

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

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, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto: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

**Project Title:** NuVue - I-40 and Wyoming **Building Permit #** TBD **Hydrology File #** TBD

**DRB#** TBD **EPC#** TBD

**Legal Description:** TR A PLAT OF TRACT A LAND **City Address OR Parcel** 8526 Mountain Road NE  
OF SIERRA WEST LLC CONT

**Applicant/Agent:** SEH, Inc.

**Contact:** Philip Rennhack

**Address:** 934 Main Avenue, Unit C Durango, CO 81301

**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

**TYPE OF DEVELOPMENT:** ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE: ☐

**RE-SUBMITTAL:** ☐ YES ☒ NO

**DEPARTMENT:** ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

### TYPE OF SUBMITTAL:

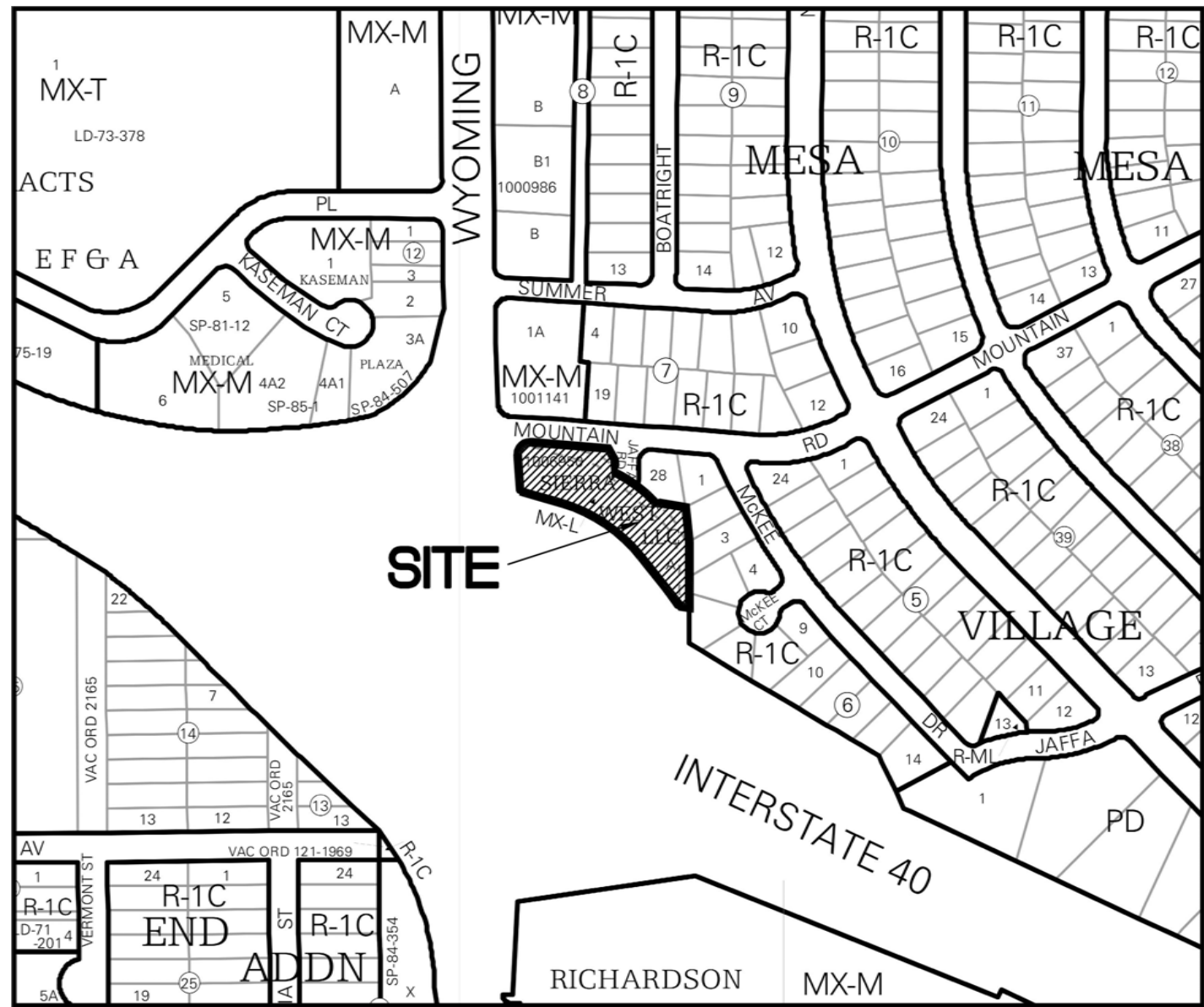
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 03.17.2023





Vicinity Map

DRAINAGE PLAN

LEGAL DESCRIPTION: TRACT LETTERED A OF LAND OF SIERRA WEST LLC.

BENCHMARK - NAVD 88  
ACS MONUMENT "15-H20" HAVING AN ELEVATION OF 5477.427'.

SITE AREA: 1.1249 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED AUGUST 16, 2012 (PANEL NO. 35001C0358H) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING CONDITIONS:

THE PROPOSED DEVELOPMENT INCLUDES TWO BUILDINGS AND AN OFF-STREET PARKING LOT FOR TRAFFIC CIRCULATION ALONG THE SITE. THE RETAIL SALES BUILDING WILL BE LOCATED ON THE WEST SIDE OF THE PROPERTY AND THE GREENHOUSE ON THE EAST SIDE. THE WEST SIDE OF THE LOT DRAINS VIA SURFACE FLOW TOWARDS THE NORTHWEST WHILE THE EAST SIDE DRAINS TOWARDS THE SOUTH-CENTER SIDE BY THE 50-FT UTILITY EASEMENT.

PROPOSED CONDITIONS:

THE SITE WILL BE DIVIDED INTO 3 SEPARATE BASINS AS DEMONSTRATED ON THE BASIN MAP. RUNOFF FROM BASINS 1 AND 2 WILL LEAD TO THE WATER QUALITY POND LOCATED ON THE NORTHWEST SIDE OF THE PROPERTY WHILE BASIN 3 WILL CONTINUE TO DRAIN SOUTH. BASIN 1 IS THE LARGEST BASIN, OCCUPYING ABOUT 56% OF THE DEVELOPMENT. BASINS 2 AND 3 ARE THE SMALLEST BASINS TAKING CARE OF THE REMAINING 29% AND 15% OF THE LAND RESPECTIVELY.

BASIN 1 WILL DRAIN VIA CURB AND GUTTER ALONG THE PARKING LOT TOWARDS NORTHWEST TO THE 2-FT CURB CUT LEADING TO THE WATER QUALITY POND.

BASIN 2 WILL DRAIN VIA SURFACE FLOW TO THE STORM DRAIN INLET LOCATED ON THE SOUTHEAST WHICH THEN WILL DISCHARGE DIRECTLY INTO THE WATER QUALITY POND.

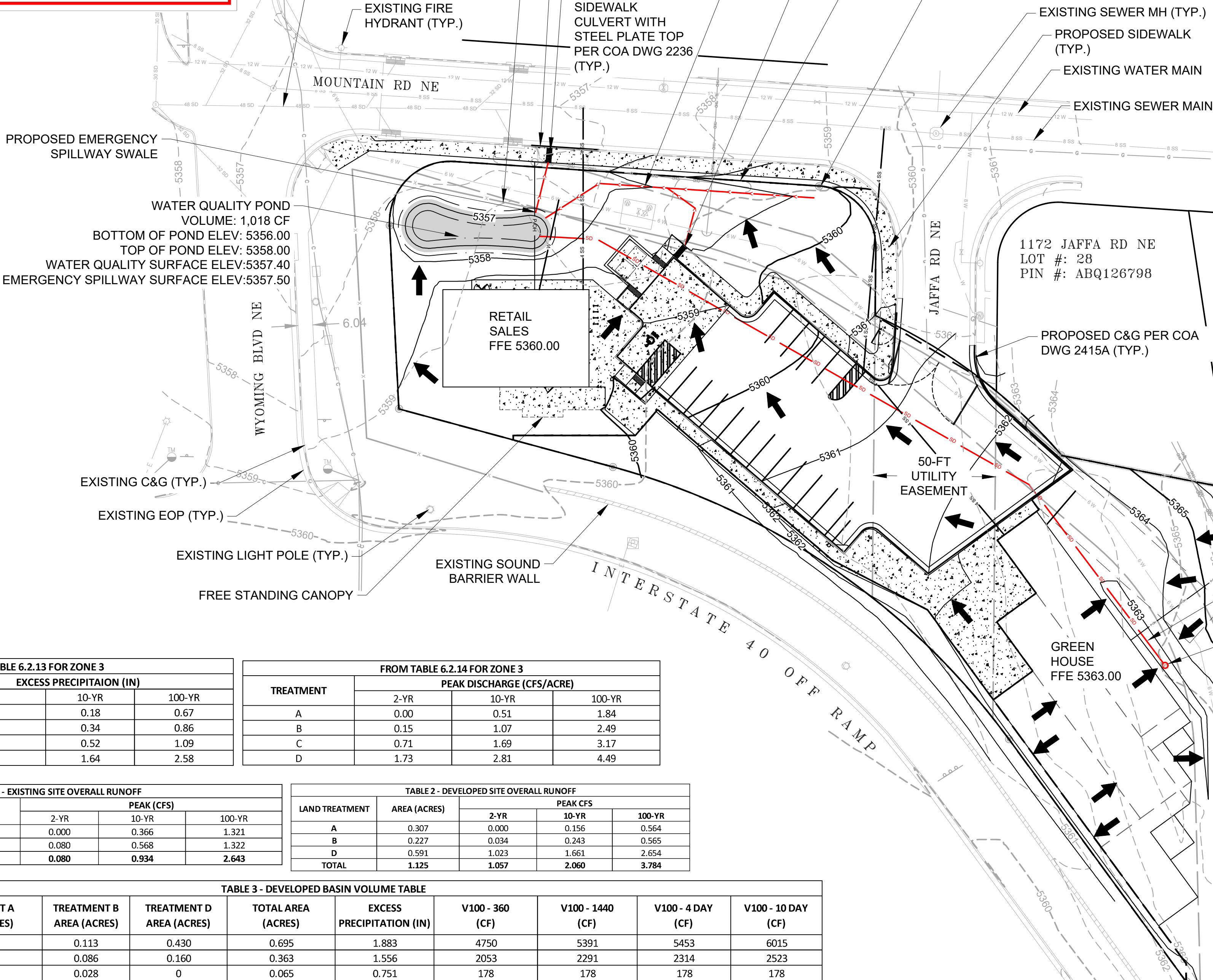
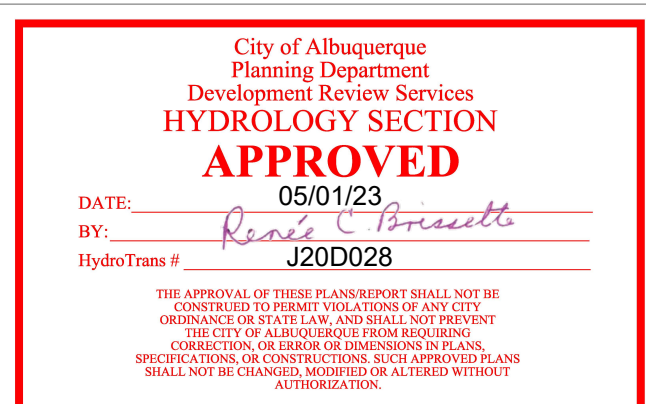
BASIN 3 WILL CONTINUE TO DRAIN SOUTH AND THE EXISTING DRAINING CONDITIONS IN THAT AREA WILL REMAIN AS THEY ARE TODAY. THE PEAK RUNOFF CALCULATIONS FOR THIS BASIN DEMONSTRATED THAT THE DEVELOPMENT WILL NOT HAVE A NEGATIVE IMPACT AND RUNOFF IN THAT AREA CAN BE NEGLECTED.

THE DEVELOPED OVERALL FLOWS WILL BE INCREASED FROM THE EXISTING CONDITIONS AS DEMONSTRATED IN TABLE 2. THE RUNOFF PATTERN WAS ALTERED TO CONVEY FLOWS TO THE WATER QUALITY POND HAVING AN OUTLET PIPE THAT WILL TIE INTO THE BACK OF EXISTING INLET ON MOUNTAIN ROAD NE.

HYDROLOGIC FORMULAS:

**ARTICLE 6.12 CAB DPM:**  
REQUIRED WQV = 25,708 [SF] \* (0.42 [IN]/12[IN/FT]) = 899.78 CF  
PROVIDED WQV = 1018 CF

**ARTICLE 6-16(A) CAB DPM:**  
SIDEWALK CULVERT CAPACITY, WEIR EQUATION  
 $Q = (2.7)^{(2/3)} (2 [FT])^{(7/3)} (7 [IN]/12 [IN/FT])^{(1.5)} = 2.4 CFS$



TREATMENT	FROM TABLE 6.2.13 FOR ZONE 3		
	EXCESS PRECIPITAION (IN)		
	2-YR	10-YR	100-YR
A	0.00	0.18	0.67
B	0.05	0.34	0.86
C	0.19	0.52	1.09
D	1.05	1.64	2.58

TREATMENT	FROM TABLE 6.2.14 FOR ZONE 3		
	PEAK DISCHARGE (CFS/ACRE)		
	2-YR	10-YR	100-YR
A	0.00	0.51	1.84
B	0.15	1.07	2.49
C	0.71	1.69	3.17
D	1.73	2.81	4.49

LAND TREATMENT	AREA (ACRES)	TABLE 1 - EXISTING SITE OVERALL RUNOFF		
		PEAK (CFS)		
		2-YR	10-YR	100-YR
A	0.718	0.000	0.366	1.321
B	0.531	0.080	0.568	1.322
TOTAL	1.249	0.080	0.934	2.643

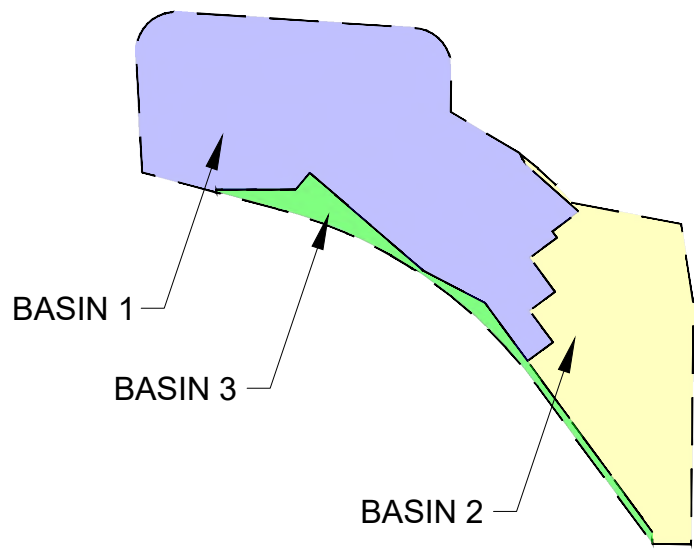
LAND TREATMENT	AREA (ACRES)	TABLE 2 - DEVELOPED SITE OVERALL RUNOFF		
		PEAK CFS		
		2-YR	10-YR	100-YR
A	0.307	0.000	0.156	0.564
B	0.227	0.034	0.243	0.565
D	0.591	1.023	1.661	2.654
TOTAL	1.125	1.057	2.060	3.784

TABLE 3 - DEVELOPED BASIN VOLUME TABLE								
BASIN	TREATMENT A AREA (ACRES)	TREATMENT B AREA (ACRES)	TREATMENT D AREA (ACRES)	TOTAL AREA (ACRES)	EXCESS PRECIPITATION (IN)	V100 - 360 (CF)	V100 - 1440 (CF)	V100 - 4 DAY (CF)
1	0.152	0.113	0.430	0.695	1.883	4750	5391	5453
2	0.117	0.086	0.160	0.363	1.556	2053	2291	2314
3	0.038	0.028	0	0.065	0.751	178	178	178

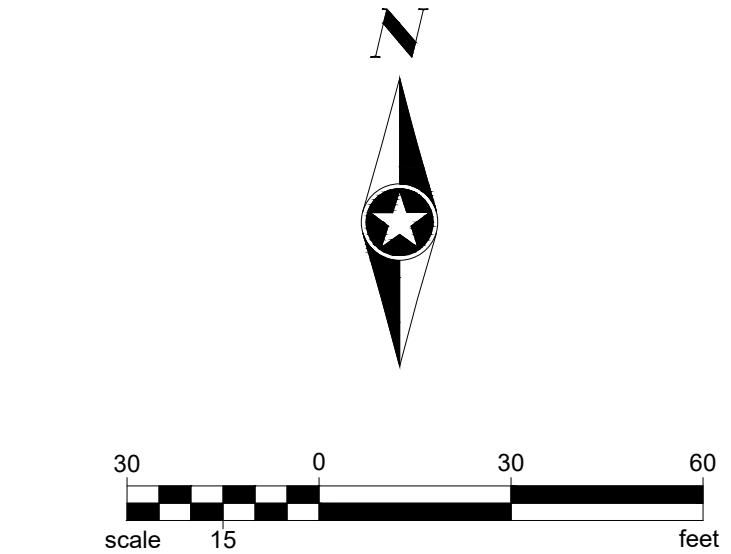
TABLE 4 - DEVELOPED WATER QUALITY TABLE				
BASIN	IMPERVIOUS AREA (SF)	80TH PERCENTILE EVENT (IN)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
1	18739	0.42	656	1018
2	6969	0.42	244	0
3	0	0.42	0	0
TOTAL	25708	0.42	900	1018

TABLE 5 - SIZING CALCS FOR WATER STABILIZATION POND				
CONTOUR ELEVATION	CONTOUR AREA (SQ. FT)	DEPTH (FT)	INCREMENTAL VOLUME (CF)	COMMULATIVE VOLUME (CF)
5356.00	391.52	N/A	0	0
5356.50	575.11	0.50	241.66	241.66
5357.00	772.84	0.50	336.99	578.65
5357.50	984.71	0.50	439.39	1018.04

BASIN MAP



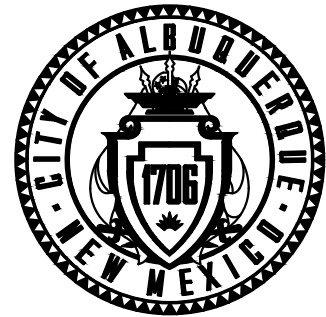
BASIN	PEAK DISCHARGE (CFS)		
	2-YR	10-YR	100-YR
1	0.761	1.407	2.492
2	0.290	0.602	1.149
3	0.004	0.049	0.138



LEGEND:	
-- 5360 --	EXISTING CONTOUR
---	EXISTING CURB AND GUTTER
---	PROPOSED SURFACE CONTOURS
---	PROPOSED FLOW DIRECTION
---	PROPOSED 2' WIDE CURB CUT
---	PROPOSED 2' WIDE SIDEWALK CULVERT PER COA DWG 2236
---	PROPOSED WQDP
---	PROPOSED CONCRETE



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



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

GRADING & DRAINAGE  
PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL ZONE MAP NO.

CITY PROJECT NO.

SHEET NO. 3

Short Elliott  
Hendrickson, Inc.  
934 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502



NO.	DATE	DESCRIPTION	BY
		CONTRACTOR:	
		AS-BUILT INFORMATION	
		INSPECTOR'S ACCEPTANCE BY:	
		FIELD VERIFICATION BY:	
		DRAWINGS CORRECTED BY:	

DESIGNED BY: DP  
DRAWN BY: CM  
CHECKED BY: PR  
DATE 04/21/2023