

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

February 3, 2021

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

**RE: 3400 Columbia Dr NE  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: No Stamp Date  
Hydrology File: G16D139A**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 01/13/2021, 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](mailto: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](mailto: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](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 3400 Columbia Dr **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Unit 5 Subd of Portion of Cutter Industrial Park  
**City Address:** 3400 Columbia Dr NE Albuquerque NM 87107

**Applicant:** Tierra West, LLC **Contact:** Assad Rizvi  
**Address:** 5571 Midway Park NE Albuquerque NM 87109  
**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** arizvi@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:** 1-12-2021 **By:** Assad Rizvi

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



**LEGEND**

- BOUNDARY LINE
- SIDEWALK
- FLOW ARROW



**VICINITY MAP:**

**LEGAL DESCRIPTION:**  
0001 UNIT 5 SUBD OF PORTION OF CUTTER INDUSTRIAL PARK CONT0.584 AC

**DRAINAGE NARRATIVE:**  
THIS GRADING PLAN SERVES TO OUTLINE THE PROPOSED DRAINAGE REGIME FOR THE REDEVELOPMENT OF THE INDUSTRIAL PROPERTY AT 3400 COLUMBIA.

**EXISTING CONDITIONS:**THE EXISTING PROPERTY IS COMPRISED A GRAVEL PARKING LOT WITH TWO BUILDINGS THAT TOTAL 4709 SF IN AREA. THE GENERAL DRAINAGE PATTERN OF THE SITE IS FROM SE TO NW. CURRENTLY DEVELOPED FLOWS DISCHARGE FROM THE SITE THROUGH THE EXISTING DRIVEWAY CURB CUT INTO COLUMBIA DR.

**PROPOSED CONDITIONS:** THE PROPOSED DEVELOPMENT WILL PAVE THE PARKING LOT AND ADD ANOTHER BUILDING TO THE SE CORNER OF THE SITE. THE REMAINING LANDSCAPE AREAS WILL BE ALONG THE NORTH AND SOUTH PROPERTY LINES.THE INTENT OF THE PROPOSED DRAINAGE REGIME IS TO ROUTE ON-SITE FLOWS TO A WATER QUALITY POND AT THE NW CORNER OF THE SITE AND DRAIN INTO COLUMBIA DR VIA SIDEWALK CULVERT.

Existing Conditions

Basin Descriptions											100-Year, 6-Hr			10-Year, 6-Hr			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)						
E1	4,709.00	0.108	0.00017	0%	0.000	0%	0.000	0%	0.000	100%	0.108	2.120	0.019	0.51	1.340	0.012	0.34
E2	20,492.00	0.470	0.00074	0%	0.000	20%	0.094	80%	0.376	0%	0.000	1.060	0.042	1.40	0.472	0.019	0.73
Total	25,201.00	0.579	0.00090	0.000		0.094		0.376		0.108		0.061	1.90		0.031	1.07	

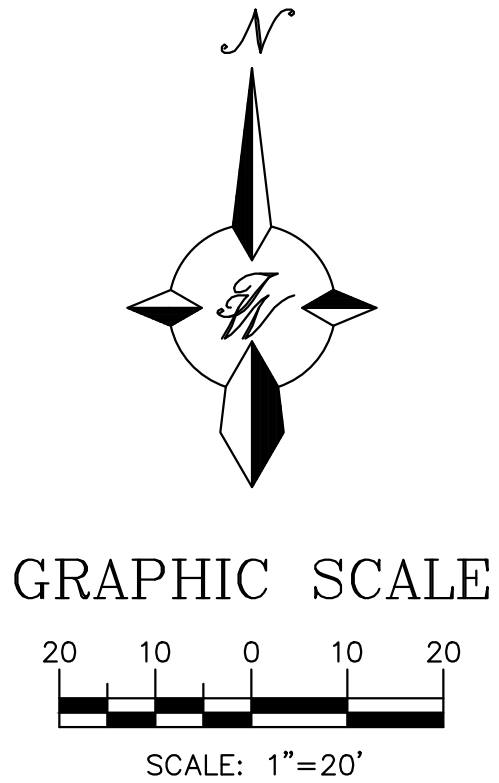
Proposed Conditions

Basin Descriptions											100-Year, 6-Hr			10-Year, 6-Hr			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)						
P1	21,385.30	0.491	0.00077	0%	0.000	0%	0.000	0%	0.000	100%	0.491	2.120	0.087	2.31	1.340	0.055	1.54
P2	3,819.70	0.088	0.00014	0%	0.000	20%	0.018	80%	0.070	0%	0.000	1.060	0.008	0.26	0.472	0.003	0.14
Total	25,205.00	0.579	0.00090	0.000		0.018		0.070		0.491		0.094	2.57		0.058	1.68	

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 02/03/21  
BY: *Ronald R. Bohannon*  
HydroTeam # G16D139A

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

FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION



ENGINEER'S SEAL	3400 COLUMBIA DR ALBUQUERQUE, NM	DRAWN BY AAR
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 1/8/2021
	<i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2020006--CONCEPTUAL G&D
	RONALD R. BOHANNAN P.E. #7868	SHEET # <b>CGR1</b>  JOB # 2020006