

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 23, 2019

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

**RE: AIS – Indian Pueblo Center
1120 Indian School NW
Grading and Drainage Plan Stamp Date: 12/16/19
Hydrology File: H13D009**

Dear Mr. Bohannon,

Based on the submittal received on 12/19/19, this project is approved for Site Plan for Building Permit and Building Permit.

PO Box 1293

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Indian Pueblo Center **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LT E-1 Plat of LT E-1 & E-2 Lands of St Anthonys Orphanage
City Address: 1120 Indian School Rd NW Albuquerque NM 87104

Applicant: Tierra West, LLC **Contact:** Jonathan Niski
Address: 5571 Midway Park PI NE Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** jniski@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: December 20, 2019 **By:** Jonathan Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

TW

TIERRA WEST, LLC

December 19, 2019

Mr. Dana Peterson
City of Albuquerque, Hydrology
P.O. Box 1293
Albuquerque, NM 87103

**RE: AIS- INDIAN PUEBLO CENTER
1120 INDIAN SCHOOL NW
GRADING AND DRAINAGE PLAN STAMP DATE: 9/6/19
HYDROLOGY FILE: H13D009**

Dear Mr. Peterson:

Per your correspondence dated December 12, 2019, please find the following responses addressing the comments listed below:

Prior to Building Permit:

1. Show the extents of the floodplain on the grading plan; ensure the building finished floor is elevated at least 1' above the BFE.

The extents of the mapped flood plain are shown on the Grading Plan and the limits are along the eastern property line of this parcel. The building elevation was set to one foot above the BFE although the flood plain does not affect the building footprint.

2. A portion of this project is located in a floodplain (AH) and a floodplain development permit must be obtained. The permit application and grading plan must demonstrate zero rise to the base flood elevation, unless a Letter of Map Revision (LOMR) is being prepared. Please contact Rudy Rael, CFM for more information regarding floodplain development permits (rrael@cabq.gov or 924-3977).

The proposed improvements do not affect the proposed flood plain. As shown on the Grading Plan the boundary of the flood plain is contained on the parcel to the east and is not affected by this project. As a precaution, a landscape berm is shown along the eastern property line to insure the flood plain does not affect this parcel.

3. Provide pond sizing and volume calculations for the new pond.

This depressed area is a water harvesting area as opposed to a pond. The pond volume for this parcel is already accounted for in the existing pond located to the southwest of this parcel as shown on the approved overall drainage plan previously submitted.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

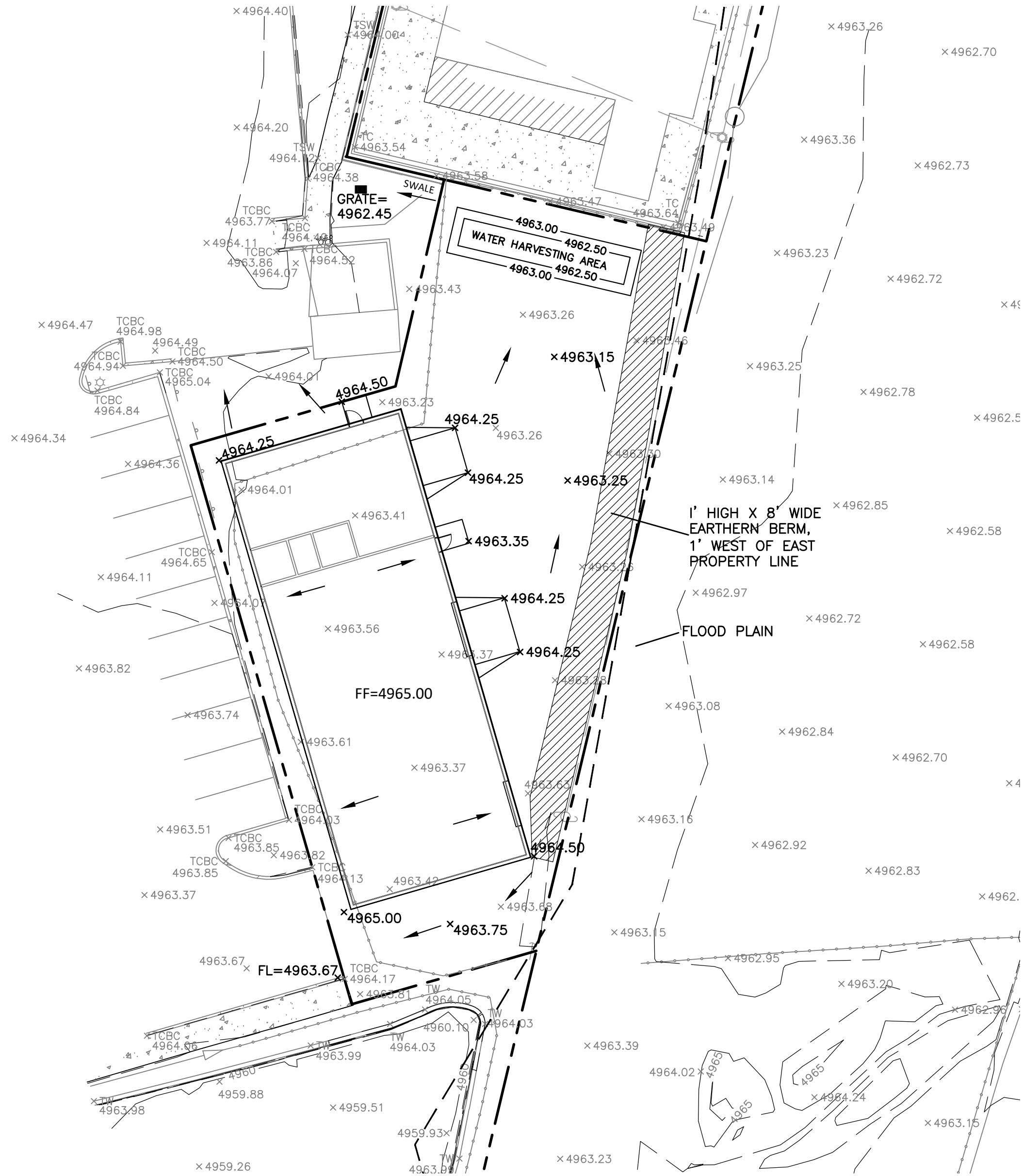
Sincerely,



Jonathan Niski, P. E.

JN: 2019045
JN/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
1-800-245-3102
tierrawestllc.com



EXISTING CONDITIONS:

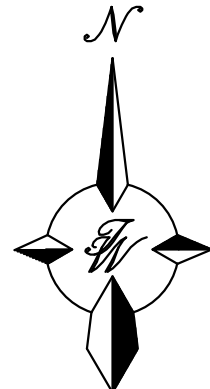
THIS SITE IS PART OF THE OVERALL DRAINAGE PLAN FOR THE MCDONALDS RESTAURANT COMPLETED BY ADAMS ENGINEERING AND APPROVED IN NOVEMBER 2013. THE SITE IS IDENTIFIED AS BASIN A-4 AND A-8. BOTH BASINS DRAIN TO EXISTING DROP INLETS THAT CONVEY THE STORM WATER TO AN EXISTING DETENTION POND LOCATED SOUTH OF THE SITE. THE POND WAS SIZED TO CONTAIN THE DEVELOPED FLOWS FOR THESE BASINS AND WILL ALSO CONTAIN THE FIRST FLUSH REQUIRED VOLUME.

PROPOSED CONDITIONS:

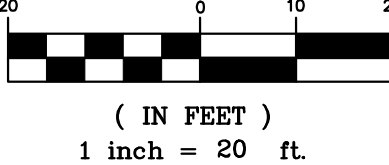
THE SITE WILL CONTINUE TO DRAIN AS PROPOSED IN THE OVERALL DRAINAGE PLAN. THE SITE IS DIVIDED UP INTO TWO BASIN WITH THE FORMER BASIN A-4 AND A-8. BASE A CONSISTS OF THE WEST HALF OF THE BUILDING AND A SMALL LANDSCAPE AREA THAT WILL SURFACE DRAIN ACROSS THE EXISTING PARKING LOT TO AN EXISTING INLET WHERE THE FLOWS WILL BE CONVEYED TO THE DETENTION POND. BASIN B CONTAINS THE EAST HALF OF THE BUILDING AND THE VACANT AREA BEHIND THE BUILDING THAT WILL REMAIN AS PERVIOUS AREA. THIS BASIN WILL FLOW TO A PROPOSED DESILTING POND ON THE NORTH END OF THE SITE. THIS DESILTING POND WILL THEN OVERFLOW TO AN EXISTING DROP INLET JUST TO THE WEST WHERE THE FLOWS WILL BE CONVEYED TO THE DETENTION POND.

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.

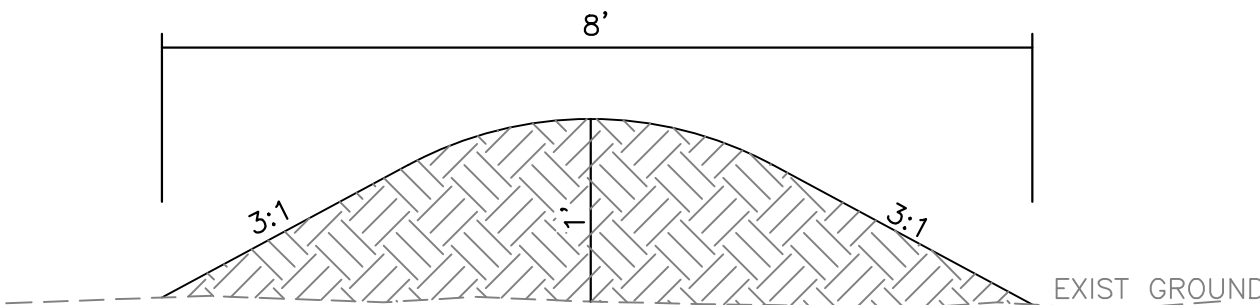


GRAPHIC SCALE



LEGEND

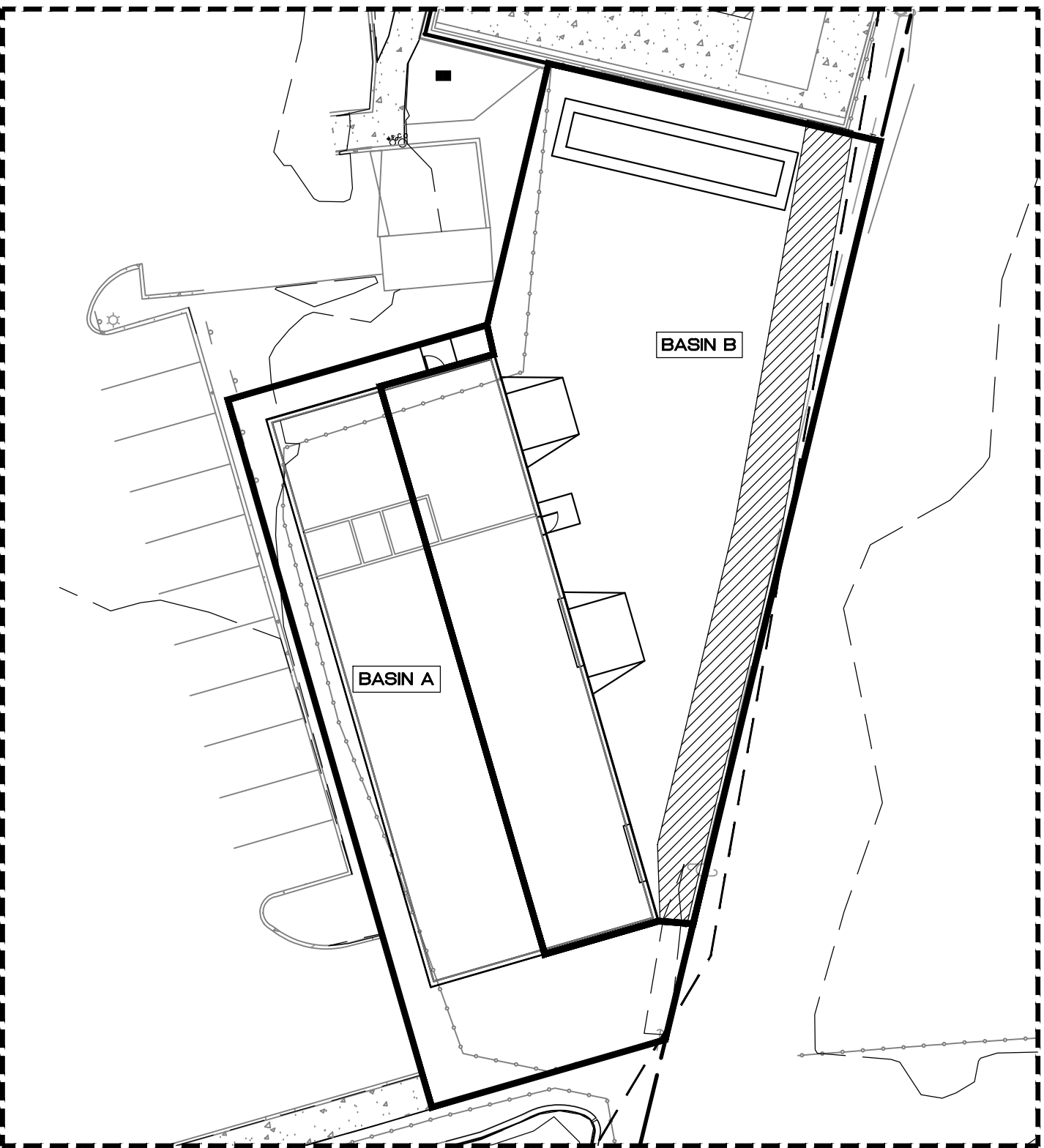
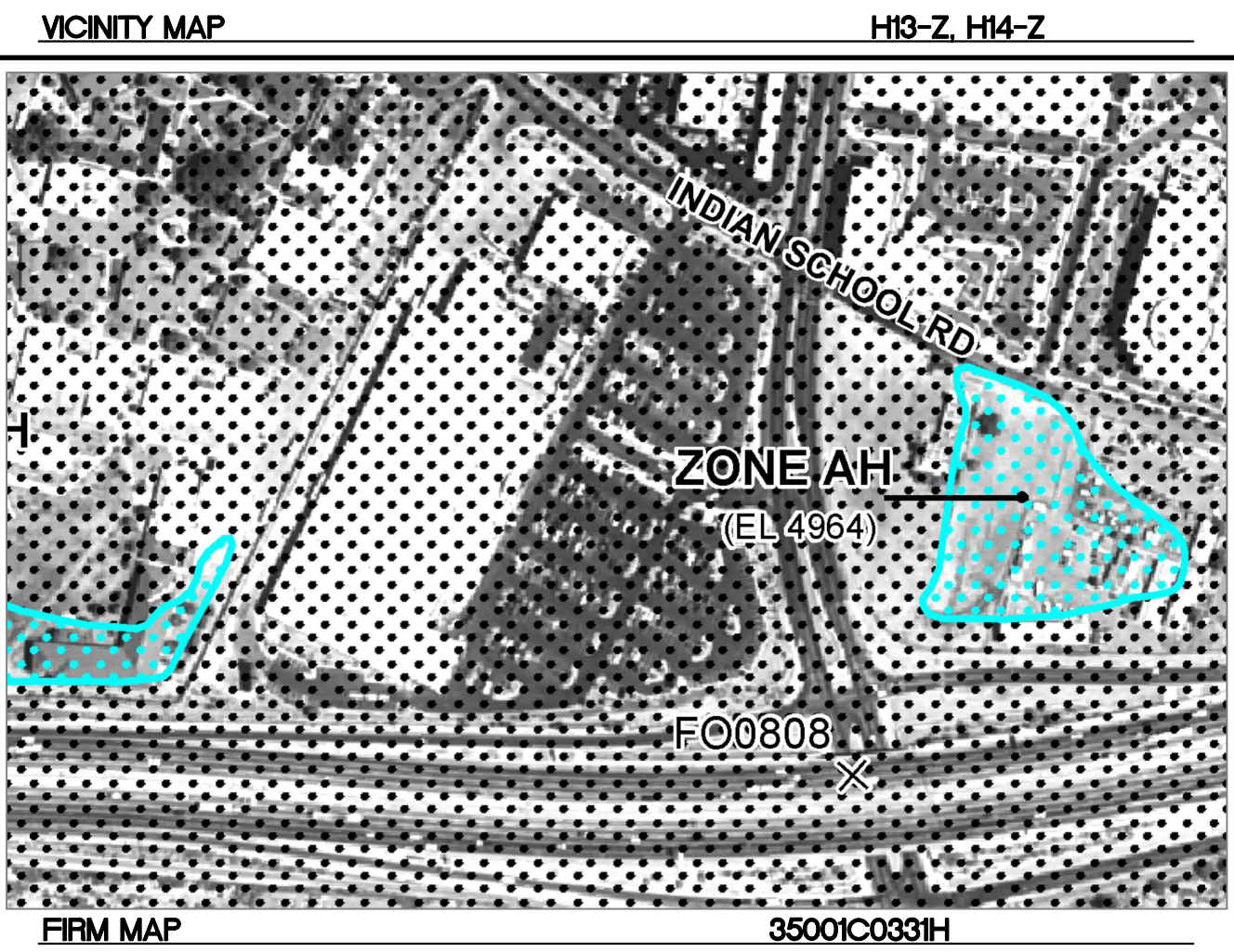
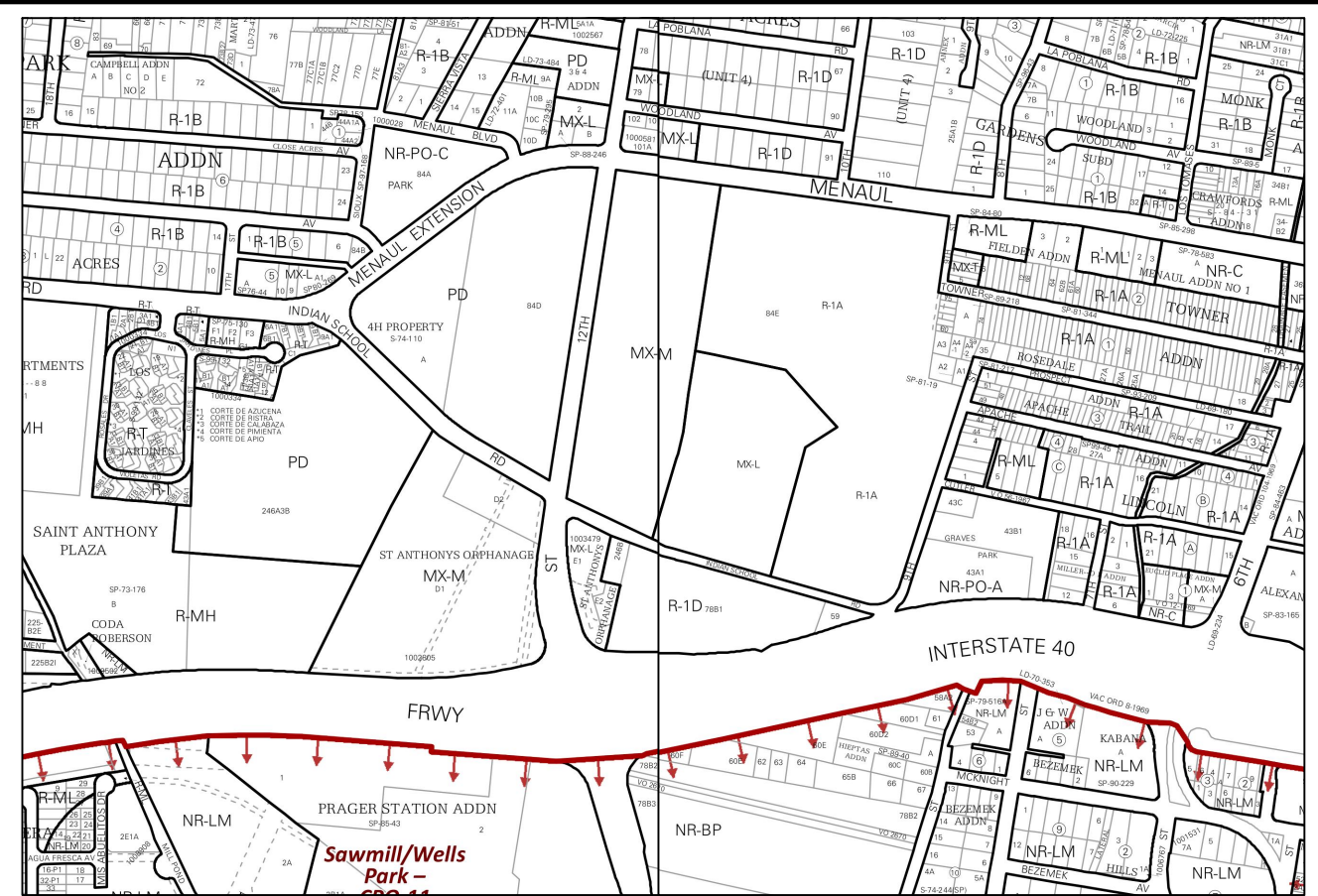
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EARTHEN BERM
- SPOT ELEVATION (FLOWLINE)
- SPOT ELEVATION (+5700)
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR



EARTHEN BERM DETAIL

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 HEREON, 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.
8. PRIOR TO WORK WITHIN THE COA RIGHT-OF-WAY, A WORK ORDER PERMIT WILL BE REQUIRED
9. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
10. FUTURE BUILDING AND PAVEMENT AREAS ARE TO BA GRADED IN PHASE 1 TO SUBGRADE ELEVATIONS. THESE AREAS SHALL BE STABILIZED IN PHASE 1 WITH GRAVEL MULCH AS NOTED ON THE LANDSCAPE PLAN. SEE SHEET C-208 FOR ULTIMATE BUILD OUT CONCEPTUAL GRADING AND DRAINAGE PLAN



Weighted E Method											
On-Site Basins											
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	
A	3,698	0.08	0%	0	46%	0.039	0%	0.00	54%	0.046	1.504
B	7,569	0.17	0%	0	70%	0.122	0%	0.00	30%	0.052	1.182
Equations:											
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)			Excess Precipitation, E (inches)				Peak Discharge (cfs/acre)				
Volume = Weighted D * Total Area			Zone 2				100-Year				
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad			10 - Year				10 - Year				
First Flush Calculations:			Ea				Qa				
A	1,997	SF * .34"/12" =	0.53				1.56				
B	2,271	SF * .34"/12" =	0.78				2.28				
			1.13				3.14				
			2.12				4.70				
			0.13				0.38				
			0.28				0.95				
			0.52				1.71				
			1.34				3.14				
			57				Cu. Ft.				
			64				Cu. Ft.				

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.

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

INDIAN PUEBLO CENTER
ALBUQUERQUE, NM

GRADING AND DRAINAGE
PLAN

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

DRAWN BY
pm

DATE
12-28-19

DRAWING

SHEET #
GR-1

JOB #
2019045