

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 14, 2021

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

**RE: Albuquerque Self Storage
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 06/14/21
Hydrology File: F17D002K**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 05/27/2021, the Conceptual Grading & Drainage Plan is preliminary approved for action by the DRB on Site Plan for Building Permit.

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

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Albuquerque Self Storage Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR B-2 PLAT OF TR B-1, B-2 & B-3 FORMERLY BEING TR B ALLWOODS
City Address: 4901 San Mateo LN NE, Albuquerque, NM

Applicant: Tierra West, LLC Contact: Jon Niski
Address: 5571 Midway Park PI NE
Phone#: 505-858-3100 Fax#: _____ E-mail: jniski@tierrawestllc.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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) _____

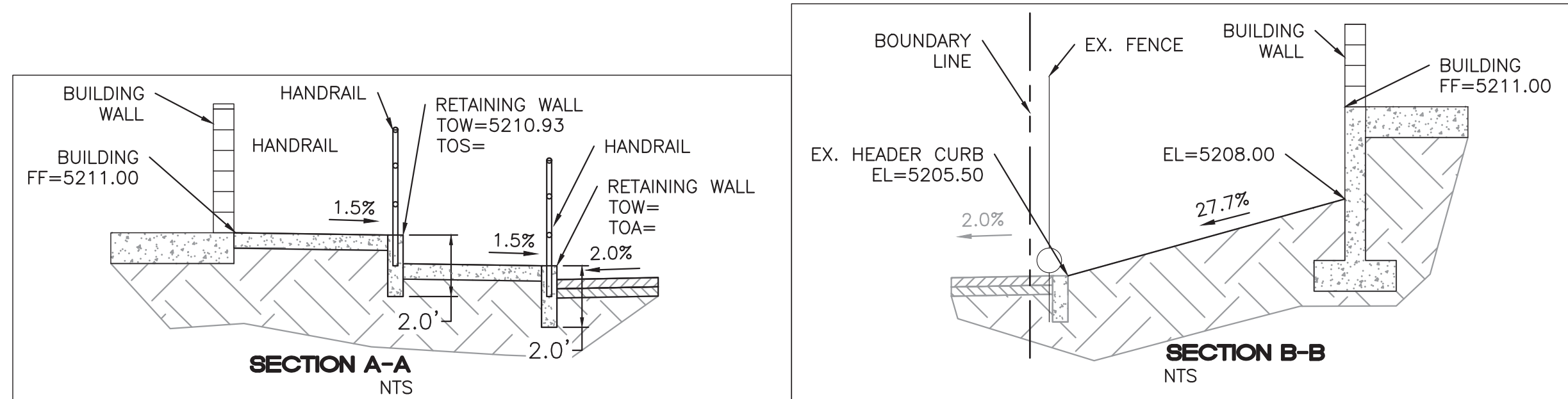
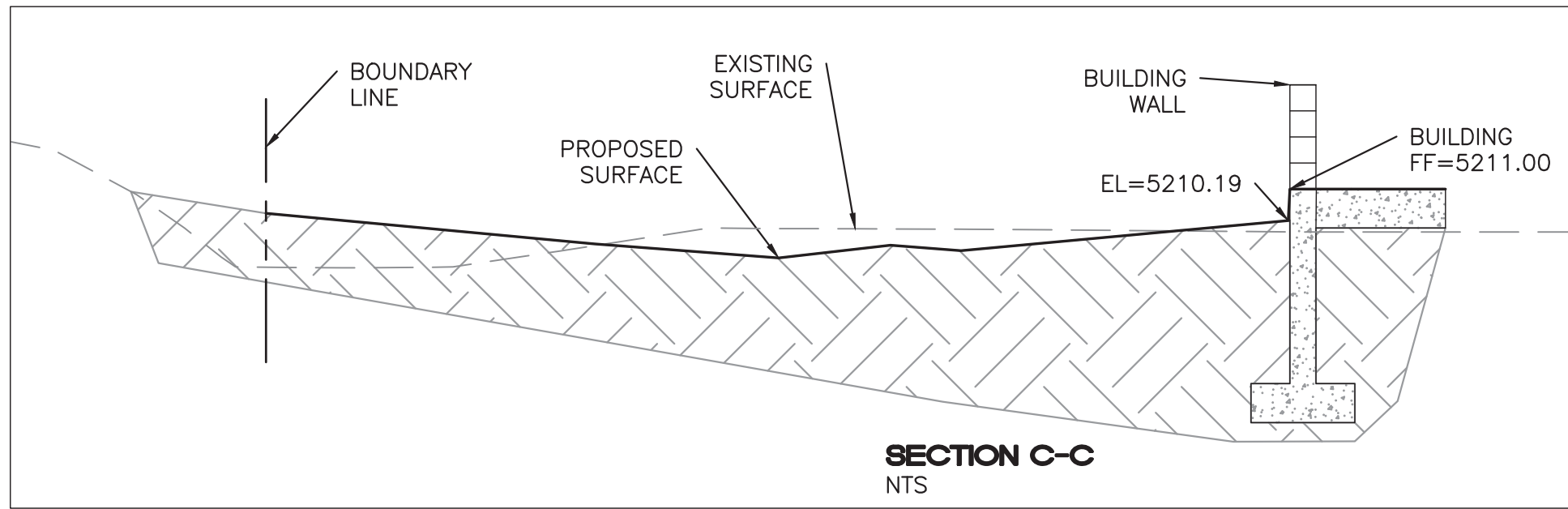
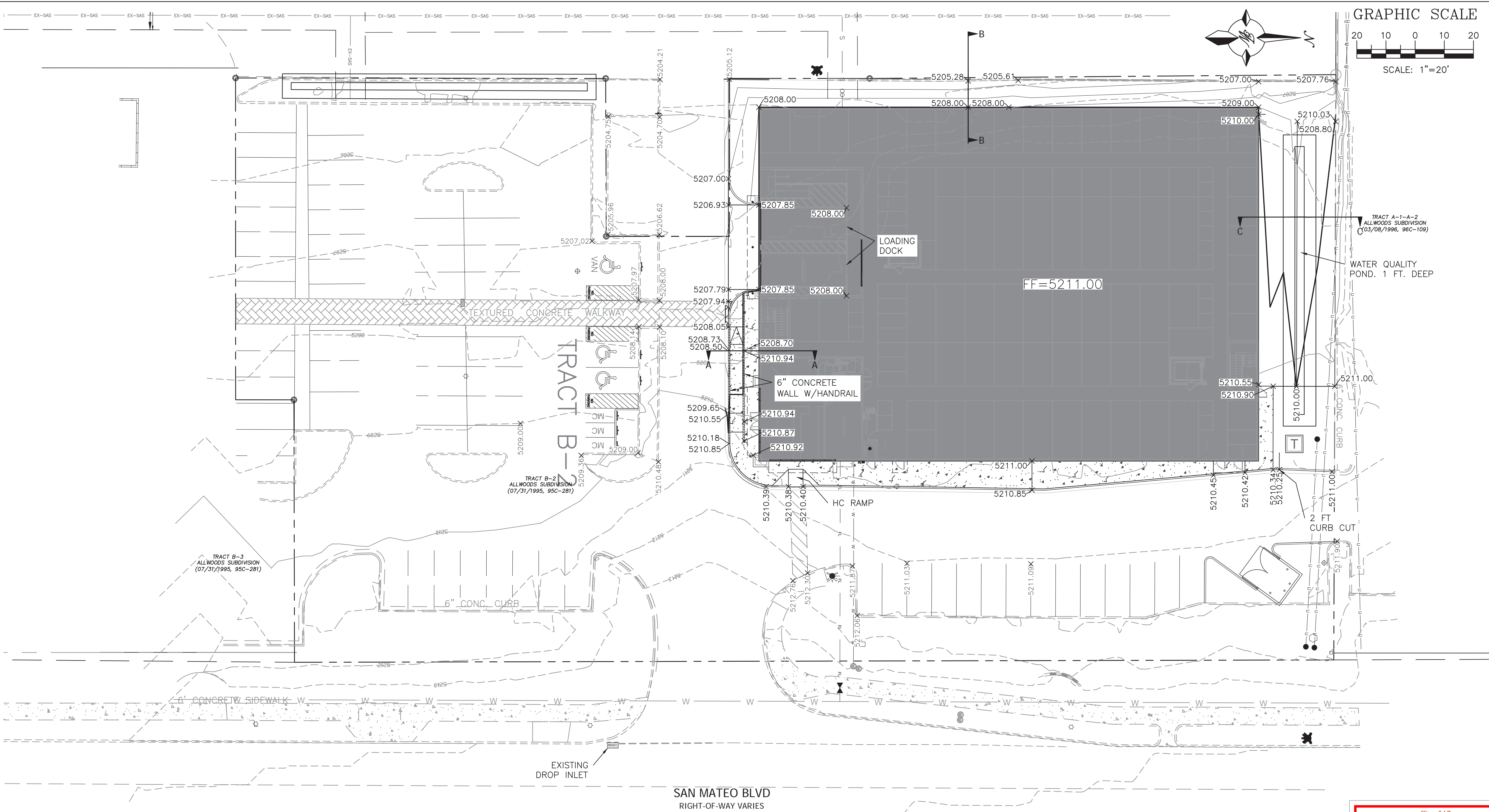
DATE SUBMITTED: 05/27/2021 By: Jon Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Z:\2020\20200668 Albuquerque Self Storage (San Mateo)\dwg\AA\20200668_GR.dwg Jun 14, 2021 -- 11:02am



EXISTING DRAINAGE:

THIS SITE IS CURRENTLY DEVELOPED AS A VACANT SWEET TOMATOES RESTAURANT AND A SMALL OFFICE BUILDING. IT IS LOCATED NEAR THE SOUTHWEST CORNER OF SAN MATEO BOULEVARD AND MCLOUD ROAD. THE SITE IS BOUNDED BY A RESTAURANT ON THE NORTH AND SOUTH, BY SAN MATEO BOULEVARD ON THE EAST SIDE AND A SELF STORAGE FACILITY ON THE WEST SIDE AND CONTAINS APPROXIMATELY 1.69 ACRES. THE SITE DRAINS FROM EAST TO WEST AND THROUGH THE ADJACENT SELF STORAGE FACILITY THAT IS OWNED BY THE SAME OWNER. THERE IS CURRENTLY A BLANKET DRAINAGE BETWEEN THE TWO PROPERTIES. THE ONLY OFF-SITE FLOWS ENTERING THIS PROPERTY ARE FROM SMALL LANDSCAPE AREAS BEHIND THE SIDEWALK ALONG SAN MATEO BOULEVARD. AS THE SITE IS ALREADY DEVELOPED AND WILL BE REDEVELOPED FOR SELF STORAGE THE HISTORIC DRAINAGE FROM THIS PROPERTY REMAINS THE SAME. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP.

PROPOSED DRAINAGE:

THE SITE IS BEING REDEVELOPED INTO A SELF STORAGE FACILITY AND THE BUILDING WILL BE CONSTRUCTED WHERE THE SWEET TOMATOES IS CURRENTLY LOCATED. THE EXISTING PARKING LOT WILL REMAIN UNTOUCHED FOR THE MOST PART EXCEPT AROUND WHERE THE NEW BUILDING IS BEING CONSTRUCTED. THE SITE IS DIVIDED INTO THREE BASINS AS SHOWN ON THE PROPOSED BASIN MAP.

BASIN 1 CONTAINS THE NORTHWEST PARKING AREA AND A LANDSCAPE AREA NORTH OF THE BUILDING. THIS AREA WILL DRAIN 0.84 CFS TO A WATER QUALITY POND IN THE LANDSCAPE AREA AND THEN ALLOWED TO OVERFLOW TO THE WEST AND DRAIN THROUGH THE EXISTING SELF STORAGE FACILITY TO THE WEST.

BASIN 2 CONTAINS THE NEW BUILDING AND DRIVE AISLES. THIS AREA WILL DRAIN TO THE WEST AND THROUGH THE EXISTING SELF STORAGE FACILITY DISCHARGING 3.56 CFS.

BASIN 3 CONTAINS THE EXISTING PARKING LOT THAT WILL MOSTLY REMAIN AS IT EXISTS. THIS BASIN DISCHARGES 2.43 CFS TO A LANDSCAPE AREA ALONG THE WESTERN PROPERTY LINE. THIS EXISTING LANDSCAPE AREA IS PROPOSED TO BE DEPRESSED AROUND THE EXISTING LANDSCAPING SO IT MAY ACT AS A WATER QUALITY POND. THIS AREA WILL OVERFLOW TO THE EXISTING SELF STORAGE AREA TO THE WEST AS IS CURRENTLY DOES.

THIS SITE IS REDESIGNED TO TRY AND MEET THE CURRENT WATER QUALITY VOLUME REQUIREMENTS WHICH BASINS 1 AND 3 WILL BE ABLE TO COMPLY WITH. BASIN 2 HAS NO AREA THAT WOULD ALLOW A WATER QUALITY POND AS MOST OF THIS AREA IS TAKEN UP BY THE BUILDING AND THE LARGE SLOPE OF THE PROPERTY PREVENTS A FLAT AREA TO BE DEVELOPED. IT IS PROPOSED THAT THE WATER QUALITY REQUIREMENT BE WAIVED FOR THIS BASIN DUE TO THE SITE CONSTRAINTS AND AS ALLOWED UNDER DPM PART 6-12(C) ITEM 1(B)(I, III, AND IV). THEREFORE A CASH-IN-LIEU PAYMENT OF \$5736 BE PAID PRIOR TO BUILDING PERMIT.

THIS IS AN INFILL DEVELOPMENT SO THE REQUIRED WATER QUALITY VOLUMES WERE CALCULATED USING THE 0.26" RAINFALL AMOUNT OUTLINED IN THE DPM. FOR THE MOST PART THIS SITE MEETS THE WATER QUALITY REQUIREMENT.

THE TOTAL FLOW DISCHARGED TO THE EXISTING SELF STORAGE FACILITY TO THE WEST IS 7.11 CFS WHICH INCLUDES THE TWO OFF-SITE BASINS.

GRAPHIC SCALE



TRACT A-1-A-2
ALLWOODS SUBDIVISION
(03/08/1996, 95C-109)

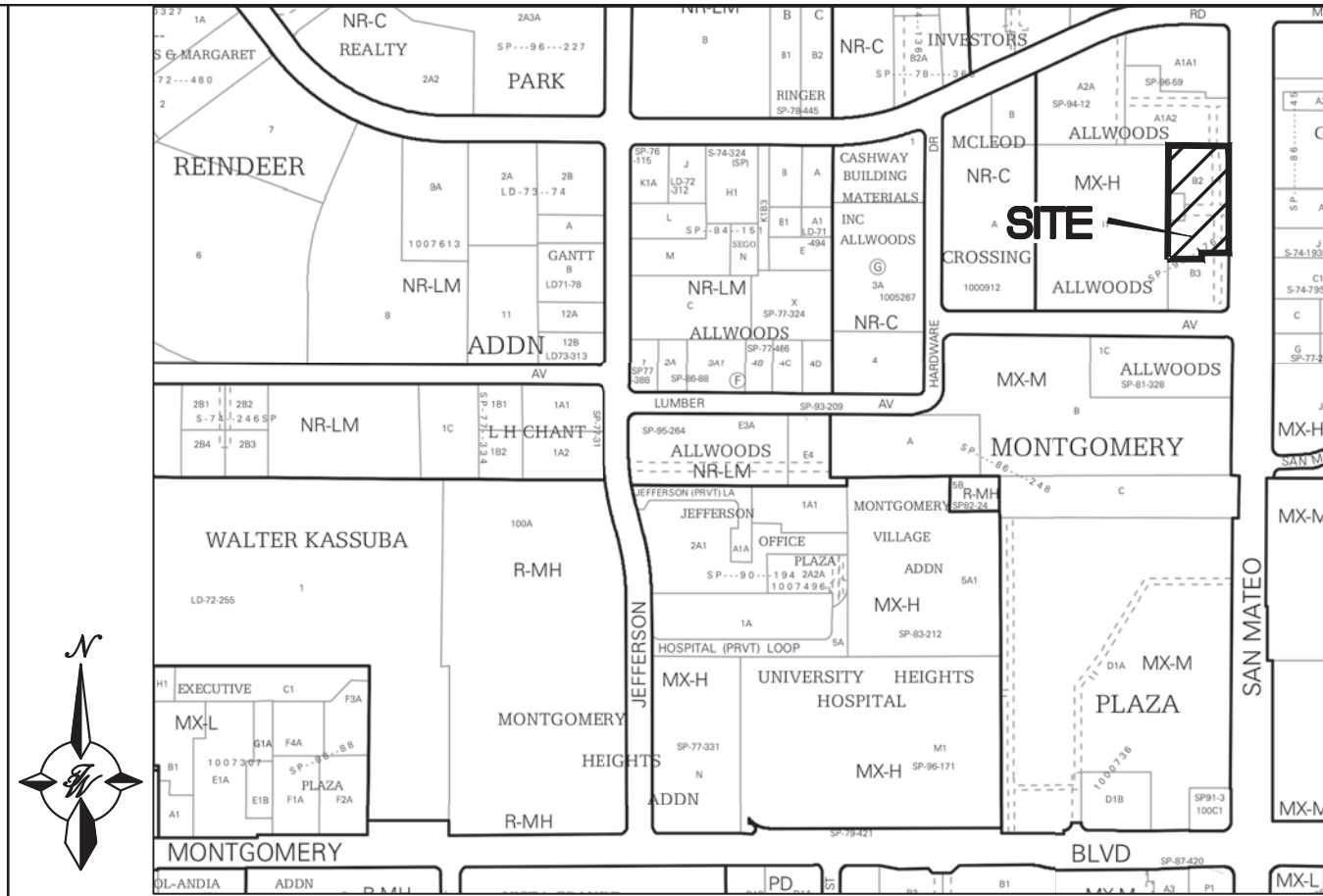
WATER QUALITY
POND. 1 FT. DEEP

2 FT
CURB CUT



LEGEND

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



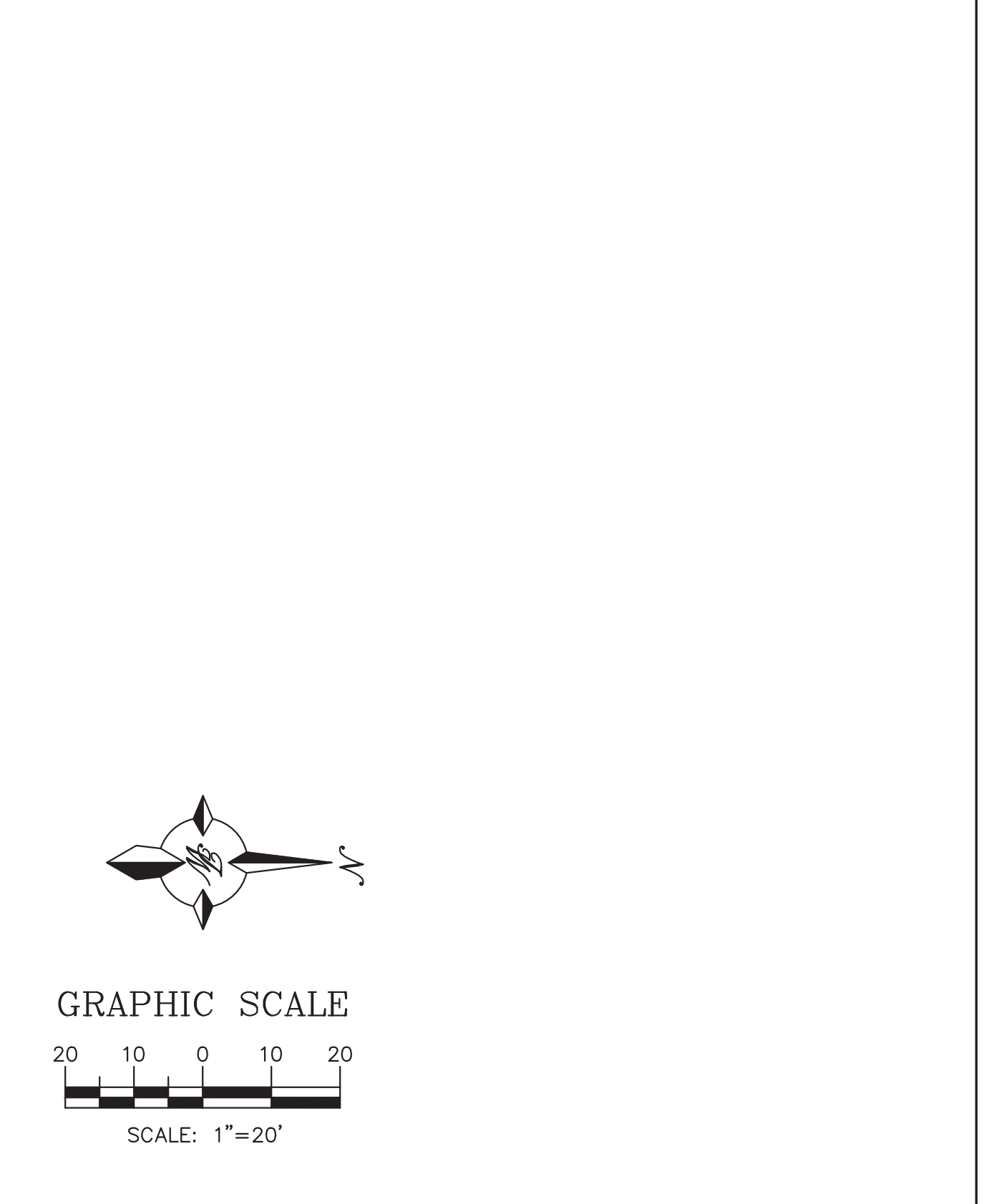
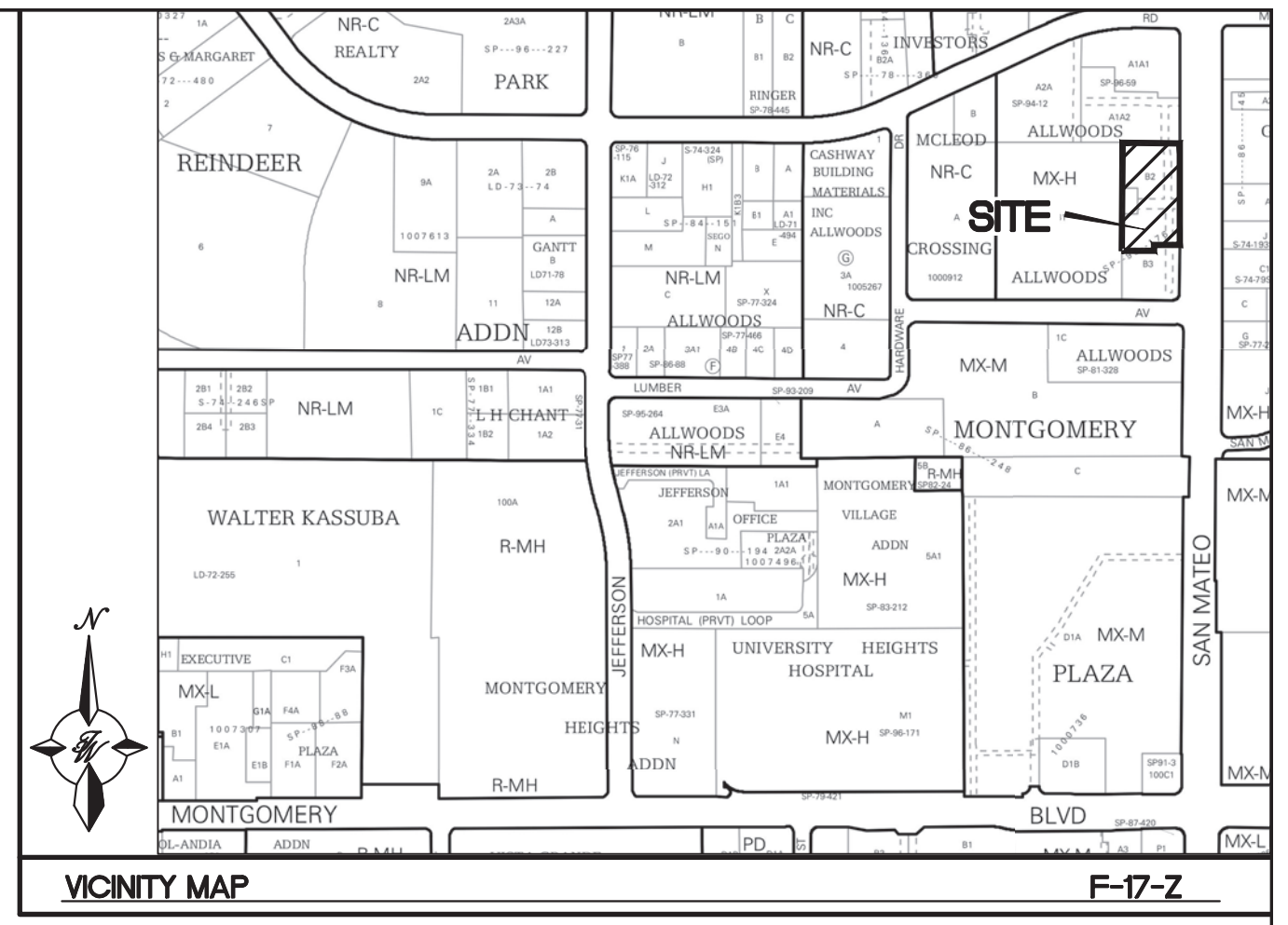
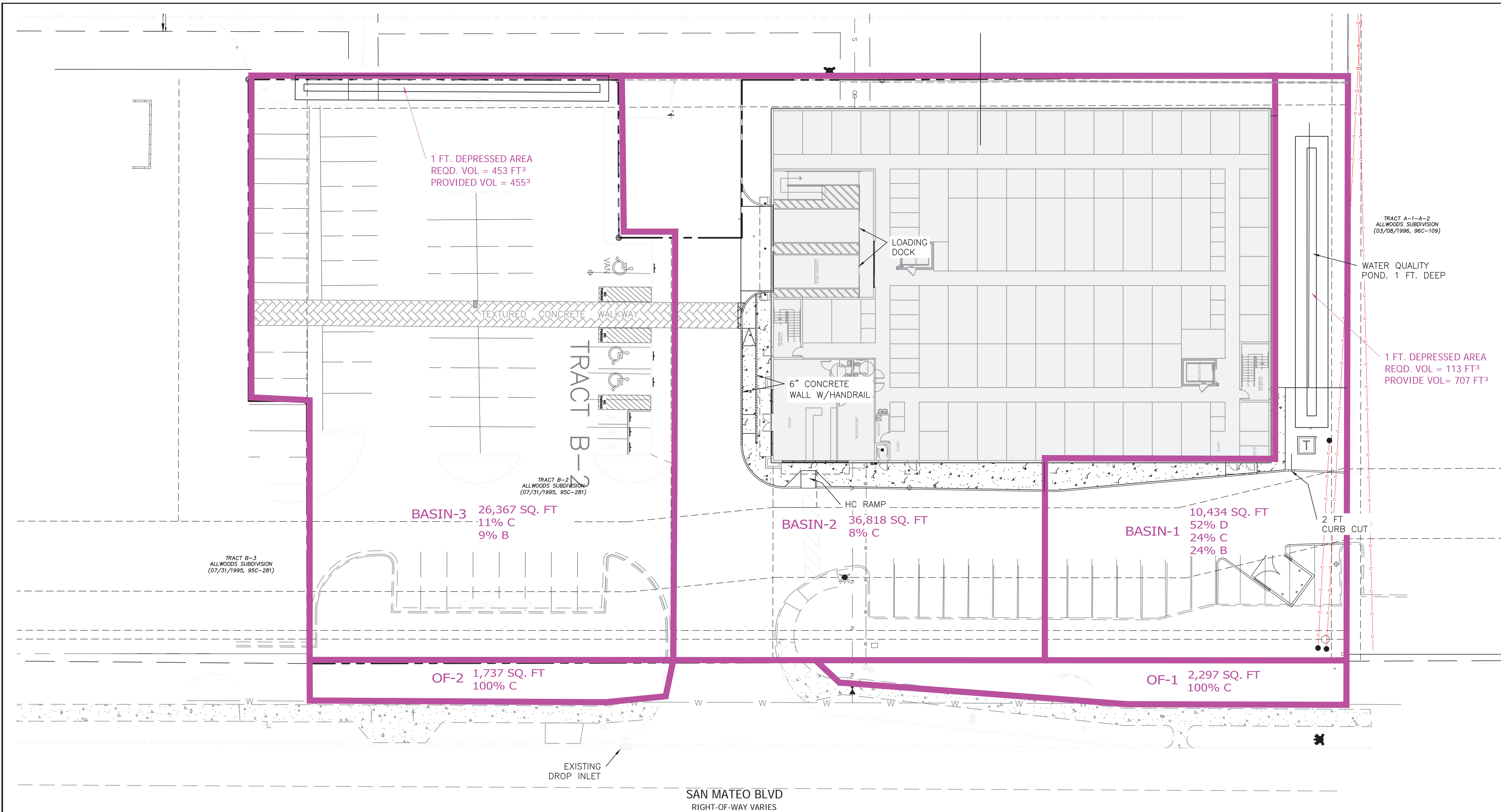
NOTICE TO CONTRACTORS

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, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE 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.
8. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

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.

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

	ENGINEER'S SEAL	ALBUQUERQUE SELF STORAGE	DRAWN BY BJF
		7401 San Mateo Blvd	DATE 4/15/2021
		GRADING & DRAINAGE PLAN	2020068_GR
		 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3 JOB # 2020068



Weighted E Method

On-Site Basins												100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
1	10,343	0.24	0%	0	24%	0.06	24%	0.06	52%	0.12		1.651	0.033	0.84	0.972	0.019	0.48
2	36,818	0.85	0%	0	0%	0.00	10%	0.08	90%	0.76		2.200	0.155	3.56	1.407	0.099	2.20
3	26,367	0.61	0%	0	9%	0.05	11%	0.07	80%	0.48		2.049	0.103	2.43	1.288	0.065	1.47
OF-1	2,297	0.05	0%	0	0%	0.00	100%	0.05	0%	0.00		1.030	0.005	0.16	0.480	0.002	0.08
OF-2	1,737	0.04	0%	0	0%	0.00	100%	0.04	0%	0.00		1.030	0.003	0.12	0.480	0.002	0.06

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Water Quality Volume Calculations

Basin 1 0.26" * 0.12 acres = 113 ft³

Basin 2 0.26" * 0.76 acres = 717 ft³

Basin 3 0.26" * 0.48 acres = 453 ft³

Excess Precipitation, E (inches)			
Zone 2	100-Year	10-Year	
E _a	0.62	0.15	
E _b	0.8	0.3	
E _c	1.03	0.48	
E _d	2.33	1.51	

Peak Discharge (cfs/acre)			
Zone 2	100-Year	10-Year	
Q _a	1.71	0.41	
Q _b	2.36	0.95	
Q _c	3.05	1.59	
Q _d	4.34	2.71	

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

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 06/14/21
BY: *Ronald R. Bohannan*
HydroTeam # F17D002K

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

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		7401 San Mateo Blvd	DATE 4/15/2021
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			SHEET # C4
		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2020068