

CITY OF ALBUQUERQUE



February 7, 2014

Brian Warren, P.E.
Bohannon Huston, Inc.
7600 Jefferson St NE
Albuquerque, NM 87109

**Re: Vista Del Norte Community Park
Grading and Drainage Plan
Engineer's Stamp Date 12/16/2013 - (E16D032)**

Dear Mr. Warren,

Based upon the information provided in your submittal received 12-16-13, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

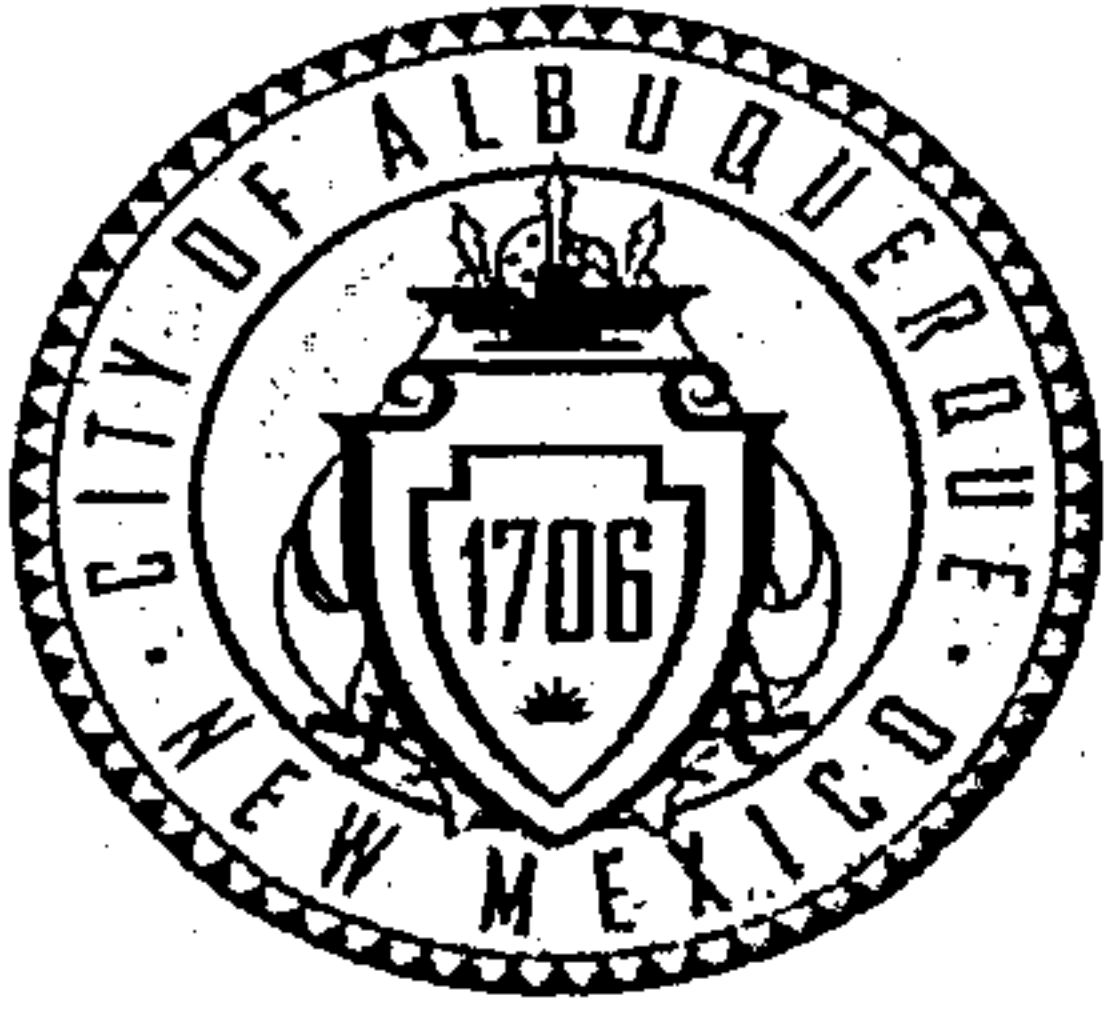
If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Vista Del Norte Park - Phase One Building Permit #: _____ City Drainage #: E16D032

DRB#: _____ EPC#: 1001150 Work Order#: _____

Legal Description: Vista Del Norte Tract M-1

City Address: NE Corner of Osuna Rd and Vista del Norte Drive NE

Engineering Firm: Bohannon Huston, INC. Contact: Brian Warren

Address: 7500 Jefferson St NE ABQ, NM 87109

Phone#: 505-823-1000 Fax#: 505-798-7988 E-mail: bwarren@bhinc.com

Owner: City of Albuquerque - Parks and Recreation Contact: David Flores

Address: 1801 4th St NW ABQ, NM 87102

Phone#: 505-768-5351 Fax#: 505-768-5305 E-mail: dflores@cabq.gov

Architect: Consensus Planning Contact: Chris Green

Address: 302 8th St NW ABQ, NM 87102

Phone#: 505-764-9801 Fax#: 505-842-5495 E-mail: cgreen@consensusplanning

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☒ OTHER (ROUGH GRADING PERMIT APPROVAL)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: 12/16/2013 By: Brian Warren

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CLIENT/COURIER TRANSMITTAL

To: Shahab Biazar
City of Albuquerque-Planning Department
600 2nd St. NW 2nd Floor West
Albuquerque, NM 87102

Requested by: Brian Warren

Date: December 16, 2013

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3695

Job No.: 20130351

Job Name: Vista del Norte Park

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	Drainage Management Plan
3	1	Grading Plan (4 sheets)

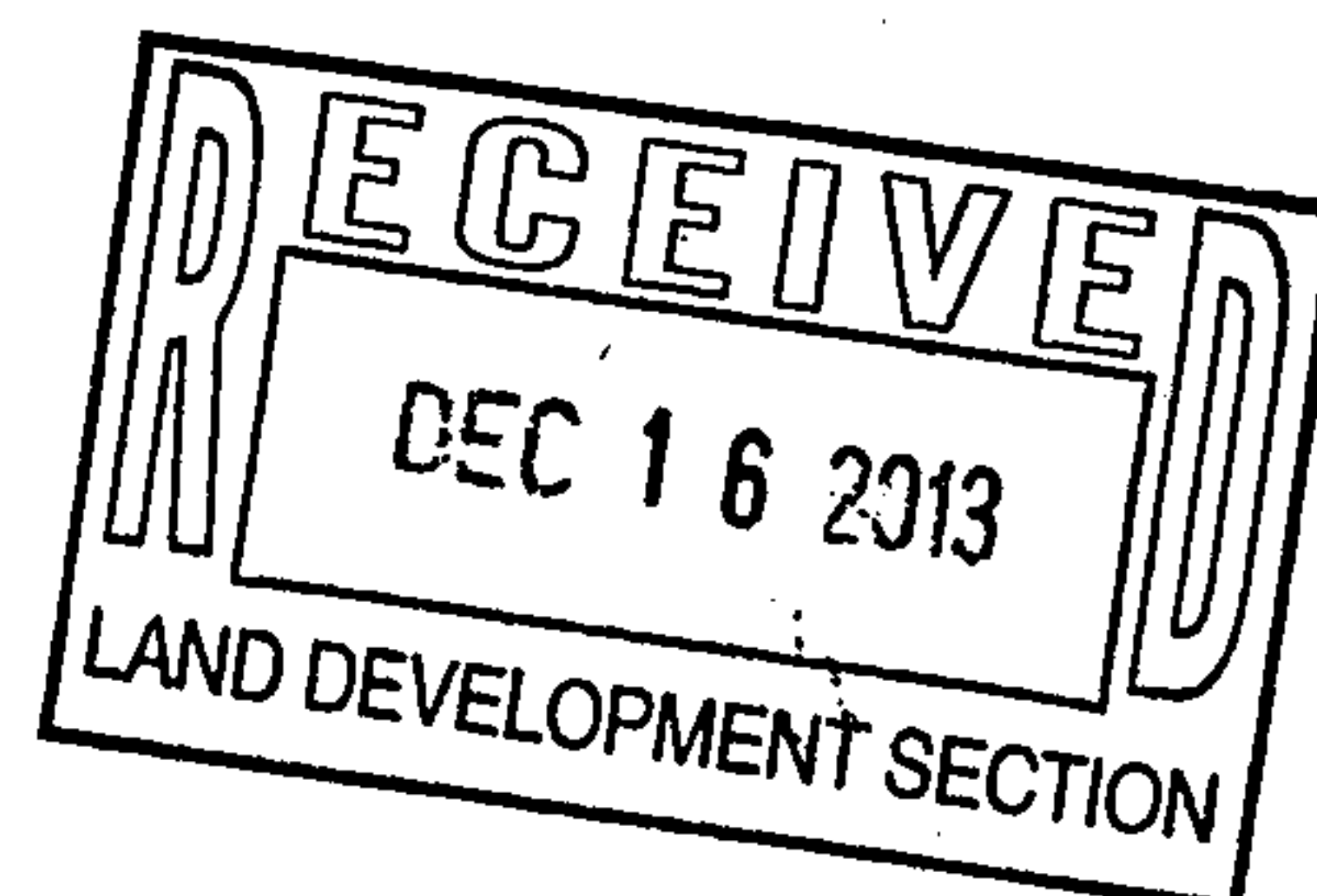
COMMENTS / INSTRUCTIONS

Shahab

Please find attached the GP & DMP submittal for permit approval.

Should you have questions about any of this, I'd be happy to try to address them.

Thanks,
Brian



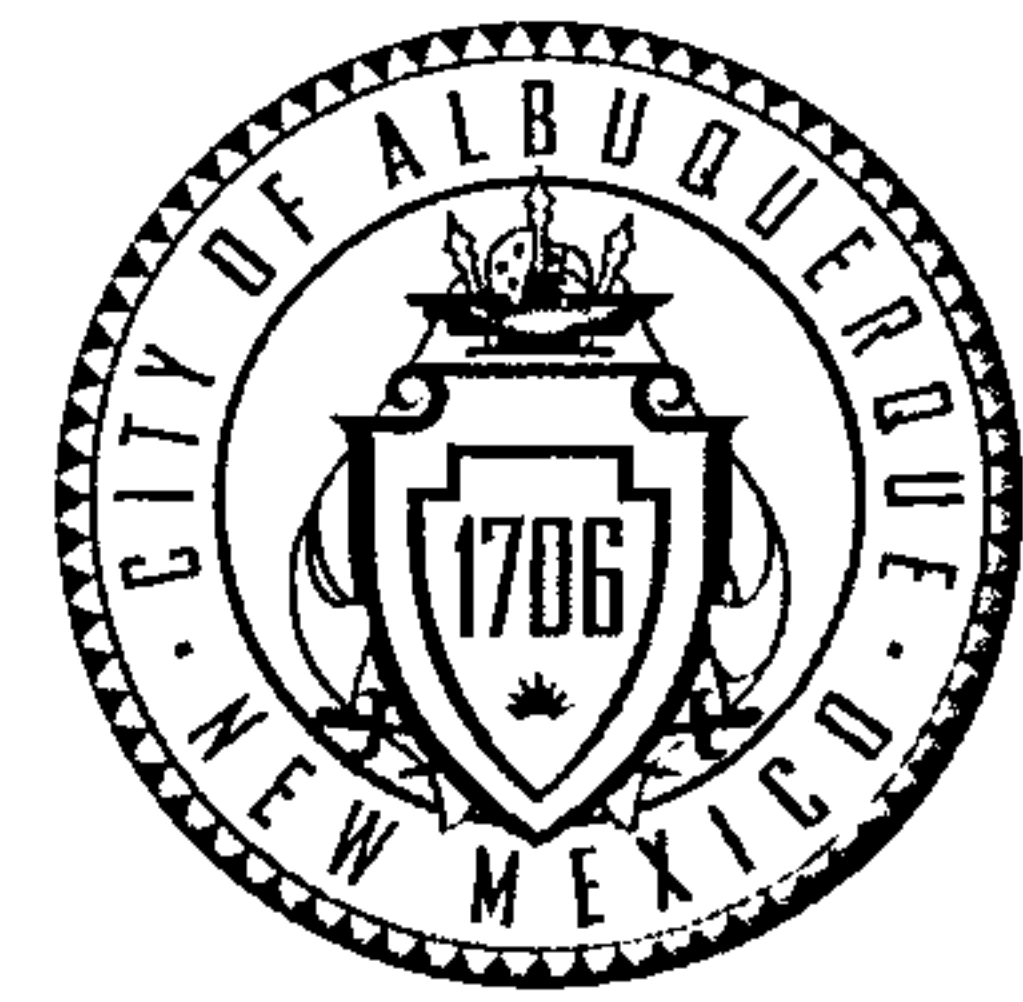
REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

CITY OF ALBUQUERQUE



September 6, 2013

Jeff Mulberry, P.E.
Bohannon Huston, Inc.
7600 Jefferson St NE
Albuquerque, NM 87109

**Re: Vista Del Norte Community Park, Preliminary Grading and Drainage Plan
Engineer's Stamp Date -no stamp- (E16D032)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 8-23-13, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

The following comments should be addressed when submitting for Building Permit:

1. It appears the inlets and actual flow data for SD3 and SD4 were transposed in the table.
2. The narrative in the conclusion section mentions the 100 yr-24 hour storm. The 100 yr-6hour storm should be used for design.
3. Is it possible to move the proposed swale in Section B-B, so that 1' or more of "flat" area is proposed between the wall and the edge of the swale?
4. Provide a "blow-up" of the northwest corner of the site where the inlets are located at a 1:20 scale minimum.
5. CPN 6920.81 shows only a stub constructed where the site storm drains tie in. Provide a detail of the box or similar at the confluence of the storm drains as well as the HGL.
6. Provide water block/high point grades at the site entrances.
7. Provide the WSE in the swale in section B-B in appropriate locations.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: e-mail

DRINAGE RFPORT **K13D002_DRNRPT_2013MAY06**

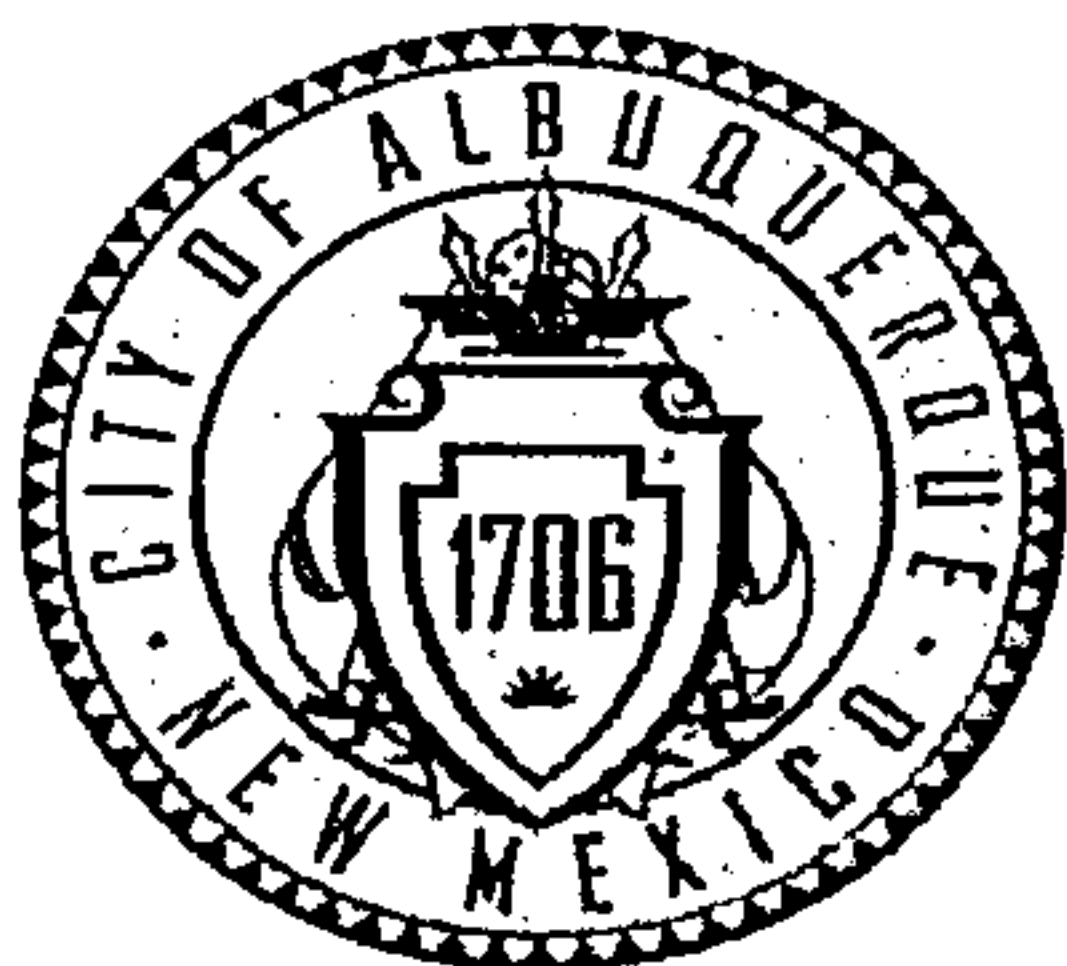
GRADING AND DRAINAGE PLAN **K13D002_GD_2011SEP06**

LETTER DATE **K13D002_LTR_2012JUN07**

DRAINAGE SUBMITTAL SHEET **M11D012_DRNSUBTLSHT_2010AUG25**

TRANSPORTATION SUBMITTAL SHEET **Q07D023_TRNSSUBTLSHT_1998OCT19**

TRAFFIC CIRCULATION LAYOUT **S13D037_TLC_LTR_2014NOV14**



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

E110 D032

Project Title: Vista del Norte Park Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: 1001150 Work Order#: _____

Legal Description: Northerly & southerly portions of Tract M-1, Plat of Tracts J-1-A, J-1-B, J-1-C, & M-1, Vista del Norte Subdivision

City Address: _____

Engineering Firm: Bohannon Huston, Inc. Contact: Jeff Mulbery, P.E.

Address: 7500 Jefferson St NE

Phone#: 505-823-1000 Fax#: 505-798-7988 E-mail: jmulbery@bhinc.com

Owner: COA Parks and Recreation Contact: David Flores

Address: _____

Phone#: 505-768-5379 Fax#: _____ E-mail: dflores@cabq.gov

Architect: Consensus Planning, Inc. Contact: Chris Green

Address: 302 8th Street NW

Phone#: 505-764-9801 Fax#: _____ E-mail: cgreen@consensusplanning.com

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

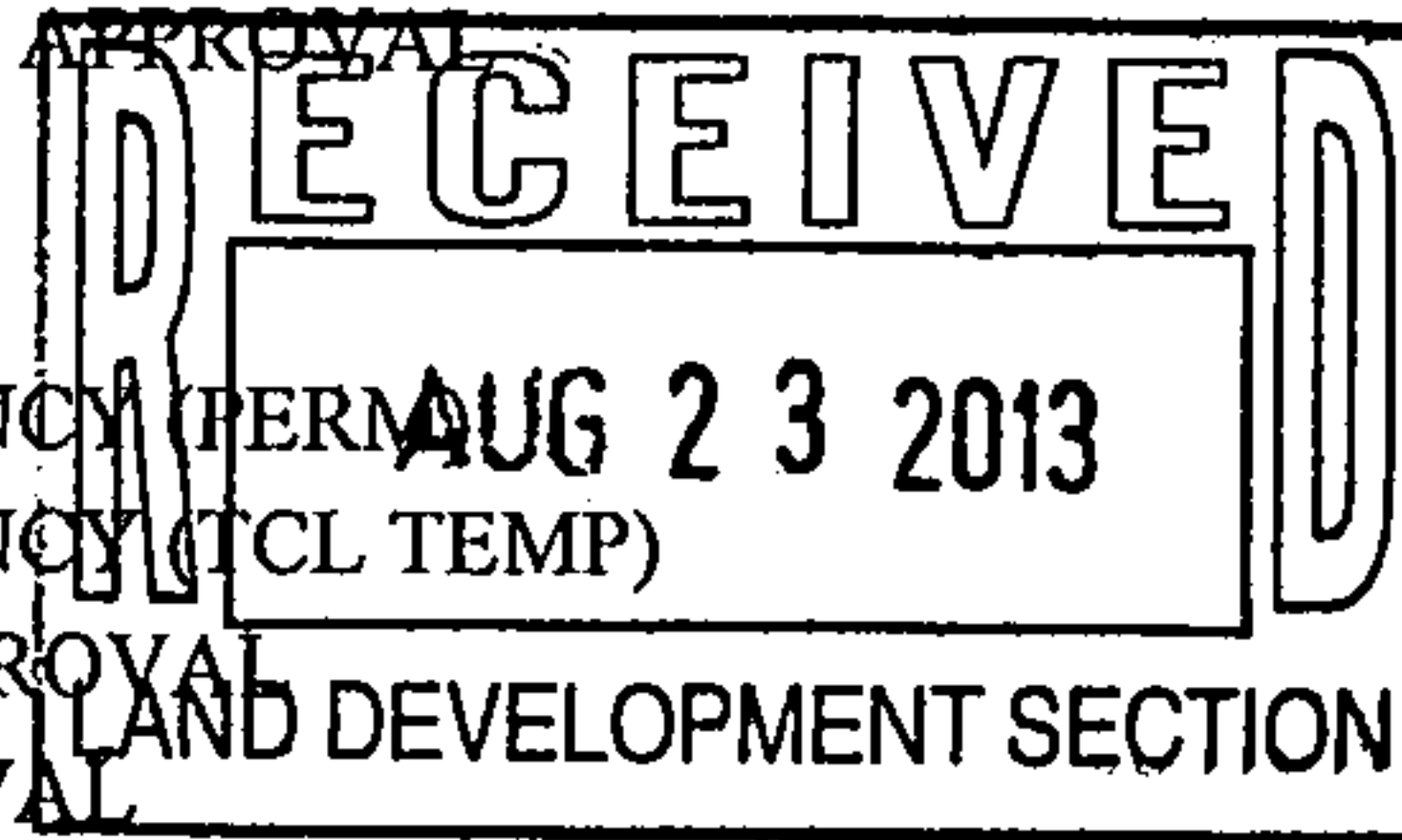
Phone#: _____ Fax#: _____ E-mail: _____

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- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
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- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: August 23, 2013 By: Brian Warren

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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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: Curtis Cherne P.E.
City of Albuquerque-Planning Department
600 2nd St. NW 2nd Floor West
Albuquerque, NM 87102

Requested by: Jeff Mulbery/bw

Date: August 23, 2013

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3986

Job No.: 20130351

Job Name: Vista del Norte Park

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	Conceptual Grading Plan
3	1	Conceptual Drainage Management Plan

COMMENTS / INSTRUCTIONS

Curtis,

Please find attached the conceptual GP & DMP submittal for site plan for building permit approval.

Should you have questions about any of this, I'd be happy to try to address them.

Thanks,
Jeff

REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING 

SPATIAL DATA 

ADVANCED TECHNOLOGIES 

Cherne, Curtis

From: Flores, David M.
Sent: Thursday, September 05, 2013 9:59 AM
To: Cherne, Curtis
Cc: 'Jeff Mulbery'
Subject: RE: possibly entertain stormwater quality feature/pond at vista del norte community park
Curtis/Jeff,

I would also think that we could accept our own flows from the parking lot into swales promoting water quality. Absolutely.

David Flores, PLA

Division Manager
Planning & Design Division, Parks & Recreation Department
(505) 768-5379
dflores@cabq.gov

From: Cherne, Curtis
Sent: Thursday, September 05, 2013 9:36 AM
To: Flores, David M.
Cc: 'Jeff Mulbery'
Subject: possibly entertain stormwater quality feature/pond at vista del norte community park

David,
Good morning.

I have reviewed BHI's drainage submittal for site plan approval. The submittal is acceptable to Hydrology for DRB action. I will ask for some more info for the building permit submittal.

I was wondering if you would be willing to entertain a stormwater quality feature as part of the project. What I had in mind was parking lot flows could be routed through the landscape areas along Vista del Norte.

A curb cut could let water into the landscape area near the north end of the drive (south of Parking (52)), at a FL grade about 69.7 then come out near the north end of parking (52) at a FL grade about 66.2.

The next one would be near the south end of Parking (72) at a FL grade about 63.5 then come out in the cul-de-sac at a FL grade about 59.5.

The curb cut could be sized to only let in a percentage of the total flows produced, but could capture the first flush.

This site looks like an excellent candidate. It would only require some minor grading adjustment in the landscape areas and some curb cuts.

I would not require it to be shown for DRB approval as I do not wish to delay approval.

Thank you for your consideration.

Curtis

9/5/2013