CITY OF ALBUQUERQUE



June 2, 2014

Brian Warren Bohannan Huston, Inc. 7600 Jefferson St NE Albuquerque, NM 87109

Re: Sid Cutter Pilot's Pavilion, Conceptual Grading and Drainage Plan Engineer's Stamp Date –no stamp- (B17D001F)

Dear Mr. Warren,

Based upon the information provided in your submittal received 5-9-14, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

Address the following comments when submitting for Building Permit approval:

1. Manholes will be required when making the 90 degree connection for two of the new storm drains. A manhole or elbow will be required for making the 45 degree connection.

PO Box 1293

- 2. How will the furthest north connection be made? Is a collar required?
- 3. Specify storm drain material.
- 4. What does the hatching represent in the median south of the building?

Albuquerque

If you have any questions, you can contact me at 924-3986.

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Hydrology

Planning Department

C: e-mail



City of Albuquerque

Planning Department

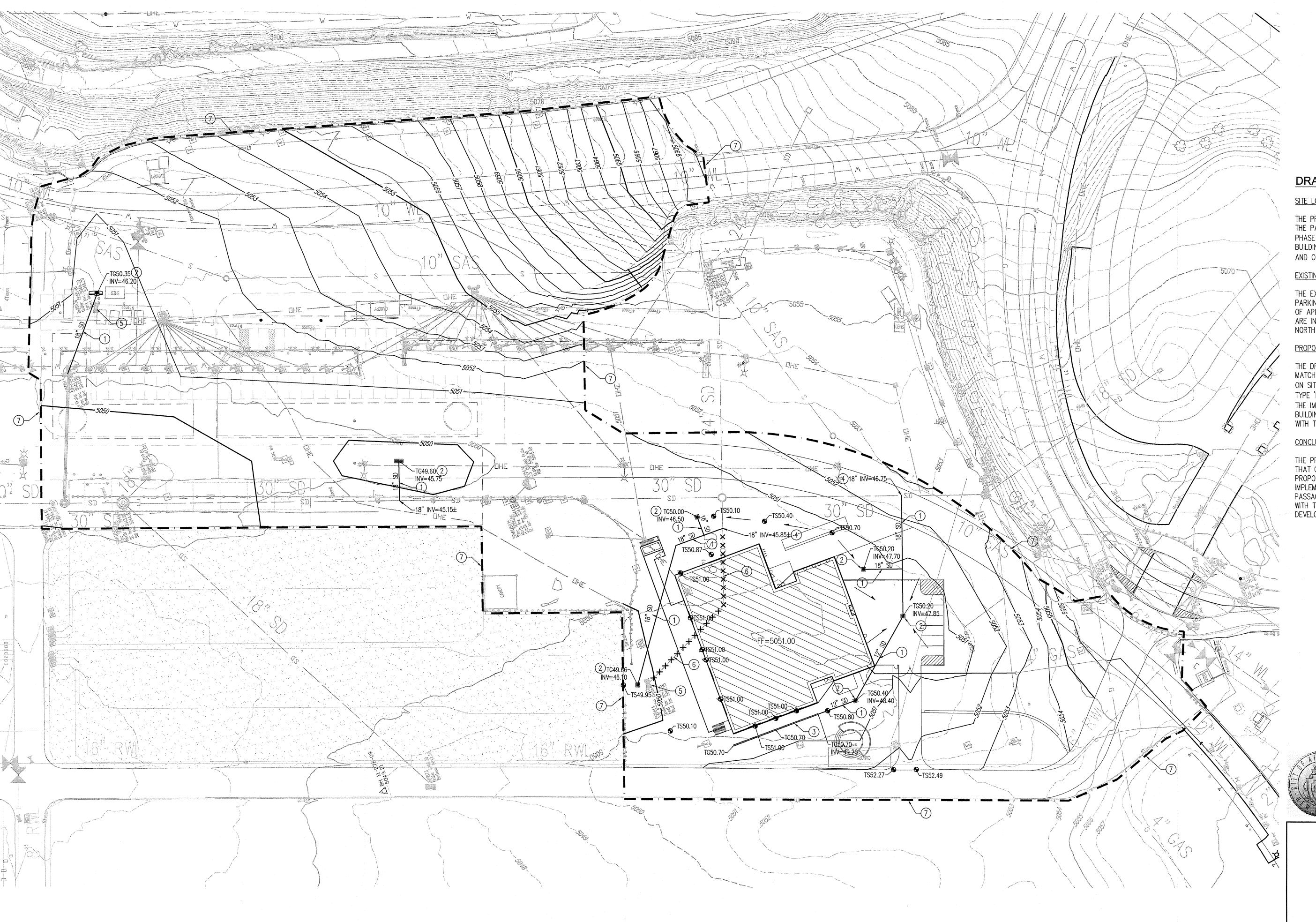
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	(REV 02/2013)		
Project Title: Balloon Fiesta Park (Phase 7) Pilot's Landing Buildi	Building Permit #:	City Drainage #: BND001 F	
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#: (5	05) 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#: (5	05) 842-5495	E-mail:	
Surveyor:		Contact:	
Address:		·	
Phone#: Fax#:		E-mail:	
Contractor:		Contact:	
Address:		D 11	
Phone#: Fax#:		E-mail:	
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	VAL/ACCEPTANCE SOUGHT:	
DRAINAGE REPORT	SIA/FINANCIAL GUARAN		
X DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APP		
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D		
CONCEPTUAL G & D PLAN	X S. DEV. FOR BLDG. PERM	IIT APPROVAL	
X GRADING PLAN	SECTOR PLAN APPROVA	AL .	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL		
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUP	CERTIFICATE OF OCCUPANCY (PERM)	
CLOMR/LOMR	CERTIFICATE OF OCCUP	CERTIFICATE OF OCCUPANCY (TCL TEMP)	
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT A	FOUNDATION PERMIT APPROVAL	
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL		
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO		
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV		
SO-19	WORK ORDER APPROVA		
OTHER (SPECIFY)	GRADING CERTIFICATIO		
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No C	Copy Provided	
	By: Brian Warren	copy movided	
DATE SUBMITTED: May 9, 2014			
Requests for approvals of Site Development Plans and/or Subdivscope to the proposed development defines the degree of drainage 1. Conceptual Grading and Drainage Plan: Required for 2. Drainage Plans: Required for building permits, grading particles and Sediment Control Plan: Required for any 4. Erosion and Sediment Control Plan: Required for any	ge detail. One or more of the following level approval of Site Development Plans greater permits, paving permits and site plans less the more than ten (10) lots or constituting five (5)	Is of submittal may be required based on the followin than five (5) acres and Sector Plans an five (5) acres acres or more	

LAND DEVELOPMENT SECTION

project less than 1-acre than are part of a larger common plan of development



SHEET KEYED NOTES

- 1. NEW STORM DRAIN LINE
- 2. NEW BASIN INLET
- 3. NEW TRENCH DRAIN
- 4. CONNECT TO EXISTING STORM DRAIN SYSTEM
- 5. DEMO EXISTING STORM BASIN INLET
- 6. DEMO EXISTING STORM DRAIN LINE
- 7. LIMITS OF GRADING

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.

EXISTING CONDITIONS

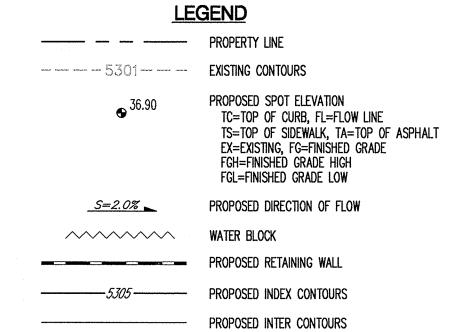
THE EXISTING AREA OF THE SITE THAT IS BEING REDEVELOPED IS AN ASPHALT OF APPROXIMATELY 1.5%. LOCALIZED STORM DRAIN INLETS IN DEPRESSED AREAS ARE INSTALLED THROUGHOUT THE SITE THAT COLLECT WATER AND CONVEY IT NORTH TO THE OUTFALL TO THE NORTHERN DIVERSION AMAFCA CHANNEL.

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 IMPÉRVIOUS 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.

CONCLUSION

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 DESIGN REVIEW BOARD APPROVAL FOR SITE DEVELOPMENT BUILDING PERMIT.



BALLOON FIESTA PARK SID CUTTER PILOTS' PAVILION

OWNER CITY OF ALBUQUERQUE

PROJECT TEAM PLANNING/LANDSCAPE ARCHITECTURE

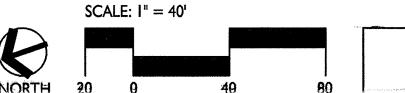
CONSENSUS PLANNING ARCHITECTURE

LEE GAMELSKY ARCHITECTS LAND DEVELOPMENT SECTION ENGINEERING

BOHANNAN HUSTON

MAY 0 9 2014

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CONCEPTUAL GRADING & DRAINAGE PLAN



SHEET 4 OF 6 MAY 13, 2014