

# CITY OF ALBUQUERQUE



February 14, 2018

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

**RE: Entertainment Facility  
3930 Pan-American NE  
Grading and Drainage Plan  
Engineers Stamp Date: 2/1/18  
Hydrology File: G16D145A**

Dear Mr. Bohannon,

Based on the information provided in your submittal received on 2/2/18, the Grading and Drainage Plan cannot be approved for building permit until the following are addressed:

1. The western edge of this project site is not delineated as a subbasin and does not appear to be considered in your drainage plan. Please include.
2. Hatch or otherwise delineate the impervious versus pervious areas on the subbasin map and provide the areas for each. Include a scale for the subbasin map.
3. This site has been previously graded and compacted by human activity; no type B land treatment remains. Please update to reflect land treatment C.
4. Calculate the first flush requirement for each subbasin and show how it will be retained on-site for each subbasin. If unable to retain on-site, the bypass volume needs to be quantified and stated on plans. Payment of Fee-in-Lieu will be required for the bypass volume at a rate of \$8/CF.
5. Basin 2 is described as surface draining south into the drainage channel. However there is an existing inlet in the proposed parking lot that drains to the west. Will this be removed?
6. Who owns the southern drainage easement? Assuming this is a publicly owned easement, the proposal to use it as a first flush facility is unacceptable and an alternate site needs to be selected for first flush ponding. The City will not accept maintenance responsibility for private first flush ponds.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Peterson', is written over a faint, large watermark of the City of Albuquerque seal.

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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 10/2015)

**Project Title:** Entertainment Facility **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**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?

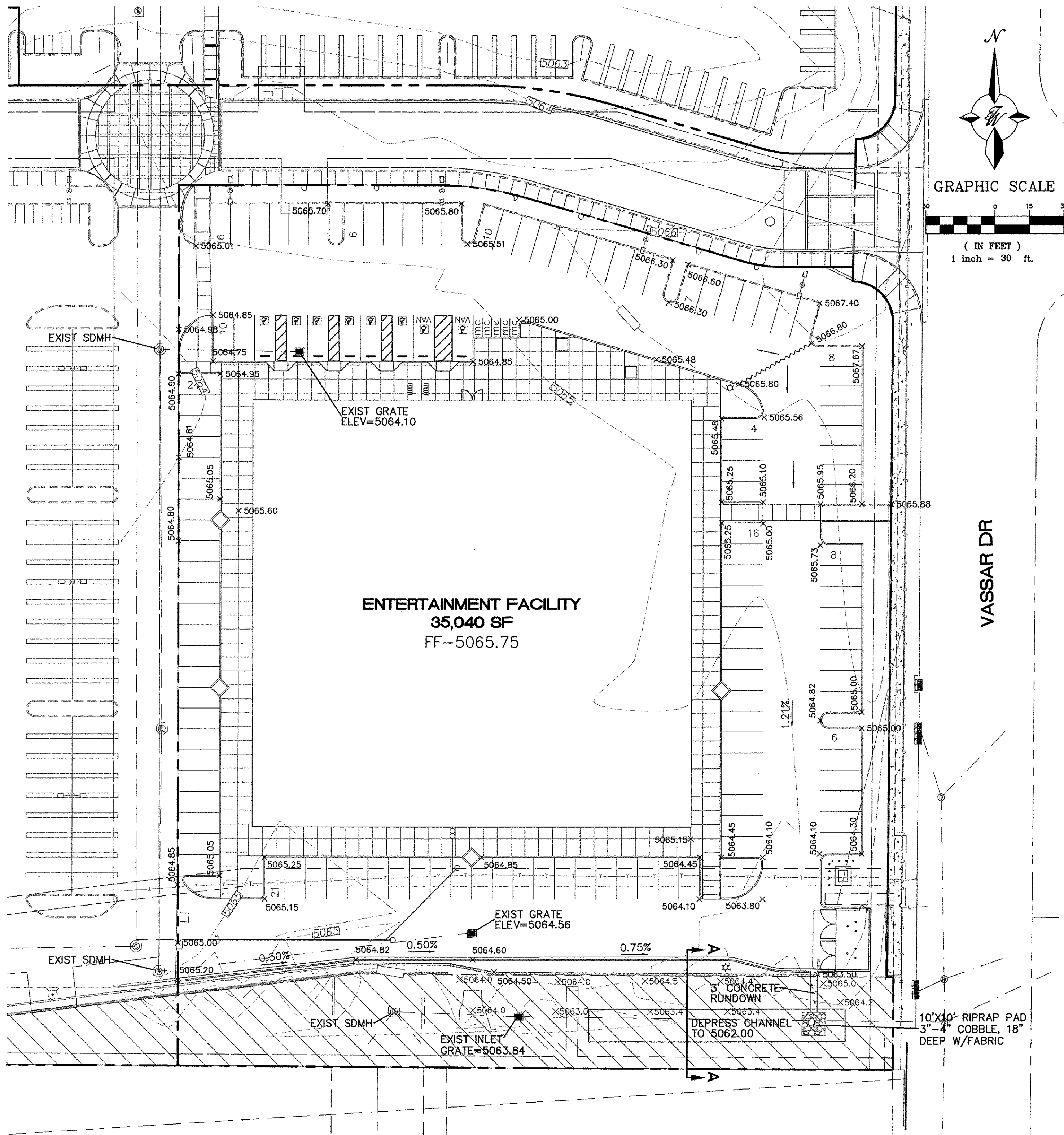
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

**DATE SUBMITTED:** 2/2/2018 **By:** Jonathan Niski

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_





#### EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

#### 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, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR 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.

#### EXISTING SITE DRAINAGE

THE 2.60 ACRE SITE IS LOCATED AT THE SOUTHEAST CORNER OF PAN AMERICAN FREEWAY AND VASSAR DRIVE NE. THE SITE IS BOUNDED ON THE NORTH AND WEST BY COMMERCIAL DEVELOPMENT, ON THE EAST BY VASSAR DRIVE NE AND ON THE SOUTH BY AN INDUSTRIAL/MANUFACTURING DEVELOPMENT.

THE SITE IS CURRENTLY VACANT DRAINS TO TWO EXISTING STORM SEWER INLETS WHERE THE WATER IS THEN CONVEYED BY STORM SEWER AND OPEN CHANNEL TO THE GRIEGOS POND THAT WAS CONSTRUCTED WITH SAD 216.

THERE ARE OFF-SITE FLOWS ENTERING A DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE WHERE A STORM SEWER AND OVERFLOW CHANNEL ARE LOCATED. THIS SITE IS LOCATED IN ZONE "X" AS SHOWN ON FIRM MAP #35001C0138H.

BASED ON THE APPROVED DRAINAGE REPORT FOR THE CARPENTERS TRAINING CENTER (G16/D145) THIS PROJECT MAY DISCHARGE A TOTAL OF 9.89 CFS. THE INFORMATION PERTAINING TO THE AMOUNT OF DISCHARGE ALLOWED FROM THIS PARCEL IS DETAILED ON PAGE 12 OF THE CARPENTERS TRAINING CENTER REPORT. ALL OF THE FLOWS PASS THROUGH AN EXISTING 48" RCP UNDER INTERSTATE 25 WHICH HAS A CAPACITY FOR 161 CFS. THIS PIPE DAYLIGHTS INTO A PONDING AREA WEST OF THE INTERSTATE AND EVENTUALLY DRAINS INTO THE GRIEGOS POND.

#### PROPOSED SITE DRAINAGE

THIS SITE WILL BE DEVELOPED WITH A ENTERTAINMENT BUILDING ON THE PAD ALONG VASSAR DRIVE. THE SITE WILL UTILIZE LOW IMPACT DEVELOPMENT (LID) WHERE POSSIBLE ALLOWING SURFACE STORM WATER TO FLOW THROUGH LANDSCAPED AREAS PRIOR TO DISCHARGING TO THE STORM SEWER. THERE ARE THREE PROPOSED BASINS AS SHOWN ON THE PROPOSED BASIN MAP ON THIS SHEET.

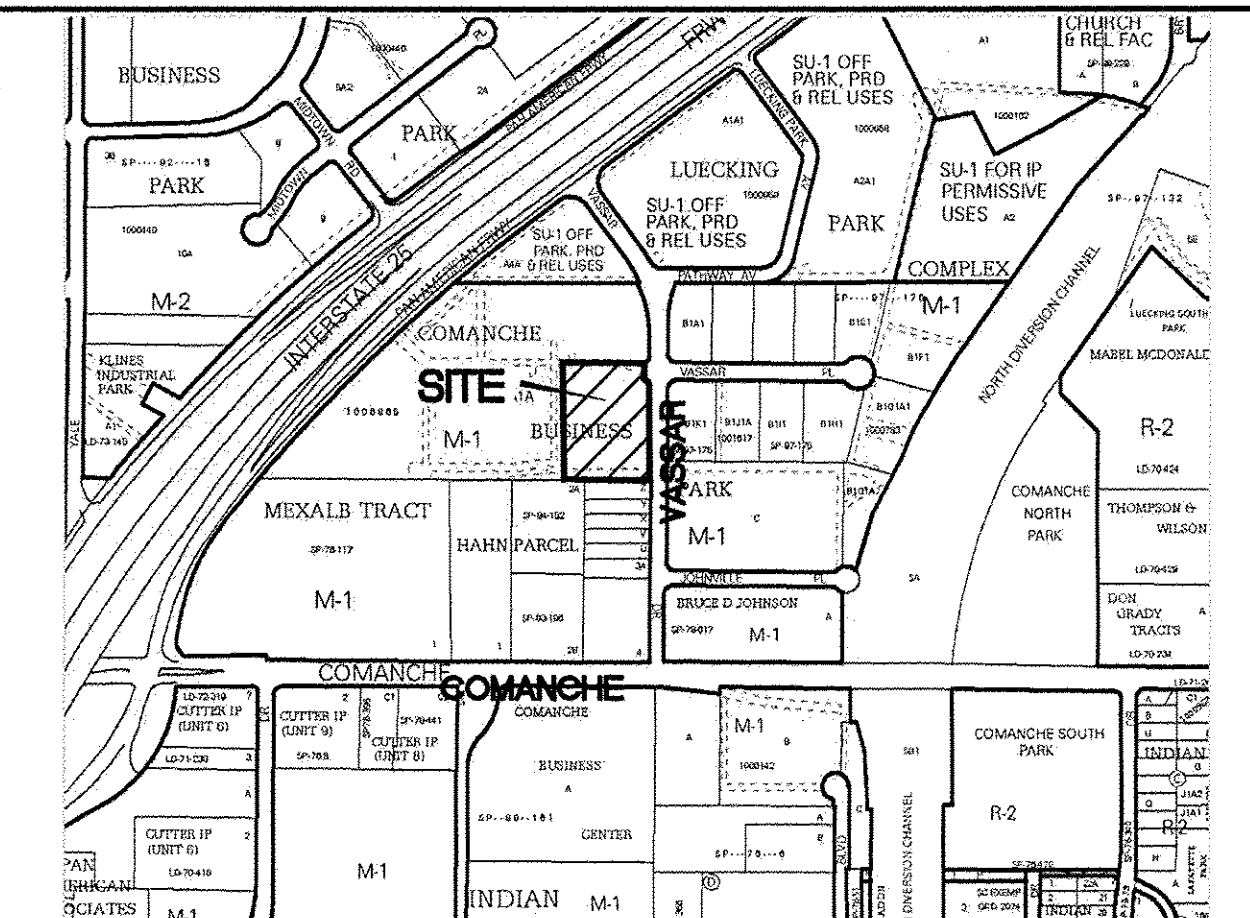
BASIN 1 CONSISTS OF THE FRONT PARKING LOT AND DRAINS TO AN EXISTING DROP INLET. THE CARPENTER'S DRAINAGE PLAN WAS DEVELOPED BEFORE THE FIRST FLUSH REQUIREMENT SO THIS BASIN WAS MINIMIZED AS MUCH AS POSSIBLE SO THE FLOWS COULD BE REDIRECTED TO A FIRST FLUSH POND. THE FLOWS THAT ENTER THE EXISTING INLET EVENTUALLY DRAIN TO THE GRIEGOS POND SO ARE ESSENTIALLY DISCONNECTED FROM THE RIO GRADE.

BASIN 2 CONSISTS OF THE BUILDING AND THE SOUTH AND WEST PARKING LOTS AND WILL SURFACE DRAIN TO THE EXISTING DRAINAGE CHANNEL ALONG THE SOUTH PROPERTY LINE. THE CHANNEL IS AN OVERFLOW AREA FOR AN EXISTING STORM SEWER. THE CHANNEL BOTTOM WILL BE DEPRESSED ONE FOOT TO ACCOMMODATE THE FIRST FLUSH VOLUME OF 0.057 AC-FT. EXCESS FLOW CAN BLEED OFF INTO AN EXISTING INLET LOCATED AT THE WEST END OF THE CHANNEL AS IF THE STORM SEWER OVERFLOWED.

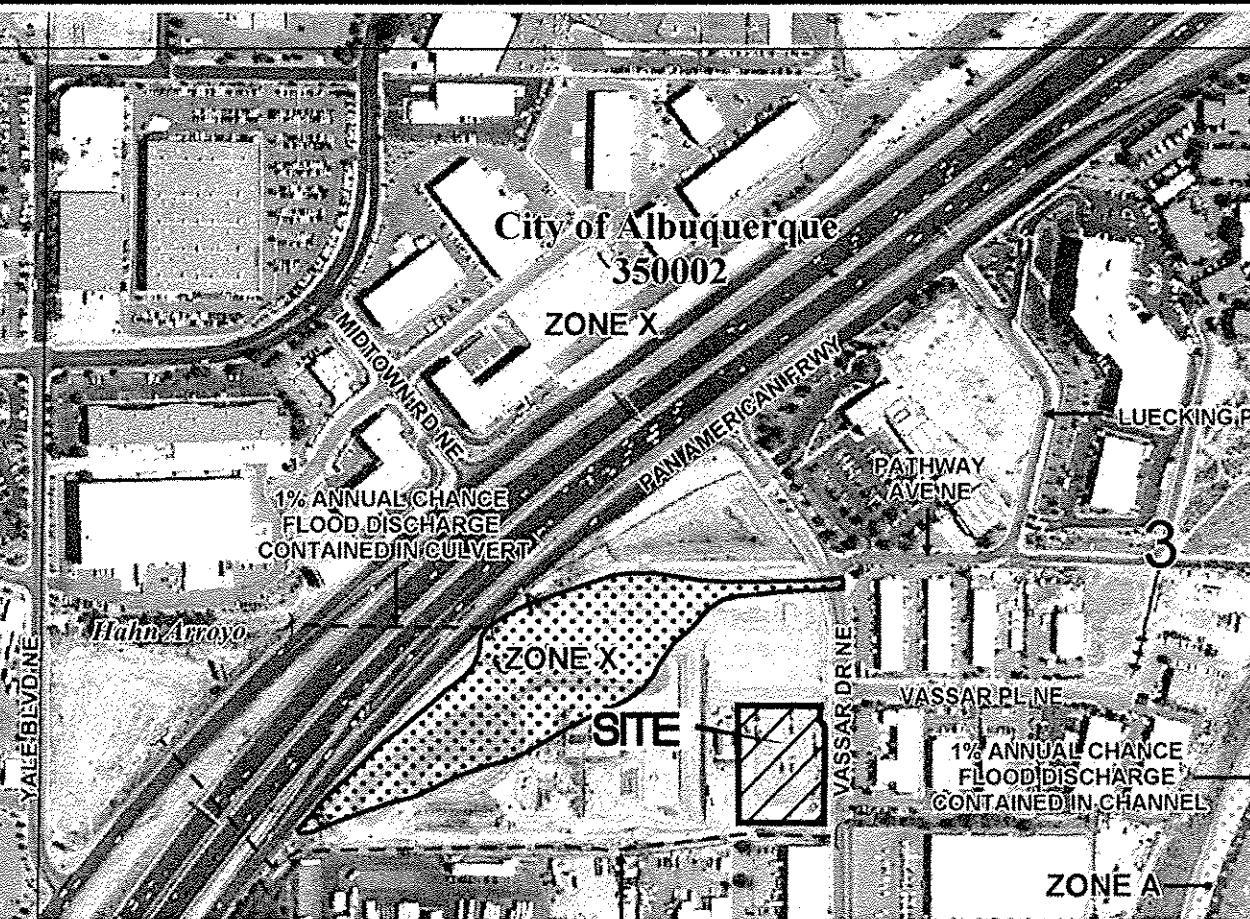
BASIN 3 CONSISTS OF THE EXISTING CHANNEL ITSELF AS WELL AS THE FIRST FLUSH POND. ALL OF THE FLOWS FROM THIS PROJECT ARE THE SAME AS APPROVED IN THE CARPENTER'S TRAINING CENTER REPORT OF 9.90 CFS AND ARE EVENTUALLY STORED IN THE GRIEGOS POND.

#### LEGEND

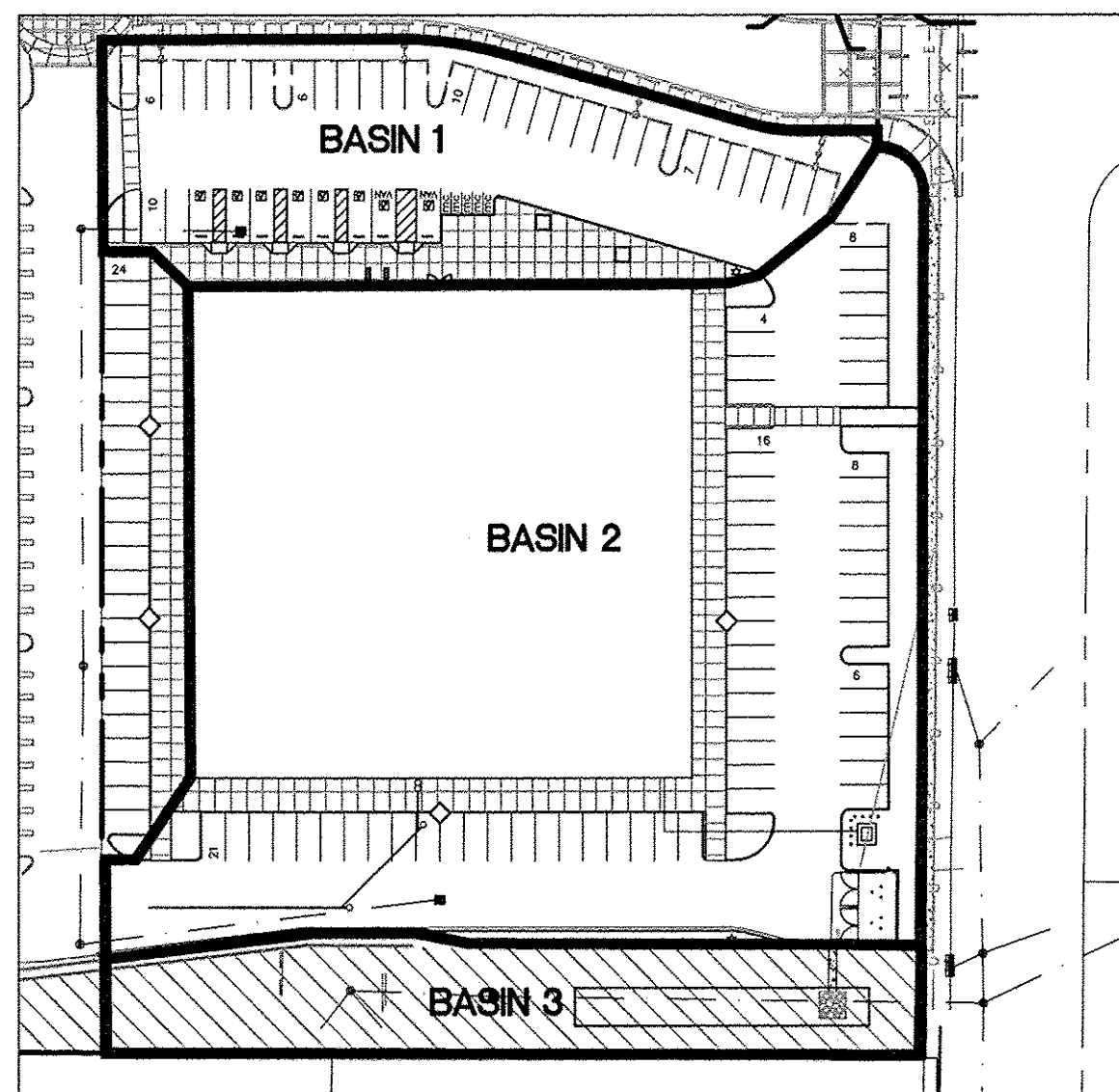
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	5010 CONTOUR MAJOR
	5011 CONTOUR MINOR
	x 5048.25 SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	x 5048.25 EXISTING SPOT ELEVATION



VICINITY MAP G-16-Z



FIRM MAP 35001C0138H



PROPOSED BASIN MAP

FIRST FLUSH CALCULATION  
78408 SF X 0.34"/12"=2222 CF  
=0.051 AC-FT

#### Weighted E Method

##### On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year		10-Year	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
1	22,168	0.51	0%	0	15%	0.08	0%	0.00	85%	0.43	1.919	0.081	2.21	1.181	0.050	1.43						
2	71,405	1.64	0%	0	17%	0.28	0%	0.00	83%	1.36	1.892	0.258	7.03	1.160	0.158	4.54						
3	12,748	0.29	0%	0	100%	0.29	0%	0.00	0%	0.00	0.780	0.019	0.67	0.280	0.007	0.28						
		2.44									1.79	0.359	9.90									

##### Equations:

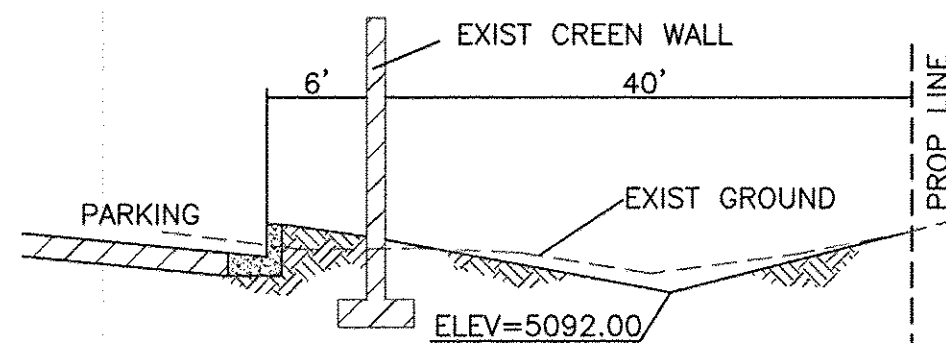
Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$  / (Total Area)

Volume = Weighted D \* Total Area

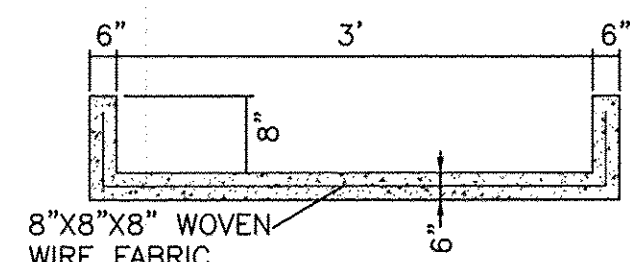
Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Excess Precipitation, E (inches)		
Zone 2	100-Year	10-Year
$E_a$	0.53	0.13
$E_b$	0.78	0.28
$E_c$	1.13	0.52
$E_d$	2.12	1.34

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10-Year
$Q_a$	1.56	0.38
$Q_b$	2.28	0.95
$Q_c$	3.14	1.71
$Q_d$	4.70	3.14



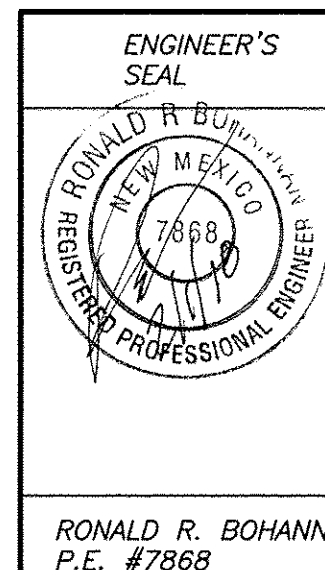
SECTION A-A



CONCRETE RUNDOWN DETAIL

#### CAUTION:

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.



ENTERTAINMENT FACILITY  
3930 PAN AMERICAN FRWY  
GRADING PLAN

TIERRA WEST, LLC  
5571 MIDWAY PARK PL. NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

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