

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 8, 2024

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

**RE: Honey Well – Docks and Parking Lot
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: 06/18/24
Hydrology File: B17D001B**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 06/19/2024, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Honeywell Hydrology File # B17D001B
Legal Description: TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELLSITE CONT 59.6960 AC
City Address, UPC, OR Parcel: 9201 SAN MATEO NE ALBUQUERQUE NM 87113, UPC 101706542809340127

Applicant/Agent: Tierra West LLC Contact: Jacob Liberman
Address: 5571 Midway Park Pl. NE Albuquerque, NM 87109 Phone: 505-858-3100
Email: jliberman@tierrawestllc.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☒ All other Developments

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☒ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☒ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 06/19/2024



June 19, 2024

Renée Brissette
City of Albuquerque – Planning Department
PO Box 1293
Albuquerque, NM. 87103

**RE: Honeywell
9201 San Mateo Blvd.
HONEYWELL- DOCKS AND PARKING LOT GRADING AND DRAINAGE PLANS
HYDROLOGY FILE: B17D001B- RESPONSE TO COMMENT**

Dear Ms. Brissette:

Per the correspondence dated April 23, 2024, please find the following responses addressing the comments listed below:

Sheet C2.0

1. **Comment:** Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.
Response: A Vicinity Map was added to sheet C2.0.
2. **Comment:** Please change the title of the sheet to "Overall Grading Plan".
Response: Sheet C2.0 was changed to say, "Overall Conceptual Grading Plan" due to the resubmittal being for conceptual.
3. **Comment:** 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.
Response: Proposed contours were modified to be shown for only areas the proposed work is being done.
4. **Comment:** 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.
Response: The line work and labeling for the surface was fixed.
5. **Comment:** Please scale back the existing contours.
Response: Existing contours were scaled back.
6. **Comment: Comment:** 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.**
Response: Remove all architectural interior of the existing building and have the building outline with a thick line and hatching showing.

Sheet C2.1

7. **Comment:** Please type in the Existing Conditions section. This appears to just have been an image which is out of focused and hard to read.
Response: I retyped the existing conditions in word and imported it straight to AutoCad.
8. **Comment:** 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
Response: I recreated the existing spreadsheet on Excel and inputted it straight to AutoCad.
9. **Comment:** 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.
Response: The volumes were added to sheet C2.1 for all 3 retention ponds.

Sheet C2.2

10. **Comment:** 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.
Response: The volumes were added to sheet C2.3 and noted in the proposed basins that there is no need for additional improvements.
11. **Comment:** Please fix both the existing contours and proposed contours as outlined in Comment #3 above.
Response: Proposed contours were modified to be shown for only areas the proposed work is being done.

Sheet C2.3

12. **Comment:** 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.
Response: All dock areas was cleaned up and shown on as a blow-up detail on sheet C2.7.
13. **Comment:** Please place a thick dashed line around each dock and label "See Dock X Detail. This Sheet."
Response: A thick line was placed around each dock with a label stating "See Dock Details on sheet C2.7".
14. **Comment:** For Dock A Detail. Please provide a slope for the ramp.
Response: Slopes are provided for all docks.
15. **Comment:** 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.
Response: Rxxxxx
16. **Comment:** For Dock A Detail. Please provide the pipe size going from the french drain to the slump pump.
Response: All pipe sizes are shown.
17. **Comment:** 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.

Response: We are working with JCH and this information will be on the finale grading and drainage plan. The submittal I am making now is for conceptual grading and drainage.

18. **Comment:** 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.

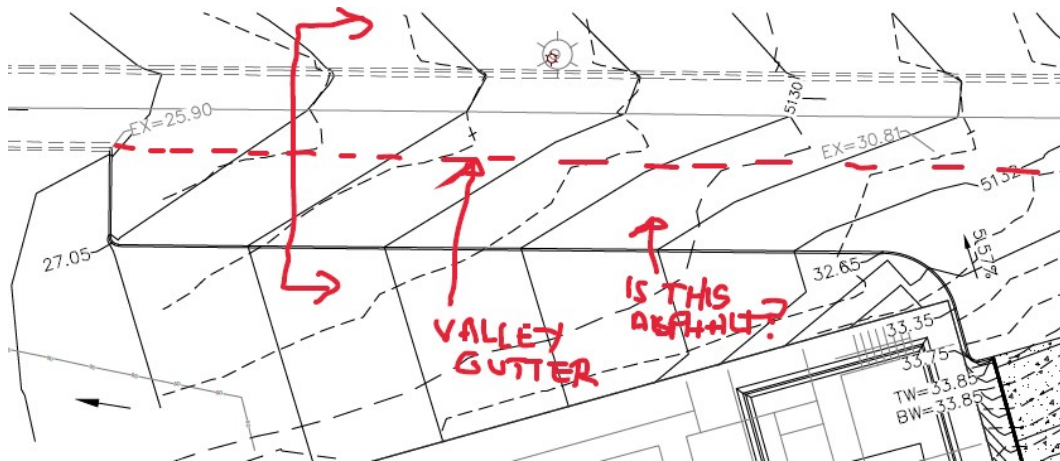
Response: Pipe sizes are shown for all pipes and I have provided a manhole detail that incorporates the discharge to the concrete slab.

19. **Comment:** 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.

Response: For all dock area, one finished floor to the hundredths were shown.

20. **Comment:** Please just show the proposed contours and tie them into the existing contours.

Response: Fixed contours to show the proposed being shown only where there's work being done and tying them into existing.



21. **Comment:** 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.

Response: A valley gutter with the note "Remove the existing curb & gutter and replace with a valley gutter" was added.

22. **Comment:** Please provide a typical section here.

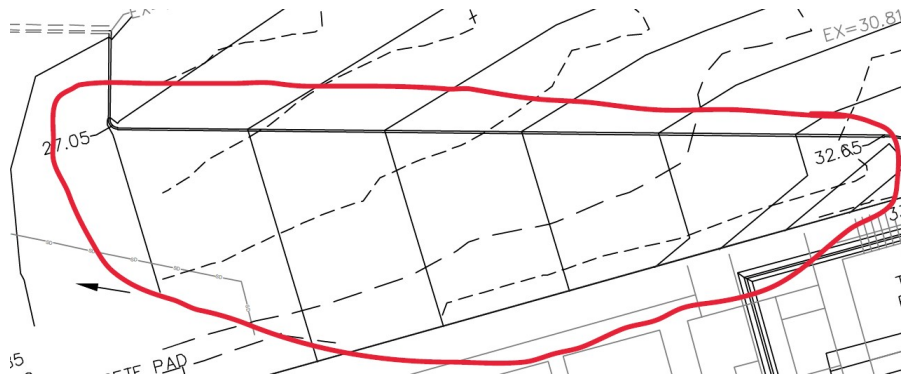
Response: A typical section was added.

23. **Comment:** Is the proposed pavement type asphalt? Please add a new hatch for the proposed pavement and add to the legend.

Response: Hatching for all new proposed pavement and a pavement detail was added.

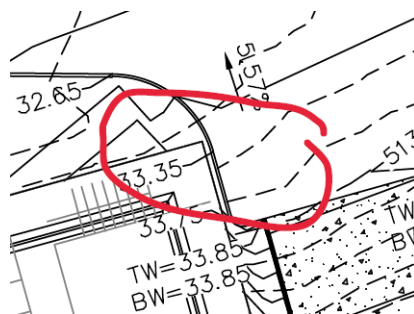
24. **Comment:** Please add a few new Top of Curb (TC) elevations shots for the new curbs. Also, please just tie the proposed contours to the existing contours. They don't need to go all the way to the existing building.

Response: Added TC elevation in this area.



25. **Comment:** 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.

Response: This was caught and fixed. A landing was put in where the existing doors are.



Sheet C2.4

26. **Comment:** 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.

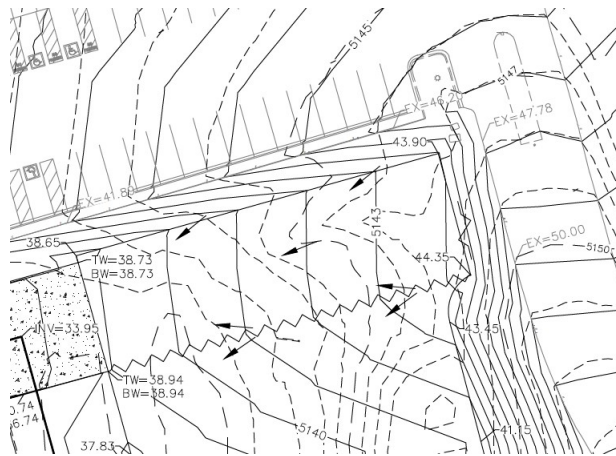
Response: All proposed dock areas were cleaned up and shown as a low-up Detail on sheet C2.7.



-
- EX=35.40
- INV(OUT)=36.10
- EX=38
- TW=40.55
- BW=36.65
- 8' PVC
- INV(N)=36.65
- TW=40.69
- BW=36.69
- SEE DOCK G DETAIL, THIS SHEET
- EE=5140 687
- TW=40.69
- BW=36.69

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

Response: Cleaned up sheet to show what is being designed better.



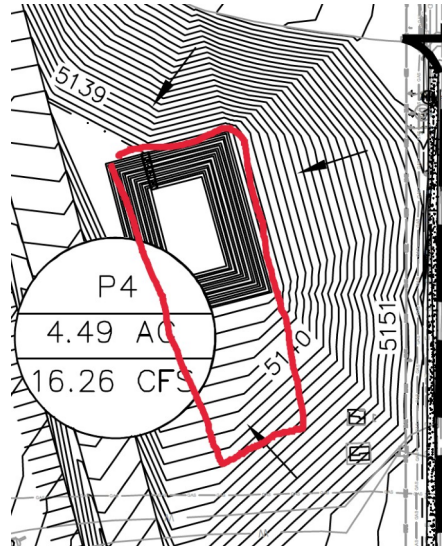
30. **Comment:** The last dock appears to have not been designed correctly for a truck to back into. Please review this.

Response: The dock design was accepted by our client.



31. **Comment:** 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.

Response: The ponding was stretched south to reduce the depth from 8' to 5'. All sloping at the pond and to the pond is at 3:1 sloping.



Sheet C2.5

32. **Comment:** 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.

Response: All proposed dock areas were cleaned up and shown as a blow-up Detail on sheet C2.7.

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

Response: Thick dashed lines were placed around all proposed docks with labels.

34. **Comment:** Please remove the word "Conceptual" in the sheet title.

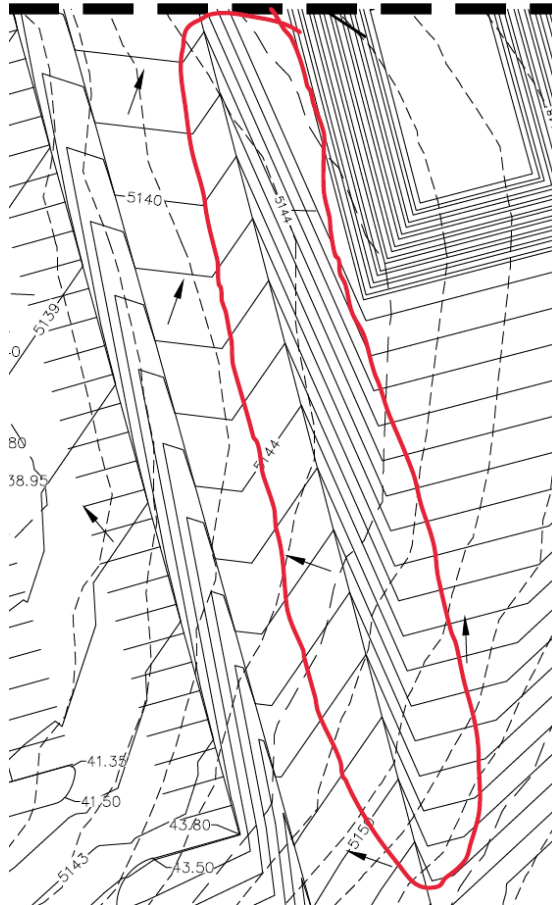
Response: "Conceptual" was removed from title on all sheets.



Sheet C2.6

35. **Comment:** 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.

Response: There is proposed curbing along the truck route. Cleaned up sheet to show curbing better.

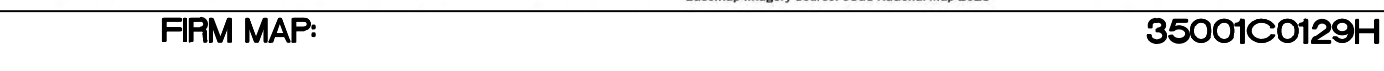
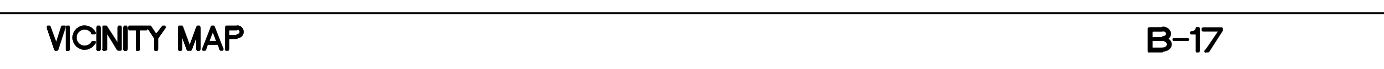
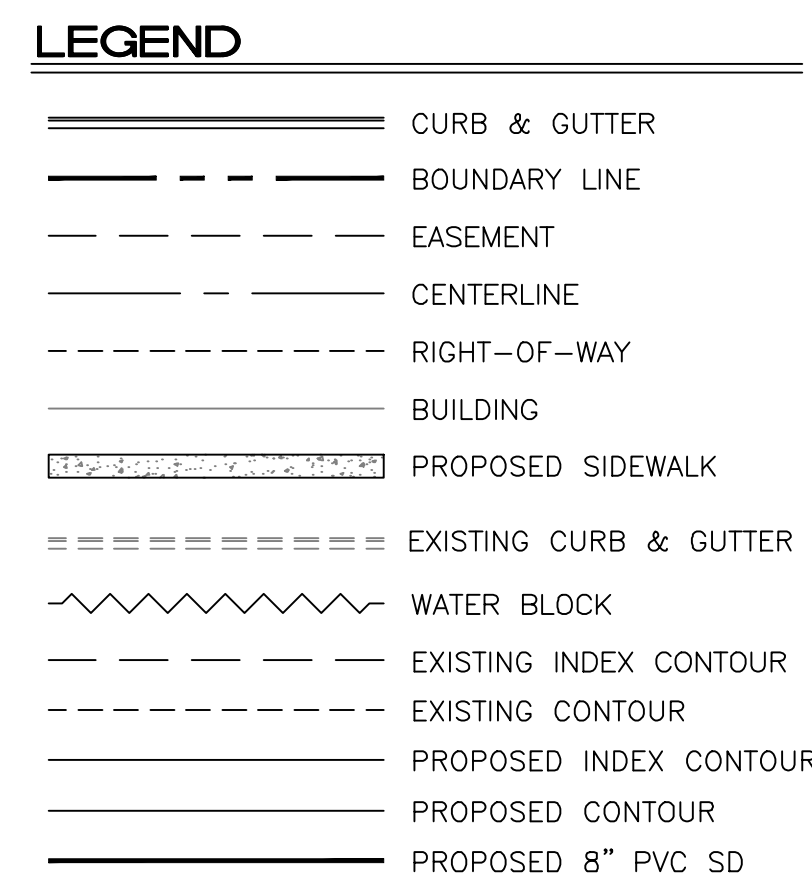


If you have any questions, please feel free to contact me at (505) 858-3100 or jliberman@tierrawestllc.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'JL' followed by a long horizontal stroke.



Jacob Liberman
JN: 2023090
RRB/JL

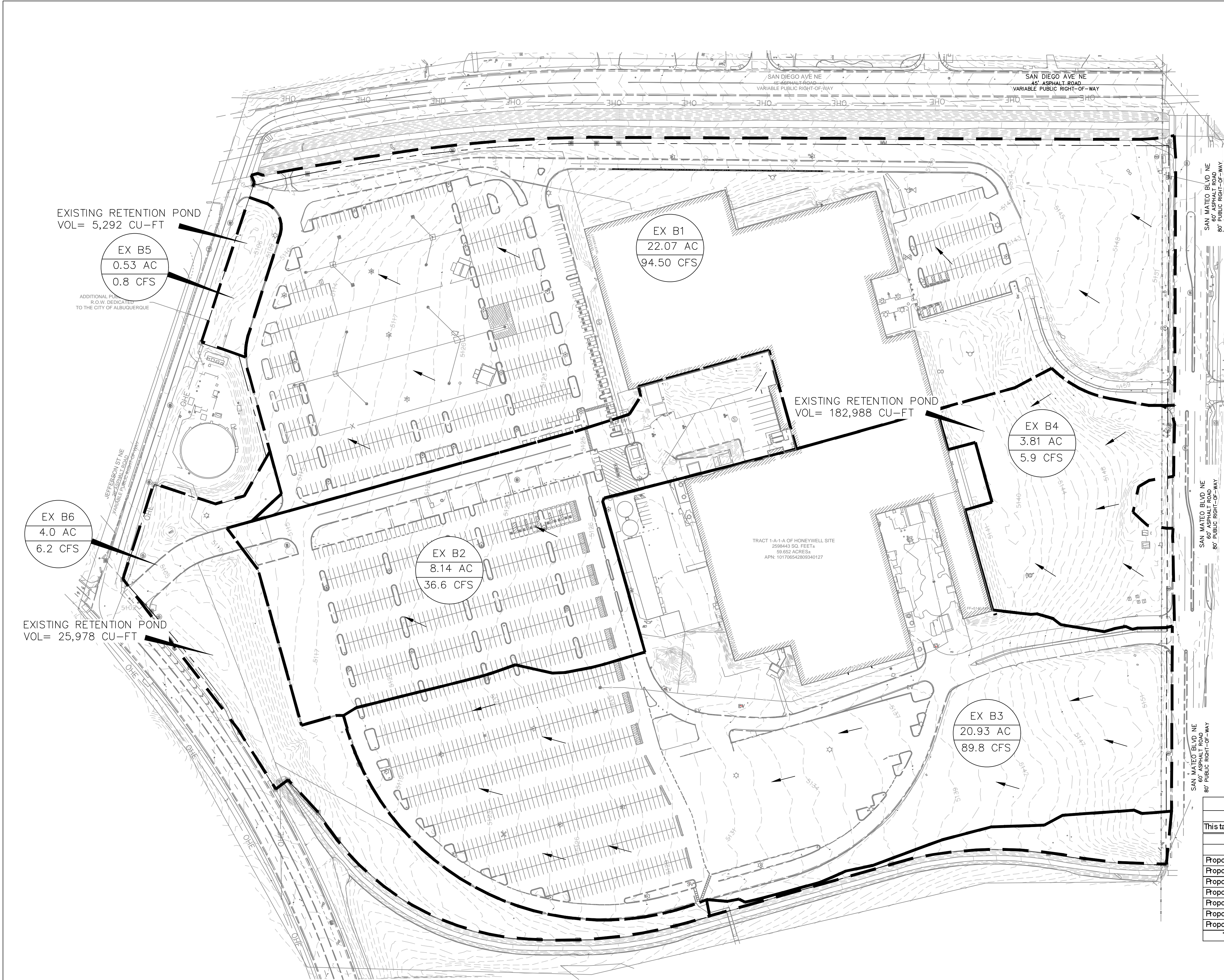


TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B
HONEYWELLSITE CONT 59.6960 AC

- | EROSION CONTROL NOTES: | NOTICE TO CONTRACTORS |
|--|---|
| 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK. | 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. |
| 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION. | 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985. |
| 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY. | 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES. |
| 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. | 4. 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. |
| 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT. | 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE. |
| 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3 rd GRAVEL. | 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. |
| | 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS. |

NOT FOR CONSTRUCTION

<p>ENGINEER'S SEAL</p>  <p>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</p> <p><i>[Signature]</i> 6-18-2024</p> <p>RONALD R. BOHANNAN P.E. #7868</p>	<p>HONEYWELL ALBUQUERQUE, NM</p>	<p><i>DRAWN BY</i> JL</p>	<p><i>DRAWN BY</i> JL</p>
	<p>OVERALL CONCEPTUAL GRADING PLAN</p>	<p><i>DATE</i> 6-18-24</p>	<p><i>DRAWING</i></p>
	<p> <i>TERRA WEST, LLC</i></p> <p>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p><i>SHEET #</i> C2.0</p>	<p><i>JOB #</i> 2023090</p>



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 07/08/24
BY: *Ronald R. Bohannan*
HydroTeam # B17D001B
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

LEGEND

DRAINAGE BASIN

→

FLOW DIRECTION

BASIN

AREA (AC)

DRAINAGE (CFS)

BASIN LABEL

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

Presbyterian Healthcare Service Honeywell Site										
Proposed Ultimate Development Conditions Basin Data Table										
This table is based on the DFM Section 22.2 Zone: 2										
Basin ID	Area (SQ.FT)	Area (SQ.FT)	Land Treatment Percentage				Q(100yr) (cfs/ac.)	Q(100yr-6hr) (CFS)	WTE (inches)	V(100yr-6hr) (CF)
Proposed Basin 1	961397	22.07	0.0%	0.0%	26.9%	73.1%	4.3	94.5	1.85	148527
Proposed Basin 2	354527	8.14	0.0%	0.0%	13.0%	87.0%	4.5	36.6	1.99	58836
Proposed Basin 3	911702	20.93	0.0%	0.0%	26.3%	73.7%	4.3	89.8	1.86	141299
Proposed Basin 4	166963	3.81	100.0%	0.0%	0.0%	0.0%	1.6	5.9	0.53	7330
Proposed Basin 5	23256	0.53	100.0%	0.0%	0.0%	0.0%	1.6	0.8	0.53	1027
Proposed Basin 6	174138	4.00	100.0%	0.0%	0.0%	0.0%	1.6	6.2	0.53	7691
Proposed Basin 7	30604	0.70	100.0%	0.0%	0.0%	0.0%	1.6	1.1	0.53	1353
TOTAL	2621687	60.18						234.9		366062

NOT FOR CONSTRUCTION

ENGINEER'S SEAL

RONALD R. BOHANNAN

NEW MEXICO

7868

PROFESSIONAL ENGINEER

Ronald R. Bohannan

6-18-2024

RONALD R. BOHANNAN
P.E. #7868

HONEYWELL
ALBUQUERQUE, NM

CONCEPTUAL DRAINAGE
PLAN- EXISTING

Tierra West, LLC

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

DRAWN BY
JL

DATE
6-18-24

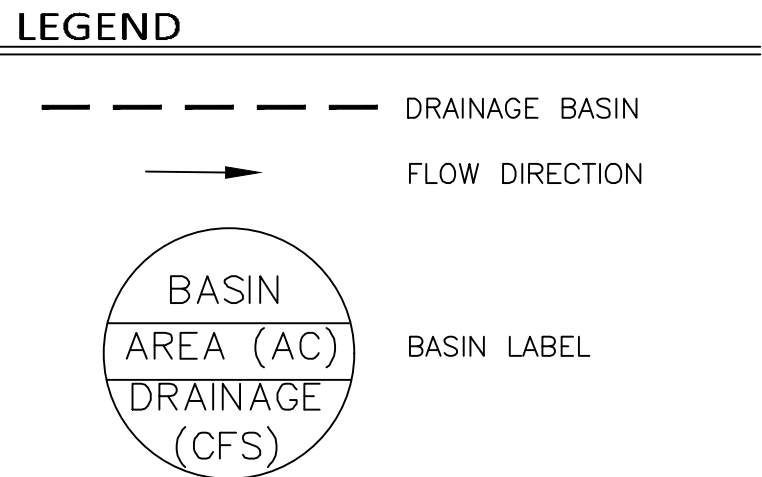
DRAWING

SHEET #
C2.D

JOB #
2023090

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THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



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. THE PROPOSED DISCHARGE IS LESS THAN THE EXISTING, THEREFOR NO ADDITIONAL IMPAIRMENTS IS REQUIRED.

PROPOSED BASIN 4 IS APPROXIMATELY 4.49 ACRES AND GENERATES APPROXIMATELY 16.26 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 RETAINED 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, THERE NO ADDITIONAL IMPROVEMENTS WOULD BE REQUIRED.

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			Treatments								100-Year			10-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
P1	857,658	19.69	0.031	0%	0.00	0%	0.00	30%	5.91	70%	13.78	1.940	3.183	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	2.236	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	195,739.2	4.49	0.007	0%	0.00	0%	0.00	56%	2.52	44%	1.98	1.602	0.600	16.26	0.933	0.349	9.36
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	174,138.0	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	0.146	3.34
Total	2,629,540.1	60.366	0.09432		5.23		0.000		14.386		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 D * Total Area
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

$V_{10-DAY} = V_{6HR} * A * (P_{10DAYS} - P_{6HR}) / 12 \text{ IN/FT}$

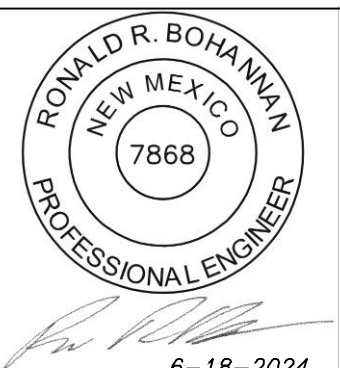
$P_{10DAYS} = 3.62 \text{ IN}$

$P_{6HR} = 2.29 \text{ IN}$

EAST POND(P4,P8,P9) 100YR6HR
EAST POND(P4,P8,P9) 100YR10 DAY


31,617 CU.FT.
43,868 CU.FT.

NOT FOR CONSTRUCTION

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

HONEYWELL
ALBUQUERQUE, NM

CONCEPTUAL DRAINAGE
PLAN- PROPOSED

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

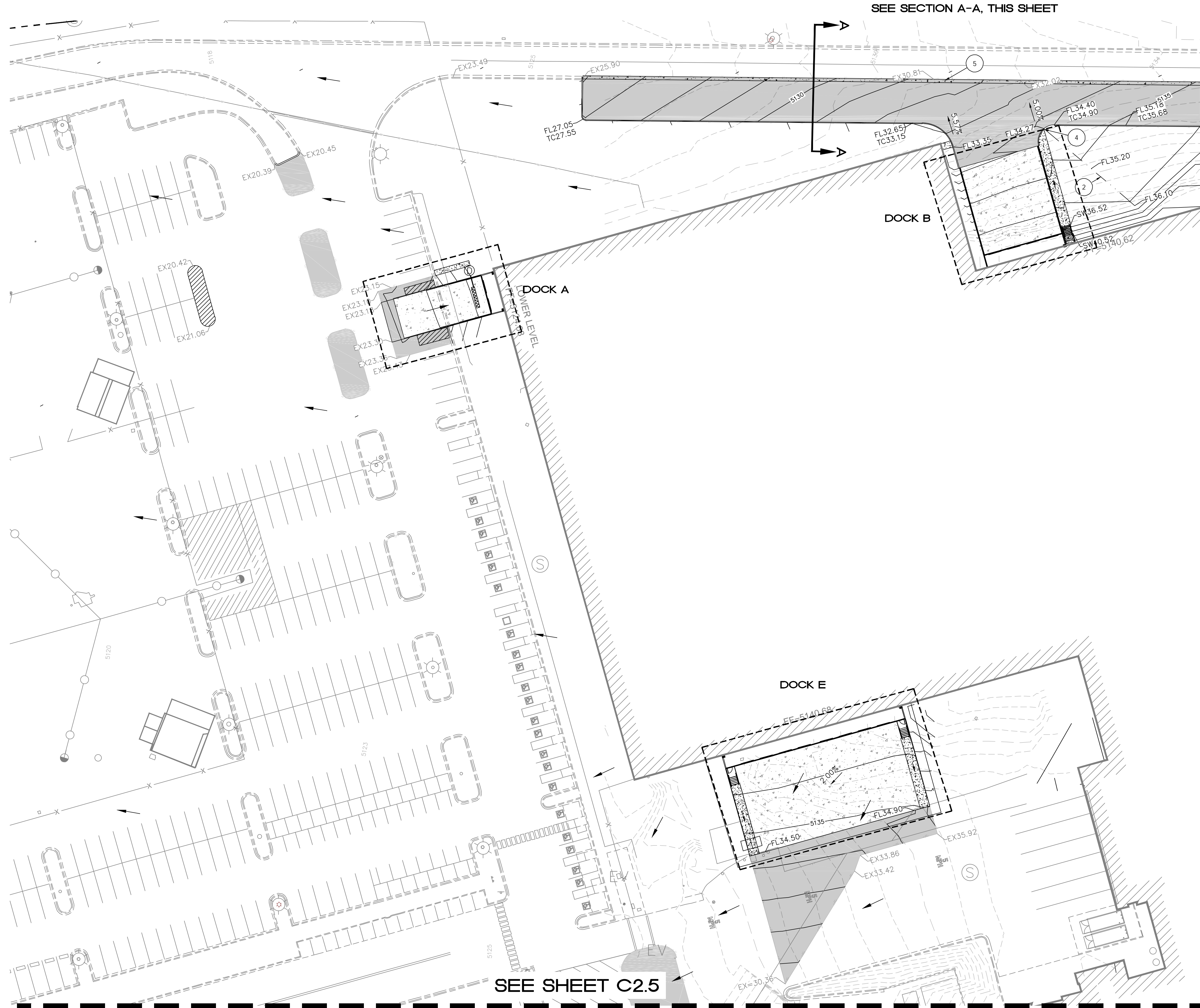
DRAWN BY
JL

DATE
6-18-24

DRAWING

SHEET #
C2.0

JOB #
2023090



SEE SECTION A-A, THIS SHEET

SEE SHEET C2.5

SPOT ELEVATION NOTES

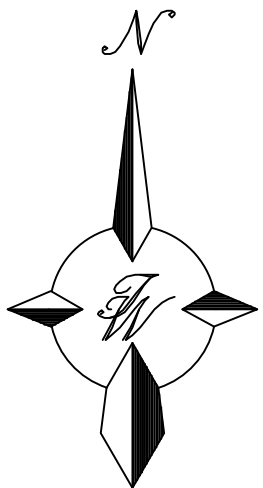
1. ADD 5100 TO ALL SPOT ELEVATIONS

KEYED NOTES

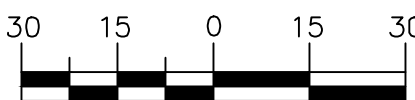
- 1 4' CURB CUT, SEE DETAIL SHEET C5.1
- 2 LANDSCAPE SWALE, SEE DETAIL SHEET C5.1
- 3 4' CONCRETE RUNDOWN, SEE DETAIL SHEET C5.1
- 4 2' CURB CUT, SEE DETAIL SHEET C5.1
- 5 REMOVE EXISTING CURB, REPLACE W/ 2' VALLEY GUTTER, SEE DETAIL SHEET C5.1
- 6 2' SIDEWALK CULVERT, SEE DETAIL SHEET C5.1

LEGEND

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



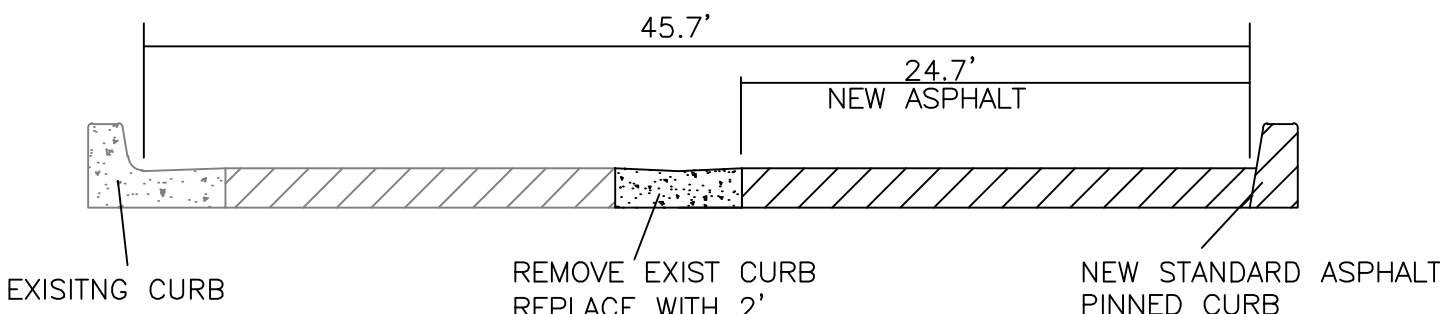
GRAPHIC SCALE



SCALE: 1"=30'



SEE SHEET C2.7 FOR DOCK DETAILS



SECTION A-A

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.

NOT FOR CONSTRUCTION

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	HONEYWELL ALBUQUERQUE, NM	DRAWN BY JL
	CONCEPTUAL GRADING PLAN	DATE 6-18-24
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2.3
		JOB # 2023090

SEE SHEET C2.3

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 07/08/24
BY: *Ronald R. Bohannon*
HydroTeam # B17D001B
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

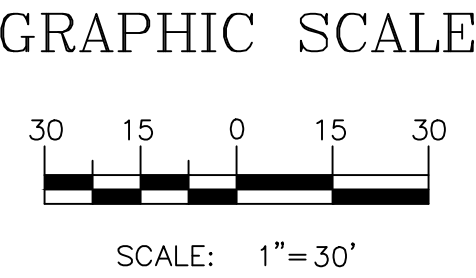
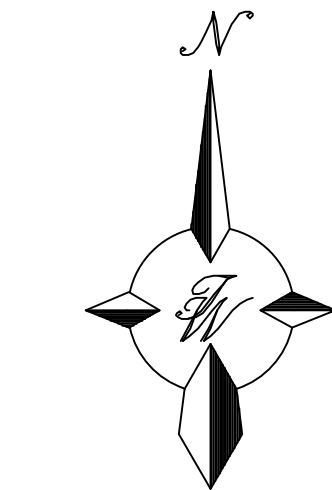
TRACT 1-A-1-A OF HONE
2598443 SQ. FE
59.652 ACRES
APN: 101706542809

SEE SHEET C2.7 FOR DOCK DETAILS



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - RETAINING WALL
 - PROPOSED SIDEWALK
 - PROPOSED ASPHALT
 - 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

- KEYED NOTES**
- ① 4' CURB CUT, SEE
DETAIL SHEET C5.1
 - ② LANDSCAPE SWALE,
SEE DETAIL SHEET C5.1
 - ③ 4' CONCRETE RUNDOWN,
SEE DETAIL SHEET C5.1
 - ④ 2' CURB CUT,
SEE DETAIL SHEET C5.1
 - ⑤ REMOVE EXISITNG CURB, REPLACE W/ 2'
VALLEY GUTTER, SEE DETAIL SHEET C5.1
 - ⑥ 2' SIDEWALK CULVERT,
SEE DETAIL SHEET C5.1



CAUTION
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NOT FOR CONSTRUCTION		
 RONALD R. BOHANNAN P.E. #7868	ENGINEER'S SEAL	HONEYWELL ALBUQUERQUE, NM
	CONCEPTUAL GRADING PLAN	DRAWN BY JL DATE 6-18-24 DRAWING
 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # C2.5
		JOB # 2023090

SEE SHEET C2.5

OF HONEYWELL SITE
3 SQ. FEET±
2 ACRES±
6542809340127

SEE SHEET C2.7 FOR DOCK DETAILS

SEE SHEET C2.4

LEGEND

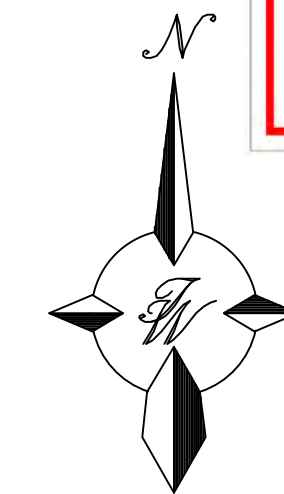
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- EXISTING CURB & GUTTER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- WATER BLOCK
- PROPOSED 8" PVC SD

SPOT ELEVATION NOTES

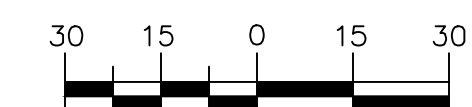
- ADD 5100 TO ALL SPOT ELEVATIONS

KEYED NOTES

- 4' CURB CUT, SEE DETAIL SHEET C5.1
- LANDSCAPE SWALE, SEE DETAIL SHEET C5.1
- 4' CONCRETE RUNDOWN, SEE DETAIL SHEET C5.1
- 2' CURB CUT, SEE DETAIL SHEET C5.1
- REMOVE EXISTING CURB, REPLACE W/ 2' VALLEY GUTTER, SEE DETAIL SHEET C5.1
- 2' SIDEWALK CULVERT, SEE DETAIL SHEET C5.1



GRAPHIC SCALE












































































SCALE: 1" = 30'

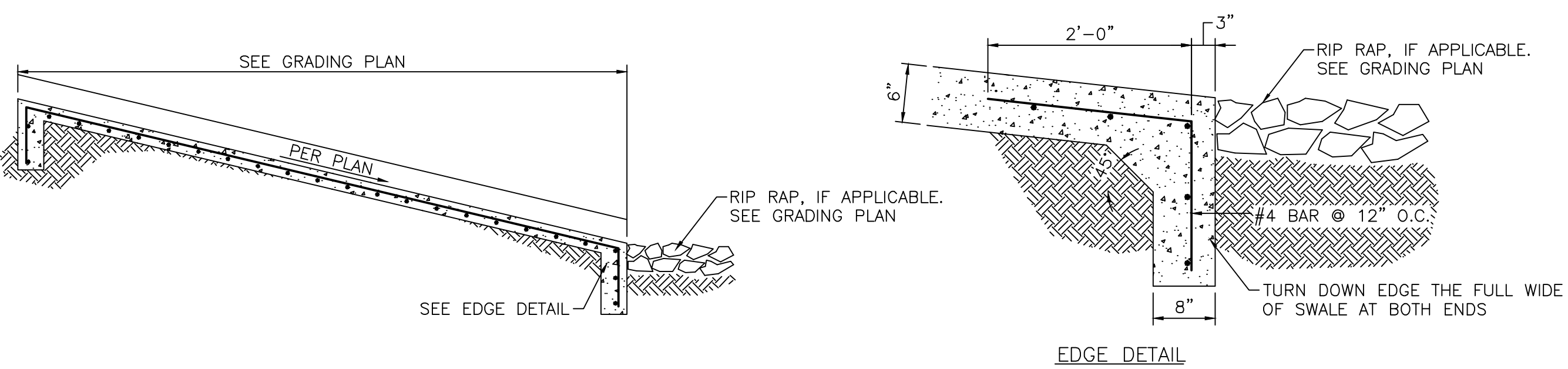
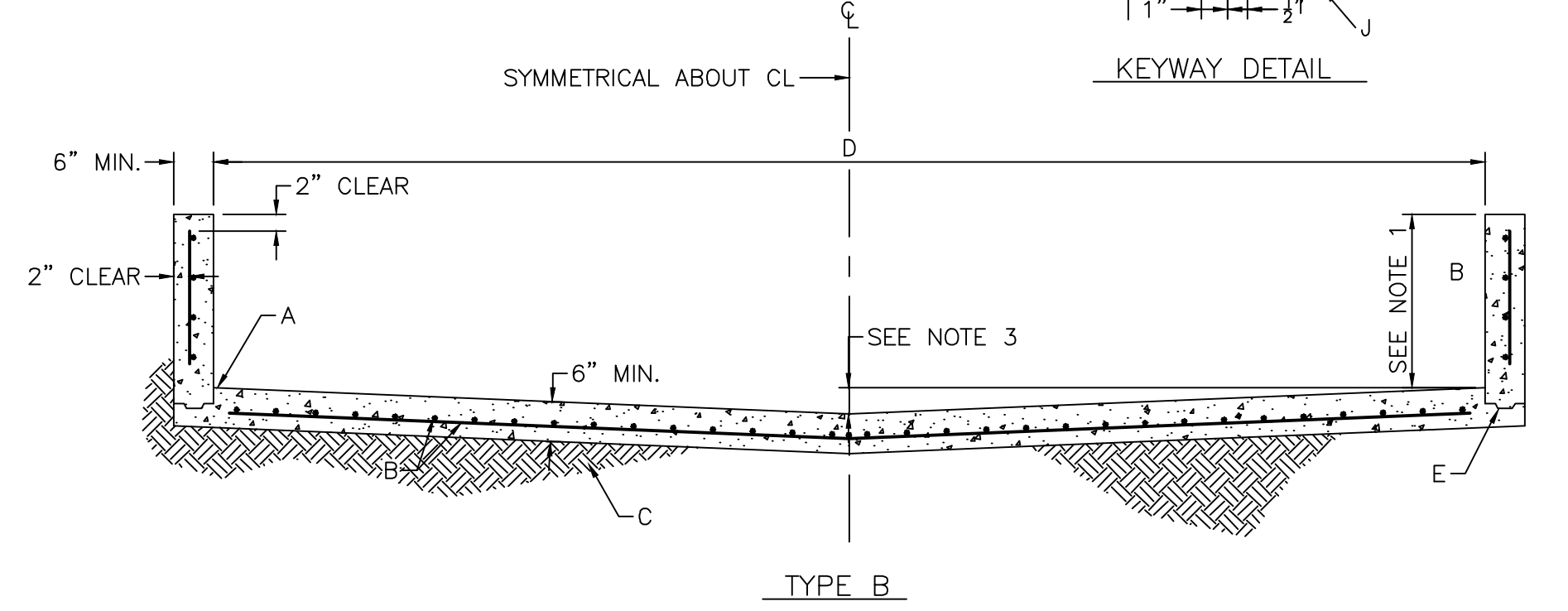
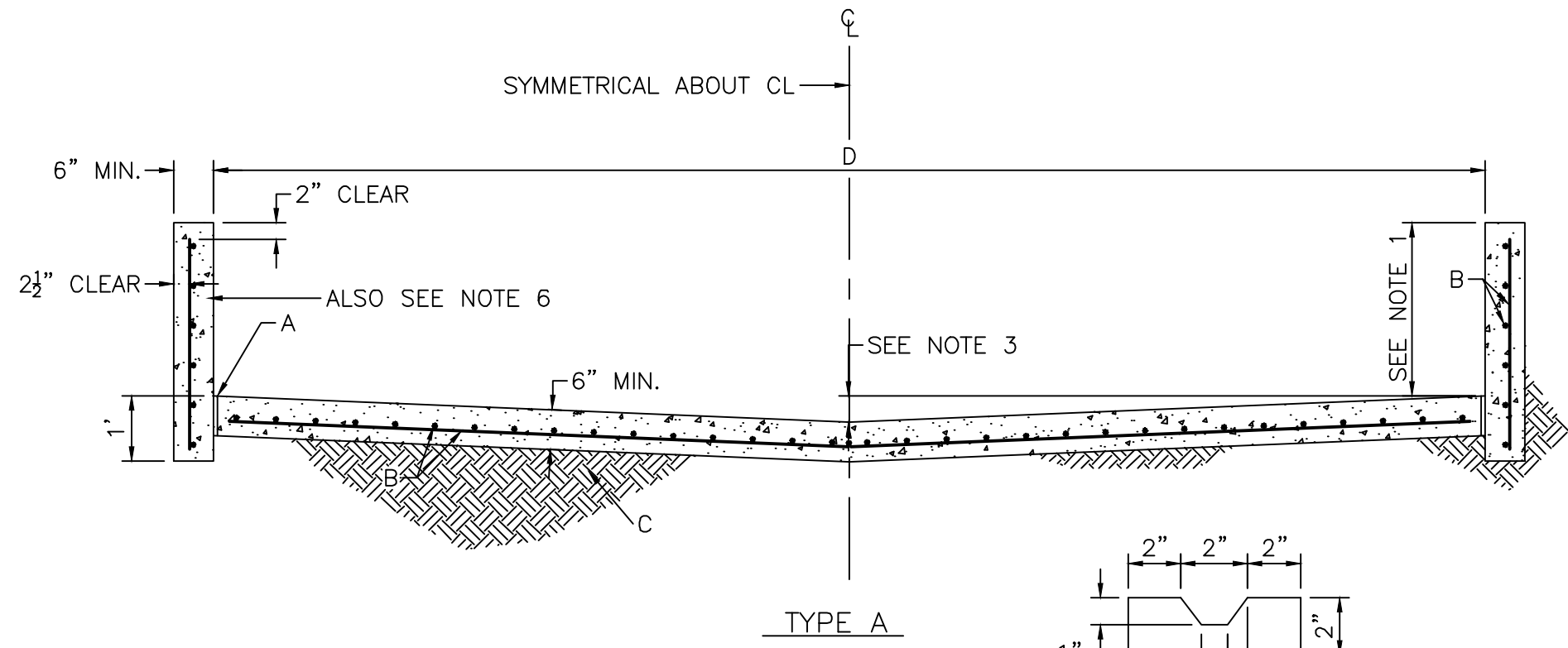
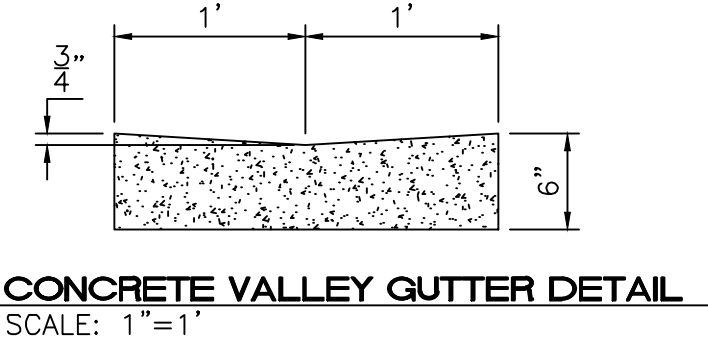
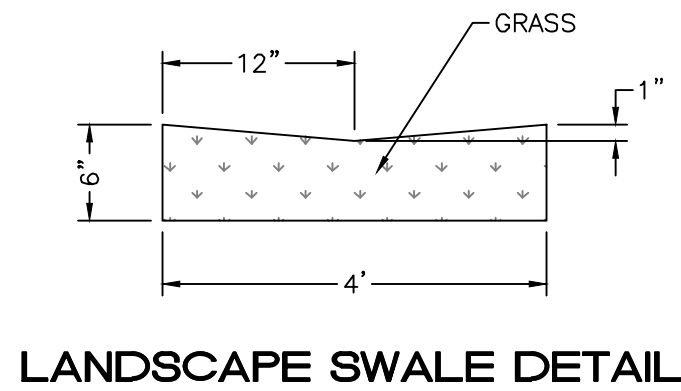
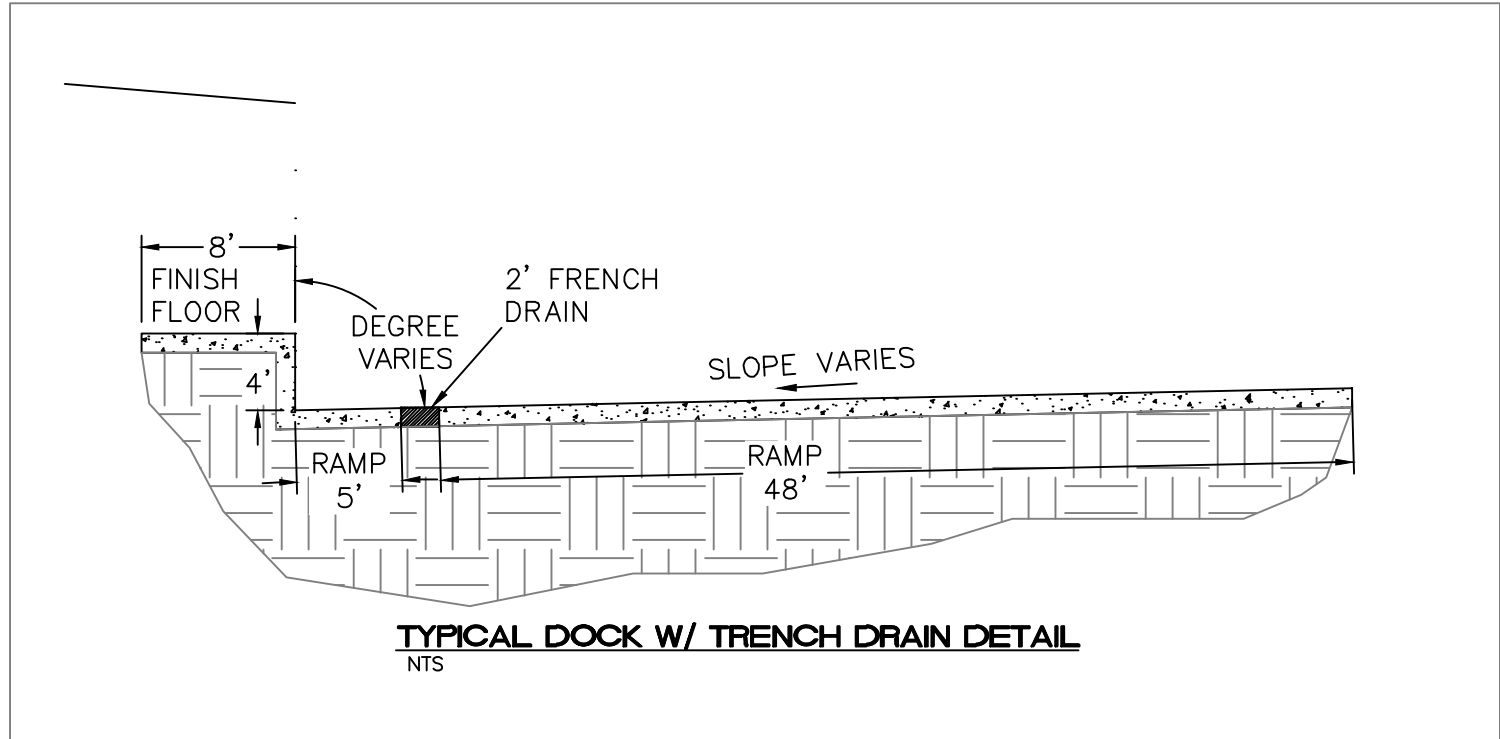
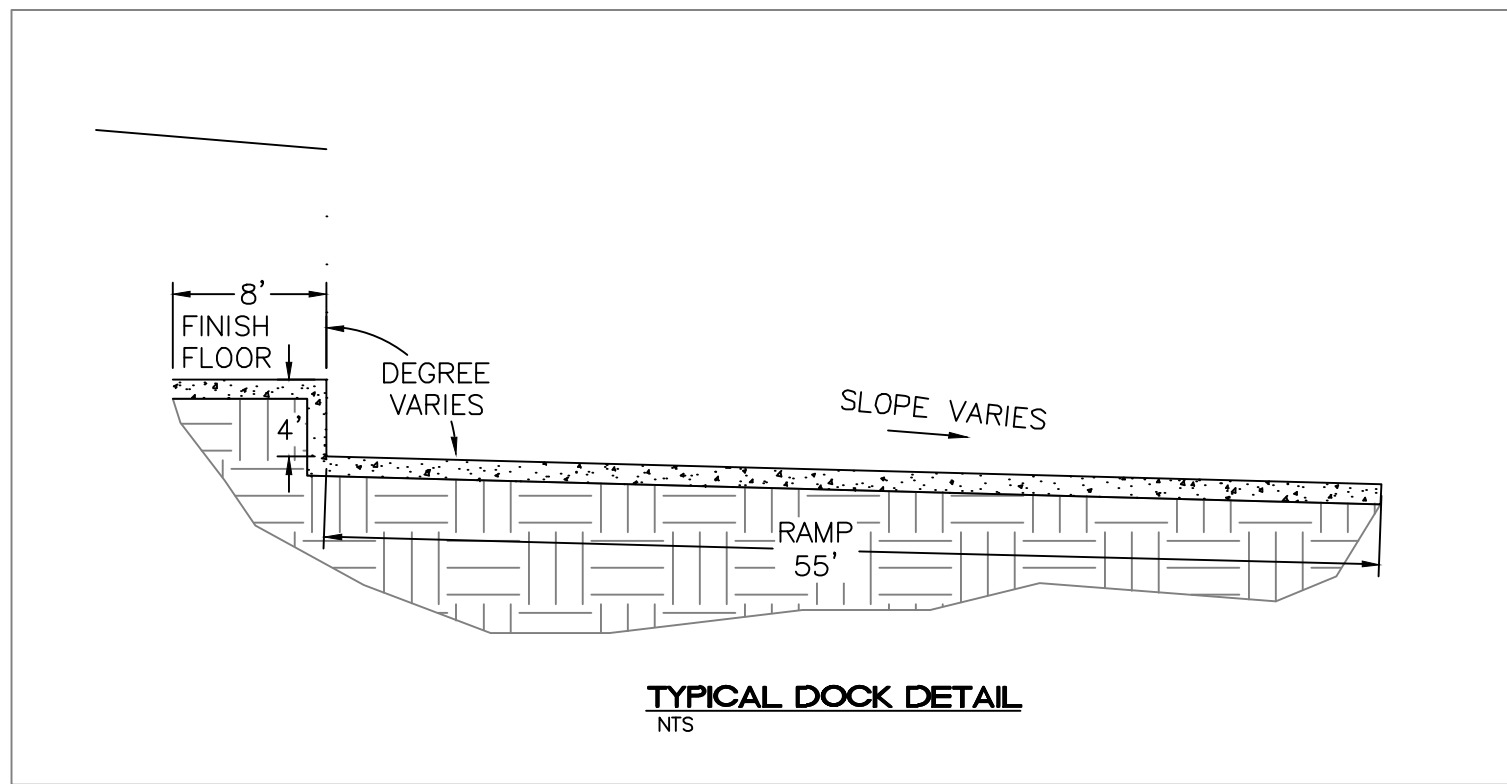
CAUTION

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NOT FOR CONSTRUCTION

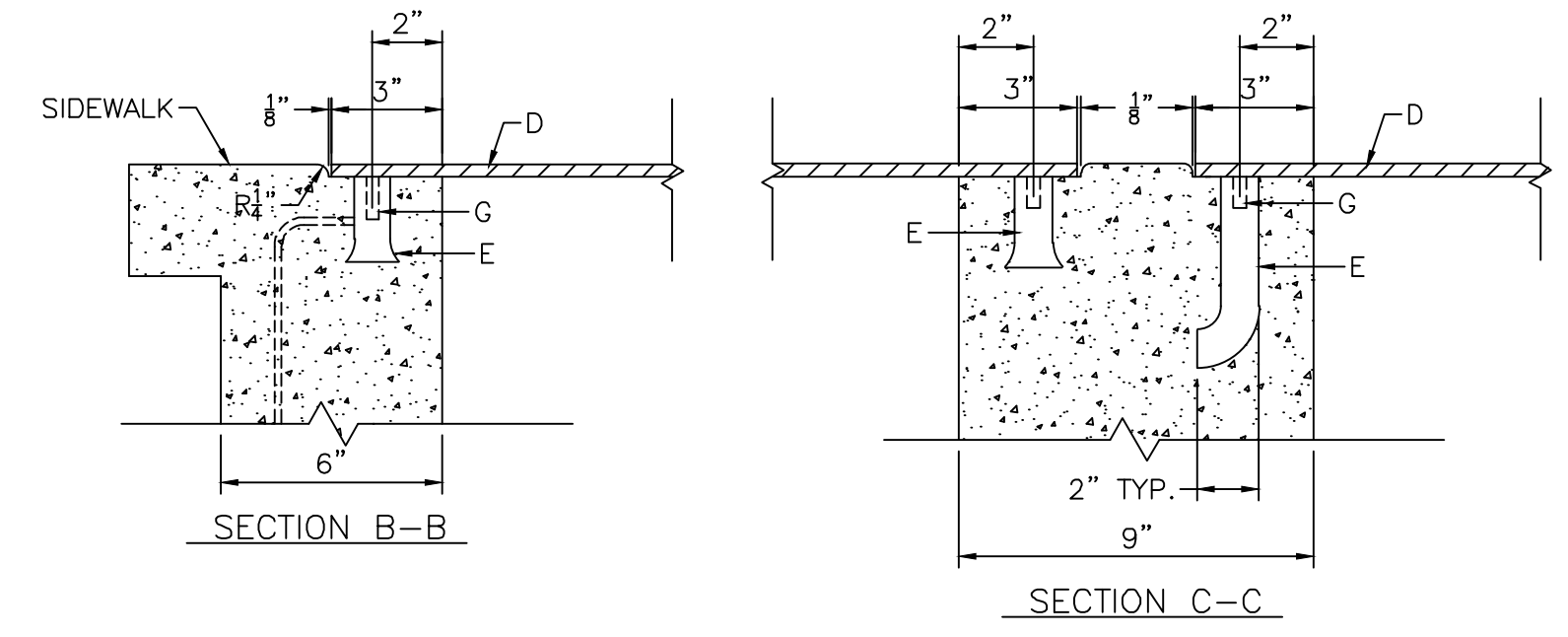
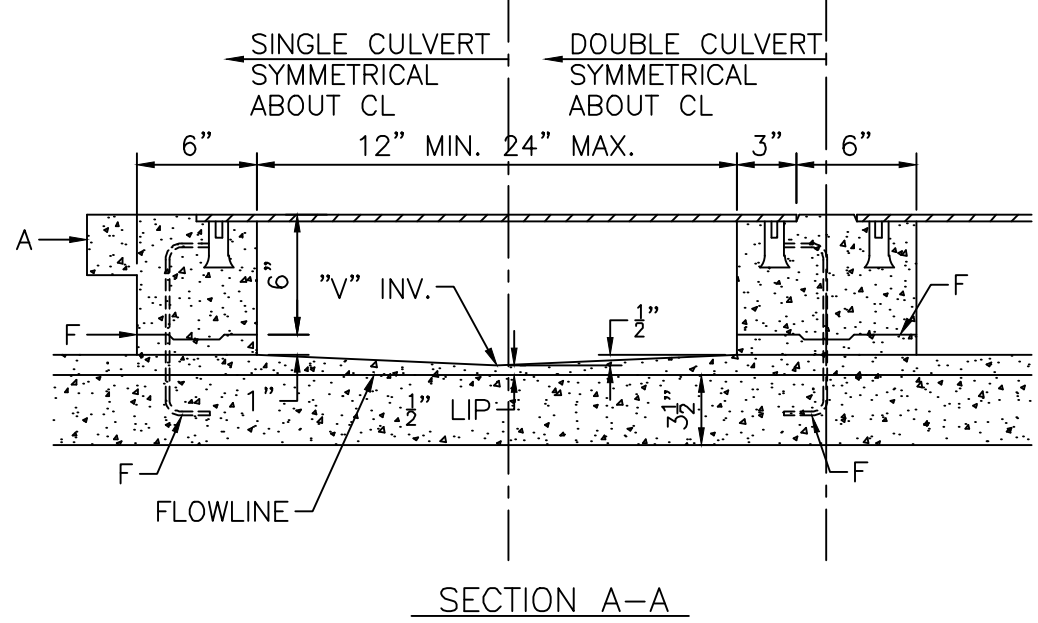
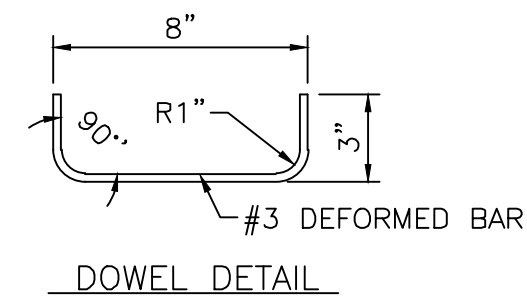
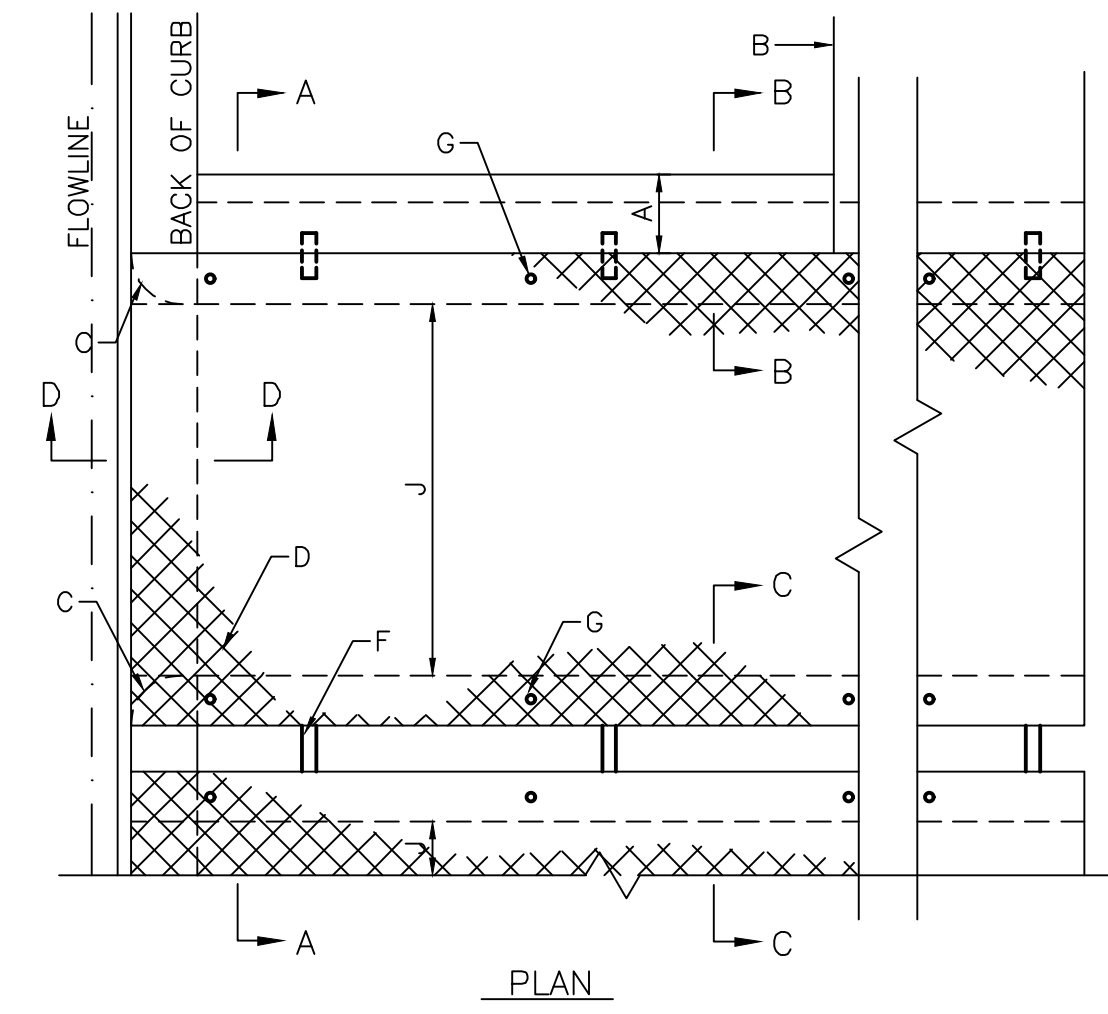
<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	HONEYWELL ALBUQUERQUE, NM	DRAWN BY JL
	CONCEPTUAL GRADING PLAN	DATE 6-18-24
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2.6
		JOB # 2023090

NOT FOR CONSTRUCTION	
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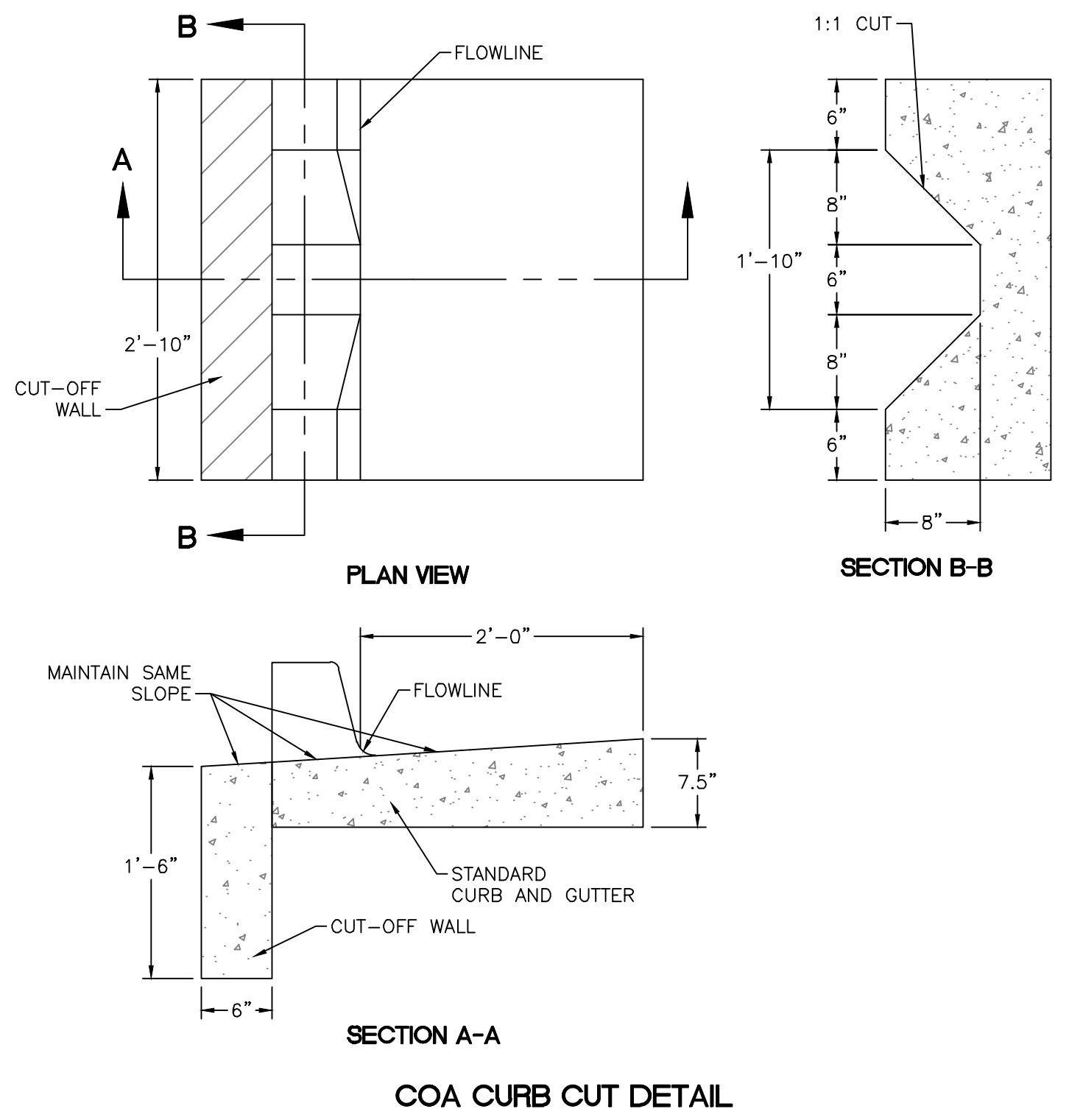


- GENERAL NOTES:**
1. CHANNEL DEPTHS EXCEEDING 2' WILL REQUIRE SEPARATE DESIGN FOR FLOOR AND WALLS.
 2. TYPE B LINING WILL BE USED ONLY WHERE NO UTILITIES ARE LOCATED OR PROPOSED.
 3. UP TO 16' WIDTH USE 4" INVERTED CROWN. 16' WIDTH AND OVER USE 6" INVERTED CROWN.
 4. WARNING: THESE WALLS ARE NOT DESIGNED 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.

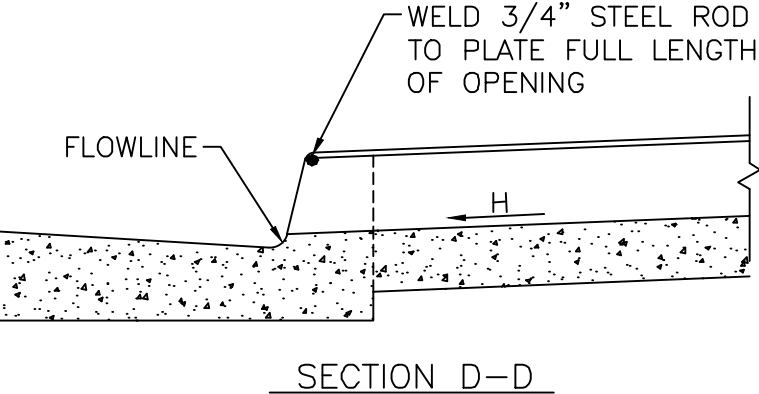
- CONSTRUCTION NOTES:**
- A. EXPANSION JOINT
 - B. #4 REBARS @ 6" O.C. LONG AND 12" O.C. TRANSVERSE
 - C. 6" COMPACTED SOIL 95% ASTM D 1557
 - D. WIDTH OF CHANNEL
 - E. KEYED CONSTRUCTION JOINT



SIDEWALK CULVERT DETAIL
NTS






COA CURB CUT DETAIL



- GENERAL NOTES:**
1. PLACING OF DRAIN THRU EX. SIDEWALK AND C&G REQUIRES THAT ENTIRE STONES BE REMOVED AND REPLACED AS DETAILED.
 2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER
 3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET.
 4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE. COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
 5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
 6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING WALLS.
 7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69)
 8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS

- CONSTRUCTION NOTES:**
- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT
 - B. EDGE OF SIDEWALK OR SETBACK
 - C. 3" RADIUS
 - D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE)
 - E. FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C. A MIN. OF 2 PER SIDE AND ONE WITHIN 6" OF EACH OTHER
 - F. CONSTRUCTION JOINT IS OPTIONAL. IF USED SPACE DOWELS AT 18" O.C. MAX. 1-1/2" MIN. FROM FACE OF CONC.
 - G. 3/8" - 16x1-1/4" COUNTERSUNK, F.H. STAINLESS STEEL, MACHINE SCREW.
 - H. SLOPE 1/4" PER FT. MIN.
 - J. DRAIN WIDTH PER PLAN (12" MIN, 24" MAX.)

NOT FOR CONSTRUCTION			
<div>ENGINEER'S SEAL</div> <div></div> <div> 6-18-2024</div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<div>HONEYWELL</div> <div>ALBUQUERQUE, NM</div>		<div>DRAWN BY</div> <div>JL</div>
	<div>DETAIL SHEET</div>		<div>DATE</div> <div>6-18-24</div>
			<div>DRAWING</div>
	<div> <u>TIERRA WEST, LLC</u></div> <div>5571 MIDWAY PARK PL NE</div> <div>ALBUQUERQUE, NEW MEXICO 87109</div> <div>(505) 858-3100</div> <div>www.tierrawestllc.com</div>		<div>SHEET #</div> <div>C5.1</div>
		<div>JOB #</div> <div>2023090</div>	