

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 10, 2022

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

**RE: Central Take 5
5210 Central Ave SE Albuquerque, NM 87108
Grading and Drainage Plan (K17D080)
Engineer's Stamp Date 10/11/2022**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 10/11/2022, the Grading & Drainage Plan is approved for Building 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

Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

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 (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

File: K17D080



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Central Take 5 **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lt 16A EXCL PORT OUT TO R/W PLAT OF LTS 16A BLK 36 VALLEY VIEW ADDN SEC 23 TION R35
City Address Or UPC: 5210 Central Ave SE Albuquerque, NM 87108/ UPC: 101705753016642912

Applicant: Tierra West, LLC **Contact:** _____
Address: 5571 Midway Park Place NE Albuquerque NM 87109
Phone#: 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? ☒ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

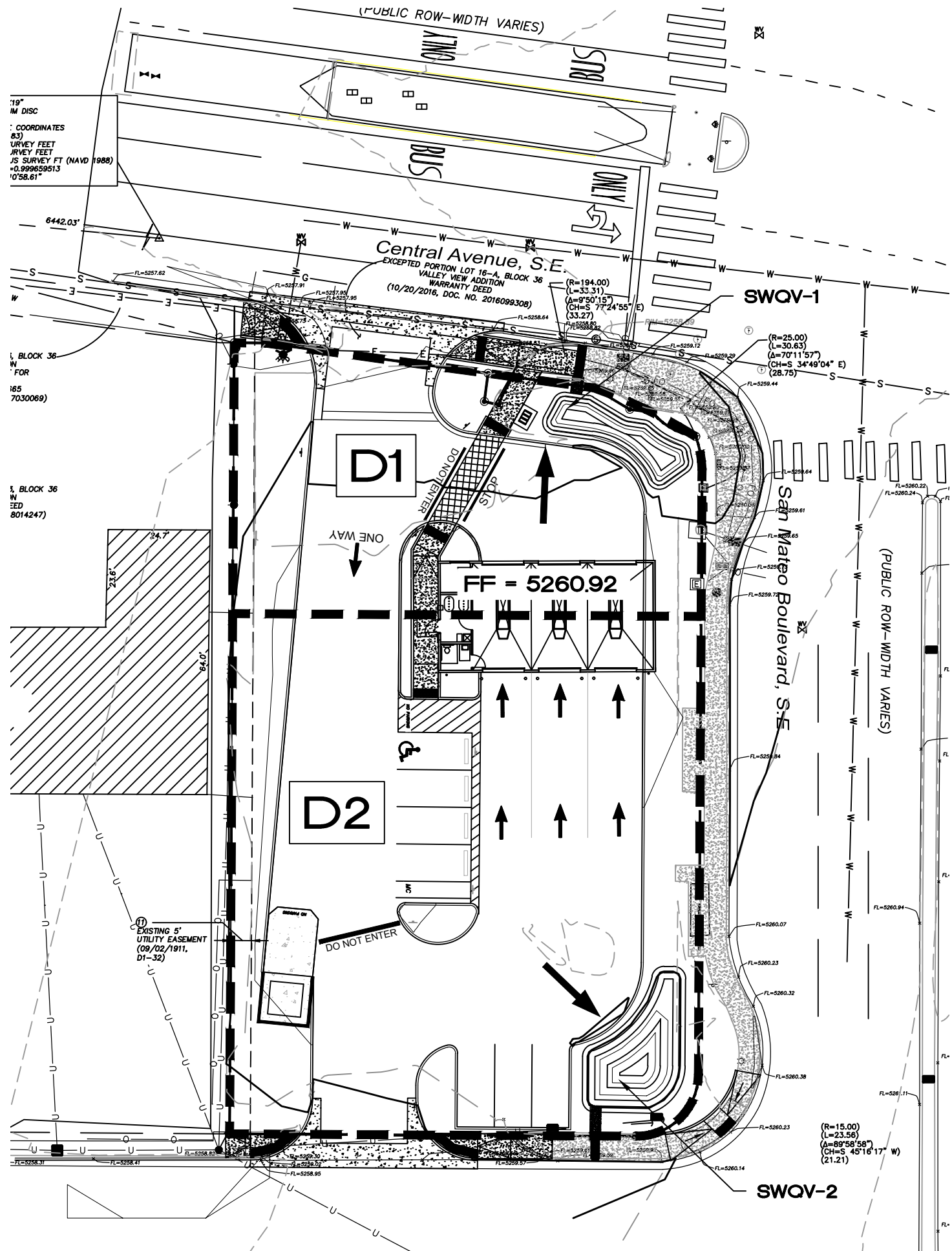
DATE SUBMITTED: 10-11-22 **By:** Luis Noriega

COA STAFF:

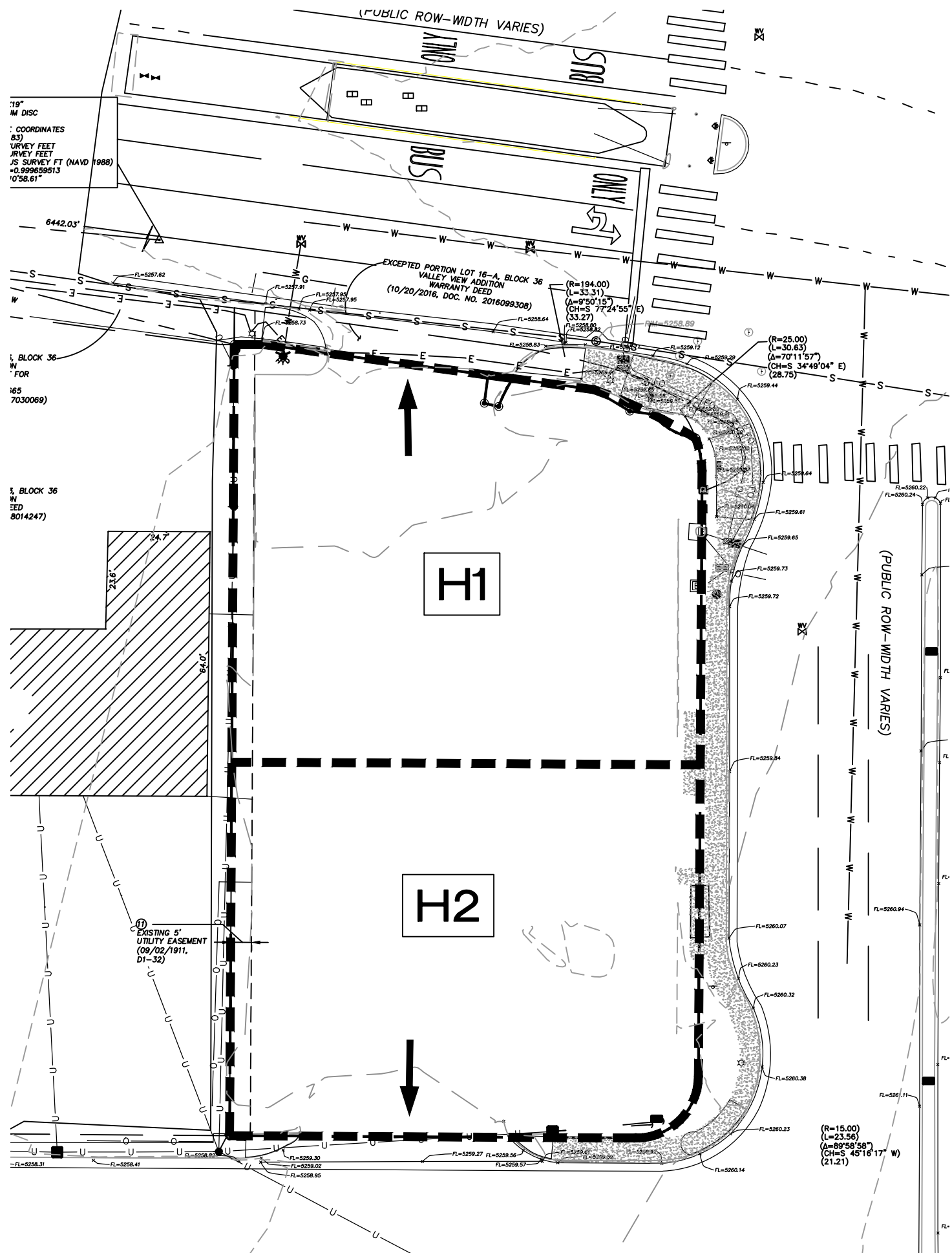
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

\\TNAS\Z_Drive\2022\202079_Central Drive-Thru Oil Change.dwg [Pc] 2022079_BASINS.dwg Oct 11, 2022 -- 9:01am



PROPOSED BASIN MAP



HISTORIC BASIN MAP

DPM Weighted E Method CH 6

Precipitation Zone 2
Central Take 5 Oil Change

TWLLC

Date

9/12/2022

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed

Volume = Weighted E * Total Area

Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

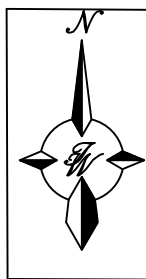
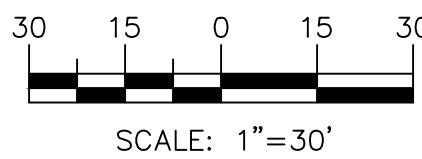
Existing Conditions

Basin Descriptions													100-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
H1	16A	10,595	0.24	0.00038	0%	0.000	0%	0.000	10%	0.024	90%	0.219	2.200	0.045	1.02
H2	16A	10,178	0.23	0.00037	0%	0.000	0%	0.000	10%	0.023	90%	0.210	2.200	0.043	1.02
Total		20,773	0.48	0.00075		0.000		0.000		0.047		0.429		0.087	2.042

Proposed Conditions

Basin Descriptions											100-Year, 6-Hr				
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
D1	A	6,586	0.15	0.00024	0%	0.000	5%	0.008	10%	0.015	85%	0.1285	2.124	0.027	0.62
D2	A	14,187	0.33	0.00051	0%	0.000	5%	0.016	10%	0.033	85%	0.2768	2.124	0.058	1.34
Total		20,773	0.48	0.00075		0.000		0.024		0.048		0.405		0.084	1.961

GRAPHIC SCALE

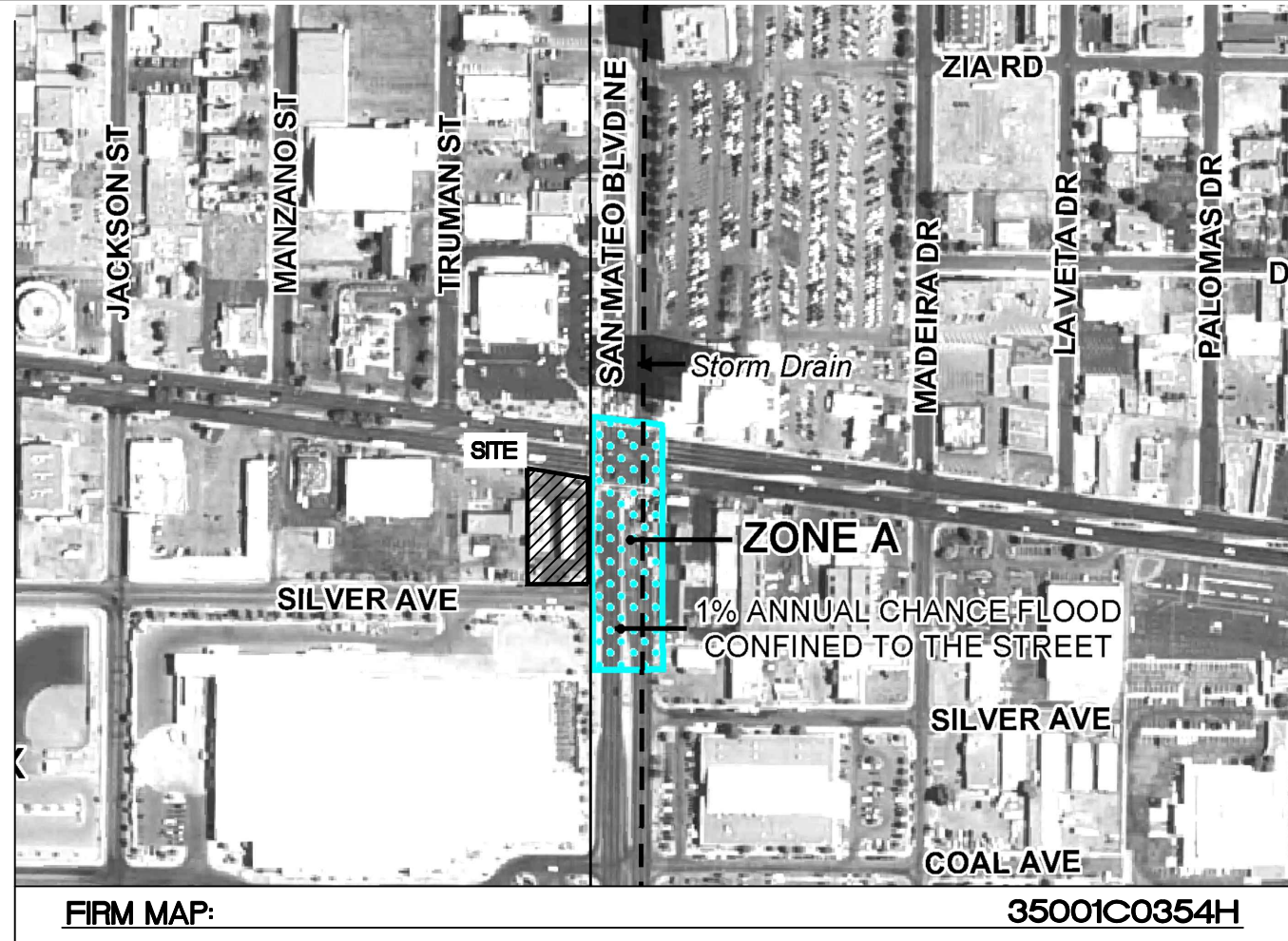


SWQV-1 Pond Volume Requirement		
Total Impervious Area =	ΣArea in "Treatment D"	
Retainage depth = 0.42" Per DPM Pg. 272	0.035	foot
Retention Volume =	=0.035 x Area D	
Area D (0.1285 acres)	5598	SF
Required Retention Volume	196	CF
Pond Volume Provided	236	CF

SWQV-2 Pond Volume Requirement		
Total Impervious Area =	ΣArea in "Treatment D"	
Retainage depth = 0.42" Per DPM Pg. 272	0.035	foot
Retention Volume =	=0.035 x Area D	
Area D (0.2768 acres)	12058	SF
Required Retention Volume	422	CF
Pond Volume Provided	494	CF

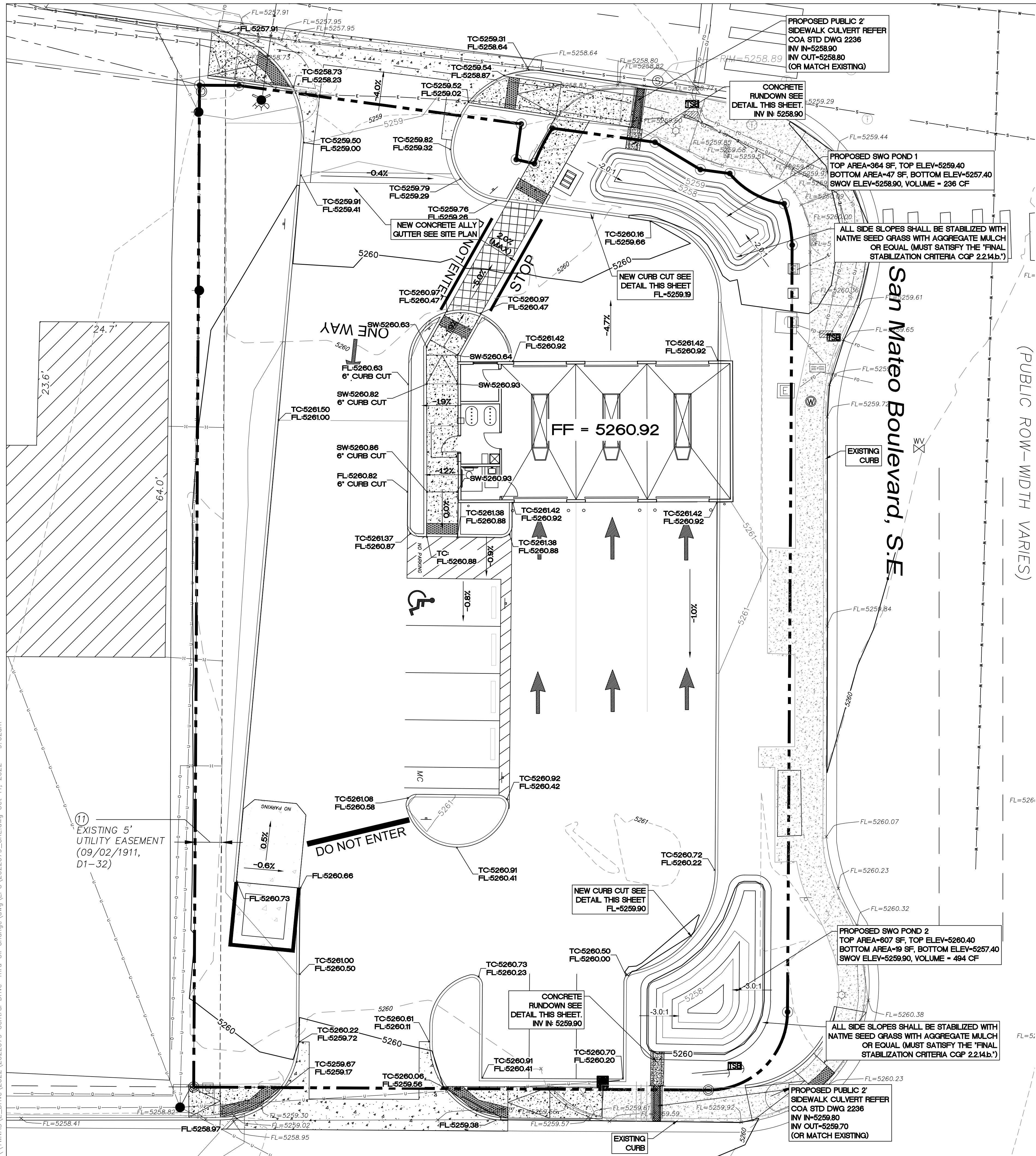
SWQV-1 POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
5257.4	47	0	0
5258.4	192	119.5	120
5258.9	275	116.75	236
5259.4	364	159.75	396
SWQV-1 POND STORAGE-DISCHARGE FUNCTION			
ACTUAL	H	VOLUME	Q
ELEV. (FT)	(CF)	(CFS)	(AC-FT)
5257.4	0.00	0	0.0000
5258.4	0.00	120	0.0027
5258.9	0.00	236	0.0054
5259.4	0.50	396	1.91
Weir Equation (SIDEWALK CULVERT 1)			
Q =	CLH ^{3/2}		
C =	2.7		
L (ft) =	2		
H (FT) =	Depth of water above center of orifice		
Q (CFS) =	Flow		

SWQV-2 POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
5257.4	19	0	0
5258.4	123	71	71
5259.4	328	225.5	297
5259.9	462	197.5	494
5260.4	607	267.25	761
SWQV-2 POND STORAGE-DISCHARGE FUNCTION			
ACTUAL	H	VOLUME	Q
ELEV. (FT)	(CF)	(CFS)	(AC-FT)
5257.4	0.00	0	0.0000
5258.4	0.00	71	0.0016
5259.4	0.00	297	0.0068
5259.9	0.00	494	0.0113
5260.4	0.50	761	1.91
Weir Equation (SIDEWALK CULVERT 2)			
Q =	CLH ^{3/2}		
C =	2.7		
L (ft) =	2		
H (FT) =	Depth of water above center of orifice		
Q (CFS) =	Flow		



	ENGINEER'S SEAL	CENTRAL TAKE 5 ALBUQUERQUE, NM GRADING AND DRAINAGE BASIN MAP 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY BF
	DATE 08/24/2022		2022079_BASINS
	SHEET # C4.1		JOB # 2022079
	10/11/2022		

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LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

SPOT ELEVATION LEGEND

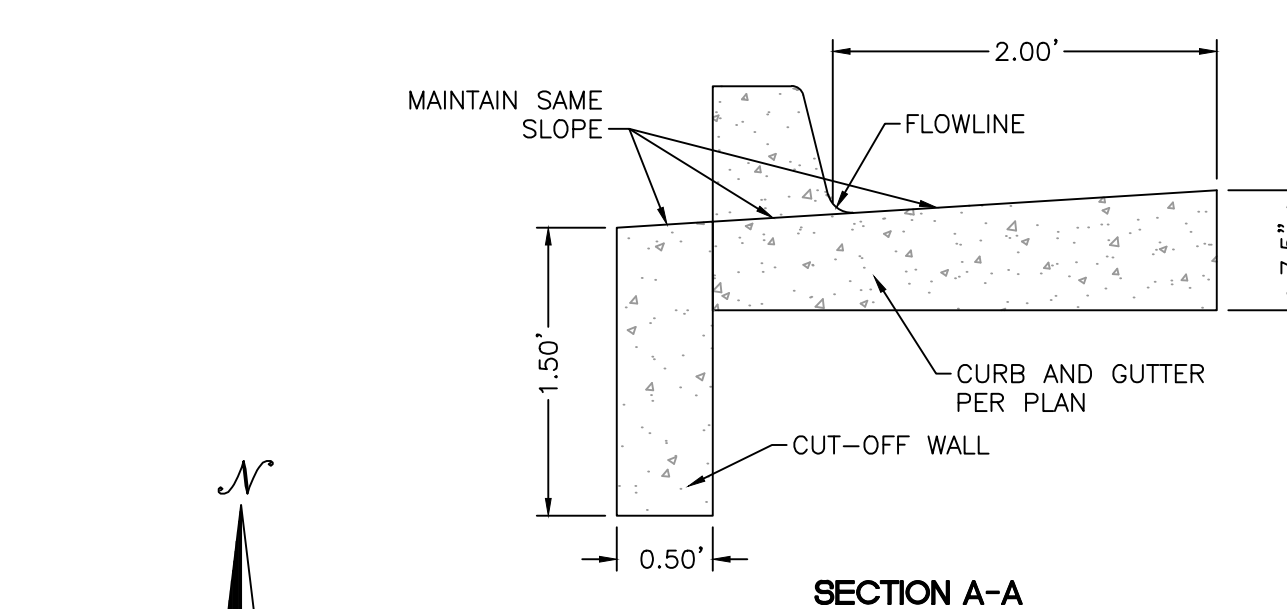
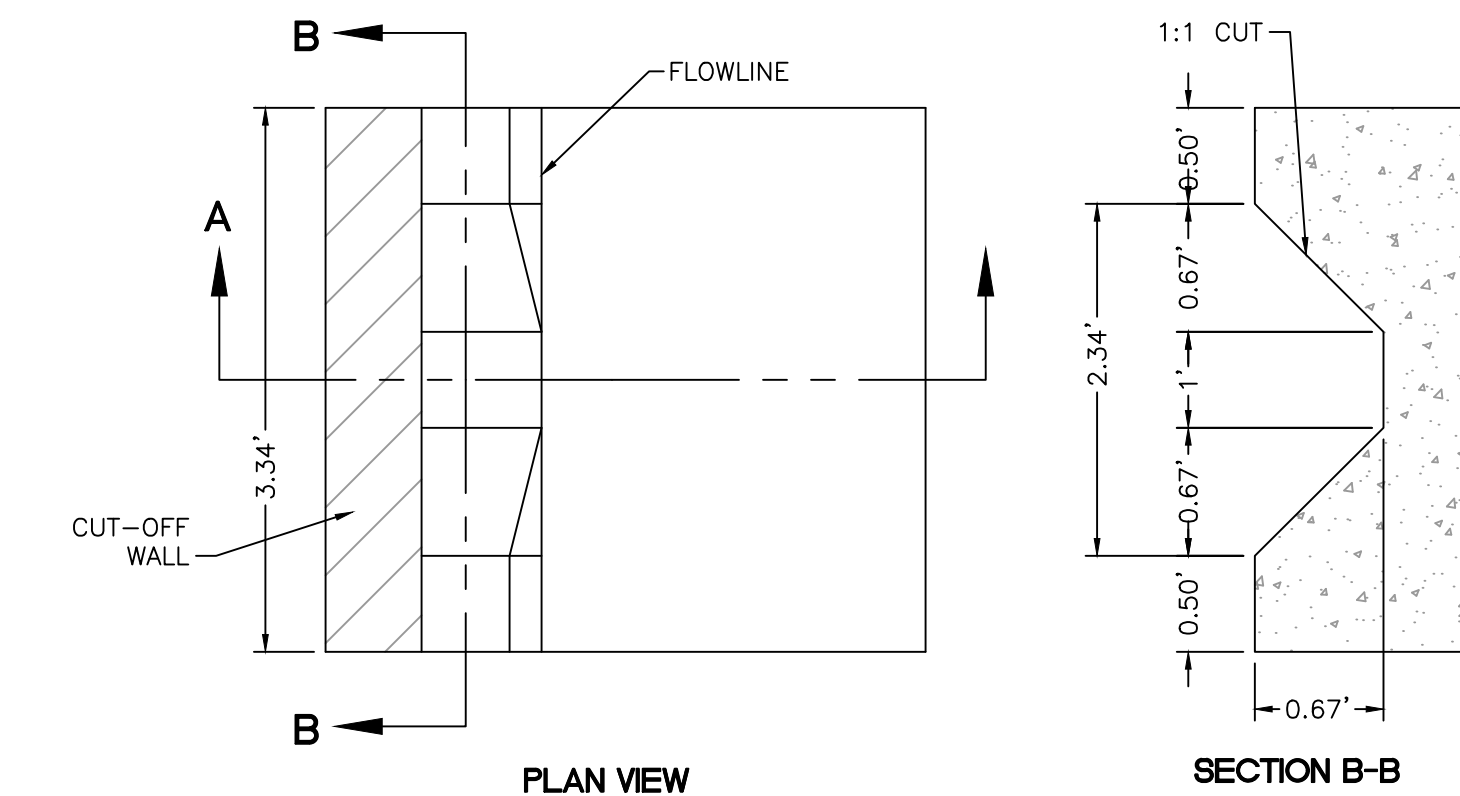
- SW= TOP OF SIDEWALK
- TC= TOP OF CURB
- C= TOP OF CONCRETE
- P= POINT ELEVATION
- FL= FLOW LINE
- FF= FINISHED FLOOR
- BW= BOTTOM OF WALL AT FINISHED GRADE
- TW= TOP OF WALL

SPOT ELEVATION NOTE:

ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

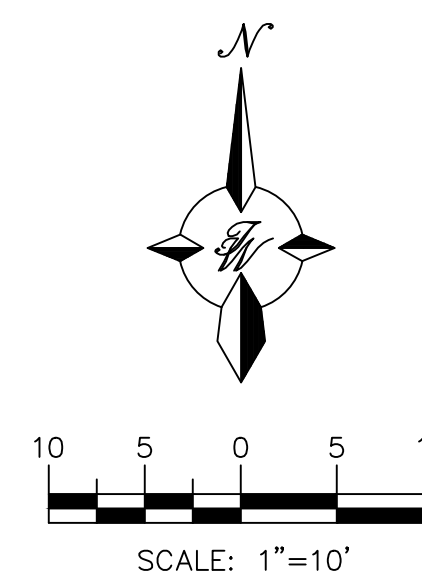
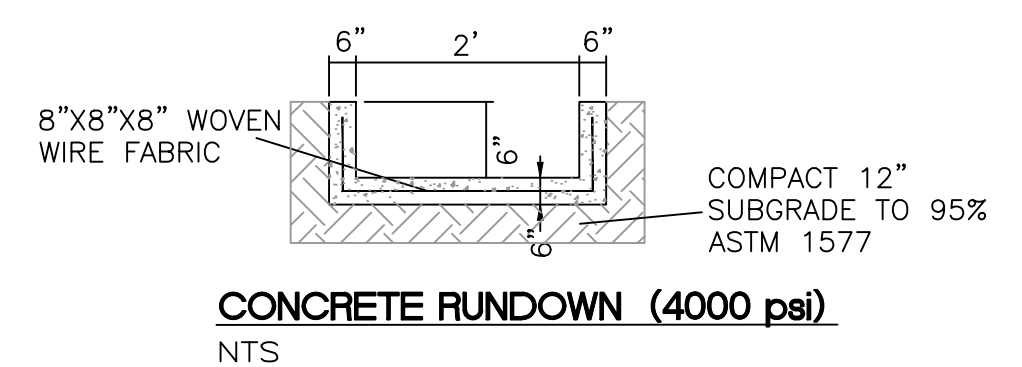
PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (SO-19)

- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.



CURB NOTCH

NTS



CAUTION
ALL EXISTING UTILITIES/TOPOGRAPHY 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.

 RONALD R. BOHANNAN P.E. #7868	CENTRAL TAKE 5 ALBUQUERQUE, NM		DRAWN BY BF
	GRADING & DRAINAGE PLAN		DATE 08/24/2022
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2022079_GRE
	SHEET # C4.2		JOB # 2022079