

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 28, 2023

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

**RE: Juan Tabo Business Park Subdivision  
Revised Conceptual Grading & Drainage Plans  
Engineer's Stamp Date: 09/26/23  
Hydrology File: G21D021**

Dear Mr. Miller:

Based upon the information provided in your submittal received 08/10/2023, the Revised 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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

**Project Title:** Juan Tabo Business Park **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** 5 SUB'D PLAT MAP FOR JUAN TABO **City Address OR Parcel** 102106048638710395  
BUSINESS PARK CONT 0.7355 AC

**Applicant/Agent:** TIERRA WEST LLC **Contact:** JAY MILLER

**Address:** 5571 Midway Park Place NE Albuquerque, NM 87109 **Phone:** (505) 858-3100

**Email:** JMILLER@TIERRAWESTLLC.COM

**Applicant/Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:**     PLAT (#of lots)     RESIDENCE     DRB SITE ☒ ADMIN SITE:      
**RE-SUBMITTAL:** ☒ 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
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB
- APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) \_\_\_\_\_
- PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- ☒ 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 08.10.2023





- ## 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 OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  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.



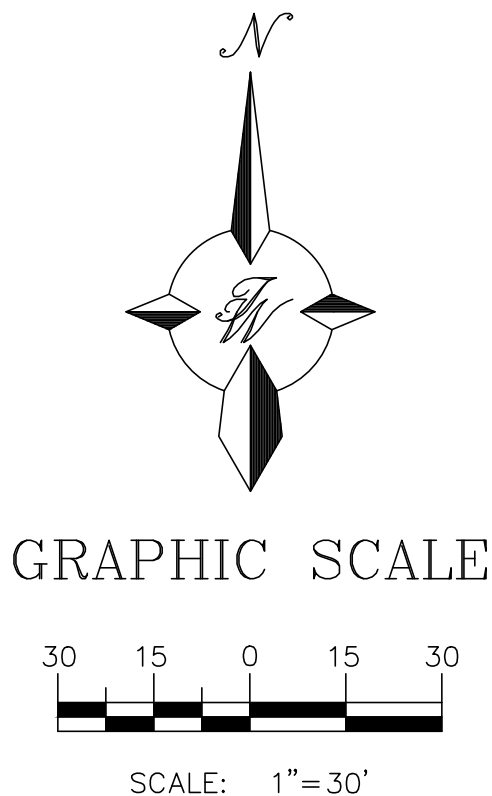
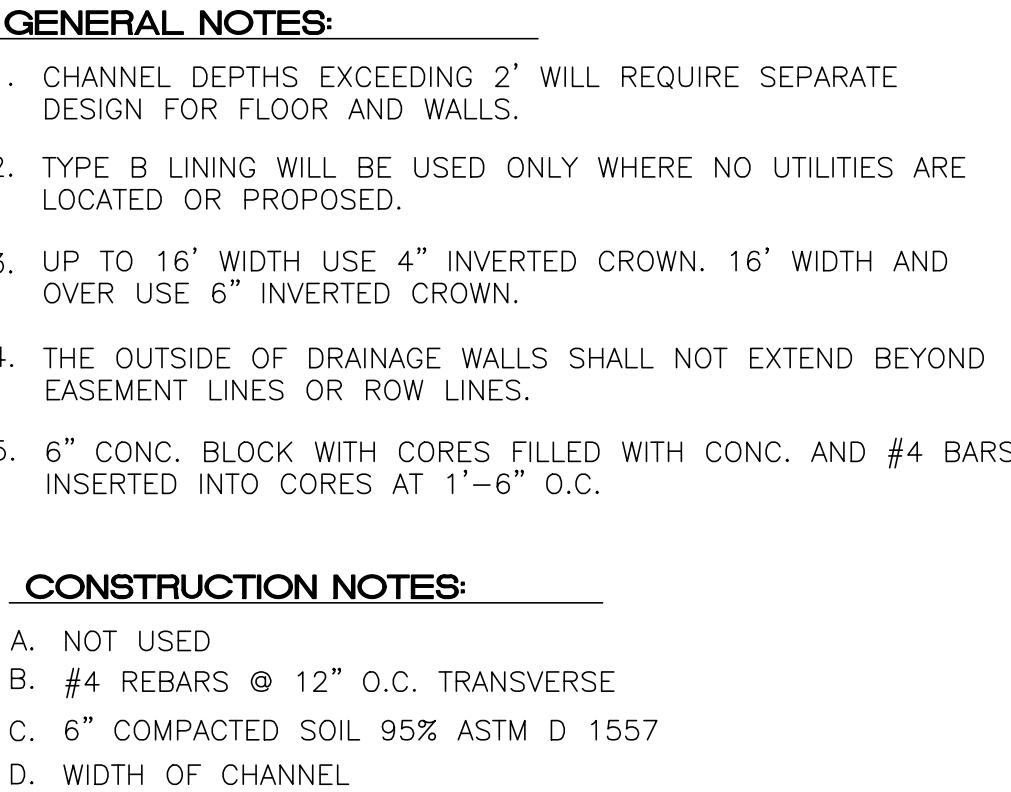
- ### EROSION CONTROL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TPOISIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  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.
  6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE SPECS OR 3" GRAVEL.

## NOTES

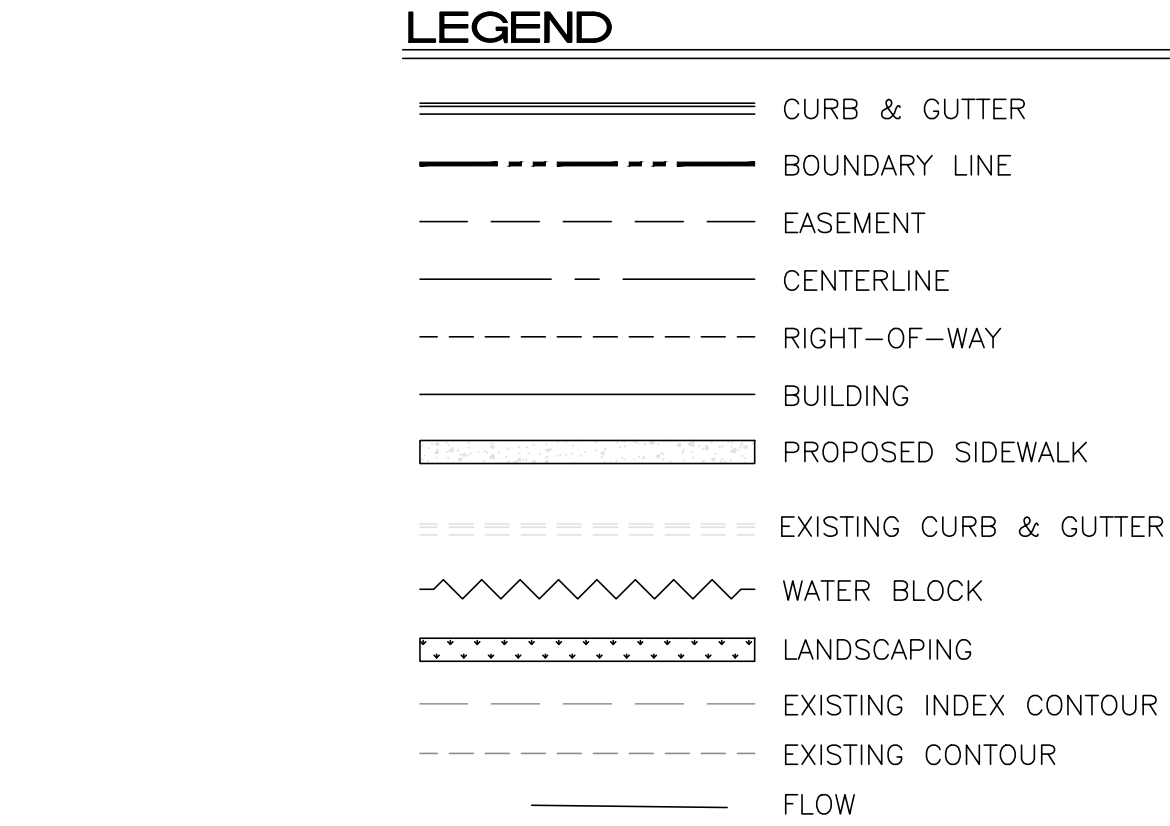
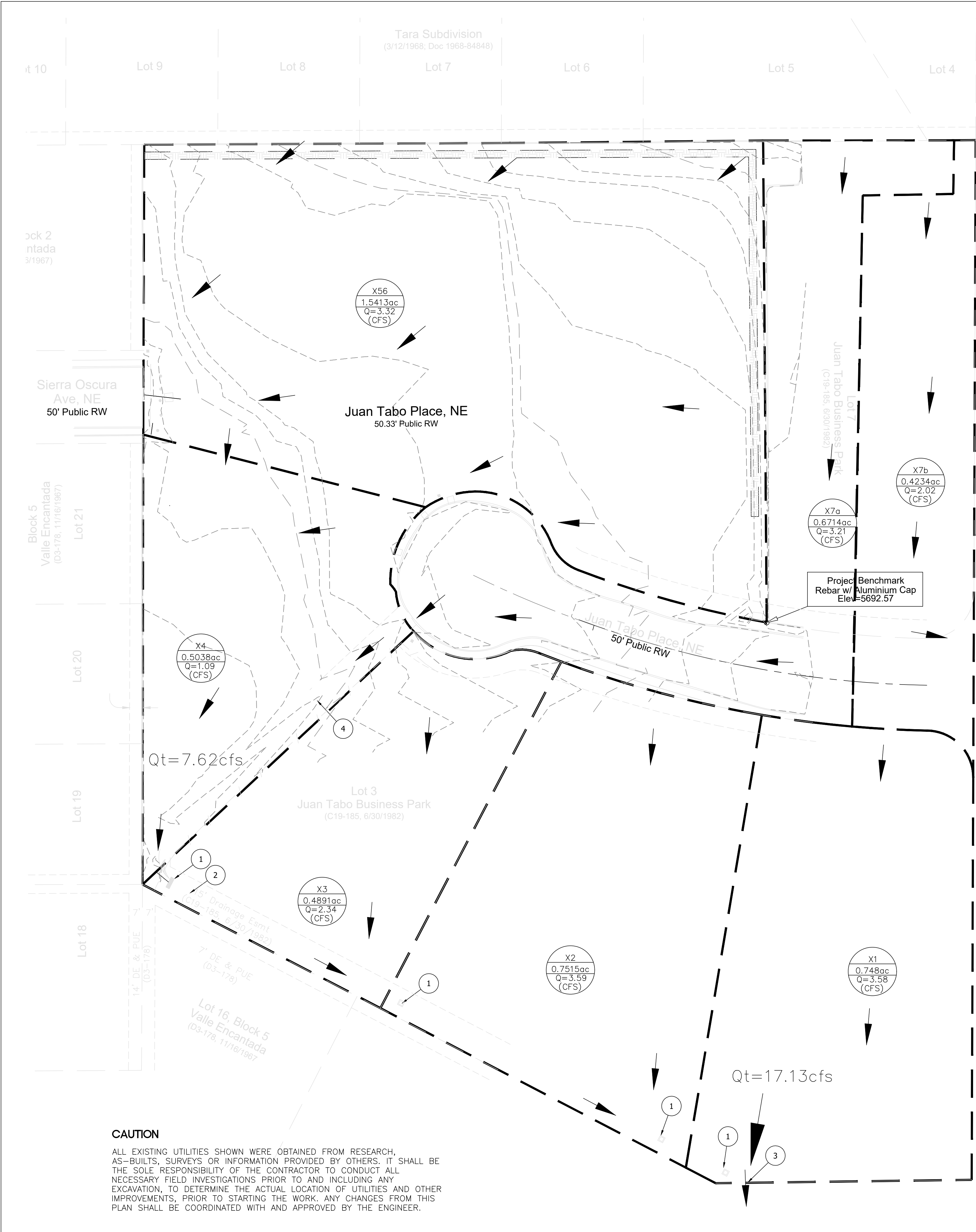
1. ADD 5600 TO ALL SPOT ELEVATIONS
2. ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

## 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.







- 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.



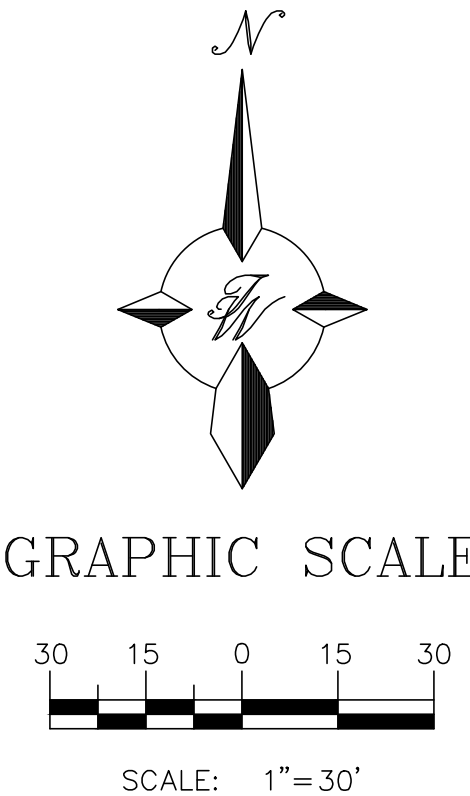
**JUAN TABO BUSINESS PARK**  
**Weighted E Method**


Zone #4														
Existing Basins														
Basin	Area (sf)	Area (acres)	Area (sq miles)	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:**

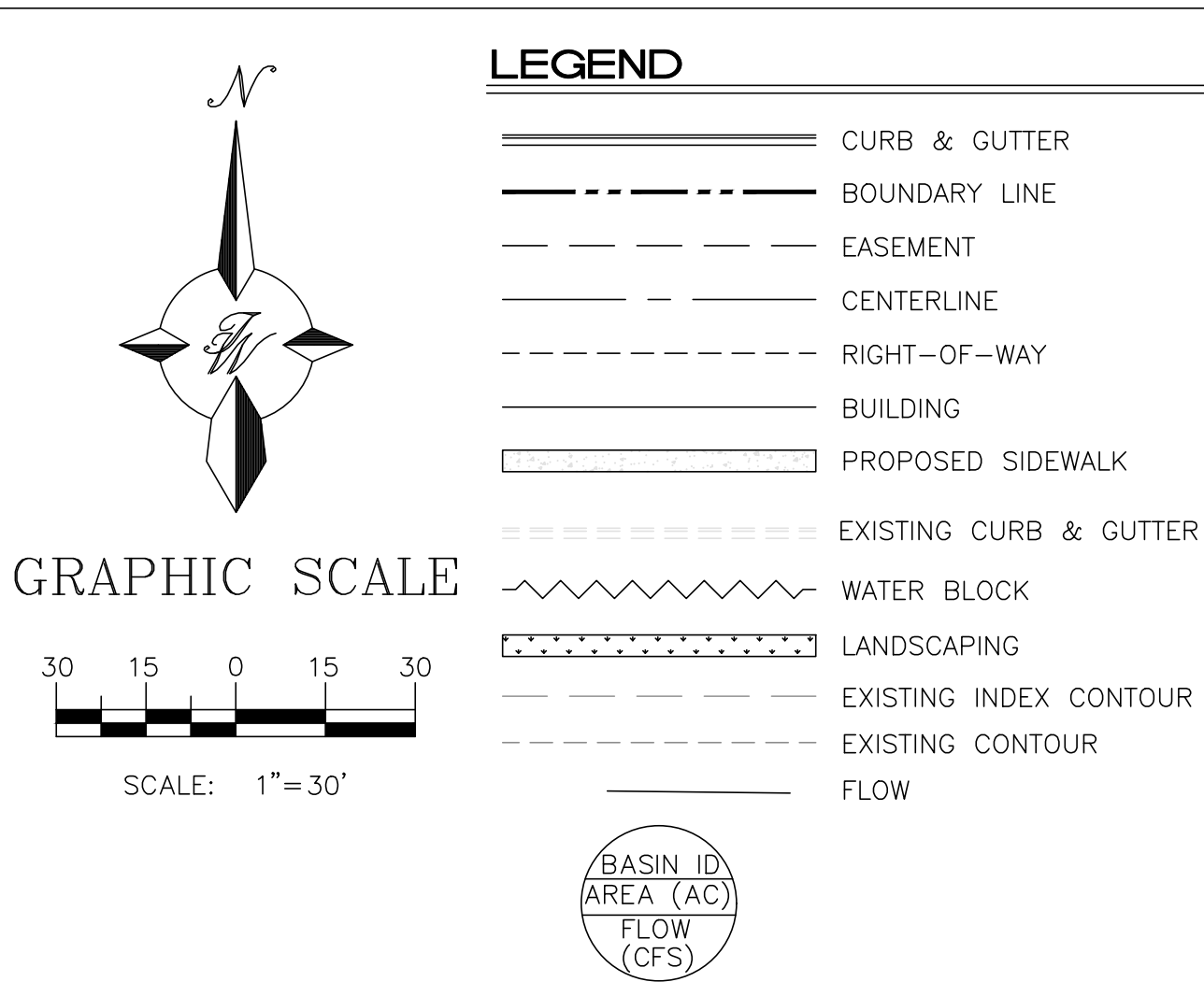
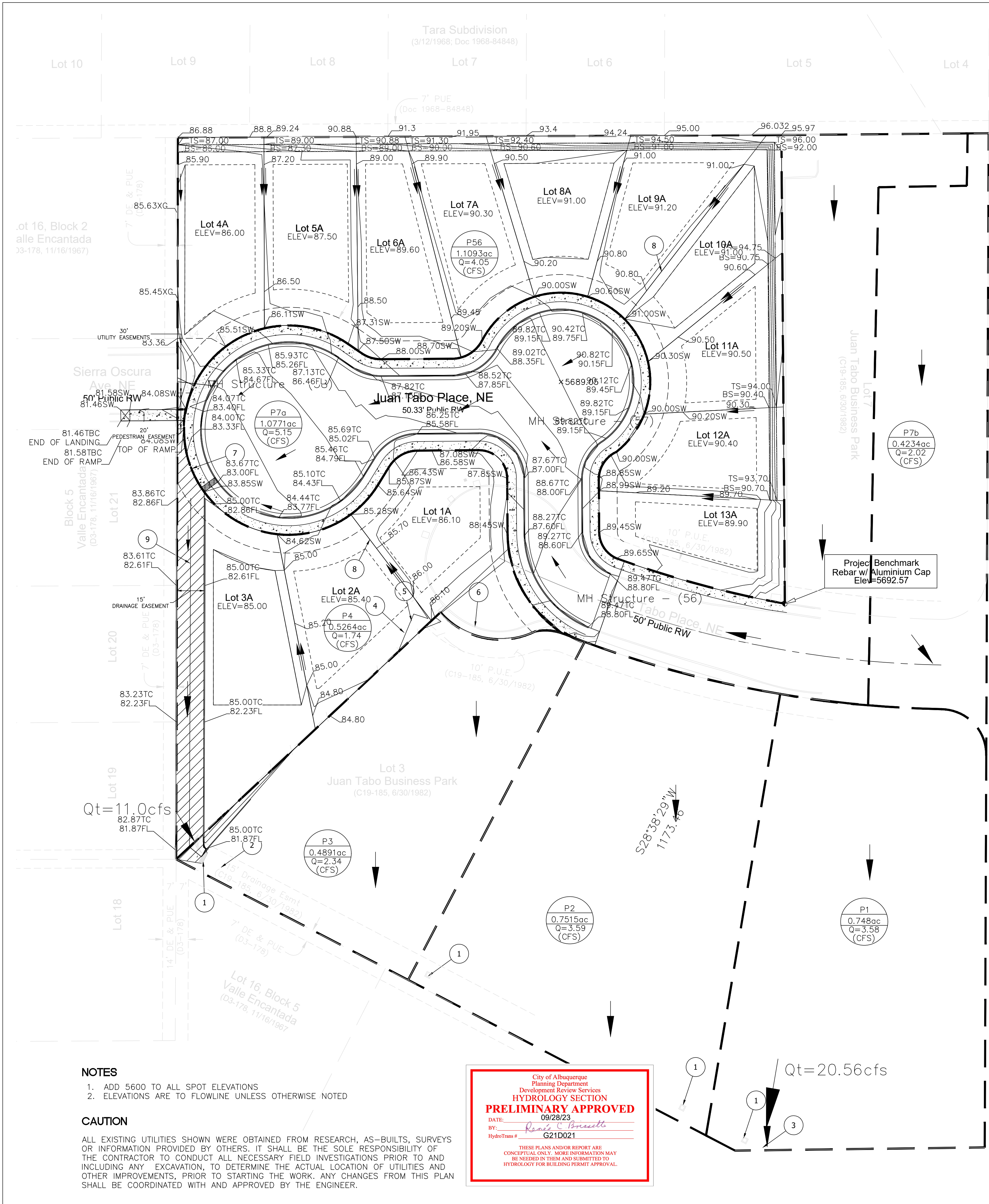
THIS SITE IS CURRENTLY VACANT AND IS FORMALLY PART OF THE JUAN TABO BUSINESS PARK DEVELOPMENT. THE SITE IS LOCATED AT THE WEST END OF JUAN TABO PLACE IN ALBUQUERQUE, NM. THE SITE IS ALSO LOCATED WITHIN THE LIMITS OF FEMA FIRM MAP NO. 35001C0357H (EFF. 8/16/2012) AS SHOWN ABOVE. THE SITE IS LOCATED WITHIN 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 WAS ANTICIPATED TO DISCHARGE A TOTAL Q100=19 cfs INTO THE EMBUDITO ARROYO. THIS DRAINAGE CONCEPT WILL BE MAINTAINED AND PROPOSED RUN-OFF ANALYSIS IS PRESENTED ON SHEET C2.2 PROPOSED DRAINAGE PLAN.



ENGINEER'S SEAL	JUAN TABO BUSINESS PARK ALBUQUERQUE, NM	DRAWN BY RG
09/26/2023	EXISTING DRAINAGE BASIN MAP	DATE 09/26/2023
	<div> <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWING
		SHEET # C2.1
JAY C. MILLER P.E. #14505		JOB # 2022122





- 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 REPLATED.
  - NEW ROW TO BE DEDICATED AS PUBLIC ROW.
  - NEW LOT LINES TO BE CREATED BY PRELIMINARY PLAT.
  - NEW 15' WIDE DRAINAGE EASEMENT & ASPHALT LINED SWALE.

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 13 SINGLE FAMILY DWELLING LOT SUBDIVISION - A NEW CONCRETE LINED CHANNEL WILL CONVEY RUN-OFF FROM THE SITE AND DELIVER FLOWS INTO THE EXISTING DROP INLET GRATE LOCATED AT THE SOUTHWEST CORNER OF LOT 3, WHICH IS THE CURRENT OUTFALL FOR THE PROPOSED DEVELOPMENT. THE EXISTING CONCRETE DROP INLET SERVES TO INTRODUCE SURFACE RUN-OFF INTO A 24IN DIAMETER STORM DRAIN PIPE FOR CONVEYANCE INTO THE EXISTING CONCRETE LINED EMBUDITO ARROYO.

JUAN TABO BUSINESS PARK  
Weighted E Method

Zone #4 Proposed Basins														
Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year		
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
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	72%	0.379	0%	0	28%	0.147	1.619	0.071	1.74
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				4.136		1.229	22.469

Basin	# SFD units	Area (ac)	N (DU's/ac)	Eq 6.62 Imp %
P4	3	0.5264	5.70	28.5
P56	10	1.1093	9.01	45.1

STORM WATER QUALITY VOLUME	
PROPOSED DEVELOPMENT IMPERVIOUS AREA = P4+P56+P7a = (0.150+0.499+1.077)*43,560 = 75,184 sq ft	
STORM WATER QUALITY VOLUME REQUIRED = 75,184sqft*(0.42in)/12 = 2,632 cft	
PAYMENT IN LIEU (SINGLE FAMILY RESIDENTIAL) = (\$6.00/cft)*2,632 = \$15,792	



- NOTES
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  - ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

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ENGINEER'S SEAL	JUAN TABO BUSINESS PARK ALBUQUERQUE, NM	DRAWN BY RG
	PROPOSED DRAINAGE PLAN	DATE 09/26/2023
		DRAWING
09/26/2023 JAY C. MILLER P.E. #14505		SHEET # C2.2
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com		JOB # 2022122