

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 20, 2023

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Storage Building
336 Woodward Rd. SE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 01/06/23
Hydrology File: M14D037**

Dear Ms. Nilsson-Weber:

PO Box 1293

Based upon the information provided in your submittal received 04/13/2023, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

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

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

336 Woodward Rd, SE

Project Title: Storage Building **Building Permit #** _____ **Hydrology File #** M14D037
DRB# _____ **EPC#** _____

Legal Description: TRACT B, G.E. PLANT SITE TOGETHER WITH City Address OR Parcel 336 Woodward Rd., SE
PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

Applicant/Agent: Isaacson & Arfman, Inc. **Contact:** Åsa Nilsson-Weber
Address: 128 Monroe St., NE Abq. NM 87108 **Phone:** 505-268-8828
Email: asaw@iacivil.com

Applicant/Owner: Film Yard, LLC **Contact:** Rick Metz
Address: 336 Los Ranchos Rd NW, Los Ranchos, **Phone:** 505-991-5384
Email: jrickmetz@gmail.com NM 87107

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X
RE-SUBMITTAL: X YES NO

DEPARTMENT: TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

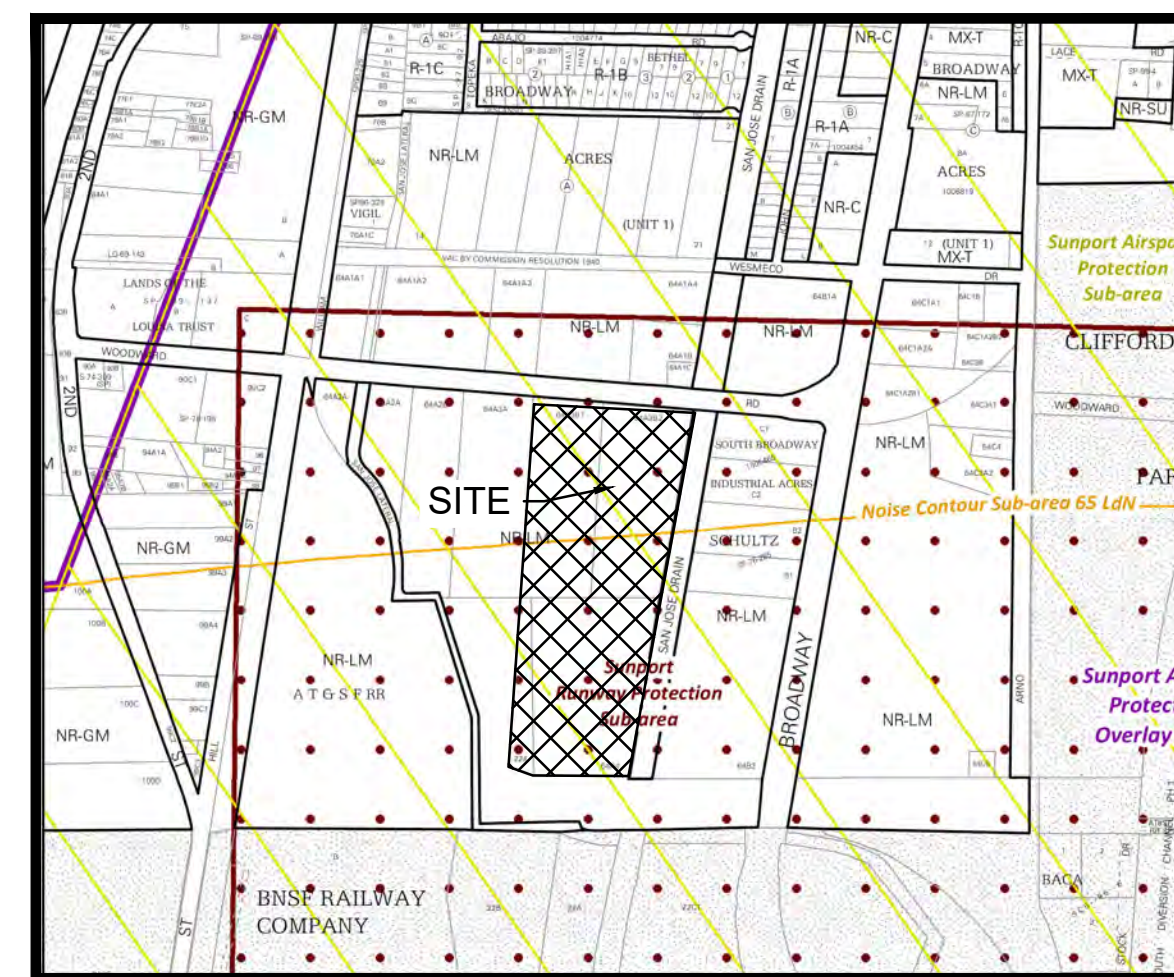
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE MASTER PLAN UPDATE
- ☐ 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: 04/11/2023



NOTES

LEGAL DESCRIPTION: TRACT B G.E. PLANT SITE TOGETHER WITH PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

AREA: TOTAL AREA = 19.1117 AC.

BOUNDARY SURVEY: BY SURV-TEK, JULY 2022

TOPOGRAPHIC SURVEY: NONE PROVIDED.

EXISTING CONDITIONS: THIS SITE IS THE OLD GENERAL ELECTRIC SITE LOCATED SOUTH OF WOODWARD RD. SE AND WEST OF BROADWAY BLVD SE. ALL BUILDINGS ONSITE HAVE BEEN DEMOLISHED, BUT THE FOUNDATIONS AND ASPHALT AREAS REMAIN. THE SITE IS 95% IMPERVIOUS AND FREE DISCHARGES TO THE SAN JOSE DRAIN LOCATED EAST OF THE PROPERTY, WEST OF BROADWAY BLVD, VIA AN ONSITE STORM DRAIN SYSTEM WITH THREE OUTFALL PIPES TO THE DRAIN. THERE ARE UNDERGROUND CONTAINMENT BASINS FOR STORM WATER QUALITY CONTROL LOCATED AT EACH OUTFALL POINT ADJACENT TO THE SAN JOSE DRAIN.

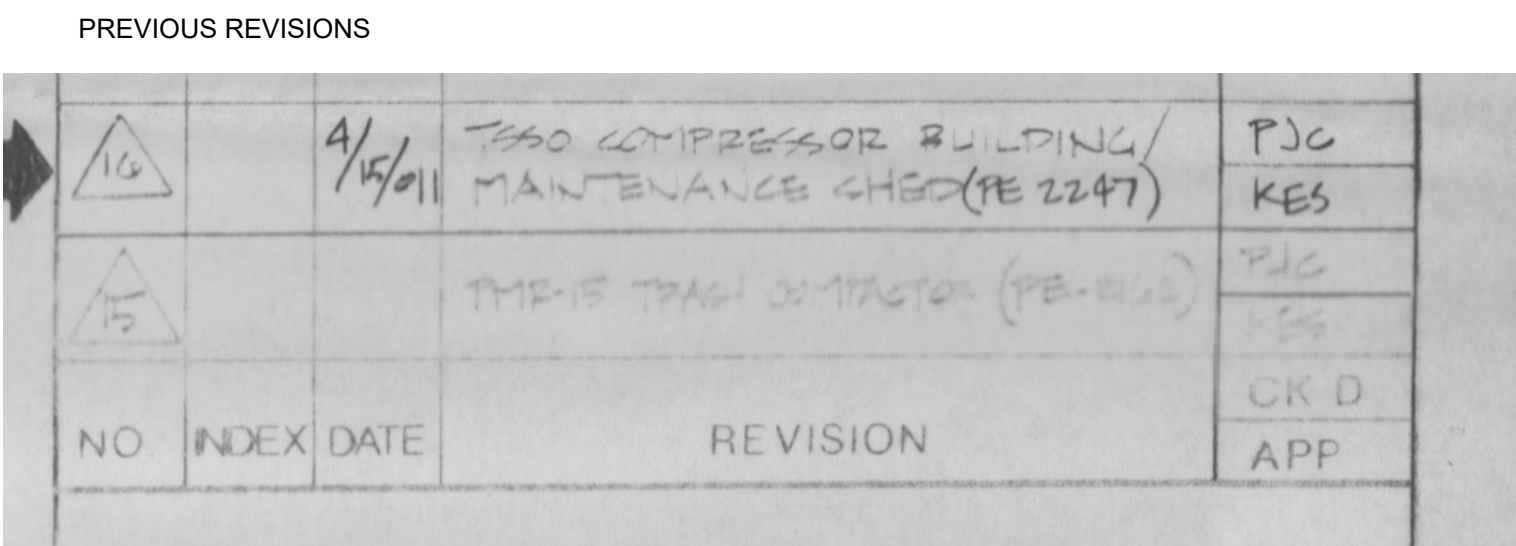
PROPOSED CONDITIONS: THE EXISTING FOUNDATION AND ASPHALT SHALL REMAIN. A 50,000 SF MODULAR BUILDING SHALL BE PLACED ON PIERS WITHOUT REMOVING THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.

NO TOPOGRAPHIC SURVEY HAS BEEN PROVIDED AND NO ELEVATIONS ARE SHOWN ON THIS DRAINAGE PLAN.

THERE IS NO CHANGE IN IMPERVIOUS AREA; NO CHANGE IN DISCHARGE OR DRAINAGE PATTERNS.

THE ONSITE STORM DRAIN SYSTEM SHALL REMAIN IN PLACE AND THE SITE SHALL CONTINUE TO DISCHARGE TO THE EXISTING ONSITE STORM DRAIN SYSTEM AND OUTFALL TO THE SAN JOSE DRAIN.

UPDATES TO DRAINAGE MASTER PLAN: THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHUECH ENGINEERING CO. IN 1991 HAVE BEEN UPDATED USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM--SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC.



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 04/20/23
BY: *Renee Brissette*
HydroTrans # M14D037

THE APPROVAL OF THIS PLANSHEET OR SHALL NOT BE
CONSIDERED TO BE AN ENDORSEMENT OF THE
ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT
THE CITY OF ALBUQUERQUE FROM PROSECUTING
COLLECTION, OR REPAIR OF CONDUITS IN PLANS,
SPECIFICATIONS, OR CONDITIONS, SUCH AS APPROVED AND
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.

C-102