



Richard J. Berry, Mayor

November 20, 2017

Jonathan Niski, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Coronado Village – Water Tank
Grading and Drainage Plan
Stamp Date: 11/16/17
Hydrology File: C18D017**

Dear Mr. Niski:

PO Box 1293

Based upon the information provided in your submittal received 11/16/2017, the Grading and Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Please show and label the flood plain “AO” on the Grading Plan.
2. Please provide the benchmark information for the survey contour information provided.
3. Please relocate the first flush pond. It needs to be directly downslope of the proposed tank so that the runoff goes into it prior to running down the concrete channel rundown to the North Diversion Channel.
4. Please either relocate the proposed new tank out of the “AO” flood plain or raise the pad elevation one foot above the 100 year elevation for this “AO” flood plain. This 100 year elevation may have to be calculated.
5. If the location of the proposed new tank is to remain, then please create a diversion swale around the tank to allow the existing runoff flow the concrete channel rundown to the North Diversion Channel and not have the proposed new tank be a blockage for the existing drainage flow.

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Coronado Village-Water Tank **Building Permit #:** BP-2017-38715 **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: 8401 Pan American FWY, NE Albuquerque NM 87113

Applicant: Tierra West LLC **Contact:** Jonathan Niski

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** jnsiki@tierrawestllc.com

Other Contact: E.T. Consultants, Inc. **Contact:** Todd Lutz

Address: 2550 S. Ellsworth Rd. # 437 Mesa, AZ 85209

Phone#: 480-380-3000 ext 206 **Fax#:** _____ **E-mail:** tlutz@thesman.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ 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

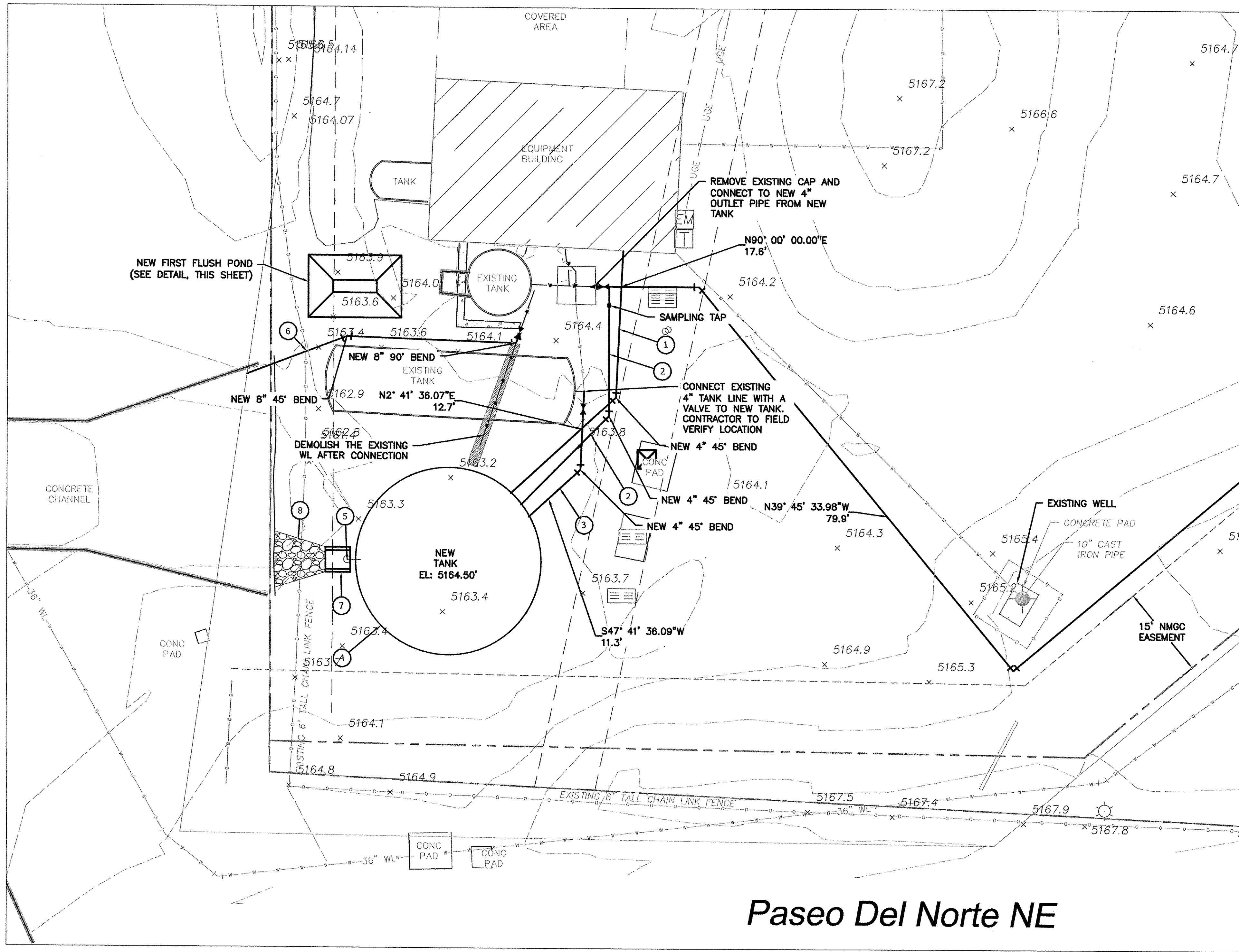
PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 11/16/17 **By:** Jonathan Niski

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



Paseo Del Norte NE

EXISTING DRAINAGE:

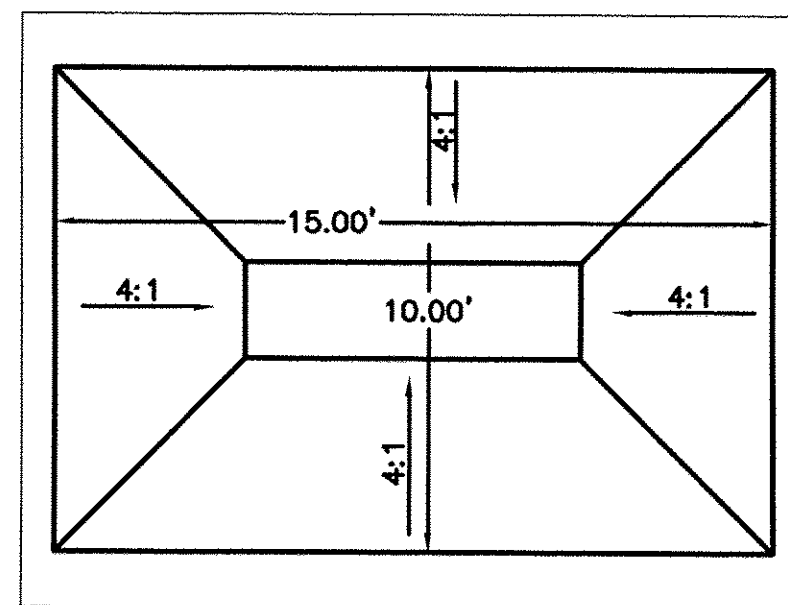
THIS IS WITHIN THE SOUTHWEST CORNER OF THE EXISTING CORONADO VILLAGE MOBILE HOME PARK. CORONADO VILLAGE IS LOCATED IN THE NORTHWEST QUADRANT AT THE INTERSECTION OF I-25 AND PASEO DEL NORTE. CONTAINING APPROXIMATELY 58 ACRES. IN THIS PARTICULAR AREA THERE IS AN EXISTING PRIVATE WELL AND WATER TREATMENT FACILITY WITH STORAGE TANKS THAT PROVIDES POTABLE WATER TO CORONADO VILLAGE. THE SITE CURRENTLY DRAINS FROM EAST TO WEST AND INTO A SERIES OF DROP INLETS WITHIN THE STREETS WHERE THE FLOW IS THEN CONVEYED TO THE DOMINGO BACA ARROYO CHANNEL. THERE WILL BE NO CHANGES TO THE EXISTING DRAINAGE PATTERN.

THE SITE WHERE THE TANK IS LOCATED IS CURRENTLY SHOWN TO BE IN A DESIGNATED AO FLOOD ZONE OF A DEPTH NOT MORE THAN A FOOT. THIS IS SHOWN ON FIRM MAP #35001C0137H. IT SHOULD BE NOTED THAT WITH THE REDEVELOPMENT OF THE PASEO DEL NORTE INTERCHANGE THIS FLOOD ZONE WAS EFFECTIVELY CUT OFF. CORONADO VILLAGE MAY PROCESS A LETTER OF MAP REVISION (LOMR) AT SOME POINT IN THE FUTURE.

PROPOSED DRAINAGE:

THIS PROJECT WILL DRAIN IN THE SAME PATTERN THAT CURRENTLY EXISTS. THE NEW TANK WILL BE PLACED ADJACENT TO THE EXISTING STORAGE TANKS AND THE FINISHED FLOOR ELEVATION WILL BE JUST OVER ONE FOOT ABOVE THE EXISTING GROUND. ANY WATER THAT DRAINS FROM THAT AREA WILL STILL DRAIN TO AN EXISTING CONCRETE CHANNEL THAT IS CONNECTED TO THE DOMINGO BACA ARROYO CHANNEL.

TO MEET THE FIRST FLUSH REQUIREMENT, THE AREA OF THE TANK (2,221 SF) WAS MULTIPLIED BY THE INITIAL RAINFALL OF 0.34 INCHES (0.028 FT) RESULTING IN A REQUIRED RETENTION VOLUME OF 63 CUBIC FEET. AS THE TANK IS NEAR THE CHANNEL AND THERE IS NO ROOM FOR PONDING AREA DOWNSTREAM OF THE TANK A SMALL PONDING AREA WAS PLACED AT THE END OF THE ACCESS ROAD BEHIND THE TREATMENT BUILDING. THE POND IS SIZED TO HOLD 82 CUBIC FEET OF VOLUME AT A DEPTH OF NO MORE THAN ONE FOOT.



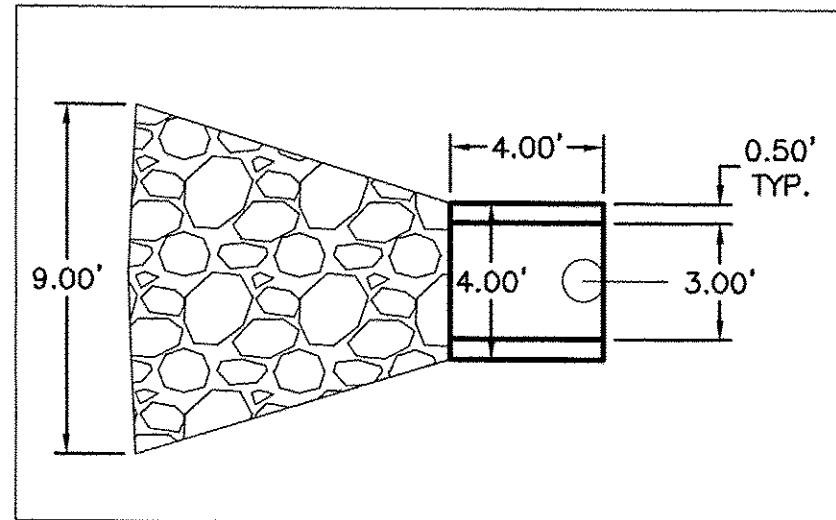
CALCULATION

FIRST FLUSH CALCULATION: 2221 SF (TANK AREA) X 0.028 FT (INITIAL RAINFALL) = 63 CUBIC FEET REQUIRED (82 CUBIC FEET PROVIDED)

FIRST FLUSH POND DETAIL

SCALE: 1"=4'

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.



RUNDOWN/RIPRAP DETAIL

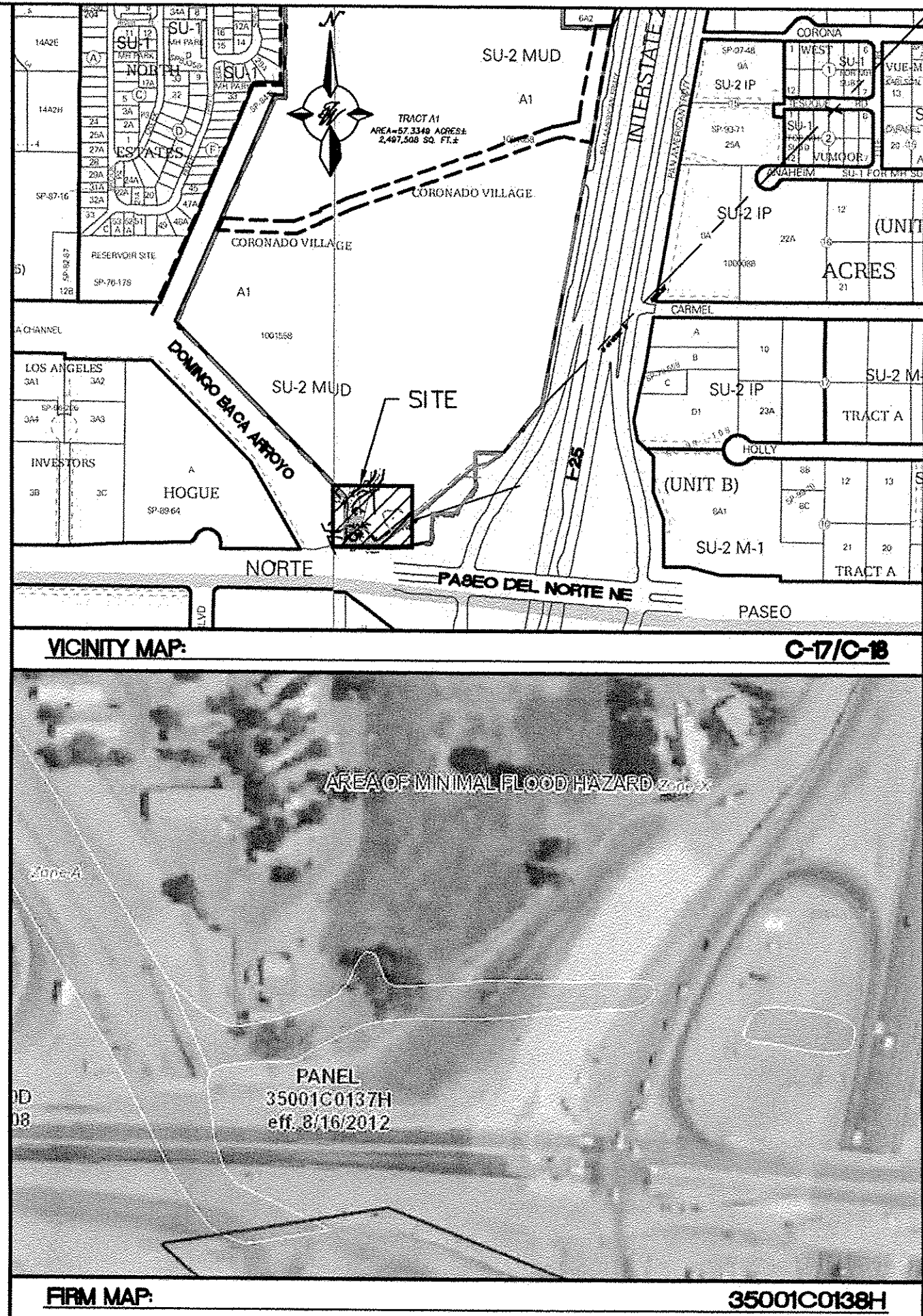
SCALE: 1"=5'

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT
- RIGHT-OF-WAY
- EXISTING 6" TALL CHAIN LINK FENCE
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- EXISTING SIDEWALK
- EXISTING CONTOUR
- EXISTING WATER LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING GAS LINE
- EXISTING STREET LIGHTS
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC PULLBOX
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- PROPOSED WATER LINE

KEYED NOTES

- ① 1-1/4" CONDUIT FOR PRE-WIRED FLOAT SWITCH (LOW WATER FIRE PUMP CUTOFF)
- ② 4" COATED STEEL OUTLET PIPE
- ③ 4" COATED STEEL FILL LINE
- ④ 1/4" STEEL RING (30' DIA)
- ⑤ 8" STEEL OUTFLOW PIPE
- ⑥ 8" COATED STEEL DISCHARGE PIPE
- ⑦ 3'-0" WIDE CONCRETE CHANNEL (SEE DETAIL, THIS SHEET)
- ⑧ RIPRAP (SEE DETAIL, THIS SHEET)



ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL 	CORONADO VILLAGE ALBUQUERQUE, NM		DRAWN BY JJG
	NEW STORAGE TANK PLAN		DATE 11/15/2017
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierwestllc.com		2014034 UTILITY PLAN-NMED
	SHEET # C1		JOB # 2014034

