CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

June 12, 2017

Mike Balaskovits Bohannan 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.

New Mexico 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.

Senior Engineer, Planning Dept. Development Review Services



REC'D BY:

Engineering Spatial Data Advanced Technologies

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: Phone: Job No.:	Shahab Biazar, City of Albuquer 600 2 nd St. NW Albuquerque, NI 924-3999 20170053	que	Requested by: Date: Time Due: Job Name:	Mike Balaskovits June 07, 2017 This A.M. This P.M. Rush By Tomorrow Legacy @ Journal Center
DELIVERY VIA ☐ Courier ☐ Federal Express ☐ Mail ☐ UPS ☐ Other		PICH		
ITEM NO. QUANTITY DESCRIPTION 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				

DATE:_____ TIME:____



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

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 CEN	NTER		
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:	
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL TYPE OF SUBMITTAL:	CERTIFICAT	ERMIT APPROVAL E OF OCCUPANCY RY PLAT APPROVAL	
ENGINEER/ ARCHITECT CERTIFICATION	PRELIMINARY PLAT APPROVALSITE PLAN FOR SUB'D APPROVAL		
CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN	FINAL PLAT	SE OF FINANCIAL GUARANTEE	
DRAINAGE REPORT		FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL	
CLOMR/LOMR		SO-19 APPROVAL	
TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC)	PAVING PER	RMIT APPROVAL AD CERTIFICATION R APPROVAL	
OTHER (SPECIFY) IS THIS A RESUBMITTAL?: _ X _ Yes No	PRE-DESIGN X OTHER (SPE	MEETING CCIFY) HYDROLOGY APPROVAL IN SUPPORT OF FUTURE DRAINAGE CERT. SUBMITTALS FOR CERT. OF OCCUPANCY APPROVAL.	
DATE SUBMITTED: 6/7/2017 By: Mike E			

Bohannan A Huston

June 7, 2017

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

Mr. Shahab Biazar, P.E. City of Albuquerque Planning Department 600 2nd 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

B2-A

B2-B

152896

49658

36590

3.51 | 0.0% | 0.0% | 10.0% | 90.0%

1.14 | 0.0% | 0.0% | 10.0% | 90.0%

0.84 | 0.0% | 0.0% | 10.0% | 90.0%

TOTAL | 656885 | 15.08 | - | - | - | -

15.95

(3.82)

67.70

4.54

4.54

4.54

10.52

3.42

2.34

44.42

2.02

2.02

2.02

25750

8363

6162

105403

30337

7260

9853

30339

9854

7261

124342 | 124351

3899

1266

933

16099

OVERALL DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF PASEO DEL NORTE AND INTERSTATE 25. THE 14.6 ACRE SITE IS CURRENTLY DIVIDED INTO ONE UNDEVELOPED TRACT (TRACT A). THE SITE SLOPES FROM EAST TO WEST INTO AN EXISTING RETENTION POND IN THE NORTHWEST CORNER OF THE SITE.

REVIEW OF CITY OF ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION HYDROLOGY FILES AND REPORTS AND THE EXISTING TOPOGRAPHIC SURVEY REVEALS THE LOCATIONS OF EXISTING AND FUTURE DISCHARGE POINTS. ACCORDING TO THE "PART 2 DRAINAGE REPORT FOR THE I-25 / PASEO DEL NORTE INTERCHANGE RECONSTRUCTION DESIGN BUILD PROJECT" (INCLUDED IN THIS SUBMITTAL. HEREON REFERRED TO AS NMDOT DRAINAGE REPORT) THERE ARE TWO INTENDED DISCHARGE POINTS FOR THIS

A NMDOT TYPE I MDI WAS INSTALLED DURING THE I-25 / PASEO DEL NORTE RECONSTRUCTION PROJECT. THIS INLET AND ASSOCIATED 36" STORM DRAIN PIPE WERE INSTALLED AND DESIGNED FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY. THERE IS AN ALLOWABLE DISCHARGE OF 68 CFS TO THIS INLET THAT OUTFALLS INTO THE SOUTH DOMINGO BACA ARROYO.

THERE IS AN EXISTING 42" LOCATED AT THE NORTHWEST CORNER OF THE SITE THAT WILL BE EXTENDED FOR FUTURE USE . PER THE NMDOT DRAINAGE REPORT, A THIRD OF THE SITE IS ANTICIPATED TO DISCHARGE TO THIS OUTFALL UNDER DEVELOPED CONDITIONS. CURRENTLY THE REMAINDER OF THE SITE DRAINS DIRECTLY TO THE EXISTING LARGE RETENTION POND.

BASED ON THE NMDOT DRAINAGE REPORT ALL EXISTING INFRASTRUCTURE CURRENTLY IN PLACE TO SERVE THE SITE WILL ALLOW FOR FREE DISCHARGE WITH NO DETENTION REQUIREMENTS.

OFFSITE DRAINAGE CONSIDERATIONS

PER THE NMDOT DRAINAGE REPORT, THERE IS CURRENTLY 37CFS WITHIN LANG AVE. THAT HEADS WEST AND NORTH INTO HEADLINE AND EVENTUALLY INTO THE EXISTING RETENTION POND. THIS DRAINAGE WILL ULTIMATELY OUTFALL DIRECTLY INTO THE EXISTING 42" PUBLIC STORM DRAIN SOUTH OF PASEO DEL

FEMA FLOOD MAP CONSIDERATIONS

PER THE RECENTLY REVISED FEMA MAP PANEL 35001C0137H, THE SITE NO LONGER LIES WITHIN A DESIGNATED FEMA FLOOD ZONE DUE TO THE RECENT IMPROVEMENTS ASSOCIATED WITH THE PASEO/I-25 CONSTRUCTION.

PROPOSED CONDITIONS:

THE SITE WILL BE DEVELOED IN PHASES, WITH THE CENTER PARCEL BEING DEVELOPED FIRST. ALL FUTURE SUBMITTALS SHALL ADHERE TO THIS MASTER DRAINAGE REPORT MOVING FORWARD.

ONSITE BASINS WILL BE DIVIDED INTO THREE CATEGORIES. BASIN B1 WILL ULTIMATELY OUTFALL INTO THE EXISTING 36" STUB AT THE NORTH END OF THE SITE. BASIN B2 WILL OUTFALL INTO THE EXISTING PUBLIC 42" STORM DRAIN AT THE NORTHWEST CORNER OF THE SITE AND A SMALLER BASIN 3 WILL HAVE TO OUTFALL DIRECTLY INTO LANG AVE, WHICH ULTIMATELY DRAINS TO THE EXISTING 42" PUBLIC STORM DRAIN VIA SURFACE FLOW. SUBBASINS FOR BASINS B1 AND B2 HAVE BEEN SHOWN BASED ON THE CURRENT GRADING AND DRAINAGE (SEE BASIN MAP AND ULTIMATE DEVELOPED CONDITIONS BASIN TABLE). FUTURE SUBMITTALS WILL HELP DEFINE THESE BASIN BOUNDARIES FURTHER AS WELL AS SIZE THE ASSOCIATED STORM DRAINAGE IMPROVEMENTS. PONDS AND WATER HARVESTING AREAS WILL BE CONSTRUCTED WITHIN BOTH BASINS B-1 AND B-2 TO AIDE IN ACHIEVING THE FIRST FLUSH REQUIREMENTS.

THE EASTERN PORTION OF THE SITE (BASIN 1) WILL DISCHARGE APPROXIMATELY 45 CFS TO THE NMDOT INLET AND STORM DRAIN PIPE LOCATED AT THE NORTHERN EDGE OF THE SITE. THIS IS LESS THAN THE CURREN I CAPACITY AS NOTED ABOVE (68CFS).

BASIN B1-A WILL DRAIN TO A NEW STORM DRAIN SYSTEM THAT ULTIMATELY OUTFALLS DIRECTLY TO POND A. BASIN B1-F WILL ALSO DISCHARGE TO POND A VIA SURFACE FLOW AND RUNDOWN. A NEW INLET WILL BE PLACED IN POND 'A' AT AN ELEVATION OF 5170 TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING ASSOCIATED WITH BASIN B1-A AND B1-F. (SEE PLAN FOR POND

BASINS B1-B, B1-C AND B1-D (WITH THE EXCEPTION OF THE ROOF) WILL ENTER WATER HARVESTING AREAS LOCATED THROUGHOUT THE PARKING AREA ISLANDS AND THEN BE CONVEYED TO A NEW STORM DRAIN SYSTEM TIED TO THE EXISTING 36" STORM DRAIN.

BASIN B1-E WILL DRAIN VIA SURFACE FLOW INTO INLETS LOCATED AT THE WEST END OF THE SITE AND DAYLIGHT INTO POND B. A NEW INLET WILL BE PLACED IN POND 'B' AT AN ELEVATION OF 5168 AND TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING (SEE PLAN FOR POND 'B' DEPTH AND

DURING LARGE STORM EVENTS, THE INLETS LOCATED WITHIN POND 'A' AND POND 'B' WILL BE SIZED TO ACCEPT THE "Q' ASSOCIATED WITH THE 100YR, 6HR STORM EVENT SPECIFIC TO BASINS B1-A, B1-E AND B1-F (18.5CFS). IN ADDITION THE EXISTING NMDOT INLET (TG ELEVATION = 5169.10) WILL ACT AS AN EMERGENCY OVERFLOW IN THE EVENT ANY INLETS OR STRUCTURE GETS

THE TOTAL RETENTION VOLUME WITHIN THESE PONDS COMBINED WITH THE WATER HARVESTING CREATED WITHIN THE PARKING ISLANDS WILL EXCEED THE REQUIREMENTS FOR FIRST FLUSH FOR BASIN B1 (APPROX. 10,000CF)

THE NORTHWEST PORTION OF THE SITE (BASIN 2) WILL DISCHARGE APPROXIMATELY 26.2 CFS TO EXISTING CITY OF ALBUQUERQUE STORM DRAIN SYSTEM PARALLELING PASEO DEL NORTE. THIS IS LESS THAN THE ALLOWABLE Q WHICH IS 30CFS. ONSITE PONDING WILL BE PLACED THROUGHOUT THE SITE TO AIDE IN ACHEIVING THE CITY OF ALBUQUERQUE'S FIRST FLUSH

REQUIREMENTS. A SMALL BASIN (BASIN 3) WILL DISCHARGE APPROXIMATELY 3.8 CFS DIRECTLY TO LANG AND AS NOTED ABOVE WILL DRAIN WEST AND THEN NORTH INTO THE VACATED HEADLINE ROAD WHERE IT WILL ENTER THE EXISTING 42" STORM

GIVEN THE INFORMATION PRESENTED WTIHIN THIS OVERALL DRAINAGE MANAGEMENT PLAN THE DRAINAGE ASSOCIATED WITH THE ULTIMATE CONDITIONS FOR THIS SITE WILL ADHERE TO THE NMDOT DRAINAGE REPORT AND CITY REQUIREMENTS. SUPPLEMENTAL DRAINAGE MANAGEMENT PLANS SPECIFIC TO THE VARIOUS DEVELOPMENTS MUST ADHERE TO THIS PLAN AS NECESSARY AND WILL BE REQUIRED TO REQUEST BUILDING PERMIT APPROVAL. WITH THIS SUBMITTAL WE ARE SEEKING MASTER GRADING AND DRAINAGE APPROVAL IN SUPPORT OF FUTURE BUILDING PERMIT APPROVAL AND PUBLIC

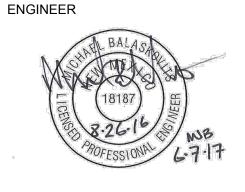
ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



PROJECT

JOURNAL Cang Avenue

REVISIONS

DRAWN BY MHS

REVIEWED BY MJB DATE November 21, 2016 16-0068.001

PROJECT NO. DRAWING NAME

OVERALL DRAINAGE

MANAGEMENT PLAN

SHEET NO.

Erica Newman

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

505-798-7891
Bohannan Huston, Inc.

Community Development and Planning

From: Biazar, Shahab [mailto:sbiazar@cabq.gov]

Sent: Thursday, April 13, 2017 8:57 AM

To: Michael Balaskovits <mbalaskovits@bhinc.com>; Peterson, Dana M. <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 asbuilt submittals. You do not need a submittal at this time.

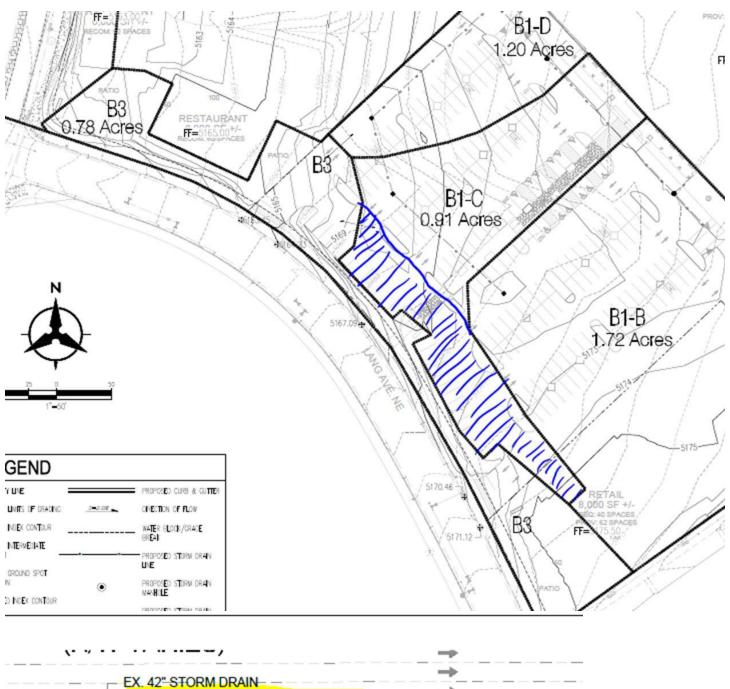
Thanks Shahab

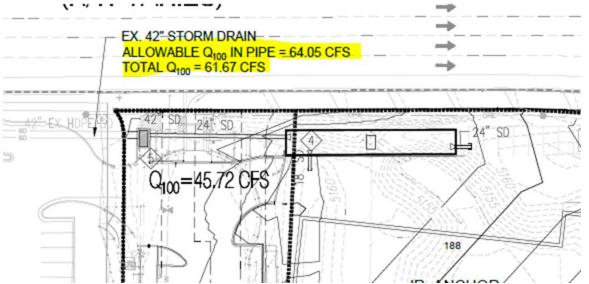
From: Michael Balaskovits [mailto:mbalaskovits@bhinc.com]

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

Bohannan A Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 www.bhinc.com

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