

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 19, 2023

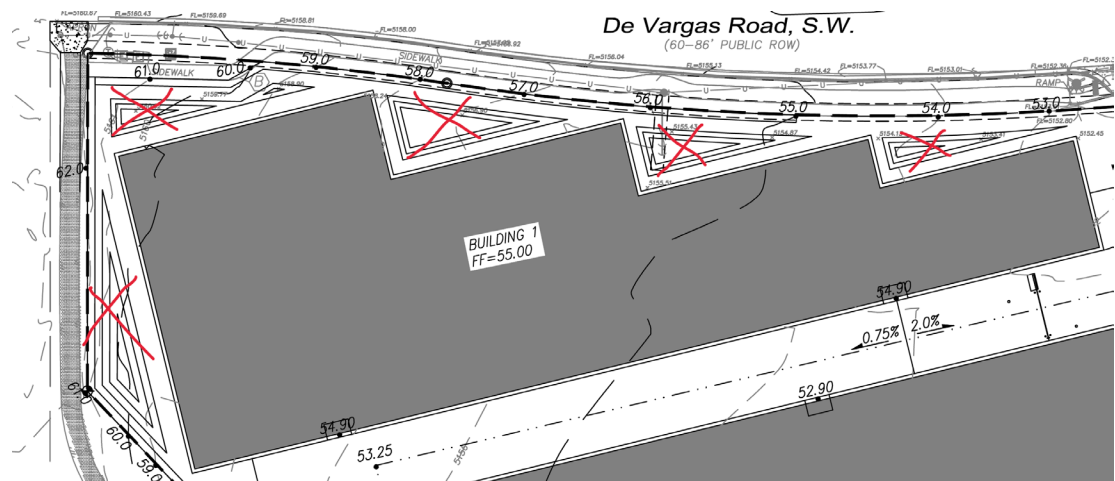
Ronald Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: 98<sup>th</sup> & Sage Storage  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 09/07/23  
Hydrology File: M09D012B**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 09/08/2023, the Conceptual Grading and Drainage Plan **is not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please remove all the stormwater quality ponds around Building 1. All of these are on the High side of the development and will not capture any stormwater. Please make sure that the southeast pond is



2. Please show the storm pipe the was approved for the overall development on July 20, 2023. Please label as "Overall Developer to construct prior to any further Building Permit approvals for the lots within the development."

PO Box 1293

Albuquerque

NM 87103

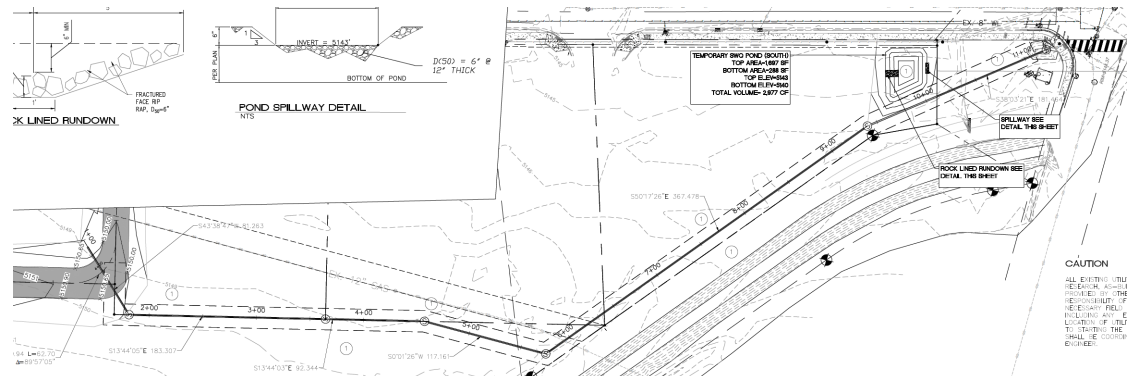
[www.cabq.gov](http://www.cabq.gov)

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3. Please either consolidate the drainage calculations and the details to GR-2 and rename to GR-1 or change the scale on GR-1 to 1"=40'.
4. Please change the Title of the sheet to "Conceptual Grading and Drainage Plan".
5. Please add the note, "Not for Construction".

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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](mailto: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](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

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

**Project Title:** 98th & Sage Storage Units **Building Permit #** \_\_\_\_\_ **Hydrology File #** \_\_\_\_\_

**DRB#** \_\_\_\_\_ **EPC#** \_\_\_\_\_

**Legal Description:** LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E **City Address OR Parcel** 100905512240420307  
SNOW VISTAINVESTORS CONT 4.7454 +/-  
AC

**Applicant/Agent:** Tierra West LLC **Contact:** Luis Noriega

**Address:** 5571 Midway Park Pl NE, Albuquerque, NM 87109 **Phone:** (505) 858-3100

**Email:** lnoriega@tierrawestllc.com

**Applicant/Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE: \_\_\_\_\_

**RE-SUBMITTAL:** ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

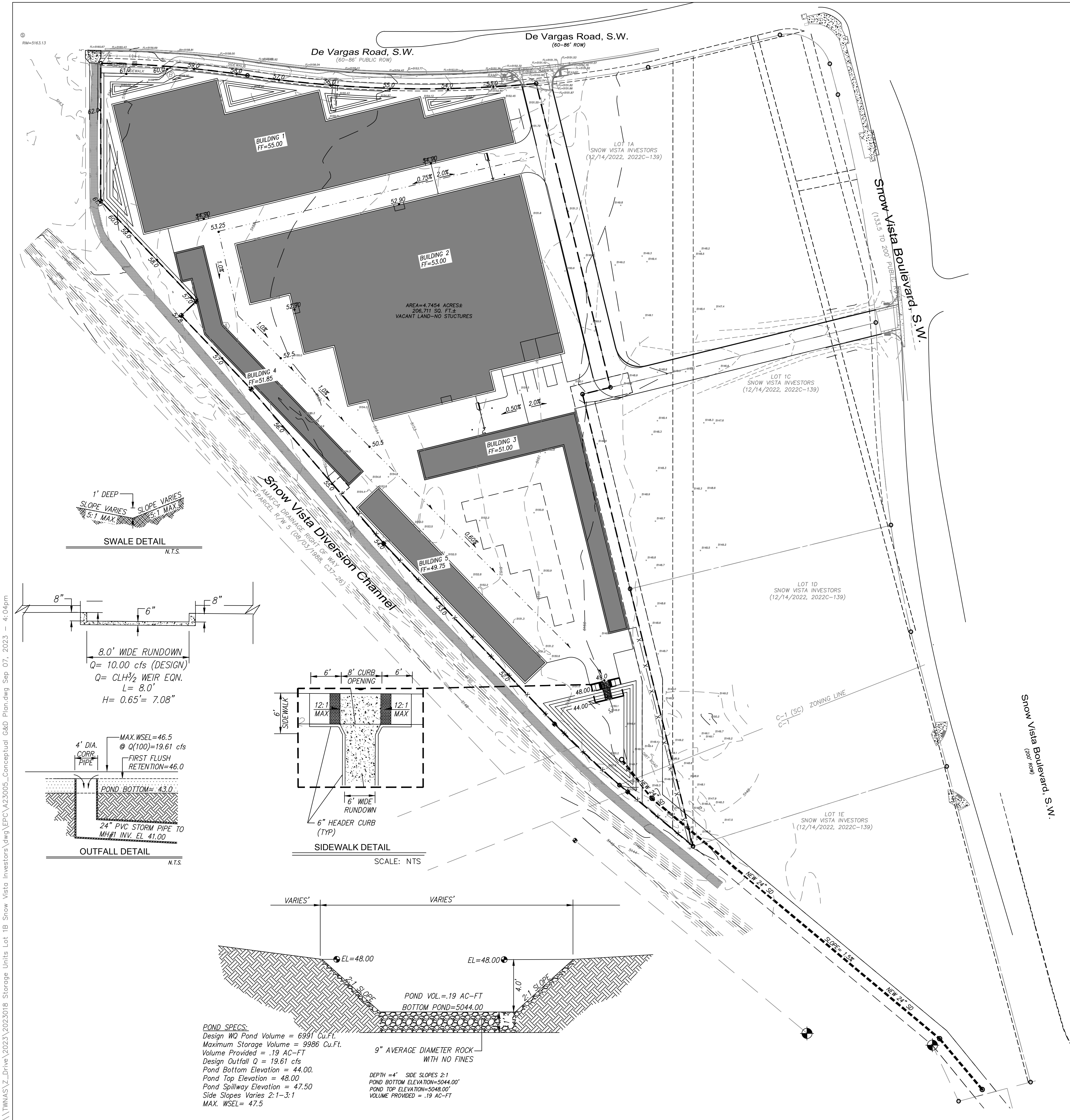
### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 09/08/2023



\\TWMAS\Z\_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EP\A23005\_Conceptual G&D Plan.dwg Sep 07, 2023 -- 4:04pm



#### HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY THE SNOW VISTA DIVERSION CHANNEL TO THE WEST, BARBADOS AVE. TO THE NORTH AND EAST OF THE VACANT LANDS FRONTING SNOW VISTA BLVD. A STORAGE FACILITY IS BEING PROPOSED TO BE CONSTRUCTED ON THE WESTERN TRACT (LOT 1-B) 4.75 ACRE PROPERTY. IT WILL HAVE 2 ACCESS ENTRANCES TO A SHARED ACCESS ROAD ON THE EAST SIDE OF THE PROPERTY. THE SITE IS SHOWN ON ZONE ATLAS PAGE M-9-2.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP 35001C0336H, AUGUST 2012.

THE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO  $P_2=2.58"$  FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

#### BASIN DATA

THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED WATER QUALITY VOLUME FOR THE 100 YEAR, 24 HR. STORM FOR ALL OF LOT 1-B. THIS GRADING PLAN WILL CONTAIN THE RUN-OFF FROM ALL BUILDINGS PER THE APPROVED SITE PLAN. THE SITE HAS BEEN GRANTED FREE DISCHARGE AS THE RUN-OFF VOLUMES HAVE BEEN ACCOUNTED FOR IN THE PREVIOUS OF THE XXXXX PLAN.

FRENCH DRAINS ARE FEATURES OF THE DESIGN TO HASTEN INFILTRATION WITHIN THE PONDS WHEN RUNOFF IS CAPTURED FROM STORM EVENTS.

LOT 1-B

#### EXISTING CONDITION

BASIN ID	% D	% C	% B	% A	AREA
101	0.0	100.0	0.0	0.0	4.74 AC.

#### DEVELOPED CONDITION

BASIN ID	% D	% C	% B	% A	AREA	$Q(100)$	VOLUME
101	85.0	15.0	0.0	5.0	4.74 AC.	8.02 cfs	.2414 AC-FT

#### STORM WATER QUALITY

THE REQUIRED "STORM WATER QUALITY" VOLUME IS CALCULATED AND WILL BE REQUIRED AT THE TIME OF DEVELOPMENT FOR THE COMMERCIAL PORTION OF THE SITE.

	$Q(100)$	VOLUME
101	19.61 cfs	.8445 AC-FT

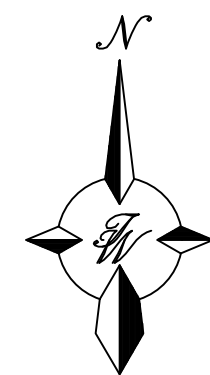
REQUIRED VOLUME =  $0.34" \times$  IMPERVIOUS AREA  
=  $0.34"/12 \times (206,574.64 \text{ SF})$   
= 7230 CF  
= .16 AC-FT

LOT 1-B HAS BEEN DESIGNATED AS A FUTURE COMMERCIAL PROPERTY AND HAS BEEN ANALYZED AT 90% D FOR FUTURE DESIGN WITH A 4' WIDE STAND PIPE ALLOWING FOR THE CALCULATED 19.61 CFS RUNOFF.

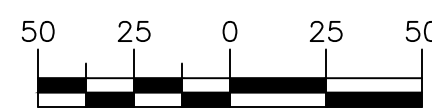
THE TEMPORARY POND IS CURRENTLY SIZED FOR EXISTING RUNOFF FLOW FOR THE SITE IN THE AMOUNT OF .19 AC-FT.

#### GRADING NOTES:

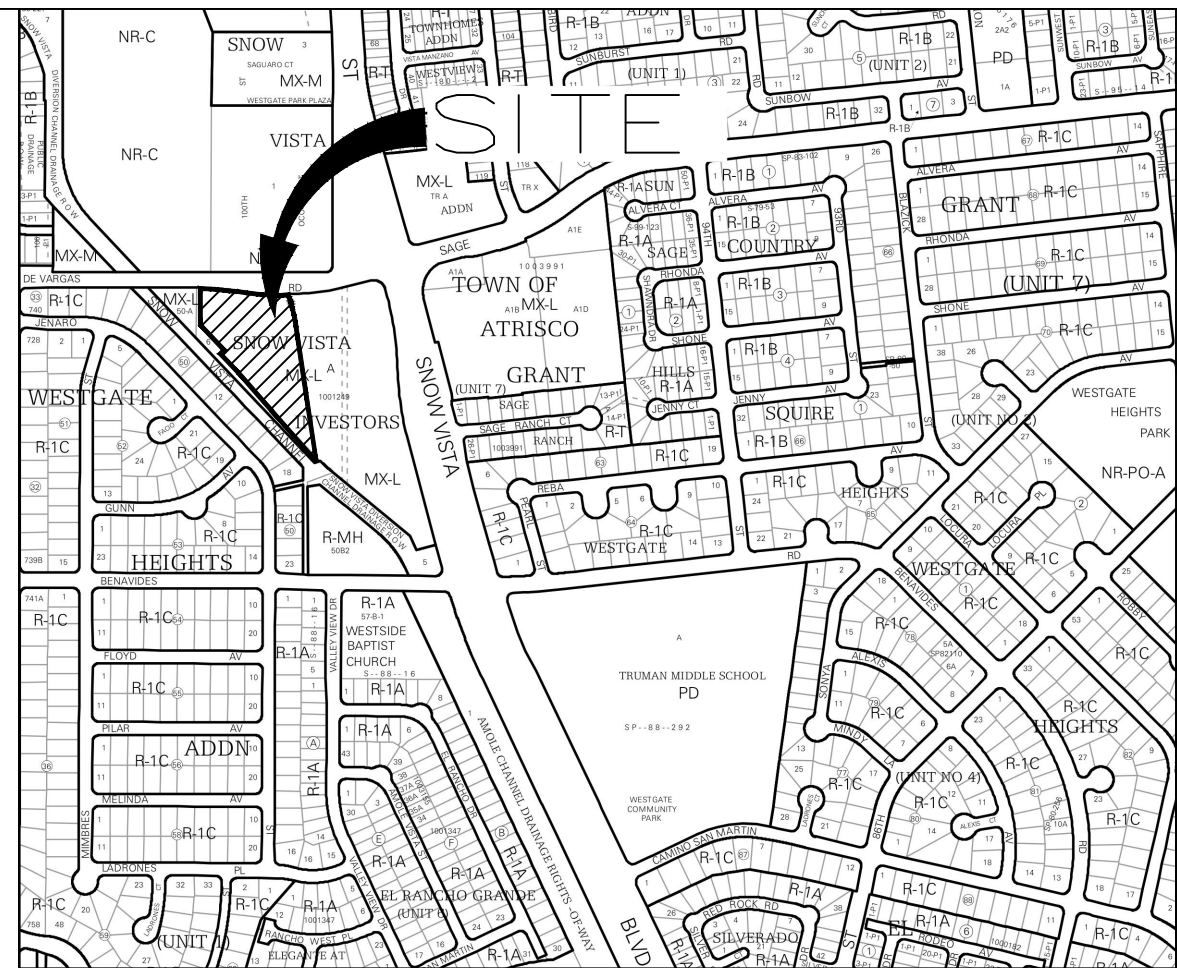
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.



#### GRAPHIC SCALE



SCALE: 1"=50'



#### LEGAL DESCRIPTION

LOT "1B", SNOW VISTA INVESTORS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT, ENTITLED "PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139.

#### ACS BENCHMARK

A.G.R.S. MONUMENT "11\_M9"  
STANDARD C.O.A. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,474,735.261 US SURVEY FEET  
E=1,493,878.618 US SURVEY FEET  
PUBLISHED EL=5139.276 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999682709  
DELTA ALPHA ANGLE=-016°52.37"

#### LEGEND

- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" UNLESS NOTED OTHERWISE
- FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- FOUND RIGHT OF WAY MARKER AS DESIGNATED
- EXISTING UTILITY POLE
- EXISTING SAS MANHOLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC METER
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING CURB AND GUTTER
- EXISTING OVERHEAD UTILITY LINE
- EXISTING EDGE OF ASPHALT

	ENGINEER'S SEAL	<b>98TH &amp; SAGE STORAGE</b> ALBUQUERQUE, NM <b>CONCEPTUAL GRADING</b> <b>PLAN - 50 SCALE</b>   <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY BF
			DATE 09/07/2023
			A23005_CONCEPTUAL G&D PLAN
			SHEET # <b>GR-1</b>
RONALD R. BOHANNAN P.E. #7868			JOB # 2023018

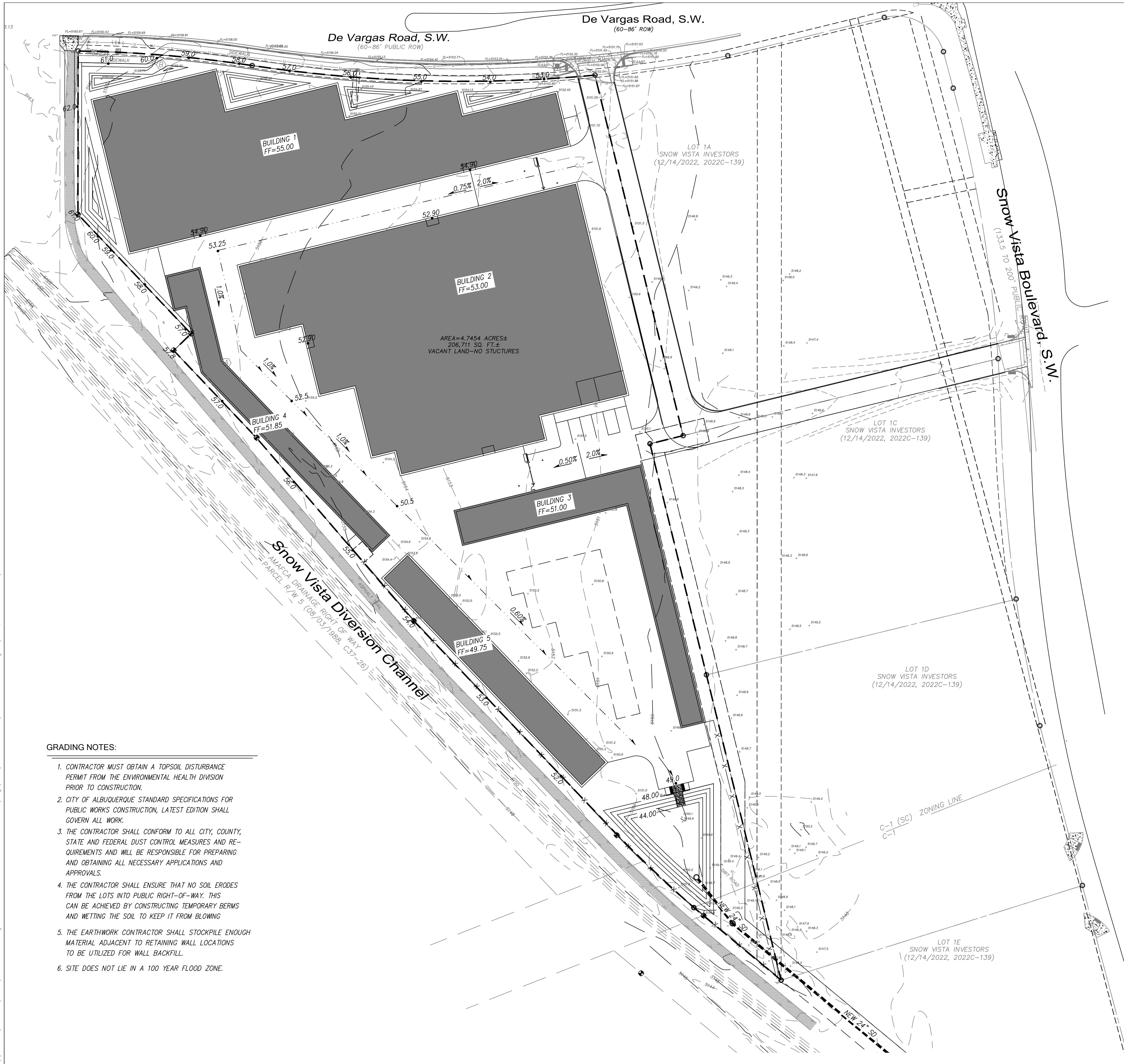
#### POND SPECS:

Design WQ Pond Volume = 6991 Cu.Ft.  
Maximum Storage Volume = 9986 Cu.Ft.  
Volume Provided = .19 AC-FT  
Design Outfall Q = 19.61 cfs  
Pond Bottom Elevation = 44.00  
Pond Top Elevation = 48.00  
Pond Spillway Elevation = 47.50  
Side Slopes Varies 2:1-3:1  
MAX. WSEL= 47.5

DEPTH =4' SIDE SLOPES 2:1  
POND BOTTOM ELEVATION=5044.00'  
POND TOP ELEVATION=5048.00'  
VOLUME PROVIDED = .19 AC-FT

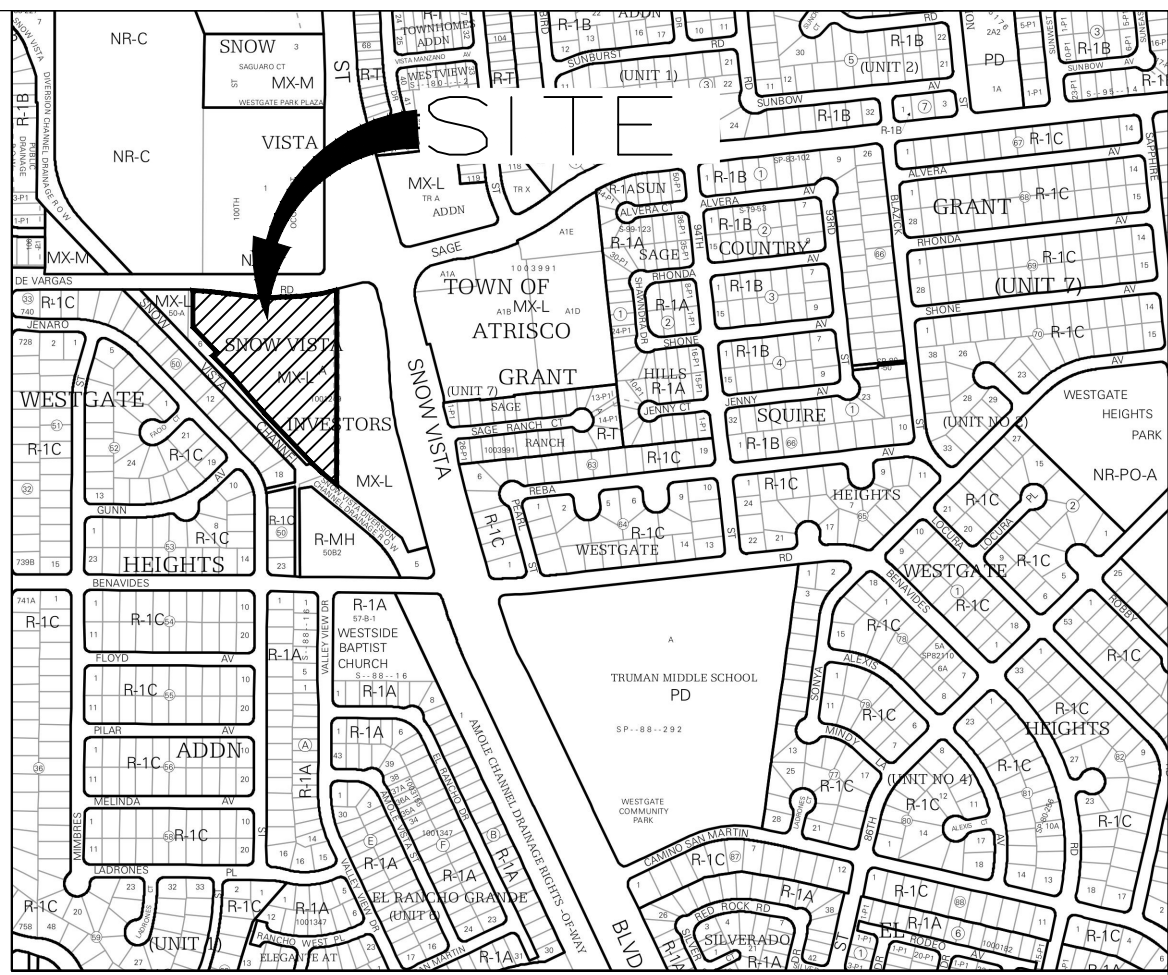


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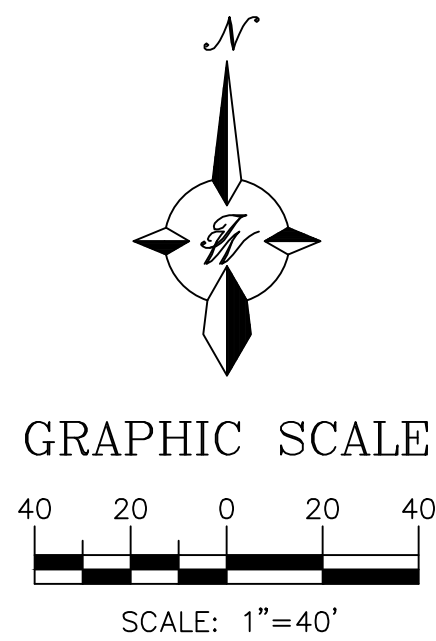
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<div>DATE</div> <div>09/07/2023</div>		
<div>A23005_CONCEPTUAL G&amp;D PLAN</div>		
<div>SHEET #</div> <div>GR-2</div>		
<div>JOB #</div> <div>2023018</div>		