

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 29, 2020

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
Grading and Drainage Plan
Engineer's Stamp Date: 10/08/20
Hydrology File: J18D001C**

Dear Mr. Cragun:

PO Box 1293

Based upon the information provided in your submittal received 10/08/2020, the Grading & Drainage Plan **is not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100-year 6 hour storm event.
2. 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) and as outlined in DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. Since this site is a redevelopment the SWQ pond volume will be $0.26 * \text{new impervious area (sf)} * 1/12$. Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to either being collected in the existing inlet or leaving the site for the public drainage system.
3. Please show the edge of saw cut of the existing pavement and label along this, "Match existing grades". It is currently unclear where the area of construction is starting/stopping.
4. On the Grading Plan, please shade back the existing survey points. It is hard to read what is being proposed.
5. 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

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submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

6. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

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

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: Chase Bank -Indian School Rd **Building Permit #:** _____ **Hydrology File #:** _____
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: Cumulus Design **Contact:** Carlos Iglesias
Address: 2080 N. Highway 360 #240, Grand Prairie, Texas 750
Phone#: 214-235-0367 **Fax#:** _____ **E-mail:** carlos@cumulusdesign.net
Owner: JP Morgan Chase Bank **Contact:** Sunil Dubey
Address: 7301 North Federal Blvd. Westminster, Colorado 80030
Phone#: 720-275-0480 **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ 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: October 07, 2020 **By:** Carlos Iglesias

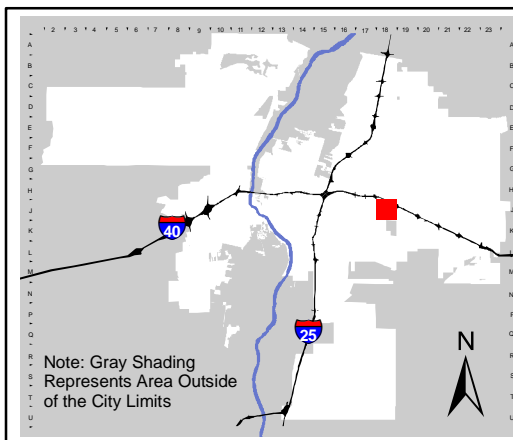
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



For more current information and details visit: www.cabq.gov/gis

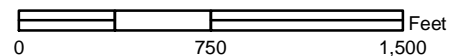
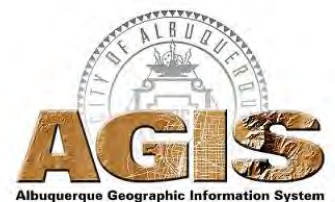


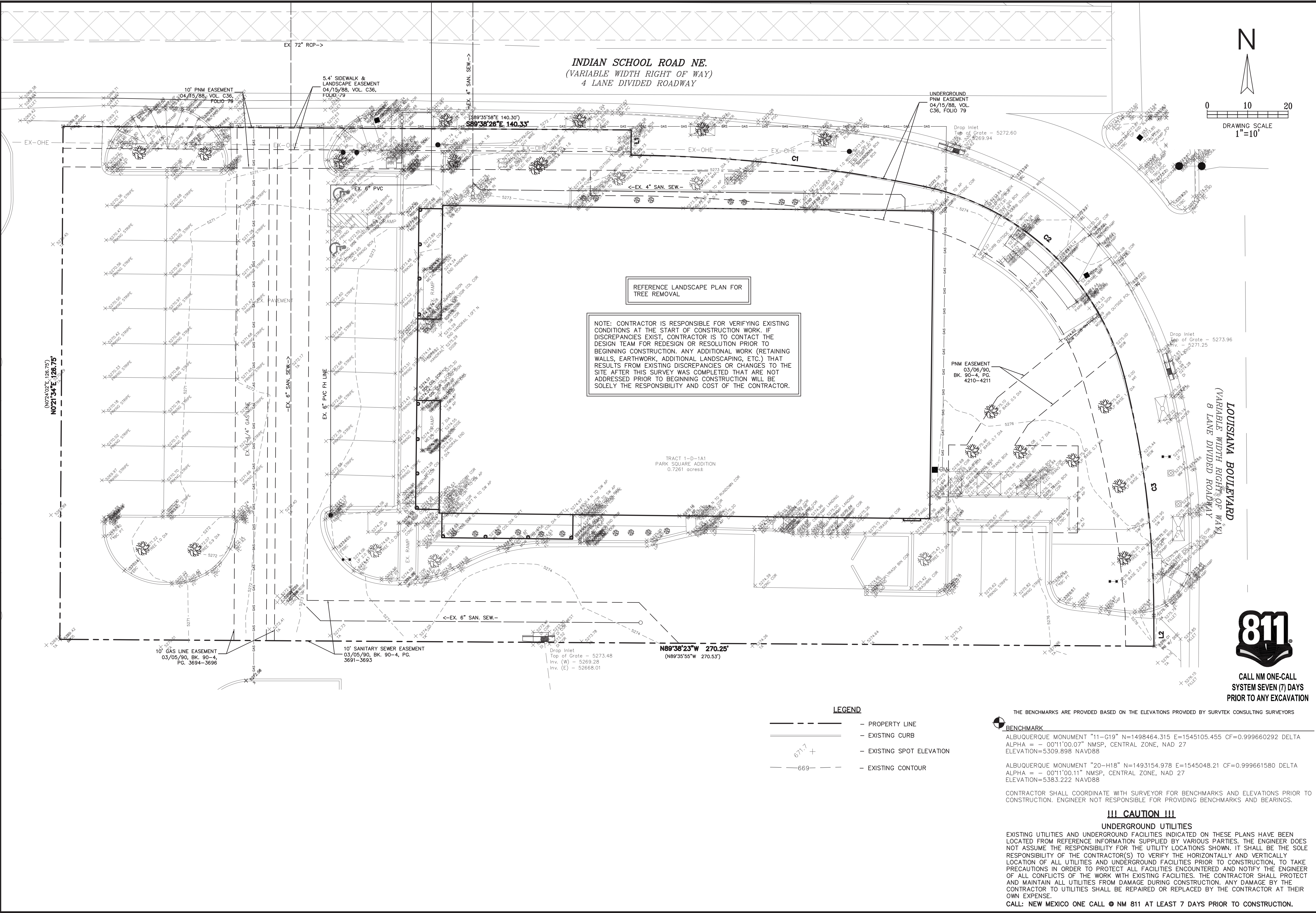
Address Map Page:

J-18-Z

Map Amended through:
3/17/2017

These addresses are for informational purposes only and are not intended for address verification.





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

LEGEND

- PROPERTY LINE
- EXISTING CURB
- 671.7 + --- EXISTING SPOT ELEVATION
- 669 --- EXISTING CONTOUR

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

BENCHMARK

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

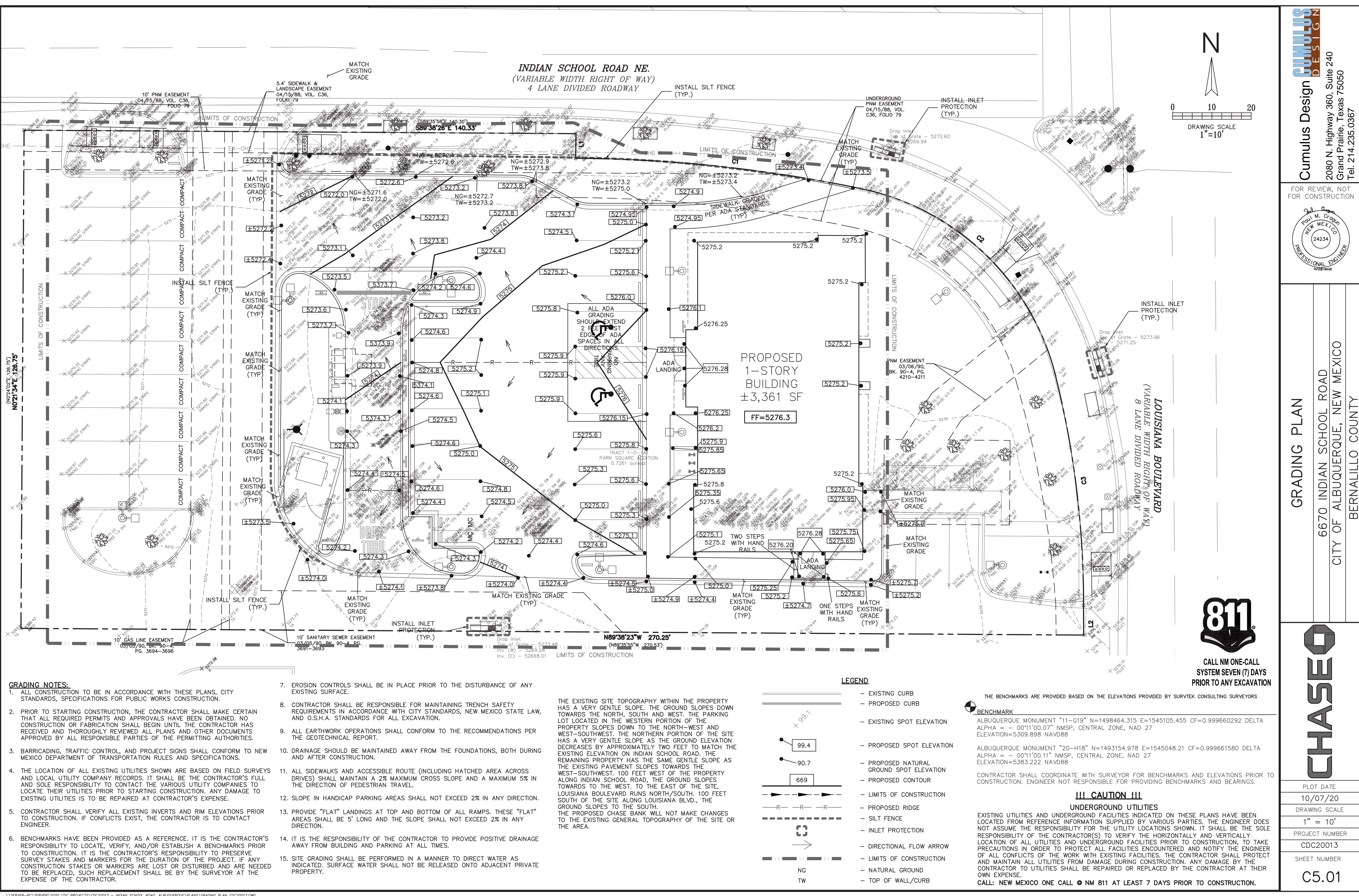
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!!! CAUTION !!!

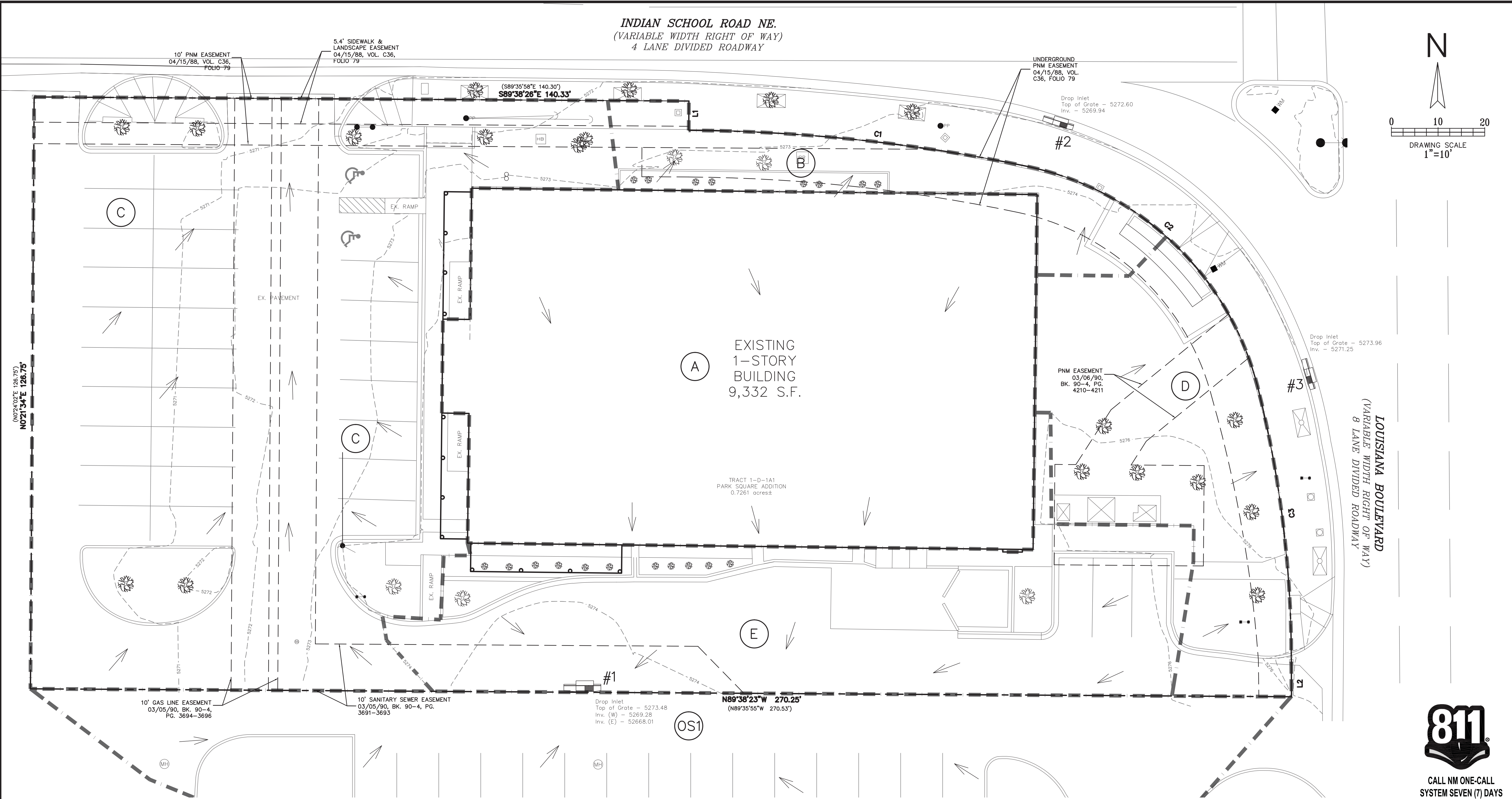
UNDERGROUND UTILITIES

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 ALL CONFLICTS OF 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.

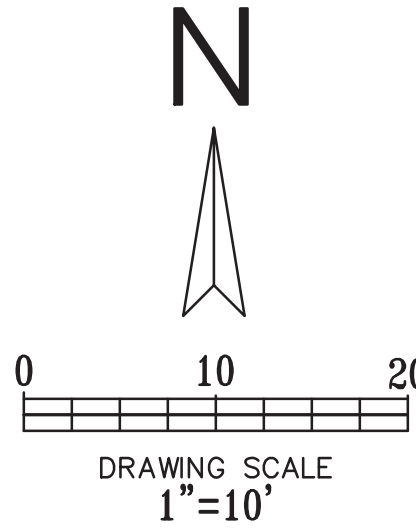
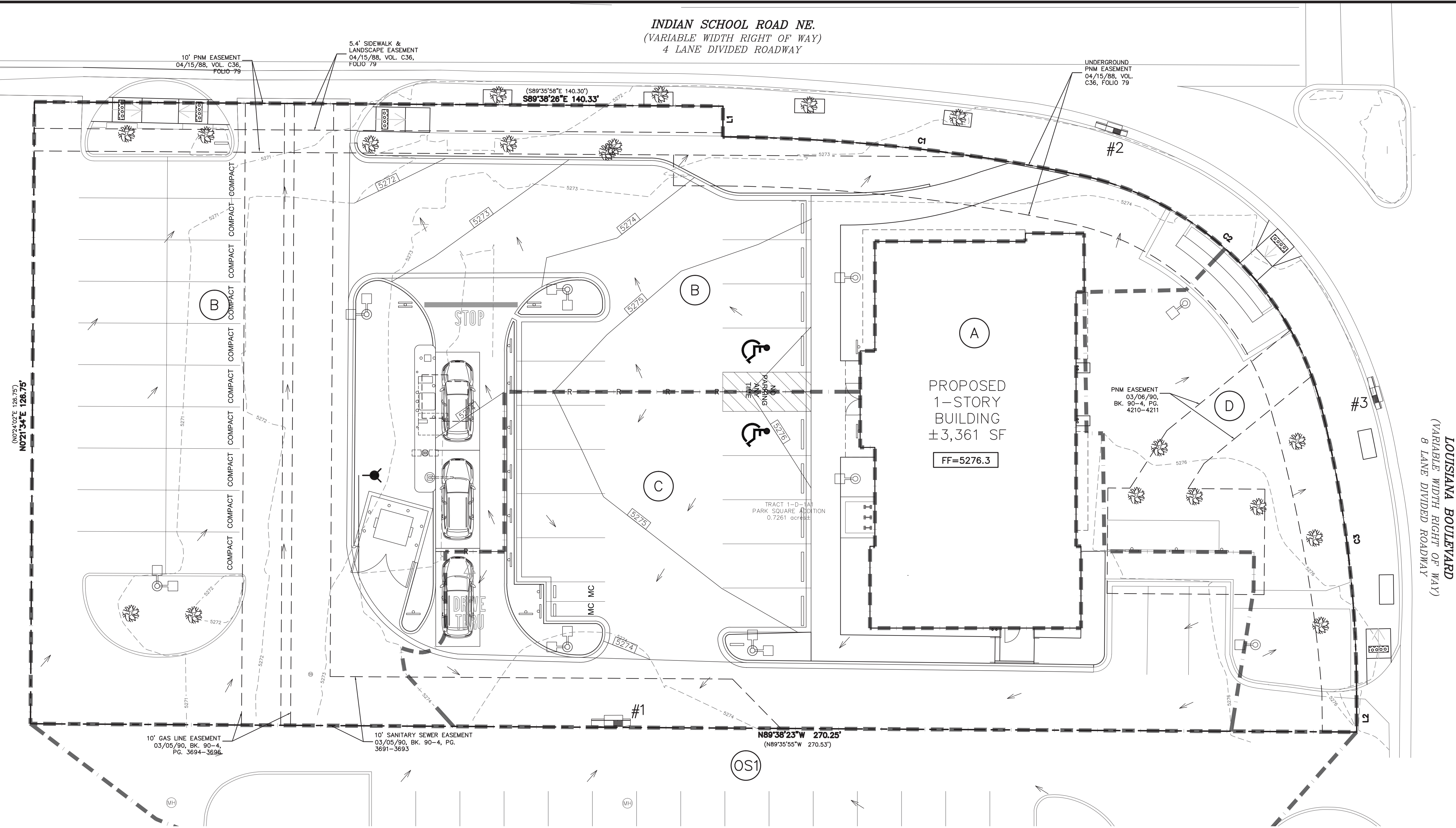


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CALCULATIONS ARE BASED ON THE RATIONAL METHOD FROM CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL CHAPTER 6 - DRAINAGE, FLOOD CONTROL AND EROSION CONTROL.. DATED 06/08/2020

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CUMULUS
DESIGN

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

FOR REVIEW, NOT
FOR CONSTRUCTION



DRAINAGE AREA MAP

6670 INDIAN SCHOOL ROAD

CITY OF ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY



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

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	0.90	0.91	5.0	2.74	4.42	7.01	0.19	0.31	0.49	ROOF DRAINS TO AREA "C" THEN TO INLET #1
B	17024.66	0.39	0.89	0.90	0.91	5.0	2.74	4.42	7.01	0.95	1.55	2.49	DRAINS TO INDIAN SCHOOL RD THEN TO INLET #2
C	7906.67	0.18	0.89	0.90	0.91	5.0	2.74	4.42	7.01	0.44	0.72	1.16	DRAINS TO INLET #1
D	3335.81	0.08	0.89	0.90	0.91	5.0	2.74	4.42	7.01	0.19	0.30	0.49	DRAINS TO LOUISIANA BLVD THEN TO INLET #3
OS1	7709.17	0.18	0.89	0.90	0.91	5.0	2.74	4.42	7.01	0.43	0.70	1.13	DRAINS TO AREA "C"
TOTAL	39337.41	0.90								2.20	3.59	5.76	

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

DRAINAGE CRITERIA
ZONE 3
Q=C^{1.49}*A
I₂=2.74 in/hr
I₁₀=4.42 in/hr
I₁₀₀=7.01 in/hr
t_c=5 min.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR
- DRAINAGE AREA DIVIDE
- AREA DESCRIPTION
- FLOW ARROW
- PROPOSED VALLEY
- PROPOSED RIDGE

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CHASE

PLOT DATE

10/07/20

DRAWING SCALE

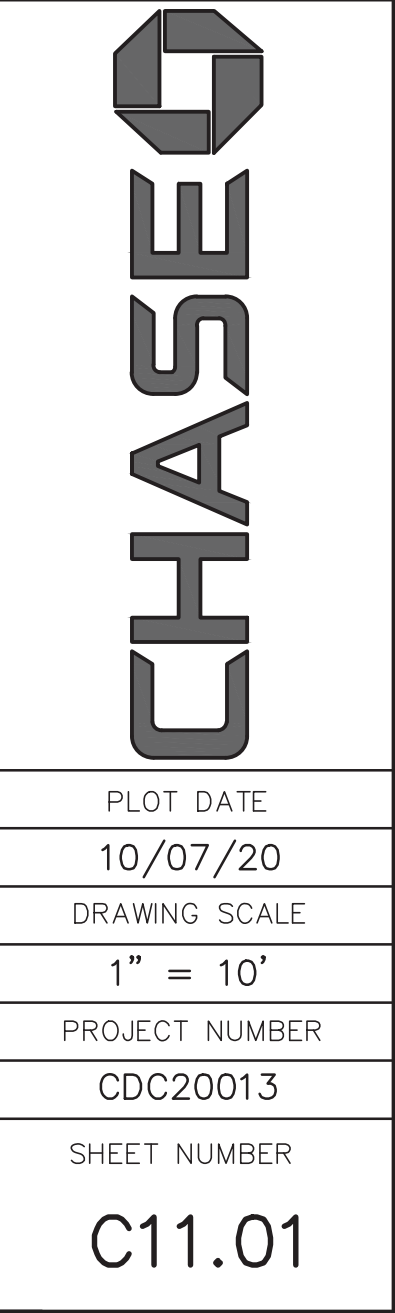
1" = 10'

PROJECT NUMBER

CDC20013

SHEET NUMBER

C8.01



PLOT DATE
10/07/20
DRAWING SCALE
1" = 10'
PROJECT NUMBER
CDC20013
SHEET NUMBER
C11.01

\\SERVER-PC\SERVER\2020 CDC PROJECTS\CDC20013 - INDIAN SCHOOL ROAD ALBUQUERQUE\PLANS\EROSION CONTROL PLAN CDC20013.D

