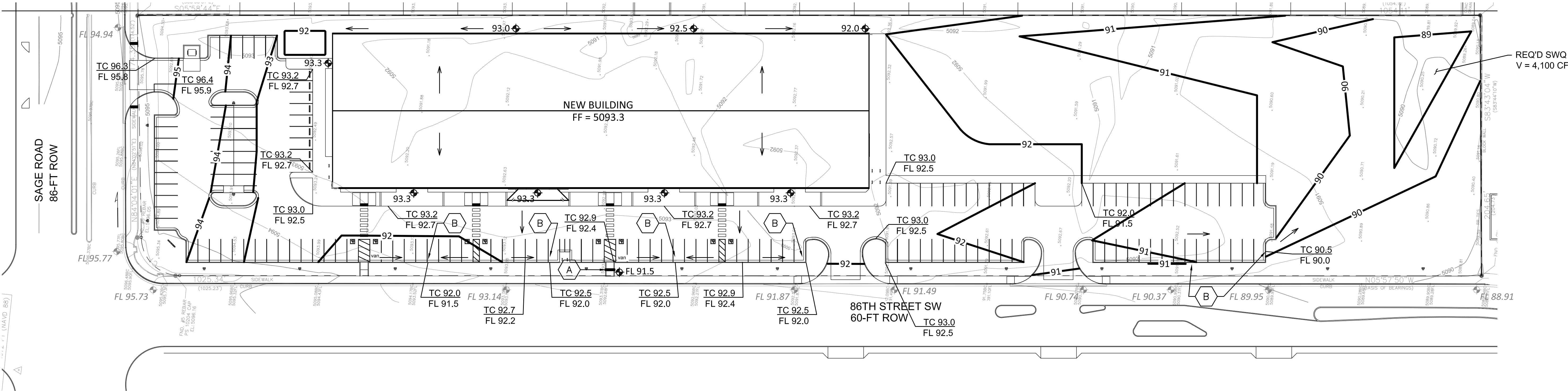
LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF = 5093.3 PROPOSED BUILDING FINISH FLOOR ELEV
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- FL FLOW LINE



VICINITY MAP

M-09-Z



CONCEPTUAL GRADING AND DRAINAGE PLAN

1" = 40'



Scott M McGee

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Albuquerque, NM 87111
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