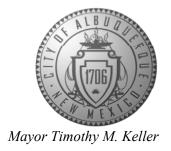
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



October 25, 2021

Matt Satches, PE Bohannan Huston, Inc. 7500 Jefferson St NE Albuquerque, NM 87109

RE: US Eagle Credit Union - Academy

5420 Academy RD NE Grading & Drainage Plan

Engineer's Stamp Date: 09/03/21

Hydrology File: E18D046

Dear Mr. Satches:

Based upon the information provided in your submittal received 09/03/2021, the Grading & Drainage Plan is approved for Grading Permit, Building Permit, and SO-19 Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

NM 87103

www.cabq.gov

Please provide the Private Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Private Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

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, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology

Renée C. Brissette

Planning Department



City of Albuquerque

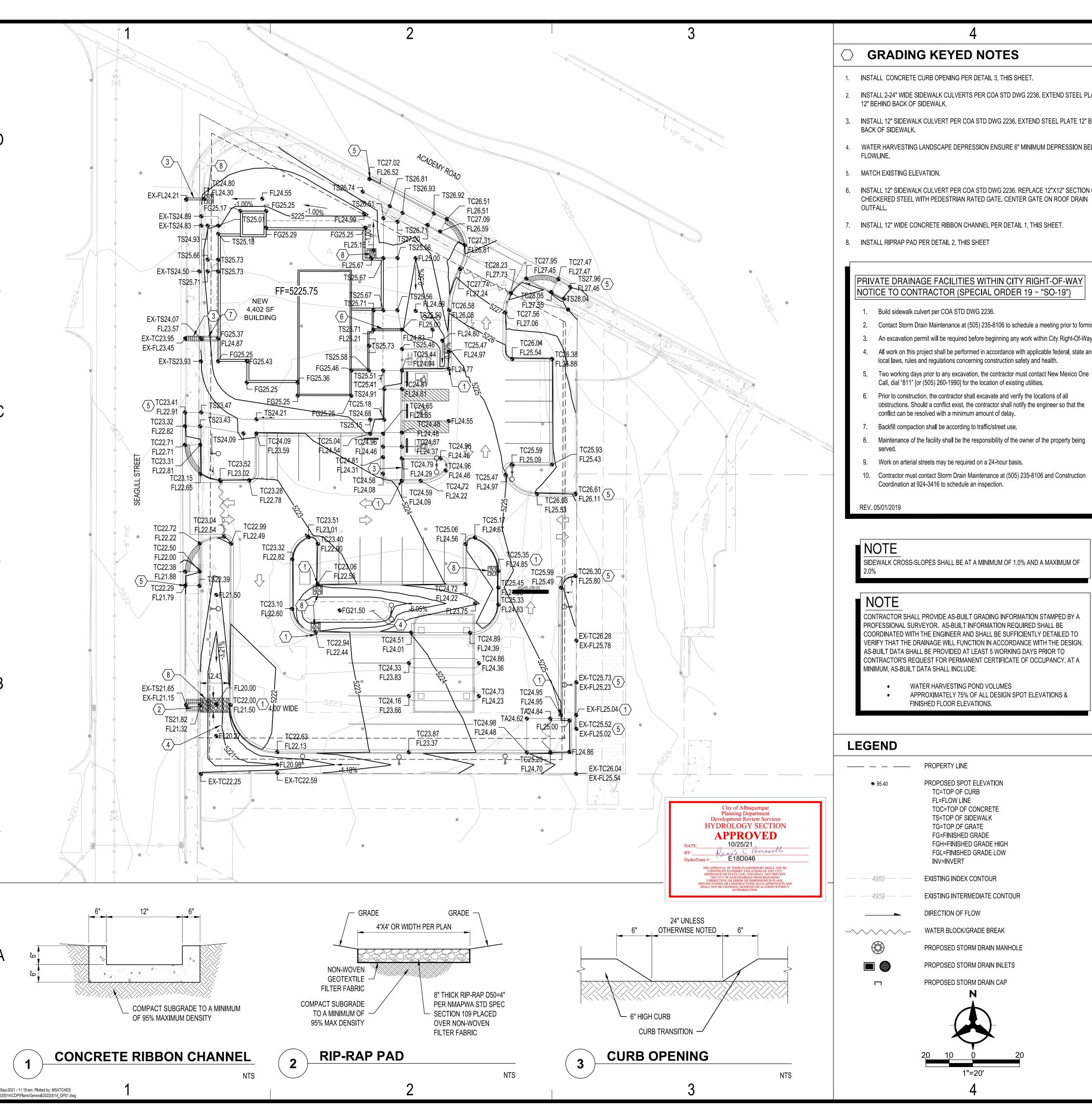
Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title:	Building P	Permit #:	Hydrology File #:				
DRB#:	EPC#:		Work Order#:				
Legal Description:							
City Address:							
Applicant:			Contact:				
Address:							
			E-mail:				
Owner:			Contact:				
Address:							
			E-mail:				
TYPE OF SUBMITTAL:PLA	Γ (# OF LOTS)	RESIDENCE	_ DRB SITE ADMIN SITE				
IS THIS A RESUBMITTAL?:	Yes	No					
DEPARTMENT: TRAFFIC/ T	RANSPORTATION _	HYDROLOG	Y/ DRAINAGE				
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTON CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENTON ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAY TRAFFIC IMPACT STUDY (TIEST) OTHER (SPECIFY) PRE-DESIGN MEETING?	PERMIT APPLIC OUT (TCL)	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 FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)					
DATE SUBMITTED:	By:						

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:____

FEE PAID:



GRADING KEYED NOTES

- 1. INSTALL CONCRETE CURB OPENING PER DETAIL 3, THIS SHEET.
- 2. INSTALL 2-24" WIDE SIDEWALK CULVERTS PER COA STD DWG 2236, EXTEND STEEL PLATE
- 3. INSTALL 12" SIDEWALK CULVERT PER COA STD DWG 2236. EXTEND STEEL PLATE 12" BEHIND BACK OF SIDEWALK.
- WATER HARVESTING LANDSCAPE DEPRESSION ENSURE 6" MINIMUM DEPRESSION BELOW
- 5. MATCH EXISTING ELEVATION.
- INSTALL 12" SIDEWALK CULVERT PER COA STD DWG 2236. REPLACE 12"X12" SECTION OF CHECKERED STEEL WITH PEDESTRIAN RATED GATE. CENTER GATE ON ROOF DRAIN
- INSTALL 12" WIDE CONCRETE RIBBON CHANNEL PER DETAIL 1, THIS SHEET.
- 8. INSTALL RIPRAP PAD PER DETAIL 2, THIS SHEET

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19 ~ "SO-19")

- Build sidewalk culvert per COA STD DWG 2236.
- Contact Storm Drain Maintenance at (505) 235-8106 to schedule a meeting prior to forming.
- An excavation permit will be required before beginning any work within City Right-Of-Way. All work on this project shall be performed in accordance with applicable federal, state and
- local laws, rules and regulations concerning construction safety and health.
- Call, dial "811" [or (505) 260-1990] for the location of existing utilities. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the
- Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being
- Work on arterial streets may be required on a 24-hour basis.
- 10. Contractor must contact Storm Drain Maintenance at (505) 235-8106 and Construction Coordination at 924-3416 to schedule an inspection.

SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF

CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 5 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

> WATER HARVESTING POND VOLUMES APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

PROPERTY LINE

PROPOSED SPOT ELEVATION TC=TOP OF CURB FL=FLOW LINE TOC=TOP OF CONCRETE TS=TOP OF SIDEWALK TG=TOP OF GRATE FG=FINISHED GRADE FGH=FINISHED GRADE HIGH

FGL=FINISHED GRADE LOW INV=INVERT

EXISTING INDEX CONTOUR

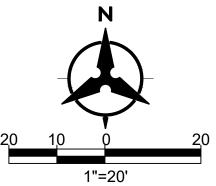
EXISTING INTERMEDIATE CONTOUR DIRECTION OF FLOW

WATER BLOCK/GRADE BREAK

PROPOSED STORM DRAIN MANHOLE

PROPOSED STORM DRAIN INLETS

PROPOSED STORM DRAIN CAP



GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST, AND INCLUDED IN THE GMP.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY

WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE INSPECTOR. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/-0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/-0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS SURVEY DATA TO ENSURE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SURVEY SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE THE STATE OF NEW MEXICO. THE AS-BUILT DRAWING SHALL BE CERTIFIED BY THE SURVEYOR OF RECORD.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. **\bigcap** ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE 1 HARD COPY AND 1 ELECTRONIC COPY OF THE EPA STORM WATER POLLUTION PREVENTION PLAN ALONG WITH THE APPROPRIATE SUBMITTAL FEE TO CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO THE START OF SITE DISTURBANCE.





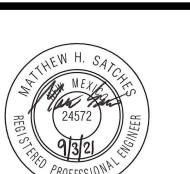
ARCHITECT

15450 South Outer Forty Drive, Suite 300 Chesterfield, MO 63017

NewGround International, Inc. 15450 South Outer Forty Drive, Suite 300 Chesterfield, MO 63017 636.898.8100

CONSULTANTS

Thomas D. Auer, AIA, NCARB



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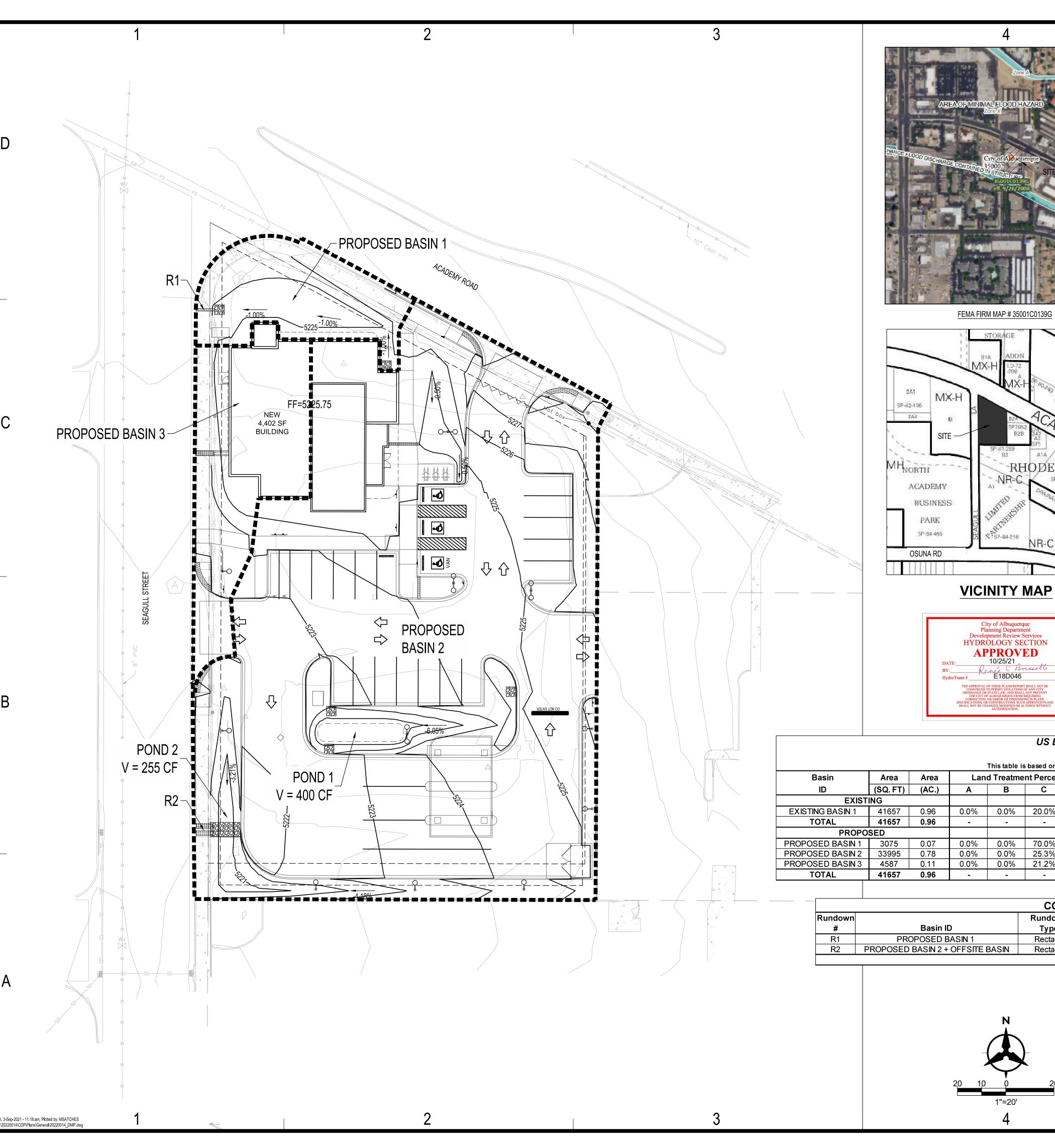
Revisions:

ssue Date: 07/22/2021

Architect: B. Bily Drawn By: PS

Checked By: MS Project Number: 29643-0003

GRADING PLAN



LEGEND

—— — — PROPERTY LINE — — LIMITS OF GRADING ---5025--- Existing index contour ---5024--- Existing intermediate

DRAINAGE BASIN

DRAINAGE NARRATIVE

THE PROJECT IS LOCATED ON THE NORTHEAST CORNER OF ACADEMY RD AND SEAGULL ST. THE PROPOSED FACILITY IS A COMPLETE DEMOLITION OF THE EXISTING PHILLIPS 66 GAS STATION AND PROWASH CARWASH BEING REPLACED WITH AN ENTIRELY NEW US EAGLE CREDIT UNION FACILITY. PER FEMA COMMUNITY MAP PANEL #35001C0139G, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN. THE SITE IS IN RAINFALL ZONE 3.

THE SITE IS CURRENTLY DEVELOPED AND ALMOST ENTIRELY IMPERVIOUS MINUS A FEW LANDSCAPE AREAS. THE SITE SLOPES GENERALLY FROM NORTHEAST TO SOUTHWEST. THERE IS NO ONSITE STORM DRAINAGE INFRASTRUCTURE. THE SITE SHEET FLOWS AND FREE DISCHARGES INTO SEAGULL ST WHERE IT IS COLLECTED BY INFRASTRUCTURE WITHIN THE RIGHT OF WAY.

THE SITE ITSELF IS 0.96 ACRES, AND DISCHARGES APPROXIMATELY 4.04 CFS TO THE RIGHT OF WAY. THE EXISTING SITE ANTICIPATES OFFSITE SHEET FLOW FROM THE EAST. ACCORDING THE COA HYDROLOGY FILE #E18D046 THE OFFSITE FLOW COMING ONTO THE SITE FROM THE EAST IS APPROXIMATELY 1.6 CFS.

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH THE RECENT ADOPTION OF THE NEW DEVELOPMENT PROCESS MANUAL, SPECIFICALLY CHAPTER 6 (DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL). LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT.

THE PROPOSED SITE WILL FOLLOW THE SAME EXISTING DRAINAGE SCHEME AND OUTFALL LOCATION. THE SITE IS DIVIDED INTO 3 PROPOSED BASINS.

BASIN 1 IS LOCATED ON THE NORTHWEST CORNER OF THE SITE. THIS BASIN SHEET FLOWS TO THE WEST WHERE IT ULTIMATELY OUTFALLS INTO SEAGULL ST. BASIN 2 COVERS THE MAJORITY OF THE SITE. THIS BASIN CONTAINS THE PROPOSED BUILDING ALONG WITH ASPHALT PAVEMENT FOR PARKING AND DRIVE AISLE. THE BASIN GENERALLY FLOWS FROM THE NORTHEAST TO THE SOUTHWEST WHERE THE FLOW DISCHARGES INTO SEAGULL ST. BASIN 3 IS LOCATED ON THE WEST SIDE OF THE SITE AND DIRECTLY DISCHARGES INTO SEAGULL ST.

CONDITIONS. THE PROPOSED SITE WILL FREE DISCHARGE INTO THE RIGHT OF WAY, SIMILAR TO EXISTING

STORMWATER QUALITY PONDING IS A BEST PRACTICE. SO A PROPOSED POND IS LOCATED IN TWO LANDSCAPED AREAS SHOWN ON THE DRAINAGE MANAGEMENT PLAN. THESE PONDS PROVIDE 655 CF OF ONSITE STORAGE.

CONCLUSION:

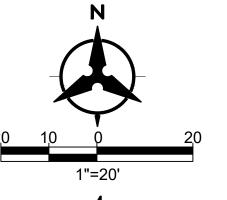
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS LESS THAN EXISTING CONDITIONS. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING COA HYDROLOGY BUILDING PERMIT & SO-19

US EAGLE FCU ACADEMY

MX-M

Basin Data Table This table is based on the DPM Section 6-2, Zone: 3													
Basin	Area	Area	Land Treatment Percentages			Q(100yr)	Q(100yr)	V(100yr)	V _(100yr-6hr)	V _(100yr-24hr)	Weighted	SW Quality	
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	Curve #	(CF)
EXISTING													
EXISTING BASIN 1	41657	0.96	0.0%	0.0%	20.0%	80.0%	4.23	4.04	2.28	7922	9060	96	N/A
TOTAL	41657	0.96	-	=	-	-	-	4.04	-	7922	9060		N/A
PROPOSED													
PROPOSED BASIN 1	3075	0.07	0.0%	0.0%	70.0%	30.0%	3.57	0.25	1.54	394	425	90	20
PROPOSED BASIN 2	33995	0.78	0.0%	0.0%	25.3%	74.7%	4.16	3.24	2.20	6240	7107	95	550
PROPOSED BASIN 3	4587	0.11	0.0%	0.0%	21.2%	78.8%	4.21	0.44	2.26	866	989	95	78
TOTAL	41657	0.96	-	-	-	-	-	3.94	-	7500	8522		648

CONCRETE RUNDOWN TABLE											
undown		Rundown	Actual	Capacity	Channel	Channel	Minimum	Capacity			
#	Basin ID	Type	Flow	Weir (CFS)	Width ft	Height ft	Slope	Mannings (CFS)			
R1	PROPOSED BASIN 1	Rectang	0.25	0.94	1.00	0.50	1.15%	2.43			
R2	PROPOSED BASIN 2 + OFFSITE BASIN	Rectang	4.84	7.50	4.00	0.50	2.82%	20.84			
		Weir Eq: Q=2.65L(h^1.5) - **					Capacity Based on Manning's Eq w/ N=0.013 - *				







ARCHITECT Thomas D. Auer, AIA, NCARB 15450 South Outer Forty Drive, Suite 300 Chesterfield, MO 63017

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THE TOTAL RUNOFF FROM THE SITE IS 3.94 CFS. THIS IS LESS THAN THE 4.04 TOTAL CFS IN EXISTING

THIS SITE IS REQUIRED TO INCORPORATE 648 CF OF STORMWATER QUALITY PONDING ONSITE.

redit deral **O** Academy Bra Albuquerque,

Branch que, New

Issue Date: 07/22/2021 Architect: B. Bily Drawn By: PS

Checked By: MS Project Number: 29643-0003 DRAINAGE

MANAGEMENT PLAN