

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 25, 2021

Matt Satches, PE
Bohannon 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

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.

NM 87103

www.cabq.gov

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
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

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:

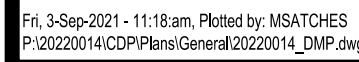
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



Fri, 3-Sep-2021 - 11:19:am, Plotted by: MSATCHES
P:\20220014\CDR\Plans\General\20220014_GRP01.dwg

C-200



CONCRETE RUNDOWN TABLE								
Rundown #	Basin ID	Rundown Type	Actual Flow	Capacity Weir (CFS)	Channel Width ft	Channel Height ft	Minimum Slope	Capacity Mannings (CF)
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: $Q=2.65L(h^{1.5}) \cdot **$

Capacity Based on Manning's Eq w/ $N=0.013$



5

— — — — —	PROPERTY LINE
— — — — —	LIMITS OF GRADING
— — — — —5025— —	EXISTING INDEX CONTOUR
— — — — —5024— —	EXISTING INTERMEDIATE CONTOUR
— — — — —5025— —	PROPOSED INDEX CONTOUR
— — — — —5024— —	PROPOSED INTERMEDIATE CONTOUR
■ ■ ■ ■ ■	DRAINAGE BASIN

INTRODUCTION

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.

EXISTING CONDITIONS

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 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.

METHODOLOGY

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.

PROPOSED

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.

THE TOTAL RUNOFF FROM THE SITE IS 3.94 CFS. THIS IS LESS THAN THE 4.04 TOTAL CFS IN EXISTING CONDITIONS. THE PROPOSED SITE WILL FREE DISCHARGE INTO THE RIGHT OF WAY, SIMILAR TO EXISTING CONDITIONS.

THIS SITE IS REQUIRED TO INCORPORATE 648 CF OF STORMWATER QUALITY PONDING ONSITE. 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-1 APPROVAL.

ARCHITECT

Thomas D. Auer, AIA, NCARB
15450 South Outer Forty Drive, Suite 300
Chesterfield, MO 63017
636.898.8100

CONSULTANTS

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15450 South Outer Forty Drive, Suite 300
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636.898.8100



DO NOT REPRODUCE

This document contains confidential information, and is an instrument of service and property of the architect. It shall not be used on other projects of for extension of this project without the Architect's written approval

US Eagle Federal Credit Union

Academy Branch

Academy Branch
Albuquerque, New Mexico

Revisions:

Issue Date: 07/22/2021

Architect: B. Bily

Drawn By: PS

Checked By: MS

Project Number: 29643-0003

Title: **DRAINAGE
MANAGEMENT PLAN**

Sheet No.

DMP00