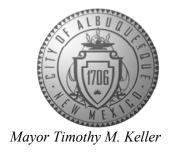
CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



November 30, 2020

Matt Satches Bohannan Huston, Inc. 7500 Jefferson St NE Albuquerque, NM 87109

RE: US Eagle Credit Union - Menaul 7201 Menaul NE Grading and Drainage Plan

Engineer's Stamp Date: 11/24/20 Hydrology File: H19D090

Dear Mr. Satches:

Based upon the information provided in your submittal received 10/14/2020, the Grading and Drainage Plan is approved for Building Permit and SO-19.

PO Box 1293 Drainage Plan is approved for Building Permit and SO-19.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy

by Hydrology, Engineer Certification per the DPM checklist will be required.

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, 924-3420) 14 days prior to any earth

disturbance.

The Payment in Lieu payment of \$1,304.00 must be paid prior to Permanent Release of Occupancy approval. Please use the attached City of Albuquerque Treasury Deposit form. Once the Owner paid the fee, please provide Hydrology with a copy of the receipt.

Also, please provide the Drainage Covenant for the proposed stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

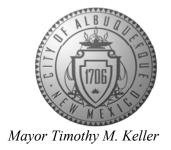
Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Planning Dept./DRC Attn: Charlotte LaBadie 600 2nd St. NW, Ste. 400 ABQ, NM, 87102

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Renée C. Brissette

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

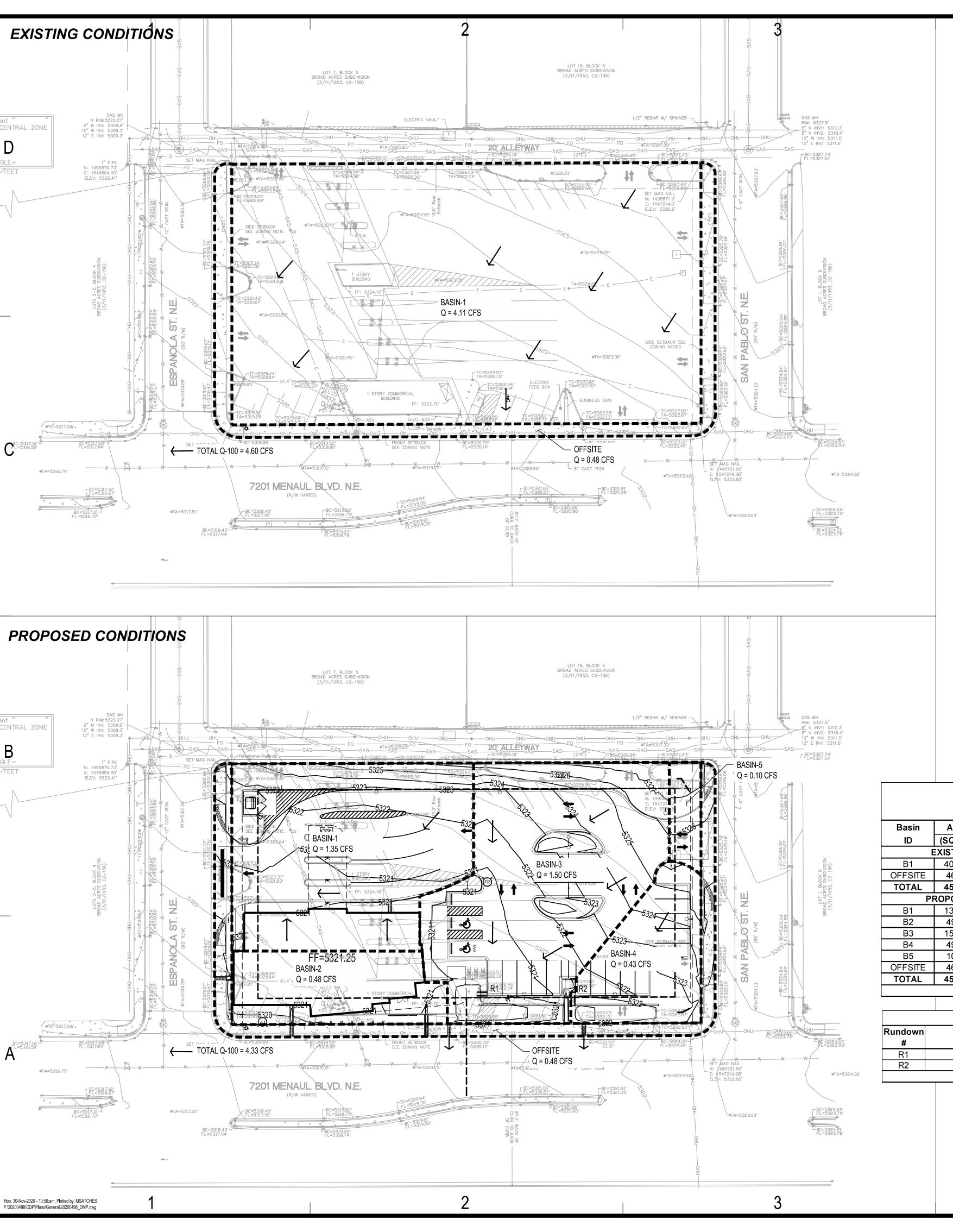
Development & Building Services Division

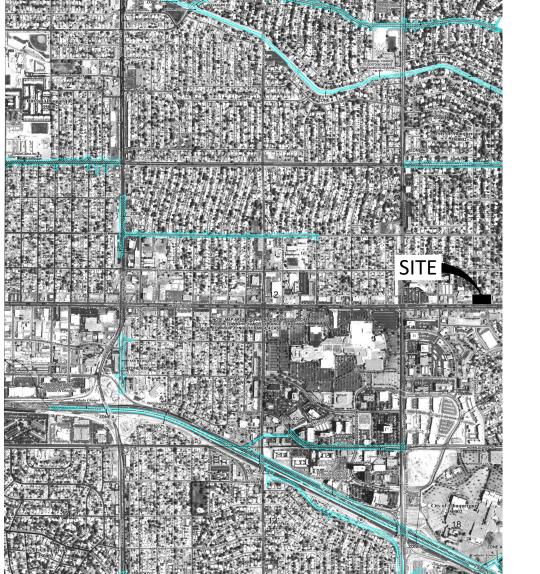
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title:	Building P	ermit #: Hydrology File #:				
		Work Order#:				
Legal Description:						
City Address:						
Applicant:		Contact:				
Address:						
		E-mail:				
Owner:		Contact:				
Address:						
		E-mail:				
TYPE OF SUBMITTAL: PLA	T (# OF LOTS)	RESIDENCE DRB SITE ADMIN SITE				
IS THIS A RESUBMITTAL?:	Yes	No				
DEPARTMENT: TRAFFIC/ T	RANSPORTATION _	HYDROLOGY/ DRAINAGE				
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERT PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAY TRAFFIC IMPACT STUDY (TI OTHER (SPECIFY) PRE-DESIGN MEETING?	Γ PERMIT APPLIC OUT (TCL) S)	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 GUARANTED 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 SURMITTED:	Bv·					

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:_____





FEMA FIRM MAP # 35001C0352H

City of Albuquerque

Development Review Services

HYDROLOGY SECTION

APPROVED

Renée C. Bressette

LEGEND

—— — PROPERTY LINE — — LIMITS OF GRADING ---5025--- Existing index contour ---5024--- Existing intermediate

CONTOUR

DRAINAGE BASIN

DRAINAGE NARRATIVE

THE PROJECT IS LOCATED ON THE NORTHEAST CORNER OF MENAUL BLVD AND ESPANOLA ST. THE PROPOSED FACILITY IS A COMPLETE DEMOLITION OF THE EXISTING US EAGLE CREDIT UNION WITH AN ENTIRELY NEW US EAGLE CREDIT UNION FACILITY. PER FEMA COMMUNITY MAP PANEL #35001C0352H, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN. THE SITE IS IN RAINFALL ZONE 3, THE EXISTING TRACT IS LESS THAN 1 ACRE (0.93 ACRES).

THE SITE IS CURRENTLY DEVELOPED AND ALMOST ENTIRELY IMPERVIOUS. THE SITE SLOPES GENERALLY FROM NORTHEAST TO SOUTHWEST. THERE IS NO ONSITE STORM DRAINAGE INFRASTRUCTURE. THE SITE SHEET FLOWS AND FREE DISCHARGES INTO MENAUL BLVD AND ESPANOLA ST WHERE IT IS COLLECTED BY INFRASTRUCTURE WITHIN THE RIGHT OF WAY.

THE SITE ITSELF IS 0.93 ACRES, AND DISCHARGES APPROXIMATELY 4.11 CFS TO THE RIGHT OF WAY. THE SIDEWALK FRONTAGE ALONG ESPANOLA ST, MENAUL BLVD, AND SAN PABLO ST IS CONSIDERED TO BE OFFSITE AND DISCHARGES 0.48 CFS TO THE RIGHT OF WAY. A TOTAL OF 4.60 CFS DISCHARGES INTO

METHODOLOGY:

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH THE RECENT ADOPTION OF THE NEW DEVELOPMENT PROCESS MANUAL, SPECIFICALLY CHAPTER 6 (DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL). LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT.

THE PROPOSED SITE WILL FOLLOW THE SAME EXISTING DRAINAGE SCHEME AND OUTFALL LOCATION. THE

BASIN 1 IS LOCATED ON THE NORTHWEST CORNER OF THE SITE. THIS BASIN SHEET FLOWS TO THE WEST WHERE IT ULTIMATELY OUTFALLS INTO ESPANOLA ST. BASIN 2 IS LOCATED ON THE SOUTHWEST CORNER OF THE SITE. THIS BASIN CONTAINS A PORTION OF THE ROOF THAT DISCHARGES TO THE SOUTH. ROOF DRAINS IN THIS BASIN DISCHARGE AT GRADE INTO CONCRETE RUNDOWNS WHERE THEY ULTIMATELY DISCHARGE INTO MENAUL BLVD THROUGH SIDEWALK CULVERTS. BASINS 3 & 4 CONTAIN A MAJORITY OF WHERE THEY DISCHARGE INTO CONCRETE RUNDOWNS. THESE CONCRETE RUNDOWNS GUIDE RUNOFF TO A LANDSCAPE DEPRESSION ALONG THE MENAUL BLVD FRONTAGE. RUNOFF FROM THESE BASINS DISCHARGE INTO MENAUL BLVD THROUGH NEW SIDEWALK CULVERTS. BASIN 5 IS LOCATED IN THE NORTHEAST CORNER OF THE SITE. THIS IS A MINOR BASIN THAT DISCHARGES INTO SAN PABLO ST TO THE

THE TOTAL RUNOFF FROM THE SITE IS 3.85 CFS. THIS IS LESS THAN THE 4.11 TOTAL CFS IN EXISTING CONDITIONS. 4.33 CFS NOW ENTERS THE RIGHT OF WAY WHEN THE MINOR OFFSITE BASIN IS INCORPORATED INTO THE CALCULATIONS. THEREFORE, THE PROPOSED SITE WILL FREE DISCHARGE INTO THE RIGHT OF WAY, SIMILAR TO EXISTING CONDITIONS.

THIS SITE IS REQUIRED TO INCORPORATE 646 CF OF STORMWATER QUALITY PONDING ONSITE. STORMWATER QUALITY PONDING IS A BEST PRACTICE, SO LANDSCAPED AREAS ARE DEPRESSED WHERE POSSIBLE PROVIDING 483 CF OF ONSITE STORAGE. THE OWNER HAS ELECTED TO PAY \$1,304 AS PAYMENT-IN-LIEU FOR THE 163 CF STORMWATER QUALITY VOLUME SHORTAGE.

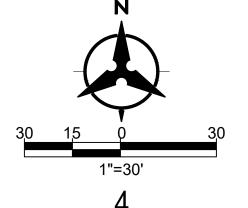
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS LESS THAN EXISTING CONDITIONS. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING COA HYDROLOGY BUILDING PERMIT & SO-19

US EAGLE CREDIT UNION MENAUL

Basin Data Table

				This table is	s based on th	ne DPM Secti	on 6-2, Zone:	3					
Basin	Area	Area	Land Treatment Percentages			Q(100yr)	Q(100yr)	V(100yr)	V _(100yr-6hr)	V _(100yr-24hr)	Weighted	SW Quality	
ID	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	Curve #	(CF)
E	XISTING												
B1	40500	0.93	0.0%	0.0%	5.0%	95.0%	4.42	4.11	2.51	8456	9771	97	N/A
OFFSITE	4684	0.11	0.0%	0.0%	0.0%	100.0%	4.49	0.48	2.58	1007	1167	98	N/A
TOTAL	45184	1.04	-	-	-	-	-	4.60	-	9463	10938		N/A
PF	ROPOSED												
B1	13868	0.32	0.0%	0.0%	20.0%	80.0%	4.23	1.35	2.28	2637	3016	96	240
B2	4971	0.11	0.0%	0.0%	20.0%	80.0%	4.23	0.48	2.28	945	1081	96	86
B3	15666	0.36	0.0%	0.0%	25.0%	75.0%	4.16	1.50	2.21	2882	3283	95	255
B4	4907	0.11	0.0%	0.0%	50.0%	50.0%	3.83	0.43	1.84	750	834	92	53
B5	1088	0.02	0.0%	0.0%	50.0%	50.0%	3.83	0.10	1.84	166	185	92	12
OFFSITE	4684	0.11	0.0%	0.0%	0.0%	100.0%	4.49	0.48	2.58	1007	1167	98	N/A
TOTAL	45184	1.04	-	-	-	-	-	4.33	-	8388	9567		646

CONCRETE RUNDOWN TABLE										
ındown #	Basin ID	Rundown Type	Actual Flow	Capacity Weir (CFS)	Channel Width ft	Channel Height ft	Minimum Slope	Capacity Mannings (CFS)		
R1	В3	Rectang	1.50	1.88	2.00	0.50	2.00%	7.77		
R2	B4	Rectang	0.43	1.88	2.00	0.50	2.00%	7.77		
		_	Weir Eq: Q=2.65L(h^1.5) - **				d on Manning'	s Eq w/ N=0.013 - *		



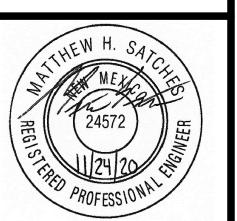




ARCHITECT Thomas D. Auer, AIA, NCARB 15450 South Outer Forty Drive, Suite 300 Chesterfield, MO 63017

CONSULTANTS

15450 South Outer Forty Drive, Suite 300 Chesterfield, MO 63017 636.898.8100



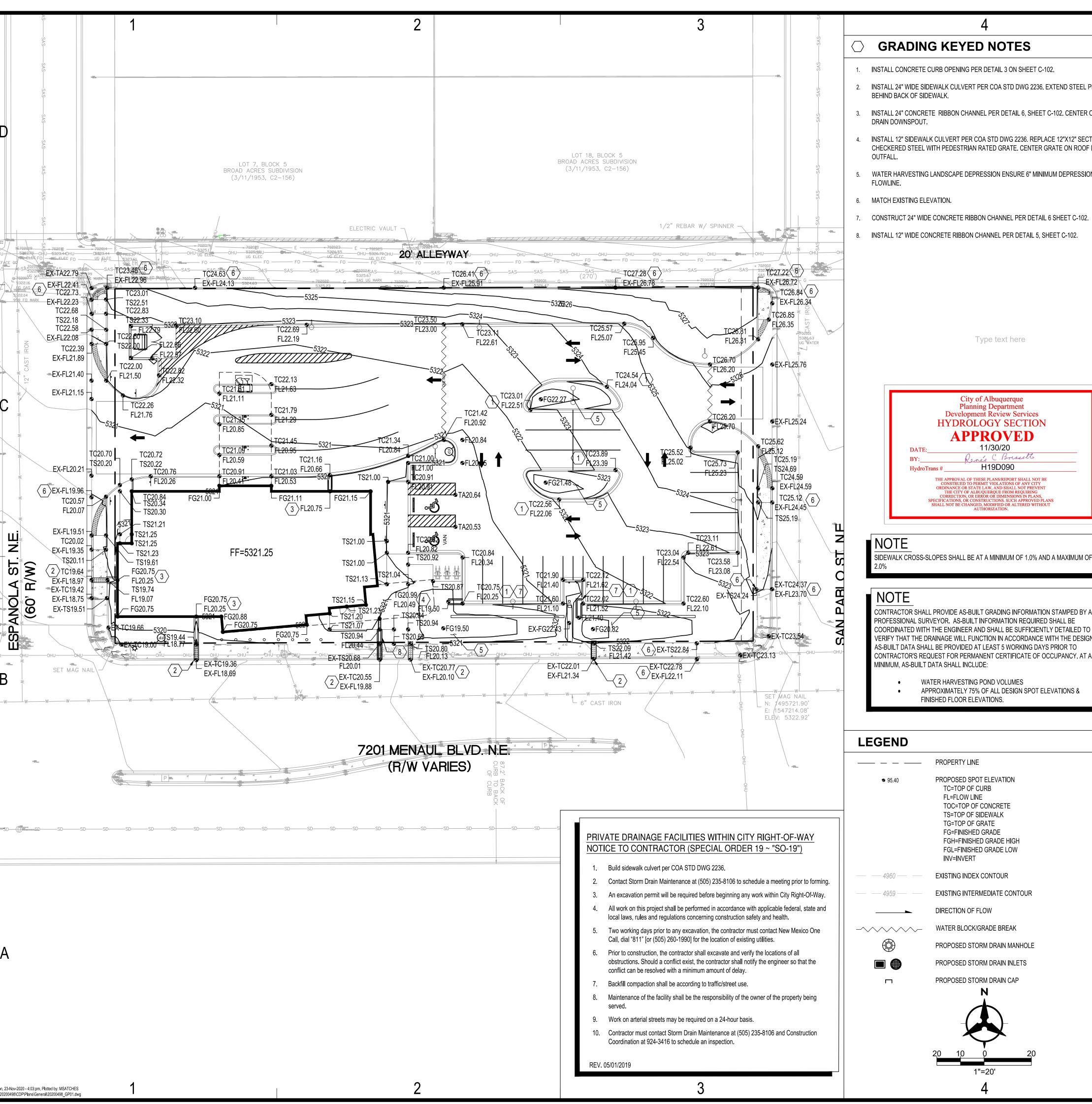
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naul

Revisions:

Issue Date: 11/24/2020 Architect: B. Bily Drawn By: PS Checked By: MS Project Number: 29643-0000 Title: DRAINAGE MANAGEMENT PLAN



- 2. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. EXTEND STEEL PLATE 12"
- 3. INSTALL 24" CONCRETE RIBBON CHANNEL PER DETAIL 6, SHEET C-102. CENTER ON ROOF
- 4. INSTALL 12" SIDEWALK CULVERT PER COA STD DWG 2236. REPLACE 12"X12" SECTION OF CHECKERED STEEL WITH PEDESTRIAN RATED GRATE. CENTER GRATE ON ROOF DRAIN
- WATER HARVESTING LANDSCAPE DEPRESSION ENSURE 6" MINIMUM DEPRESSION BELOW

SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF

CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 5 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY. AT A

APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS &

GRADING NOTES

PROPERTY OR PUBLIC RIGHT-OF-WAY.

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST, AND INCLUDED IN THE GMP.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY
- WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE INSPECTOR. ALL COSTS INCURRED IN OBTAINING A

DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL

TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

- PAVING AND ROADWAY GRADES SHALL BE +/-0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/-0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS SURVEY DATA TO ENSURE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SURVEY SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE THE STATE OF ARIZONA. THE AS-BUILT DRAWING SHALL BE CERTIFIED BY THE SURVEYOR OF RECORD.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. lacksquareANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE 1 HARD COPY AND 1 ELECTRONIC COPY OF THE EPA STORM WATER POLLUTION PREVENTION PLAN ALONG WITH THE APPROPRIATE SUBMITTAL FEE TO CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO THE START OF SITE DISTURBANCE.

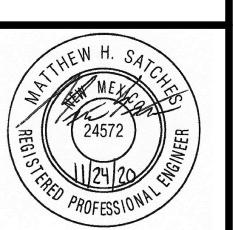




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Revisions:

ssue Date: 11/24/2020 Architect: B. Bily

Drawn By: PS Checked By: MS

Project Number: 29643-0000

GRADING PLAN