

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

November 19, 2020

Paul Cragun, P.E.  
Cumulus Design  
2080 N. Highway 360, Suite 240  
Grand Prairie, TX 75050

**RE: Chase Bank – Indian School Rd.  
6670 Indian School Rd. NE  
Grading and Drainage Plans  
Engineer's Stamp Date: 11/09/20  
Hydrology File: J18D001C**

Dear Mr. Cragun:

Based upon the information provided in your submittal received 11/09/2020, the Grading and Drainage Plans are approved for Building Permit and action by the DRB on Site Plan 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. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

The Payment in Lieu payment of **\$2,028.80** must be paid prior to Permanent Release of Occupancy approval. Please use the attached City of Albuquerque Treasury Deposit form. Once the Owner paid the fee, please provide Hydrology with a copy of the receipt.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

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



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:  
PROJECTS Only

## Payment-in-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 2,028.80	461615	305	PCDMD	24_MS4	7547210	\$ 2,028.80
TOTAL AMOUNT						TOTAL DEPOSIT	<b>\$ 2,028.80</b>

Hydrology#: J18D001C Name: Chase Bank – Indian School Rd.  
Payment In-Lieu For Storm Water Quality  
Volume Requirement

Address/Legal Description: 6670 Indian School Rd. NE

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Renée C. Brissette, P.E. CFM PHONE 505-924-3995

BUSINESS DATE November 19, 2020

DUAL VERIFICATION OF DEPOSIT Renée C. Brissette  
EMPLOYEE SIGNATURE

AND BY \_\_\_\_\_  
EMPLOYEE SIGNATURE

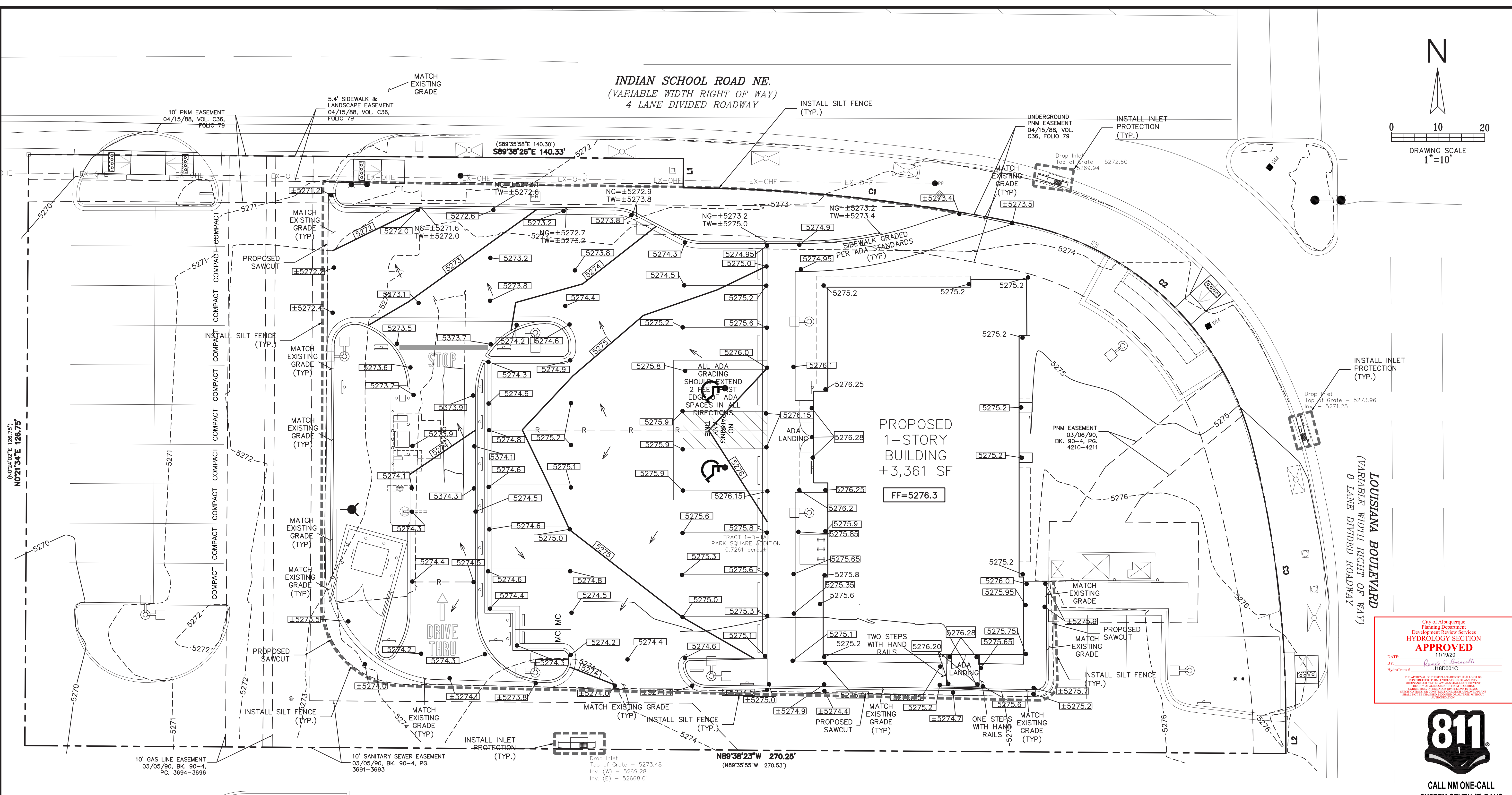
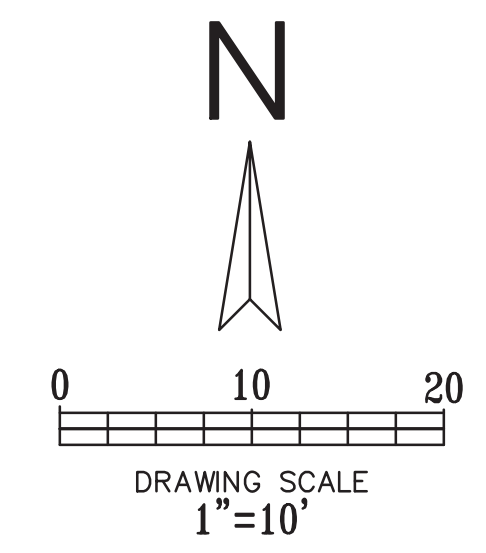
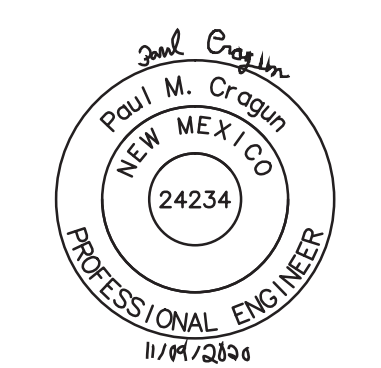
REMITTER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

BANK: \_\_\_\_\_

CHECK #: \_\_\_\_\_ DATE ON CHECK: \_\_\_\_\_

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).



City of Albuquerque  
 Planning Department  
 Development Review Services  
 HYDROLOGY SECTION  
**APPROVED**  
 DATE: 11/19/20  
 BY: *Randy Gonzalez*  
 HydroTeam # J18D001C



- GRADING NOTES:**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS, CITY STANDARDS, SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL RESPONSIBLE PARTIES OF THE PERMITTING AUTHORITIES.
  - BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO NEW MEXICO DEPARTMENT OF TRANSPORTATION RULES AND SPECIFICATIONS.
  - THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL AND SOLE RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
  - CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. IF CONFLICTS EXIST, THE CONTRACTOR IS TO CONTACT ENGINEER.
  - BENCHMARKS HAVE BEEN PROVIDED AS A REFERENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, VERIFY, AND/OR ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE SURVEY STAKES AND MARKERS FOR THE DURATION OF THE PROJECT. IF ANY CONSTRUCTION STAKES OR MARKERS ARE LOST OR DISTURBED AND ARE NEEDED TO BE REPLACED, SUCH REPLACEMENT SHALL BE BY THE SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

- EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, NEW MEXICO STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
- ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
- DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
- ALL SIDEWALKS AND ACCESSIBLE ROUTE (INCLUDING HATCHED AREA ACROSS DRIVES) SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
- SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- PROVIDE "FLAT" LANDINGS AT TOP AND BOTTOM OF ALL RAMP. THESE "FLAT" AREAS SHALL BE 5' LONG AND THE SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND PARKING AT ALL TIMES.
- SITE GRADING SHALL BE PERFORMED IN A MANNER TO DIRECT WATER AS INDICATED. SURFACE WATER SHALL NOT BE RELEASED ONTO ADJACENT PRIVATE PROPERTY.

THE EXISTING SITE TOPOGRAPHY WITHIN THE PROPERTY HAS A VERY GENTLE SLOPE. THE GROUND SLOPES DOWN TOWARDS THE NORTH, SOUTH AND WEST. THE PARKING LOT LOCATED IN THE WESTERN PORTION OF THE PROPERTY SLOPES DOWN TO THE NORTH-WEST AND WEST-SOUTHWEST. THE NORTHERN PORTION OF THE SITE HAS A VERY GENTLE SLOPE AS THE GROUND ELEVATION DECREASES BY APPROXIMATELY TWO FEET TO MATCH THE EXISTING ELEVATION ON INDIAN SCHOOL ROAD. THE REMAINING PROPERTY HAS THE SAME GENTLE SLOPE AS THE EXISTING PAVEMENT SLOPES TOWARDS THE WEST-SOUTHWEST. 100 FEET WEST OF THE PROPERTY ALONG INDIAN SCHOOL ROAD, THE GROUND SLOPES TOWARDS TO THE WEST. TO THE EAST OF THE SITE, LOUISIANA BOULEVARD RUNS NORTH/SOUTH. 100 FEET SOUTH OF THE SITE ALONG LOUISIANA BLVD., THE GROUND SLOPES TO THE SOUTH. THE PROPOSED CHASE BANK WILL NOT MAKE CHANGES TO THE EXISTING GENERAL TOPOGRAPHY OF THE SITE OR THE AREA.

**LEGEND**

	- EXISTING CURB
	- PROPOSED CURB
	- EXISTING SPOT ELEVATION
	- PROPOSED SPOT ELEVATION
	- PROPOSED NATURAL GROUND SPOT ELEVATION
	- PROPOSED CONTOUR
	- LIMITS OF CONSTRUCTION
	- PROPOSED RIDGE
	- SILT FENCE
	- INLET PROTECTION
	- DIRECTIONAL FLOW ARROW
	- PROPOSED SAWCUT
	- NATURAL GROUND
	- TOP OF WALL/CURB

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVTEK CONSULTING SURVEYORS

**BENCHMARK**  
 ALBUQUERQUE MONUMENT "11-G19" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA ALPHA = - 00'11"00.07" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5309.898 NAVD88

ALBUQUERQUE MONUMENT "20-H18" N=1493154.978 E=1545048.21 CF=0.999661580 DELTA ALPHA = - 00'11"00.11" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5383.222 NAVD88

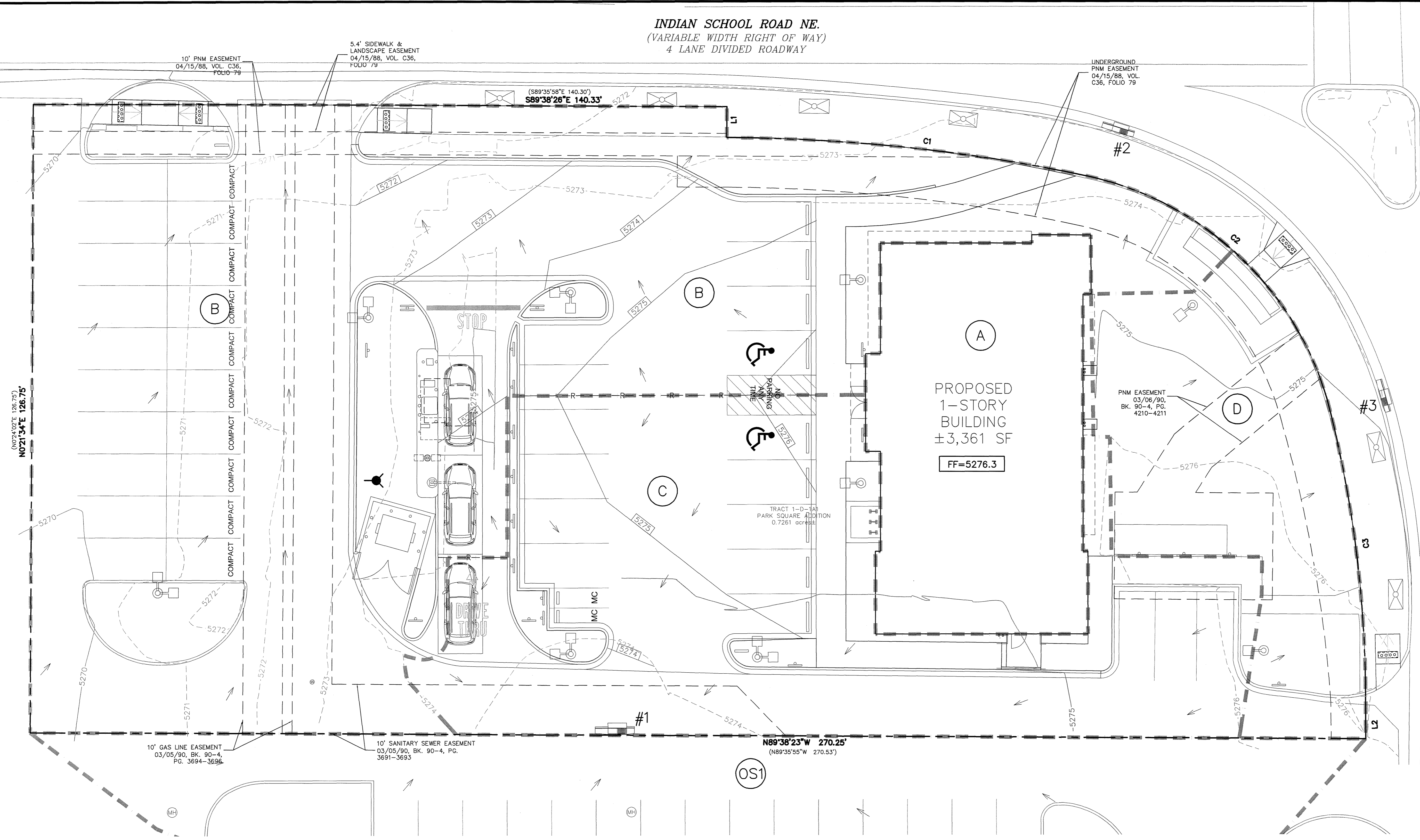
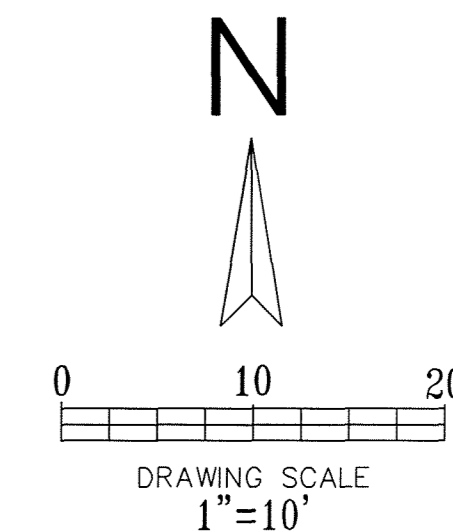
CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

**!!! CAUTION !!!**

**UNDERGROUND UTILITIES**  
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
 CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

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INDIAN SCHOOL ROAD NE.  
(VARIABLE WIDTH RIGHT OF WAY)  
4 LANE DIVIDED ROADWAY



LOUISIANA BOULEVARD  
(VARIABLE WIDTH RIGHT OF WAY)  
8 LANE DIVIDED ROADWAY

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**APPROVED**  
DATE: 11/16/20  
BY: *Rosa C. Busselle*  
HydroTeam # J18D001C

THE APPROVAL OF THESE PLANS AND SPECIFICATIONS SHALL NOT BE CONSIDERED AN ENDORSEMENT OF THE QUALITY OF THE WORK OR THE DESIGN OF THE PROJECT. THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE PLANNING DEPARTMENT, ALBUQUERQUE, NEW MEXICO, SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE CONSTRUCTION OF THE PROJECT.



- LEGEND**
- EXISTING CURB
  - PROPOSED CURB
  - EXISTING CONTOUR ELEVATION
  - PROPOSED CONTOUR
  - DRAINAGE AREA DIVIDE
  - AREA DESCRIPTION
  - FLOW ARROW
  - PROPOSED VALLEY
  - PROPOSED RIDGE

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVTEK CONSULTING SURVEYORS

**BENCHMARK**

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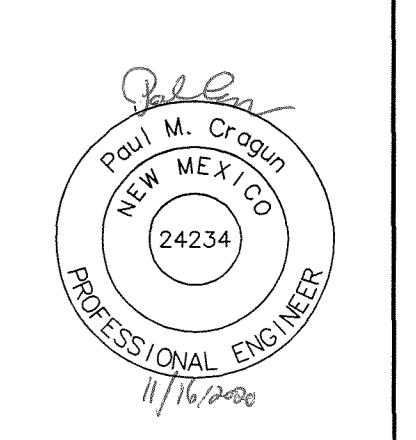
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CALL: NEW MEXICO ONE CALL • NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

REQUEST PAYMENT-IN-LIEU FOR PUBLIC OFF-SITE MITIGATION

**Cumulus Design**  
2080 N. Highway 360, Suite 240  
Grand Prairie, Texas 75050  
Tel. 214.235.0367



DRAINAGE AREA MAP  
6670 INDIAN SCHOOL ROAD  
CITY OF ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

<b>CHASE</b>
PLOT DATE
11/16/20
DRAWING SCALE
1" = 10'
PROJECT NUMBER
CDC20013
SHEET NUMBER
C8.01

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DRAINAGE CRITERIA  
 ZONE 3  
 $Q=C+I^A$   
 $I_2=1.94$  in/hr  
 $I_{10}=3.12$  in/hr  
 $I_{100}=4.96$  in/hr  
 $t_c=12$  min.

PROPOSED DRAINAGE DATA CHART													
DRAINAGE ID	AREA (SQ. FT.)	AREA (AC.)	C <sub>2</sub>	C <sub>10</sub>	C <sub>100</sub>	T <sub>c</sub> (min)	I <sub>2</sub> (in/hr)	I <sub>10</sub> (in/hr)	I <sub>100</sub> (in/hr)	Q <sub>2</sub> (cfs)	Q <sub>10</sub> (cfs)	Q <sub>100</sub> (cfs)	COMMENT
A	3361.09	0.08	0.89	0.54	0.91	5.0	1.94	3.12	4.96	0.13	0.13	0.35	ROOF DRAINS TO AREA "C" THEN TO INLET #1
B	17024.66	0.39	0.74	0.50	0.83	5.0	1.94	3.12	4.96	0.56	0.61	1.61	DRAINS TO INDIAN SCHOOL RD THEN TO INLET #2
C	7906.67	0.18	0.81	0.52	0.87	5.0	1.94	3.12	4.96	0.29	0.29	0.78	DRAINS TO INLET #1
D	3335.81	0.08	0.16	0.36	0.54	5.0	1.94	3.12	4.96	0.02	0.09	0.21	DRAINS TO LOUISIANA BLVD THEN TO INLET #3
OS1	7709.17	0.18	0.16	0.36	0.54	5.0	1.94	3.12	4.96	0.05	0.20	0.47	DRAINS TO AREA "C"
TOTAL	31628.23	0.73								1.06	1.32	3.42	

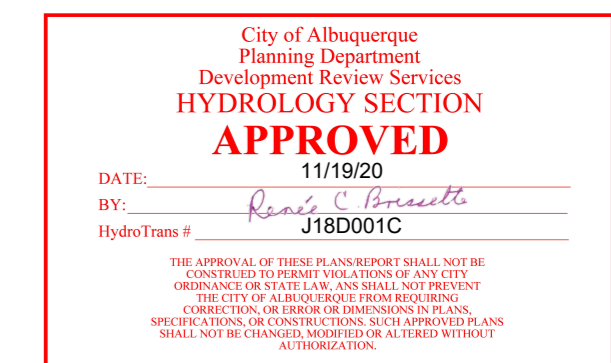
CALCULATIONS ARE BASED ON THE RATIONAL METHOD FROM CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL CHAPTER 6 - DRAINAGE, FLOOD CONTROL AND EROSION CONTROL. DATED 06/08/2020

COMPOSITE ANALYSIS FOR RUNOFF COEFFICIENT												
DRAINAGE ID	PERCENT IMPERVIOUS	PERCENT PERVIOUS	C IMPERVIOUS (2 year)	C PERVIOUS (2 year)	C IMPERVIOUS (10 year)	C PERVIOUS (10 year)	C IMPERVIOUS (100 year)	C PERVIOUS (100 year)	COMPOSITE C (2 year)	COMPOSITE C (10 year)	COMPOSITE C (100 year)	
A	100.0	0.0	0.89	0.08	0.54	0.34	0.91	.50	0.89	0.54	0.91	
B	81.2	18.8	0.89	0.08	0.54	0.34	0.91	.50	0.74	0.50	0.83	
C	90.6	9.4	0.89	0.08	0.54	0.34	0.91	.50	0.81	0.52	0.87	
D	9.5	90.5	0.89	0.08	0.54	0.34	0.91	.50	0.16	0.36	0.54	
OS1	9.9	90.1	0.89	0.08	0.54	0.34	0.91	.50	0.16	0.36	0.54	

80TH PERCENTILE STORMWATER QUALITY VOLUME TABLE			
DRAINAGE ID	NEW IMPERVIOUS AREA (SQ. FT.)	REDEVELOPMENT SITE FACTOR	80TH PERCENTILE STORM VOLUME (CFS)
A	3362.0	0.26	72.8
B	4980.0	0.26	107.9
C	3362.0	0.26	72.8
D	0.0	0.26	0.0
			253.6

REQUEST PAYMENT-IN-LIEU FOR PUBLIC OFF-SITE MITIGATION

WEIGHTED ANALYSIS FOR 6-HOUR EXCESS PRECIPITATION, 'E'						
DRAINAGE ID	LAND TREATMENT B	LAND TREATMENT D	AREA LAND TREATMENT B	AREA LAND TREATMENT D	WEIGHTED E (100 year) (IN)	VOLUME (100 year) (ACRE-FT)
A	0.86	2.58	0.000	0.080	2.580	0.045
B	0.86	2.58	0.073	0.317	2.257	0.008
C	0.86	2.58	0.017	0.163	2.418	0.056
D	0.86	2.58	0.008	0.0724	2.417	0.016
				TOTAL VOLUME		0.125



CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

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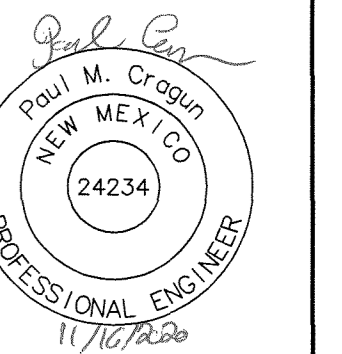
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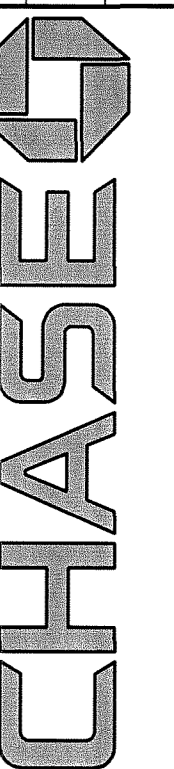
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 Tel: 214.235.0367



DRAINAGE AREA MAP  
 6670 INDIAN SCHOOL ROAD  
 CITY OF ALBUQUERQUE, NEW MEXICO  
 BERNALILLO COUNTY



PLOT DATE  
 11/16/20  
 DRAWING SCALE  
 PROJECT NUMBER  
 CDC20013  
 SHEET NUMBER  
 C8.02