## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



May 28, 2024

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

**RE:** Skyview West

Conceptual Grading & Drainage Plan Engineer's Stamp Date: 05/16/24

**Hydrology File: K10D070** 

Dear Mr. Bohannan:

PO Box 1293

Based upon the information provided in your submittal received 05/17/2024, the Grading & Drainage Plan **is not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. Please show the existing  $Q_{100}$  for the existing two 30-inch RCP. This can be just estimated at this time.

NM 87103

2. The Amole-Hubble allows only 0.1 cfs/ac for this site's drainage area. I think you stated 1 cfs/ac.

www.cabq.gov

3. This cannot tie into the existing storm drain on Amanda St. This was only sized for the roadway and the discharge for the site to the east. This site is still to discharge to the natural arroyo that ran through this site and goes to the south southeast to an existing 54-inch pipe within Coors.

## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

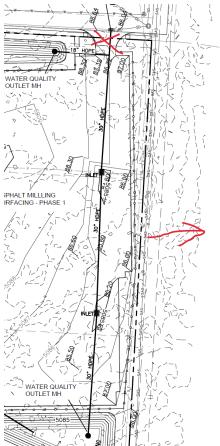


PO Box 1293

Albuquerque

NM 87103

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

## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

Stormwater Quality Engineer (Doug Hughes, PE, <u>jhughes@cabq.gov</u>, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or <a href="mailto:rbrissette@cabq.gov">rbrissette@cabq.gov</a>.

Sincerely,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

Renée C. Brissette

Find Hydrology forms and information at: cabq.gov/planning/development-review-services/hydrology-section



# City of Albuquerque Planning Department

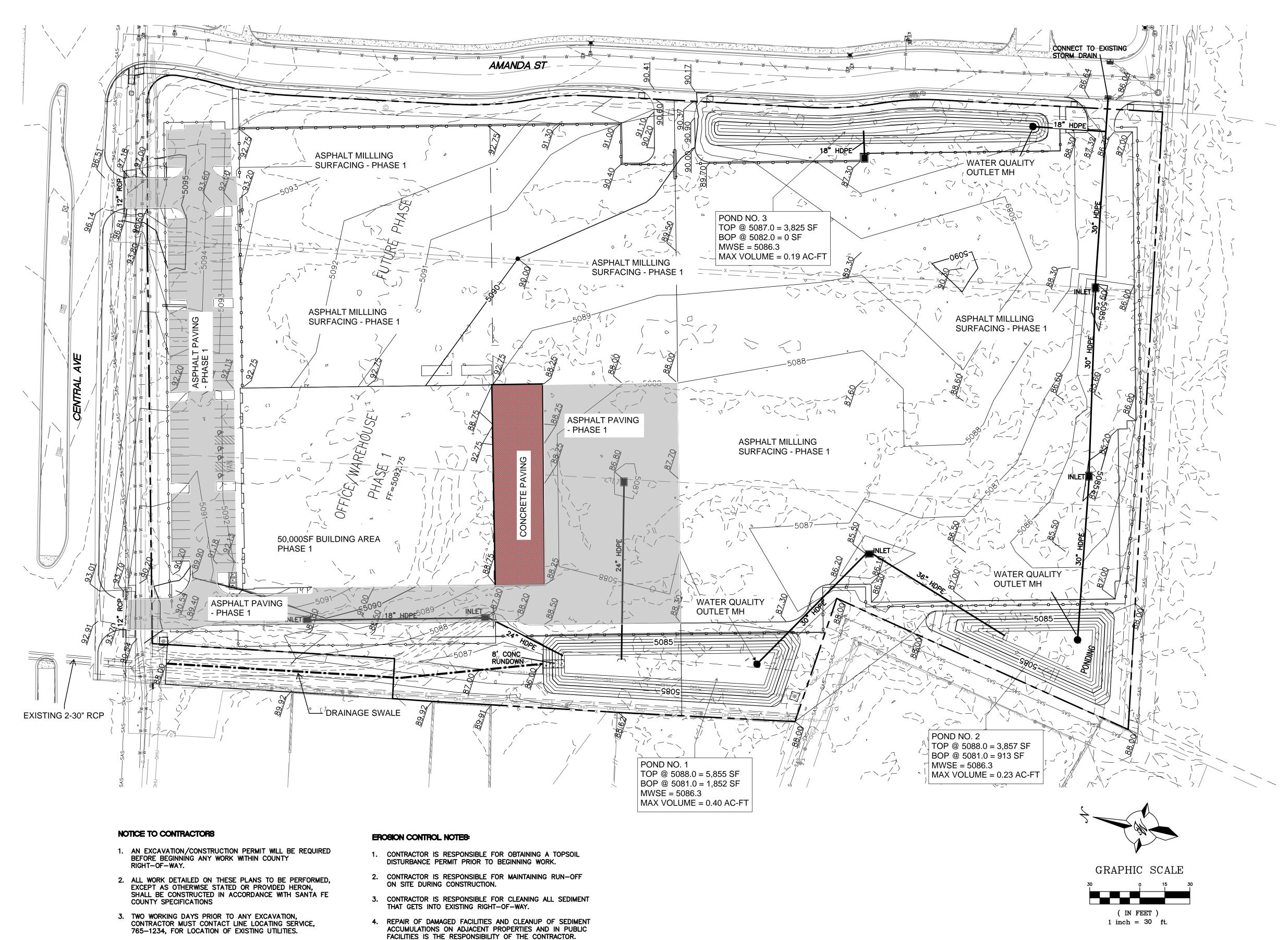
Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title:				Hydrology File #		
Legal Description:						
City Address, UPC, OR	Parcel:					
Applicant/Agent:			Contact:			
Address:						
Email:						
Applicant/Owner:			Contact:	:		
Address:						
Email:						
TYPE OF DEVELOPME		Plat (# of lots)		Single Family Home All other Developments		
		RE-SUBMITTAL:	YES	NO		
DEPARTMENT: T	TRANSPO	ORTATION	HYDROLO	OGY/DRAINAGE		
Check all that apply unde	r Both the	e Type of Submittal a	nd the Type	of Approval Sought:		
ΓΥΡΕ OF SUBMITTAL:			TYPE OF APPROVAL SOUGHT:			
Engineering / Architect Certification			Pad Certification			
Conceptual Grading & Drainage Plan			Building Permit			
Grading & Drainage Plan, and/or Drainage			Grading Permit			
Report			Paving Permit			
Drainage Report (Work Order)			SO-19 Permit			
Drainage Master Plan			Foundation Permit			
Conditional Letter of Map Revision (CLOMR)			Certificate of Occupancy - Temp Perm			
Letter of Map Revision (LOMR)			Preliminary / Final Plat			
Floodplain Development Permit			Site Plan for Building Permit - DFT			
Traffic Circulation Layout (TCL) – Administrative			Work Order (DRC)			
Traffic Circulation Layout (TCL) – DFT			Release of Financial Guarantee (ROFG)			
Approval			CLOMR / LOMR			
Traffic Impact Study (TIS)			Conceptual TCL - DFT			
Street Light Layout			OTHER (SPECIFY)			
OTHER (SPECIFY)						

REV. 04/03/24

DATE SUBMITTED:





VICINITY MAP

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.

F3197E00-AC12

THE SITE IS CURRENTLY UNDEVELOPED. UPLAND FLOWS FROM CENTRAL AVENUE ENTER THE SITE AT THE NORTHWEST CORNER AND PASSES THROUGH A SMALL DETENTION POND ON ITS WAY OUT THE SOUTH END OF THE PROPERTY WHERE IT IS ROUTED TO AND PICKED UP BY A STORM DRAIN IN COORS BOULEVARD.

THE PROPOSED ADDITION OF THREE DETENTION PONDS WILL CONTROL THE STORM WATER DISCHARGE FROM THIS SITE TO LESS THAN 1 CFS PER ACRE FOR ONSITE PLUS THE TOTAL OFFSITE FLOW ENTERING THE PROPERTY. THIS IS CONSISTENT WITH THE AMOLE-HUBBELL MASTER DRAINAGE PLAN WHICH GOVERNS DRAINAGE FOR THIS AREA.

- 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
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- 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 ₹" GRAVEL

### 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.

ENGINEER'S SEAL	
TRANSPORTESSIONAL ENGINE	
5-16-24	

ENGINEER'S SEAL	SKYVIEW WEST ALBUQUERQUE, NM	<i>DRAWN BY</i> pm
PROPERCY TRANSPER	ALDOGOLI IQOL, INIVI	DATE 5 10 04
	CONCEPTUAL GRADING	5-16-24
	PLAN	DRAWING
		SHEET #
5-16-24	TIERRA WEST, LLC  5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	GR-1
RONALD R. BOHANNAN P.E. #7868	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2023062