

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 27, 2024

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

**RE: NM Boys & Girls Ranch  
Grading and Drainage Plan  
Engineer's Stamp Date: 03/18/24  
Hydrology File: D13D019**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 03/15/2024, the Grading & Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Since this project is adjacent to, or drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be need prior to Hydrology approval. Please contact Jared Romero P.E, CFM ([jromero@amafca.org](mailto:jromero@amafca.org) or 505-884-2215). Please note that the Corales Canal is Owned by Middle Rio Grande Conservancy District (MRGCD) but maintained by AMAFCA.
2. The whole Drainage Management Plan section is incorrect and appears to be just copied from a previous project. This site is part of the North Coors DMP – Middle Area done by Smith Engineering dated Feb 1997. In this DMP this site is part of a 7.168 acre drainage area that can discharge only 26 cfs. Therefore the site can discharge 3.63 cfs/ac and since the site is only 0.87 acres, it can only discharge 0.87 cfs into the Corales Canal.
3. Please adjust the ponds to not only detain the difference between the proposed sites discharge of 1.37 and the allowable rate of 0.87 cfs, but also the required Stormwater quality pond volume for a new developed site. SWQ volume is equal to new impervious area (building, paving and sidewalks) in square feet \* 0.42 / 12 to give the required volume in cubic feet.

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

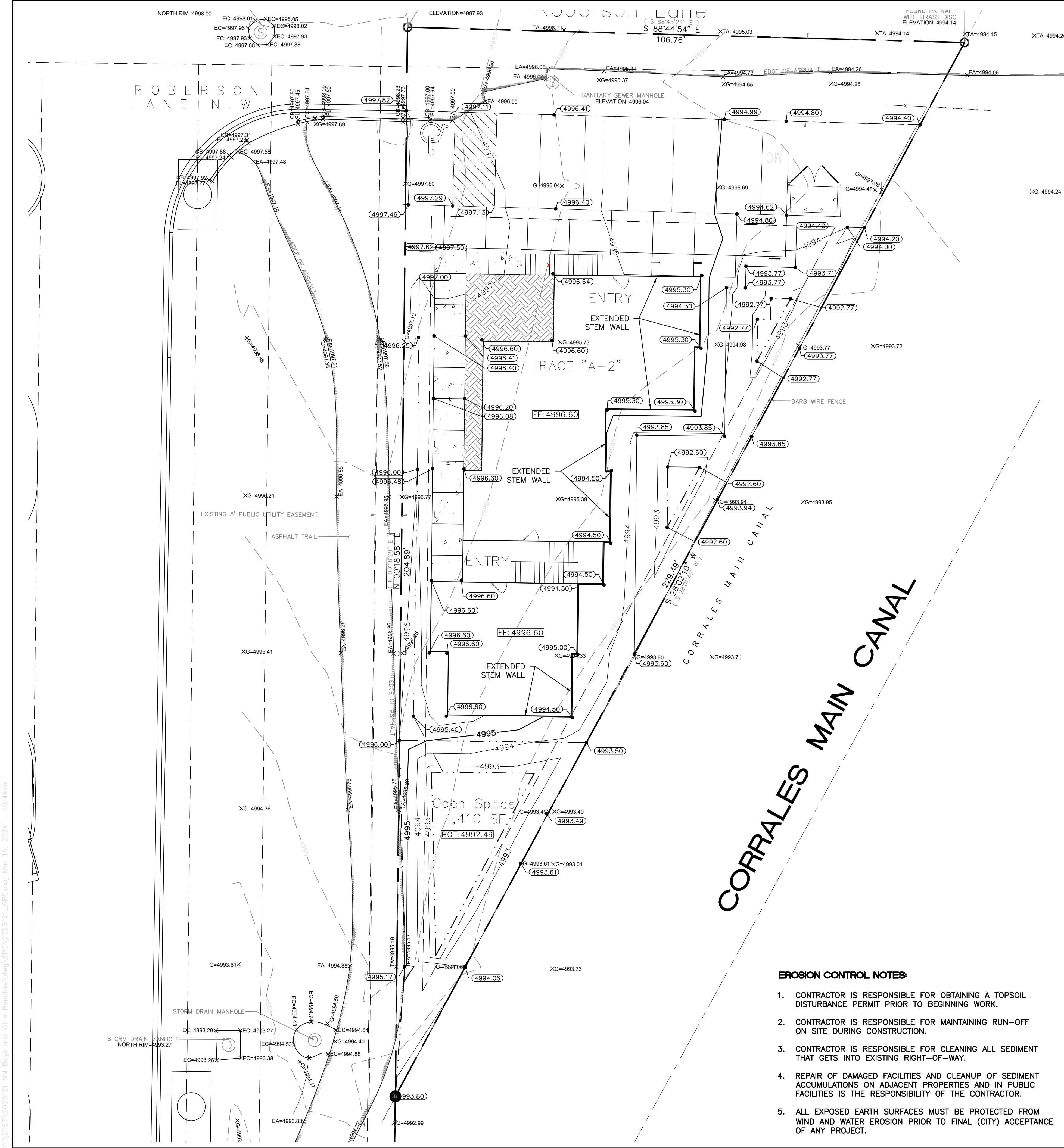
NM 87103

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





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#### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

#### DRAINAGE MANAGEMENT PLAN:

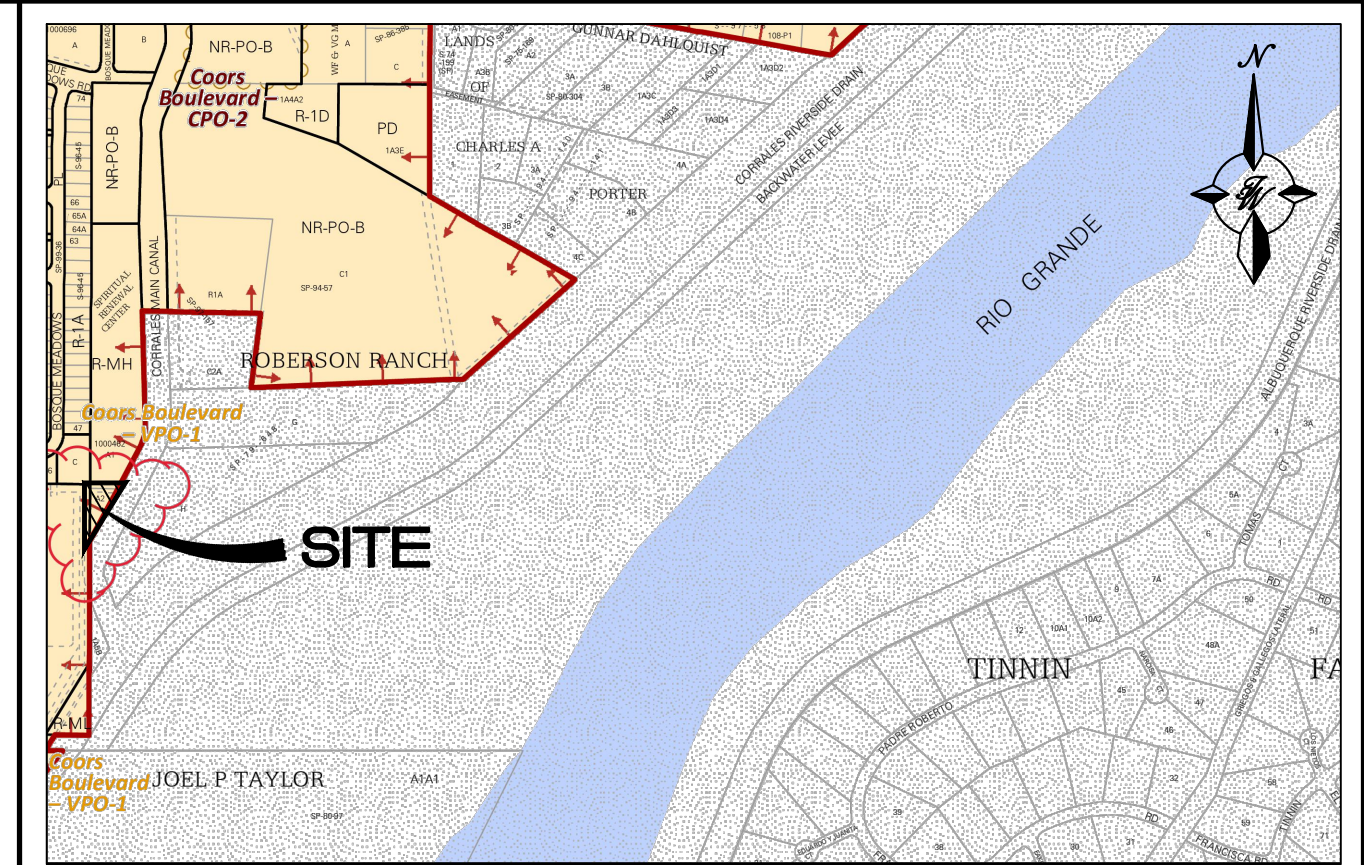
SAGEBRUSH PLAZA WAS CONSTRUCTED IN 2012 UNDER APPROVED GRADING AND DRAINAGE PLAN DATED 12-19-12 (D12-D006) WITH THE EXCEPTION OF CONSTRUCTION OF THE TWO PROPOSED BUILDINGS "A" AND "B". THE SITE IS LOCATED AT THE NORTHEAST CORNER OF COORS BLVD AND LA ORILLA RD. BUILDING "A" IS PROPOSED TO BE CONSTRUCTED AS A MUSIC BUILDING ON THIS PAD READY SITE. THE ONLY MODIFICATIONS TO THE PREVIOUSLY APPROVED AND CONSTRUCTED GRADING AND DRAINAGE PLAN IS THE MODIFICATION TO THE BUILDING FOOTPRINT (SMALLER BY 286 SF) AND THE MINOR MODIFICATION TO THE PARKING STALLS AT THE FRONT OF THE BUILDING (WEST SIDE).

THE DRAINAGE PATTERNS ON THE SITE WILL REMAIN AS OUTLINED IN THE PREVIOUSLY APPROVED GRADING AND DRAINAGE PLAN. THE FULLY DEVELOPED FLOWS ARE CONVEYED ACROSS THE ADJACENT PARKING FIELDS VIA SURFACE DRAINAGE TO A WATER INLET/POND, WHICH CONNECTS TO THE CORRALES MAIN CANAL.

THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE THE DRAINAGE MANAGEMENT PLAN MINOR MODIFICATIONS FOR THE APPROVAL OF BUILDING PERMIT FOR BUILDING "A".

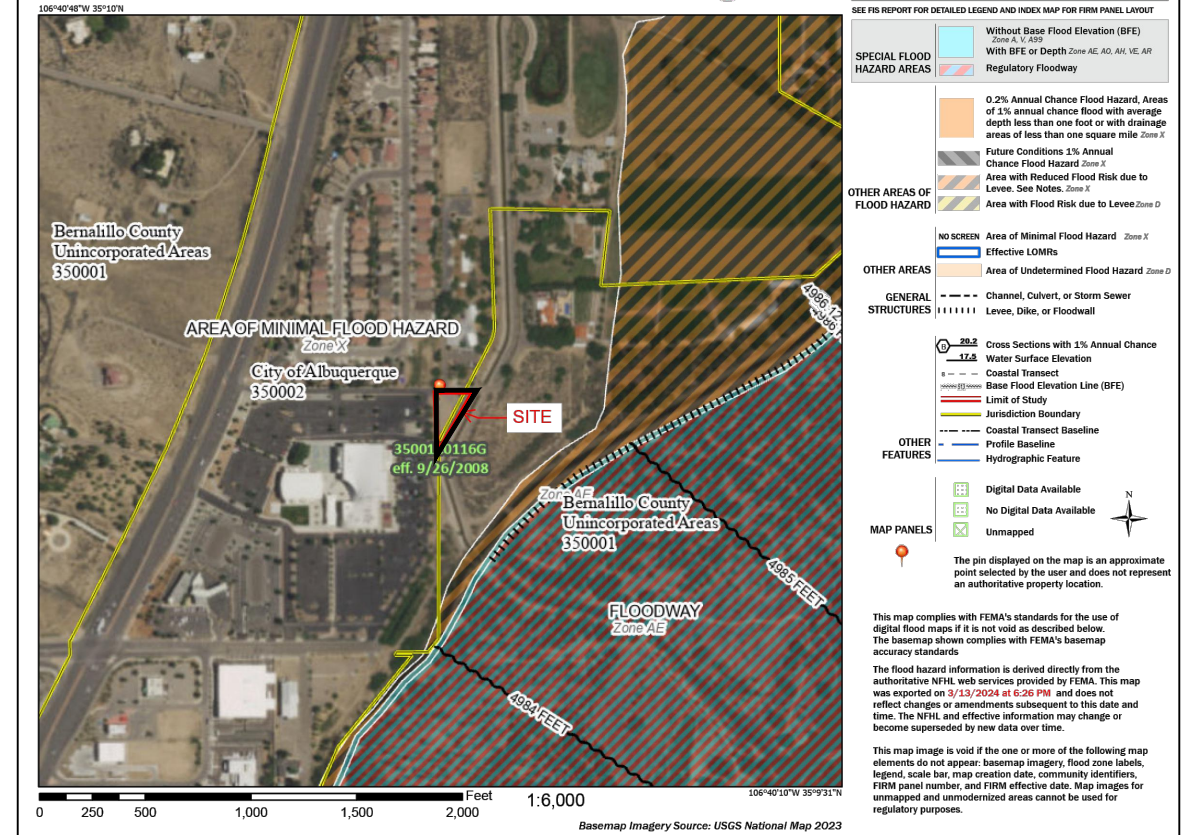
#### EROSION CONTROL NOTES:

- 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.



#### VICINITY MAP:

#### National Flood Hazard Layer FIRMette



#### FIRM MAP:

#### LEGAL DESCRIPTION:

TRACT "A-2", SPIRITUAL RENEWAL

#### NOTES:

- GRADES ON CURB LINE ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.
- 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- 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 CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

#### Zone:

Zone 1

Developed Basins

Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)			
Existing	10,436.0	0.24	0.000	0%	0.00	91%	0.22	0%	0.00	9%	0.02	0.866	0.017	0.56
Developed	10,436.0	0.24	0.000	0%	0.00	38%	0.09	0%	0.00	62%	0.15	1.666	0.033	0.81
Total	20,872.0	0.479	0.00075	0.00		0.309		0.000		0.170			0.051	1.37

#### Equations:

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted E \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Existing Runoff Volume

Developed Runoff Volume

Runoff Volume Increase

Ponding Provided

First Flush Volume Required

753 CU.FT.

1,449 CU.FT.

696 CU.FT.

1,330 CU.FT.

345 CU.FT.

<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>NEW MEXICO</div> <div>PROFESSIONAL ENGINEER</div> <div>7868</div> <div>03/18/2024</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div>	NM BOYS & GIRL RANCH		DRAWN BY
	ALBUQUERQUE, NM		AS
	GRADING & DRAINAGE		DATE
	PLAN		03-18-2024
<div>TIERRA WEST, LLC</div> <div>5571 MIDWAY PARK PLACE NE</div> <div>ALBUQUERQUE, NM 87109</div> <div>(505) 858-3100</div> <div>www.tierrawestllc.com</div>	SHEET #		2023121_GRE
	C1		JOB #
			2023121