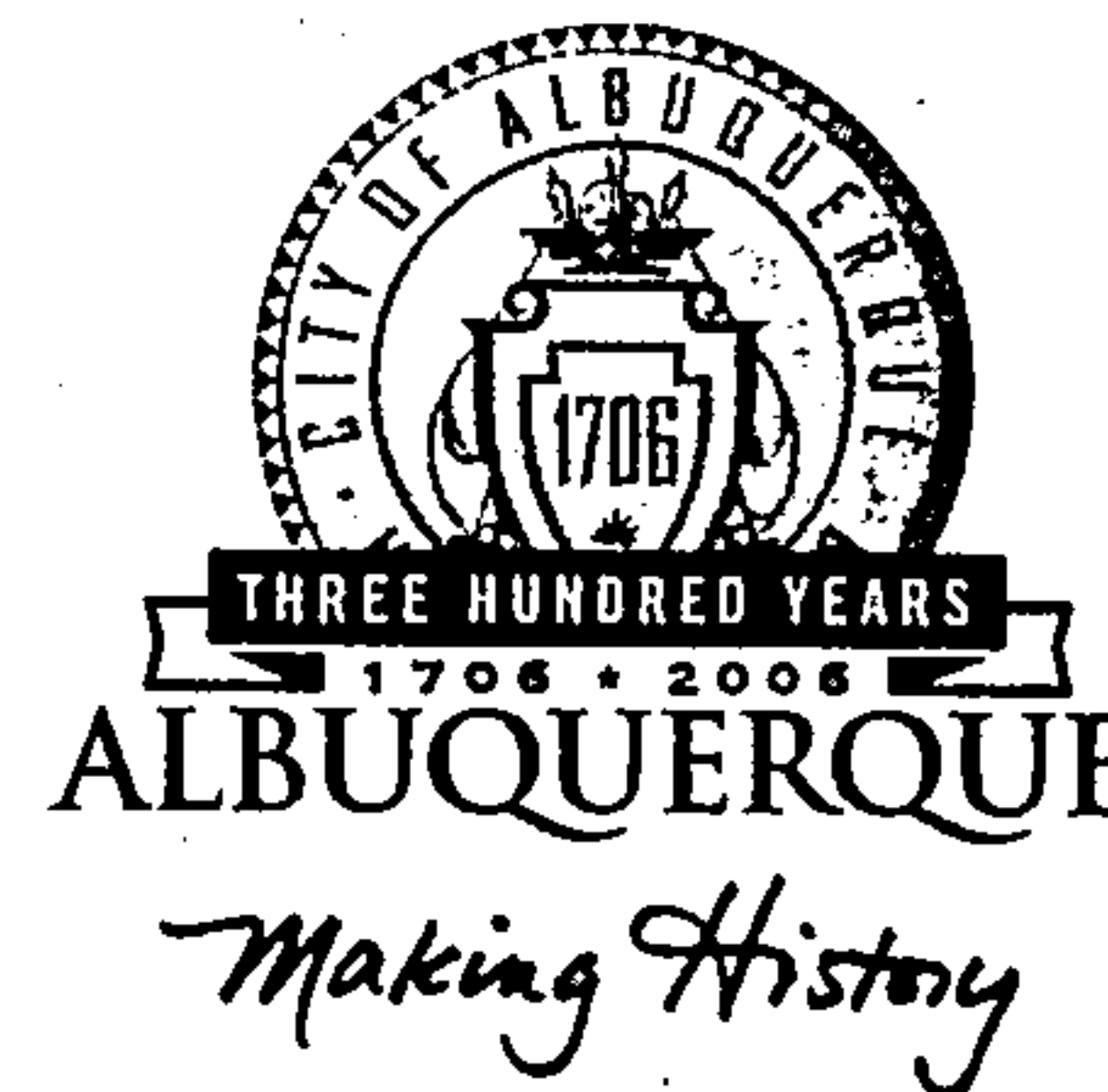


CITY OF ALBUQUERQUE



July 14, 2005

Harold Bennett, P.E.
Bennett Engineering
1324 Bernardino Rd. NW
Albuquerque, NM 87104

**Re: Albuquerque Vault, 300 Airport Drive NW, Grading and Drainage Plan
Engineer's Stamp dated 6-22-05 (K10-D8)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 6-22-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show the existing storm drain located in Airport Drive. Is there an existing tie-in at this site?
2. The calculations refer to "state owned property." I am unaware of any state owned property located within this site.
3. The above referenced project is located within the Atrisco Business Park Master Plan. As specified in this plan, the maximum 100-year storm water discharge is 0.1 cfs per acre. A typical 2.5-acre lot is shown in this plan. Redesign this project to be in compliance with the Master Plan.
4. Please note that you will be designing a detention pond, not a retention pond. Flow is restricted at the inlet to 0.23 cfs (0.1 cfs per acre), but flow will be exiting the pond. Therefore, you are detaining the flow, but not retaining it permanently.
5. All flow for the site should be guided to the detention pond, as shown on the typical site layout.
6. As clearly defined in the Development Process Manual, Chapter 22, Section 8, the following data must be provided for all proposed ponds:
 - 100 year water surface elevation
 - Inverts
 - Rundowns
 - Emergency spillways
 - Pond outlets
 - Slopes with contours
 - Spot elevations

You must provide the calculation data used to design the outfall and detention pond. Typically, these calculations are conducted using the computer software AHYMO. These calculations should also be signed,

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New Mexico 87103

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stamped, and dated by a professional engineer. In addition, please note that a drainage covenant will be required for the proposed pond.

7. The proposed flow calculations are not correct. Note that:

$$\text{Total } Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$$

Therefore,

$$\text{Existing } Q_P = (1.29)(2.27) + 0 + 0 + 0 = 2.92 \text{ cfs}$$

$$\text{Proposed } Q_P = 0 + (2.03)(0.29) + 0 + (4.37)(1.97) = 9.22 \text{ cfs}$$

Please correct these calculations. In addition, this lot is located within Zone 1, which has different coefficients than Zone 2, which you are currently using. Change these coefficients before the next submittal. Provide existing and proposed E, V, and Q values for this site.

8. The proposed detention pond will tie in to the existing storm drain system. You must design this connection and provide details.
9. The typical sections provided on the grading and drainage plan are not used in this plan. If these details are not to be used, remove them.
10. Please update the executive summary shown on the grading and drainage plan. It continues to refer to areas and information from the Blue Hole Limited Lot 15B project. The executive summary must refer to this project only.
11. A benchmark must be referenced on this plan.

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If you have any questions, you can contact me at 924-3981.

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New Mexico 87103

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C: File

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

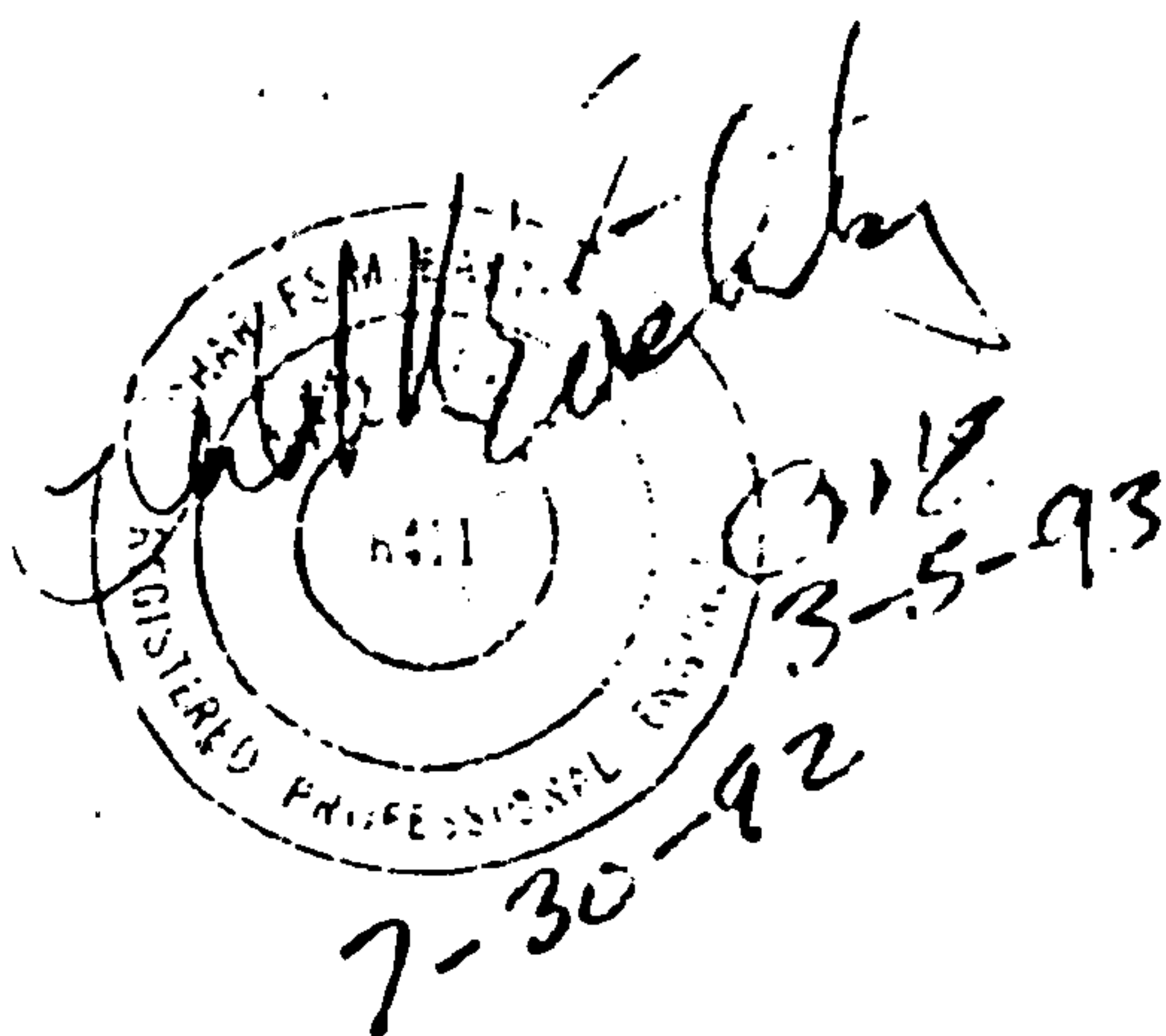
AIRISCO BUSINESS PARK

Prepared For:

Sunwest Bank
Special Assets Department
303 Roma Avenue NW
Albuquerque, New Mexico 87102

Prepared By:

Garrett Group, Inc.
9309 Avenida de la Luna NE
Albuquerque, New Mexico 87111



Consensus Planning, Inc.
610 Gold SW, Suite 216
Albuquerque, New Mexico 87102

Easterling & Associates, Inc.
10131 Coors Road NW, Suite H-7
Albuquerque, New Mexico 87114



PLANNING

CONSENSUS

DATE: JULY, 1992



0 30 60 120

DEC 23

Plate 3

26

NOTES

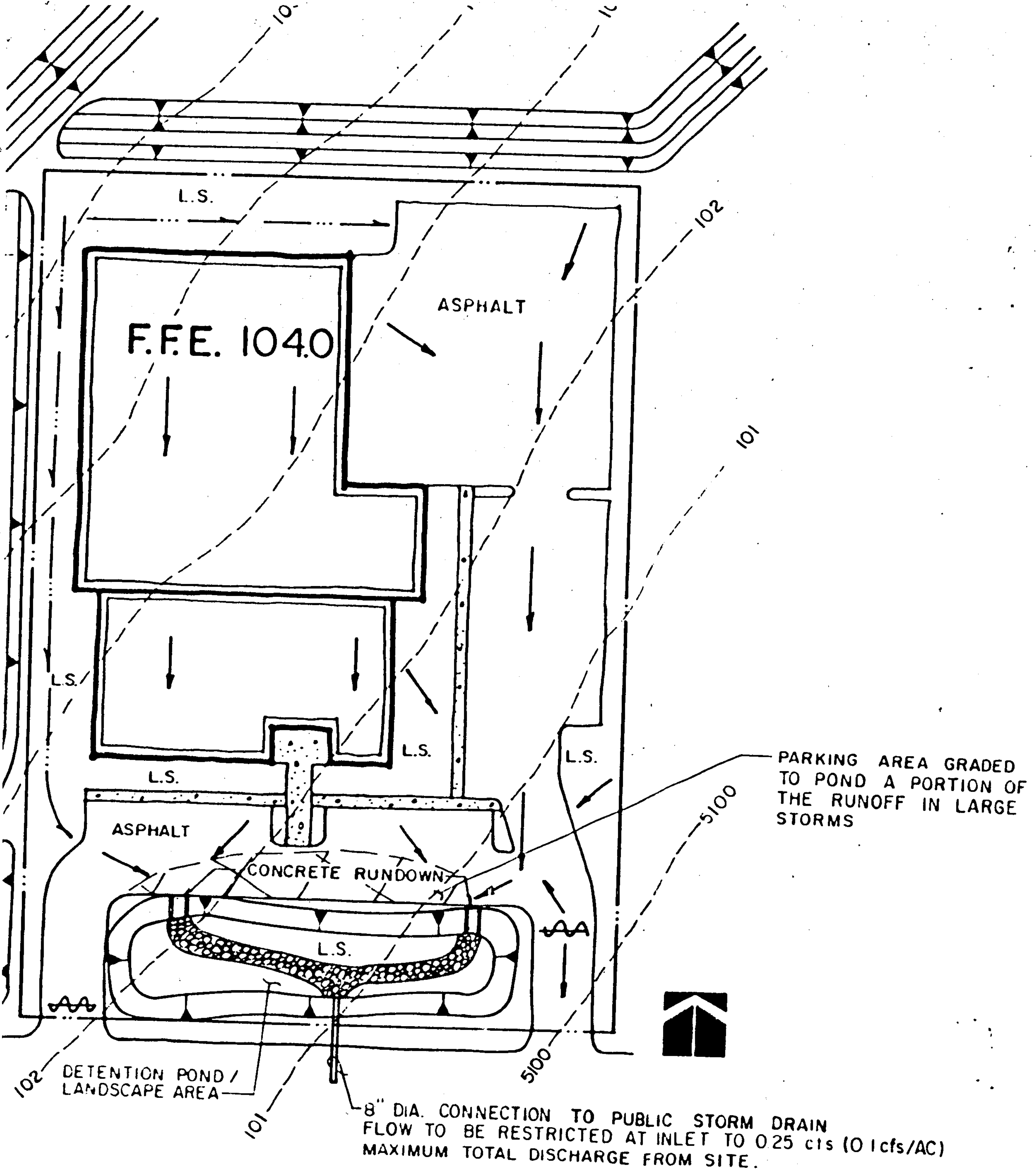
1. THE MAXIMUM ALLOWABLE DISCHARGE RATES SHOWN ON THIS SHEET APPLY TO ALL LOTS LOCATED EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2. THE MAXIMUM ALLOWABLE DISCHARGE RATE FOR LOTS LOCATED WEST OF UNSER BOULEVARD AND PARCEL A-1 SHALL BE AS STATED IN THE "1992 MASTER DRAINAGE PLAN REPORT FOR ATRISCO BUSINESS PARK."

2. THE MAXIMUM ALLOWABLE 100 YEAR STORM WATER DISCHARGE RATES FROM LOTS EAST OF UNSER BOULEVARD EXCEPT PARCEL A-1, UNIT 2, AS NOTED ABOVE, SHALL BE LIMITED TO THE FOLLOWING:

- 0.1 CFS PER ACRE EXCEPT AS PROVIDED BELOW.
- SMALL AREAS OF THOSE LOTS LOCATED ON THE UPHILL SIDE OF A STREET MAY BE ALLOWED FREE DISCHARGE TO THE STREET WHERE REQUIRED TO FACILITATE GRADING. THIS PROVISION IS SUBJECT TO THE FOLLOWING CRITERIA.
 - THE TOTAL AREA ALLOWED FREE DISCHARGE FROM THE LOT SHALL NOT BE LARGER THAN AN EQUIVALENT AREA 10 FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE LOT.
 - IMPERVIOUS AREAS ALLOWED FREE DISCHARGE TO THE STREET SHALL NOT BE LARGER THAN AN EQUIVALENT AREA TWO FEET WIDE ALONG THE TOTAL STREET FRONTAGE OF THE LOT.
 - THE FREE DISCHARGE FROM THE SMALL AREAS DEFINED ABOVE SHALL NOT BE CONSIDERED A PART OF THE 0.1 CFS ALLOWABLE DISCHARGE FROM THE LOT.

3. POND AREAS OUTSIDE OF THE PARKING AREAS SHALL BE FULLY LANDSCAPED. A MINIMUM OF 85% OF THE SURFACE AREA OF THE POND AREA SHALL CONSIST OF PERVIOUS GROUND TREATMENTS. BARK OR OTHER LANDSCAPE MATERIALS WHICH ARE PRONE TO FLOAT UNDER SUBMERGED CONDITIONS SHALL NOT BE ALLOWED AS A SURFACE TREATMENT MATERIAL WITHIN THE LIMITS OF POND AREAS.

4. LOW FLOW CHANNELS SHALL CONNECT ALL INLETS TO THE OUTLET IN THE DETENTION POND(S). LOW FLOW CHANNELS SHALL BE CONSTRUCTED WITH DURABLE, EROSION RESISTANT MATERIALS WHICH FACILITATE LONG TERM MAINTENANCE OF THE POND AREA.



TYPICAL 2 1/2 ACRE SITE

Q Factor (Zone 1)			
A	B	C	D
1.29	2.03	2.87	4.37

Existing Conditions % Land Treatment				Total Area (Acres)
A	B	C	D	
100%	0%	0%	0%	2.26699

Proposed Conditions % Land Treatment				Total Area (Acres)
A	B	C	D	
0%	13%	0%	87%	2.26699

Existing Conditions Area (Acres) per Land Treatment			
A	B	C	D
2.27	0.00	0.00	0.00

Proposed Conditions Area (Acres) per Land Treatment			
A	B	C	D
0.00	0.29	0.00	1.97

Existing Conditions Q ₁₀₀ (cfs)				
A	B	C	D	TOTAL
2.92	0.00	0.00	0.00	2.92
TOTAL				2.92

Proposed Conditions Q ₁₀₀ (cfs)				
A	B	C	D	TOTAL
0.00	0.60	0.00	8.62	9.22
TOTAL				9.22

Assume $t_c = 0.2$ hr
 $t_p = 0.133$ hr

Rainfall Type 2

7400 Washington
St. N.E.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: ALB. VAULT ZONE MAP: K-10/D8
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: 300 Airport Rd. N.W. 87109
CITY ADDRESS: ATLISLO PWS. PARK UNIT 11 TRACT B-1

ENGINEERING FIRM: AK/KC CONTACT: Harold Bennett
ADDRESS: _____ PHONE: 602-7939
CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: KDC CONTACT: John Klee
ADDRESS: 8701 Vista Bonita #100 PHONE: 602-323-7441
CITY, STATE: Scotts. AZ 85251 ZIP CODE: _____

SURVEYOR: Surveys Southwest CONTACT: Dan Guaring
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

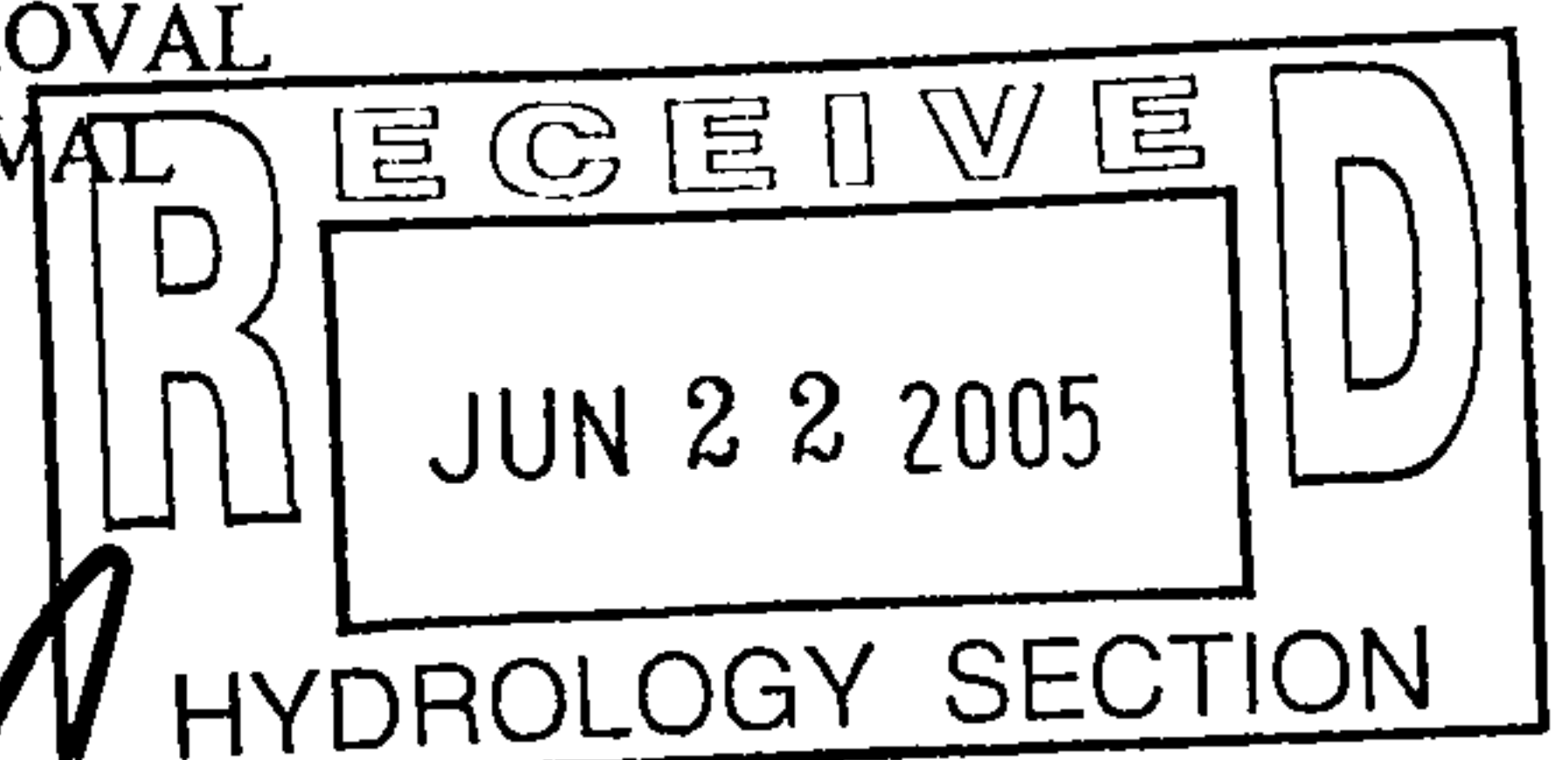
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6/22/05 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



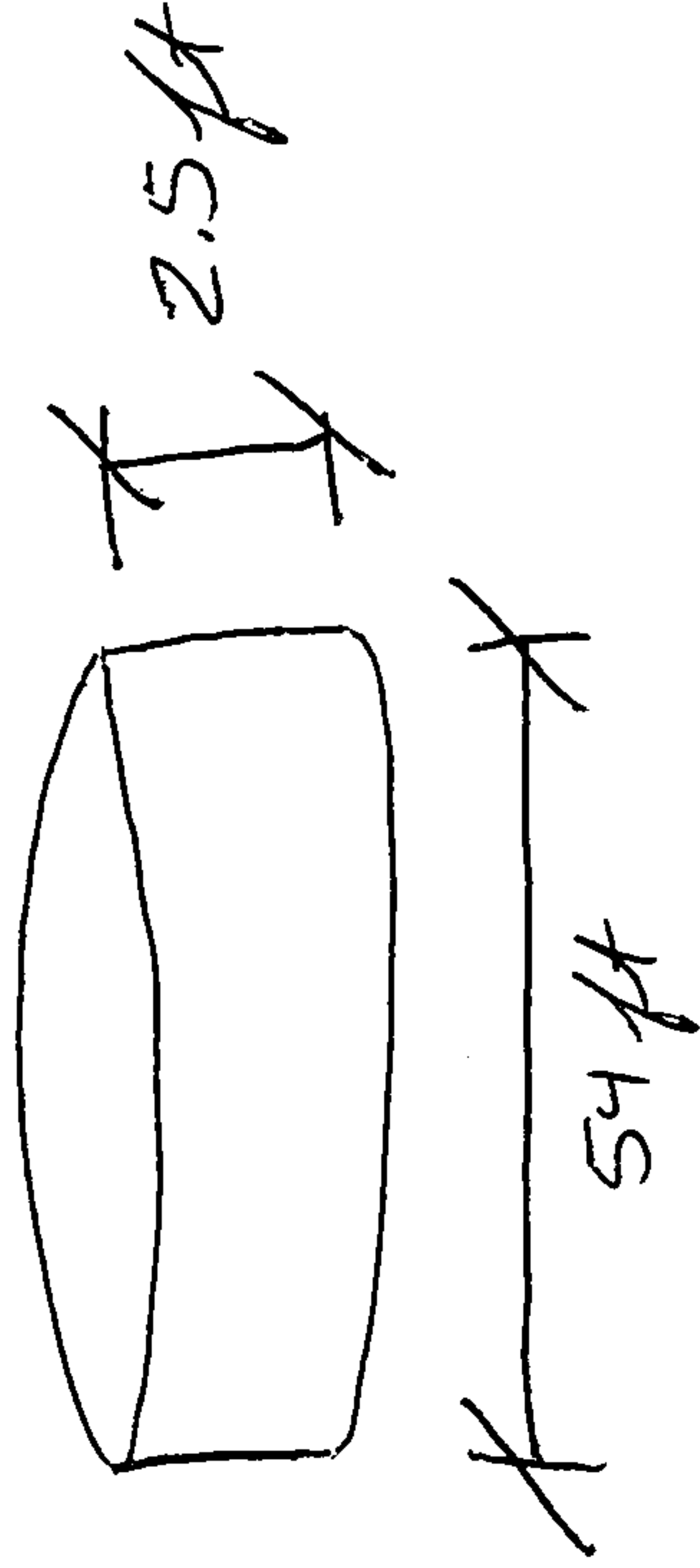
$$\checkmark \text{ Area} = 98750 \text{ ft}^2 * \frac{1 \text{ Acre}}{43560 \text{ ft}^2} = 2.27 \text{ Acres}$$

$$= 0.00354 \text{ square miles}$$

Proposed

$$A \rightarrow 0\% \quad B \rightarrow 0.30 \text{ Ac} \xrightarrow{13.2} 13\%$$

$$C \rightarrow 0\% \quad D \rightarrow 0.41 + 1.55 \rightarrow 1.96 \text{ Ac} \rightarrow \frac{86\%}{86.34} 87\%$$



$Q_{\text{total proposed}} =$

$Q_{\text{total exiting}} =$

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3749
 CONNECTION TEL 916026679101
 SUBADDRESS
 CONNECTION ID
 ST. TIME 07/14 14:49
 USAGE T 02'15
 PGS. 6
 RESULT OK

City of Albuquerque
 Planning Department
 505-924-3900 (main number)
 505-924-3864 (fax number - 2nd Level)
 505-924-3440 (fax number - 4th Floor)
 Development and Building Services (One Stop Shop)
 600 2nd Street NW
 Albuquerque, NM 87102

**City of Albuquerque
 Planning Dept.
 Dev. & Bldg. Svcs.**

Fax

To: John Klee **From:** Kristal Metro

Fax: 602-667-9101 **Pages Sent:** (including this page) 6

Phone: **Date:** 7/14/05

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Comments:

Albuquerque Vault – 300 Airport Drive NW

Please address these comments before your next submittal

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION**

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. K10 / *D 08*
PLANNING DIVISION NO.: **ZONING:** SU-1

DATE: 12-17-09
DRB:

SUBJECT: Lot B-1 & B-2 Atrisco Business Park

STREET ADDRESS (IF KNOWN): East of Airport Rd, Between Bluewater and Central NW

SUBDIVISION NAME:

APPROVAL REQUESTED: Future Platting Action

ATTENDANCE: Phone call with Bernie Montoya – Design Engineer, Brad Bingham, PE – Principal Engineer, City of Albuquerque

FINDINGS: Area drains to pond on E. side of lot. Future platting action will subdivide 5 acres from lot B1 and include same in lot B2. A conceptual grading and drainage plan depicting existing conditions is required prior to plat action at DRB in order to determine what drainage easements and maintenance documents are required.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED:
TITLE :

Bradley L. Bigham

SIGNED:
TITLE :

(Fx) Bernie Montoya

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

*Bernie
Fx 839-0451*