CITY OF ALBUQUERQUE



July 31, 2014

Mr. Brian Warren Bohannan-Huston, Inc. 7500 Jefferson Street NE, Courtyard 1 Albuquerque, NM 87109

Re: Balloon Fiesta Park Sid Cutter's Pilots' Building

Grading and Drainage Plan

Engineer's Stamp Date 7-2-14 (B17D001F)

Dear Mr. Warren,

Based upon the information provided in your submittal received July 3, 2014, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- The building is different especially on the east side from what was approved for Site Development Plan for Building Permit. What percentage of the building has changed? Has the site plan gone in for an Administrative Amendment? You mentioned a second phase being done for this project. Provide a site plan showing the second phase.
- 2. Show a vicinity map and a FIRM map with the site location. Include a benchmark on the drawing.
- 3. Provide calculations showing the storm drain is adequately sized. Show on-site and off-site basins with flows. Discuss what flows are coming onto the site.
- 4. Include manholes at all 90 degree junctions where you do not have them now. For all manholes and inlets, provide inverts in and out. Show the rim and invert elevations of the existing manhole at the intersection of the existing 30 inch and 24 inch storm drains.
- 5. Is parking provided? Where are vehicles entering the site? Please show both.
- 6. For Note 5, specify the type of fitting such as tee and size.

Sincerely

7. Provide pdf electronic copies of signed drawings and calculations.

www.cabq.gov

New Mexico 87103

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3994.

Senior Engineer, Hydrology Planning Department

my L. D. Niese, P.E

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Balloon Fiesta Park (Phase 7) Pilot's Lan	nding Building Building Permit #:	City Drainage #: 317 Dos \
DRB#:	EPC#:	Work Order#:
Legal Description: Balloon Fiesta Park		
City Address: 4900 Balloon Fiesta Parkway NE		
Engineering Firm: Bohannan Huston, Inc.		Contact: Brian Warren
Address: 7500 Jefferson St NE Courtyard 1		
Phone#: (505) 823-1000	Fax#: (505) 798-7988	E-mail: bwarren@bhinc.com
Owner: City of Albuquerque		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Architect: Consensus Planning, Inc.		Contact: Chris Green
Address: 302 Eight Street NW		
Phone#: (505) 764-9801	Fax#: (505) 842-5495	E-mail:
Surveyor:		Contact:
Address:		***************************************
Phone#:	Fax#:	E-mail:
Contractor:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	ROVAL
X DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	T APPROVAL
X GRADING PLAN	SECTOR PLAN APPROVAL	2 2014
EROSION & SEDIMENT CONTROL PLAN	N (ESC) FINAL PLAT APPROVAL	NCY (PERM) NCY (TCL TANKE) PROVAL LAND DEVELOPMENT SECTION LAND DEVELOPMENT SECTION LAND DEVELOPMENT SECTION
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT AP	PROVAL JUDINDEVELO
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	VAL LAND
ENGINEER'S CERT (DRB SITE PLAN)	X GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDE	ED: Yes X No Co	py Provided
DATE SUBMITTED: July 3, 2014	By: Brian Warren	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

- 9 See updated but not submitted G+D 1/31/4 Billion Fasta Porks Plot Blog B17 DOOIF 1. BENCHMARIC, VICENITY MAP, FIRM MAP LEGAC DECAR 2. X 18 82 IN PLEBIC EXSE? > PROVIDE NOW OUT PHUVANZ 1 3. OXIST PHUNG COT (asph) 4. What are grades along wast. Ad Is all of road shown Rd imposting darty 1. Sundending grades - Show resulting Whit spots To contains. Exist roud not shown as east 5. Area of grading shown on conceptional met Profit see Show onfuel I that concert?

This included two new inlets. 6. Show cales showing SD adequately MH at junction. Pronde TAVIN FORT 7. Fust flush rgd SPRP 5/9/14-No 8 Uhy putting new inlet next to out inlet 1 pv + one very close. Not sensible

9. Note 5- specifif fitting 528 MME -darff

White a chapter for the subject of 10.60 Why turned drain necessary &-pmo darly Portsmer lot appell being Tedone-right?
Is see flue up pavement or lop

loom - how aut of tune (Agsilites pourt be 1000 11. Proude more spot der anos ou What is time now line around bly? Estant of core? Show geter from Sile Plan
come Book while APP SDPBP

Electron pubmettal Do admin amend Callana historia Dinama canto Alanian and to have yes in Assuming all this is proofer -no expensets or core pipe red -inst dom & HDPE 16. Show me eler of west MH at 30'1424" Basn's pofsik flower in the besnit complet of correspond plan 17. APPLD GID VORY DIFF FROM MOXT DUE 18. 819E PLANGERBY DIFF FROM THIS SUB - 8HOW PARO

	Brian lib 8th = 25 DALL MALL
	Brian Warren -847 - 51DS PAVICUON 7/31/14
	1. BLDG LAYOUT PORTIONS THEOR AWAY NOOT PHASE
	PORTIONS PAIN AUTH PHASES
	2. PROJ RODUCED- LESS GRADING
	3. No road bus lenveround
	4. Teaning up asphalt & replacing
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He is the second property of the second prope	5. Plan changing regain.
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Solution and American States and American Stat	
Section of the sectio	
entrance ent	
Andrew Control States	

Bohannan A Huston

REC'D BY:

Engineering Spatial Data

Advanced Technologies

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

	C	LIEN I/COUR	KIER IRAN	SWITTAL	toll free: 800.877.
To: Curtis Cherne P.E. City of Albuquerque 600 2 nd St. NW		Requested by:	Brian Warren		
			Date:	7-3-2014	
	Albuquerque, NM 87102		Time Due:	☐ This A.M. ☐ This P.M. ☐ Rush ☐ By Tomorrow	
Phone: Job No.:	924-3986 20140015		Job Name:	Balloon Fiesta Park	
<u> </u>	DELIVERY VIA		PIC	K UP	
☐ Ma		ral Express	Item:		
ITEM NO	. QUANTITY	DESCRIPTION			
1	1	Drainage Info Shee	ıt		
2	1	Grading Plan (Stam		14)	
3	1	Drainage Management Plan (Stamped dated 7-2-2014)			
. 4	1	Email Corresponde		·	
COMMEN	TS / INSTRUCT	IONS			
Curtis,					
requesting	attached the Gra Building Permit & w if you have any	Grading Permit Appro	ans for Balloon Fieoval.	esta Park Pilot's Landing	111111

DATE:

TIME:

Matthew Satches

From:

Matthew Satches

Sent:

Thursday, July 03, 2014 11:14 AM

To:

Sims, Timothy E. (tsims@cabq.gov); mortiz@cabq.gov; rharmon@cabq.gov

Cc:

Brian Warren

Subject:

BFP Sid Cutter Pilot's Pavilion

Attachments:

BFP Sid Cutter Pilot's Pavilion.zip

All,

Please find attached a hydrology resubmittal for grading and building permit approval. Please let Brian Warren or Jeff Mulbery know if you have any questions regarding the submittal.

Thanks!

Matt Satches, E.I.

Engineer Intern

Community Development & Planning

Bohannan & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

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Matthew Satches

From:

postmaster@cabq.onmicrosoft.com

To:

Sims, Timothy E. (tsims@cabq.gov); mortiz@cabq.gov; rharmon@cabq.gov

Sent:

Thursday, July 03, 2014 11:14 AM

Subject:

Relayed: BFP Sid Cutter Pilot's Pavilion

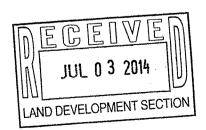
Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

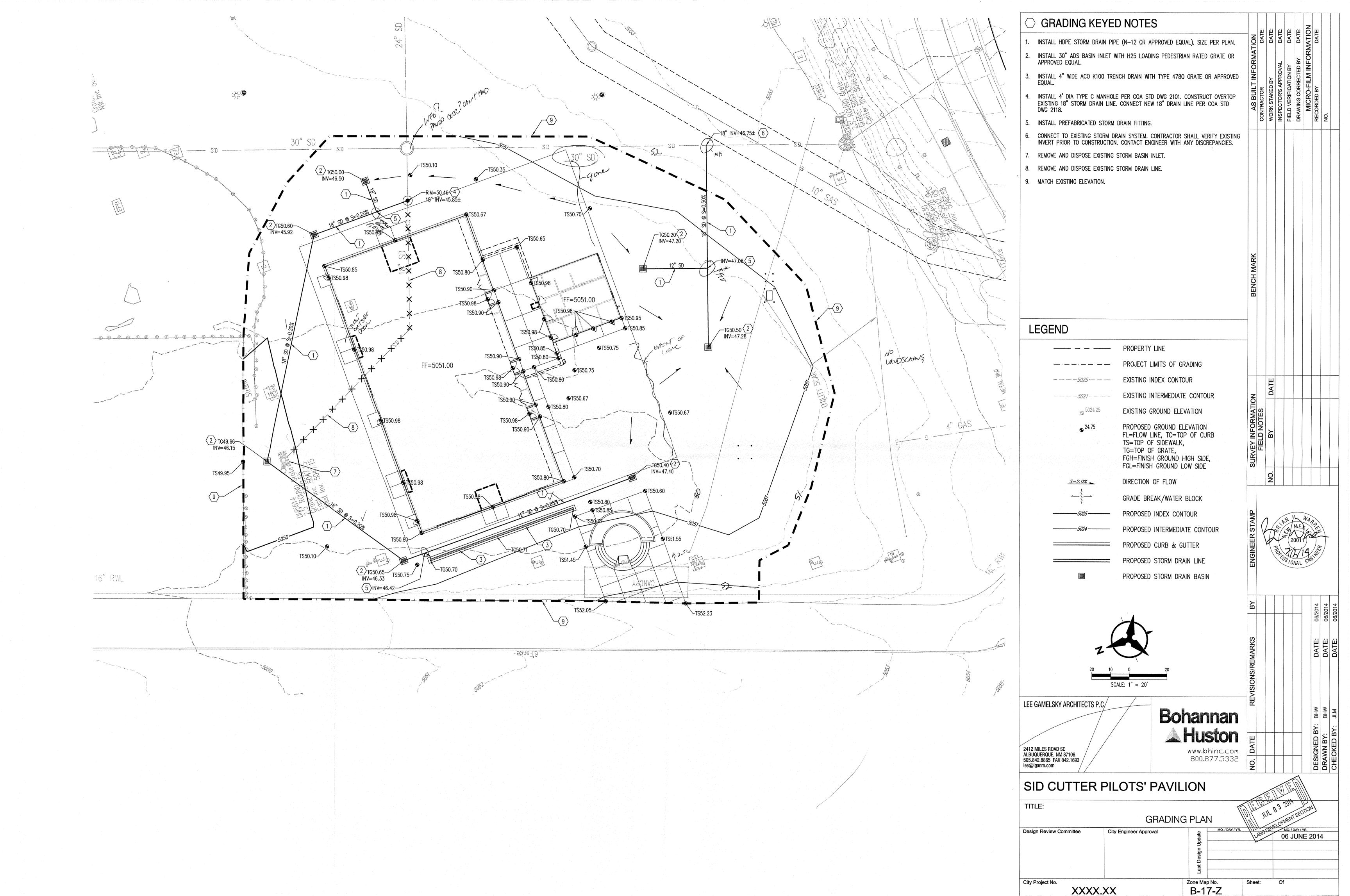
Sims, Timothy E. (tsims@cabq.gov) < mailto:tsims@cabq.gov>

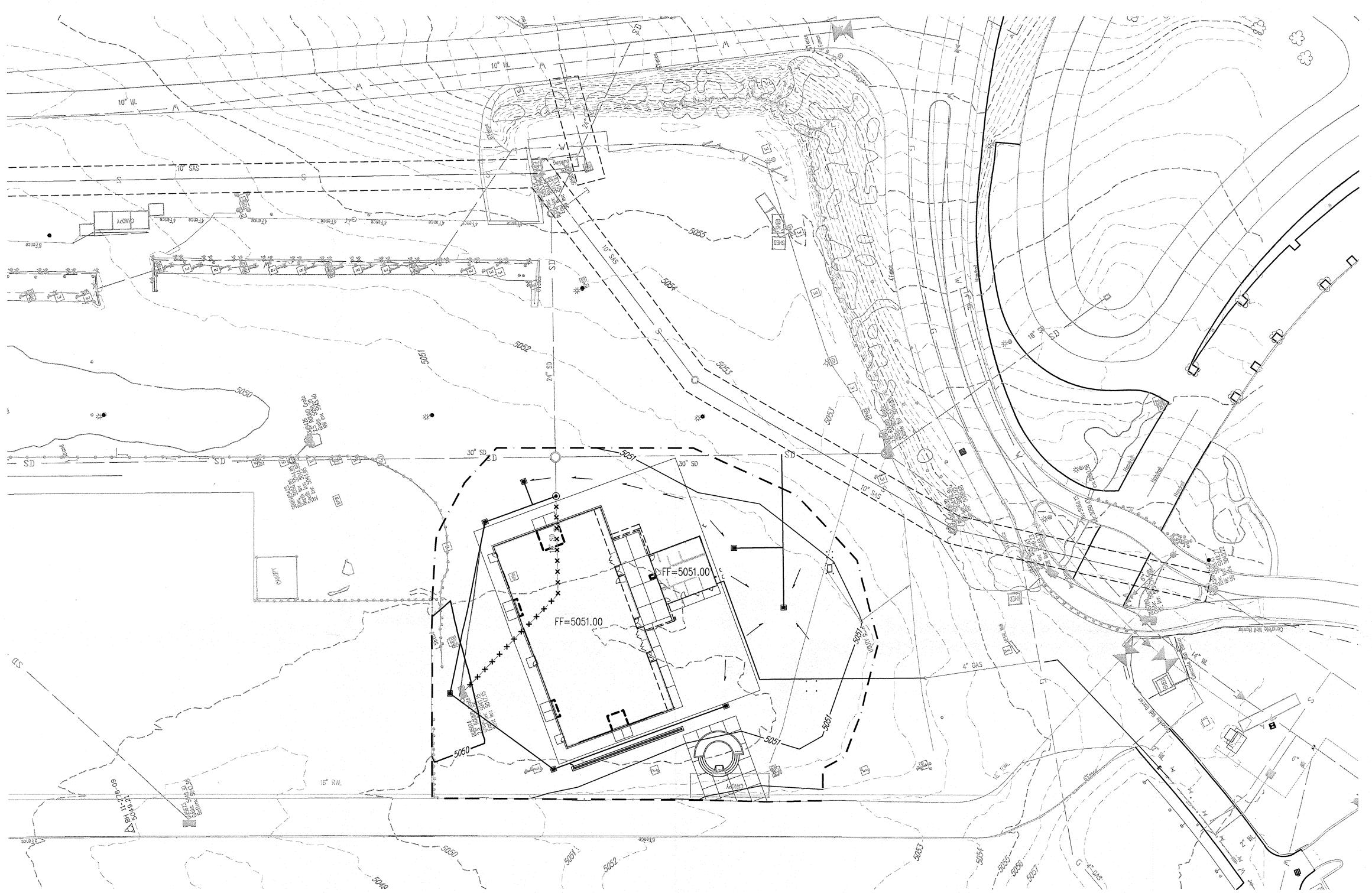
mortiz@cabq.gov

rharmon@cabq.gov

Subject: BFP Sid Cutter Pilot's Pavilion







DRAINAGE MANAGEMENT PLAN

SITE LOCATION AND BACKGROUND

THE PROPOSED PROJECT IS THE NEXT PHASE OF THE BALLOON FIESTA PARK. THE PARK IS LOCATED NORTH OF ALAMEDA BLVD AT ALAMEDA PATH. THIS PHASE (SOUTHEAST CORNER OF THE EXISTING PARK) WILL INCLUDE A PILOTS BUILDING AND BUS DROP-OFF LOOP. DRAINAGE ANALYSIS WAS PERFORMED AND CONFORMS TO THE APPROVED DRAINAGE PLAN, HYDRO FILE B17/D1. THE EXISTING AREA OF THE SITE THAT IS BEING REDEVELOPED IS AN ASPHALT PARKING LOT. THE SITE SLOPES TOWARDS THE NORTH AT AN AVERAGE SLOPE OF APPROXIMATELY 1.5%. LOCALIZED STORM DRAIN INLETS IN DEPRESSED AREAS ARE INSTALLED THROUGHOUT THE SITE THAT COLLECT WATER AND CONVEY IT NORTH TO THE OUTFALL TO THE NORTHERN DIVERSION AMAFCA CHANNEL.

PROPOSED CONDITIONS

THE DRAINAGE FROM THE PROPOSED BUILDING AND DROP-OFF LOOP WILL MATCH THE EXISTING DRAINAGE PATTERNS THAT ARE CURRENTLY ESTABLISHED ON SITE. THE EXISTING SITE IS COVERED WITH ASPHALT (100% LAND TREATMENT TYPE 'D'). THE PROPOSED SITE PLAN & ADDITIONAL BUILDING WILL MAINTAIN THE IMPERVIOUS AREA. THE PROPOSED ADDITIONAL INLETS AROUND THE PILOT'S BUILDING WILL DRAIN TO THE EXISTING UNDERGROUND STORM DRAIN SYSTEM WITH THE SAME AMOUNT OF FLOW.

THE PROPOSED CONDITIONS PEAK DISCHARGE FROM THE SITE IS EQUIVALENT TO THAT OF THE EXISTING CONDITION. THE DRAINAGE PATTERNS FROM THE PROPOSED CHANGES IS SIMILAR TO THE EXISTING DRAINAGE PATTERNS. THE IMPLEMENTATION OF THESE GRADING CONCEPTS WOULD RESULT IN THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT AS WITH THE EXISTING CONDITIONS. WITH THIS PLAN WE REQUEST APPROVAL FOR BUILDING PERMIT.

GENERAL GRADING NOTES

- . EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- 2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- 4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN
- 5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- 6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

- 7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- 8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE \pm 0.05' FROM BUILDING PLAN ELEVATION.
- 9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- 10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES

- 1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- 2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER
- 3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- 7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S
- 8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- 9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- 11. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- 12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.



TITLE:				
	OVERALL G	RADING PLA	M	
Design Review Committee	City Engineer Approval	MO.	/ DAY / YR.	MO. / DAY / YR.
resign review communes	Oity Engineer Approval	Update		06 JUNE 2014
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		Design		
		ast De		
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City Project No.		Zone Map No.	Sheet:	Of
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