CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



November 23, 2022

Jonathan Niski, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM, 87109

RE: Sawmill Tract A

Conceptual Grading & Drainage Plan Engineer's Stamp Date: 10/18/2022

Hydrology File: J13D076A

Dear Mr. Niski:

Based upon the information provided in your submittal received 10/25/2022, the Conceptual Grading & Drainage Plan is preliminary approved for action by the DRB on Site Plan for Subdivision Approval.

PO Box 1293

PRIOR TO BUILDING PERMIT:

• Provide more detailed design as needed in order to obtain Hydrology's approval.

Albuquerque

NM 87103

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.

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.

Principal Engineer, Hydrology

Tregie Che

Planning Department, Development Review Services



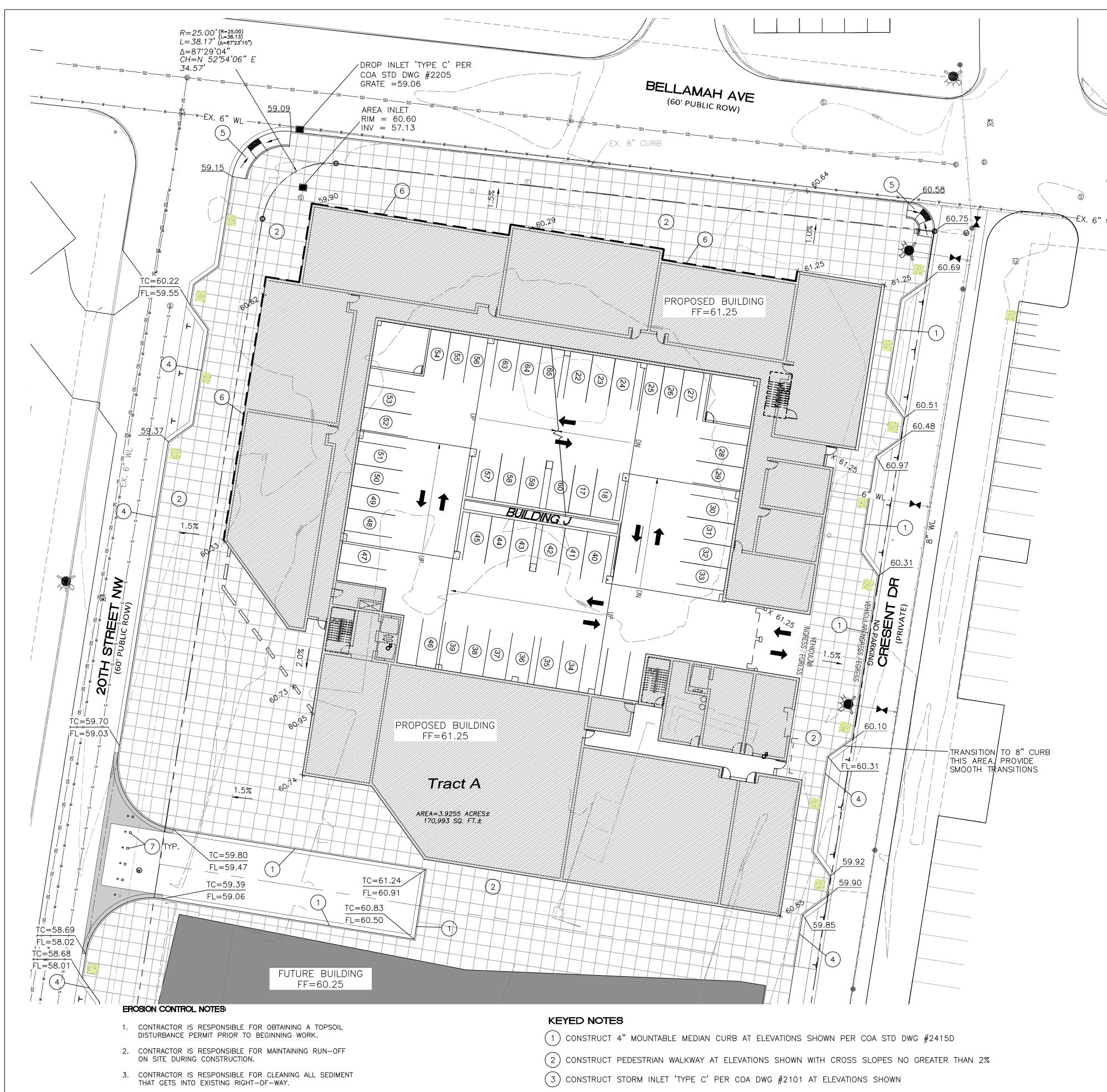
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

| Project Title: Sawmill Tract A | Building Permit #Hydrology File # | |
|---|--|------------|
| DRB# | EPC# | |
| Legal Description: TR A PLAT OF TR 'A' LNDS OF S | TEWART-WALKER BEING A City Address OR Parcel 1904 Bellamah Ave NW A | buquerque, |
| - | 101305822846022 | 577 |
| Applicant/Agent: Tierra West, LLC | Contact: Jonathan Niski | |
| Address: 5571 Midway Park Place NE | Phone: 505-858-3100 | |
| Email: jniski@tierrawestllc.com | | |
| | | |
| Applicant/Owner: | Contact: | |
| Address: | | |
| Email: | | |
| | | |
| TYPE OF DEVELOPMENT: PLAT | (#of lots)RESIDENCE_x_DRB SITE ADMIN SITE | E: |
| RE-SUBMITTAL: YES X No | | |
| | | |
| DEPARTMENT: TRANSPORT | ATION X HYDROLOGY/DRAINAGE | |
| Check all that apply: | <u> </u> | |
| 11.5 | | |
| TYPE OF SUBMITTAL: | TYPE OF APPROVAL/ACCEPTANCE SOUG | GHT: |
| | | |
| ENGINEER/ARCHITECT CERTIFICA | TIONBUILDING PERMIT APPROVAL | |
| ENGINEER/ARCHITECT CERTIFICAPAD CERTIFICATION | TIONBUILDING PERMIT APPROVALCERTIFICATE OF OCCUPANCY | |
| PAD CERTIFICATION | | |
| PAD CERTIFICATION | CERTIFICATE OF OCCUPANCY | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL | OVAL |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR | OVAL |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERM | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR MIT APP. FINAL PLAT APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERM ELEVATION CERTIFICATE CLOMR/LOMR | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR IT APP. FINAL PLAT APPROVAL SIA/RELEASE OF FINANCIAL GUARA FOUNDATION PERMIT APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERM ELEVATION CERTIFICATE | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR IT APP. FINAL PLAT APPROVAL SIA/RELEASE OF FINANCIAL GUARA FOUNDATION PERMIT APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERM ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (| CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR FINAL PLAT APPROVAL SIA/RELEASE OF FINANCIAL GUARA FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERN ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ('ADMINISTRATIVE | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR FINAL PLAT APPROVAL SIA/RELEASE OF FINANCIAL GUARA FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERM ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ('ADMINISTRATIVE TRAFFIC CIRCULATION LAYOUT FAPPROVAL | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR MIT APP. FINAL PLAT APPROVAL SIA/RELEASE OF FINANCIAL GUARA FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERM ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (' ADMINISTRATIVE TRAFFIC CIRCULATION LAYOUT F APPROVAL TRAFFIC IMPACT STUDY (TIS) | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR MIT APP. FINAL PLAT APPROVAL SIA/RELEASE OF FINANCIAL GUARA FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL OR DRB PAVING PERMIT APPROVAL GRADING PAD CERTIFICATION WORK ORDER APPROVAL | |
| PAD CERTIFICATION X CONCEPTUAL G&D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOOD PLAN DEVELOPMENT PERM ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ('ADMINISTRATIVE TRAFFIC CIRCULATION LAYOUT FAPPROVAL | CERTIFICATE OF OCCUPANCY CONCEPTUAL TCL DRB APPROVAL X PRELIMINARY PLAT APPROVAL X SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG PERMIT APPR MIT APP. FINAL PLAT APPROVAL SIA/RELEASE OF FINANCIAL GUARA FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL OR DRB PAVING PERMIT APPROVAL GRADING PAD CERTIFICATION | ANTEE |



4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT

FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM

OF ANY PROJECT.

ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC

WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE

6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL

BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL

(4) CONSTRUCT 8" STANDARD CURB & GUTTER PER COA DWG #2415D

(7) REMOVABLE BOLLARD

(6) CONSTRUCT RETAINING WALL TO ACHIEVE PEDESTRIAN WALK ELEVATIONS

(5) CONSTRUCT ADA COMPLIANT RAMP AT 8.3% MAX AND 2% MAX CROSS SLOPE

LEGEND ==== CURB & GUTTER — — — BOUNDARY LINE ---- RIGHT-OF-WAY BUILDING PROPOSED SIDEWALK ======== EXISTING CURB & GUTTER LANDSCAPING EXISTING INDEX CONTOUR EXISTING CONTOUR EXISTING STORM SEWER EXISTING SANITARY SEWER PROPOSED DROP INLET PROPOSED SDMH PROPOSED SPOT ELEVATION

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 HERON, 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
- 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

EXISTING DRAINAGE:

THIS SITE IS CURRENTLY A RETAIL WAREHOUSE WITH PAVED PARKING IN FRONT AND SIDES AND AN OLD RAIL SPUR IN THE BACK. THE SITE IS BOUNDED BY COMMERCIAL BUILDINGS TO THE EAST AND SOUTH AND BELLAMAH AVENUE TO THE NORTH WITH 20TH STREET TO THE WEST CONTAINING APPROXIMATELY 3.94 ACRES. THE SITE IS TO BE REPLATTED AND THIS PROJECT WILL CONTAIN THE NORTH 1.58 ACRES OF THE EXISTING SITE. THIS PORTION OF THE SITE DRAINS TO DROP INLETS IN THE PARKING LOT THAT ARE CONNECTED TO AN EXISTING DROP INLET IN BELLAMAH AVENUE. THE DISCHARGE TO THE DROP INLET IS 0.60 CFS WITH PORTIONS OF THE LANDSCAPED AREAS FREE DISCHARGE 0.31 CFS TO THE STREETS.

HISTORICALLY THE SITE PREVIOUSLY FREE DISCHARGED 9.32 CFS TO 20TH STREET PRIOR TO THE PARKING LOT IMPROVEMENTS THAT CURRENTLY EXIST. IT IS THIS ALLOWABLE DISCHARGE THAT THIS PROJECT WILL NOT EXCEED.

THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35001C0331H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN. THE SITE GENERATES A TOTAL OF 6.37 CFS WITH A 100YR, 6-HR VOLUME OF 0.276 AC-FT.

PROPOSED DRAINAGE:

THE SITE IS WITHIN THE SAWMILL/WELLS PARK METROPOLITAN REDEVELOPMENT AREA AND THE CITY IS CURRENTLY MASTER PLANNING THE STREET NETWORK AROUND THIS SITE TO PROMOTE PEDESTRIAN CONNECTIVITY AND TRAFFIC CALMING. THAT WORK IS IN PROGRESS AND NOT PART OF THIS PROJECT ALTHOUGH THIS DESIGN IS TAKING THOSE IMPROVEMENTS INTO CONSIDERATION.

THE SITE IS DIVIDED INTO FOUR BASINS. BASIN "A" WILL DRAIN TO THE NORTH INTO BELLAMAH AVENUE OVER THE SURFACE AND TO A DROP INLET AT THE NORTHWEST CORNER OF THE SITE DISCHARGING 1.47 CFS. BASIN 2 IS A COURTYARD AREA THAT CONTAINS A POOL AND WILL DRAIN TO THE EXISTING DROP INLET IN BELLAMAH AVENUE VIA AN EXISTING STORM SEWER CONNECTION. THIS AREA WILL DISCHARGE 1.58 CFS. BASIN "C" WILL DRAIN TO THE WEST INTO 20TH STREET OVER THE SURFACE AND DISCHARGE 2.90 CFS. BASIN "D" WILL DRAIN TO THE EAST TO A FUTURE ROADWAY. FOR NOW THIS WILL BE A GRAVEL EMERGENCY ACCESS AND WILL DRAIN TO THE SOUTH TO A TEMPORARY RETENTION POND. THIS BASIN WILL DISCHARGE 0.75 CFS. THE TEMPORARY POND IS SIZED FOR THE 100YR, 6HR FLOW OF 0.033 AC-FT.

DUE TO THE HIGH INTENSITY DEVELOPEMENT AND PLANNED HARDSCAPES FOR THIS AREA THERE IS NOT AN OPPORTUNITY TO RETAIN THE WATER QUALITY VOLUME. AS THIS SITE IS BEING CONSTRUCTED WITHIN A METROPOLITAN REDEVELOPMENT AREA AND WITHIN THE 1959 CITY LIMITS THE PAYMENT IN-LIEU FEE IS WAIVED PER THE

rande Boulevard – CPO-10 **FREEWAY** Sawmill/Wells Park - CPO-1: ALBUQUERQU VICINITY MAP



HYDROLOGY SECTION PRELIMINARY APPROVED DATE: 11/23/2022

HydroTrans# J13D076A

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



(IN FEET) 1 inch = 20 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 1904 BELLAMAH AVE NW SEAL 7868 10-18-2022

RONALD R. BOHANNAN

P.E. #7868

ALBUQUERQUE, NM CONCEPTUAL GRADING PLAN

(505) 858-3100 www.tierrawestllc.com

TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109

JOB # 2022046

DRAWN BY

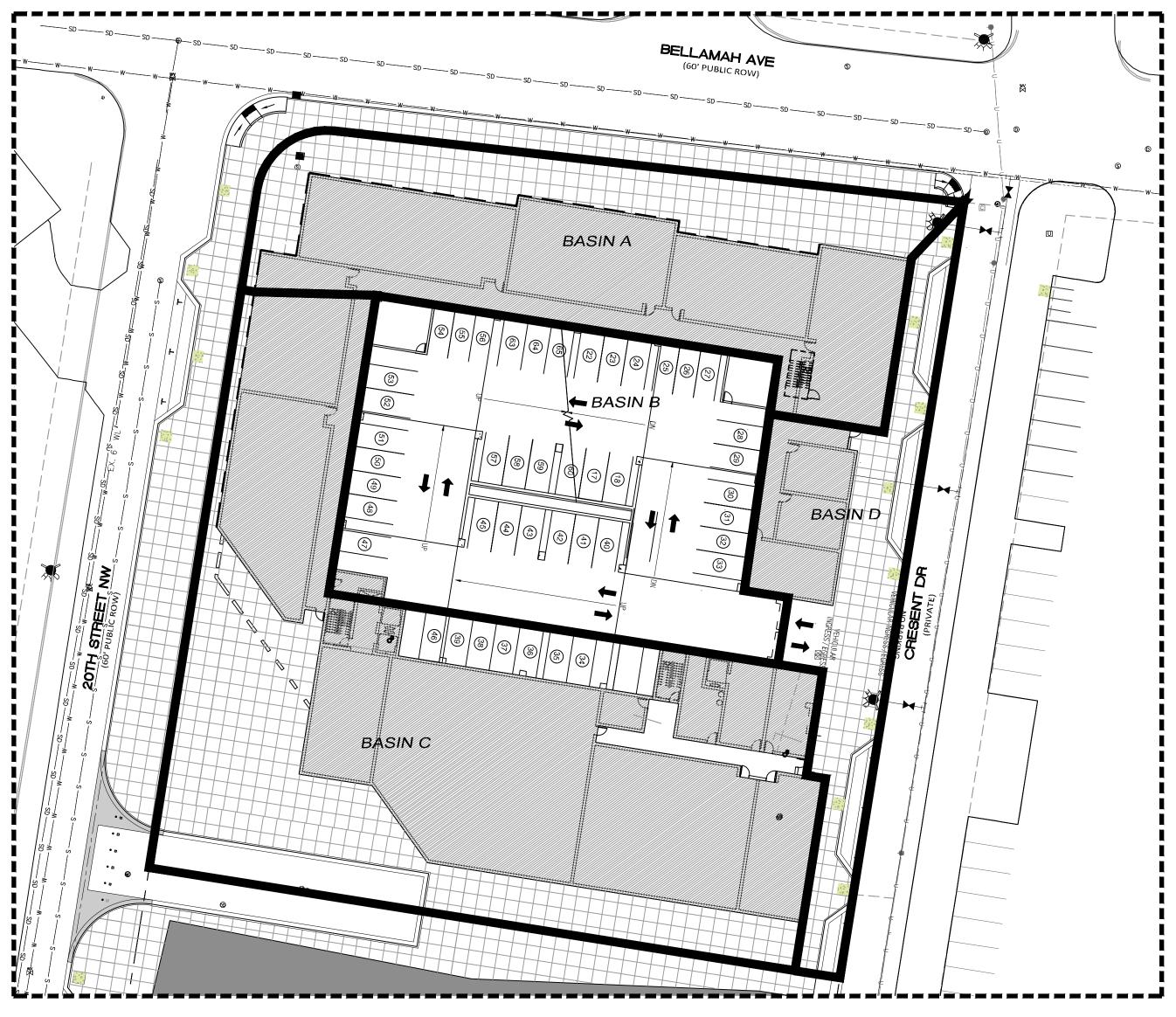
SB

7-6-22

DRAWING

SHEET #

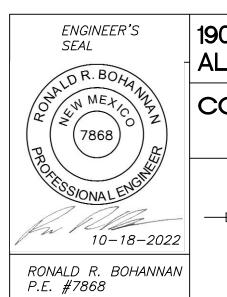
GR-1



PROPOSED BASINS

| ľ | | | | 1 | | weig | intea E | Method | ג | | | | | | | |
|------------|---------------|--------------|----------------------------------|--------------|----------|----------------|----------|----------------------|-------|----------------|---------------|-----------|------|------------|---------|------|
| Existing I | Basins | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 100-Year | | | 10-Year | |
| Basin | Area | Area | Treat | ment A | Trea | tment B | Treat | ment C | Treat | tment D | Weighted E | Volume | Flow | Weighted E | Volume | Flow |
| | (sf) | (acres) | % | (acres) | % | (acres) | % | (acres) | % | (acres) | (in) | (ac-ft) | cfs | (in) | (ac-ft) | cfs |
| Α | 68,658 | 1.58 | 0% | 0 | 15% | 0.24 | 0% | 0.00 | 85% | 1.34 | 2.101 | 0.276 | 6.37 | 1.329 | 0.174 | 3. |
| Sub A | 5,639 | 0.13 | 0% | 0 | 100% | 0.13 | 0% | 0.00 | 0% | 0.00 | 0.800 | 0.009 | 0.31 | 0.300 | 0.003 | 0. |
| Dougland | ad Dagina | | | | | | | | | | | 0.276 | 6.37 | | | |
| Develope | ed Basins | | | | | | | | | | | 100-Year | | | 10-Year | |
| Basin | Area | Area | Treat | ment A | Trea | tment B | Treat | ment C | Treat | tment D | Weighted E | Volume | Flow | Weighted E | Volume | Flov |
| | (sf) | (acres) | % | (acres) | % | (acres) | % | (acres) | % | (acres) | (in) | (ac-ft) | cfs | (in) | (ac-ft) | cfs |
| Α | 15,086 | 0.35 | 0% | 0 | 5% | 0.02 | 0% | 0.00 | 95% | 0.33 | 2.254 | 0.065 | 1.47 | 1.450 | 0.042 | 0 |
| В | 16,238 | 0.37 | 0% | 0 | 5% | 0.02 | 0% | 0.00 | 95% | 0.35 | 2.254 | 0.070 | 1.58 | 1.450 | 0.045 | 0 |
| С | 29,783 | 0.68 | 0% | 0 | 5% | 0.03 | 0% | 0.00 | 95% | 0.65 | 2.254 | 0.128 | 2.90 | 1.450 | 0.083 | 1. |
| D | 7,698 | 0.18 | 0% | 0 | 5% | 0.01 | 0% | 0.00 | 95% | 0.17 | 2.254 | 0.033 | 0.75 | 1.450 | 0.021 | 0. |
| | | 1.58 | | | | | | | | 1.50 | | 0.297 | 6.70 | | | |
| | | | | | | | | | | Req | uired Ponding | 0.021 | | | | |
| Equation | 18: | | | | | | | | | | | | | | | |
| | | | Excess Precipitation, E (inches) | | | | Peak | Discharge (cfs/acre) | | | | | | | | |
| Weighted | IE=Ea*Aa+ | Eb*Ab + Ed | *Ac + E | d*Ad / (Tota | (Area | Zone 2 | 100-Year | 10 - Year | | Zone 2 | 100-Year | 10 - Year | | | | |
| | | | | | | Ea | 0.62 | 0.15 | | Qa | 1.71 | 0.41 | | | | |
| Volume = | Weighted D | *Total Area | | | | E _b | 8.0 | 0.3 | | Q _b | 2.36 | 0.95 | | | | |
| | | | | | | Ec | 1.03 | 0.48 | | Q _c | 3.05 | 1.59 | | | | |
| Flow = Q | a * Aa + Qb * | Ab + Qc * A | c + Qd * | Ad | | E_d | 2.33 | 1.51 | | Q _d | 4.34 | 2.71 | | | | |
| | | | | | | | | | | | | | | | | |
| Water O | uality Calcul | ation: 0.26' | ' v 1 50 | ac = 1 /16 c | ubic fe | at (0 032 ac | ft) | | | | | | | | | |
| Y Va LCI W | uality Calcul | autii. U.ZU | A 1.00 | ac - 1,410 C | JUNIC 16 | e 1 (0.032 ac | 14) | | | | | | | | | |





| 1904 BELLAMAH AVE NW ALBUQUERQUE, NM |
|---|
| CONCEPTUAL BASIN MAP |

TIERRA WEST, LLC

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

JOB # 2022046

DRAWN BY SB

DATE 7–6–22

DRAWING

SHEET #

GR-2