



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Frito Lay Maintenance Building City Drainage #: F16/D51
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 9-A-1-A, Renaissance Center
City Address: 1550 Mission Ave. NE

Engineering Firm: Tierra West LLC Contact: Ronald R. Bohannon
Address: 5571 Midway Park Place, NE, Albuquerque, NM 87109
Phone#: 505-858-3100 Fax#: _____ E-mail: rrb@tierrawestllc.com

Owner: Frito-Lay North America, Inc. Contact: Issac Johnson
Address: 7701 Legacy Drive, Plano, TX 75024
Phone#: 972-334-3987 Fax#: _____ E-mail: Isaac.D.Johnson@pepsico.com

Architect: Scott Anderson Architects Contact: Scott Anderson
Address: 7604 Rio Penasco NW, Suite 204, Albuquerque, NM 87120
Phone#: 505-401-7575 Fax#: _____ E-mail: andersonscottc@comcast.net

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 (SPECIFY) _____

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

DATE SUBMITTED: 8-6-14

By: [Signature]

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

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

TIERRA WEST, LLC

August 6, 2014

Mr. Curtis Cherne
City Hydrologist
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: GRADING PLAN FOR BUILDING PERMIT SUBMITTAL (F16/D51)
FRITO LAY, 1550 MISSION AVE. NE**

Dear Mr. Cherne:

Tierra West LLC, on behalf of our client, respectfully submits and requests approval of the enclosed Grading Plan for Building Permit. Frito Lay proposes to construct the maintenance building proposed in the original Building Permit Set that was shown as a future expansion. The only difference is the location of the building. Since the building was already accounted for in the original submittal there is not an increase in impervious area or storm water runoff from the site.

This project was approved for grading and drainage September 10, 1998 and the construction of this building will not alter that grading plan. There exists retention ponds on the site that act as water harvesting areas and capture the first flush storm water prior to the storm water entering the storm sewer system.

Please review the enclosed Grading Plan and let us know if you have any comments or questions. Otherwise please approve the Grading Plan for Building Permit.

Sincerely,



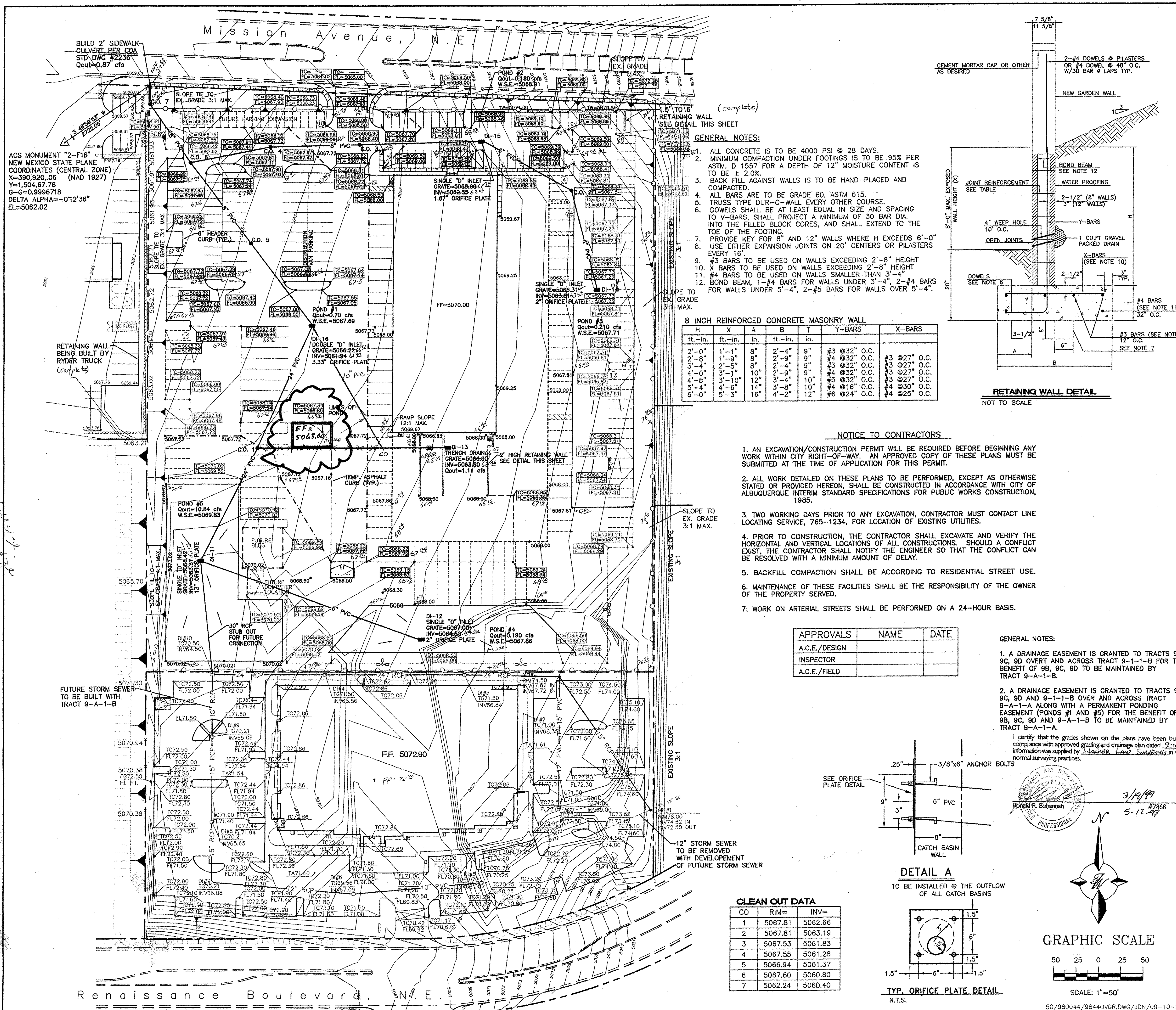
Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2012068

RRB/jn/jf

Z:\2012\2012068 Frito Lay\Working Documents\2012068 14-08-06 Curtis Cherne drainage submittal letter.docx



GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DRAINAGE WALLS ARE TO BE 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT.
- #4 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT.
- #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4".
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

8 INCH REINFORCED CONCRETE MASONRY WALL

H	X	A	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.	ft.-in.	in.		
2'-0"	1'-1"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
2'-8"	1'-9"	8"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
3'-4"	2'-5"	8"	2'-4"	9"	#3 @32" O.C.	#3 @27" O.C.
4'-0"	3'-1"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	3'-10"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	4'-6"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	5'-3"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

NOTICE TO CONTRACTORS

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

APPROVALS

NAME	DATE
A.C.E./DESIGN	
INSPECTOR	
A.C.E./FIELD	

GENERAL NOTES:

- A DRAINAGE EASEMENT IS GRANTED TO TRACTS 9B, 9C, 9D OVERT AND ACROSS TRACT 9-1-1-B FOR THE BENEFIT OF 9B, 9C, 9D TO BE MAINTAINED BY TRACT 9-A-1-B.
- A DRAINAGE EASEMENT IS GRANTED TO TRACTS 9B, 9C, 9D AND 9-1-1-B OVER AND ACROSS TRACT 9-A-1-A ALONG WITH A PERMANENT PONDING EASEMENT (PONDS #1 AND #5) FOR THE BENEFIT OF 9B, 9C, 9D AND 9-A-1-B TO BE MAINTAINED BY TRACT 9-A-1-A.

I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 9-10-99. Survey information was supplied by *Laurel Law Surveying* in accordance with normal surveying practices.

LEGEND

- EXISTING CURB & GUTTER
- TEMPORARY ASPHALT CURB
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK

ROUGH GRADING APPROVAL

DATE

FRITO LAY

GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

CLEAN OUT DATA

CO	RIM=	INV=
1	5067.81	5062.66
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DETAIL A

TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS

TYP. ORIFICE PLATE DETAIL

N.T.S.

NEIGHBORHOOD MAP

CITY OF ALBUQUERQUE

350002

35000C-0138D

LEGAL DESCRIPTION:

TRACT 9-A-1-A AND 9-A-1-B OF NORTH RENAISSANCE CENTER

EROSION CONTROL PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
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RONALD R. BOHANNAN
P.E. #7868

GRAPHIC SCALE

50 25 0 25 50

SCALE: 1"=50'

CLEAN OUT DATA

CO	RIM=	INV=
1	5067.81	5062.66
2	5067.81	5063.19
3	5067.53	5061.83
4	5067.55	5061.28
5	5066.94	5061.37
6	5067.60	5060.80
7	5062.24	5060.40

DETAIL A

TO BE INSTALLED @ THE OUTFLOW OF ALL CATCH BASINS

TYP. ORIFICE PLATE DETAIL

N.T.S.

NEIGHBORHOOD MAP

CITY OF ALBUQUERQUE

350002

35000C-0138D

LEGAL DESCRIPTION:

TRACT 9-A-1-A AND 9-A-1-B OF NORTH RENAISSANCE CENTER

EROSION CONTROL PLAN NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

ENGINEER'S SEAL

FRITO LAY

GRADING AND DRAINAGE PLAN

TERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

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