

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 16, 2024

Kelly Klein, PE  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

**RE: Carlisle & Menaul Commercial Development  
Conceptual Grading & Drainage Plans  
Engineer's Stamp Date: 09/03/2024  
Hydrology File: H16D083F**

Dear Kelly Klein:

Based upon the information provided in your resubmittal received 09/04/2024, the Conceptual Grading & Drainage Plans are Preliminarily Approved for action on the Preliminary Plat.

**PRIOR TO GRADING OR PAVING PERMITS:**

PO Box 1293

1. Please note, that the Plat will need cross lot drainage easements on Lots 3, 4, 5, and 6A to account for stormwater discharges from proposed water quality ponds.

Albuquerque

2. Grading and Drainage plans will be required for each of Lots 1, 2, 3, 4, 5 and 6A to account for each of their own developed flow as well as the cross-lot flows draining into each lot and leaving each lot.

NM 87103

3. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2).

www.cabq.gov

4. 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, 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), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

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

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

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

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

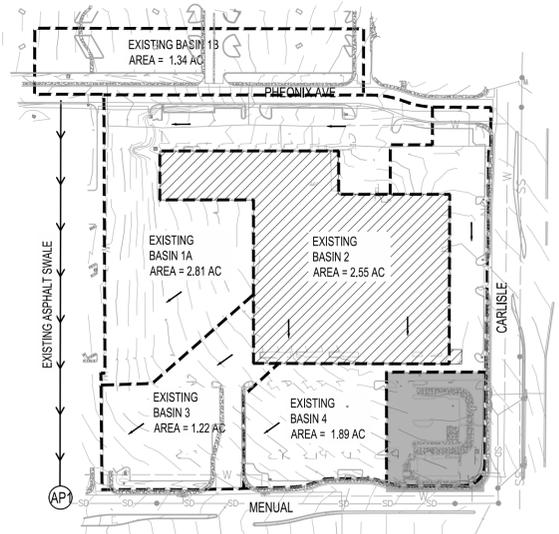
### TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING & DRAINAGE PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) \_\_\_\_\_

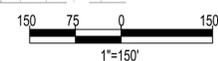
### TYPE OF APPROVAL SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT  
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
- OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_



**EXISTING CONDITIONS**



**EXISTING CONDITIONS:**  
 IN EXISTING CONDITIONS, THE SITE CONSISTS OF ONE LARGE BUILDING AND ASSOCIATED PARKING LOTS THAT GENERALLY SLOPES FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER. THE SITE IS 100% IMPERVIOUS AND ALL OF THE RUNOFF GENERATED BY THE SITE IS ULTIMATELY DISCHARGING INTO MENAUL BLVD. NO OFFSITE DRAINAGE IS EXPECTED TO FLOW THROUGH THE SITE. THE ADJACENT EXISTING ESTABLISHMENT ON THE SOUTHEAST CORNER WILL REMAIN AND WILL CONTINUE TO DISCHARGE INTO MENAUL BLVD. THE NORTHERN MOST PORTION OF THE SITE, EXISTING BASIN 1B, WILL REMAIN IN UNTOUCHED DURING DEVELOPMENT. EXISTING BASIN 1B DRAINS WEST OFFSITE ALONG PHOENIX AVENUE. EXISTING BASIN 1A AND 3 DISCHARGE ALONG ON THE WESTERN BOUNDARY OF THE SITE BEFORE ENTERING AN ASPHALT SWALE THAT CONVEYS THE FLOW INTO MENAUL BLVD. THESE TWO BASINS GENERATE 17.45CFS. EXISTING BASIN 2, WHICH ENCOMPASSES THE ENTIRETY OF THE EXISTING BUILDING ON SITE, IS SAID TO ROOF DRAIN STRAIGHT TO MENAUL PER THE PRIOR DRAINAGE PLAN FOR AMERICAN SQUARE. EXISTING BASIN 4 DISCHARGES TO MENAUL VIA AN EXISTING INLET. EXISTING BASIN 2 AND 4 PRODUCE 11.04 CFS AND 8.20 CFS, RESPECTIVELY. IN EXISTING CONDITIONS, THE SITE AS A WHOLE GENERATES 36.70CFS AND DISCHARGES INTO MENAUL BLVD.

**Carlisle and Menaul**

**Existing Basin Data Table (Assumed 100% impervious area)**  
 This table is based on page 6-10 of the DPM, Zone: 2

BASIN ID	Area AC	Land Treatment Percentages				Q(100yr) CFS
		A	B	C	D	
EXISTING BASIN 1A	2.81	0.0%	0.0%	0.0%	100.0%	12.16
EXISTING BASIN 2	2.55	0.0%	0.0%	0.0%	100.0%	11.04
EXISTING BASIN 3	1.22	0.0%	0.0%	0.0%	100.0%	5.29
EXISTING BASIN 4	1.89	0.0%	0.0%	0.0%	100.0%	8.20
<b>SUBTOTAL</b>	<b>8.48</b>	-	-	-	-	<b>36.70</b>
OFFSITE						
EXISTING BASIN 1B	1.34	0.0%	0.0%	0.0%	100.0%	5.80
<b>SUBTOTAL</b>	<b>1.34</b>	-	-	-	-	<b>5.80</b>

**Carlisle and Menaul**

**Interim Conditions Data Table**  
 This table is based on page 6-10 of the DPM, Zone: 2

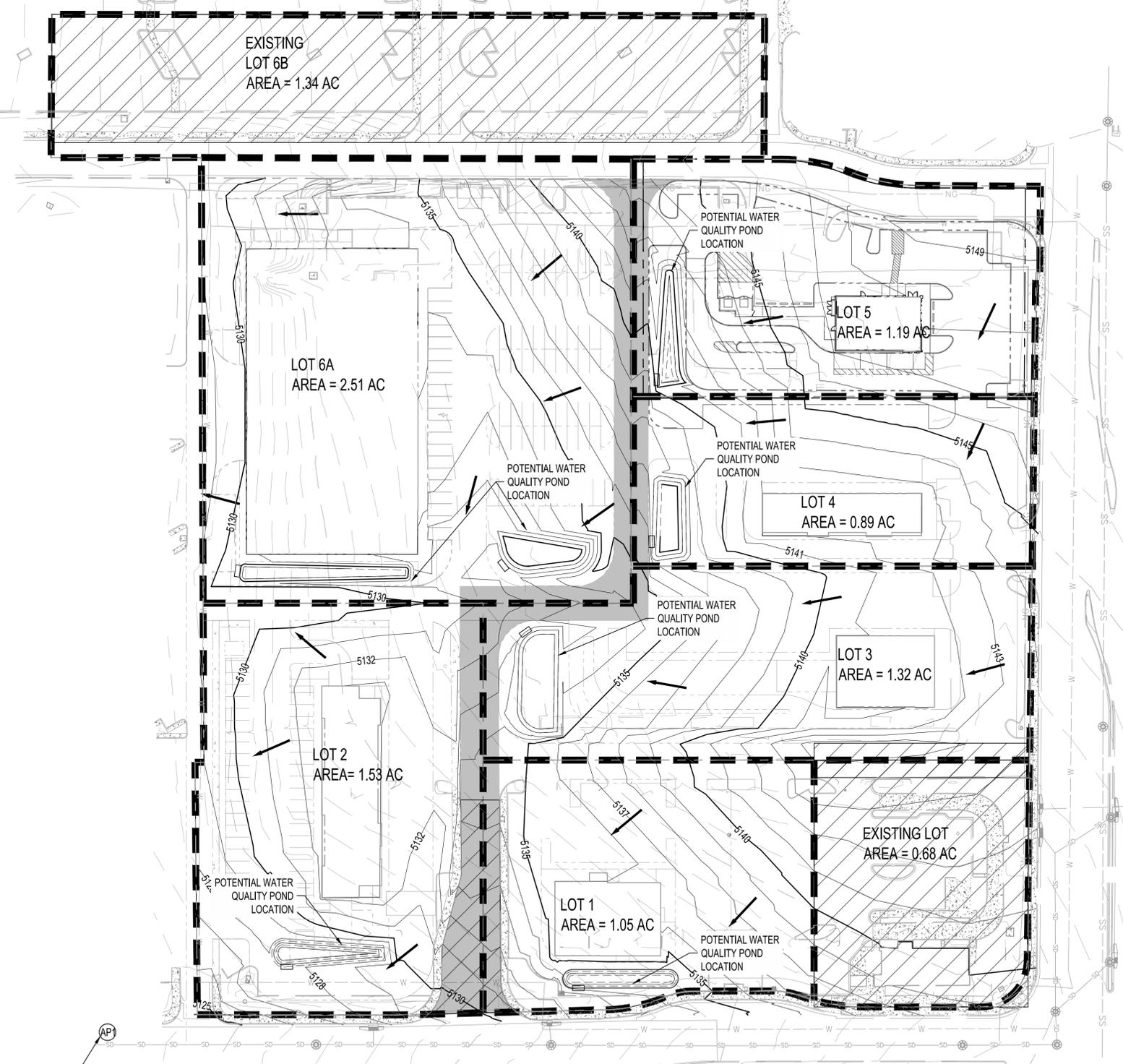
Lot ID	Area (AC)	Land Treatment Percentages				Q(2yr) (CFS)	V(2yr-24hr) (CF)
		A	B	C	D		
OFFSITE							
Lot 1	1.05	0.0%	0.0%	100.0%	0.64	609	
Lot 2	1.53	0.0%	0.0%	100.0%	0.93	890	
Lot 3	1.32	0.0%	0.0%	100.0%	0.80	766	
Lot 4	0.89	0.0%	0.0%	100.0%	0.54	516	
Lot 5	1.19	0.0%	0.0%	100.0%	0.73	693	
Lot 6A	2.52	0.0%	0.0%	100.0%	1.53	1461	
<b>SITE SUBTOTAL</b>	<b>8.50</b>	-	-	-	<b>5.18</b>	<b>0.73</b>	

**Carlisle and Menaul**

**Proposed Lot Data Table (Assumed 90% impervious area)**  
 This table is based on page 6-10 of the DPM, Zone: 2

LOT ID	Area AC	Land Treatment Percentages				Q(100yr)* CFS	V(100yr) AC-FT	SWOV** CF
		A	B	C	D			
LOT 1	1.05	0.0%	0.0%	10.0%	4.40	0.19	891	
LOT 2	1.53	0.0%	0.0%	10.0%	6.43	0.28	1302	
LOT 3	1.32	0.0%	0.0%	10.0%	5.54	0.24	1121	
LOT 4	0.89	0.0%	0.0%	10.0%	3.73	0.16	755	
LOT 5	1.19	0.0%	0.0%	10.0%	5.01	0.22	1013	
LOT 6A	2.52	0.0%	0.0%	10.0%	10.56	0.46	2137	
<b>SUBTOTAL</b>	<b>8.50</b>	-	-	-	<b>35.68</b>	-	-	
OFFSITE								
LOT 6B	1.34	0.0%	0.0%	100.0%	6.22	0.27	0	
<b>SUBTOTAL</b>	<b>1.34</b>	-	-	-	<b>6.22</b>	-	-	

\* For redevelopment site, SWOV = 0.26 in  
 \*\* Allowable discharge flow from each lot



Q<sub>EXISTING</sub> = 36.70 CFS  
 Q<sub>PROPOSED</sub> = 35.32 CFS

**LEGEND**

- 5320 — PROPOSED INDEX CONTOUR
- 5319 — PROPOSED INTERMEDIATE CONTOUR
- 5320 — EXISTING INDEX CONTOUR
- 5319 — EXISTING INTERMEDIATE CONTOUR
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- [Symbol] — EXISTING STORM DRAIN INLET
- [Symbol] — ASPHALT DRIVE ISLE TO BE INSTALLED WITH THIS BACKBONE PROJECT
- [Symbol] — EXISTING ASPHALT DRIVE TO REMAIN
- [Symbol] — DIRECTION OF OFFSITE FLOW

**DRAINAGE NARRATIVE**

**INTRODUCTION:**  
 IN EXISTING CONDITIONS THE NEARLY 10 ACRE SITE CONSIST OF A SINGLE COMMERCIAL BUILDING. THE BUILDING WILL BE DEMOLISHED AND THE SITE WILL ULTIMATELY BE REPLANTED TO DIVIDE THE SITE INTO 6 LOTS. FOR THE DURATION OF THIS PROJECT THE EXISTING STARBUCK SITE LOCATED ON THE SOUTHEAST CORNER OF THE SITE WILL REMAIN AND ACCESS TO SAID ESTABLISHMENT WILL NEED TO BE MAINTAINED THROUGHOUT. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME, ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN. ALL ON-SITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.

**METHODOLOGY:**  
 THE 100YR 6 HOUR RUNOFF FLOWS ARE CALCULATED USING THE CFS/ACRE METHODOLOGY IN THE CITY OF ALBUQUERQUE'S DPM TABLE 6.2.14 FOR ZONE 2. THE SITE IS NOT WITHIN A DEFINED FLOOD ZONE.

**INTERIM/PHASED CONDITIONS:**  
 THE SITE IS CURRENTLY UNDERGOING DEMOLITION AND HAS AN APPROVED "INTERIM GRADING PLAN" DATED 04-01-2024. ONCE THE DEMOLITION IS COMPLETE, THE SITE WILL BE ROUGH GRADED AS SHOWN IN THE CONCEPTUAL GRADING PLAN AND THIS DMP. WITH THIS ROUGH GRADING PHASE, PONDS WILL BE CONSTRUCTED IN EACH LOT AND SIZED FOR THE 2 YEAR STORM EVENT PER SECTION 2.2.12 OF THE CONSTRUCTION GENERAL PERMIT. CROSS LOT DRAINAGE WILL BE ALLOWED AS THESE PONDS WILL FILL AND OVERFLOW BEFORE ULTIMATELY DISCHARGING INTO MENAUL BLVD (AS IN EXISTING CONDITIONS). WHEN AN INDIVIDUAL LOT IS DEVELOPED, THE LOT MAY RESIZE AND/OR RELOCATE THE POND ACCORDING TO THEIR SITE DRAINAGE PLAN BUT WILL NEED TO ACCOUNT FOR THEIR OWN DEVELOPED FLOWS AS WELL AS THE CROSS LOT FLOWS DRAINING INTO THEIR SITE. EACH LOT WILL HAVE AN ALLOWABLE PROPOSED FLOW AS DEFINED BELOW AND ON THE PROPOSED LOT DATA TABLE.

**PROPOSED CONDITIONS:**  
 ALL ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF THIS PLAN, IT IS BEING ASSUMED THAT ALL PROPOSED LOTS ARE 90% LAND TREATMENT D AND 10% LAND TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY OR CASH-IN LIEU.

THE TOTAL DISCHARGE INTO MENAUL WILL BE LESS THAN THE EXISTING DISCHARGE PRESENT IN EXISTING CONDITIONS DUE TO THE COMBINATION OF AN INCREASE IN LANDSCAPED AREA AS WELL AS POTENTIAL PONDING RETENTION VOLUME.

LOTS 1, 2 AND 3 ARE GRADED SUCH THAT THE RUNOFF FROM BASINS WILL DISCHARGE TO MENAUL. EACH BASIN IS ALLOWED TO DISCHARGE 4.40 CFS, 6.43 CFS AND 5.54 CFS, RESPECTIVELY FOR A TOTAL OF 16.21CFS. TO HELP DIRECT THE FLOW ONTO MENAUL THE EXISTING STORM DRAIN INLET IN BASIN 1 WILL REMAIN IN USE.

FLOWS PRODUCED IN BASINS 4, 5 AND 6A WILL BE DIRECTED SO THAT THEY DISCHARGE DIRECTLY WEST OFFSITE. EACH INDIVIDUAL BASIN PRODUCES 3.73 CFS, 5.01 CFS AND 10.56CFS, RESPECTIVELY.

**CONCLUSION:**  
 PROPOSED CONDITIONS WILL FOLLOW EXISTING DRAINAGE PATTERNS AND DISCHARGE 35.68 CFS INTO MENAUL BLVD. THIS IS LESS THAN THE EXISTING CONDITIONS OF 36.70 CFS. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME, ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN.



CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION



CITY OF ALBUQUERQUE  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 ENGINEERING DIVISION

**CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT BACKBONE INFRASTRUCTURE PROPOSED DMP**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

ZONE MAP NO. H-16

CITY PROJECT NO.

SHEET NO. 1 OF 1

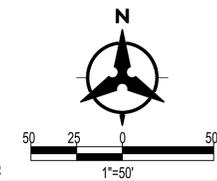
CONSULTANTS

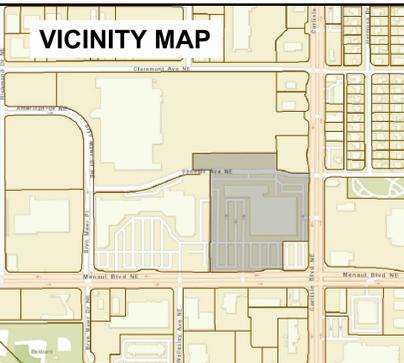
BENCH MARKS

SEAL

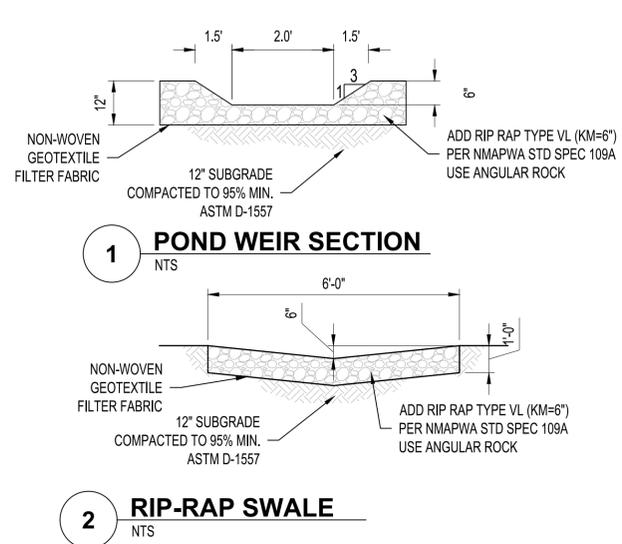
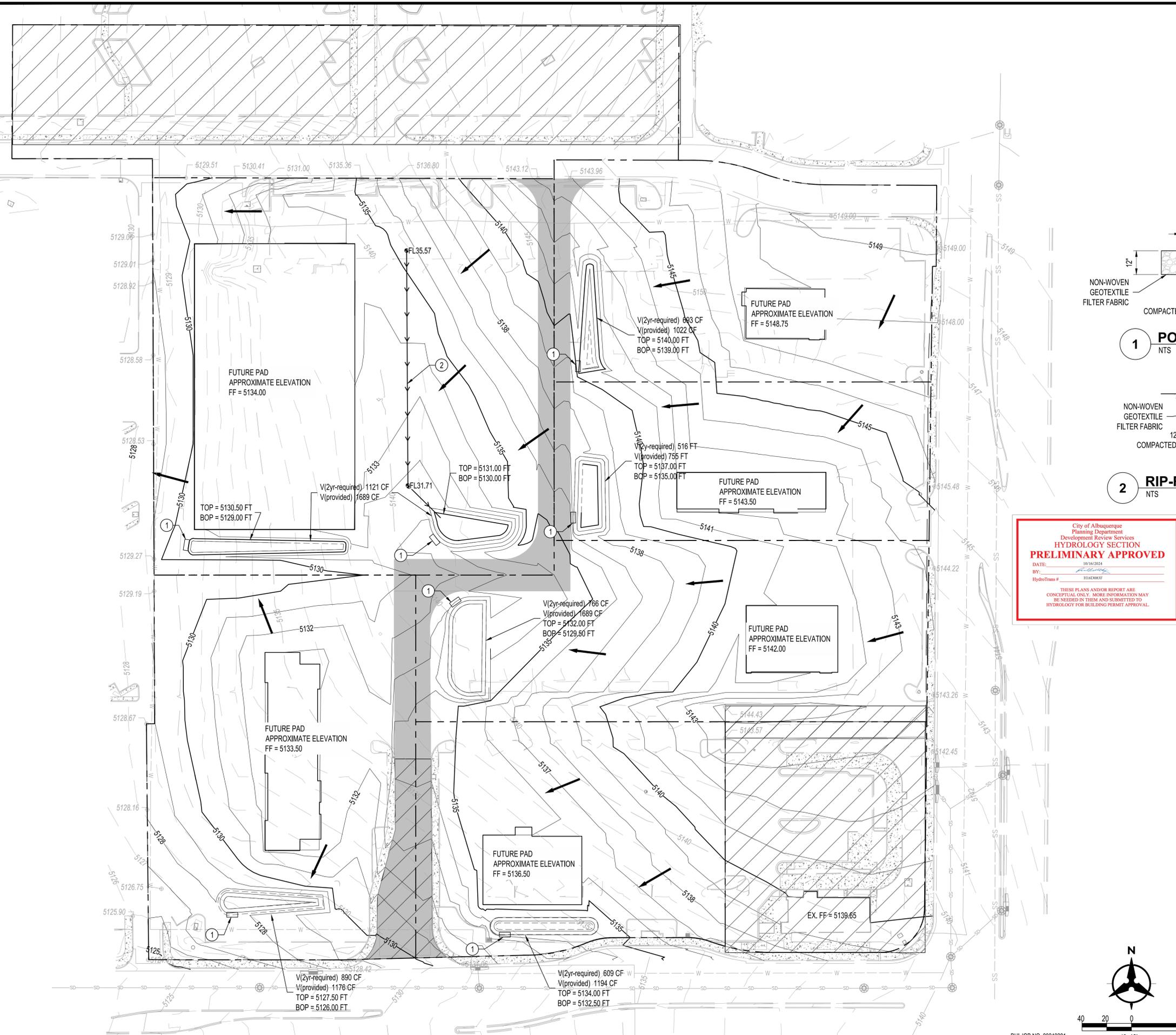
NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	CONTRACTOR:
		WORK STAKED BY:	DATE:
		INSPECTOR'S ACCEPTANCE BY:	DATE:
		FIELD VERIFICATION BY:	DATE:
		DRAWINGS CORRECTED BY:	DATE:

DESIGNED BY: DRAWN BY: KK CHECKED BY: JR DATE: 09/03/2024





CONSULTANTS



City of Albuquerque  
Planning Department  
Development Review Services  
**PRELIMINARY APPROVED**  
DATE: 10/16/2024  
BY: [Signature]  
HydroTras # H16083F

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

**LEGEND**

---	PROPERTY LINE
---	EXISTING EASEMENT
5320	PROPOSED INDEX CONTOUR
5319	PROPOSED INTERMEDIATE CONTOUR
5320	EXISTING INDEX CONTOUR
5319	EXISTING INTERMEDIATE CONTOUR
→	DIRECTION OF OFFSITE FLOW
■	ASPHALT DRIVE ISLE TO BE INSTALLED WITH THIS BACKBONE PROJECT
▨	EXISTING ASPHALT DRIVE TO REMAIN

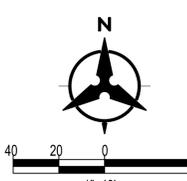
**811**  
CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

**CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT  
BACKBONE INFRASTRUCTURE  
INTERIM/ROUGH GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. H-16
		CITY PROJECT NO.
		SHEET NO. 1 OF 1



BHI JOB NO. 20240281