

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



January 15, 2013

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

Richard J. Berry, Mayor

RE: **Big I Commerce Center - Drainage Management Plan**  
SW Corner of Candelaria & University; PE Stamp: 12/12/12 File # **H15-D065**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 12/13/2012, the above referenced Drainage Management Plan (DMP) can not be approved for Development Review Board (DRB) Platting action until the following comments have been addressed:

1. The concept is workable, with the following issues to be addressed.
2. The Sketch Plat previously submitted for this site (DRB # 100 9154) proposed two tracts. The DMP for Final Plat must include any proposed parcel lines.
3. Overlay of the Sketch Plat parcel lines on this DMP shows that the drainage detention pond for the Tract A flows would be located on Tract B. Lot lines (or drainage plans) should be reconfigured so that the pond is located on the benefitting parcel, Tract A.
4. Any proposed tracts must be developable. The DMP must include grading for access, and a developable pad location for Tract B. Tract B grading should also mitigate erosion potential from this developed site onto the adjacent truck stop south of the site.
5. My review of 1985 drainage records revealed contours that most of the run-off from this site, toward the truck stop, was intercepted by a swale that routed flows west and south, around the north boundary of the truck stop paving. A 1985 contour map is attached for reference (Exhibit A). Recent aerials and contours of the site suggest that post-Big I grading and erosion on this site has filled in a portion of that swale, inappropriately increasing runoff to the truck stop paving.
  - a. The Pre-development conditions layout must subdivide Basin B-2 such that the westerly portion includes about 0.4 acres which, historically, should be diverted around the truck stop paving.
  - b. The Conceptual Drainage plan must restore the earlier diversion of flows, and limit the developed flows to the truck stop paving to the historic rates from the easterly portion of Basin B-2.

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6. Clearly label on the plan where NM-DOT R/W lines are located.
7. This plan proposes grading on NM-DOT R/W, and modification of flows discharging to their facilities. Prior to City approval of the DMP, we will require concurrence from the NM DOT, District 3 (Contact Timothy Trujillo, Drainage Engineer: 505-798-6690). They must concur in the proposed DMP, and will likely require review and approval of future Building Permit plans.
8. Grading contours adjacent to Candelaria R/W do not reflect the differential for existing curb. We will require at least a 3" to 4" water break south of the Candelaria curb line to ensure no street flows will enter this site. Grading in the Public R/W should also minimize public R/W areas that drain south into the site.
9. Pre-developed flow calculations for all basins use 100% land treatment B. However, major portions of A-2, B-2 & B-3 have slopes greater than 10%, requiring application of Land treatment C. Treatment types must be corrected, and flow calculations should be adjusted accordingly.
10. Record research indicates that the existing storm drain south of the proposed pond is a 2100 mm (84" RCP) constructed under the Big-I project (COA # 596191), rather than the 54" shown on this plan. There are several storm drain manhole covers within easements on this site which were apparently buried by prior activity. Any manhole covers within future graded areas will be required to be adjusted to the new grade and accessible for maintenance.
11. Subsequent to flow calculation changes required above, Conceptual DMP flows must be corrected, and routed:
  - a. Surface overflows onto the truck stop paving must be limited to the rate from the historic, easterly portion of Basin B-2.
  - b. Label the proposed storm drain lines and inlets which collect and convey developed flows to the proposed pond (sizing may be done at Building Permit).
  - c. There may be benefit to continuing to divert some of the flows from Basin A-1a down the pipe/swale on Basin A-2, to reduce pond volume, and distribute flows along the frontage road.
  - d. Flows discharging to the existing swale and inlet in NM-DOT R/W, SW of the site must not exceed the pre-development rate. The pond volume and release rate should be adjusted accordingly, adequate area for the pond confirmed.
  - e. Based upon Record Drawings for the 54" storm drain east of the pond location, the pond discharge line could be tied to the public system with an SO-19 Permit.

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If you have any questions, you may contact me by email at [grolson@cabq.gov](mailto:grolson@cabq.gov), or telephone 505-924-3695.

Sincerely,

Gregory R. Olson, P.E.

Senior Engineer

Attachment: 1985 Contours

Orig: Drainage file H15-D065  
c.pdf Addressee via Email: [RRB@TierraWestLLC.com](mailto:RRB@TierraWestLLC.com)  
Jeff Wooten, PE at [JWooten@TierraWestLLC.com](mailto:JWooten@TierraWestLLC.com)

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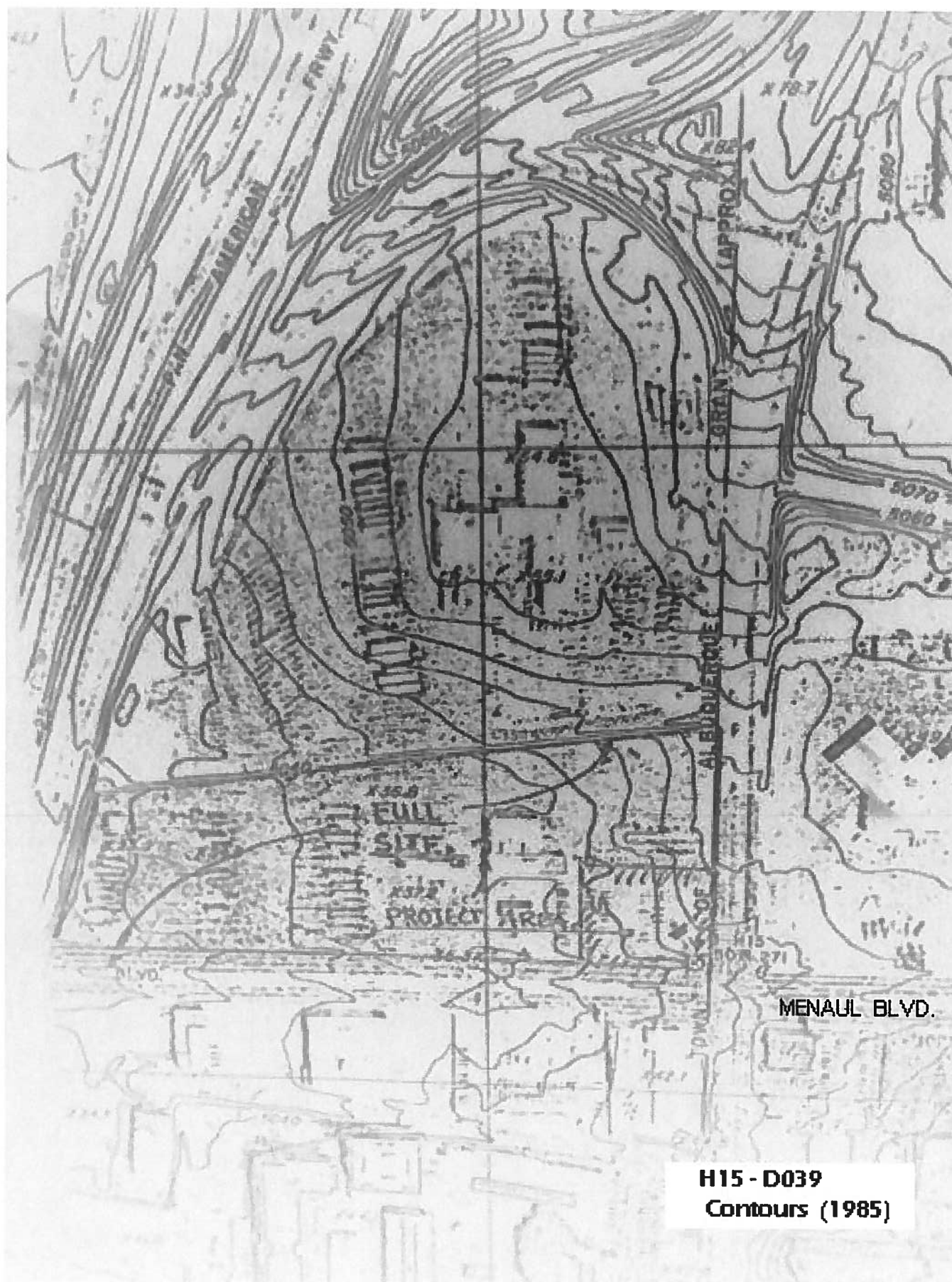
NM-DOT District 3. (Contact [Timothy Trujillo](#), Drainage Engineer: 505-798-6690)

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H15 - D039  
Contours (1985)

