

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 12, 2024

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Skyview West
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: 06/06/24
Hydrology File: K10D070**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 06/07/2024, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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 (Doug Hughes, PE, 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.

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 (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

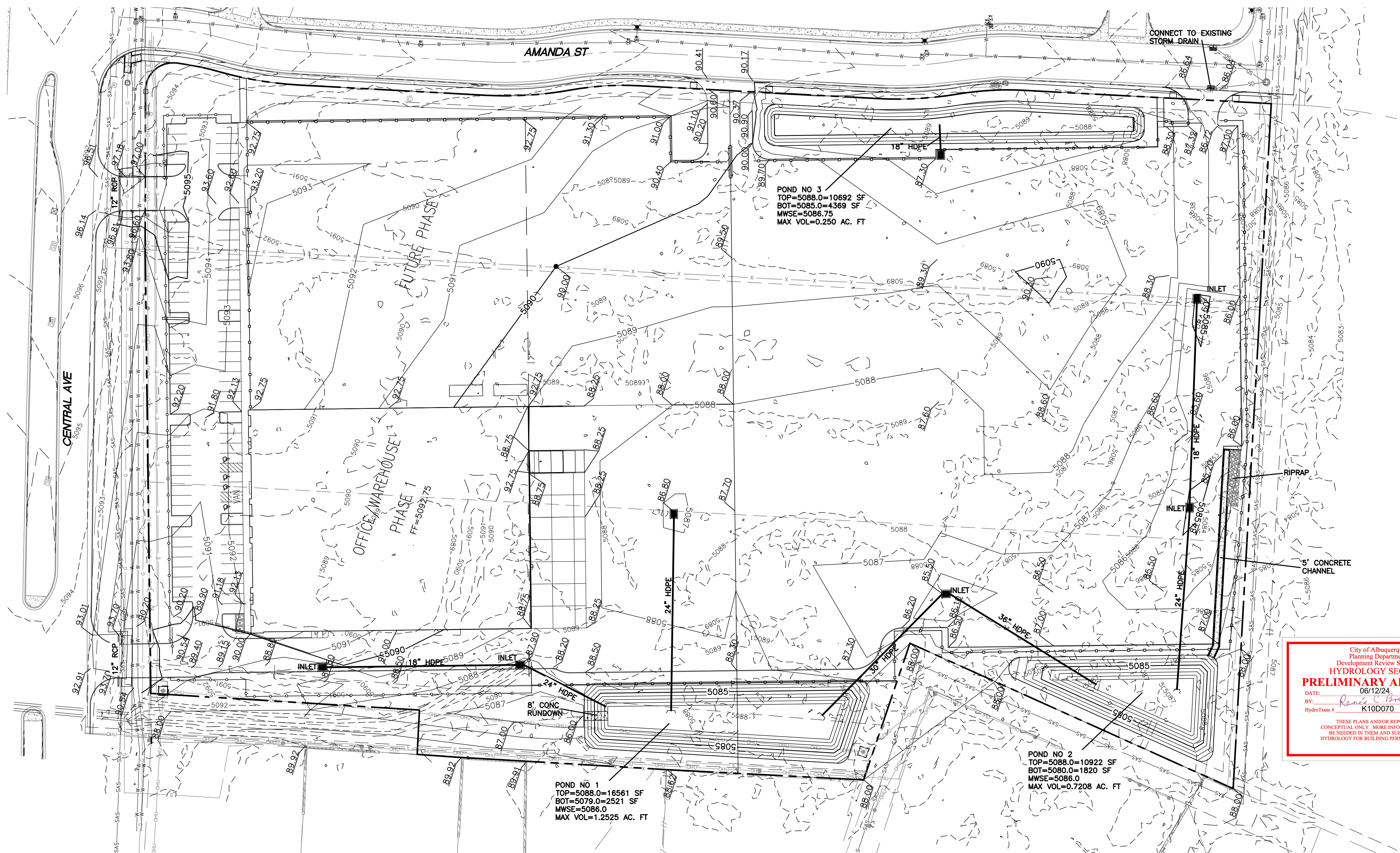
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

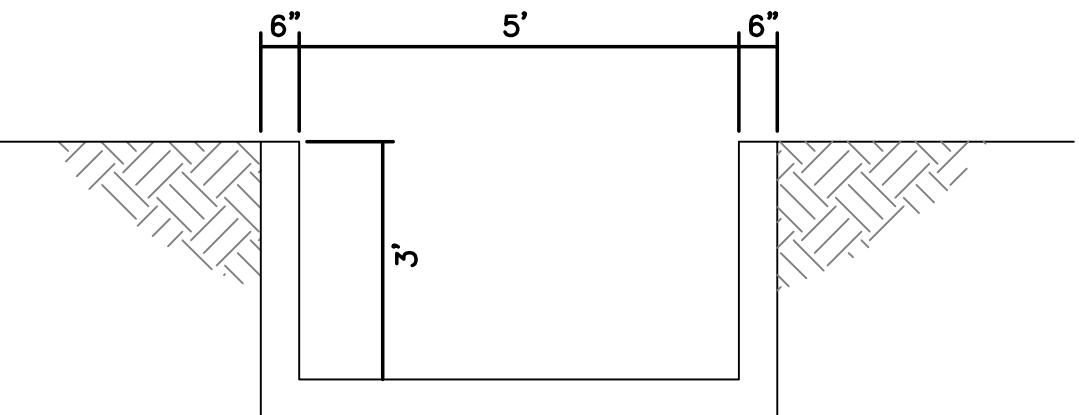


NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN COUNTY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH SANTA FE COUNTY SPECIFICATIONS
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (COUNTY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH SANTA FE COUNTY SPECS OR $\frac{1}{4}$ " GRAVEL

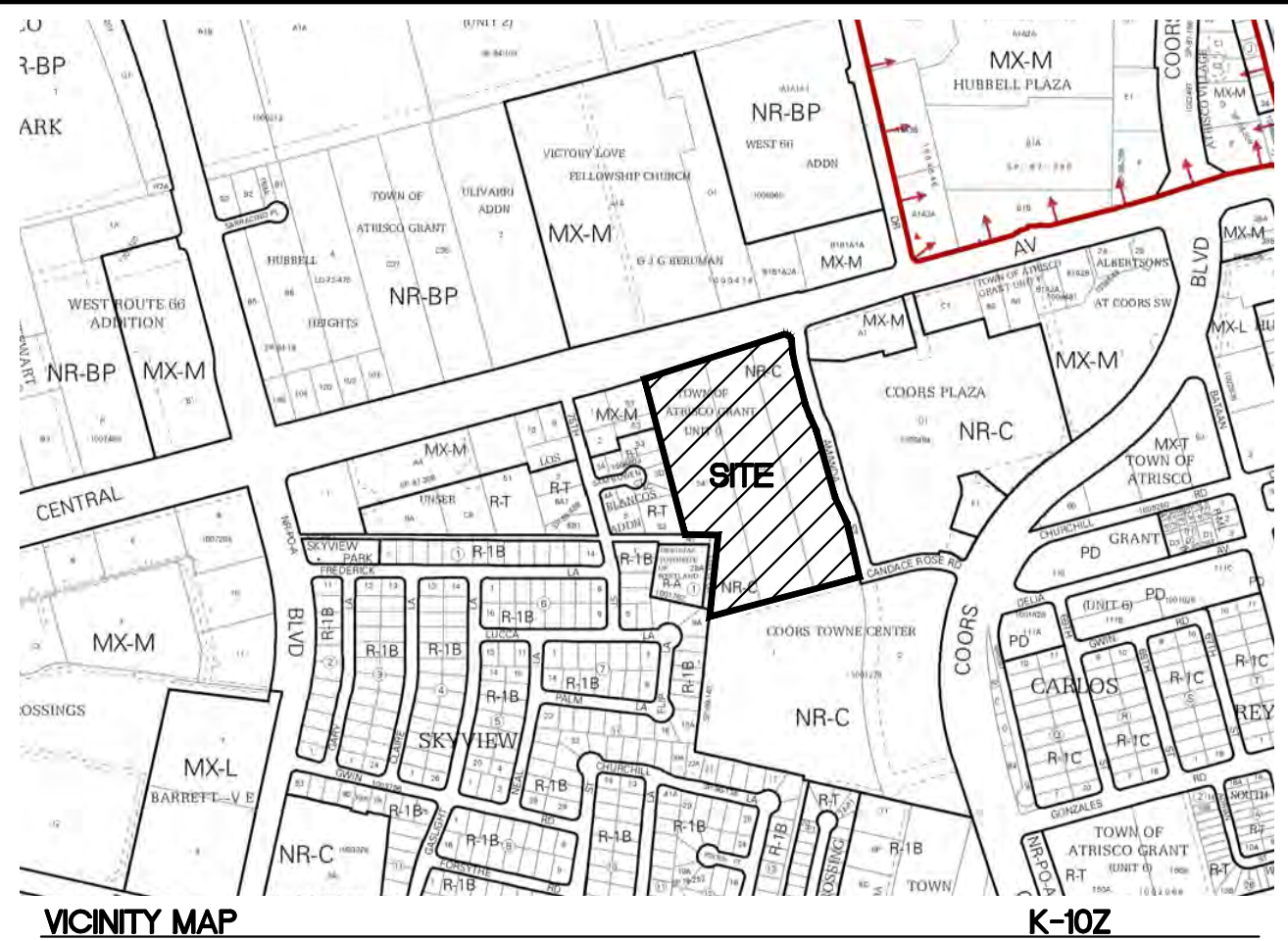


CONCRETE CHANNEL CROSS SECTION

CHANNEL SLOPE = 0.5%
FLOW DEPTH = 2 FT
FREE BOARD = 1 FT
CHANNEL WIDTH = 5 FT
N = 0.013
Q CAPACITY=86.7 CFS > Q REQUIRED=86.31 CFS
V = 8.7 FT/S

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



DRAINAGE MANAGEMENT PLAN:
SKYVIEW WEST WILL BE DEVELOPED WITH A 50,000 SF OFFICE-WAREHOUSE IN PHASE 1 WITH A POSSIBLE FUTURE 65,000 SF ADDITION IN PHASE 2, PARKING FACILITIES, DRIVE AISLES, DOCK AREAS AND OUTDOOR STORAGE. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE THE DRAINAGE MANAGEMENT PLAN FOR APPROVAL OF SITE PLAN FOR PHASE 1 & PHASE 2.

THE SITE IS CURRENTLY UNDEVELOPED. UPLAND FLOWS FROM CENTRAL AVENUE AS WELL AS DEVELOPED AND UNDEVELOPED PROPERTIES ADJACENT TO CENTRAL AVENUE ENTER THE SITE AT THE NORTHWEST CORNER AND PASS THROUGH A SMALL DETENTION POND ON ITS WAY OUT THE SOUTH END OF THE PROPERTY WHERE IT IS ROUTED VIA SURFACE FLOW TO AND PICKED UP BY A STORM DRAIN IN COORS BOULEVARD. THE TOTAL UPLAND FLOWS ENTERING THE SITE TOTAL JUST UNDER 85 CFS.

THE PROPOSED ADDITION OF THE THREE DETENTION PONDS WILL CONTROL THE STORM WATER DISCHARGE FROM THIS SITE TO 0.1 CFS PER ACRE FOR ONSITE PLUS THE TOTAL UPLAND FLOWS ENTERING THE PROPERTY. THIS IS CONSISTENT WITH THE AMOLE-HUBBELL MASTER DRAINAGE PLAN WHICH GOVERNS DRAINAGE FOR THIS AREA. A TOTAL OF 86.31 CFS (84.95 CSF UPLAND FLOWS PLUS 1.36 CFS FOR ONSITE FLOWS) WILL BE RELEASED FROM THE SUBJECT PROPERTY ALONG THE HISTORIC ROUTE AT THE SOUTHERN BOUNDARY OF THE SITE. THESE FLOWS WILL BE ROUTED VIA A CONCRETE CHANNEL FROM POND NO. 2 TO THE HISTORIC LOW SPOT ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE FLOWS WILL EXIT THE CHANNEL THROUGH A 50' WEIR TO AID IN CONTROLLING EROSION ON THE ADJACENT PROPERTY TO THE SOUTH.

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	<div>SKYVIEW WEST</div> <div>ALBUQUERQUE, NM</div> <div>CONCEPTUAL GRADING</div> <div>PLAN</div> <div></div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWN BY pm
		DATE 6-6-24
		DRAWING
		SHEET # GR-1
		JOB # 2023062



Weighted E Method

Zone:
Zone 1
Existing Upland Basins Draining to Site

Basin	Basin Area			Treatments								100-Year			Discharge with Ponding (CFS)
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	
1	798,601	18.333	0.02865	75%	13.75	0%	0.00	22%	4.03	3%	0.55	0.689	1.052	35.02	35.02
2	315,804	7.250	0.01133	0%	0.00	45%	3.26	0%	0.00	55%	3.99	1.561	0.943	23.48	23.48
3	757,620	17.393	0.02718	0%	0.00	15%	2.61	0%	0.00	85%	14.78	2.014	2.918	66.54	0.00
4	307,340	7.056	0.01102	0%	0.00	55%	3.88	0%	0.00	45%	3.18	1.410	0.829	21.46	21.46
5	22,920	0.526	0.00082	0%	0.00	10%	0.05	0%	0.00	90%	0.47	2.089	0.092	2.06	2.17
6	48,169	1.106	0.00173	0%	0.00	0%	0.00	100%	1.11	0%	0.00	0.950	0.088	3.17	2.83
7	591,980	13.590	0.02123	0%	0.00	23%	3.13	54%	7.34	23%	3.13	1.196	1.355	40.69	1.36
TOTALS	2842434.00	65.25	0.10											192.43	86.31

Equations:
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
Volume = Weighted D * Total Area
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad



ENGINEER'S
SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

6-6-24
RONALD R. BOHANNAN
P.E. #7868

SKYVIEW WEST
ALBUQUERQUE, NM

OFFSITE BASIN MAP

TIERRA WEST, LLC
5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

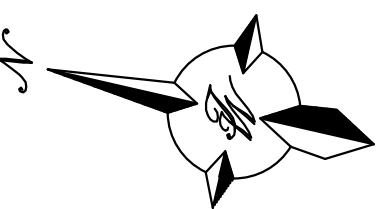
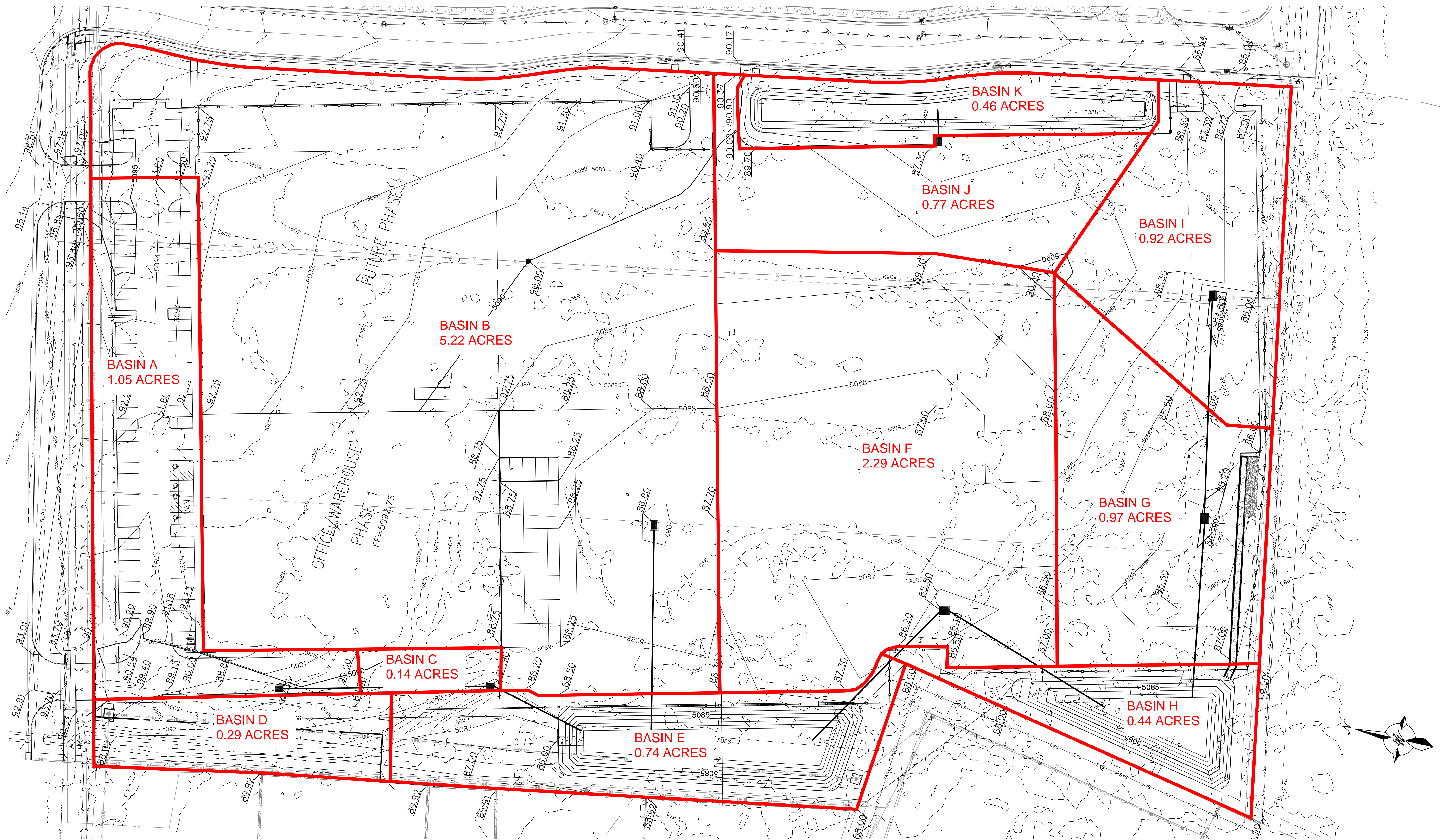
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6-6-24

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SHEET #
GR-2

JOB #
2023062



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 06/12/24
BY: *Ronald R. Bohannan*
HydroTeam # K10D070

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

ENGINEER'S
SEAL

6-6-24

RONALD R. BOHANNAN
P.E. #7868

**SKYVIEW WEST
ALBUQUERQUE, NM**

ONSITE BASIN MAP

TIERRA WEST, LLC
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ALBUQUERQUE, NEW MEXICO 87109
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www.tierrawestllc.com

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DATE
6-6-24

DRAWING

SHEET #
GR-3

JOB #
2023062