

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 18, 2022

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

**RE: Glass Rite  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 10/28/22  
Hydrology File: B18D026**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 10/31/2022, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit. However, the following comments need to be addressed prior to Building Permit approval of the above referenced project:

**PRIOR TO BUILDING PERMIT:**

1. Please provide a cross section for the retaining walls along the property line showing the footer as an L shape.
2. Please provide the pipes and slump pump location in the truck dock area. Also please provide the cut sheet showing the performance curve of the pump.
3. Please provide a cross section of the SWQ pond.
4. Please provide some sort of diversion swale for the off-site drainage to the east. This can either drain to Venice or a retention pond (sized for the existing conditions of the small watershed) 100-10 day volume.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

*Renée C. Brissette*

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Glass Rite **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** LT 24-A AND 24-B BLOCK 3 TRACT A UNIT B NORTH ALBUQUERQUE ACRES **City Address OR Parcel** 5605 Venice Ave NE Albuquerque, NM 87113 101806513427620105

**Applicant/Agent:** Tierra West, LLC **Contact:** Vince Carrica

**Address:** 5571 Midway Park Place NE Albuquerque, NM 87109 **Phone:** 505-858-3100

**Email:** vcarrica@tierrawestllc.com

**Applicant/Owner:** Venice Partners **Contact:** \_\_\_\_\_

**Address:** 11017 Greenview NE Albuquerque, NM 87111 **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: X

**RE-SUBMITTAL:** YES X NO

**DEPARTMENT:** TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

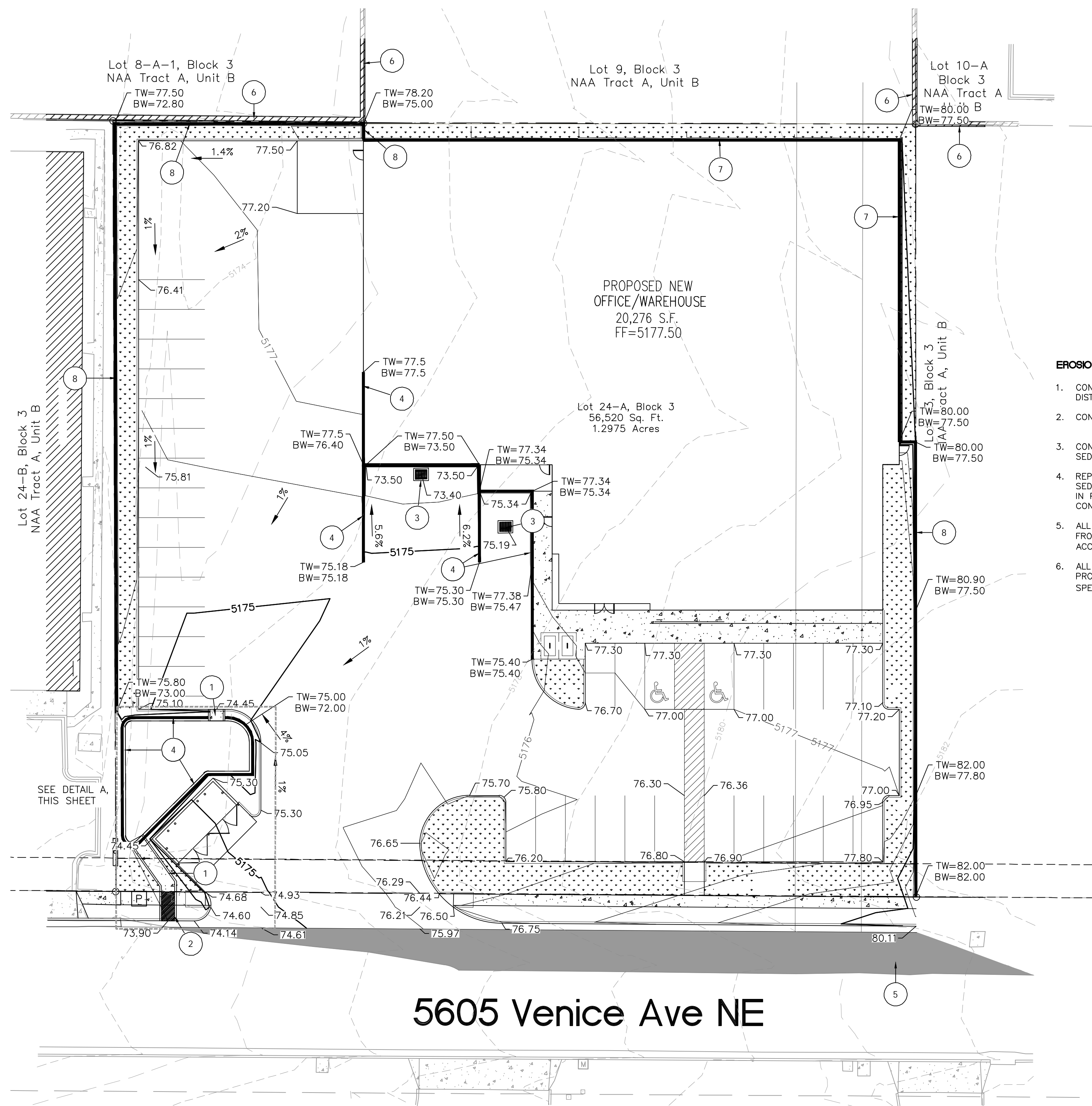
- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- X GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- X SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** October 28, 2022 / Vince Carrica





5605 Venice Ave NE

**Weighted E Method**

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
D-2W/75'	56,520.0	1.30	0.002	0%	0.00	0%	0.00	15%	0.19	75%	0.97	1.902	0.206	4.82
Total	56,520.0	1.298	0.00203		0.00		0.000		0.195		0.973		0.206	4.82

FIRST FLUSH VOLUME REQUIRED = 1554.37 Cu.Ft. < POND VOLUME PROVIDED = 1,700 Cu.Ft.

**NARRATIVE:**

THIS CURRENTLY VACANT SITE IS LOCATED IN THE DRAINAGE BASIN ANALYZED WITHIN A MASTER DRAINAGE PLAN (B17D03).PER THE MASTER PLAN IT IS ALLOWED FREE DISCHARGE TO THE EXISTING STREET AND STORM DRAIN IN VENICE AVE., NE.THE PROPOSED ON-SITE IMPERVIOUS AREAS FIRST DRAIN TO A PROPOSED POND WHERE THE FIRST FLUSH VOLUME WILL BE RETAINED ON SITE.

**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.

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- RETAINING WALL

**EROSION CONTROL NOTES:**

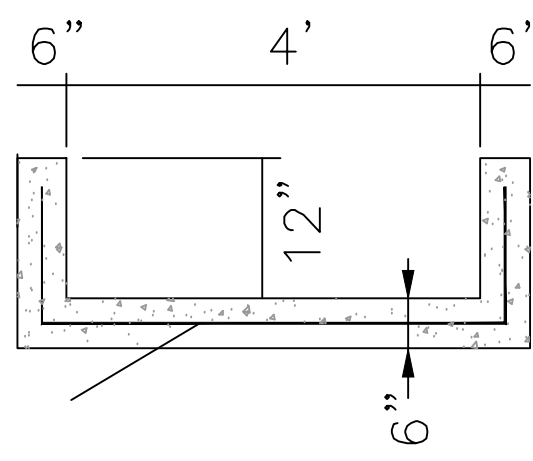
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND 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.

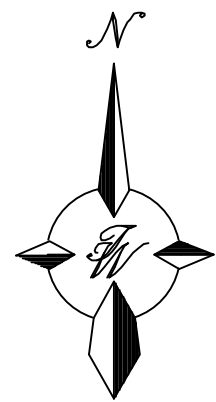
**KEYED NOTES**

- 4' CONCRETE RUNDOWN, SEE DETAIL THIS SHEET
- 4' SIDEWALK CULVERT PER COA STD DWG 2236
- AREA DRAIN
- RETAINING WALL WITH RAILING
- NEW ASPHALT PAVEMENT (MATCH GRADES AT EXISTING PAVEMENT EDGE)
- EXISTING RETAINING/PERIMETER WALL
- EXTENDED STEM WALL/RETAINING WALL
- RETAINING WALL WITHOUT RAILING

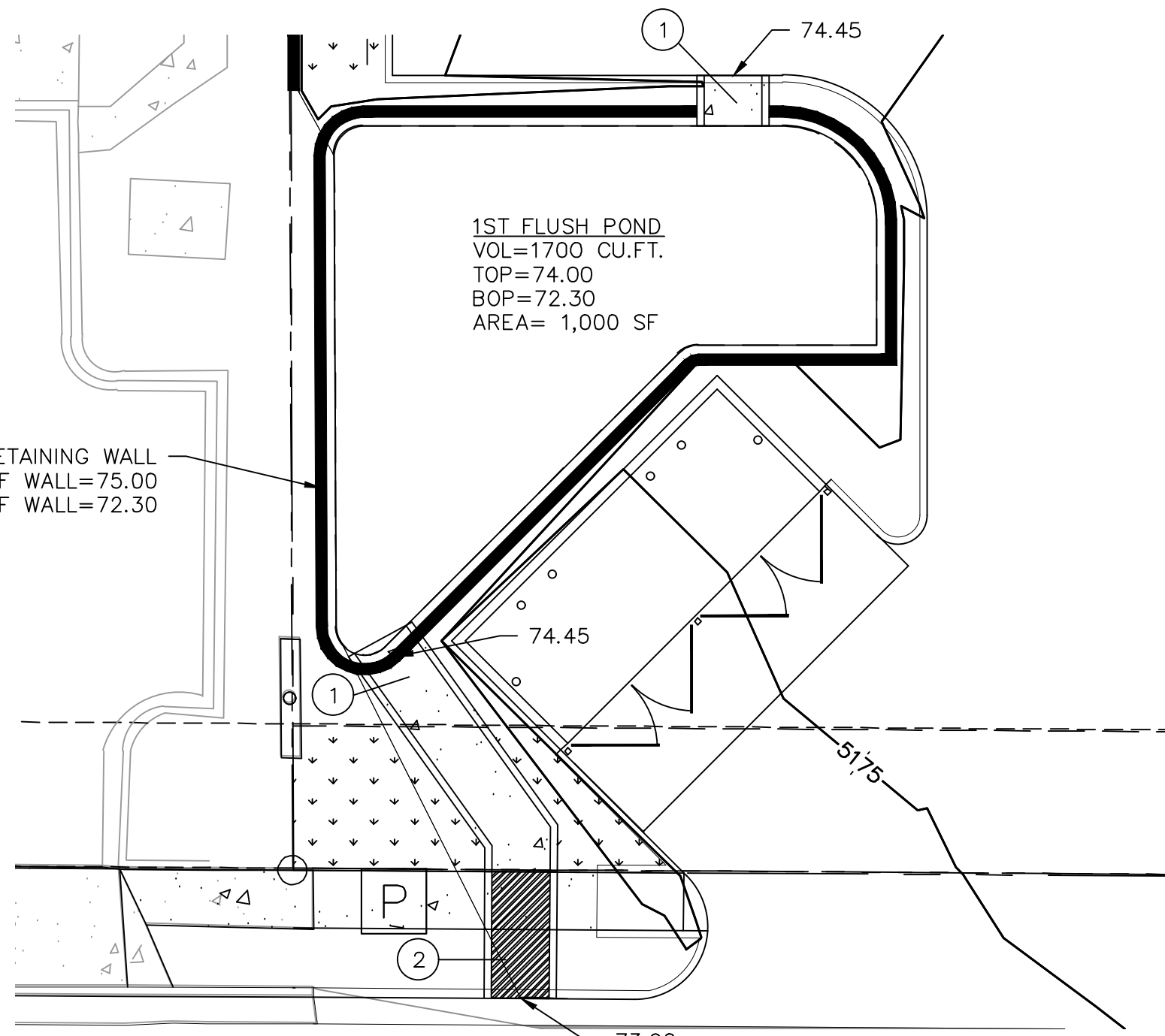
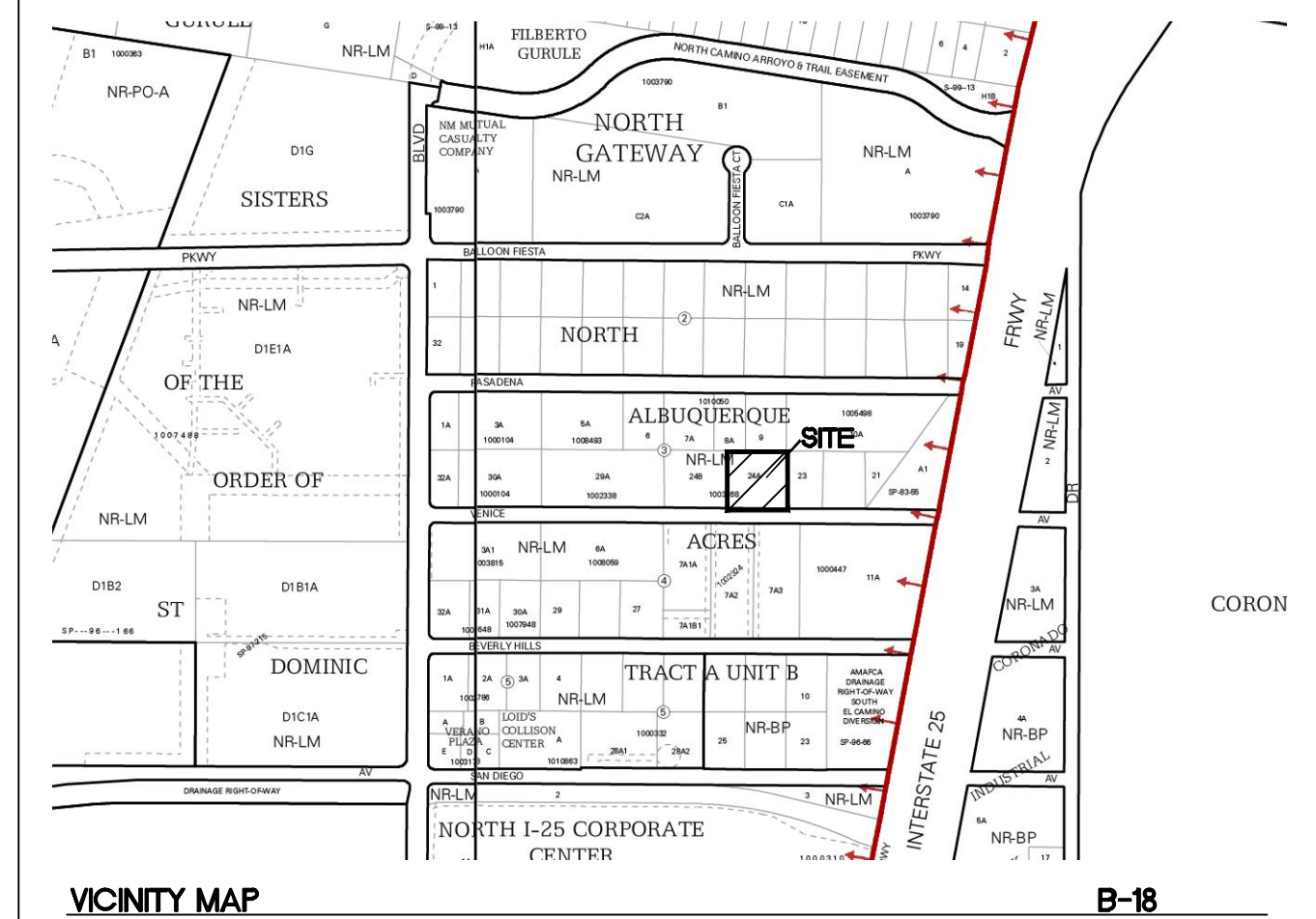
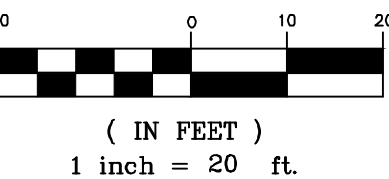


**CONCRETE RUNDOWN**

NOTE: CHANNEL CAPACITY= 46 CFS AT 2% SLOPE NTS



**GRAPHIC SCALE**



DETAIL A  
1:10

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 10/28/2022 RONALD R. BOHANNAN P.E. #7868	GLASS RITE 5605 VENICE AVE GRADING AND DRAINAGE PLAN	DRAWN BY pm
		DATE 9-6-22
TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-1 JOB # 2022092	DRAWING