# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



May 1, 2023

Dan Ponder, P.E. Short Elliott Hendrickson, Inc. 934 Main Ave. Unit C Durango, CO 81301

RE: NuVue – I-40

Grading and Drainage Plan Engineer's Stamp Date: 04/26/23

**Hydrology File: J20D028** 

Dear Mr. Ponder:

Based upon the information provided in your submittal received 03/17/2023, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

#### PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the detention pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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 (Dough Hughes, PE, <a href="mailto:jhughes@cabq.gov">jhughes@cabq.gov</a>, 924-3420) 14 days prior to any earth disturbance.

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



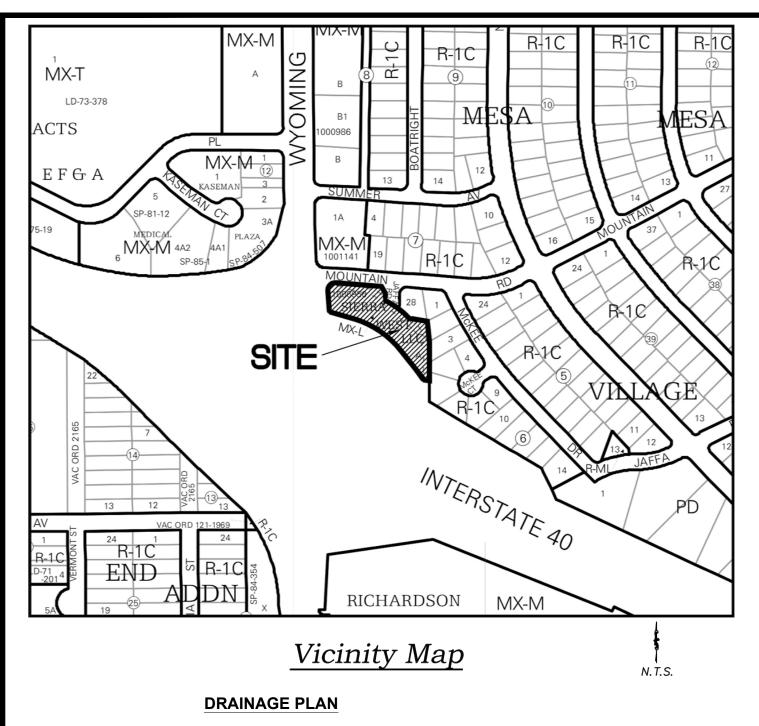
# **City of Albuquerque**

#### Planning Department

Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: NuVue - I-40 and Wyoming Building	g Permit #_TBDHydrology File #_TBD
DRB#_TBD	EPC#TBD
Legal Description: TR A PLAT OF TRACT A LAND	City Address OR Parcel 8526 Mountain Road N
OF SIERRA WEST LLCCONT	
Applicant/Agent: SEH, Inc.	Contact: Philip Rennhack
Address: 934 Main Avenue, Unit C Durango, CO 813	Phone: 970.459.4317
Email: prennhack@sehinc.com	
Applicant/Owner: NuVue Pharma	Contact: Paul Julian
Address: 4740 Dillon Drive Pueblo, CO 81301	Phone: 919.619.2443
Email: paulj@nuvuepharma.com	1 none. 010.010.2440
Eman. padijenavaopnama.com	<del></del>
TYPE OF DEVELOPMENT:PLAT (#of lots)Rl RE-SUBMITTAL:YESX_NO	ESIDENCEDRB SITE _X_ ADMIN SITE:
<b>DEPARTMENT:</b> TRANSPORTATION _ X Check all that apply:	_ HYDROLOGY/DRAINAGE
TYPE OF SUBMITTAL: TYPI	E OF APPROVAL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	X_BUILDING PERMIT APPROVAL
PAD CERTIFICATION	CERTIFICATE OF OCCUPANCY
X CONCEPTUAL G&D PLAN	CONCEPTUAL TCL DRB APPROVAL
GRADING PLAN	PRELIMINARY PLAT APPROVAL
DRAINAGE REPORT	SITE PLAN FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT APP.	FINAL PLAT APPROVAL
ELEVATION CERTIFICATE	SIA/RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL
ADMINISTRATIVE	SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT FOR DRB	PAVING PERMIT APPROVAL
APPROVAL	GRADING PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
STREET LIGHT LAYOUT	CLOMR/LOMR
OTHER (SPECIFY)	FLOOD PLAN DEVELOPMENT PERMIT
PRE-DESIGN MEETING?	OTHER (SPECIFY)



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION

**APPROVED** 

DATE: 05/01/23
BY: Refe Brissette
HydroTrans # J20D028

LEGAL DESCRIPTION: TF WEST LLC.

## BENCHMARK - NAVD 88

**ACS MONUMENT "15-H20** 

#### SITE AREA: 1.1249 ACRE

FLOOD HAZARD STATEM AND FLOODWAY MAP DA 35001C0358H) INDICATES AN AREA DETERMINED FLOODPLAIN.

#### **EXISTING CONDITIONS:**

THE PROPOSED DEVEL AND AN OFF-STREET PA ALONG THE SITE. THE F LOCATED ON THE WEST GREENHOUSE ON THE DRAINS VIA SURFACE FL THE EAST SIDE DRAINS 1 THE 50-FT UTILITY EASE

### PROPOSED CONDITIONS

THE SITE WILL BE DIVIDE **DEMONSTRATED ON TH** AND 2 WILL LEAD TO TH THE NORTHWEST SIDE CONTINUE TO DRAIN SO OCCUPYING ABOUT 56% 3 ARE THE SMALLEST BA 29% AND 15% OF THE LA

BASIN 1 WILL DRAIN VIA PARKING LOT TOWARDS LEADING TO THE WATER

BASIN 2 WILL DRAIN VIA INLET LOCATED ON THE DISCHARGE DIRECTLY I

BASIN 3 WILL CONTINUE DRAINING CONDITIONS ARE TODAY. THE PEAK BASIN DEMONSTRATED HAVE A NEGATIVE IMPAC NEGLECTED.

THE DEVELOPED OVERA THE EXISTING CONDITION THE RUNOFF PATTERN THE WATER QUALITY PO TIE INTO THE BACK OF I

### HYDROLOGIC FORMULA

### **ARTICLE 6.12 CAB DPM:**

REQUIRED WQV = 25,708 PROVIDED WQV = 1018

**ARTICLE 6-16(A) CAB DF** SIDEWALK CULVERT CAP  $Q = (2.7)*(2 [FT])*(7[IN]/12[IN/FT])^1.5 = 2.4 CFS$ 

			,	 DESIGN REVIEW COMMITTEE	CITY ENGINEER AF
PEAK DISCHARGE (CFS)		FS)			
BASIN	2-YR	10-YR	100-YR		
1	0.761	1.407	2.492		
2	0.290	0.602	1.149		
3	0.004	0.049	0.138		

4A2 4A1 PLAZA MX-M 7	16 SHALL NOT BE CHANGED, MODIFIED OR AL AUTHORIZATION.		PROPOSED		CAP (TYP.)		V	
SP-85-1 SP-8A-1 SP-8A-	1 R-1C R-1C	EXISTING HYDRAN	CULVERT WITH STEEL PLATE 1 PER COA DWG (TYP.)	TOP / /	— EXISTING SEWER MH (T — PROPOSED SIDEWAL (TYP.) — EXISTING WATER M	X 30	0 30 60 feet	SET.
SITE  R-1C 10 6  WTERSTATE  RICHARDSON MX-M	TOF WATER QUALITY		8 SS	8 SS	EXISTING SEWER  12W  12W  12W  12W  12W  12W  1172 JAFFA RD NE LOT #: 28 PIN #: ABQ126798	MAIN  LEGEND:5360EXISTIN -5360PROPC PROPC PROPC CULVE PROPC	NG CONTOUR NG CURB AND GUTTER USED SURFACE CONTOURS USED 2' WIDE CURB CUT USED 2' WIDE SIDEWALK RT PER COA DWG 2236 USED WQDP USED CONCRETE	
Vicinity Map  DRAINAGE PLAN  N: TRACT LETTERED A OF LAND OF SIERRA  0.88	N.T.S.	VYOMING BLVD NE	RETAIL SALES FFE 5360.00	5350	PROPOSED C&G PER C DWG 2415A (TYP.)	OA  1147 MCKEE DR LOT #: 1 PIN #: ABQ12676	$\lambda$	
CRES  ATEMENT: F.E.M.A. FLOODWAY BOUNDARY AP DATED AUGUST 16, 2012 (PANEL NO. ATES A FLOOD HAZARD ZONE X WHICH IS BED TO BE OUTSIDE THE 500-YEAR	EXISTING EXISTIN	C&G (TYP.)  NG EOP (TYP.)  5360  EXISTING LIGHT POLE (TYP.)	EXISTING SOUND	5361	50-FT UTILITY EASEMENT	LOT #:	ABQ127108	26977 26977 26977 26977 26977 26977 26977
NS:. VELOPMENT INCLUDES TWO BUILDINGS T PARKING LOT FOR TRAFFIC CIRCULATION HE RETAIL SALES BUILDING WILL BE		FREE STANDING CANOPY	BARRIER WALL  INTER	STATE	GREEN	DRAIN PIPE	O POND SED STORM	BY BY
VEST SIDE OF THE PROPERTY AND THE HE EAST SIDE. THE WEST SIDE OF THE LOT CE FLOW TOWARDS THE NORTHWEST WHILE LINS TOWARDS THE SOUTH-CENTER SIDE BY EASEMENT.  IONS:  IVIDED INTO 3 SEPARATE BASINS AS	FROM TABLE 6.2.13 FOR ZONE 3           TREATMENT         EXCESS PRECIPITAION (IN)           2-YR         10-YR           A         0.00         0.18           B         0.05         0.34           C         0.19         0.52           D         1.05         1.64	TREATMENT       100-YR     2-YR       0.67     A     0.00       0.86     B     0.15       1.09     C     0.71       2.58     D     1.73	ABLE 6.2.14 FOR ZONE 3  PEAK DISCHARGE (CFS/ACRE)  10-YR 100-YR 0.51 1.84 1.07 2.49 1.69 3.17 2.81 4.49		HOUSE FFE 5363.00	LOT #:	ACKEE DR NE 3 ABQ127386  1133 LOT PIN	SCRIPTION NTRACTOR: DATE: DATE: DATE: DATE:
THE BASIN MAP. RUNOFF FROM BASINS 1 THE WATER QUALITY POND LOCATED ON IDE OF THE PROPERTY WHILE BASIN 3 WILL N SOUTH. BASIN 1 IS THE LARGEST BASIN, 56% OF THE DEVELOPMENT. BASINS 2 AND ST BASINS TAKING CARE OF THE REMAINING HE LAND RESPECTIVELY.	A   0.718   0.000   0.18   0.080   0.19	AK (CFS) -YR 100-YR 366 1.321 568 1.322 934 2.643  LAND TREATMENT AREA (A	2-YR         10-YR         100-YR           07         0.000         0.156         0.564           27         0.034         0.243         0.565           91         1.023         1.661         2.654           25         1.057         2.060         3.784			LOT	MCKEE CT NE #: 5 #: ABQ127805	DE\$ COI
VIA CURB AND GUTTER ALONG THE ARDS NORTHWEST TO THE 2-FT CURB CUT ATER QUALITY POND.	BASIN TREATMENT A AREA (ACRES)  1 0.152 0.113	TREATMENT D TOTAL AREA EXCESS AREA (ACRES) (ACRES) PRECIPITATION (I	N) (CF) (CF) 4750 5391	100 - 4 DAY V100 - 10 DAY (CF) (CF) 5453 6015		5364		E RMATION BY: ACCEPTANG ATION BY:
VIA SURFACE FLOW TO THE STORM DRAIN THE SOUTHEAST WHICH THEN WILL TLY INTO THE WATER QUALITY POND.	2 0.117 0.086 3 0.038 0.028	0.160     0.363     1.556       0     0.065     0.751	2053 2291 178 178 TABLE 5 - SIZING CALCS FOR WATER STABILIZATION	2314 2523 178 178			CALL NM ONE-CALL	DAT BUILT INFO RK STAKED PECTOR'S /
NUE TO DRAIN SOUTH AND THE EXISTING ONS IN THAT AREA WILL REMAIN AS THEY EAK RUNOFF CALCULATIONS FOR THIS TED THAT THE DEVELOPMENT WILL NOT MPACT AND RUNOFF IN THAT AREA CAN BE	BASIN         AREA (SF)         EVENT (IN)           1         18739         0.42	E REQUIRED (CF)         VOLUME PROVIDED (CF)         CONTOUR ELEVATION           656         1018         5356.00           244         0         5356.50           0         0         5357.00           900         1018	CONTOUR AREA (SQ. FT)         DEPTH (FT)         INCREMINATION           391.52         N/A         0           575.11         0.50         241.0           772.84         0.50         336.0           984.71         0.50         439.0	1E (CF) VOLUME (CF) 0 66 241.66 99 578.65	BASIN MAP		SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION	DESIGNED BY: DP  DRAWN BY: CM  CHECKED BY: PR  DATE  04/21/2023
VERALL FLOWS WILL BE INCREASED FROM DITIONS AS DEMONSTRATED IN TABLE 2. ERN WAS ALTERED TO CONVEY FLOWS TO Y POND HAVING AN OUTLET PIPE THAT WILL	PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR  1. BUILD SIDEWALK CULVERT PER COA STD DWG	REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.  4. PRIOR TO ANY EXCAVATION, THE CONTR	6. BACKFILL COMPACTION SH	BASIN 1			DEPARTMENT OF MUNIC ENGINEERING	CIPAL DEVELOPMENT G DIVISION
OF EXISTING INLET ON MOUNTAIN ROAD NE.  IULAS:	2236. WORK IS PERMITTED AND INSPECTED BY DMD CONSTRUCTION SERVICES DIVISION.	MUST CONTACT NEW MEXICO ONE CALL, D "811" [OR (505) 260-1990] FOR THE LOCATION EXISTING UTILITIES.	IAL RESPONSIBILITY OF THE OWN N OF PROPERTY BEING SERVED.	NER OF THE BASIN		W E L	GRADING & PLA	
<b>DPM:</b> 5,708 [SF] * (0.42 [IN]/12[IN/FT]) = 899.78 CF D18 CF	<ul><li>2. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.</li><li>3. ALL WORK ON THIS PROJECT SHALL BE</li></ul>	5. PRIOR TO CONSTRUCTION, THE CONTRA SHALL EXCAVATE AND VERIFY THE LOCATIONAL OBSTRUCTIONS. SHOULD A CONFLICT THE CONTRACTOR SHALL NOTIFY THE ENG	ONS OF EXIST, 9. FOR EXCAVATION AND BAR SINEER INSPECTIONS, CONTACT DMD	SIS.  RRICADING  BASIN	PEAK DISCHARGE (CFS)  2-YR 10-YR 100-YR	DESIGN REVIEW COMMITTEE		CONE MAP NO.
B DPM: T CAPACITY, WEIR EQUATION N]/12[IN/FT])^1.5 = 2.4 CFS	PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND	SO THAT THE CONFLICT CAN BE RESOLVED WITHIN A MINIMUM AMOUNT OF DELAY.	SERVICES DIVISION.	1 2 3	0.761     1.407     2.492       0.290     0.602     1.149       0.004     0.049     0.138		S	SHEET NO. 3

- EXISTING FENCE TO BE

- PROPOSED C&G PER COA DWG

2415A (TYP.)

PROPOSED

SIDEWALK.

- EXISTING MAIN STORM

DRAIN (TYP.)

REMOVED AND RELOCATED

TO AVOID TOP OF POND AND

PROPOSED GRASS LINED

PROPOSED SIDEWALK

TOP PER COA DWG 2236

EXISTING R.O.W

CULVERT WITH STEEL PLATE

- EXISTING ALUMINUM

CAP (TYP.)

SWALE TO POND