

CITY OF ALBUQUERQUE



August 5, 2015

Ronald R. Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

**Re: Dreamstyle Warehouse, 1525 Renaissance
Grading and Drainage Plan
Engineer's Stamp Date 7-21-2015 (F16-D051A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal July 23, 2015, the above referenced plan is approved for Building Permit based on the following condition:

- A recorded "Drainage Easement" for the conveyance of offsite runoff via storm drain pipe across this site will be required prior to Certification of Occupancy.

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. Since the site will be disturbing more than one acre An Erosion and Sediment Control plan will have to be approved prior to building permit approval.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

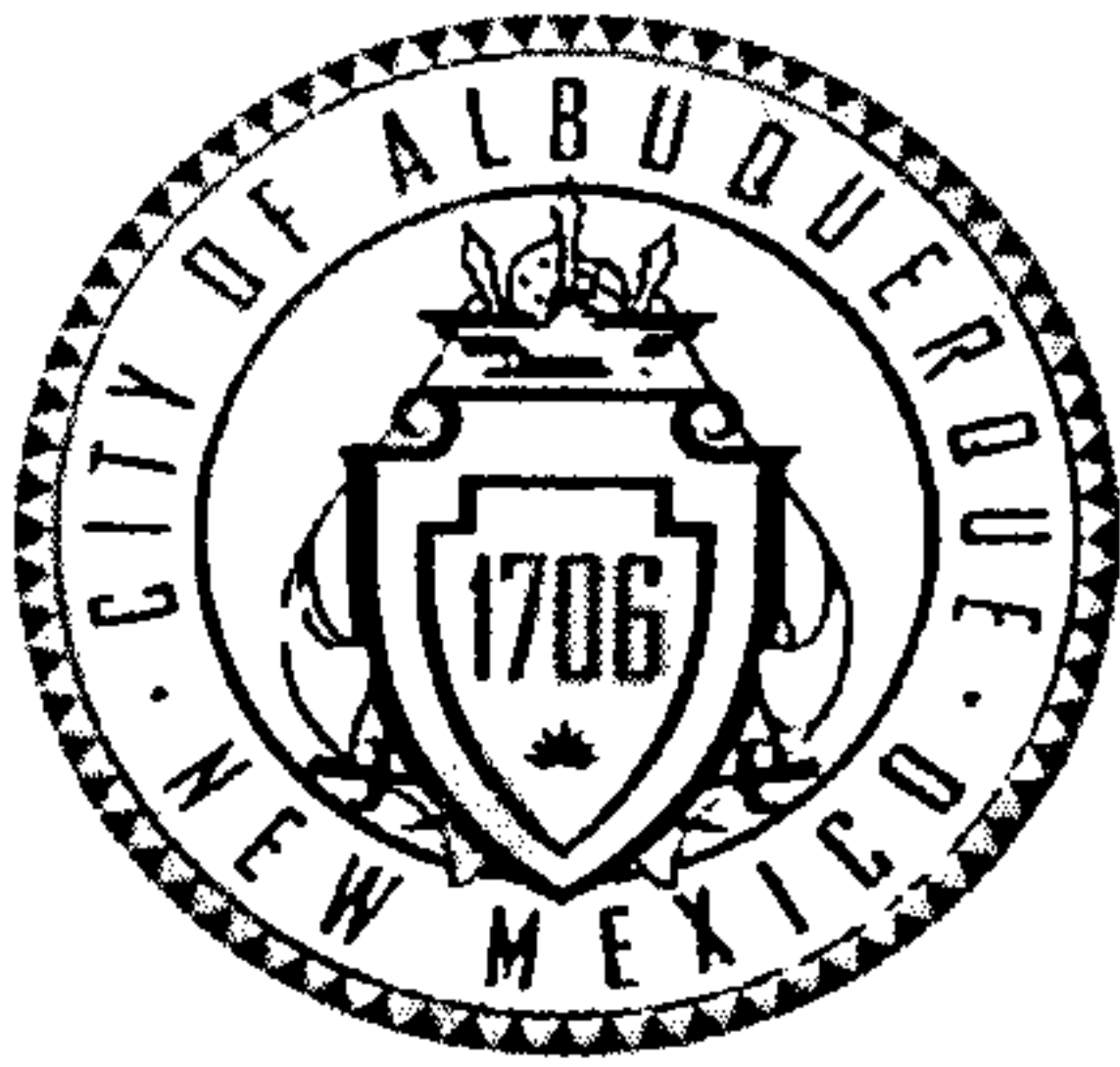
www.cabq.gov

If you have any questions, you can contact me at 924-3999.

Sincerely,

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

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dreamstyle Warehouse City Drainage #: File D051A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR 9A1B PLAT OF TRS 941A 7 9A1B RENAISSANCE CENTER
City Address: 1525 Renaissance Blvd NE Albuquerque NM 87107

Engineering Firm: Tierra West, LLC Contact: _____
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: _____

Owner: Larry Chavez Four Seasons Sunrooms, LLC Contact: Larry Chavez
Address: 7401 Indian School Road NE Albuquerque NM 87110
Phone#: 505-881-3200 Fax#: 505-880-1078 E-mail: lchavez@rbafs.com

Architect: Rick Bennett - Rick Bennett Architects Contact: Rick Bennett
Address: 1104 Park Avenue SW Albuquerque NM 87102
Phone#: 505-350-9811 Fax#: 505-242-6630 E-mail: rick@rba81.com

Surveyor: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

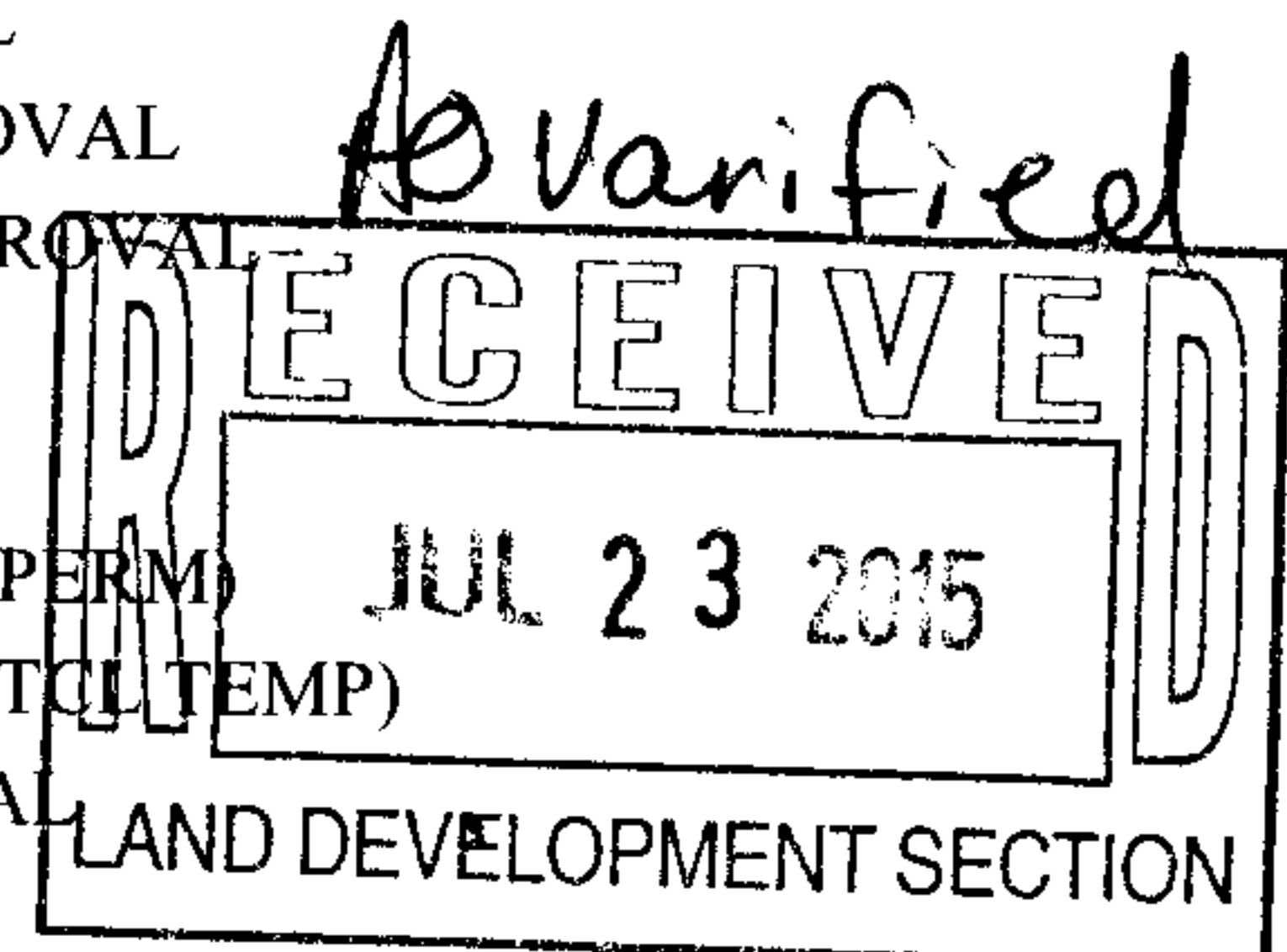
Contractor: Franklins Earthmoving Inc. Contact: John Ellis
Address: P.O. Box 30275 Albuquerque NM 87190
Phone#: 505-975-2878 Fax#: 505-883-2604 E-mail: john@franklinsearthmoving.com

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: 07/21/2015 By: Jonathan Niski

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

Paper Basement on the
Star Drain Pipe from
E to west; the north

CITY OF ALBUQUERQUE



July 16, 2015

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

**RE: Dreamstyle Warehouse, 1525 Renaissance Center
Grading and Drainage Plan
Engineer's Stamp Date 7-15-2015 (File: F16-D051A)**

Dear Mr. Bohannon:

First flush requirements have been waived for this site as per the City Engineer. Further explanation is provided on grading and drainage plan.

Thank you for addressing recent comments and providing the plat. Based upon the information provided in your submittal received 7-15-15, the above referenced Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1) The drainage easement per the provided plat covers surface drainage only. A separate paper easement is required for the underground proposed storm drain that routes flows from off-site. Show the new easement on the grading and drainage plan.

2) On a more minor note, the water block labels need to be revised to point to the new waterblock location near the new entrance. Make sure that both the single D inlet from the previous submittal and the new double D inlet calculations are shown on the newest plan.

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

Sincerely,

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

Orig: Drainage file
c.pdf Addressee via Email



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dreamstyle Warehouse City Drainage #: FILEDOSIA
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR 9A1B PLAT OF TRS 941A 7 9A1B RENAISSANCE CENTER
City Address: 1525 Renaissance Blvd NE Albuquerque NM 87107

Engineering Firm: Tierra West, LLC Contact: _____
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: _____

Owner: Larry Chavez Four Seasons Sunrooms, LLC Contact: Larry Chavez
Address: 7401 Indian School Road NE Albuquerque NM 87110
Phone#: 505-881-3200 Fax#: 505-880-1078 E-mail: lchavez@rbafs.com

Architect: Rick Bennett - Rick Bennett Architects Contact: Rick Bennett
Address: 1104 Park Avenue SW Albuquerque NM 87102
Phone#: 505-350-9811 Fax#: 505-242-6630 E-mail: rick@rba81.com

Surveyor: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

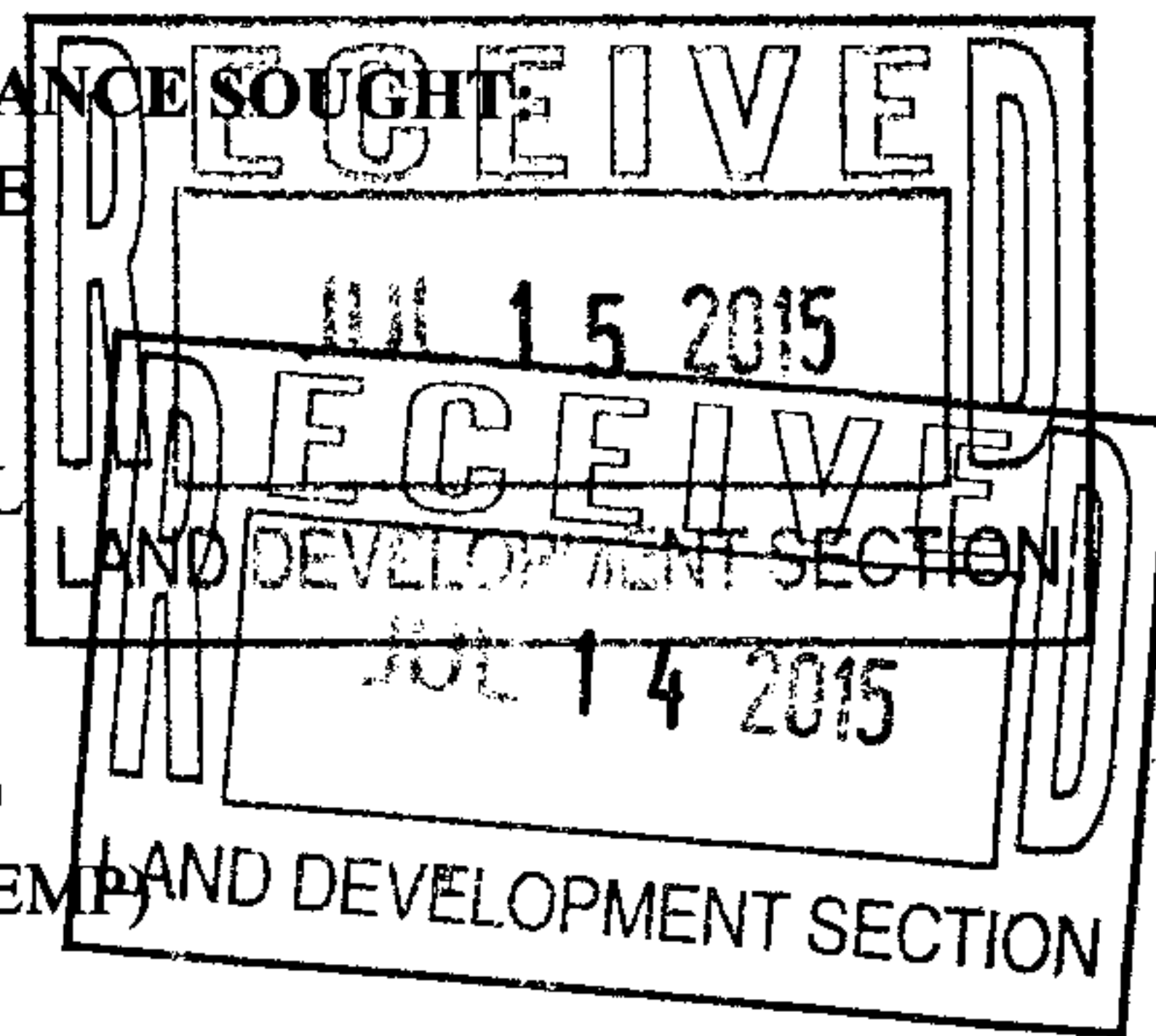
Contractor: Franklins Earthmoving Inc. Contact: John Ellis
Address: P.O. Box 30275 Albuquerque NM 87190
Phone#: 505-975-2878 Fax#: 505-883-2604 E-mail: john@franklinsearthmoving.com

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: 07/15/2015 By: Jonathan Niski

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

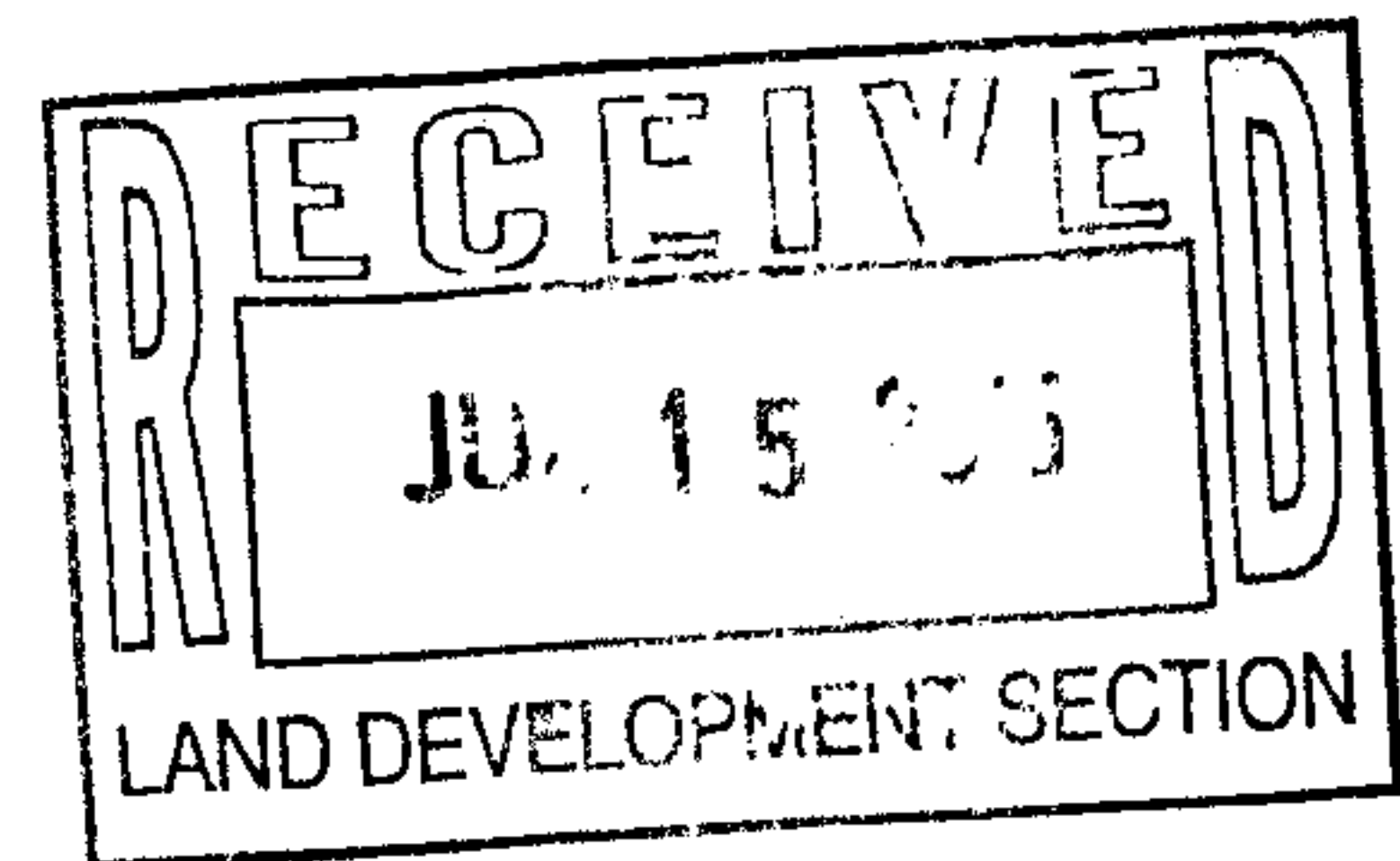
gan

TIERRA WEST, LLC

July 14, 2015

Ms. Jeanne Wolfenbarger, PE
Planning Department- Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: DREAMSTYLE WAREHOUSE
1525 RENAISSANCE CENTER
GRADING AND DRAINAGE PLAN (F16-D051A)**



Dear Ms. Wolfenbarger:

Please find the following responses, addressing your comments dated 06-23-15, listed below:

1. The first flush from the new building site must be retained. The off-site pond ("Pond 5") that is currently proposed to handle first flush does not meet the requirements because it is discharging the first flush at a controlled rate in lieu of retaining it. In addition to options mentioned from the last letter, another option may be to locate the pond just northeast of the new building within the area where the paved parking is shown and relocate the paved parking elsewhere. Along with the proposed change, state how first flush is to be managed on the grading and drainage plan in along with labeled required volumes.
This subject was discussed as it pertains to the soil conditions in the Renaissance Center and it was decided that this area would not be subject to the first flush requirements due to collapsible soils. We have added a statement specific to the Renaissance Center to the Grading Plan stating why this requirement should not be enforced on this project.

Prior to obtaining Building Permit, address the following items:

1. Provide plat for Tract 9A that may show a private easement for the proposed storm drain that routes off-site flows through site. If one is not already provided, a paper easement is required.
The plat is enclosed and shows a blanket drainage easement already exists for the site. The easement covers the pipe/pond as well as surface drainage.
2. In order to control the flow to allowable discharge of 0.66 cfs to the street, revise grades at the entrance.
The grades around the entrance were revised and the total discharge to the street is 0.66 cfs, which matches the allowable discharge amount.
3. The Type "D" drop inlet upstream of Pipe 3 does not show the capacity to handle the amount of flow listed for Pipe 3. Label curb along the west edge and other parking areas if applicable, and have a general note stating that the listed elevations are at the flowline as

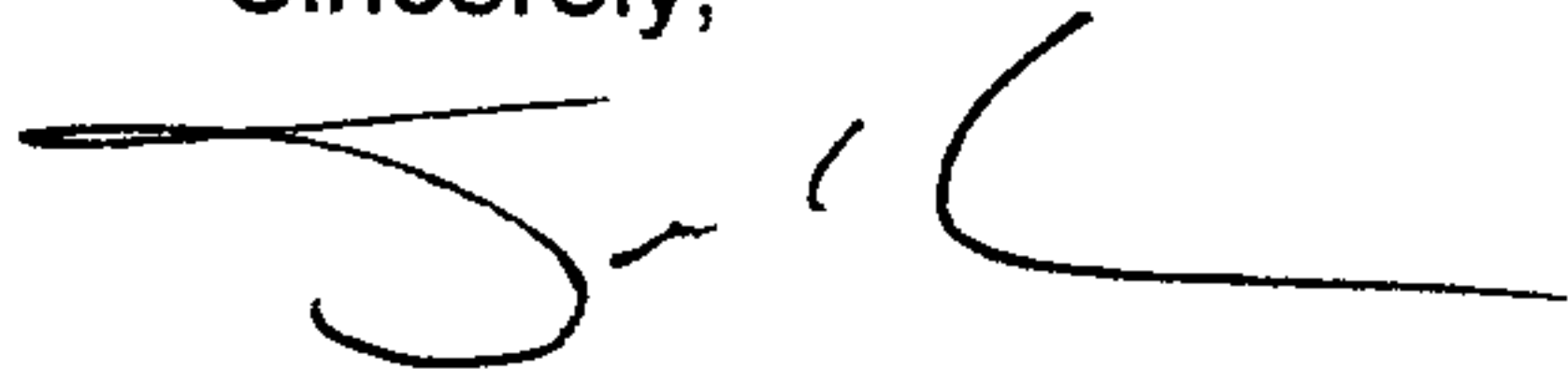
5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

applicable. (There is a discrepancy between the spot elevation of 5071 -40 and the grate elevation of 5071.25 near the northwest corner of the new building where the 5071.25 elevation appears to provide sufficient head to capture the required flow.)

4. **The curb is not called out on the plans as 6-inch header curb. The drop inlet was changed to a double inlet, which has capacity to handle the flows, and the call out for the other drop inlet was changed to match the spot elevation given at that location.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



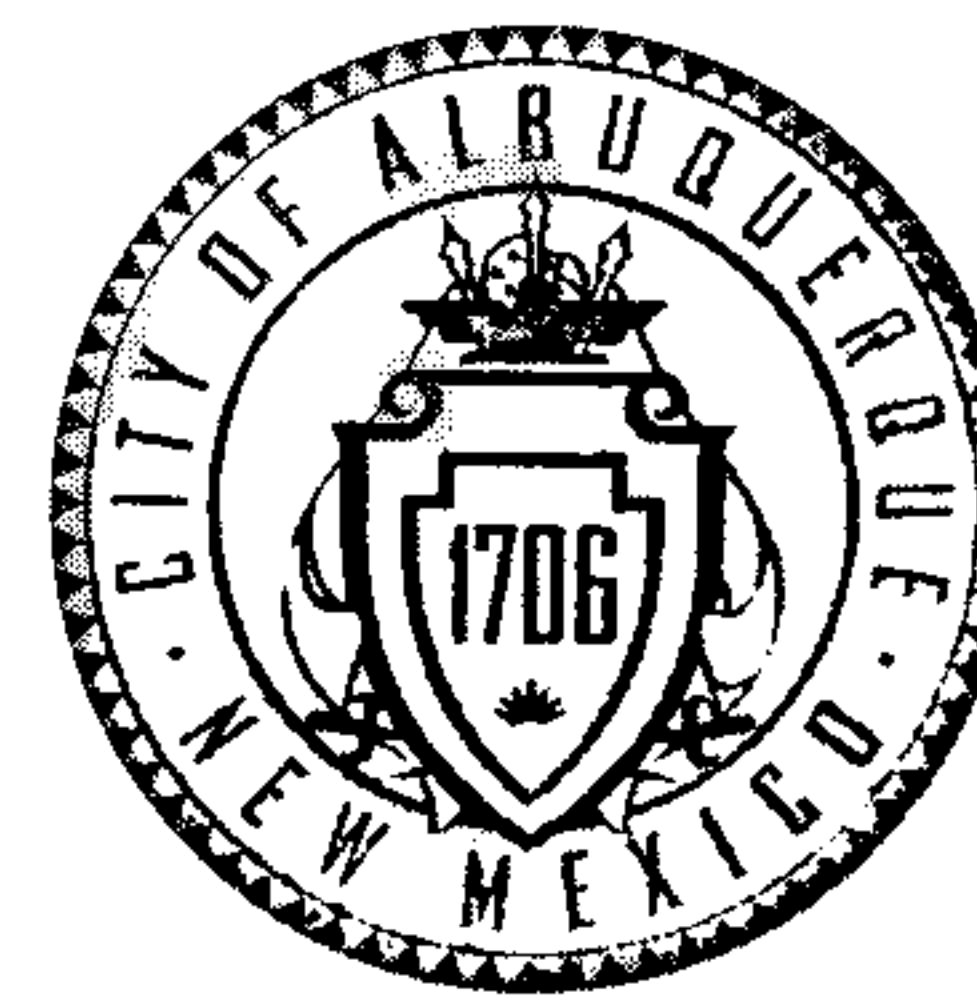
Jonathan D. Niski, PE

JN: 2015009

JN/dc



CITY OF ALBUQUERQUE



June 23, 2015

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

**RE: Dreamstyle Warehouse, 1525 Renaissance Center
Grading and Drainage Plan
Engineer's Stamp Date 6-19-2015 (File: F16-D051A)**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 6-15-15, the above referenced Grading and Drainage Plan cannot be approved for DRB Action on the Site Development Plan for Building Permit until the following comment is addressed:

PO Box 1293

Albuquerque

New Mexico 87103

- 1) The first flush from the new building site must be retained. The off-site pond ("Pond 5") that is currently proposed to handle first flush does not meet the requirements because it is discharging the first flush at a controlled rate in lieu of retaining it. In addition to options mentioned from the last letter, another option may be to locate the pond just northeast of the new building within the area where the paved parking is shown and relocate the paved parking elsewhere. Along with the proposed change, state how first flush is to be managed on the grading and drainage plan in along with labeled required volumes.

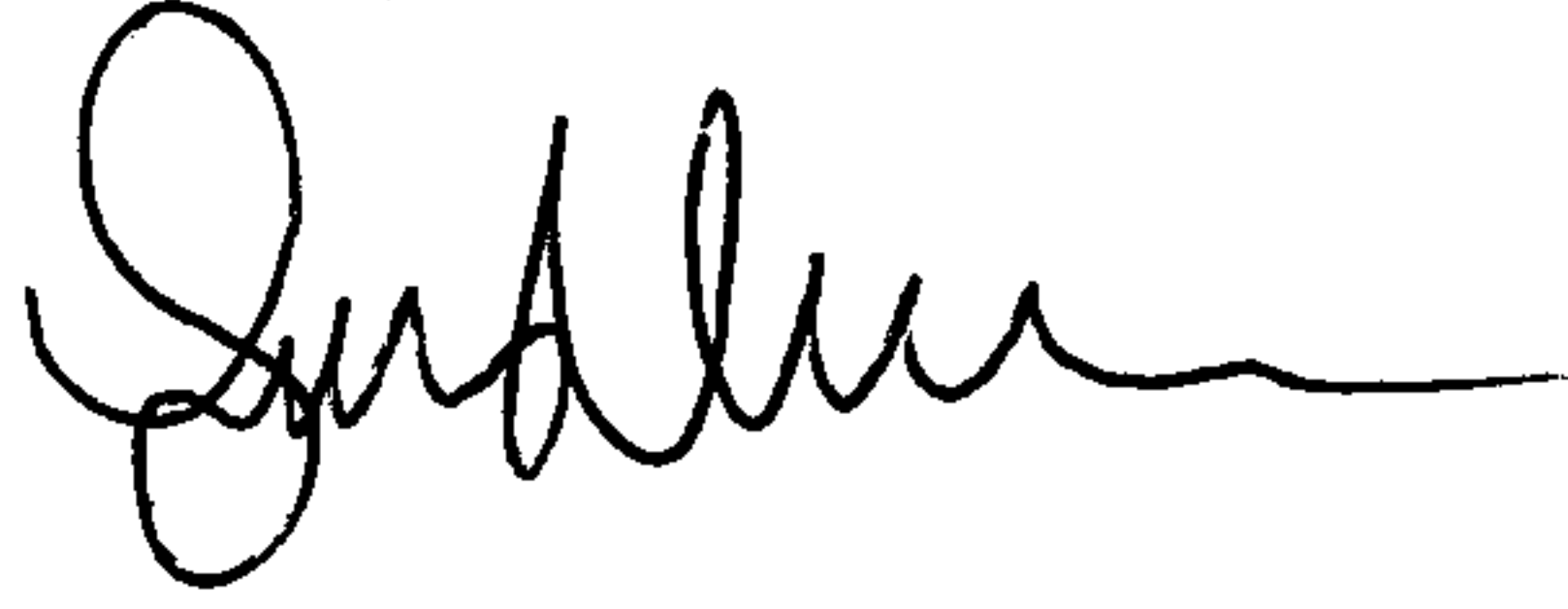
Prior to obtaining Building Permit, address the following items:

www.cabq.gov

- 1) Provide plat for Tract 9A that may show a private easement for the proposed storm drain that routes off-site flows through site. If one is not already provided, a paper easement is required.
- 2) In order to control the flow to allowable discharge of 0.66 cfs to the street, revise grades at the entrance.
- 3) The Type "D" drop inlet upstream of Pipe 3 does not show the capacity to handle the amount of flow listed for Pipe 3. Label curb along the west edge and other parking areas if applicable, and have a general note stating that the listed elevations are at the flowline as applicable. (There is a discrepancy between the spot elevation of 5071.40 and the grate elevation of 5071.25 near the northwest corner of the new building where the 5071.25 elevation appears to provide sufficient head to capture the required flow.)

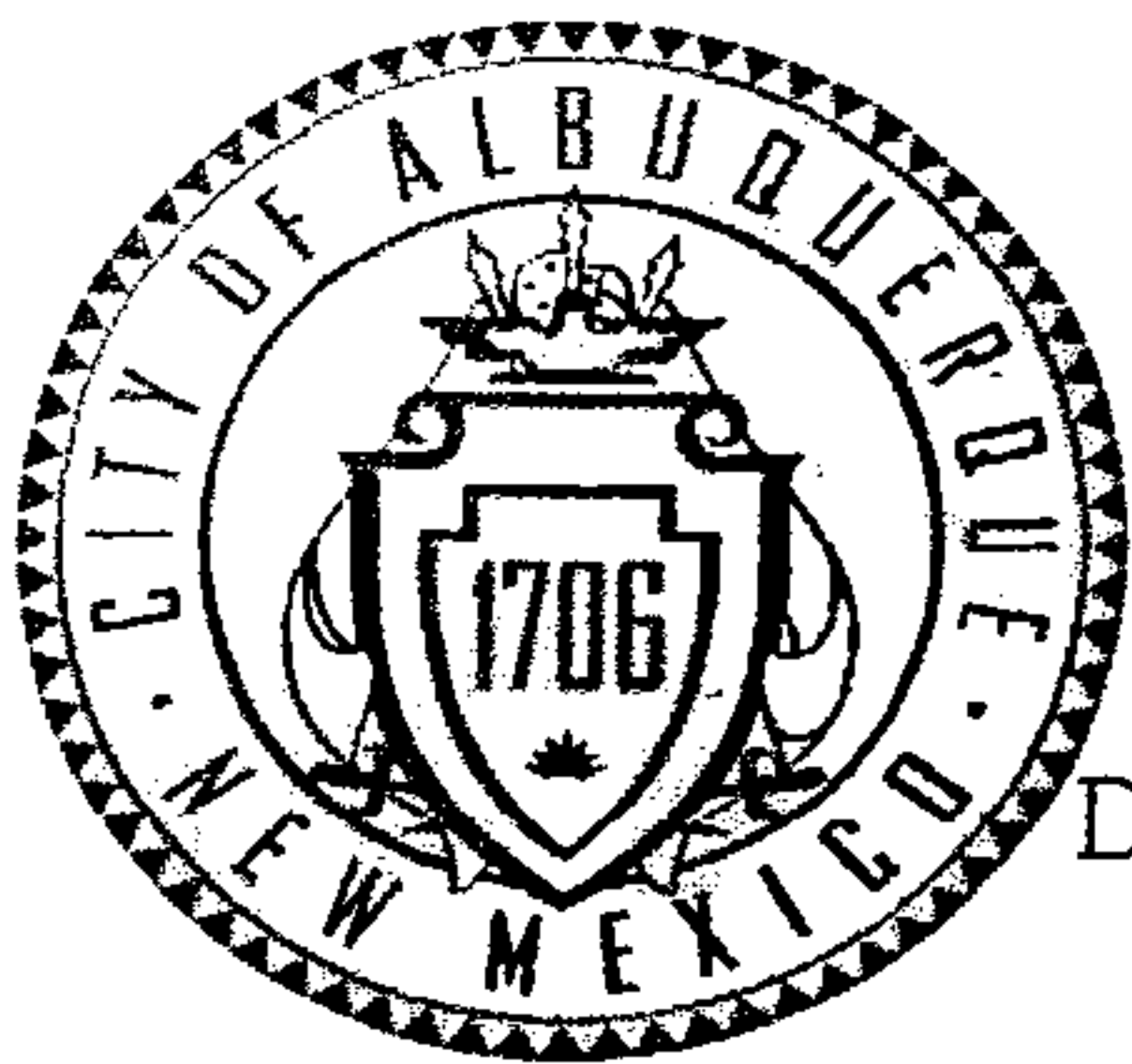
If you have any questions, you can contact me at 924-3924.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeanne Wolfenbarger', with a long horizontal flourish extending to the right.

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

Orig: Drainage file
c.pdf Addressee via Email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dreamstyle Tract 9A

City Drainage #: F16D051A

DRB#: 1010484

EPC#: _____

Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: Tierra West, LLC

Contact: Jon Niski

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100

Fax#: 505-858-1118

E-mail: jniski@tierrawestllc.com

Owner: Larry Chavez

Contact: Larry Chavez

Address: 7401 Indian School Road NE Albuquerque, NM 87110

Phone#: 505-881-3200

Fax#: _____

E-mail: lchavez@rbass.com

Architect: Rick Bennett

Contact: Rick Bennett

Address: 1104 Park Avenue SW Albuquerque, NM 87102

Phone#: 505-242-1859

Fax#: _____

E-mail: rick@rba81.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: Franklin's Earthmoving Inc.

Contact: John W. Ellis

Address: P.O. Box 30275 Albuquerque, NM 87190

Phone#: 505-884-6947

Fax#: _____

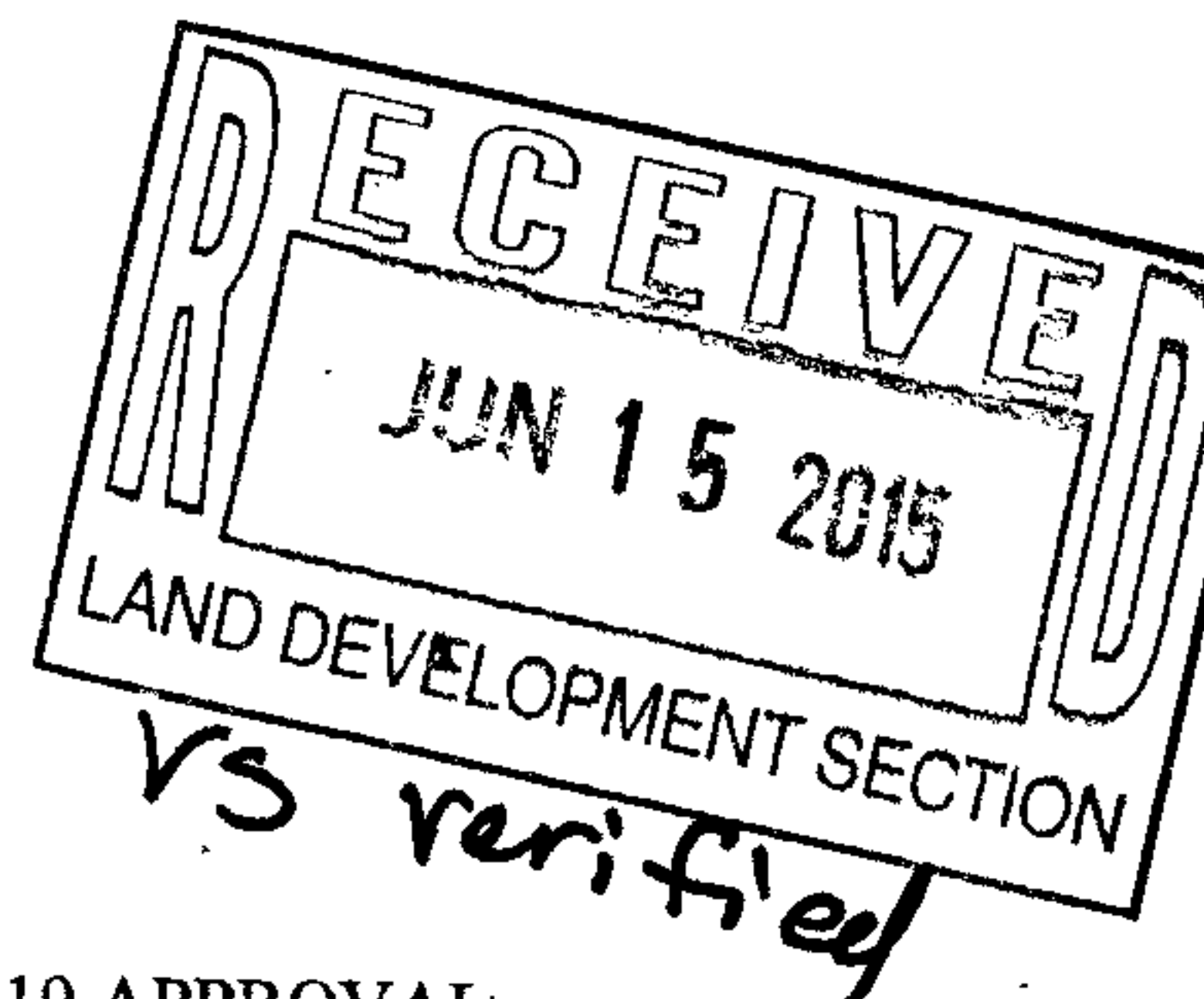
E-mail: john@franklinsearthmoving.com

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: 6-15-2015

By: Jonathan Niski

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:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 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

gaw

TIERRA WEST, LLC

June 10, 2015

Ms. Jeanne Wolfenbarger, PE
Planning Department- Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: DREAMSTYLE WAREHOUSE
1525 RENAISSANCE CENTER
GRADING AND DRAINAGE PLAN (F16-D051A)**

Dear Ms. Wolfenbarger:

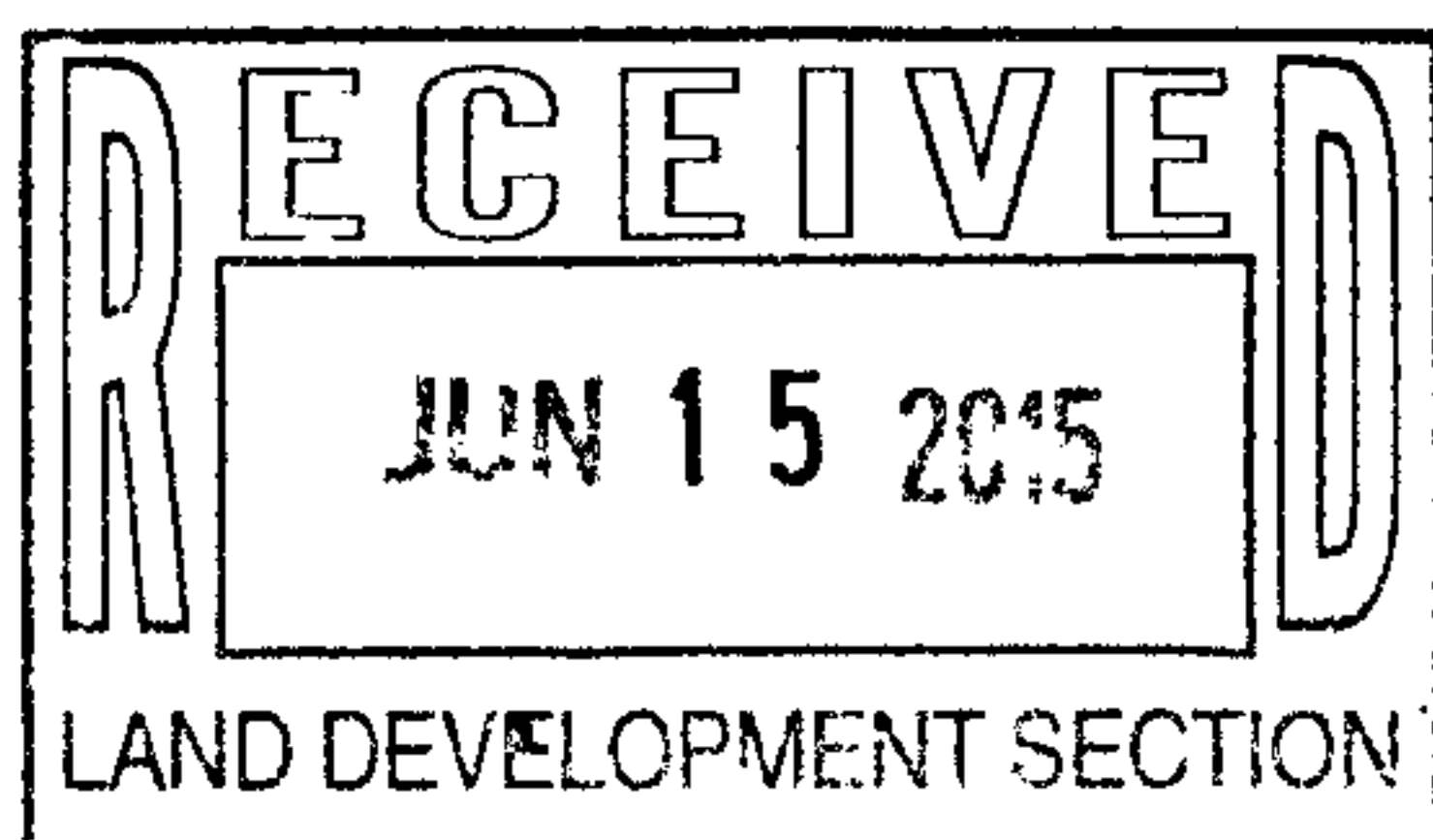
Please find the following responses addressing your comments listed below:

1. The First Flush Pond area must retain the impervious area of the currently proposed building at a depth of 0.34" and not be intended to only allow drainage from future impervious development on Basin 7. Show drainage from new building construction to a first flush pond area instead of directly draining it into the new storm drain system. Based on the site plan layout, some options may be to provide an area within small pervious area at the southwest corner of the building while maintaining the required minimum distance away from the building, providing a roof drain to directly tie into the currently proposed first flush pond location, and utilizing the pervious area south of the proposed parking lot. Show all roof drains for new building.

The proposed impervious area drains to a pond that has a restricted flow allowing that water to pond for a long period of time. When the water is discharged from Pond #5 it is then conveyed to the regional pond along Montano Road. The discharge from that pond is controlled by a manual valve thus effectively creating another first flush pond.

This type of drainage system is consistent with Section 14-5-2-6(H) which states first flush systems shall be used where practicable except, "where appropriate public or private drainage facilities are available 'offsite' and will be used in a manner consistent with the goals of Section 14-5-2-1." We believe this design meets those requirements.

2. Label existing contours, particularly the major ones. Also provide new contours for the site along the 3: 1 slopes.
The contours are now labeled and proposed contours were added to the plan.
3. Show existing and new contour elevations around the perimeter of the site to show how new grading ties into existing and does not adversely impact adjacent sites. Also include existing spot elevations along Renaissance Blvd, and label Renaissance Blvd. on the plan view.



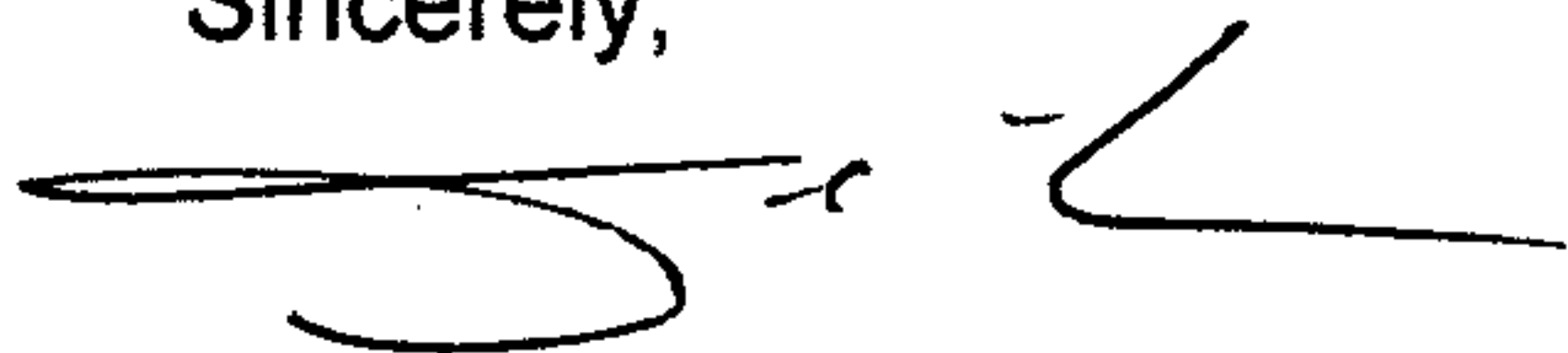
5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

Existing spot elevations along Renaissance Blvd. were added as were the proposed contours tying to the existing contours.

4. Reference that the 9.79 cfs of off-site flow came from the Master Drainage Plan. In addition to the 9.79 cfs entering the site from the storm drain, address how much off-site flow is coming from the sloped area to the east of the site and show this off-site basin area in the calculations. Call out existing pipe size that is conveying the 9.79 cfs. With this addition, maintain an overall site discharge of below 24.97 cfs to Pond 5.
Basin 8 was added to capture the amount of flow from the sloped area and that flow was added to the calculations. The total discharge to Pond #5 is 24.89 cfs which is still below the allowable 24.97 cfs.
5. For the entryway into the site, call out COA Standard Dwgs. 2426 and 2420 as applicable.
The standard drawing numbers for the entrance were added to the plan.
6. For connection of dock drain into the main storm drain, call out a tee connection and invert elevation.
A tee connection is now called out on the plan.
7. Correct spot elevation showing "50730.0" at the corner of the building to correct elevation.
The spot elevation was corrected.
8. If 0.66 cfs is allowed to be discharged into the street, the allowable flow should be met unless it can be shown that the street and the downstream storm drain system in Renaissance that will be capturing this flow can handle the additional 0.96 cfs.
The total amount of discharge to the street is 1.0 cfs which is slightly higher than the 0.66 cfs proposed in the previous drainage study. Since an amount greater to this flow and volume is captured in the proposed first flush pond, the downstream capacity is actually increased and can easily handle the additional 0.34 cfs discharged to the street.
9. Show capacity calculations for on-site inlets.
Inlet capacity calculations were added to the plan.

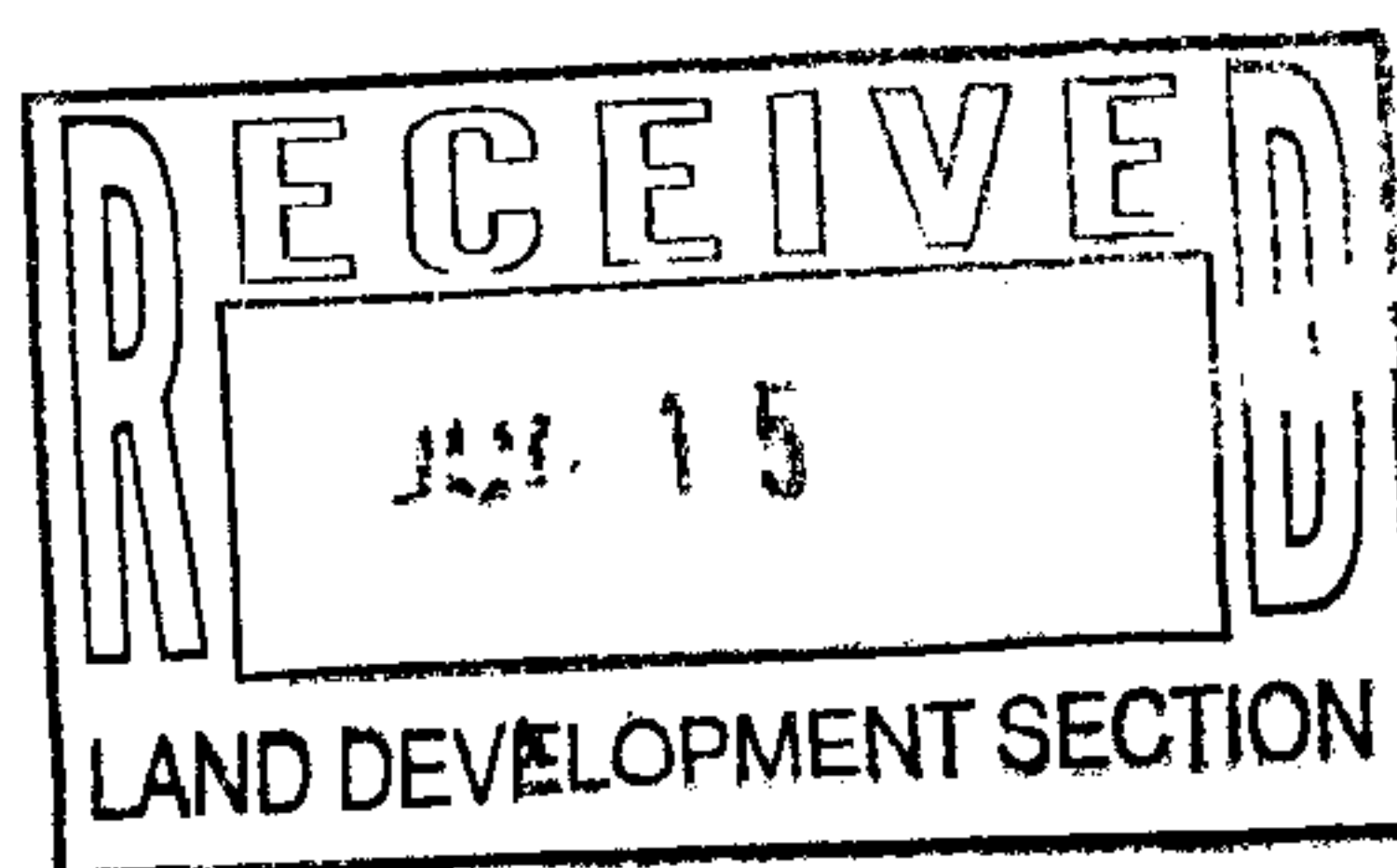
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Jonathan D. Niski, PE

JN: 2014038
dc



Harmon Rita T.

From: Biazar, Shahab
Sent: Tuesday, June 23, 2015 5:02 PM
To: 'Ron Bohannon'; Jon Niski; Wolfenbarger, Jeanne
Cc: Harmon Rita T.
Subject: RE: F16-D095A (Dreamstyle Warehouse)

Hi,

Due to existing soil conditions we will waive the first flush requirements for this site. Would there be an issue with the proximity of the existing pond #5 on Frito Lay site?

Thanks and have a nice afternoon.

Shahab Biazar, P.E.
City Engineer
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3999
f 505-924-3864

-----Original Message-----

From: Ron Bohannon [<mailto:rrb@tierrawestllc.com>]
Sent: Tuesday, June 23, 2015 2:53 PM
To: Jon Niski; Wolfenbarger, Jeanne; Biazar, Shahab
Subject: RE: F16-D095A (Dreamstyle Warehouse)

Jeanne and Shahab I am in receipt of your comments about retaining the first flush on the pond in the Renaissance Center. We would request that you allow this issue to be moved to the proposed solution primarily due to the nature of the soils in the Renaissance Center being highly collapsible as well as having a regional pond solution which meets the intent of the revised drainage ordinance.

The soils in the area are highly collapsible enough where we seal all areas both landscaping and surface to prevent infiltration per the recommendation of the soils report. If you can please modify the approval I would appreciate it. It could create a life safety issue on the building.

Thanks

Ronald R. Bohannon, P.E.
President
(WOBE)
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 office
800-245-3102
www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

-----Original Message-----

From: Jon Niski
Sent: Tuesday, June 23, 2015 1:02 PM
To: Ron Bohannon
Subject: FW: F16-D095A (Dreamstyle Warehouse)

Here are the official comments on Tract 9A.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

-----Original Message-----

From: Wolfenbarger, Jeanne [<mailto:jwolfenbarger@cabq.gov>]
Sent: Tuesday, June 23, 2015 11:52 AM
To: Jon Niski
Subject: F16-D095A (Dreamstyle Warehouse)

Jon, here is the attached comment letter for the Dreamstyle Warehouse I mentioned I would send.



Jeanne

--

If this email is spam, report it to

https://support.onlymyemail.com/view/report_spam/MTlwMTEwOjE3ODA3MTMwMjE6am5pc2tpQHRpZXJyYXdlc3RsbGMuY29tOmRlbGl2ZXJlZA

Biazar, Shahab

From: Ron Bohannon <rrb@tierrawestllc.com>
Sent: Tuesday, June 23, 2015 2:53 PM
To: Jon Niski; Wolfenbarger, Jeanne; Biazar, Shahab
Subject: RE: F16-D095A (Dreamstyle Warehouse)

Jeanne and Shahab I am in receipt of your comments about retaining the first flush on the pond in the Renaissance Center. We would request that you allow this issue to be moved to the proposed solution primarily due to the nature of the soils in the Renaissance Center being highly collapsible as well as having a regional pond solution which meets the intent of the revised drainage ordinance.

The soils in the area are highly collapsible enough where we seal all areas both landscaping and surface to prevent infiltration per the recommendation of the soils report. If you can please modify the approval I would appreciate it. It could create a life safety issue on the building.

Thanks

Ronald R. Bohannon, P.E.
President
(WOBE)
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 office
800-245-3102
www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

-----Original Message-----

From: Jon Niski
Sent: Tuesday, June 23, 2015 1:02 PM
To: Ron Bohannon
Subject: FW: F16-D095A (Dreamstyle Warehouse)

Here are the official comments on Tract 9A.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

-----Original Message-----

From: Wolfenbarger, Jeanne [<mailto:jwolfenbarger@cabq.gov>]
Sent: Tuesday, June 23, 2015 11:52 AM
To: Jon Niski
Subject: F16-D095A (Dreamstyle Warehouse)

Jon, here is the attached comment letter for the Dreamstyle Warehouse I mentioned I would send.

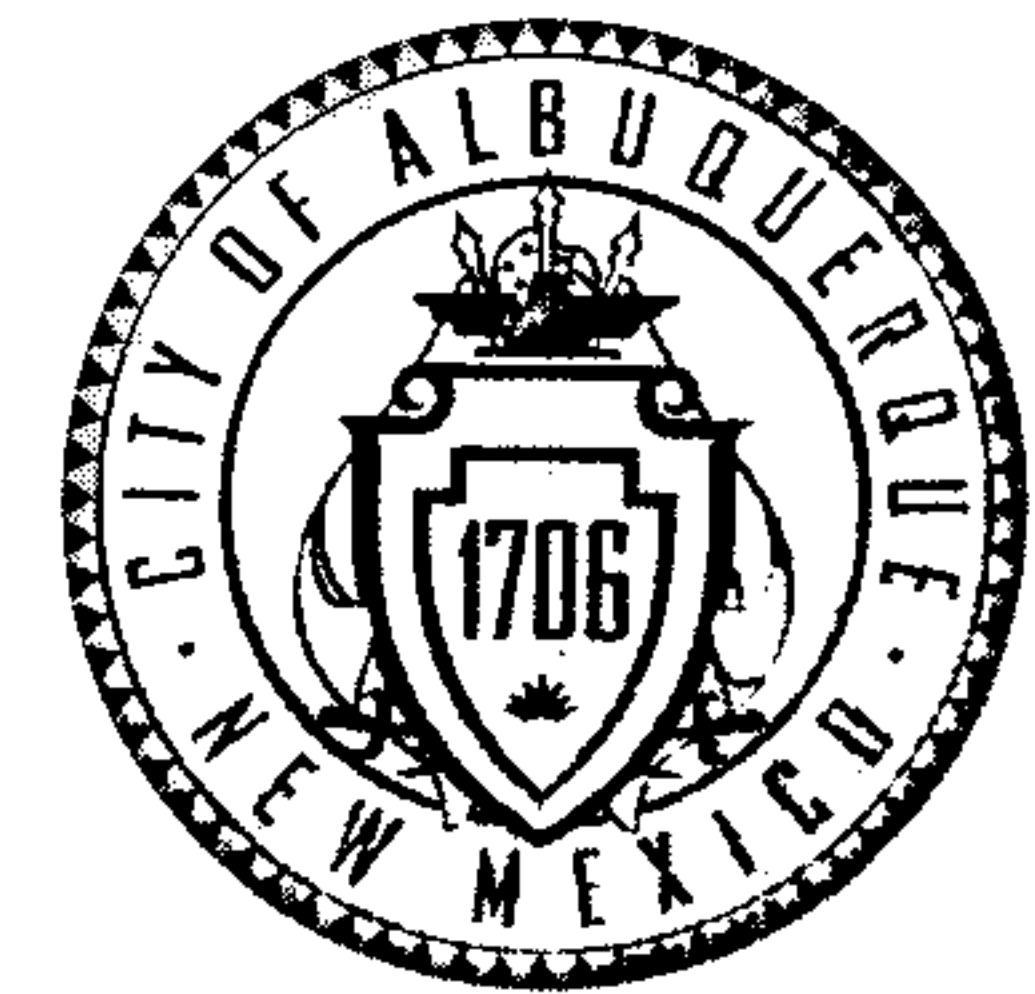
Jeanne

--

If this email is spam, report it to

https://support.onlymyemail.com/view/report_spam/MTIwMTEwOjE3ODA3MTMwMjE6am5pc2tpQHRpZXJyYXdlc3RsbGMuY29tOmRlbGl2ZXJlZA

CITY OF ALBUQUERQUE



May 29, 2015

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

**RE: Dreamstyle Warehouse, 1525 Renaissance Center
Grading and Drainage Plan
Engineer's Stamp Date 5-04-2015 (File: F16-D051A)**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 5-05-15, the above referenced Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

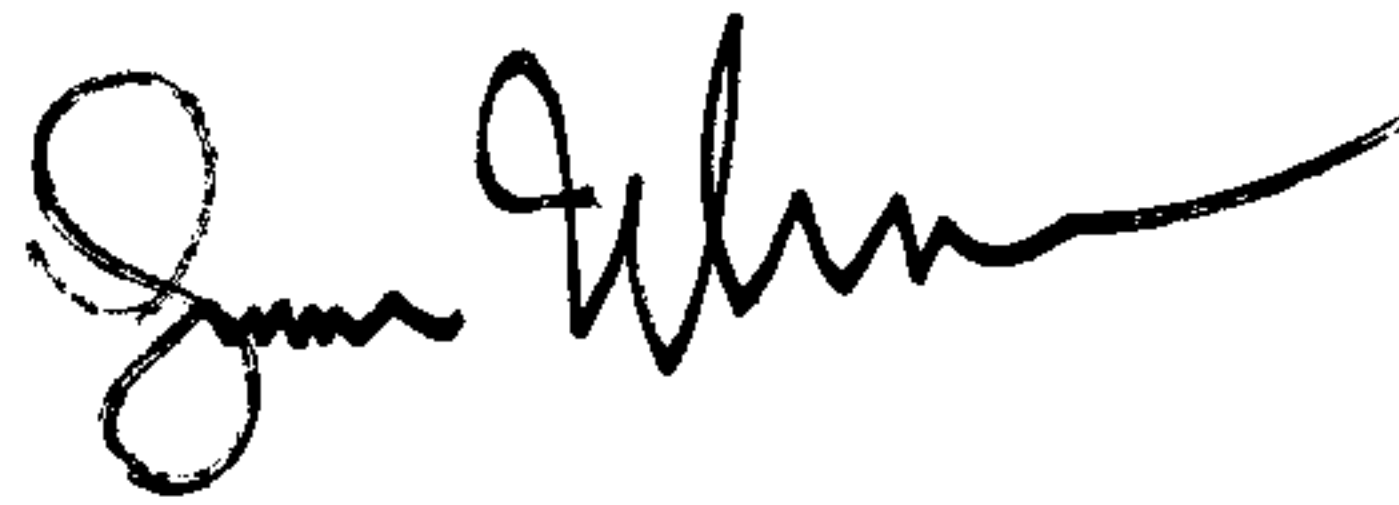
- 1) The First Flush Pond area must retain the impervious area of the currently proposed building at a depth of 0.34" and not be intended to only allow drainage from future impervious development on Basin 7. Show drainage from new building construction to a first flush pond area instead of directly draining it into the new storm drain system. Based on the site plan layout, some options may be to provide an area within small pervious area at the southwest corner of the building while maintaining the required minimum distance away from the building, providing a roof drain to directly tie into the currently proposed first flush pond location, and utilizing the pervious area south of the proposed parking lot. Show all roof drains for new building.
- 2) Label existing contours, particularly the major ones. Also provide new contours for the site along the 3:1 slopes.
- 3) Show existing and new contour elevations around the perimeter of the site to show how new grading ties into existing and does not adversely impact adjacent sites. Also include existing spot elevations along Renaissance Blvd, and label Renaissance Blvd. on the plan view.
- 4) Reference that the 9.79 cfs of off-site flow came from the Master Drainage Plan. In addition to the 9.79 cfs entering the site from the storm drain, address how much off-site flow is coming from the sloped area to the east of the site and show this off-

site basin area in the calculations. Call out existing pipe size that is conveying the 9.79 cfs. With this addition, maintain an overall site discharge of below 24.97 cfs to Pond 5.

- 5) For the entryway into the site, call out COA Standard Dwgs. 2426 and 2420 as applicable.
- 6) For connection of dock drain into the main storm drain, call out a tee connection and invert elevation.
- 7) Correct spot elevation showing "50730.0" at the corner of the building to correct elevation.
- 8) If 0.66 cfs is allowed to be discharged into the street, the allowable flow should be met unless it can be shown that the street and the downstream storm drain system in Renaissance that will be capturing this flow can handle the additional 0.96 cfs.
- 9) Show capacity calculations for on-site inlets.

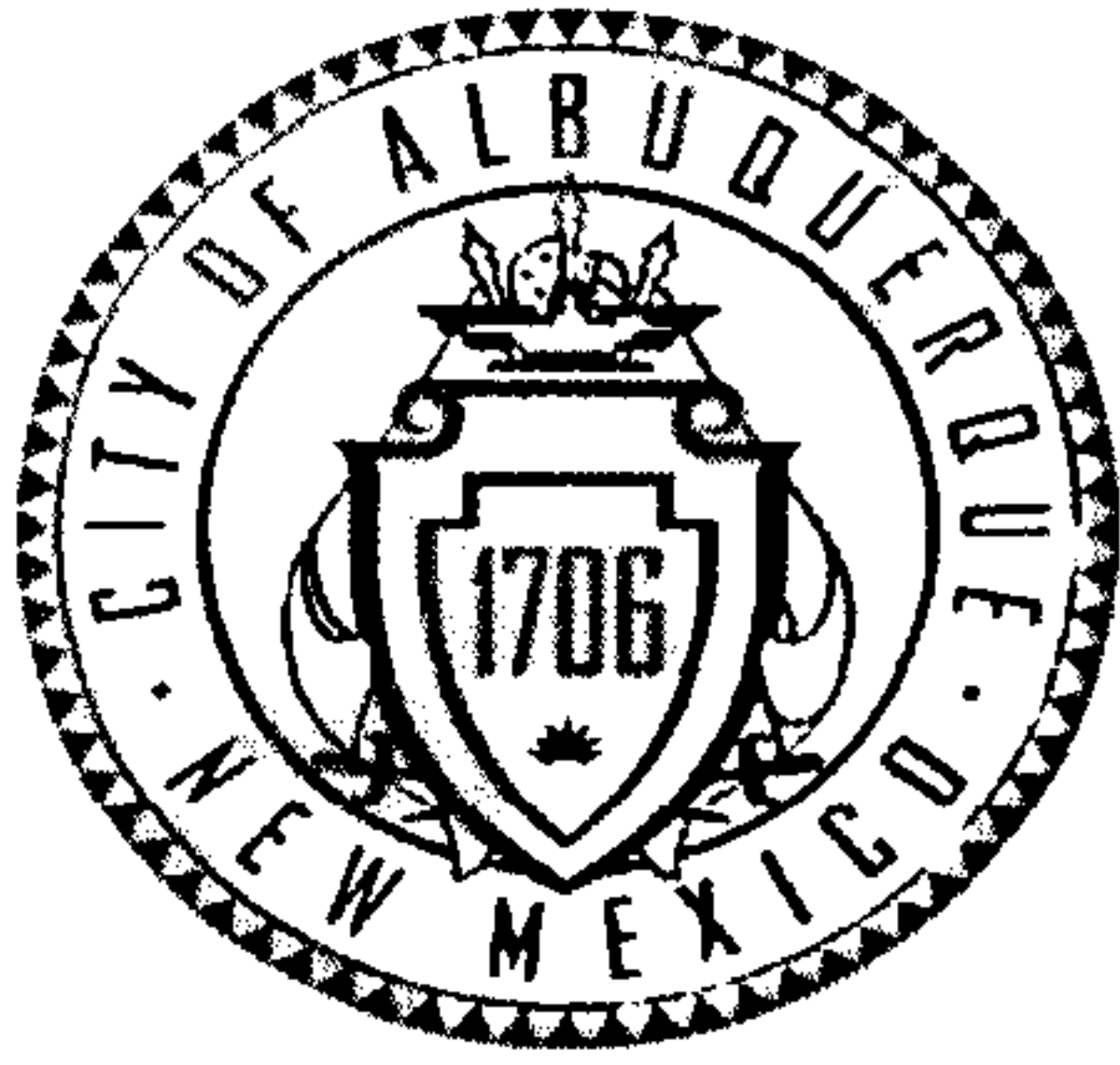
If you have any questions, you can contact me at 924-3924.

Sincerely,



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

Orig: Drainage file
c.pdf Addressee via Email



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dreamstyle Warehouse City Drainage #: F14D051A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR 9A1B PLAT OF TRS 941A 7 9A1B RENAISSANCE CENTER
City Address: 1525 Renaissance Blvd NE Albuquerque NM 87107

Engineering Firm: Tierra West, LLC Contact: _____
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: _____

Owner: Larry Chavez Four Seasons Sunrooms, LLC Contact: Larry Chavez
Address: 7401 Indian School Road NE Albuquerque NM 87110
Phone#: 505-881-3200 Fax#: 505-880-1078 E-mail: lchavez@rbafs.com

Architect: Rick Bennett - Rick Bennett Architects Contact: Rick Bennett
Address: 1104 Park Avenue SW Albuquerque NM 87102
Phone#: 505-350-9811 Fax#: 505-242-6630 E-mail: rick@rba81.com

Surveyor: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

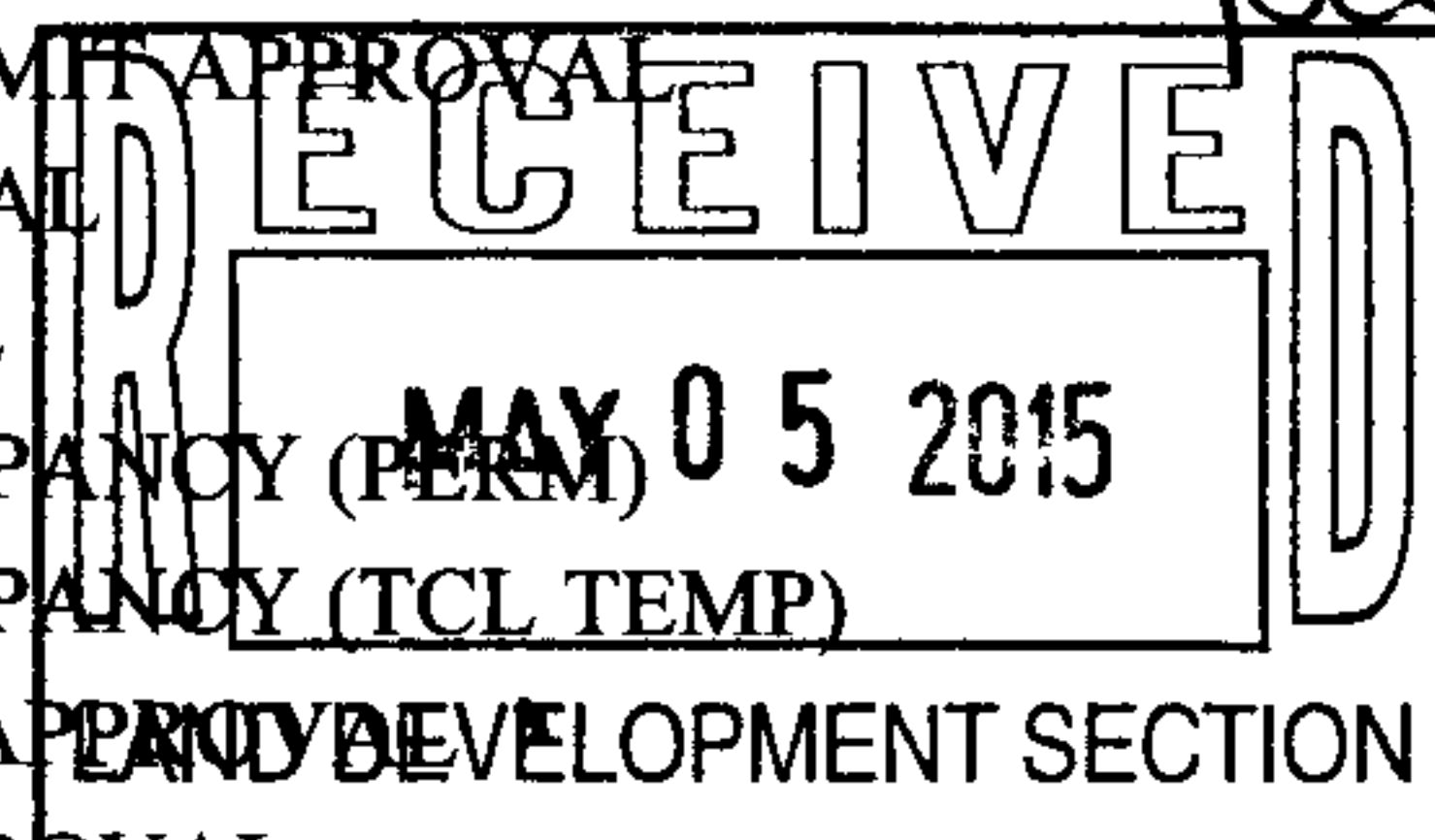
Contractor: Franklins Earthmoving Inc. Contact: John Ellis
Address: P.O. Box 30275 Albuquerque NM 87190
Phone#: 505-975-2878 Fax#: 505-883-2604 E-mail: john@franklinsearthmoving.com

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: 05/05/2015 By: Jonathan Niski

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