



June 18, 2015

Ronald Bohannon, PE  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: Skilled Nursing Facility, 1610 Renaissance Blvd NE  
Grading and Drainage Plan  
Engineer's Stamp Date 5-21-2015 (File: F16-D017)**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 5-22-15, the above referenced Grading Plan cannot be approved for DRB action on the Site Development Plan for Building Permit until the following comments are addressed:

- 1) Provide 100-year storm flow computations for existing and proposed conditions. Show basin boundaries. Also provide first flush computations.
- 2) Demonstrate that the site is discharging the allowable flow per the "Renaissance Drainage Master Plan". Label the existing sidewalk culvert on Commerce Drive, culvert size, and flow discharge onto Commerce Drive. Show existing flowline elevation at the outlet of the existing culvert.
- 3) Label existing spot elevations around the perimeter of the site to show relationship of new grades to existing surrounding grades. Indicate that the grading of the site does not adversely impact the property to the south.
- 4) Label pond sizes along with first flush volumes within each pond. Demonstrate that they meet requirements for proposed detention or retention of storm flow.
- 5) Label all proposed storm drain sizes, top of grate elevations, and flow that the storm drain is conveying. Show which way the roof is draining.
- 6) Call out curb cuts as applicable on the east side of the site if the parking lot is draining to Pond 1.

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# CITY OF ALBUQUERQUE



- 7) There is concern about the location of the inlet shown on the upstream side of a wall labeled for Pond 1 (IE=5086.00). Was it meant to place this inlet in the bottom of Pond 1 for detention purposes?

If you have any questions, you can contact me at 924-3924.

Sincerely,

A handwritten signature in red ink, appearing to read 'Jeanne Wolfenbarger', is positioned below the word 'Sincerely,'.

Jeanne Wolfenbarger, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

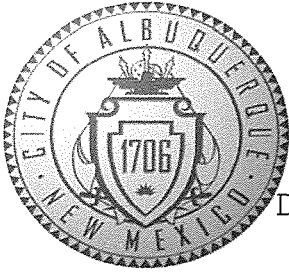
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# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Skilled Nursing Facility City Drainage #: \_\_\_\_\_  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: TR 8-A Plat of Tracts 8-A and 8-B Renaissance Center  
 City Address: 1610 Renaissance Blvd NE Albuquerque NM 87107

**Engineering Firm:** Tierra West, LLC Contact: Joel Hernandez  
 Address: 5571 Midway Park Place NE Albuquerque NM 87109  
 Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jdhernandez@tierrawestllc.com

**Owner:** AS Realty Investors Contact: Adam Sclesinger  
 Address: 3710 S. Robertson Blvd Suite 201 Culver City CA 90232  
 Phone#: 310-936-9395 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** Bixler Managment Contact: Mark Bixler  
 Address: \_\_\_\_\_  
 Phone#: 870-653-3382 Fax#: \_\_\_\_\_ E-mail: mbixler@bixlermanagement.com

**Surveyor:** Precision Surveys, Inc. Contact: Larry Medrano  
 Address: P.O. Box 90636 Albuquerque, NM 87199  
 Phone#: 505-856-5700 Fax#: \_\_\_\_\_ E-mail: larry@presurv.com

**Contractor:** TBD 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 (SPECIFY)

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

DATE SUBMITTED: 05/22/2015 By: Joel Hernandez

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



**EROSION CONTROL NOTES:**

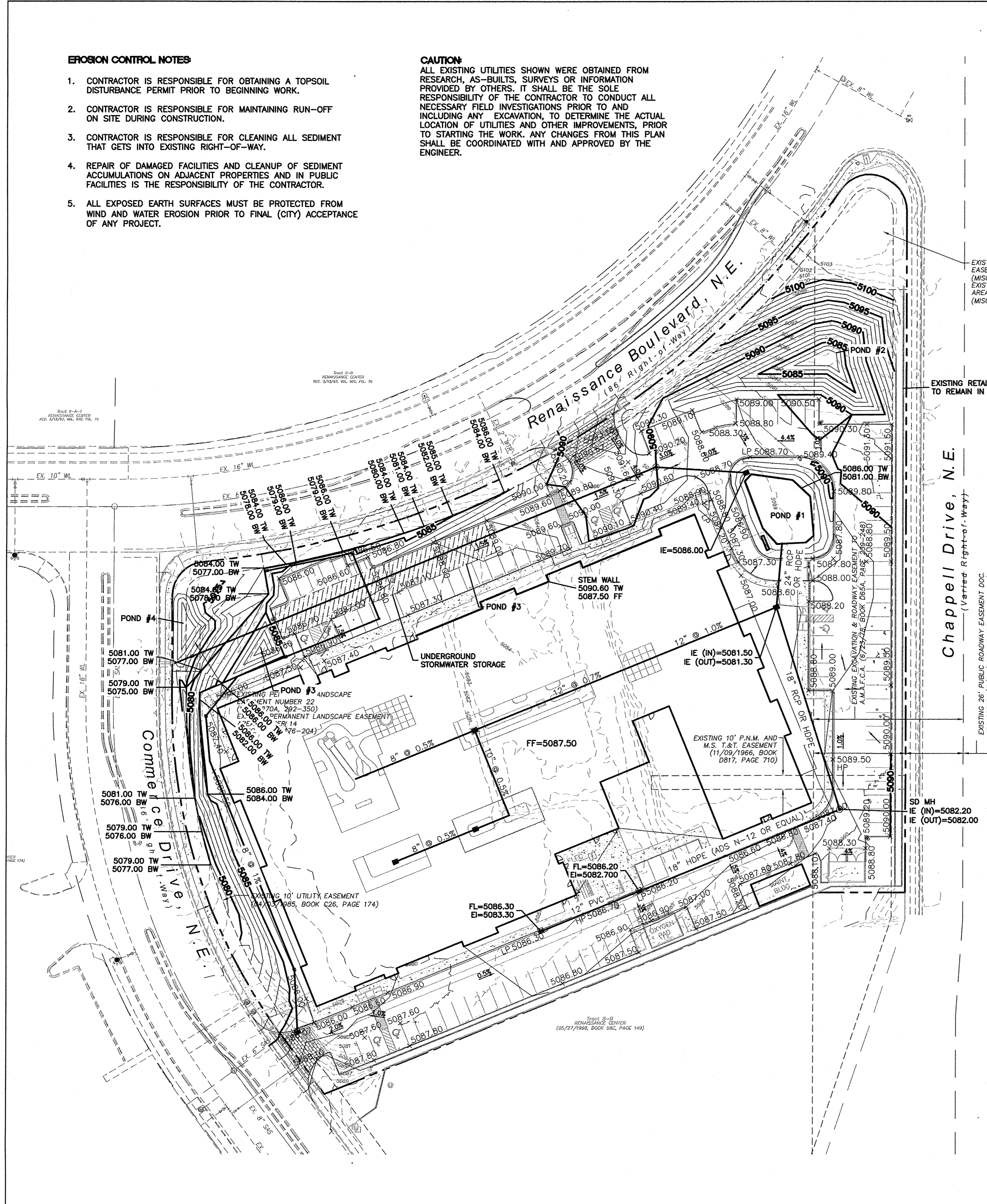
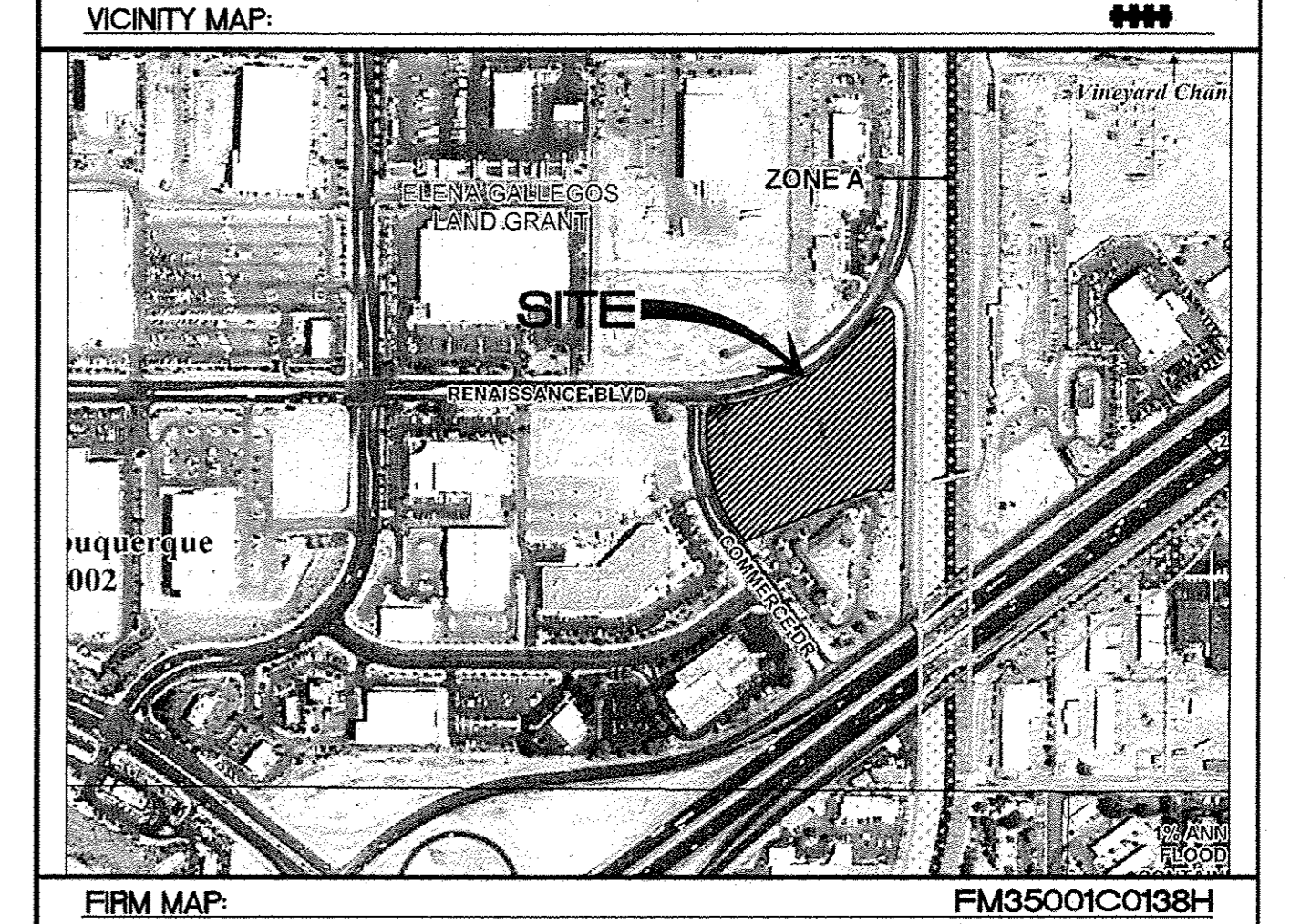
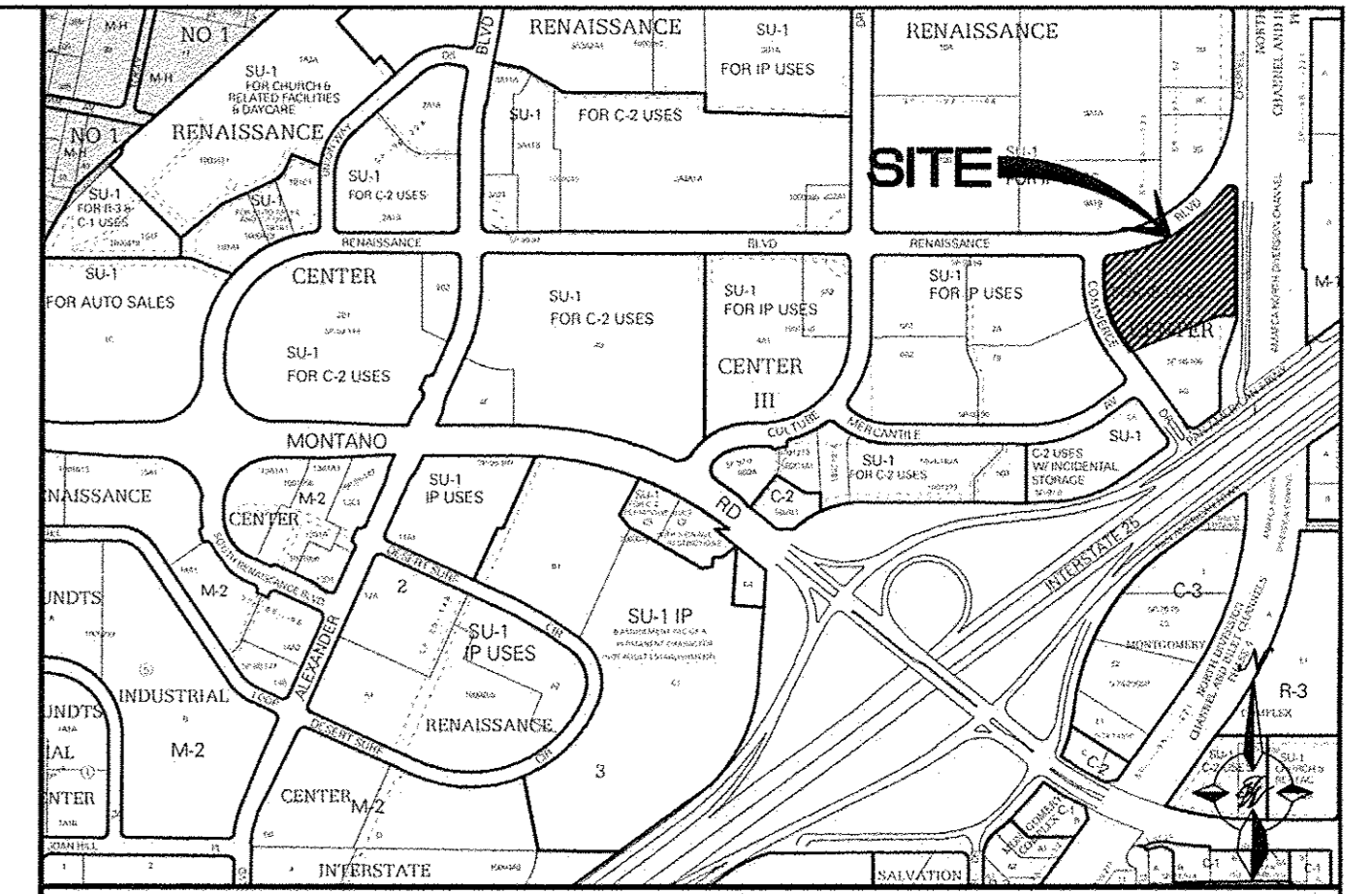
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**CAUTION:**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- 6010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 — EXISTING CONTOUR MAJOR
- 5011 — EXISTING CONTOUR MINOR
- x 5048.25 — EXISTING SPOT ELEVATION

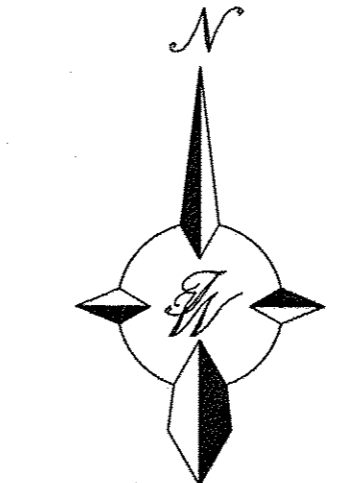


EXISTING PERMANENT LANDSCAPE EASEMENT No. 4 (MISC. 270A, 292-350)  
EXISTING COMMON LANDSCAPE AREA No. 2 (MISC. 337A, 176-204)

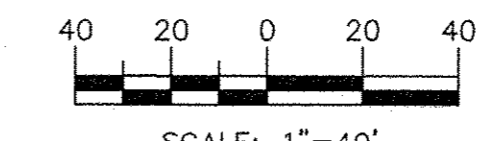
EXISTING RETAINING WALL TO REMAIN IN PLACE

Chappell Drive, N.E.  
(Varied Right-of-Way)

EXISTING 26' PUBLIC ROADWAY EASEMENT DOC #89 23315, (3/24/86, MISC. 334A, 424-427)



GRAPHIC SCALE



SCALE: 1"=40'

**Location**

The project site is Tract 8-A of the Renaissance Center located on the southeast corner of Commerce Drive and Renaissance Boulevard, NE. The site is bounded by Renaissance Boulevard on the north, Commerce Drive on the west, Chappell Road on the east, and Tract 8-B to the south which is an existing hotel.

**Purpose**

The purpose of this drainage report is to present a drainage solution for the proposed development consisting of a single-story building for a skilled nursing facility and associated parking facility. We are requesting conceptual grading approval and Site Development Plan for Building Permit approval.

**Existing Drainage Conditions**

The site falls within the approved Renaissance Drainage Master Plan, and is currently undeveloped, although previously rough graded with two pads. The plan allows a controlled release runoff of 0.10 cfs per acre from each tract. The existing conditions were analyzed using the criteria set by the City of Albuquerque DPM.

Existing conditions, analyzed as a single basin with a runoff rate of 15.3 cfs, generally sheet flows from the southeast to the northwest portion of the site discharging onto Commerce Drive through a sidewalk culvert near the Renaissance Boulevard intersection. No offsite runoff enters the site.

The site is located outside any mapped 100 year floodplain, as indicated on FEMA FIRM Map 35001C0138H.

**Proposed Drainage Management**

Drainage from the majority of the developed site will be collected through a network of storm drain pipes and routed through a series of above-ground detention ponds and an underground detention storage system, such as StormChamber, before releasing flows onto Commerce Drive at the existing sidewalk culvert location where the site currently flows. An area at the northeast portion of the site will flow into a pond which has adequate capacity for full retention.

First flush management will be achieved by routing all flows from the proposed impervious areas through the detention ponds which are sized to detain the calculated first-flush volumes. The underground storm detention system will also be used for first-flush management by combining it with a sediment trap.

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

**ROUGH GRADING APPROVAL**

DATE

	<b>SKILLED NURSING FACILITY RENAISSANCE CENTER</b>	DRAWN BY DY
	<b>CONCEPTUAL GRADING AND DRAINAGE PLAN</b>	DATE 5/21/15
		2014088-GRE
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # <b>C2</b>
RONALD R. BOHANNAN P.E. #7988		JOB # 2014088