

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 30, 2023

Jay G. Miller, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: Juan Tabo Business Park Subdivision  
Conceptual Grading & Drainage Plans  
Engineer's Stamp Date: 04/26/23  
Hydrology File: G21D021**

Dear Mr. Miller:

Based upon the information provided in your submittal received 04/27/2023, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Hearing Officer (DHO) on Preliminary/Final Plat.

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, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

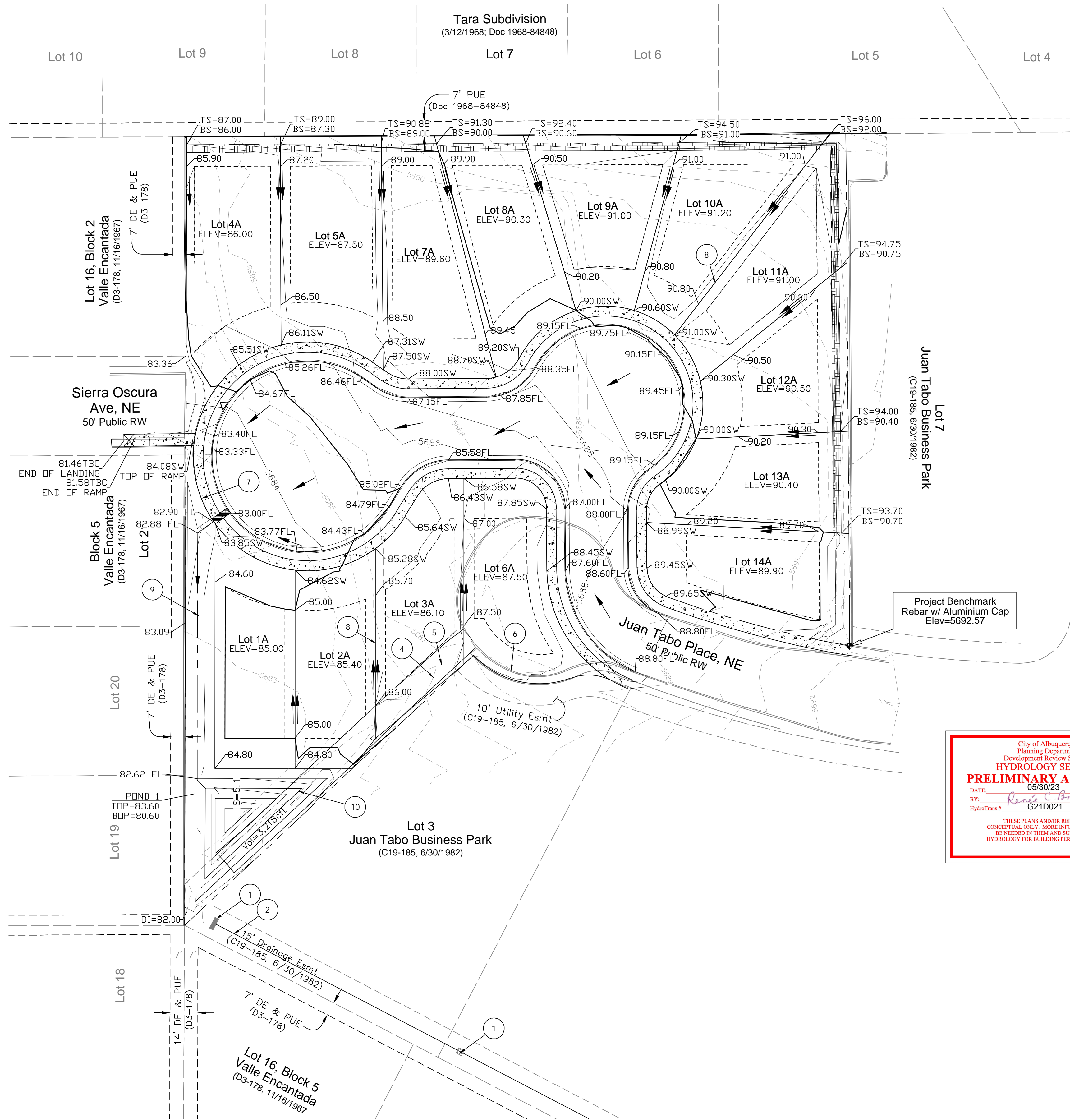
Albuquerque

NM 87103

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

DATE SUBMITTED: 04.27.2023





- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - PROPOSED SIDEWALK
  - EXISTING CURB & GUTTER
  - WATER BLOCK
  - LANDSCAPING
  - EXISTING INDEX CONTOUR
  - EXISTING CONTOUR
  - FLOW

- KEYED NOTES**
- EXISTING CONCRETE DROP INLET.
  - EXISTING 24" dia. CMP STORM DRAIN CULVERT.
  - EXISTING OUTFALL INTO EMBUDITO ARROYO (CONCRETE LINED CHANNEL).
  - EXISTING 15' WIDE DRAINAGE EASEMENT TO BE ABANDONED.
  - EXISTING ASPHALT SWALE TO BE OBLITERATED.
  - EXISTING CUL-DE-SAC ROW TO BE REPLATTED.
  - NEW ROW TO BE DEDICATED AS PUBLIC ROW.
  - NEW LOT LINES TO BE CREATED BY PRELIMINARY PLAT.
  - NEW 15' WIDE DRAINAGE EASEMENT & ASPHALT UNED SWALE.
  - NEW STORM WATER QUALITY RETENTION POND (VOLUME=3,218cf).

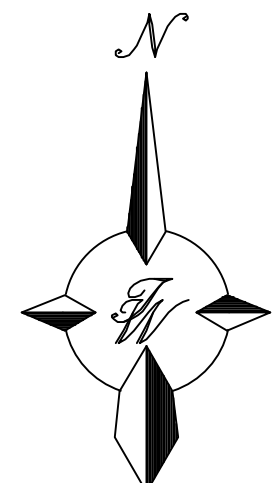
**NOTICE TO CONTRACTORS**

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

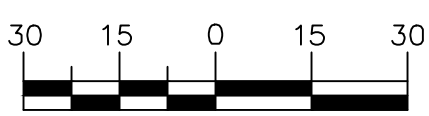
**NOTE**

ADD 5600 TO ALL SPOT ELEVATIONS

ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED



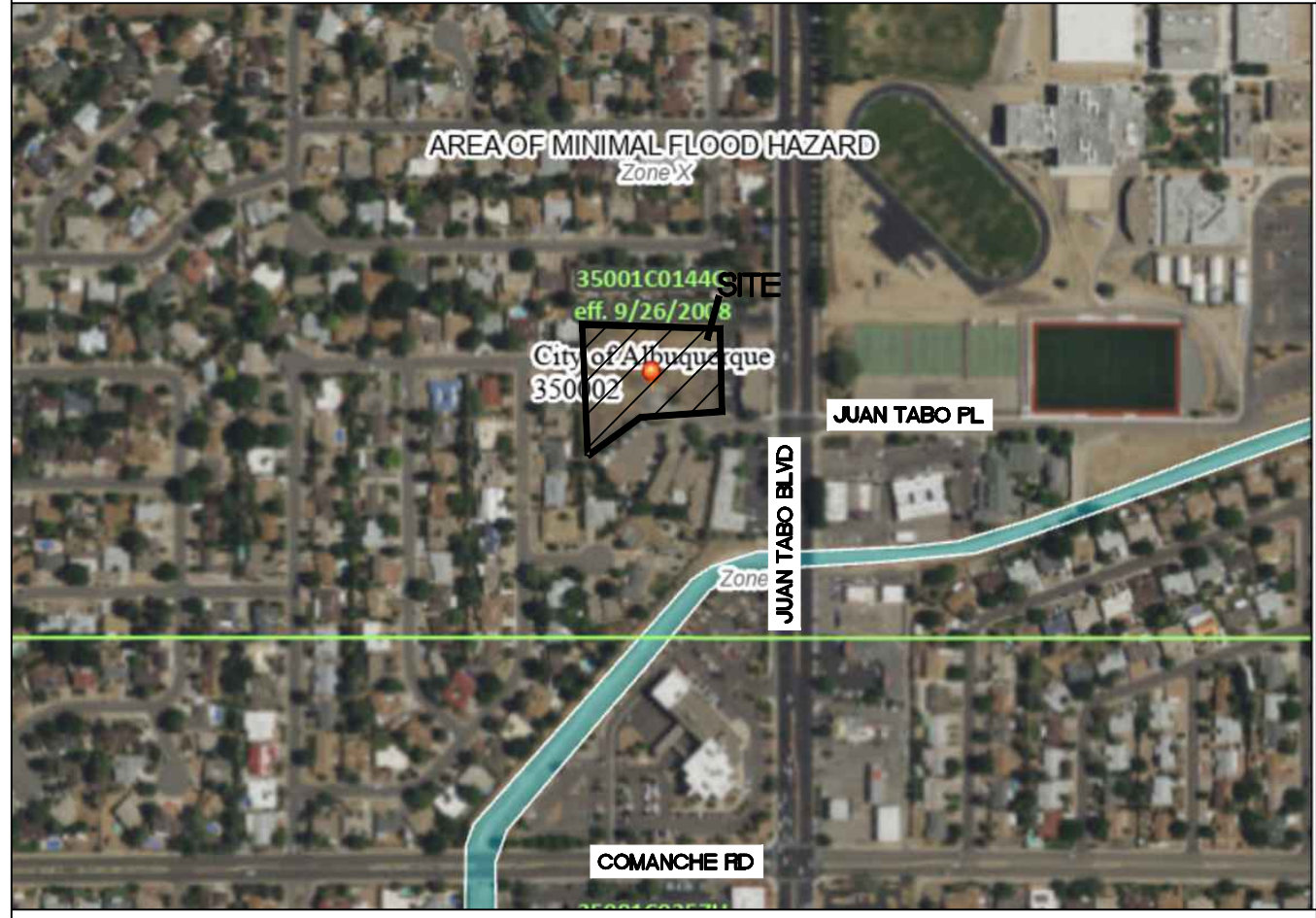
GRAPHIC SCALE



SCALE: 1"=30'



VICINITY MAP:



FIRM MAP 35001C0357H eff. 8/16/2012

**EROSION CONTROL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECS OR 1/2" GRAVEL.

**NOTES**

- ADD 5600 TO ALL SPOT ELEVATIONS
- ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

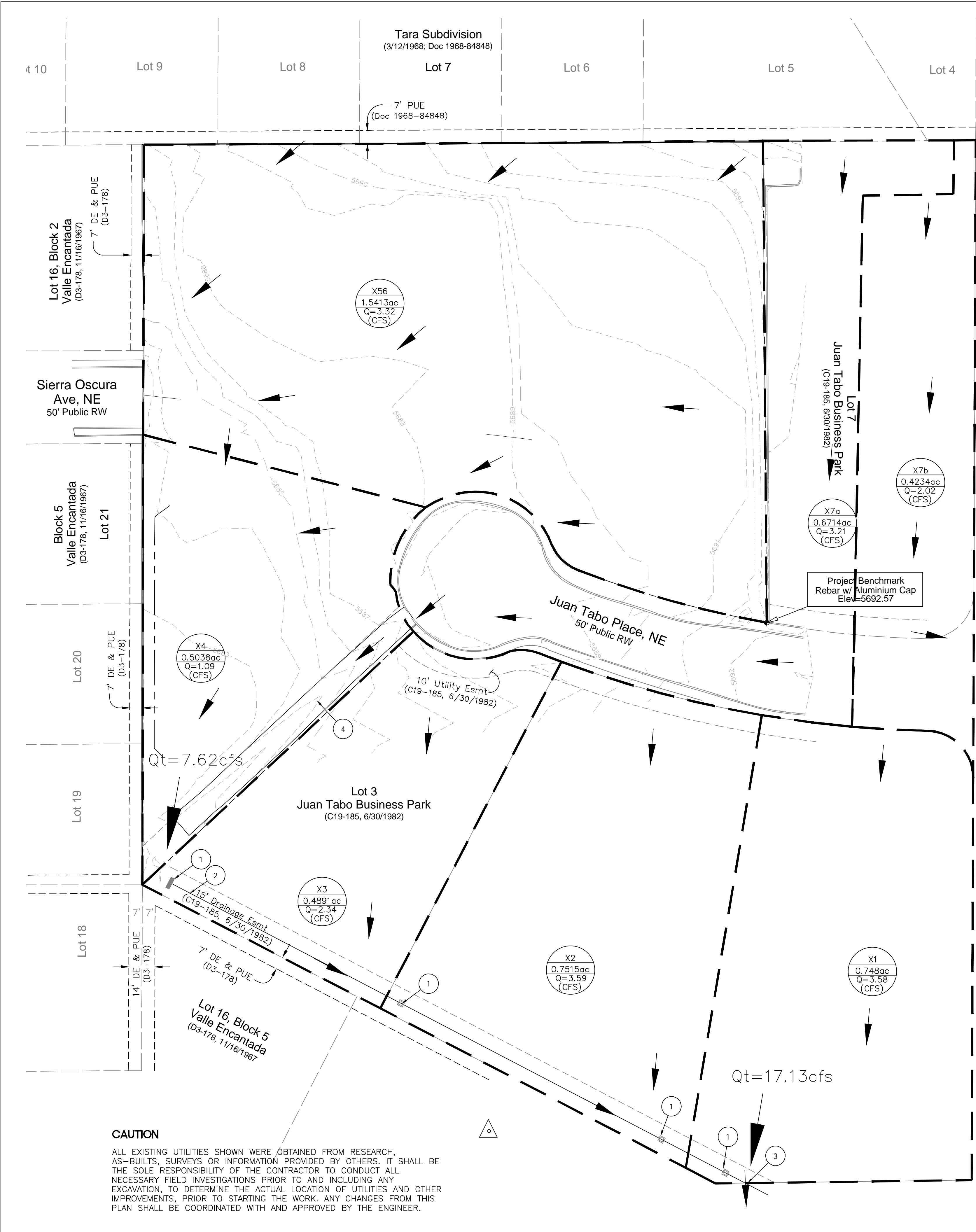
**CAUTION**

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.



	JUAN TABO BUSINESS PARK ALBUQUERQUE, NM	DRAWN BY JL
	CONCEPTUAL GRADING AND DRAINAGE	DATE 04-26-2023
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # GR-1
		JOB # 2022122





City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 05/30/23  
BY: *Renee C. Bruneau*  
HydroTrans # G21D021  
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

- LEGEND**
- CURB & GUTTER
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  - EASEMENT
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  - LANDSCAPING
  - EXISTING INDEX CONTOUR
  - EXISTING CONTOUR
  - FLOW

BASIN ID  
AREA (AC)  
FLOW  
(CFS)

- KEYED NOTES**
- EXISTING CONCRETE DROP INLET.
  - EXISTING 24" dia. CMP STORM DRAIN CULVERT.
  - EXISTING OUTFALL INTO EMBUDITO ARROYO (CONCRETE LINED CHANNEL).
  - EXISTING ASPHALT LINED CHANNEL.



VICINITY MAP:



FIRM MAP 35001C0357H eff. 8/16/2012

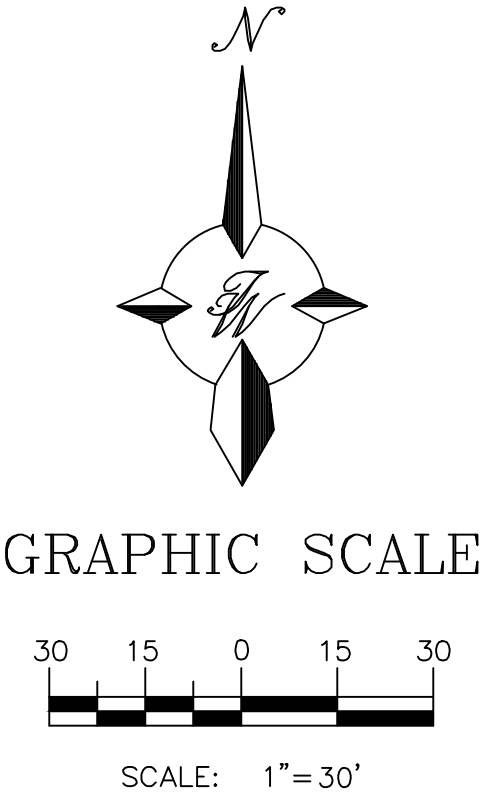
**JUAN TABO BUSINESS PARK  
Weighted E Method**

Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment								100-Year		
				Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)			
X1	32,584	0.7480	0.00117	0%	0	0%	0.000	0%	0	100%	0.748	3.340	0.208	3.58
X2	32,734	0.7515	0.00117	0%	0	0%	0.000	0%	0	100%	0.751	3.340	0.209	3.59
X3	21,307	0.4891	0.00076	0%	0	0%	0.000	0%	0	100%	0.489	3.340	0.136	2.34
X4	21,944	0.5038	0.00079	90%	0.453388	10%	0.050	0%	0	0%	0.000	0.779	0.033	1.09
X56	67,141	1.5413	0.00241	90%	1.387211	10%	0.154	0%	0	0%	0.000	0.779	0.100	3.32
X7a	29,247	0.6714	0.00105	0%	0	0%	0.000	0%	0	100%	0.671	3.340	0.187	3.21
X7b	18,443	0.4234	0.00066	0%	0	0%	0.000	0%	0	100%	0.423	3.340	0.118	2.02
Total	223,400	5.129	0.00801				0.000				3.083		0.991	19.144

**EXISTING DRAINAGE:**

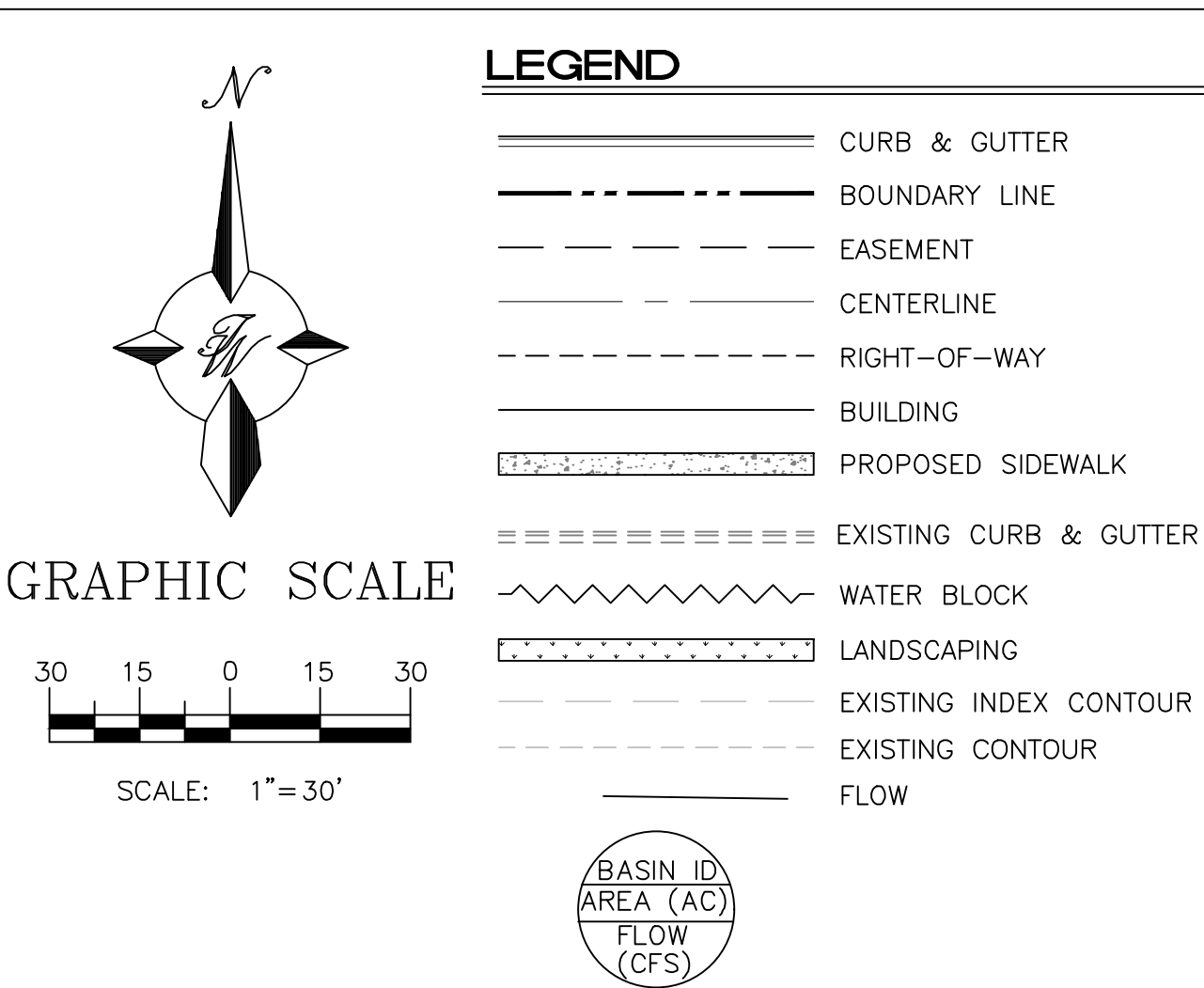
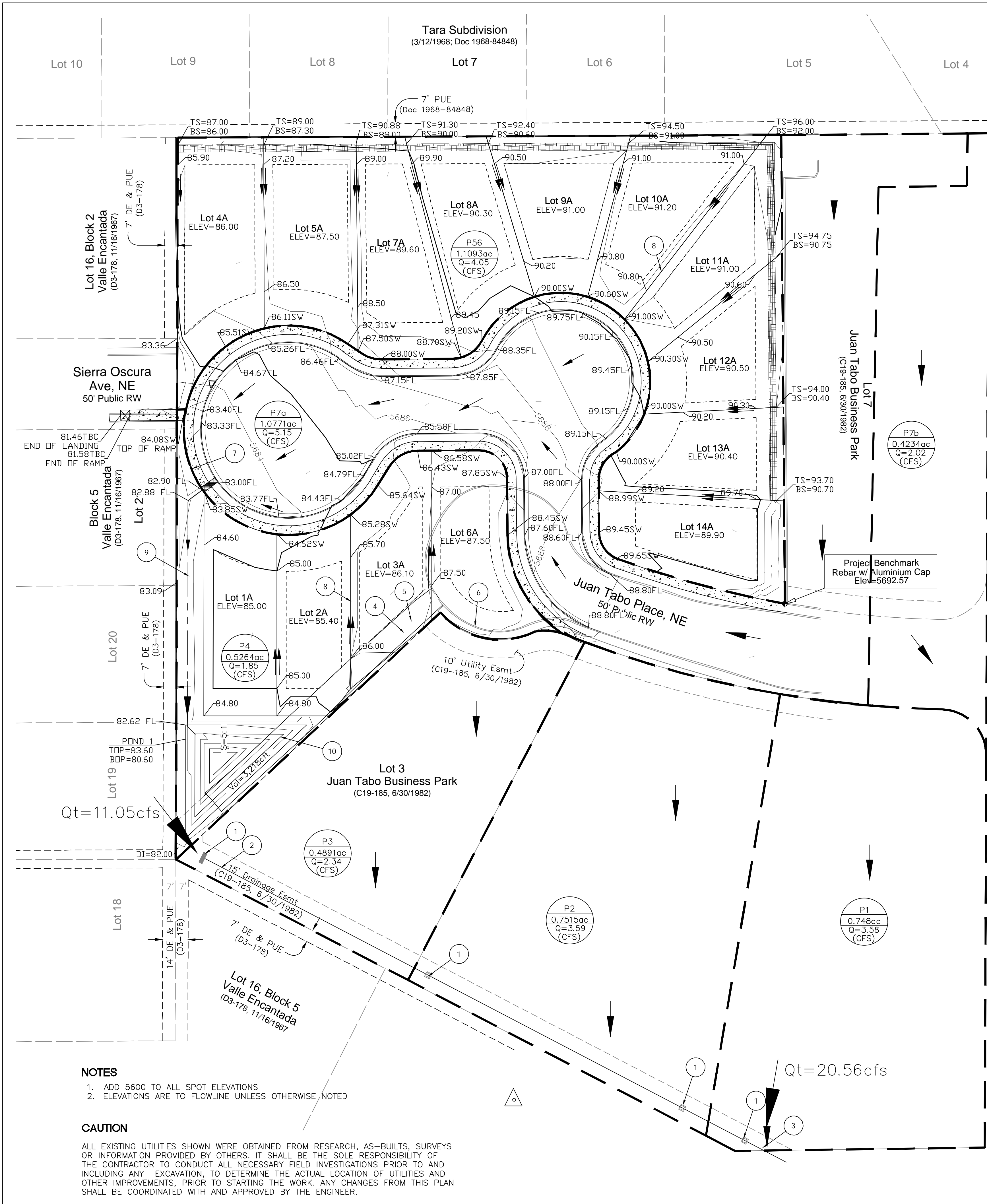
THIS SITE IS CURRENTLY VACANT AND IS FORMALLY PART OF THE JUAN TABO BUSINESS PARK DEVELOPMENT. THE SITE IS LOCATED AT THE WEST END OF JUAN TABO PLACE IN ALBUQUERQUE, NM. THE SITE IS ALSO LOCATED WITHIN THE LIMITS OF FEMA FIRM MAP NO. 35001C0357H (EFF. 8/16/2012) AS SHOWN ABOVE. THE SITE IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X. THE SITE IS ALSO LOCATED WITHIN THE ALBUQUERQUE PRECIPITATION ZONE 4 – BEING EAST OF EUBANK AND NORTH OF I-40. THE CURRENT PLAT FOR JUAN TABO BUSINESS PARK INCLUDES 7 LOTS. LOTS 1, 2, 3, & 7 ARE CURRENTLY FULLY DEVELOPED, WHILE LOTS 4, 5, & 6 REMAIN IN A NATURALLY VEGETATED STATE.

STORM WATER RUN-OFF GENERATED ACROSS THIS SITE IS INTENDED TO OUTFALL INTO A CONCRETE LINED CHANNEL KNOWN AS THE EMBUDITO ARROYO. AN EXISTING SERIES OF DROP INLETS AND 24IN STORM DRAIN COLLECT RUN-OFF ALONG THE SOUTHERN LIMITS OF LOTS 1, 2, & 3 AND CONVEY FLOWS DIRECTLY INTO THE EMBUDITO ARROYO. THIS DRAINAGE CONCEPT WAS EMPLOYED AND APPROVED FOR THE CONSTRUCTION PROJECT KNOWN AS THE CARE FREE INC SENIOR'S GROUP HOME ADDITION. ACCORDING TO THE SITE GRADING AND DRAINAGE PLAN FOR THIS PROJECT THE DEVELOPMENT IS ANTICIPATED TO DISCHARGE A TOTAL Q100=23 cfs INTO THE EMBUDITO ARROYO. THIS DRAINAGE CONCEPT WILL BE MAINTAINED AND PROPOSED RUN-OFF ANALYSIS IS PRESENTED ON THE PROPOSED DRAINAGE PLAN.



	<b>JUAN TABO BUSINESS PARK ALBUQUERQUE, NM</b>	DRAWN BY JL
	<b>EXISTING DRAINAGE BASIN MAP</b>	DATE 04-26-2023
		DRAWING
		SHEET # <b>DR-1</b>
		JOB # 2022122





PROPOSED DRAINAGE:

EXISTING INFRASTRUCTURE & DRAINAGE PATTERNS ACROSS THE FULLY DEVELOPED LOTS 1, 2, 3, & 7 WILL REMAIN IN PLACE AND CONTINUE TO FUNCTION IN THEIR CURRENT STATE. THE PROPOSED IMPROVEMENTS WILL HAVE LITTLE TO NO IMPACT ON THE TOTAL RUN-OFF THAT WILL DISCHARGE AT THE HISTORIC OUTFALL INTO THE EMBUDITO ARROYO. THE TOTAL FLOW FOR THE 100YR-6HR DESIGN STORM WILL BE 20.56CFS ACCORDING TO THE ANALYSIS AS PRESENTED HEREIN. ACCORDING TO THE ANALYSIS PRESENTED WITH THE CARE FREE INC SENIOR'S GROUP HOME ADDITION AS PREPARED BY AKT ARCHITECTS AND APPROVED BY THE CITY (G-21/D21C), THE TOTAL OUTFALL INTO THE EMBUDITO ARROYO WAS ESTIMATED TO BE 23CFS.

AS PART OF THE PROPOSED IMPROVEMENTS FOR THIS 14 SINGLE FAMILY DWELLING LOT SUBDIVISION - A NEW ASPHALT LINED CHANNEL WILL CONVEY RUN-OFF FROM THE SITE AND DELIVER FLOWS INTO A NEW PERMANENT STORM WATER QUALITY RETENTION POND THAT WILL PROVIDE A TOTAL RETENTION CAPACITY OF 3,218CFT. THE NEW RETENTION POND WILL BE SITUATED ADJACENT TO THE EXISTING CONCRETE DROP INLET TO INTRODUCE THE SURFACE RUN-OFF INTO A 24IN DIAMETER STORM DRAIN PIPE FOR CONVEYANCE INTO THE EXISTING CONCRETE LINED EMBUDITO ARROYO.

Zone #4  
Proposed Basins

Basin	Area (sf)	Area (acres)	Area (sq miles)	100-Year															
				Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs					
				%	(acres)	%	(acres)	%	(acres)	%	(acres)								
P1	32,584	0.7480	0.00117	0%	0	0%	0.000	0%	0	100%	0.748	3.340	0.208	3.58					
P2	32,734	0.7515	0.00117	0%	0	0%	0.000	0%	0	100%	0.751	3.340	0.209	3.59					
P3	21,307	0.4891	0.00076	0%	0	0%	0.000	0%	0	100%	0.489	3.340	0.136	2.34					
P4	22,931	0.5264	0.00082	0%	0	62%	0.326	0%	0	38%	0.200	1.858	0.082	1.85					
P56	48,323	1.1093	0.00173	0%	0	55%	0.610	0%	0	45%	0.499	2.026	0.187	4.05					
P7a	46,919	1.0771	0.00168	0%	0	0%	0.000	0%	0	100%	1.077	3.340	0.300	5.15					
P7b	18,443	0.4234	0.00066	0%	0	0%	0.000	0%	0	100%	0.423	3.340	0.118	2.02					
Total	223,241	5.125	0.00801				0.000				4.188		1.240	22.577					

Basin	# SFD units	Area (ac)	N (DU's/ac)	Eq 6.62 Imp %
P4	4	0.5264	7.60	38.0
P56	10	1.1093	9.01	45.1

STORM WATER QUALITY VOLUME	
PROPOSED DEVELOPMENT IMPERVIOUS AREA = P4+P56+P7a = (0.200+0.499+1.077)*43,560 = 77,362 sq ft	
STORM WATER QUALITY VOLUME REQUIRED = 77,362*(0.42in)/12 = 2,708 cft	
STORM WATER QUALITY VOLUME PROVIDED = ((84+2061)/2)*3 = 3,218 cft	



City of Albuquerque  
Planning Department  
Development Review Services  
**PRELIMINARY APPROVED**  
DATE: 5/30/23  
BY: *Renee Brissett*  
HydroTrans # G21D021

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JUAN TABO BUSINESS PARK  
Weighted E Method

ENGINEER'S SEAL

JAY G. MILLER  
NEW MEXICO  
14505

JAY G. MILLER  
P.E. #14505

JUAN TABO BUSINESS PARK  
ALBUQUERQUE, NM

PROPOSED DRAINAGE  
PLAN

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

DRAWN BY  
JL

DATE  
04-26-2023

DRAWING

SHEET #  
DR-2

JOB #  
2022122