

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

May 28, 2018

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

RE: **Entertainment Facility**
3930 Pan-American NE
Conceptual Grading and Drainage Plan
Engineers Stamp Date: 5/3/2018
Hydrology File: G16D145A

Dear Mr. Bohannon,

Based on the information provided in the submittal received on 5/5/25/2018 the above-referenced Conceptual Grading and Drainage Plan is approved for Site Plan for Building Permit. Prior to approval of the Grading and Drainage Plan for Building Permit the following comments must be addressed:

PO Box 1293

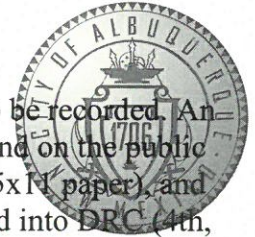
Albuquerque

NM 87103

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1. First Flush volume calculations are required for the volume provided by the onsite pond. They should be based on dimensioned details, so the slopes inside the pond should be labeled on Section AA and the proposed contours in the plan view should be located to agree with the slopes shown on the cross section. Labels are not legible on some of the contours.
2. Details of the existing and proposed drainage structures in the onsite pond need to be added to the plan along with capacity calculations. A detail of the existing primary pond outfall structure must include construction specifications for modifications to prevent floatables from leaving the pond during the 100 year peak flow without clogging and calculations must be included demonstrating that the 100 year flow depth at the primary outlet will remain below the crest elevation of the existing concrete dam.

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3. Prior to requesting C.O., the Agreement and Covenant will need to be recorded. An Agreement and Covenant is required for the stormwater quality pond on the public easement. The original notarized form, pond exhibit (legible on 8.5x11 paper), and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The exhibits must be revised to show the approved pond grading details before the Agreement and Covenant can be processed. If you have any questions, you can contact me at 924-3686 or jhughes@cabq.gov.

Sincerely,

A handwritten signature in blue ink that reads "James D. Hughes".

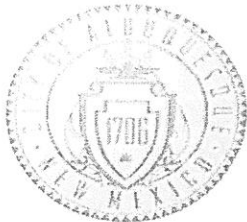
James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

PO Box 1293

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Entertainment Facility Building Permit #: _____ Hydrology File #: G160145A
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 3930 Pan American FWY NE Albuquerque, NM

Applicant: Tierra West, LLC Contact: Jonathan Niski
Address: 5571 Midway Park Place NE Albuquerque, NM 87109
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com

Other Contact: ABC Comanche Retail, LLC Contact: Brendon Hollier
Address: 8350 N. Central Expy., Suite 1313 Dallas, TX 75206
Phone#: 214-561-6515 Fax#: _____ E-mail: hollier@paliopartners.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

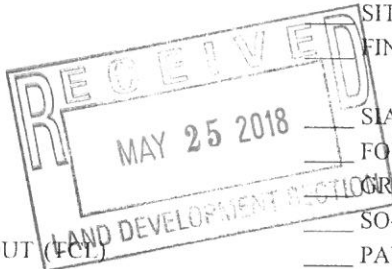
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ 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
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: _____ By: Jonathan Niski

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



JOB #
2017042