

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 23, 2024

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Honey Well – Docks and Parking Lot
Grading and Drainage Plans
Engineer's Stamp Date: 04/05/24
Hydrology File: B17D001B**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 04/08/2024, 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:

Sheet C 2.0

1. Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.
2. Please change the title of the sheet to "Overall Grading Plan".
3. Please fix the proposed contours. As discussed, this should only be the areas where there are grading work. Since the majority of the site is not going to be touched, this should be the existing contours only.
4. There should be an index contour line which is at every 5 feet interval. The index contour line should be a little bit thicker and labeled. The minor contour lines do not need to be labeled unless it is important.
5. Please scale back the existing contours.
6. Please remove all of the architectural interior of the existing building. Instead please just show the outline of the building with a thick line with a hatch. It should look similar to the image below. **This applies to all sheets.**

PO Box 1293

Albuquerque

NM 87103

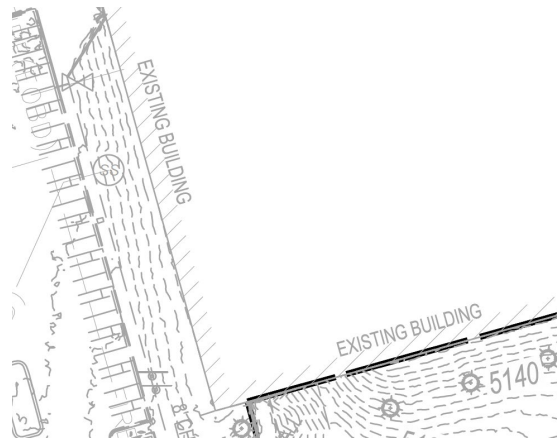
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Sheet C 2.1

- Please type in the Existing Conditions section. This appears to just have been an image which is out of focused and hard to read.

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EXISTING CONDITIONS

THE EXISTING SITE IS APPROXIMATELY 60.18 ACRES. THERE ARE SEVERAL EXISTING BASINS WITHIN THE BOUNDARY OF THE SITE AS IDENTIFIED IN THE EXISTING DMP. THE EXISTING SITE IS COVERED MOSTLY BY THE EXISTING BUILDING, PARKING LOTS, AND OPEN SPACE.

EXISTING BASIN 1 IS APPROXIMATELY 22.07 ACRES AND GENERATES APPROXIMATELY 94.5 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE NORTHWEST WHERE IT IS DISCHARGED INTO THE LA CUEVA CHANNEL.

EXISTING BASIN 2 IS APPROXIMATELY 8.14 ACRES AND GENERATES APPROXIMATELY 36.6 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE NORTHWEST WHERE IT IS DISCHARGED INTO AN EXISTING CONCRETE RUNDOWN THAT DIRECTS THE FLOW TO THE SOUTH TO FREELY DISCHARGE INTO JEFFERSON ST.

- Please import the calculations excel sheet into AutoCAD. This appears to just have been an image which is out of focused and hard to read. It should look more like the table below.

Zone:
Zone 2
Developed Basins

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
B1	9,591.0	0.22	0.000	0%	0.00	15%	0.03	0%	0.00	85%	0.19	2.101	0.039	0.89
B2	11,111.0	0.26	0.000	0%	0.00	15%	0.04	0%	0.00	85%	0.22	2.101	0.045	1.03
Total	20,702.0	0.475	0.00074		0.00		0.071		0.000		0.404		0.083	1.92

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)
 Volume = Weighted E * Total Area
 Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

NORTH POND 2,025 CU.FT.
1,960 cu ft required

FIRST FLUSH 331 CU FT

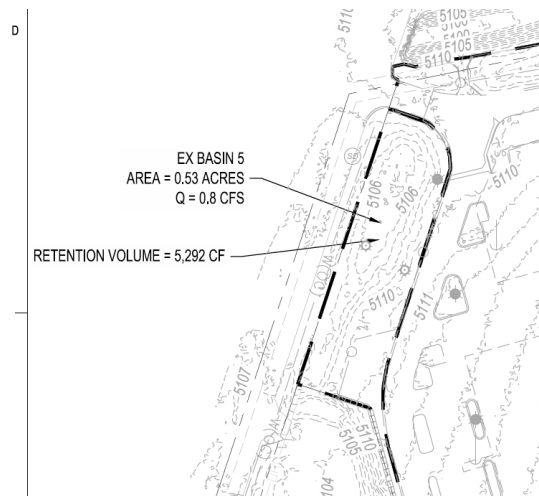
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9. Please show the volumes of each of the existing retention ponds. This can be taken from the previously calculated BHI project for the same site.



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10. Please show the volumes of each of the existing retention ponds and then show if any the increase required volume and if the existing retention pond has the capacity for this increase.

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11. Please fix both the existing contours and proposed contours as outlined in Comment #3 above.

Sheet C 2.3

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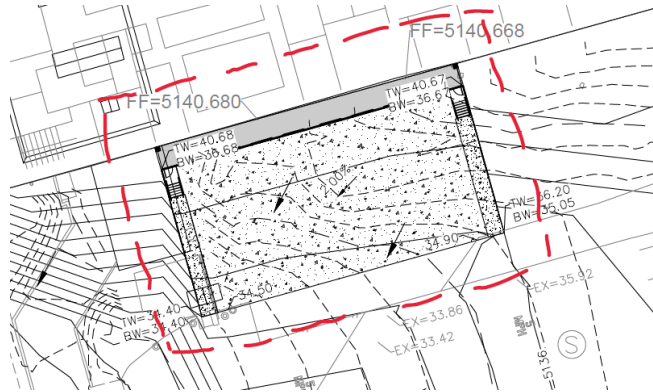
12. Please clean up the proposed dock areas. There should be no proposed elevations here. All proposed elevations need to be shown on the blow-up Detail of the dock.
13. Please place a thick dashed line around each dock and label "See Dock X Detail. This Sheet.

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14. For Dock A Detail. Please provide a slope for the ramp.
15. For all Dock X Details. Please provide a Typical Sections. One showing the ramp going down to the dock and french drain and one showing the ramp going up to the dock.
16. For Dock A Detail. Please provide the pipe size going from the french drain to the slump pump.
17. For Dock A Detail. Please provide the make and model of the slump pump. Also, please provide the performance curve of the pump. Please provide a detail of the manhole for the pump with the on elevation shown.
18. For Dock A Detail. Please provide the pipe size of the discharge pipe (force main). (please not that this will be under pressure so that the correct material needs to be used.) It states that this will discharge to a concrete slab. Please provide a detail showing this. This can be incorporated into the pump manhole detail.
19. For Dock A Detail. Please provide the finished floor elevation of the building at the proposed dock. Please note that this only needs to go to the hundredths so please round up from the survey information. Also, please note that there only needs to be one number and not the two that the surveyor provided.
20. Please just show the proposed contours and tie them into the existing contours.

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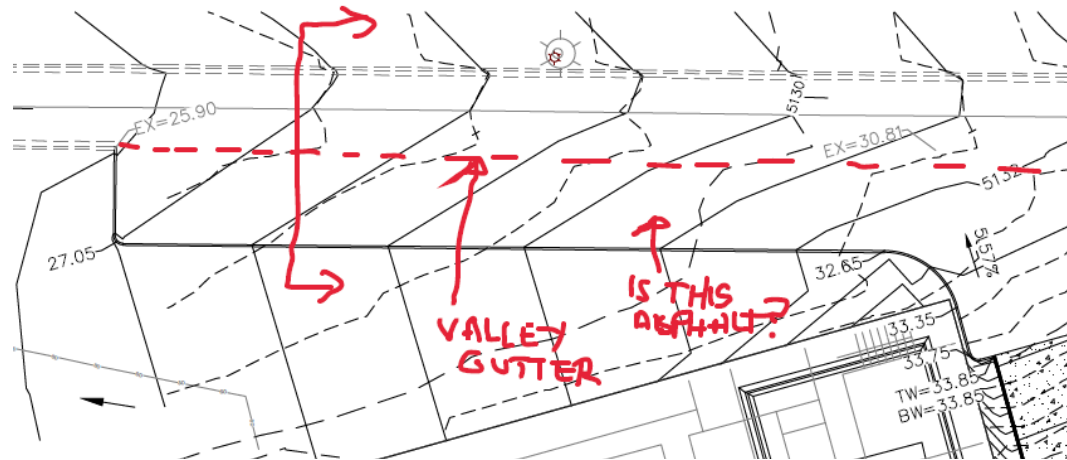
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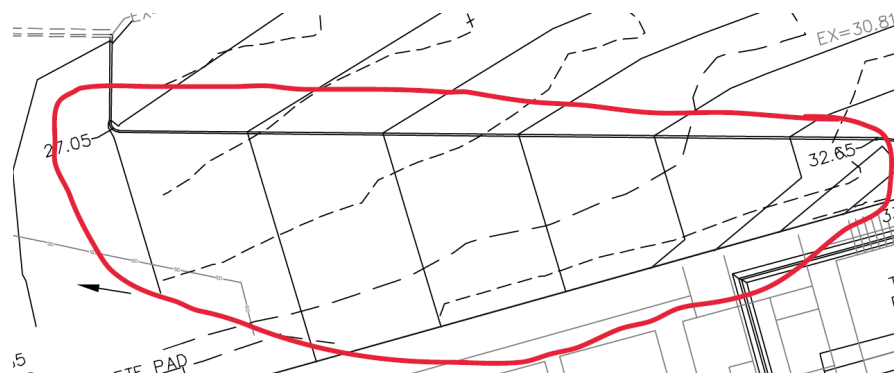
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21. Please add a note "Remove the existing curb & gutter and replace with a valley gutter. This will help keep the existing drainage pattern at this location.
22. Please provide a typical section here.
23. Is the proposed pavement type asphalt? Please add a new hatch for the proposed pavement and add to the legend.
24. Please add a few new Top of Curb (TC) elevations shots for the new curbs. Also, please just tie the proposed contours to the existing contours. They don't need to go all the way to the existing building.



25. There are existing emergency doors at this location. I believe that there needs to be some sort of landing here and not just a curb. This needs to be brought up to the architect.

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Sheet C 2.4

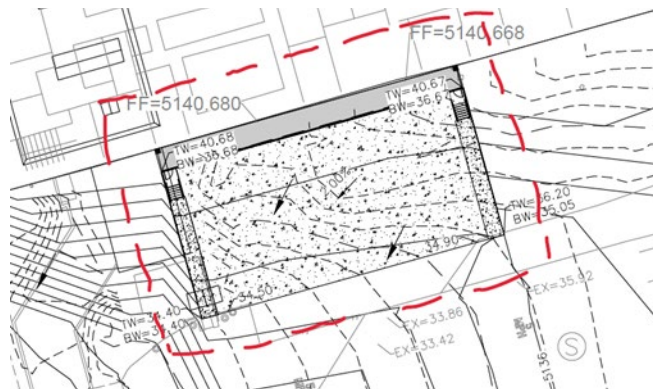
26. Please clean up the proposed dock areas. There should be no proposed elevations here. All proposed elevations need to be shown on the blow-up Detail of the dock.
27. Please place a thick dashed line around each dock and label "See Dock X Detail. This Sheet."

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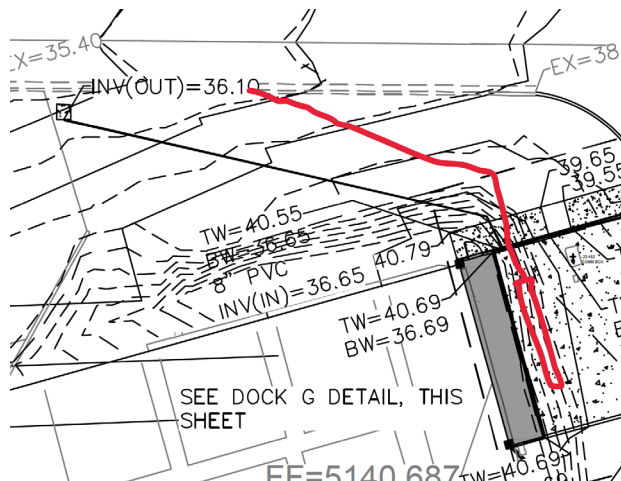
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28. Dock G. There should be an inlet here like all of the other docks which goes down. The proposed pipe can then go to the back of curb in the alley where it can daylight.



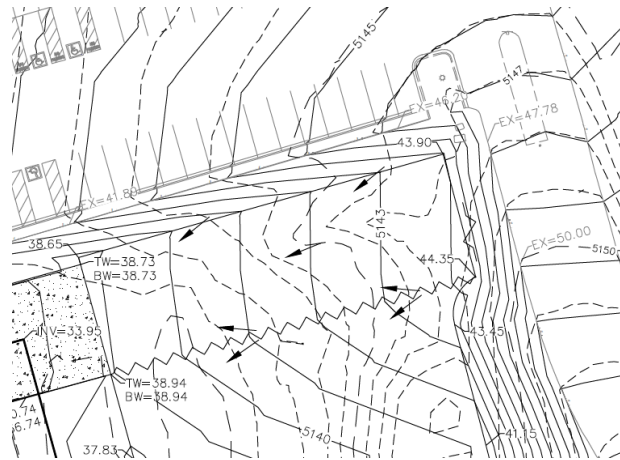
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29. Again, it is hard to tell what is being constructed here. The proposed pavement disappears in all of the other line work.



30. The last dock appears to have not been designed correctly for a truck to back into. Please review this.

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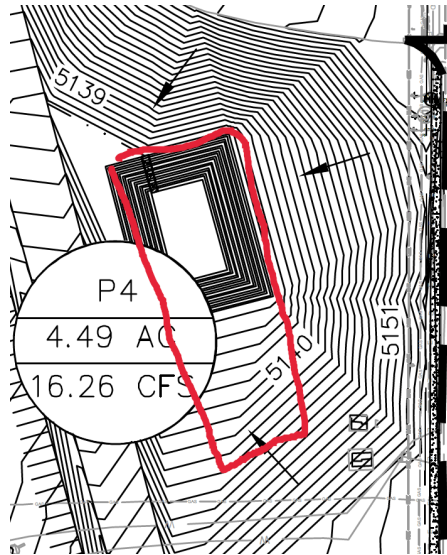
31. Please revisit the required retention pond design. I think that this could be designed a little bit better but please keep in mind to keep a side slope of 3:1 or provide a retaining wall if need be.

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Sheet C 2.5

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32. Please clean up the proposed dock areas. There should be no proposed elevations here. All proposed elevations need to be shown on the blow-up Detail of the dock.

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33. Please place a thick dashed line around each dock and label "See Dock X Detail. This Sheet.

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34. Please remove the word "Conceptual" in the sheet title.

Sheet C 2.6

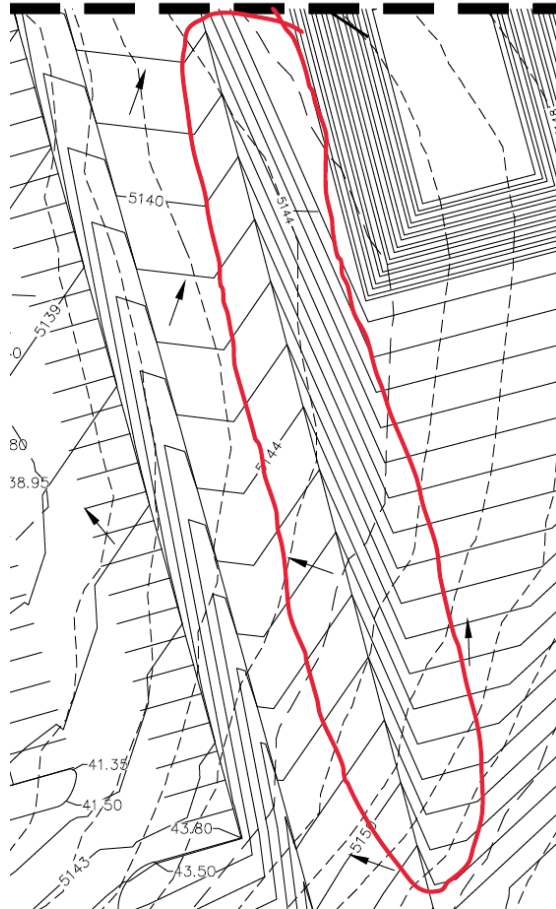
35. Please either add a curb or guardrail for the trucks in this area so that they do not roll down into the proposed retention pond.

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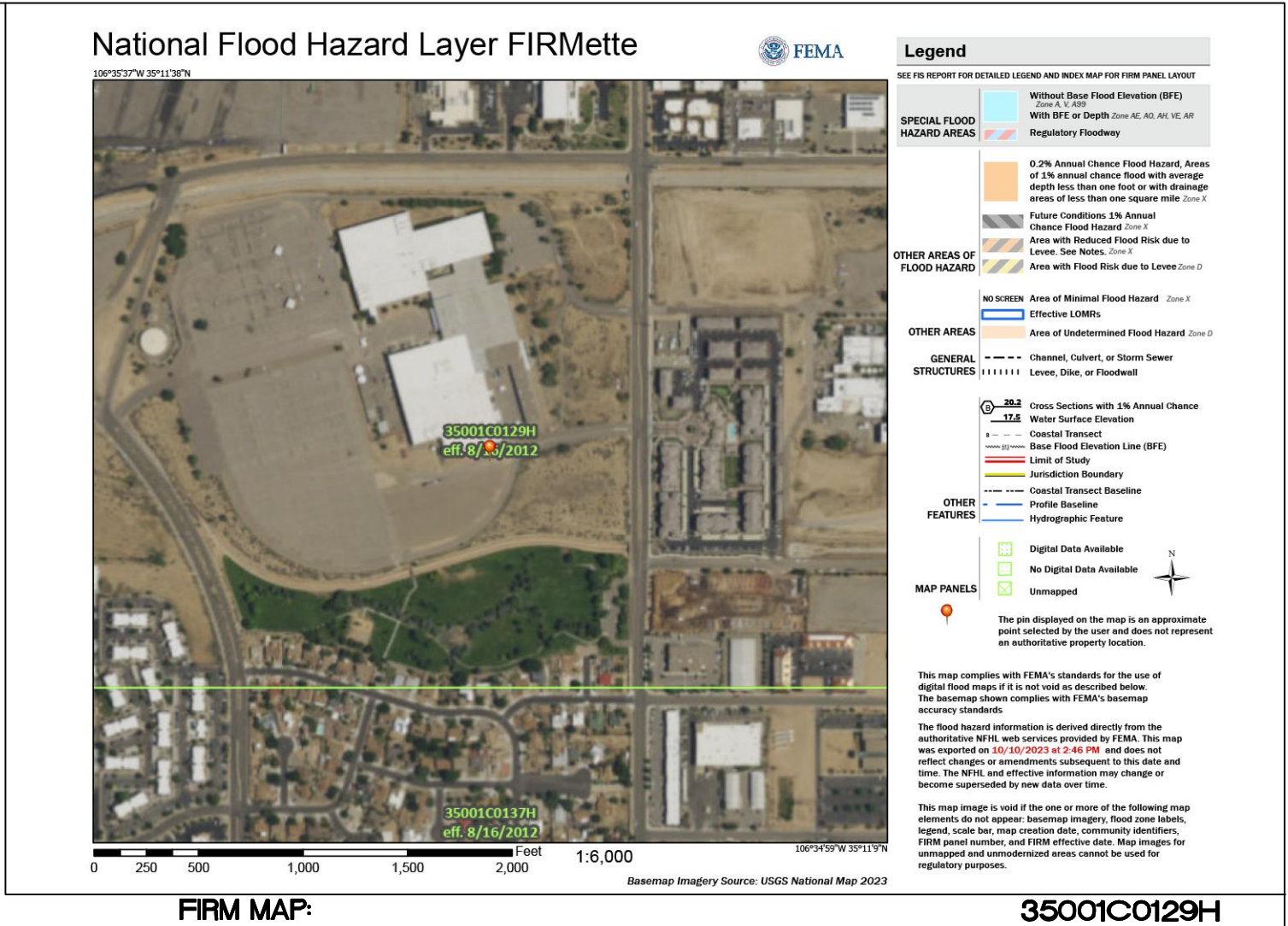
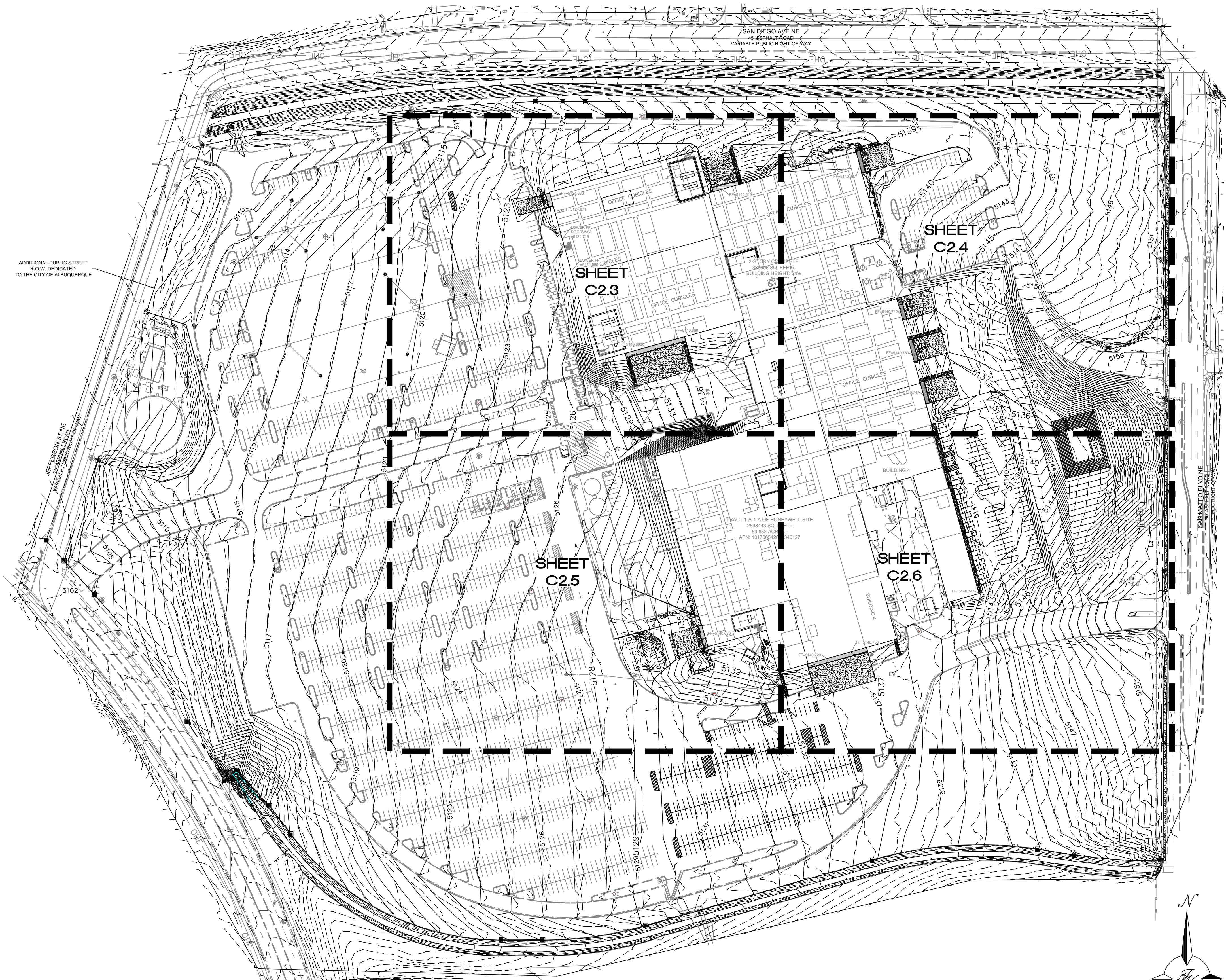
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (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



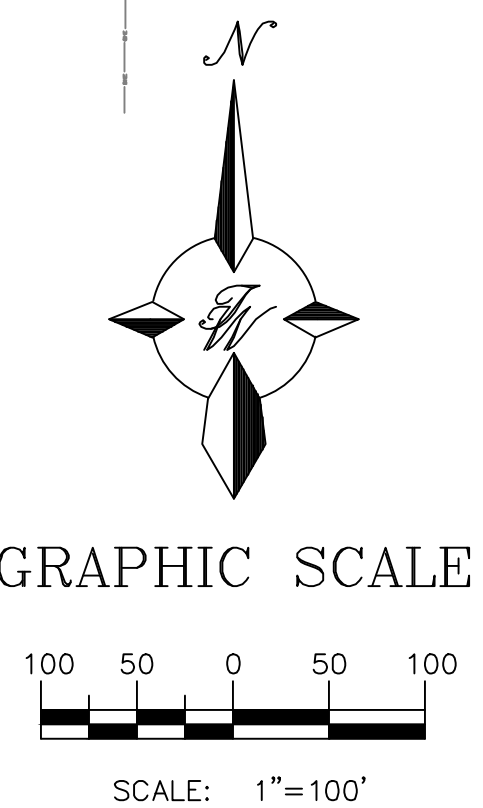
LEGAL DESCRIPTION:
TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B
HONEYWELLSITE CONT 59.6960 AC

LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	WATER BLOCK
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED 8" PVC SD

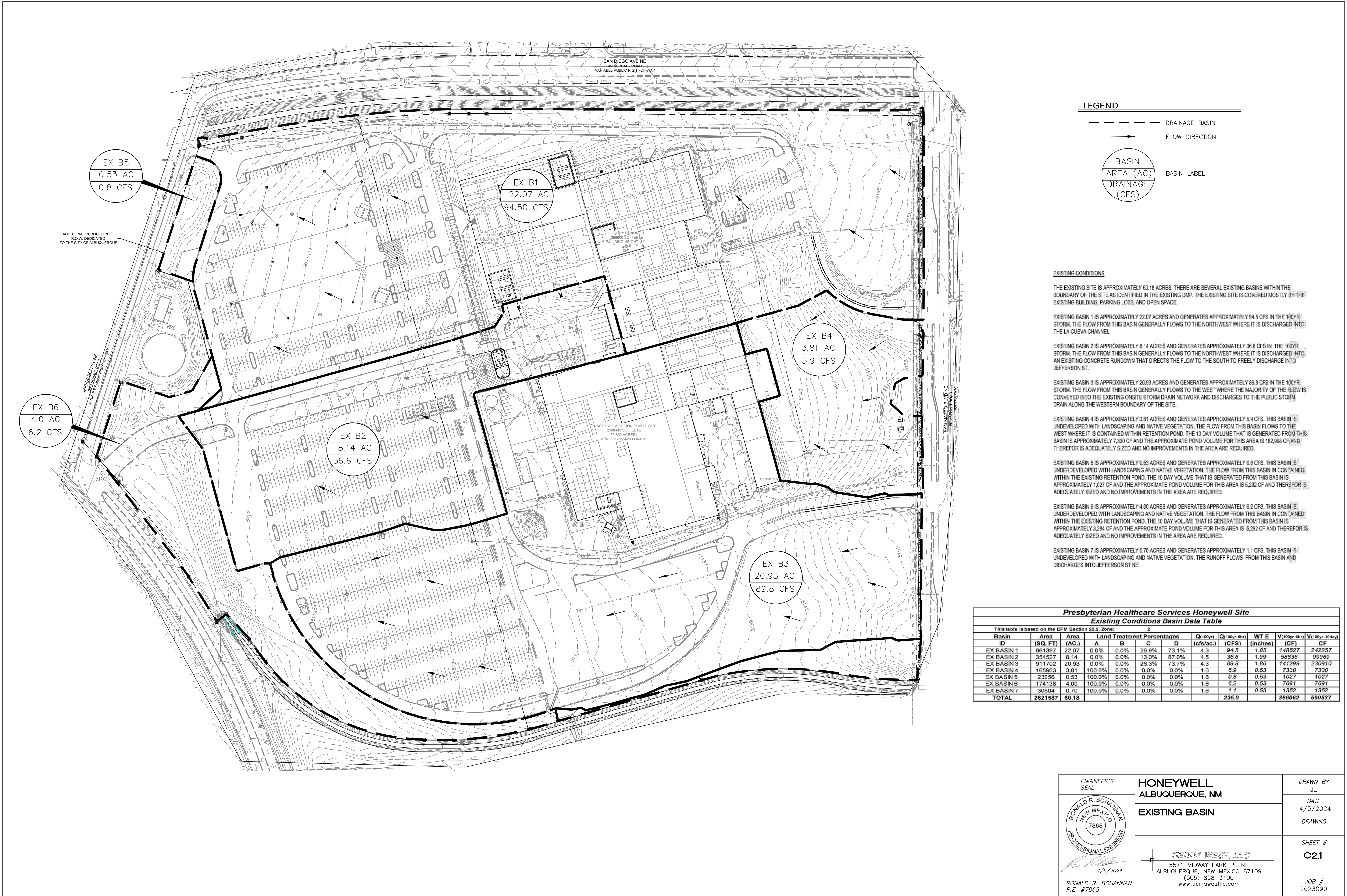
- EROSION CONTROL NOTES:**

 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.
- NOTICE TO CONTRACTORS**

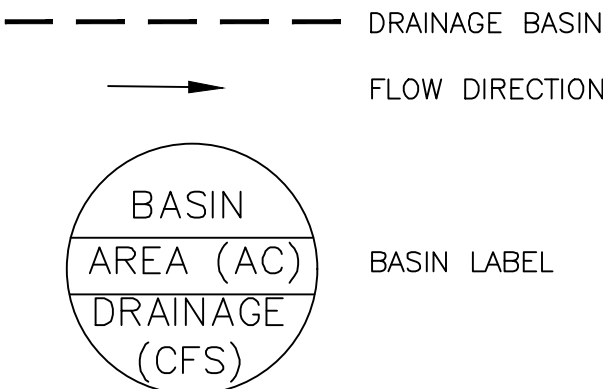
 - AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	HONEYWELL ALBUQUERQUE, NM	DRAWN BY JL
	GRADING AND DRAINAGE	DATE 4/5/2024
	<div>TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWING
		SHEET # C2.0
		JOB # 2023090



LEGEND



EXISTING CONDITIONS

THE EXISTING SITE IS APPROXIMATELY 60.18 ACRES. THERE ARE SEVERAL EXISTING BASINS WITHIN THE BOUNDARY OF THE SITE AS IDENTIFIED IN THE EXISTING DMP. THE EXISTING SITE IS COVERED MOSTLY BY THE EXISTING BUILDING, PARKING LOTS, AND OPEN SPACE.

EXISTING BASIN 1 IS APPROXIMATELY 22.07 ACRES AND GENERATES APPROXIMATELY 94.5 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE NORTHWEST WHERE IT IS DISCHARGED INTO THE LA CUEVA CHANNEL.

EXISTING BASIN 2 IS APPROXIMATELY 8.14 ACRES AND GENERATES APPROXIMATELY 36.6 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE NORTHWEST WHERE IT IS DISCHARGED INTO AN EXISTING CONCRETE RUNDOWN THAT DIRECTS THE FLOW TO THE SOUTH TO FREELY DISCHARGE INTO JEFFERSON ST.

EXISTING BASIN 3 IS APPROXIMATELY 20.93 ACRES AND GENERATES APPROXIMATELY 89.8 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE WEST WHERE THE MAJORITY OF THE FLOW IS CONVEYED INTO THE EXISTING ONSITE STORM DRAIN NETWORK AND DISCHARGES TO THE PUBLIC STORM DRAIN ALONG THE WESTERN BOUNDARY OF THE SITE.

EXISTING BASIN 4 IS APPROXIMATELY 3.81 ACRES AND GENERATES APPROXIMATELY 5.9 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE FLOW FROM THIS BASIN FLOWS TO THE WEST WHERE IT IS CONTAINED WITHIN RETENTION POND. THE 10 DAY VOLUME THAT IS GENERATED FROM THIS BASIN IS APPROXIMATELY 7,330 CF AND THE APPROXIMATE POND VOLUME FOR THIS AREA IS 182,998 CF AND THEREFOR IS ADEQUATELY SIZED AND NO IMPROVEMENTS IN THE AREA ARE REQUIRED.

EXISTING BASIN 5 IS APPROXIMATELY 0.53 ACRES AND GENERATES APPROXIMATELY 0.8 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE FLOW FROM THIS BASIN IS CONTAINED WITHIN THE EXISTING RETENTION POND. THE 10 DAY VOLUME THAT IS GENERATED FROM THIS BASIN IS APPROXIMATELY 1,027 CF AND THE APPROXIMATE POND VOLUME FOR THIS AREA IS 5,292 CF AND THEREFOR IS ADEQUATELY SIZED AND NO IMPROVEMENTS IN THE AREA ARE REQUIRED.

EXISTING BASIN 6 IS APPROXIMATELY 4.00 ACRES AND GENERATES APPROXIMATELY 6.2 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE FLOW FROM THIS BASIN IS CONTAINED WITHIN THE EXISTING RETENTION POND. THE 10 DAY VOLUME THAT IS GENERATED FROM THIS BASIN IS APPROXIMATELY 3,284 CF AND THE APPROXIMATE POND VOLUME FOR THIS AREA IS 5,292 CF AND THEREFOR IS ADEQUATELY SIZED AND NO IMPROVEMENTS IN THE AREA ARE REQUIRED.

EXISTING BASIN 7 IS APPROXIMATELY 0.70 ACRES AND GENERATES APPROXIMATELY 1.1 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE RUNOFF FLOWS FROM THIS BASIN AND DISCHARGES INTO JEFFERSON ST NE.

Presbyterian Healthcare Services Honeywell Site											
Existing Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 2											
Basin	Area (SQ.FT)	Area (AC)	Land Treatment Percentages				Q _t 100yr (cfs/ac)	Q _t 100yr-4hr (CFS)	WT E (inches)	V(100yr-4hr) (CF)	V(100yr-10day) CF
ID			A	B	C	D					
EX BASIN 1	991397	22.07	0.0%	0.0%	26.9%	73.1%	4.3	94.5	1.85	149527	242257
EX BASIN 2	354527	8.14	0.0%	0.0%	13.0%	87.0%	4.5	36.6	1.99	58836	99969
EX BASIN 3	911702	20.93	0.0%	0.0%	26.3%	73.7%	4.3	89.8	1.86	141299	230910
EX BASIN 4	165963	3.81	100.0%	0.0%	0.0%	0.0%	1.6	5.9	0.53	7330	7330
EX BASIN 5	23256	0.53	100.0%	0.0%	0.0%	0.0%	1.6	0.8	0.53	1027	1027
EX BASIN 6	174138	4.00	100.0%	0.0%	0.0%	0.0%	1.6	6.2	0.53	7691	7691
EX BASIN 7	30604	0.70	100.0%	0.0%	0.0%	0.0%	1.6	1.1	0.53	1352	1352
TOTAL	2621587	60.18						235.0		366062	590537

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868

4/5/2024

RONALD R. BOHANNAN
P.E. #7868

HONEYWELL
ALBUQUERQUE, NM

EXISTING BASIN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

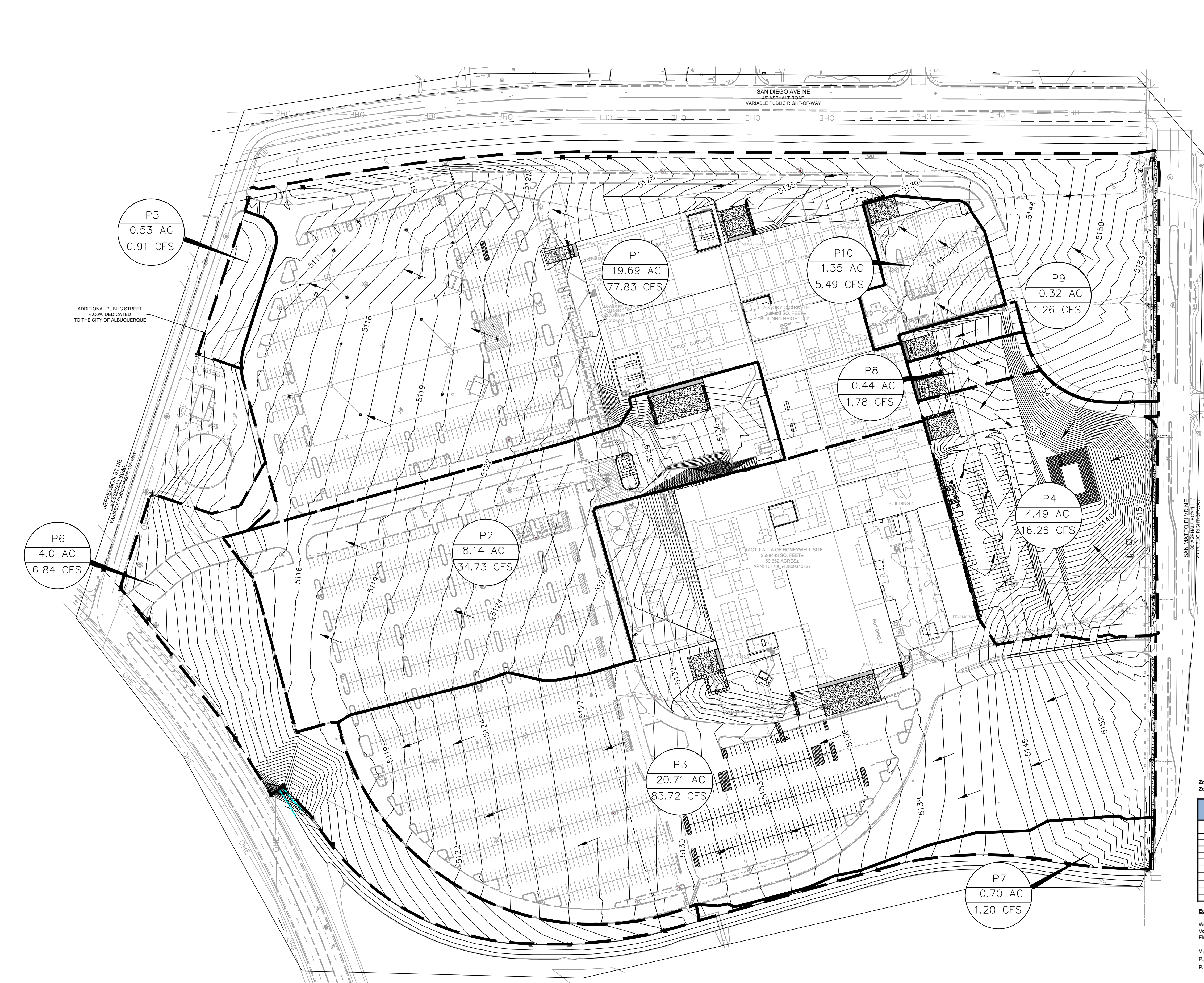
DRAWN BY
JL

DATE
4/5/2024

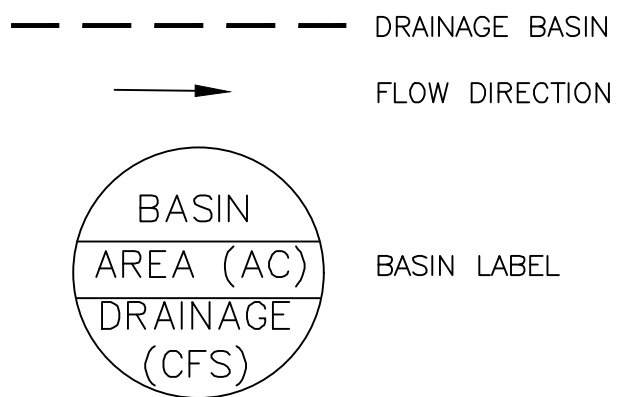
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SHEET #
C2.1

JOB #
2023090



LEGEND



PROPOSED DRAINAGE:

PROPOSED BASIN 1 IS APPROXIMATELY 19.69 ACRES AND GENERATES APPROXIMATELY 77.83 CFS FOR A 100 YEAR STORM. THE BASIN WILL FLOW TO THE NORTHWEST AND DISCHARGE INTO THE LA CUEVA CHANNEL.

PROPOSED BASIN 2 IS APPROXIMATELY 8.14 ACRES AND GENERATES APPROXIMATELY 34.73 CFS FOR A 100 YEAR STORM. THE BASIN WILL FLOW WEST AND DISCHARGE ONTO JEFFERSON ST.

PROPOSED BASIN 3 IS APPROXIMATELY 20.71 ACRES AND GENERATES APPROXIMATELY 83.72 CFS FOR A 100 YEAR STORM. THE BASIN WILL FLOW WEST INTO THE EXISTING STORM DRAIN AND DISCHARGE TO THE PUBLIC STORM DRAIN THAT RUNS ALONG JEFFERSON ST.

PROPOSED BASIN 4 IS APPROXIMATELY 4.49 ACRES AND GENERATES APPROXIMATELY 16.62 CFS FOR A 100 YEAR STORM. THE BASIN WILL FLOW WEST AND BE CONTAINED BY A PROPOSED RETENTION POND.

PROPOSED BASIN 5 IS APPROXIMATELY 0.53 ACRES AND GENERATES APPROXIMATELY 0.91 CFS FOR A 100 YEAR STORM. THIS BASIN WAS NOT AFFECTED BY CONSTRUCTION, AND WILL FLOW SOUTHWEST AND BE CONTAINED BY A PROPOSED RETENTION POND.

PROPOSED BASIN 6 IS APPROXIMATELY 4.00 ACERS AND GENERATES APPROXIMATELY 6.84 CFS FOR A 100 YEAR STORM. THIS BASIN WAS NOT AFFECTED BY CONSTRUCTION AND WILL REMAINED WITHIN THE EXISTING 5,292 CF RETENTION POND.

PROPOSED BASIN 7 IS APPROXIMATELY 0.70 ACRES AND GENERATES APPROXIMATELY 1.20 CFS FOR A 100 YEAR STORM. THIS BASIN WAS NOT AFFECTED BY CONSTRUCTION AND THE RUNOFF FLOWS WILL DISCHARGE INTO JEFFERSON ST NE.

PROPOSED BASIN 8 IS APPROXIMATELY 0.44 ACRES AND GENERATES APPROXIMATELY 1.78 CFS FOR A 100 YEAR STORM. THIS BASIN WILL FLOW WEST TO THE PROPOSED INLET AND THEN DISCHARGE INTO THE PROPOSED RETENTION POND ON THE EAST SIDE.

PROPOSED BASIN 9 IS APPROXIMATELY 0.32 ACRES AND GENERATES APPROXIMATELY 1.26 CFS FOR A 100 YEAR STORM. THIS BASIN WILL FLOW WEST TO THE PROPOSED INLET AND THEN DISCHARGE INTO THE PROPOSED RETENTION POND ON THE EAST SIDE.

PROPOSED BASIN 10 IS APPROXIMATELY 1.35 ACRES AND GENERATES APPROXIMATELY 5.49 CFS FOR A 100 YEAR STORM. THIS BASIN WILL FLOW NORTHWEST TO THE PROPOSED INLET AND THEN DISCHARGE INTO THE EXISTING ONSITE NORTH ROADWAY. BASIN 10 WILL COMBINE WITH BASIN 1

BASIN 1 AND 10 WILL FREELY DISCHARGE WITH A COMBINE 83.32 CFS FOR A 100 YEAR STORM INTO THE LA CUEVA CHANNEL. THIS WOULD BE LESS THAN THE EXISTING 94.50 CFS.

BASIN 4, 8, AND 9 ALL DISCHARGE IN THE THE PROPOSED RETENTION ON ON THE EAST SIDE OF THE SITE. THE COMBINE GENERATED 10 DAY VOLUME IS APPROXIMATELY 43,868 CF AND THE PROPOSED RETENTION POND IS 44,098 CF.

Weighted E Method

Zone:

Zone 2

Proposed Basins

Basin	Basin Area			Treatment A								Treatment B				Treatment C				Treatment D			
	Area (sq ft)	Area (acres)	Area (sq miles)	% Timent A (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)				
P1	857,558.4	19.69	0.031	0%	0.00	0.00	0.00	30%	5.91	70%	13.78	1,940	3,153	77.83	1,201	1,971	46.74						
P2	354,527.0	8.14	0.013	0%	0.00	0%	0.00	9%	0.73	92%	7.49	2,238	1,517	34.73	1,432	0.972	21.46						
P3	901,909.9	20.71	0.032	0%	0.00	0%	0.00	23%	4.76	77%	15.94	2,031	3,504	83.72	1,273	2,197	50.78						
P4	185,739.2	4.49	0.007	0%	0.00	0%	0.00	56%	2.52	44%	1.98	1,602	0.600	16.26	0.633	0.349	8.36						
P5	23,256.0	0.53	0.001	100%	0.53	0%	0.00	0%	0.00	0%	0.00	0.620	0.028	0.91	0.150	0.007	0.22						
P6	174,136.0	4.00	0.006	100%	4.00	0%	0.00	0%	0.00	0%	0.00	0.620	0.207	6.84	0.150	0.050	1.64						
P7	30,604.0	0.70	0.001	100%	0.70	0%	0.00	0%	0.00	0%	0.00	0.620	0.036	1.20	0.150	0.009	0.29						
P8	19,299.9	0.44	0.001	0%	0.00	0%	0.00	25%	0.11	75%	0.33	2,005	0.074	1.78	1.253	0.046	1.08						
P9	13,801.0	0.32	0.000	0%	0.00	0%	0.00	28%	0.09	72%	0.23	1,966	0.052	1.26	1.222	0.032	0.76						
P10	58,606.8	1.35	0.002	0%	0.00	0%	0.00	20%	0.27	80%	1.08	2,070	0.232	5.49	1.304	0.148	3.34						
Total	2,629,540.1	60.366	0.09432		5.23		0.000		14.388		40.827		9.074	230.02		5.554	135.66						

Equations:

Weighted E = Ea'Aa + Eb'Ab + Ec'Ac + Ed'Ad / (Total Area)

Volume = Weighted E * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

V_{10day} = V_{100yr} * (P_{100yr} / P_{10day})^{0.12} INFT

P_{100yr} = 3.62 IN

P_{10day} = 2.29 IN

16010.4

EAST POND(P4,P8,P9) 100YRHR

EAST POND(P4,P8,P9) 100YR10 DAY

31,617 CU.FT.

43,868

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>7868</p> <p>PROFESSIONAL ENGINEER</p> <p>4/5/2024</p> <p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p>HONEYWELL</p> <p>ALBUQUERQUE, NM</p>	<p>DRAWN BY</p> <p>JL</p>
	<p>PROPOSED BASIN</p>	<p>DATE</p> <p>4/5/2024</p>
	<p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PL NE</p> <p>ALBUQUERQUE, NEW MEXICO 87109</p> <p>(505) 858-3100</p> <p>www.tierrowestllc.com</p>	<p>SHEET #</p> <p>C2.2</p>
		<p>JOB #</p> <p>2023090</p>



LEGEND

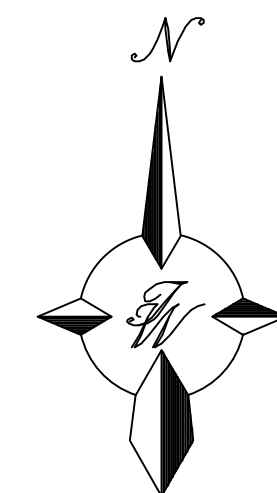
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- WATER BLOCK
- PROPOSED 8" PVC SD

SPOT ELEVATION NOTES

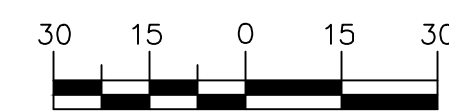
1. ADD 5100 TO ALL SPOT ELEVATIONS
2. ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

KEYED NOTES

1. 4' CURB CUT, \SEE DET SHEET-1
2. LANDSCAPE SWALE, SEE DET SHEET-1
3. 4' CONCRETE RUNDOWN, SEE DET SHEET-1
4. 2' CURB CUT, SEE DET SHEET-1



GRAPHIC SCALE



SCALE: 1"=30'

SEE SHEET C2.4

SEE SHEET C2.5

SEE SHEET C2.6

SEE SHEET C2.7

SEE SHEET C2.8

SEE SHEET C2.9

SEE SHEET C2.10

SEE SHEET C2.11

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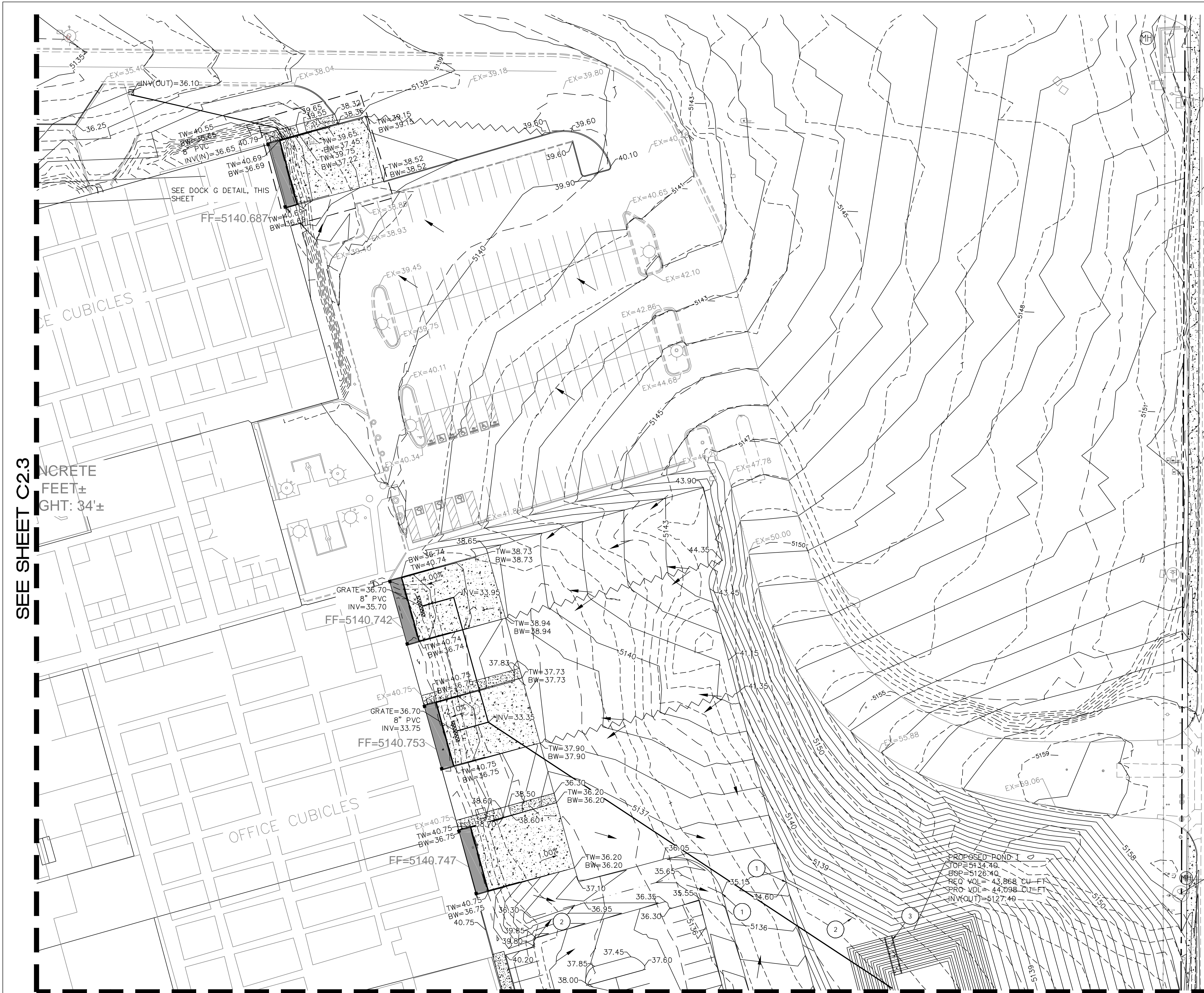
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SEE SHEET C2.267



SPOT ELEVATION NOTES

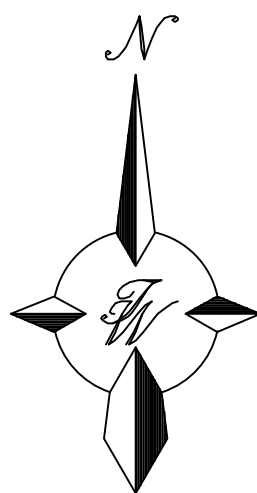
1. ADD 5100 TO ALL SPOT ELEVATIONS
2. ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

KEYED NOTES

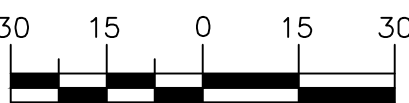
- ① 4' CURB CUT, SEE DET SHEET-1
- ② LANDSCAPE SWALE, SEE DET SHEET-1
- ③ 4' CONCRETE RUNDOWN, SEE DET SHEET-1

LEGEND

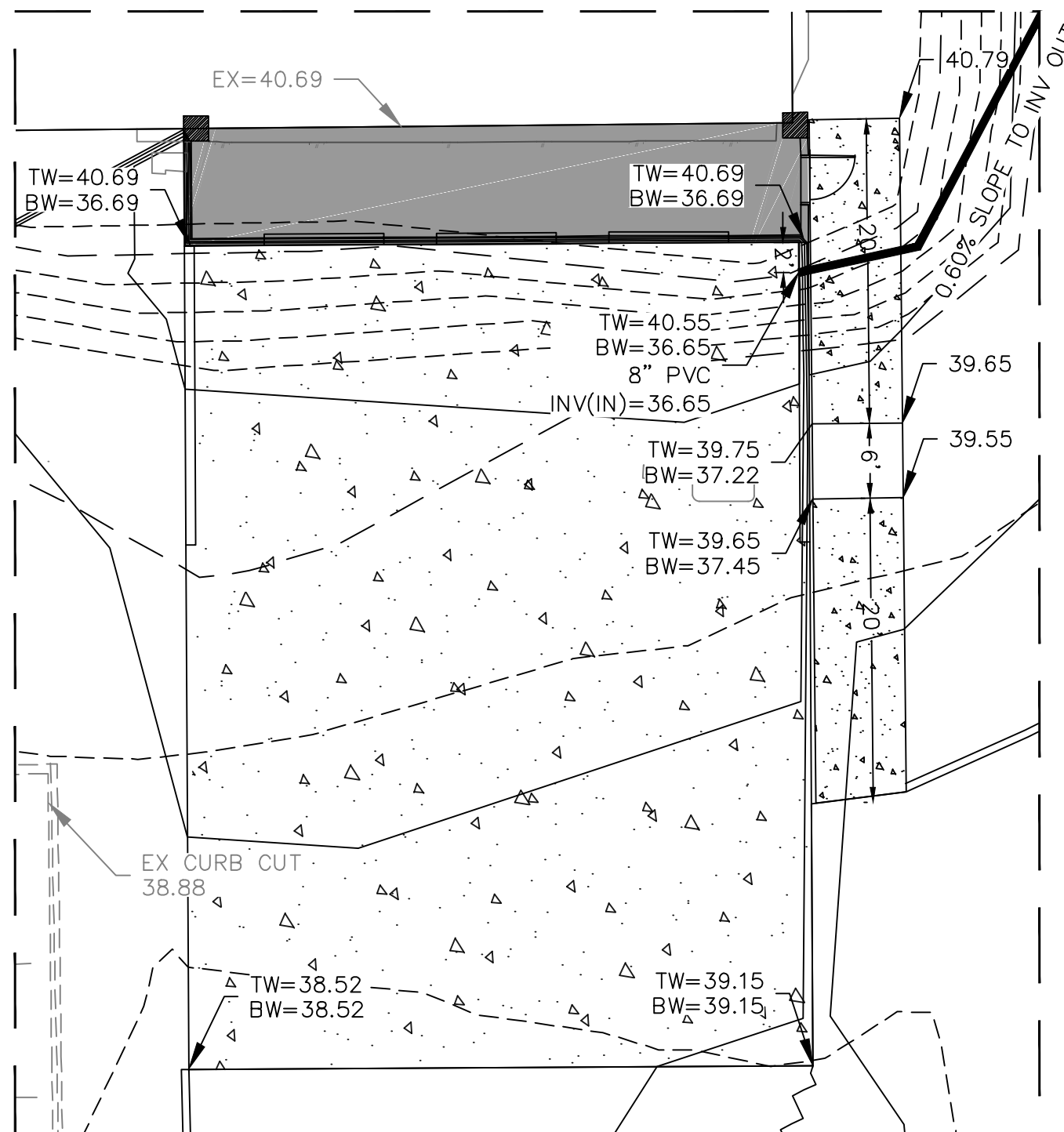
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- WATER BLOCK
- PROPOSED 8" PVC SD



GRAPHIC SCALE



SCALE: 1"=30'




DOCK G DETAIL

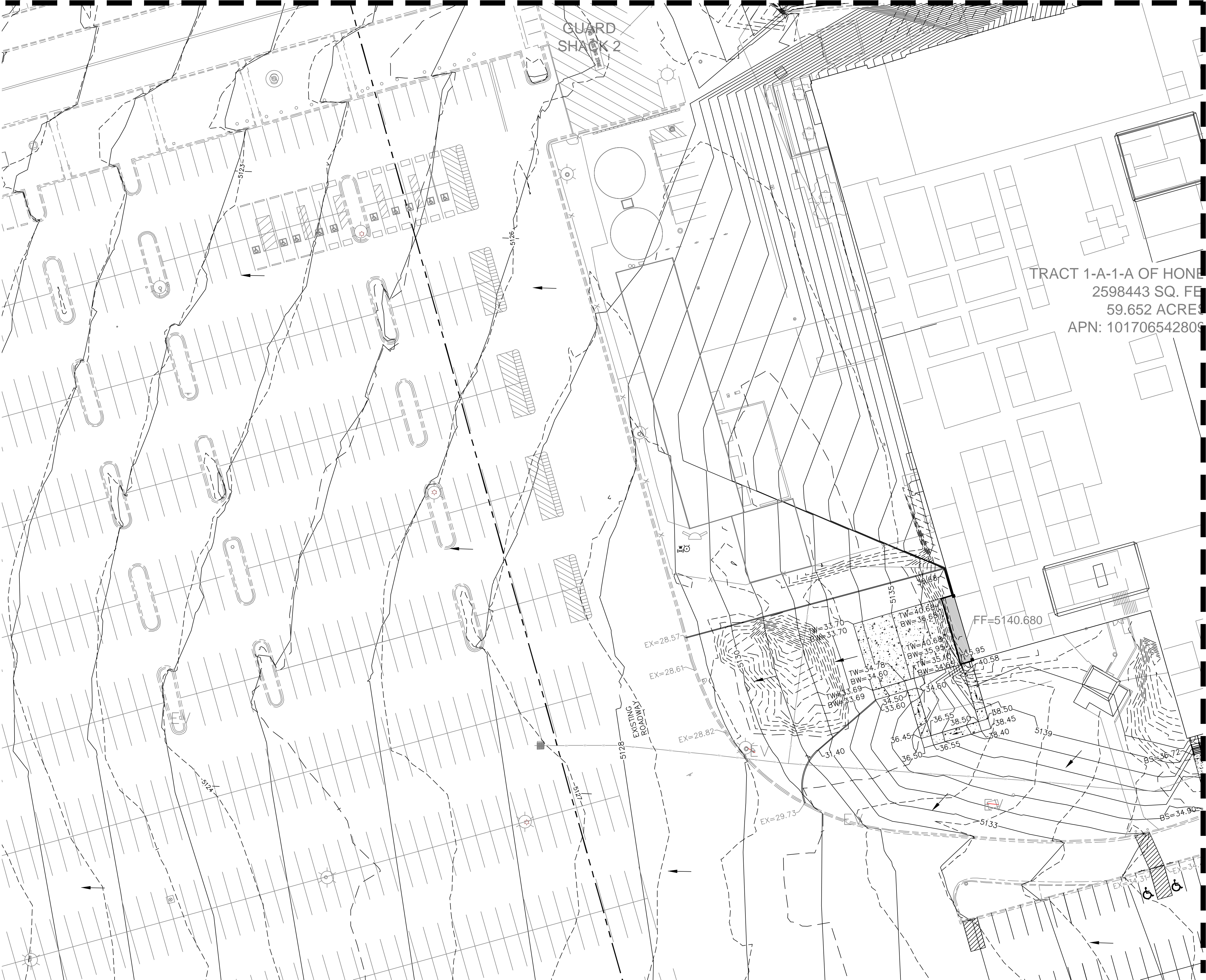
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CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

 <p>ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 4/5/2024 RONALD R. BOHANNAN P.E. #7868</p>	HONEYWELL ALBUQUERQUE, NM	DRAWN BY JL
	GRADING AND DRAINAGE	DATE 4/5/2024
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2.4
		JOB # 2023090

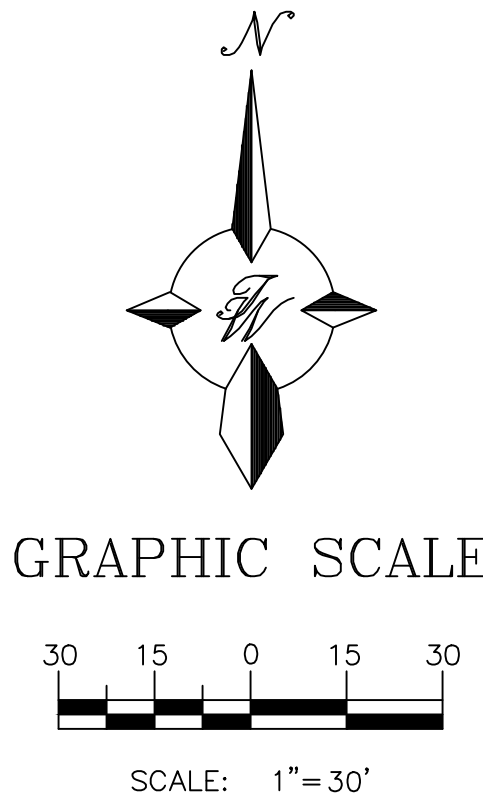
SEE SHEET C2.3



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - RETAINING WALL
 - PROPOSED SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING INDEX CONTOUR
 - EXISTING CONTOUR
 - PROPOSED INDEX CONTOUR
 - PROPOSED CONTOUR
 - WATER BLOCK
 - PROPOSED 8" PVC SD

- SPOT ELEVATION NOTES**
1. ADD 5100 TO ALL SPOT ELEVATIONS
 2. ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

- KEYED NOTES**
- ① 4' CURB CUT, SEE DET SHEET-1
 - ② LANDSCAPE SWALE, SEE DET SHEET-1
 - ③ 4' CONCRETE RUNDOWN, SEE DET SHEET-1



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	HONEYWELL ALBUQUERQUE, NM	DRAWN BY JL
	CONCEPTUAL GRADING AND DRAINAGE	DATE 4/5/2024
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # C2.5
		JOB # 2023090

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BUILDING 4

BUILDING 4

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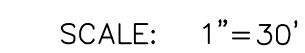
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	CURB & GUTTER
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	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	RETAINING WALL
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED CONTOUR
	WATER BLOCK
	PROPOSED 8" PVC SD

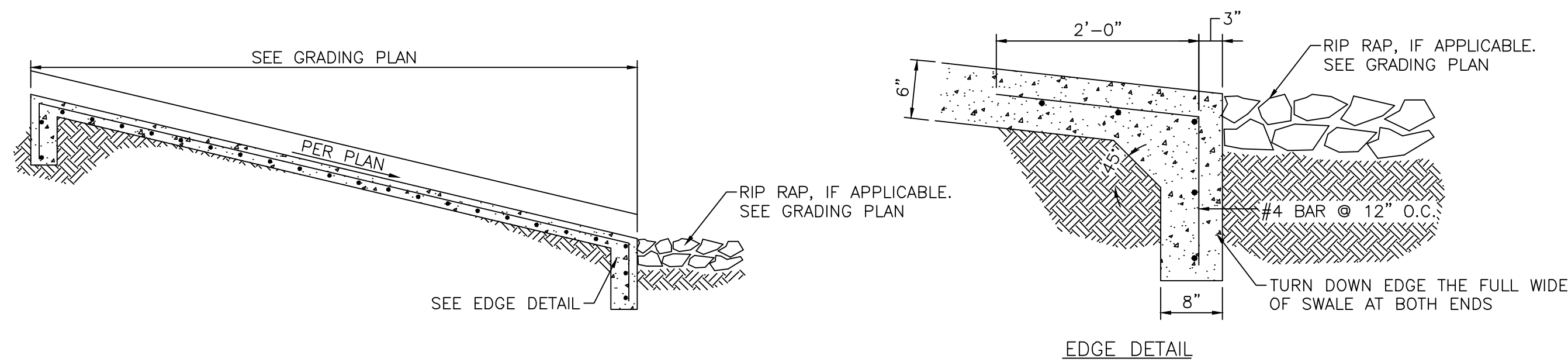
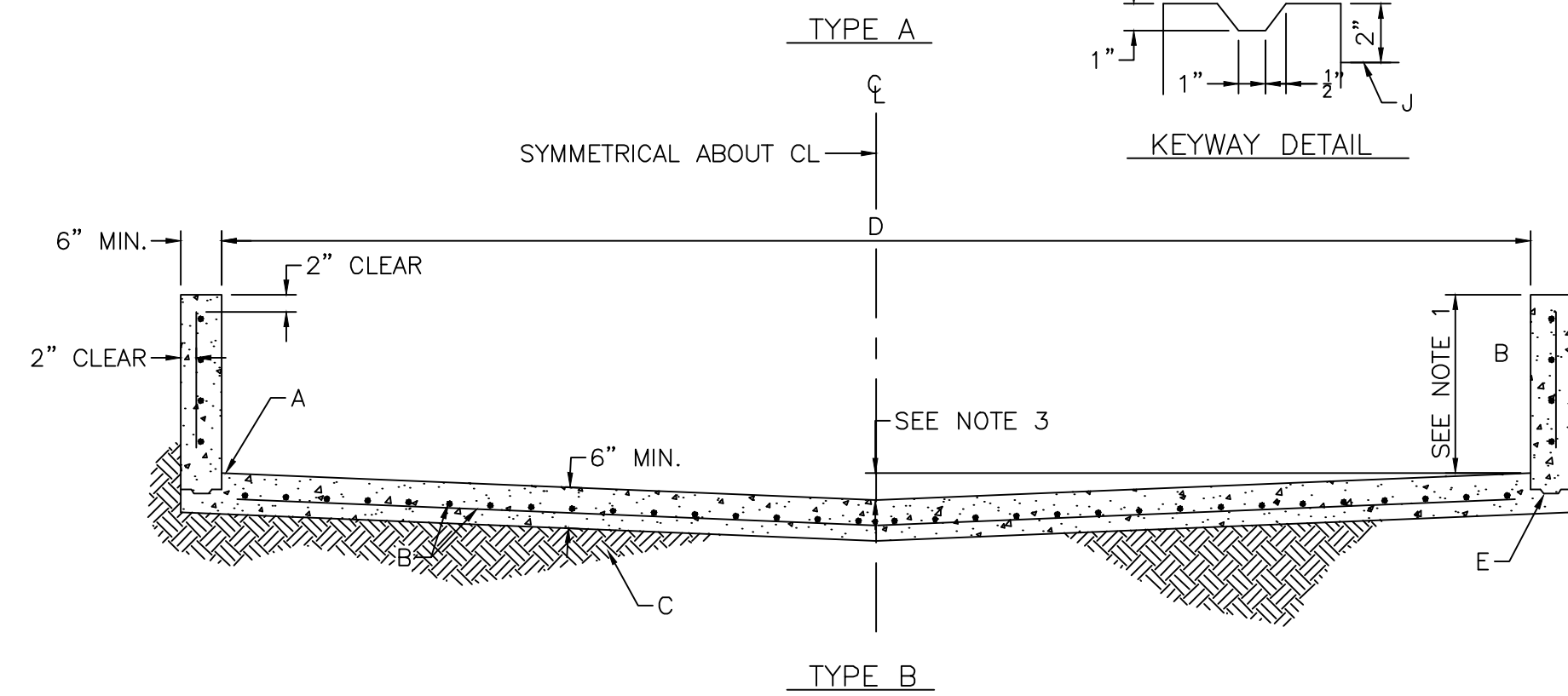
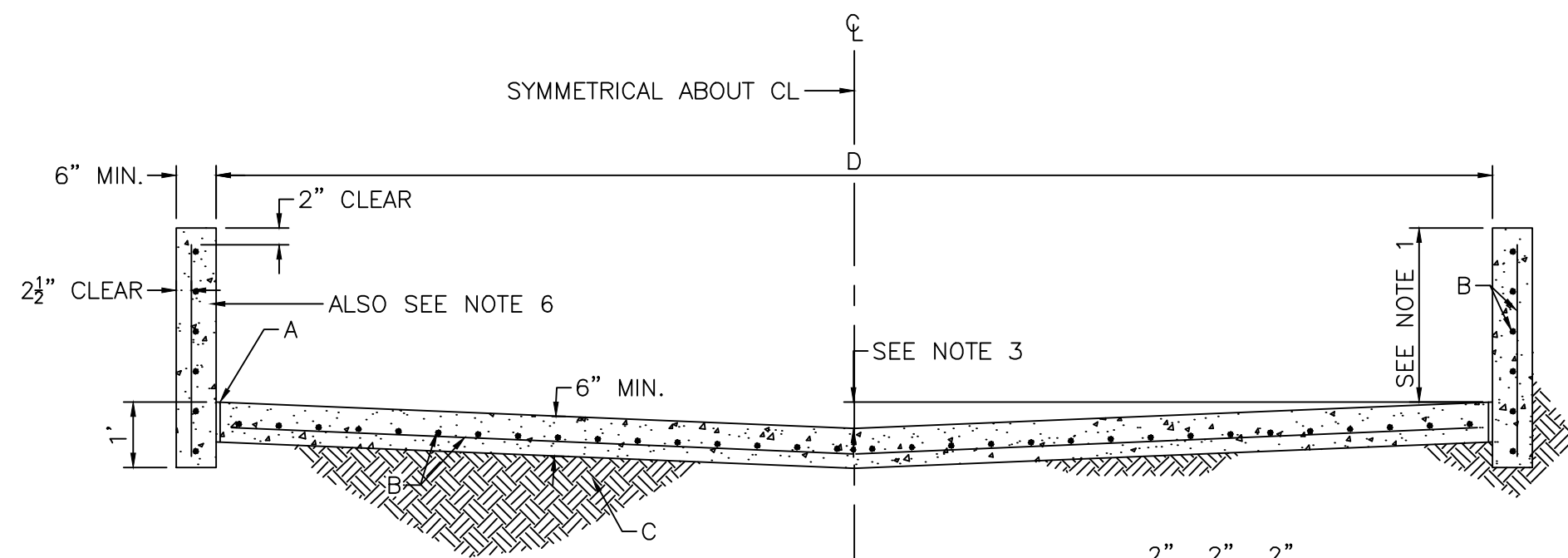
1. ADD 5100 TO ALL SPOT ELEVATIONS
2. ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

- ① 4' CURB CUT, SEE DET SHEET-1
- ② LANDSCAPE SWALE, SEE DET SHEET-1
- ③ 4' CONCRETE RUNDOWN, SEE DET SHEET-1



ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

<p>ENGINEER'S SEAL</p>	<p>HONEYWELL ALBUQUERQUE, NM</p>	<p>DRAWN BY JL</p>
	<p>GRADING AND DRAINAGE</p>	<p>DATE 4/5/2024</p>
 <p>4/5/2024</p> <p>RONALD R. BOHANNAN P.E. #7868</p>	 <p>TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # C2.6</p> <p>JOB # 2023090</p>



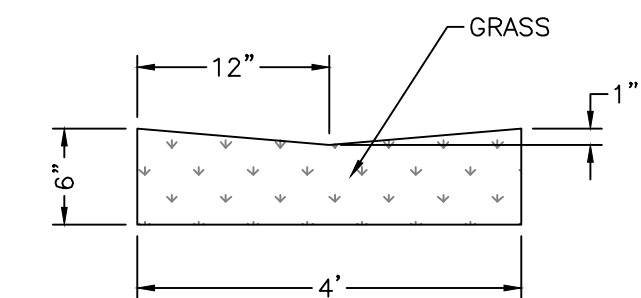
CONCRETE DRAINAGE RUNDOWN
NTS

GENERAL NOTES:

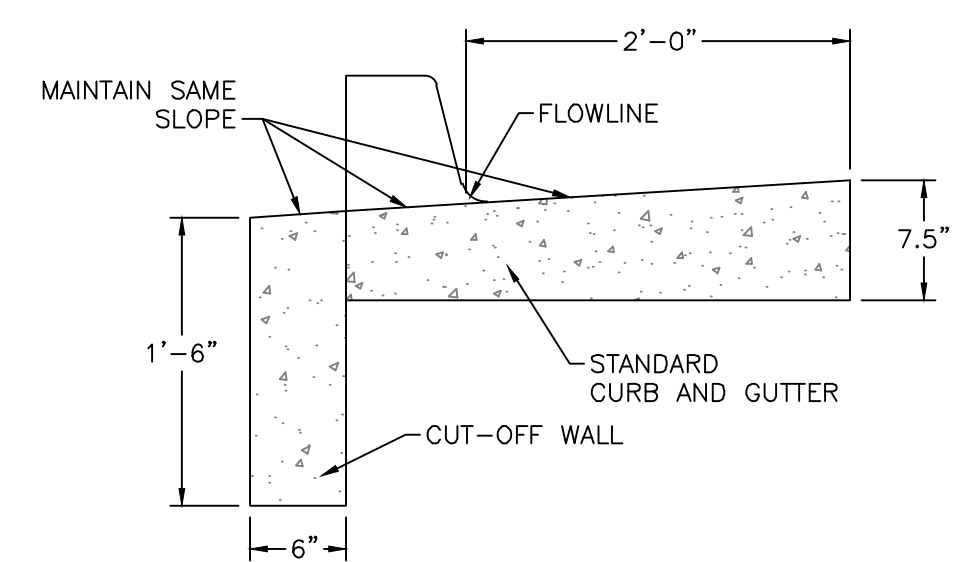
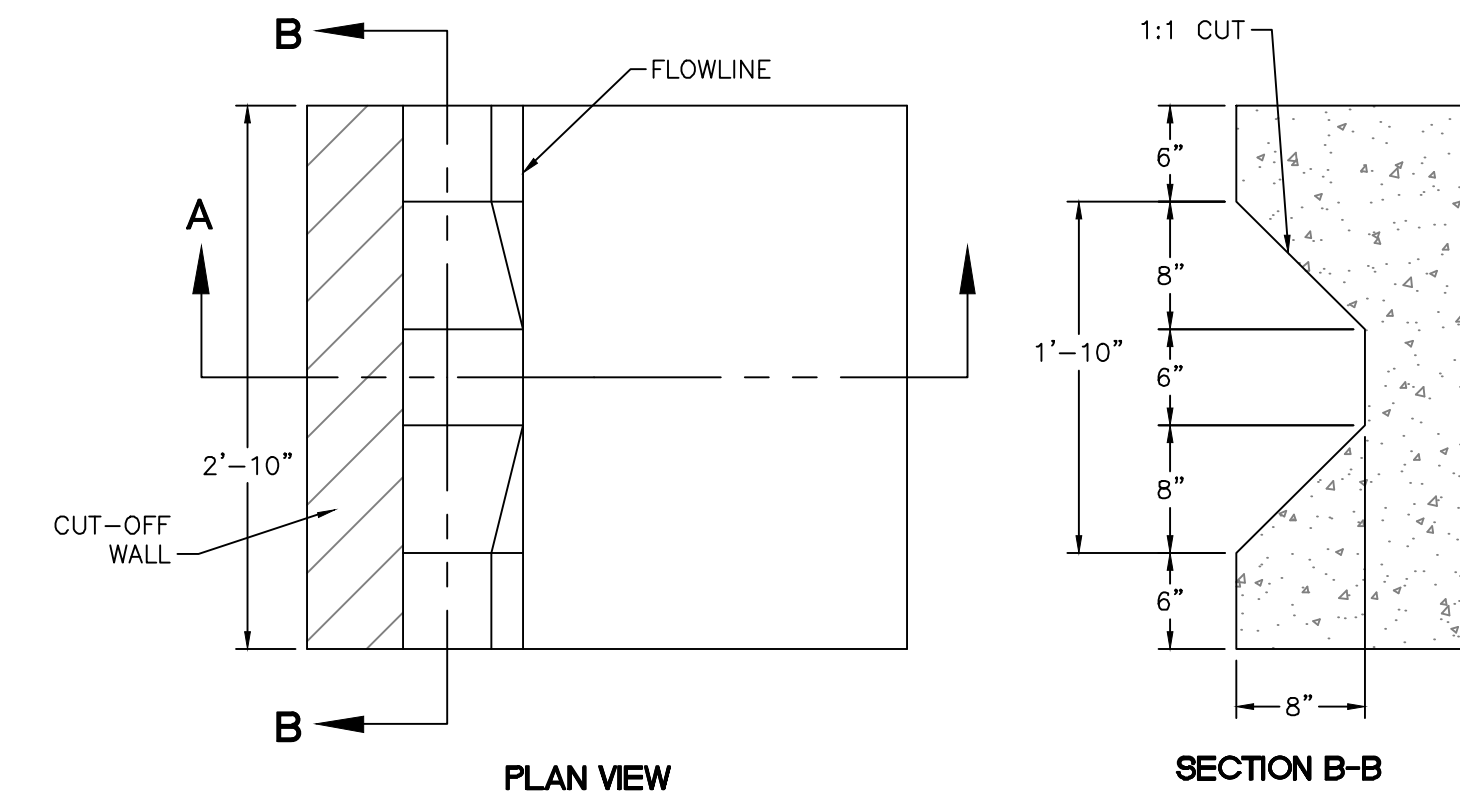
1. CHANNEL DEPTHS EXCEEDING 2' WILL REQUIRE SEPARATE DESIGN FOR FLOOR AND WALLS.
2. TYPE B LINING WILL BE USED ONLY WHERE NO UTILITIES ARE LOCATED OR PROPOSED.
3. UP TO 16' WIDTH USE 4" INVERTED CROWN. 16' WIDTH AND OVER USE 6" INVERTED CROWN.
4. WARNING: THESE WALLS ARE NOT DESIGNED TO SUPPORT THE ADDITION OF GARDEN OR RETAINING TYPE WALLS.
5. THE OUTSIDE OF DRAINAGE WALLS SHALL NOT EXTEND BEYOND EASEMENT LINES OR ROW LINES.
6. 6" CONC. BLOCK WITH CORES FILLED WITH CONC. AND #4 BARS INSERTED INTO CORES AT 1'-6" O.C. MAY BE SUBSTITUTED FOR FORMED CONC. WALLS.

CONSTRUCTION NOTES:

- A. EXPANSION JOINT
- B. #4 REBARS @ 6" O.C. LONG AND 12" O.C. TRANSVERSE
- C. 6" COMPACTED SOIL 95% ASTM D 1557
- D. WIDTH OF CHANNEL
- E. KEYED CONSTRUCTION JOINT



LANDSCAPE SWALE DETAIL



SECTION A-A
COA CURB CUT DETAIL

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>7868</p> <p>PROFESSIONAL ENGINEER</p> <p>4/5/2024</p> <p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p>HONEYWELL</p> <p>ALBUQUERQUE, NM</p>	<p>DRAWN BY</p> <p>JL</p>
		<p>DATE</p> <p>4/5/2024</p>
	<p>DETAIL SHEET</p>	<p>DRAWING</p>
	<p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PL NE</p> <p>ALBUQUERQUE, NEW MEXICO 87109</p> <p>(505) 858-3100</p> <p>www.tierrowestllc.com</p>	<p>SHEET #</p> <p>DET-1</p>
		<p>JOB #</p> <p>2023090</p>