

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 13, 2020

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

**RE: Tract D Temporary Stockpile
Grading and Drainage Plan
Engineer's Stamp Date: 03/12/20
Hydrology File: J10D048**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 03/12/2020, the Grading & Drainage Plan is approved for Grading Permit.

Albuquerque

As a reminder, 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.

NM 87103

www.cabq.gov

Please provide Drainage Covenant for the detention pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or 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 (REV 6/2018)

Project Title: Tract D Temporary Stockpile **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TR D Bulk Land Plat of Tracts A Thru D Meridian Business Park II
City Address: _____

Applicant: Tierra West, LLC **Contact:** Vince Carrica
Address: 5571 Midway Park Place NE Albuquerque, NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** vcarrica@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:

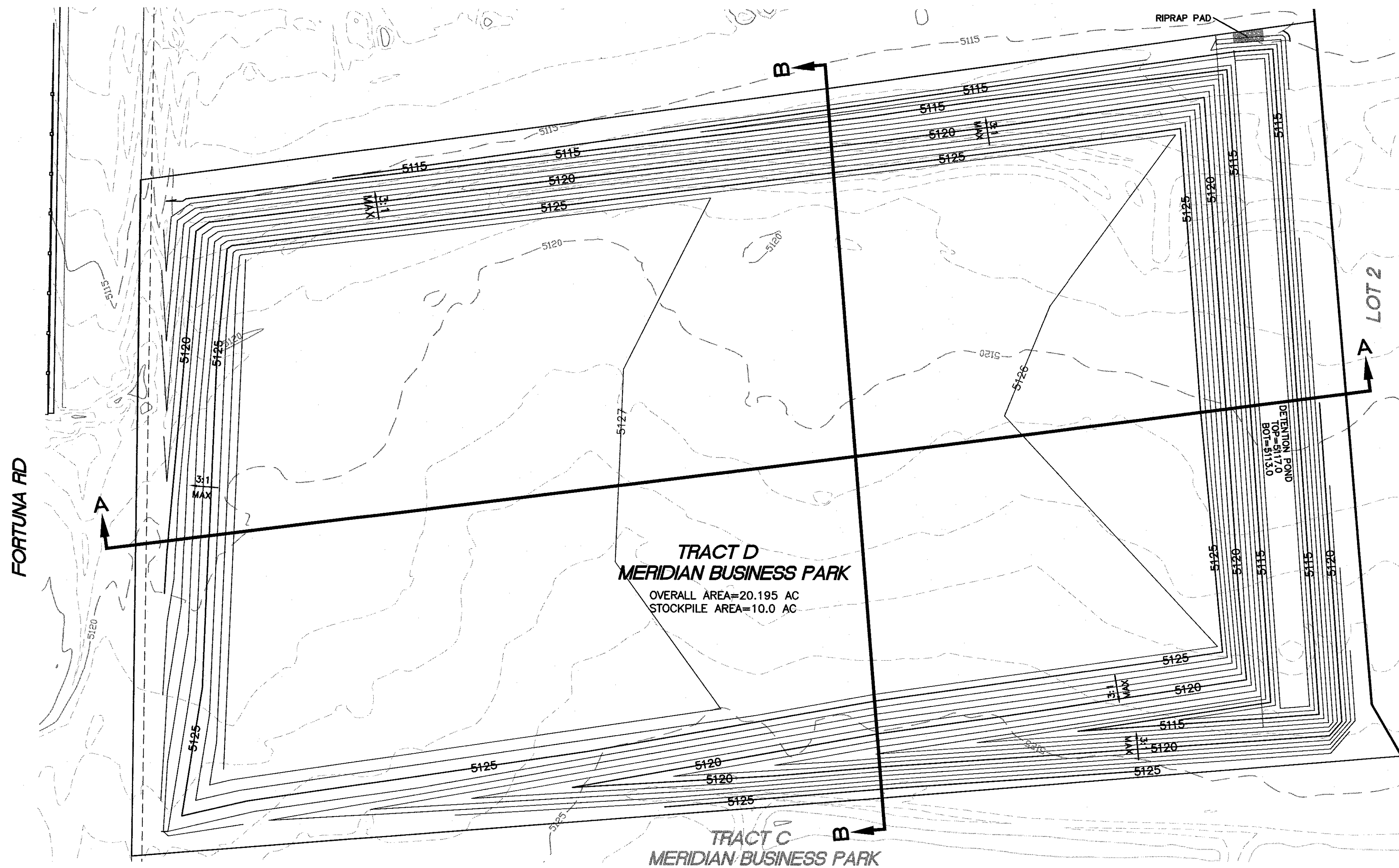
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 3/12/2020 **By:** Vince Carrica

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LEGEND

—	BOUNDARY LINE
— 5010	CONTOUR MAJOR
— 5011	CONTOUR MINOR
- - - 5010	EXISTING CONTOUR MAJOR
- - - 5011	EXISTING CONTOUR MINOR

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, 785-1234, 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 BE 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.

EROSION CONTROL NOTES

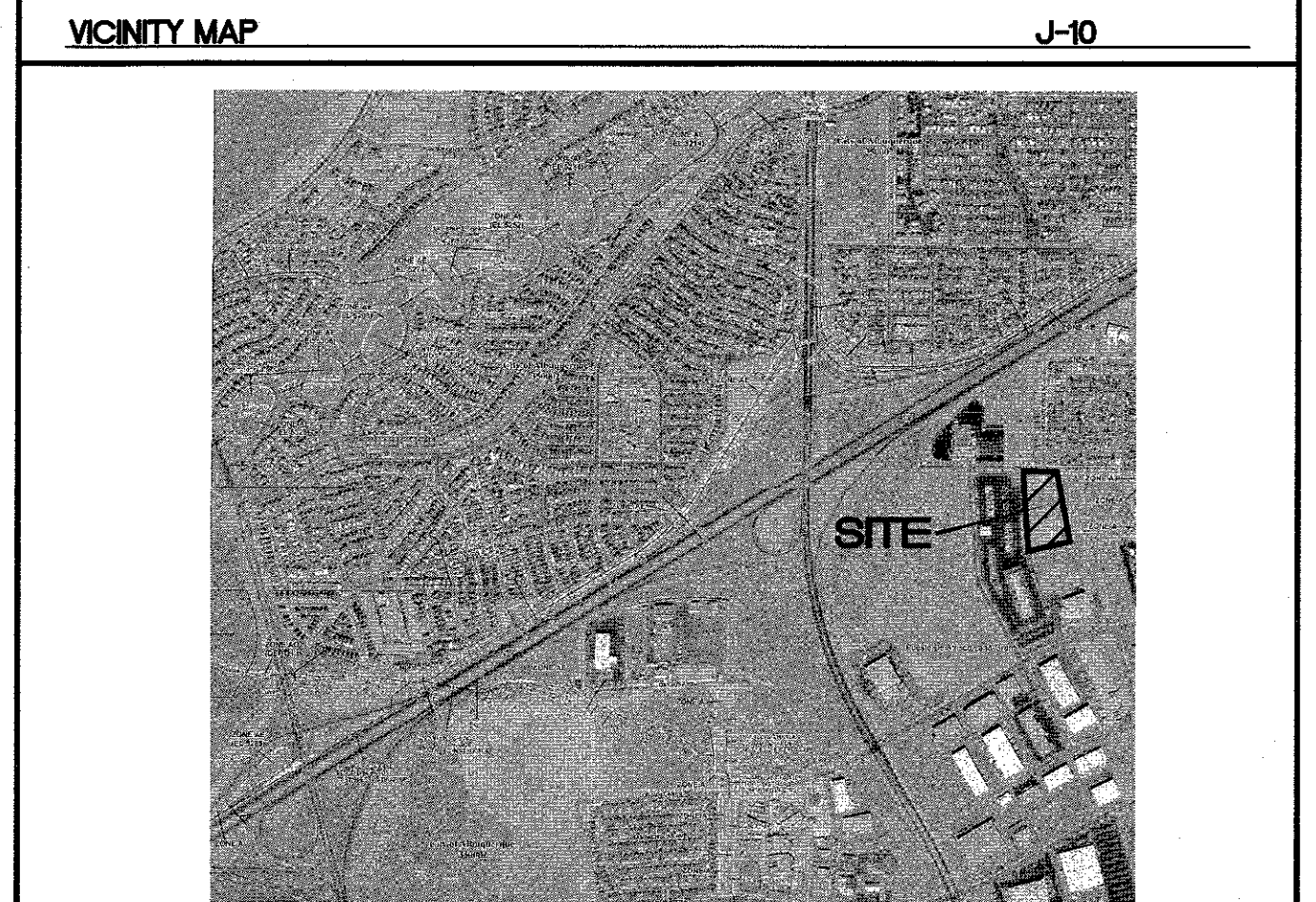
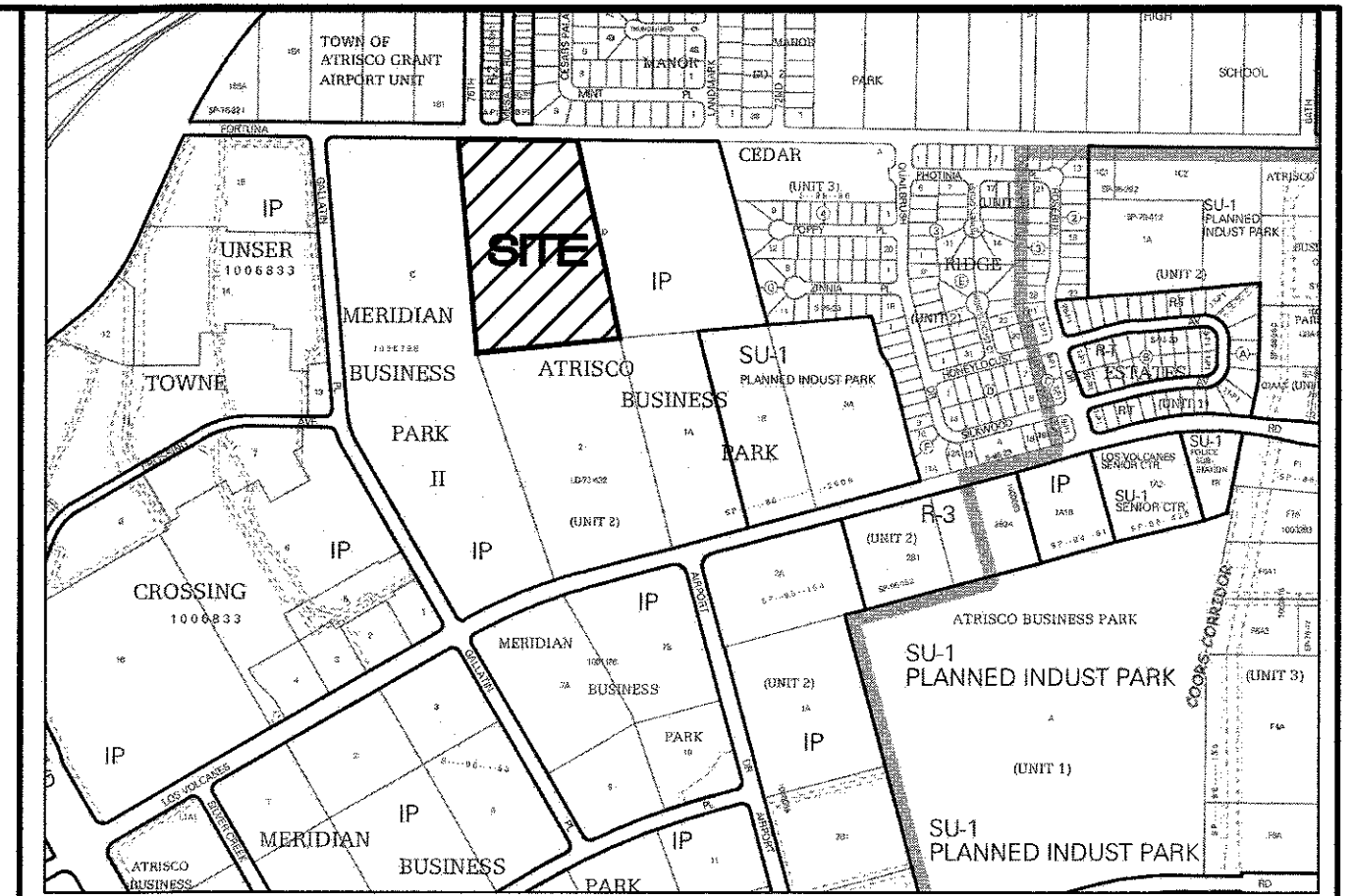
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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.

DRAINAGE NOTE

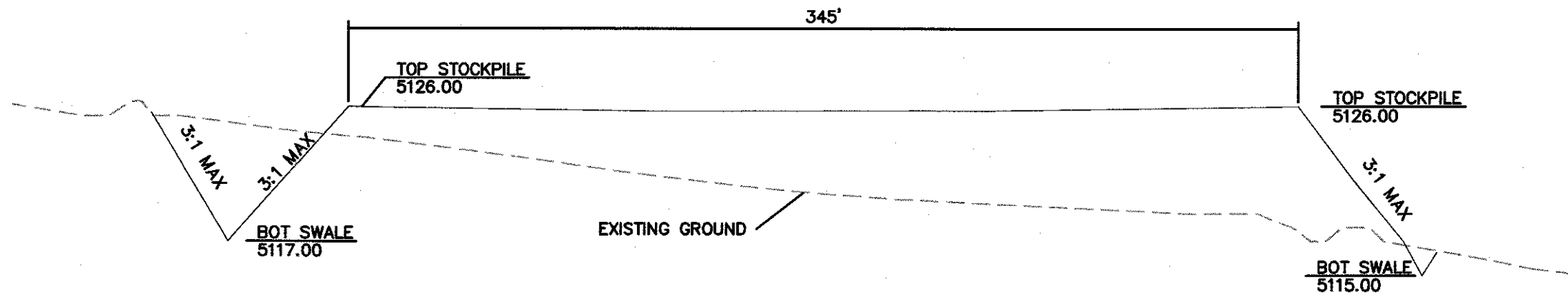
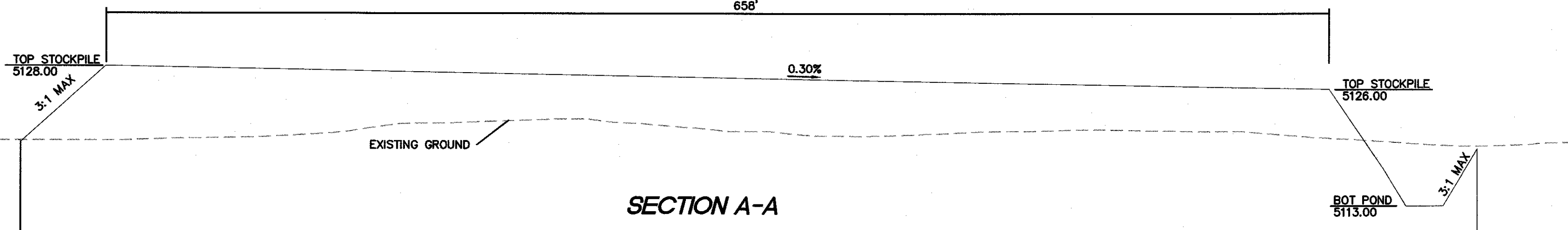
TRACT D IS AN UNDEVELOPED LOT LOCATED OFF FORTUNA RD. THE MASTER DRAINAGE PLAN FOR THE AREA ALLOWS FOR AN ULTIMATE DEVELOPED DISCHARGE RATE OF 0.1 CFS PER ACRE. THE SITE CURRENTLY SLOPES FROM WEST TO EAST. A PROPOSED DIRT TEMPORARY STOCKPILE WILL BE CONSTRUCTED ON THIS SITE. THE STOCKPILE WILL BE CONSTRUCTED WITH 3:1 SIDE SLOPES AND WITH SWALES ON THE NORTH, WEST AND EAST BORDERS THAT WILL CONVEY RUNOFF TO A PROPOSED RETENTION POND ALONG THE SOUTH BORDER. THE RETENTION POND IS SIZED FOR A 100-YR 10-DAY STORM WITH AN EMERGENCY OVERFLOW TO THE EAST, FOR INTERIM CONDITIONS. PERMANENT GRADING AND DRAINAGE WILL BE DETERMINED WITH THE FUTURE DEVELOPMENT OF THE SITE.

GENERAL NOTE

MAINTENANCE OF THE PROPOSED STORM WATER RETENTION POND WILL BE REQUIRED. OWNER IS RESPONSIBLE FOR REMOVAL OF ACCUMULATION OF SEDIMENT IN THE BOTTOM OF THE POND AS WELL AS MAINTENANCE OF THE POND OUTFALL/EMERGENCY OVERFLOW, PERIMETER DRAINAGE SWALES, AND STOCKPILE SLOPES. SHOULD EXCESSIVE EROSION OCCUR, OWNER SHALL CORRECT REGRADE THE AREA AND PROVIDE ADDITIONAL EROSION CONTROL IF NEEDED TO CONTROL CONVEYANCE OF SEDIMENT INTO POND.

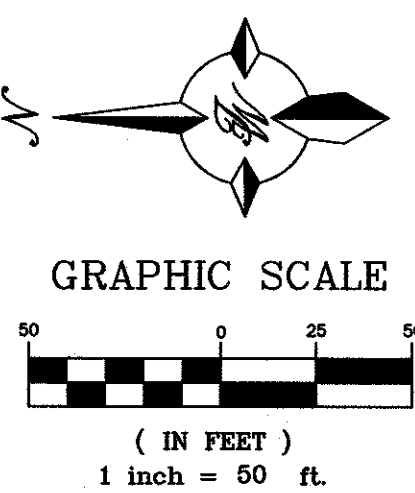


FORM MAP 35001C0328J



Weighted E Method

Zone #1																					
Developed Basins																					
Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year			2-Year			
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	
Overall	435600.00	10.000	0.01563	0%	0	0%	0.000	100%	10	0%	0.000	0.990	0.825	28.70	0.440	0.367	14.90	0.120	0.100	4.70	
N & E Swale	34200.00	0.785	0.00123	0%	0	0%	0.000	100%	0.785124	0%	0.000	0.990	0.065	2.25	0.440	0.029	1.17	0.120	0.008	0.37	
W Swale	23790.00	0.546	0.00085	0%	0	0%	0.000	100%	0.546143	0%	0.000	0.990	0.045	1.57	0.440	0.020	0.81	0.120	0.005	0.26	
Volume = Weighted D * Total Area											100 yr, 24 hr Volume =		35,937		cu.ft.						
											100 yr, 10 day Volume =		35,937		cu.ft.						
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad																					
											V 10-DAY=V6HR+AD(P10DAYS-P6HR)/12 IN/FT										
											P10DAYS = 3.67 IN										
											P6HR = 2.20 IN										



	TRACT D MERIDIAN BUSINESS PARK ALBUQUERQUE, NM 87121	DRAWN BY pm
	STOCKPILE PLAN	DATE 3-12-2020
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # ST-1
		JOB # 2019025