

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

June 12, 2017

Mike Balaskovits  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

RE: **Legacy at Journal Center**  
**Grading and Drainage Master Plan**  
**Engineer's Stamp Date 6/7/17**  
**Hydrology File: D17D106**

Dear Mr. Balaskovits:

PO Box 1293

Based upon the information provided in the submittal received on 6/7/17, the updated Grading and Drainage Master Plan is re-approved for the site.

Albuquerque

Please reference this plan when preparing development plans (Building Permit, Drainage Cert., C.O., etc.) for specific site work within any of the subbasins. If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

New Mexico 87103

Sincerely,

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

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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

**To:** Shahab Biazar, P.E.  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

**Requested by:** Mike Balaskovits

**Date:** June 07, 2017

**Time Due:** ☐ This A.M.  
☒ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

**Phone:** 924-3999

**Job No.:** 20170053

**Job Name:** Legacy @ Journal Center

### DELIVERY VIA

☒ **Courier** ☐ **Federal Express**  
☐ **Mail** ☐ **UPS**  
☐ **Other**

### PICK UP

**Item:** \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage Info Sheet
2	1	Cover Letter
3	1	Overall Drainage Management Plan
4	1	Revision Email Correspondance
5	1	Exhibit A

### COMMENTS / INSTRUCTIONS

Shahab,

Please find attached the Overall Drainage Management Plan for Legacy @ Journal Center. We are submitting this revision per attached correspondance. Let me if you have any questions.

Thanks,  
Mike

**REC'D BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** LEGACY @ JOURNAL CENTER **Building Permit #:** \_\_\_\_\_ **City Drainage #:** D17/D106  
**DRB#:** 1010228 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TRACT A PLAT OF TRACT A LEGACY AT JOURNAL CENTER  
**City Address:** 5151 LANG AVE NE ALBUQUERQUE, NM 87109

**Engineering Firm:** BOHANNAN HUSTON, INC. **Contact:** MIKE BALASKOVITS  
**Address:** 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109  
**Phone#:** 505-823-1000 **Fax#:** 505-798-7988 **E-mail:** MBALASKOVITS@BHINC.COM & MSATCHES@BHINC.COM

**Owner:** TITAN DEVELOPMENT CENTER LAND, LLC **Contact:** BRIAN PATTERSON  
**Address:** 6300 RIVERSIDE PLAZA LANE NW #200  
**Phone#:** 505-998-0163 **Fax#:** \_\_\_\_\_ **E-mail:** BPATTERSON@TITAN-DEVELOPMENT.COM

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

### CHECK 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) HYDROLOGY APPROVAL IN SUPPORT OF  
FUTURE DRAINAGE CERT. SUBMITTALS  
FOR CERT. OF OCCUPANCY APPROVAL.

**DATE SUBMITTED:** 6/7/2017 **By:** Mike Balaskovits

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

June 7, 2017

Mr. Shahab Biazar, P.E.  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Legacy @ Journal Center / Hydrology File D17/D106

Dear Mr. Biazar:

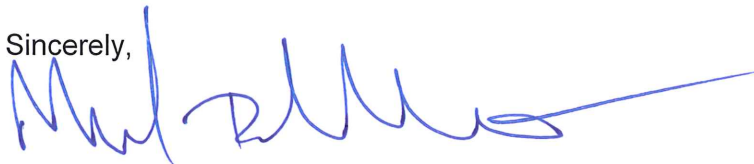
Enclosed is a revision of the Legacy @ Journal Center Overall Drainage Management Plan per the email correspondence dated 04/13/17 between BHI & COA in regards to the basin area changes and discharge into Lang Ave.

During construction of the Cabela's site, the owner noticed an elevation difference of approximately 3 feet between existing Lang Ave. and a portion of the Cabela's parking lot. It was originally intended to maximize the amount of drainage heading to the existing NMDOT inlet. Per the above noted correspondence, it was determined it would be acceptable to drain a small portion of the proposed Basin B1-C into Lang Ave. increasing the flow into Headline Blvd. slightly.

The area of basin of B3 increased by 0.06 acres which increased the discharge into Lang Ave. by 0.28 CFS which ultimately does not exceed the total allowable Q of 64.05 CFS of the existing 42" storm drain pipe within Headline Blvd.

We are requesting Hydrology Approval in support of future Drainage Certification submittals for Certificate of Occupancy approval. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Mike Balaskovits, PE  
Vice President  
Community Development and Planning

MJB/egn  
Enclosures



**Erica Newman**

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**From:** Michael Balaskovits  
**Sent:** Friday, May 05, 2017 11:25 AM  
**To:** Erica Newman  
**Subject:** FW: Cabela's grading

Mike Balaskovits, P.E.  
[mbalaskovits@bhinc.com](mailto:mbalaskovits@bhinc.com)  
505-798-7891  
Bohannon Huston, Inc.  
Community Development and Planning

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**From:** Biazar, Shahab [<mailto:sbiazar@cabq.gov>]  
**Sent:** Thursday, April 13, 2017 8:57 AM  
**To:** Michael Balaskovits <[mbalaskovits@bhinc.com](mailto:mbalaskovits@bhinc.com)>; Peterson, Dana M. <[dpeterson@cabq.gov](mailto:dpeterson@cabq.gov)>  
**Subject:** RE: Cabela's grading

Hi,

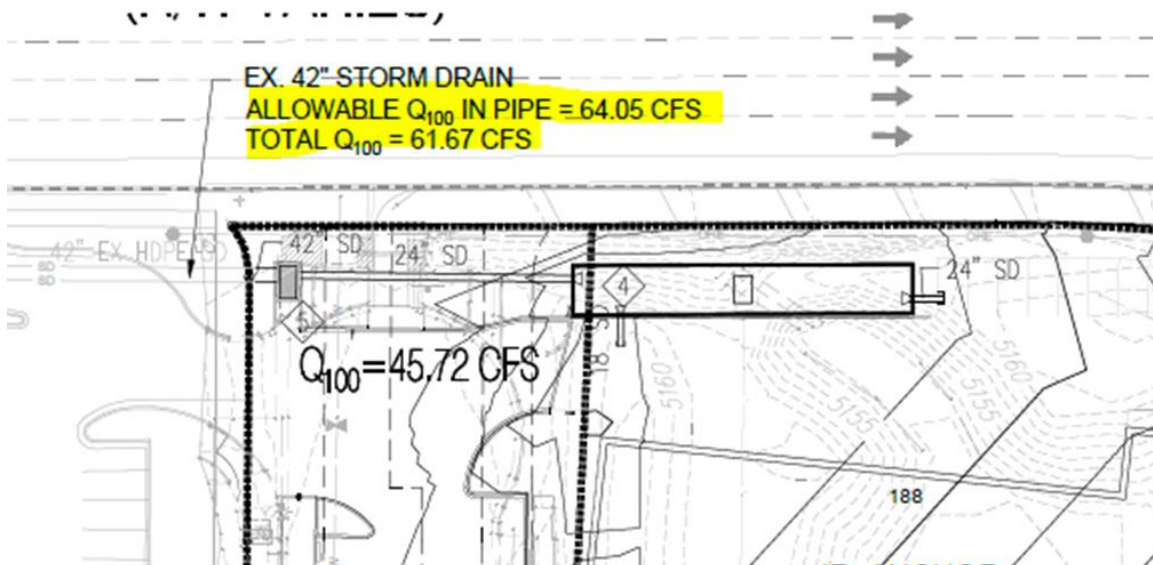
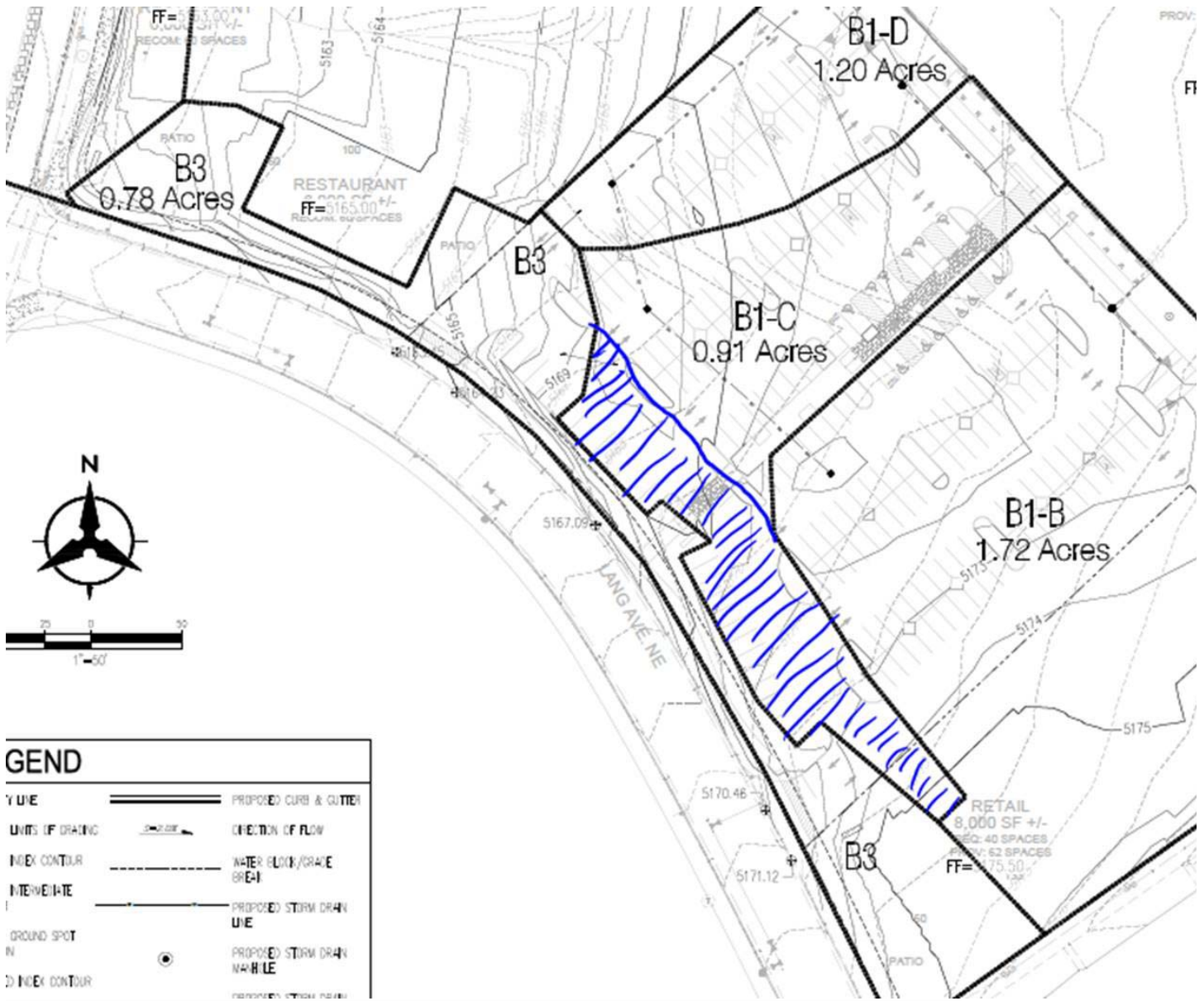
You can go ahead with the field changes. Please make sure you submit all the supporting calculations at the time of as-built submittals. You do not need a submittal at this time.

Thanks  
Shahab

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**From:** Michael Balaskovits [<mailto:mbalaskovits@bhinc.com>]  
**Sent:** Wednesday, April 12, 2017 4:48 PM  
**To:** Biazar, Shahab; Peterson, Dana M.  
**Subject:** Cabela's grading

Good afternoon Shahab and Dana, during construction the owner noticed that the change in elevation between the existing Roadway (Lang) and the edge of a portion of the Cabela's parking have approximately 3' of grade difference between the two (See attached exhibit). The reason we had originally done this was to maximize the amount of drainage heading to the existing NMDOT inlet. The markups noted in green are existing and the markups in red are what we are proposing. Looking over the basins, this would increase basin B3 which drains directly to Lang and ultimately to the new NMDOT Median drop inlet currently under construction. The increase is approximately 14,100SF resulting in approximately 1.5CFS. We know that the inlet we are installing with the Headline improvements has enough capacity and the pipe has enough available (See highlighted inlet below) so we are wondering if this could be done in the field and noted on the asbuilts for the Cabela's drainage cert due to the fact they will be paving any day now. Let me know your thoughts as soon as possible please. Thank you!



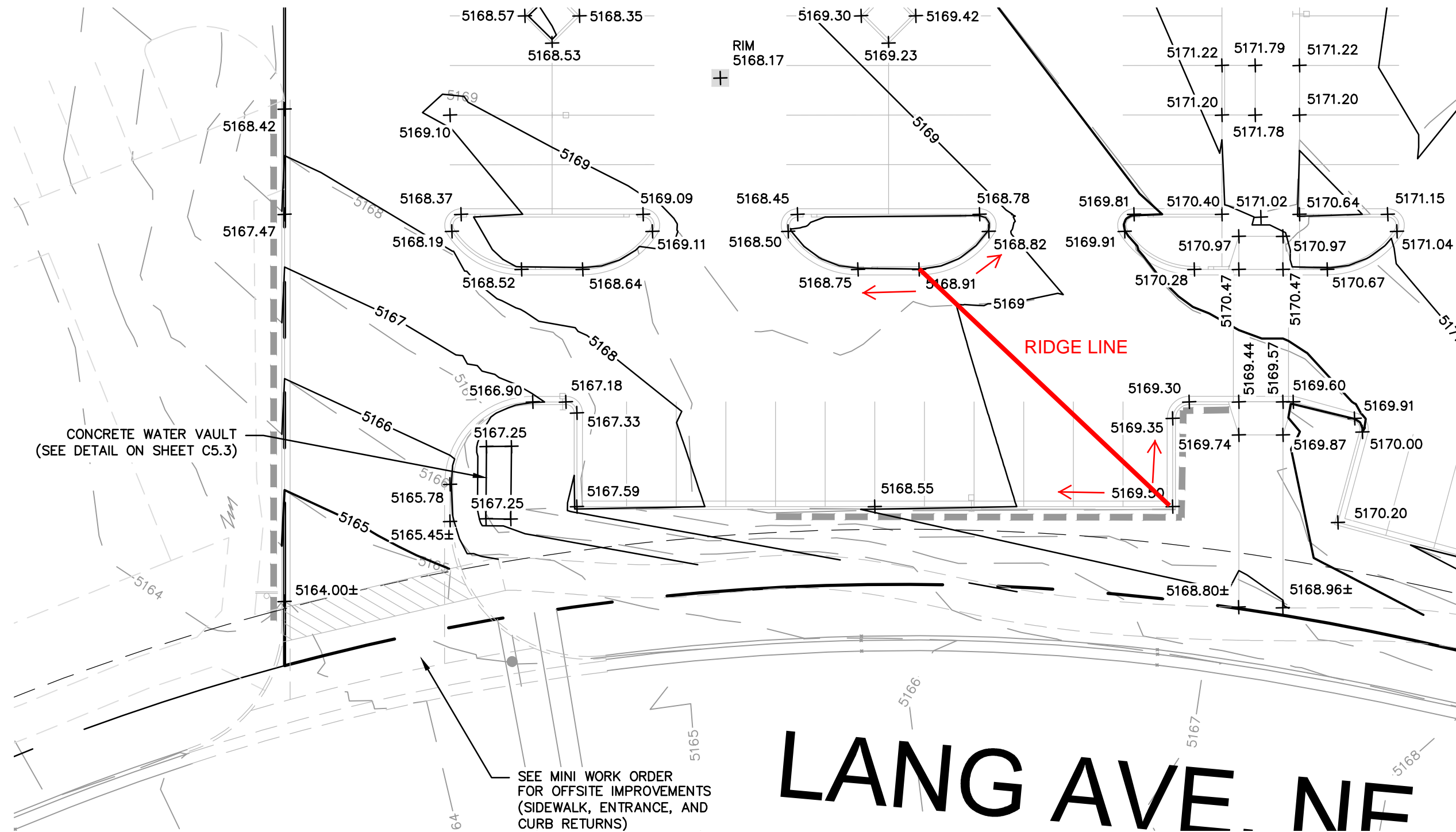
Mike Balaskovits, P.E., LEED AP  
Vice President  
Community Development and Planning  
**Bohannon  Huston**

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7500 Jefferson St. NE  
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Exhibit A  
(RECEIVED FROM  
RA SMITH -  
CABELA'S CIVIL  
ENGINEER)



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