

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



April 23, 2014

Richard J. Berry, Mayor

Ronald Ray Bohannon, P.E.  
Attn: Jeff Wooten, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

RE: **FedEx® Ground Facilities - Daytona Road NW** File **K09-D026A**  
Town of Atrisco Grant, Unit 5, Portion of Tract 12, Tract 13 & Tract 14A  
**Conceptual Grading & Drainage Plan** (not Sealed) Plan Dated: 3/31/13

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 3/31/14, the above referenced plan cannot be approved for Preliminary Plat action by the DBR, nor a Grading or Building Permit.

This submittal was initially made in support of action by the EPC, which has since been approved by the EPC. The Proposed Hydrologic Conditions are dependant upon significant time and fiscal efforts charged to AMAFCA, which have not been enacted. This submittal does not contain sufficient drainage analysis for approval. No further review will be made at this time. (See notes on page 2)

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required, prior to Hydrology approval of a Building Permit or Work Order.

If you have any questions, please contact me at [grolson@cabq.gov](mailto:grolson@cabq.gov), or phone 505-924-3695.

Sincerely,

Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file K09-D026A  
c.pdf Addressee via Email: [RRB@TierraWestLLC.com](mailto:RRB@TierraWestLLC.com)  
Jeff Wooten: [JWooten@TierraWestLLC.com](mailto:JWooten@TierraWestLLC.com)

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Greg's Review Notes on 3/31/2014 plan by Tierra West

Following is a summary of some notes that I made during this brief review. This list is not comprehensive, but may be helpful in preparation of any future Grading and Drainage submittal for this site:

1. The Line types used for existing contours on the plan are inconsistent with those shown in the Legend.
2. Clarify on the plan what is pavement, structures (pads), landscaping, etc.
3. Indicate where roof drainage will discharge.
4. Label slopes >10% to aid in quantifying land treatment type percentages.
5. Offsite flows from the west currently sheet flow onto the west slope of this site, but the 42" storm drain crossing the south side of the site suggests that flows are to be diverted to the SW corner of this site. Provide details of any proposed diversion. Coordinate and document approval of adjacent landowner.
6. Label the inlet(s) in the pond south of the building. Does this pond include water quality facilities?
7. Effective May 12, 2014, the revised Drainage Ordinance will be enforced, including erosion and sediment control measures, and management of the 90<sup>th</sup> percentile storm event (defined as the first 0.44" or runoff).
8. The Existing Conditions section mentions 12.5 acres of offsite contribution, but the Proposed Conditions talk about 25 acres flowing through the site. Please clarify this difference.
9. The results of re-analysis of the Unser Diversion Pond System by Easterling Consultants, LLC must be cited, and appropriate findings included in this plan.
10. The Proposed conditions state that AMAFCA has committed to significant upstream revisions and a LOMR from FEMA, which have not been confirmed. This plan is contingent upon those commitments, and cannot be approved for Building Permit until the LOMR is approved by FEMA.
11. An approved ESC plan is required for this site, prior to Building Permit approval.

Greg Olson, 4/23/14 