

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 15, 2021

Paul Cragun, P.E.
Cumulus Design
2080 N. Highway 360, Suite 240
Grand Prairie, TX 75050

**RE: Chase Bank – Indian School Rd.
6670 Indian School Rd. NE
Revised Grading and Drainage Plans
Engineer's Stamp Date: 06/30/21
Hydrology File: J18D001C**

Dear Mr. Cragun:

PO Box 1293

Based upon the information provided in your submittal received 06/29/2021, the Revised Grading and Drainage Plans are approved for Building Permit and action by the DRB on Site Plan for Building Permit.

Albuquerque

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.

NM 87103

www.cabq.gov

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.

The Payment in Lieu payment of **\$2,028.80** must be paid prior to Permanent Release of Occupancy approval. Please use the attached City of Albuquerque Treasury Deposit form and when ready please email this form to Shannon Cordero (sdcordova@cabq.gov). She will then produce and email back with a receipt and instructions on how to pay online. Once paid, please email me proof of payment. This will insure that Hydrology will be able to process Permanent Release of Occupancy approval when officially submitted.

CITY OF ALBUQUERQUE

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

Sincerely,

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 6/2018)

Project Title: Chase Bank -Indian School Rd **Building Permit #:** _____ **Hydrology File #:** J18D001C
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 1-D-1A1 PARK SQUARE ADDITION
City Address: 6670 INDIAN SCHOOL ROAD NE ALBUQUERQUE, NEW MEXICO 87110

Applicant: Carlos Iglesias **Contact:** _____
Address: 2080 North Highway 360 Suite 240 Grand Prairie, Texas 75050
Phone#: 214-235-0367 Ext: 111 **Fax#:** _____ **E-mail:** carlos@cumulusdesign.net

Other Contact: Matt Cragun **Contact:** _____
Address: 2080 North Highway 360 Suite 240 Grand Prairie, Texas 75050
Phone#: 214-235-0367 Ext: 104 **Fax#:** _____ **E-mail:** matt@cumulusdesign.net

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: 2021.06.29 **By:** Carlos Iglesias

COA STAFF:

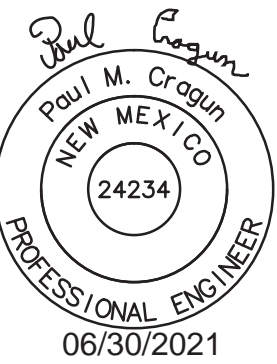
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



Cumulus Design
DESIGN

2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367



GRADING PLAN
6670 INDIAN SCHOOL ROAD
CITY OF ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY



PLOT DATE
06/29/21
DRAWING SCALE
1" = 10'
OBJECT NUMBER
CDC20013
SHEET NUMBER

C5.01

7. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, NEW MEXICO STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
9. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
10. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
11. ALL SIDEWALKS AND ACCESSIBLE ROUTE (INCLUDING HATCHED AREA ACROSS DRIVES) SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
12. SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
13. PROVIDE "FLAT" LANDINGS AT TOP AND BOTTOM OF ALL RAMPS. THESE "FLAT AREAS SHALL BE 5' LONG AND THE SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND PARKING AT ALL TIMES.
15. SITE GRADING SHALL BE PERFORMED IN A MANNER TO DIRECT WATER AS INDICATED. SURFACE WATER SHALL NOT BE RELEASED ONTO ADJACENT PRIVATE PROPERTY.

THE EXISTING SITE TOPOGRAPHY WITHIN THE PROPERTY HAS A VERY GENTLE SLOPE. THE GROUND SLOPES DOWN TOWARDS THE NORTH, SOUTH AND WEST. THE PARKING LOT LOCATED IN THE WESTERN PORTION OF THE PROPERTY SLOPES DOWN TO THE NORTH-WEST AND WEST-SOUTHWEST. THE NORTHERN PORTION OF THE SITE HAS A VERY GENTLE SLOPE AS THE GROUND ELEVATION DECREASES BY APPROXIMATELY TWO FEET TO MATCH THE EXISTING ELEVATION ON INDIAN SCHOOL ROAD. THE REMAINING PROPERTY HAS THE SAME GENTLE SLOPE AS THE EXISTING PAVEMENT SLOPES TOWARDS THE WEST-SOUTHWEST. 100 FEET WEST OF THE PROPERTY ALONG INDIAN SCHOOL ROAD, THE GROUND SLOPES TOWARDS TO THE WEST. TO THE EAST OF THE SITE, LOUISIANA BOULEVARD RUNS NORTH/SOUTH. 100 FEET SOUTH OF THE SITE ALONG LOUISIANA BLVD., THE GROUND SLOPES TOWARDS THE SOUTH. THE PROPOSED CHASE BANK WILL NOT MAKE CHANGES TO THE EXISTING GENERAL TOPOGRAPHY OF THE SITE OR THE AREA.

Diagram illustrating the cross-section of a road and its drainage system, showing existing and proposed elevations and features.

- EXISTING CURB
- PROPOSED CURB
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED NATURAL GROUND SPOT ELEVATION
- PROPOSED CONTOUR
- LIMITS OF CONSTRUCTION
- PROPOSED RIDGE
- SILT FENCE
- INLET PROTECTION
- DIRECTIONAL FLOW ARROW
- PROPOSED SAWCUT
- NATURAL GROUND
- TOP OF WALL/CURB

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVTEK CONSULTING SURVEYORS

ALBUQUERQUE MONUMENT "11-G19" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA
ALPHA = - 00°11'00.07" NMSP, CENTRAL ZONE, NAD 27
ELEVATION=5309.898 NAVD88

ALBUQUERQUE MONUMENT "20-H18" N=1493154.978 E=1545048.21 CF=0.999661580 DELTA
ALPHA = - 00°11'00.11" NMSP, CENTRAL ZONE, NAD 27
ELEVATION=5383.222 NAVD88

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ANY DAMAGE TO THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.



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

\\SERVER-PC\SERVER\2020 CDC PROJECTS\CDC20013 - INDIAN SCHOOL ROAD, ALBUQUERQUE\PLANS\GRADING PLAN CDC20013.DWG



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DRAINAGE CRITERIA
ZONE 3
Q=C*I*A
I₂=1.94 in/hr
I₁₀=3.12 in/hr
I₁₀₀=4.96 in/hr
t_c=12 min.

PROPOSED DRAINAGE DATA CHART													
DRAINAGE ID	AREA (SQ. FT.)	AREA (AC.)	C ₂	C ₁₀	C ₁₀₀	T _c (min)	I ₂ (in/hr)	I ₁₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	COMMENT
A	3361.09	0.08	0.89	0.54	0.91	5.0	1.94	3.12	4.96	0.13	0.13	0.35	ROOF DRAINS TO AREA "C" THEN TO INLET #1
B	16735.87	0.38	0.73	0.50	0.83	5.0	1.94	3.12	4.96	0.54	0.60	1.58	DRAINS TO INDIAN SCHOOL RD THEN TO INLET #2
C	8006.12	0.18	0.79	0.51	0.86	5.0	1.94	3.12	4.96	0.28	0.29	0.78	DRAINS TO INLET #1
D	3524.34	0.08	0.20	0.37	0.56	5.0	1.94	3.12	4.96	0.03	0.09	0.22	DRAINS TO LOUISIANA BLVD THEN TO INLET #3
OS1	7709.17	0.18	0.16	0.36	0.54	5.0	1.94	3.12	4.96	0.05	0.20	0.47	DRAINS TO AREA "C"
TOTAL	31627.41	0.73								1.05	1.31	3.41	

CALCULATIONS ARE BASED ON THE RATIONAL METHOD FROM CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL CHAPTER 6 – DRAINAGE, FLOOD CONTROL AND EROSION CONTROL. DATED 06/08/2020

COMPOSITE ANALYSIS FOR RUNOFF COEFFICIENT												
DRAINAGE ID	PERCENT IMPERVIOUS	PERCENT PERVIOUS	C IMPERVIOUS (2 year)	C PERVIOUS (2 year)	C IMPERVIOUS (10 year)	C PERVIOUS (10 year)	C IMPERVIOUS (100 year)	C PERVIOUS (100 year)	COMPOSITE C (2 year)	COMPOSITE C (10 year)	COMPOSITE C (100 year)	
A	100.0	0.0	0.89	0.08	0.54	0.34	0.91	.50	0.89	0.54	0.91	
B	79.8	20.2	0.89	0.08	0.54	0.34	0.91	.50	0.73	0.50	0.83	
C	87.2	12.8	0.89	0.08	0.54	0.34	0.91	.50	0.79	0.51	0.86	
D	14.3	85.7	0.89	0.08	0.54	0.34	0.91	.50	0.20	0.37	0.56	
OS1	9.9	90.1	0.89	0.08	0.54	0.34	0.91	.50	0.16	0.36	0.54	

80TH PERCENTILE STORMWATER QUALITY VOLUME TABLE			
DRAINAGE ID	NEW IMPERVIOUS AREA (SQ. FT.)	REDEVELOPMENT SITE FACTOR	80TH PERCENTILE STORM VOLUME (GFS)
A	3362.0	0.26	72.8
B	4980.0	0.26	107.9
C	3362.0	0.26	72.8
D	0.0	0.26	0.0
			253.6

REQUEST PAYMENT-IN-LIEU FOR PUBLIC OFF-SITE MITIGATION

WEIGHTED ANALYSIS FOR 6-HOUR EXCESS PRECIPITATION, 'E'						
DRAINAGE ID	LAND TREATMENT B	LAND TREATMENT D	AREA LAND TREATMENT B	AREA LAND TREATMENT D	WEIGHTED E (100 year) (IN)	VOLUME (100 year) (ACRE-FT)
A	0.86	2.58	0.000	0.080	2.580	0.045
B	0.86	2.58	0.077	0.303	2.233	0.007
C	0.86	2.58	0.016	0.023	1.882	0.044
D	0.86	2.58	0.011	0.0686	2.334	0.016
				TOTAL VOLUME		0.112



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SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

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BENCHMARK

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!!! CAUTION !!!

UNDERGROUND UTILITIES

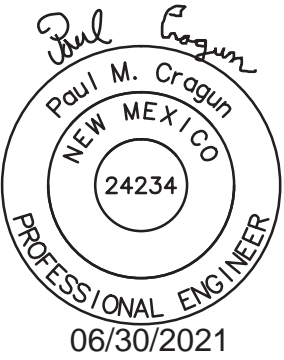
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CUMULUS
DESIGN

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2080 N. Highway 360, Suite 240
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Tel. 214.235.0367



DRAINAGE AREA MAP

6670 INDIAN SCHOOL ROAD

CITY OF ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY

CHASE

PLOT DATE

06/29/21

DRAWING SCALE

PROJECT NUMBER

CDC20013

SHEET NUMBER

C8.02