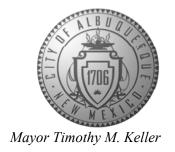
CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



June 3, 2021

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

RE: Transport Housing Apartments 2900 Transport St. SE Conceptual Grading & Drainage Plan Engineer's Stamp Date: 05/20/21 Hydrology File: M15D023H

Dear Mr. Bohannan:

PO Box 1293

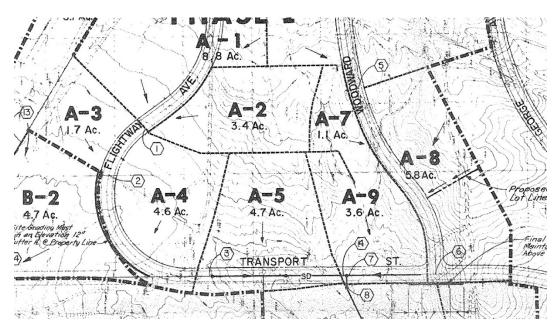
Based upon the information provided in your submittal received 05/21/2021, the Conceptual Grading & Drainage Plan **is not** approved for action by the DRB on Preliminary Plat or Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Sheet 2.2. Please add the existing Basins that correspond to Sunport Phase 1 Master Drainage Plan to both the existing and the proposed basins.

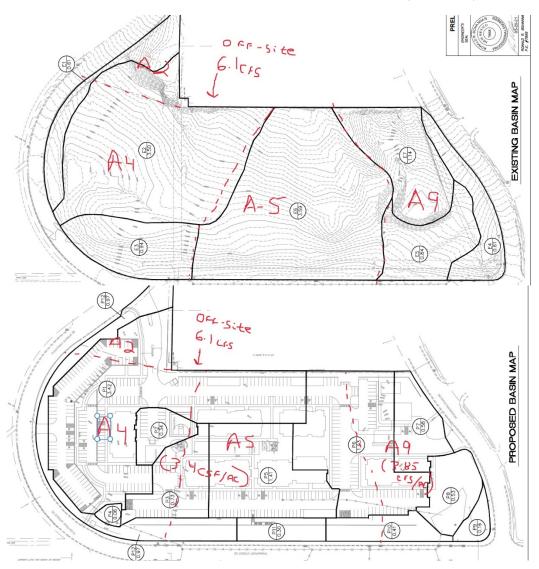


CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller



PO Box 1293

Albuquerque

NM 87103

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- 2. The existing Comfort Inn currently has a discharge of 6.1 cfs that needs to be added to the existing conditions and somehow needs to be allowed to pass through the site somehow. This may be just a picking up the drainage and piping it to Flightway or Transport.
- 3. Please note that the original drainage areas A-2, A-4, & A-5 have allowable discharge rate of 3.4 cfs/ac. Therefore, the detention pond at the northwest corner will have this discharge rate. The original drainage area A-9 has allowable discharge rate of 3.85 cfs/ac. Therefore, the detention pond at the southwest corner will have a discharge rate that reflects this. It does appear that there are portions of some of the proposed drainage areas that is split between different discharge rates. These areas are the only ones that will have a weighted discharge rate depending on the percentage in A-5 and A-9 respectfully. Please make these changes.

CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

- 4. Sheet 2.2. Please add some drainage arrows on the proposed drainage basins showing how each area will drain to the respected detention pond.
- 5. Sheet 2.1 Please show maintenance ramps for each detention ponds. Also show a driveway for each pond.
- 6. Please show a section for each detention pond showing the top of pond elevation, bottom of pond elevation, water surface elevation for the 100 year, water surface of the stormwater quality, and elevation of the raised outfall pipe.
- 7. 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, 924-3420) 14 days prior to any earth disturbance.
- 8. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

PO Box 1293 If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

Sincerely,

Albuquerque

NM 87103

Renée C. Brissette, P.E. CFM

Renée C. Brissette

Senior Engineer, Hydrology

Planning Department

www.cabq.gov



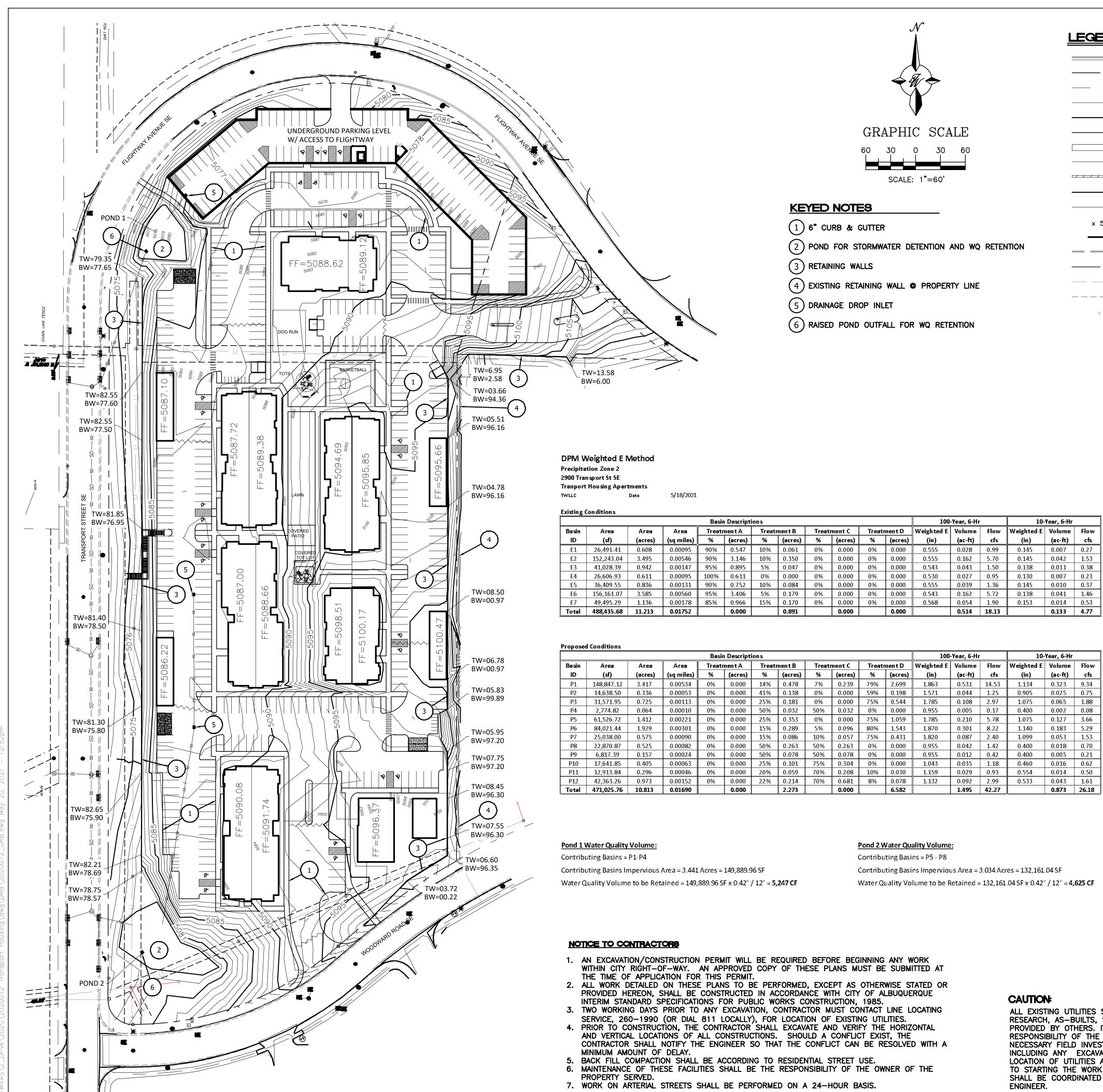
City of Albuquerque

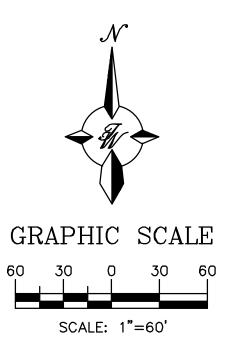
Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Transport Housing Apartments Building P	Permit #: Hydrology File #:
	Work Order#:
Legal Description: Lots 1-A & 2-A-1, Block 2 Sunport Pa	ark
City Address: 2900 Transport St. SE, Albuquerque, NM 8	7106
Applicant: Tierra West, LLC	Contact: Ron Bohannan, PE
Address: 5571 Midway Park Pl. NE, Albuquerque, NM 87	109
·	E-mail: rrb@tierrawestllc.com
	Contact: Rick Marquardt
Address: 2906 Broadway Blvd NE, Albuquerque, NM 871	
Phone#: 505-345-8591 Fax#:	
IS THIS A RESUBMITTAL?: Yes _X DEPARTMENT: TRAFFIC/ TRANSPORTATION _X	
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENT PERMIT APPLIC ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) 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: <u>5/20/2021</u> By: <u>Vin</u>	ny Perea, PE
COA STAFF: ELECTRON	IC SUBMITTAL RECEIVED:

FEE PAID:_____





KEYED NOTES

- 1 6" CURB & GUTTER
- 2 POND FOR STORMWATER DETENTION AND WQ RETENTION

Treatment A | Treatment B | Treatment C | Treatment D | Weighted E | Volume | Flow | Weighted E | Volume | Flow

0.555

0.162 5.70

0.514 18.13

0.138 | 0.011 | 0.38

0.000

 95%
 0.895
 5%
 0.047
 0%
 0.000
 0%
 0.000
 0.543
 0.043
 1.50

0.000

- (3) RETAINING WALLS
- (4) EXISTING RETAINING WALL @ PROPERTY LINE
- (5) DRAINAGE DROP INLET
- (6) RAISED POND OUTFALL FOR WQ RETENTION

LEGEND	
	CURB & GUTTER
	 BOUNDARY LINE
	 EASEMENT

CENTERLINE BUILDING SIDEWALK STORM DRAIN

RETAINING WALL — CONTOUR MAJOR CONTOUR MINOR

> SPOT ELEVATION FLOW ARROW EXISTING CURB & GUTTER

EXISTING CONTOUR MAJOR EXISTING CONTOUR MINOR — — — — 5011— — — —

EXISTING SPOT ELEVATION

EXISTING BOUNDARY LINE

SU-1 AIRPORT & REL FAC MUNICIPAL ADDN SU-1 AIRPORT & REL FAC

VICINITY MAP: M-15-Z

35001C0342G

AS SHOWN BY THE VICINITY MAP, THIS SITE IS BOUNDED BY WOODWARD ROAD TO THE SOUTH, TRANSPORT STREET TO THE WEST, FLIGHTWAY AVENUE TO THE LOTS, WHICH WILL BE REPLATTED TO BE COMBINED INTO ONE LOT. LOT 1-A, BLOCK 2, SUNPORT PARK IS THE LARGER PARCEL CONSISTING OF 10.1 ACRES. THE SMALLER PARCEL IS LOT 2-A-1, BLOCK 2, SUNPORT PARK AND CONSISTS OF 0.69 ACRES. THE TOTAL OF THE TWO LOTS TO BE COMBINED IS 10.69 ACRES. SHOWN BY THE FEMA FIRM MAP, THE SITE DOES NOT LIE WITHIN ANY FLOODPLAIN.

FIRM MAP:

THE SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF DRAINAGE FLOW FROM EAST TO WEST TOWARDS TRANSPORT STREET. THE GROUND COVER CONSISTS OF NATIVE GRASSES AND WEEDS AND IS RELATIVELY STEEP, WITH SLOPES RANGING BETWEEN 10% TO 20% AND WITH SOME AREAS EXCEEDING 20%. THERE ARE NO UPLAND OFFSITE FLOWS THAT PASS THROUGH THE SITE, AS THE HOTEL DIRECTLY TO THE EAST HAS BEEN RECENTLY DEVELOPED TO ALLEVIATE PREVIOUS OFFSITE FLOWS THAT PASSED THROUGH. BASINS E1 THROUGH E6 CONVEY RUNOFF TO THE EXISTING STORM DRAIN CURB INLETS ALONG THE EAST SIDE OF TRANSPORT STREET. BASIN E7 CAPTURES AND RETAINS FLOWS ONSITE, AS THIS BASIN CONTAINS A LOW POINT THAT DOES NOT ALLOW FLOWS TO MAKE ITS WAY TO THE TRANSPORT STREET STORM DRAIN SYSTEM.

THE SITE LIES WITHIN A MASTER DRAINAGE PLAN KNOWN AS SUNPORT PARK - PHASE 1 DATED 12/6/1996 (HYDROLOGY FILE M15-D023). PER THIS DRAINAGE MASTER PLAN, THE SITE LIES WITHIN BASINS A-4, A-5, A-9, AND A SMALL PORTION OF A-2 WITH ALL OF THESE BASINS INTENDED TO DISCHARGE INTO THE TRANSPORT STREET STORM DRAIN. DRAINAGE BASINS A-2, A-4, AND A-5 ALLOW A 100-YR, 6-HR DISCHARGE RATE OF 3.4 CFS/ACRE WHILE BASIN A-9 ALLOWS A DISCHARGE RATE OF 3.85 CFS/ACRE. APPROXIMATELY 31% OF THE SITE LIES WITHIN DRAINAGE BASIN A-9 WHILE 69% LIES WITHIN THE REMAINING BASINS MENTIONED. THIS WEIGHS OUT TO AN AVERAGE OF 3.54 CFS/ACRE FOR ALLOWABLE 100-YR, 6-HR DISCHARGE RATE OF THE ENTIRE SITE.

PROPOSED DRAINAGE:

THE PROPOSED DEVELOPMENT WILL BE AN APARTMENT COMPLEX WITH 7 3-STORY RESIDENT BUILDINGS, 4 GARAGE BUILDINGS, A CLUBHOUSE AND VARIOUS TYPICAL APARTMENT AMENITIES. DUE TO STEEP EXISTING GRADES OF THE SITE, THERE WILL BE NEW RETAINING WALLS ALONG THE EAST AND WEST PROPERTY LINES. THE SITE WILL PREDOMINANTLY DRAIN TOWARDS POND 1 (NW QUADRANT OF PROPERTY) AND POND 2 (SW QUADRANT OF PROPERTY). BASINS P1-P3 WILL DRAIN VIA SURFACE FLOW TOWARDS BASIN P4, WHICH IS POND 1. BASINS P5-P7 WILL DRAIN BY A COMBINATION OF SURFACE FLOW AND ONSITE STORM DRAIN TOWARDS BASIN P8, WHICH IS POND 2. EACH POND WILL HAVE RAISED OUTFALLS FOR RETAINING THE REQUIRED WATER QUALITY VOLUME FROM THEIR RESPECTIVE CONTRIBUTING BASINS AND ALSO ATTENUATE THE REMAINING RUNOFF TO A MAXIMUM DISCHARGE RATE OF 3.54 CFS/ACRE. THESE OUTFALLS IN THESE PONDS WILL CONNECT TO THE BACK OF THE EXISTING CURB INLETS ALONG THE EAST SIDE OF TRANSPORT STREET.

THE REMAINING DRAINAGE BASINS P9-P12 CONSIST OF THE SLOPE TIE AREAS ALONG THE STREET-FRONTED PERIMETER OF THE PROPERTY. THESE BASINS ARE NOT IMPERVIOUS EXCEPT FOR THE DRIVEWAYS, WHICH ARE SLOPED TO CREATE WATER BLOCKS BETWEEN THE STREET DRAINAGE AND PRIVATE DRAINAGE. THESE BASINS WILL ALSO CONVEY FLOW TO THE EXISTING CURB INLETS IN TRANSPORT STREET HOWEVER FLOW CANNOT BE ATTENUATED FROM THESE BASINS. DUE THESE CONDITIONS, THE ACREAGE OF BASIN P12 WILL BE ACCOUNTED FOR IN THE 3.54 CFS/ACRE DISCHARGE RATE IN THE POND 1 OUTFALL FLOW AND THE ACREAGE OF BASINS P9-11 WILL BE ACCOUNTED FOR IN THE DISCHARGE RATE IN THE POND 2 OUTFALL FLOW.

THE NORTHERNMOST RESIDENT BUILDING ALONG FLIGHTWAY AVENUE WILL INCLUDE AN UNDERGROUND PARKING STRUCTURE, WITH VEHICLE INGRESS/EGRESS TO THE STRUCTURE COMING FROM FLIGHTWAY AVENUE. THE FIRST FLOOR ABOVE THIS STRUCTURE WILL BE AT GRADE WITH THE ONSITE PARKING/DRIVE AISLE DIRECTLY SOUTH OF THE BUILDING. THE PARKING STRUCTURE WILL HAVE SOME SLIGHT GRADE FROM EAST TO WEST FOR POSITIVE DRAINAGE ASSURANCE, WITH A DRAINAGE INLET PLACED AT THE WESTERN EDGE OF THE PARKING STRUCTURE, HOWEVER THERE IS NOT AN ANTICIPATED LARGE AMOUNT OF RUNOFF WITHIN THE STRUCTURE DUE TO A RAINFALL FROM A STORM EVENT BEING CAPTURE ON THE ROOF ABOVE AND ALREADY BEING ACCOUNTED FOR IN BASIN P1.

THE TOTAL 100-YR 6-HR FLOW FOR THE ENTIRE SITE IS 42.27 CFS OVER 10.813 ACRES. FOLLOWING THE ALLOWABLE DISCHARGE RATE OF 3.54 CFS/ACRE, THE ENTIRE DEVELOPMENT WILL BE LIMITED TO AN ULTIMATE DISCHARGE RATE OF 38.28 CFS TO THE DRAINAGE INLETS IN TRANSPORT STREET.

BW=6.00

Basin Descriptions										100-Year, 6-Hr			10-Year, 6-Hr				
Basin	Area	Area	Area	Treatr	nent A	Treatr	nent B	Treati	nent C	Treatr	nent D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
ID	(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(in)	(ac-ft)	cfs	(in)	(ac-ft)	cfs
P1	148,847.12	3.417	0.00534	0%	0.000	14%	0.478	7%	0.239	79%	2.699	1.863	0.531	14.53	1.134	0.323	9.34
P2	14,638.50	0.336	0.00053	0%	0.000	41%	0.138	0%	0.000	59%	0.198	1.571	0.044	1.25	0.905	0.025	0.75
P3	31,571.95	0.725	0.00113	0%	0.000	25%	0.181	0%	0.000	75%	0.544	1.785	0.108	2.97	1.075	0.065	1.88
P4	2,774.82	0.064	0.00010	0%	0.000	50%	0.032	50%	0.032	0%	0.000	0.955	0.005	0.17	0.400	0.002	0.08
P5	61,526.72	1.412	0.00221	0%	0.000	25%	0.353	0%	0.000	75%	1.059	1.785	0.210	5.78	1.075	0.127	3.66
P6	84,021.44	1.929	0.00301	0%	0.000	15%	0.289	5%	0.096	80%	1.543	1.870	0.301	8.22	1.140	0.183	5.29
P7	25,038.00	0.575	0.00090	0%	0.000	15%	0.086	10%	0.057	75%	0.431	1.820	0.087	2.40	1.099	0.053	1.53
P8	22,870.87	0.525	0.00082	0%	0.000	50%	0.263	50%	0.263	0%	0.000	0.955	0.042	1.42	0.400	0.018	0.70
P9	6,817.39	0.157	0.00024	0%	0.000	50%	0.078	50%	0.078	0%	0.000	0.955	0.012	0.42	0.400	0.005	0.21
P10	17,641.85	0.405	0.00063	0%	0.000	25%	0.101	75%	0.304	0%	0.000	1.043	0.035	1.18	0.460	0.016	0.62
P11	12,913.84	0.296	0.00046	0%	0.000	20%	0.059	70%	0.208	10%	0.030	1.159	0.029	0.93	0.554	0.014	0.50
P12	42,363.26	0.973	0.00152	0%	0.000	22%	0.214	70%	0.681	8%	0.078	1.132	0.092	2.99	0.533	0.043	1.61
Total	471,025.76	10.813	0.01690		0.000		2.273		0.000		6.582		1.495	42.27		0.873	26.18

90% 3.146 10% 0.350 0% 0.000

Pond 1 Water Quality Volume:

Contributing Basins = P1-P4

Contributing Basins Impervious Area = 3.441 Acres = 149,889.96 SF

Pond 2 Water Quality Volume:

Contributing Basins = P5 - P8

Contributing Basins Impervious Area = 3.034 Acres = 132,161.04 SF Water Quality Volume to be Retained = 132,161.04 SF x 0.42'' / 12'' = 4,625 CF

NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING
- SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES. 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL 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.

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.

	PRELIMINARY - NOT FOR CONSTRUCTION								
	ENGINEER'S SEAL	TRANSPORT HOUSING	DRAWN BY BF						
	7868 PROPERSIONAL ENGINEERS	TRANSPORT ST & FLIGHTWAY AVE	<i>DATE</i> 5/20/2021						
		IDRAINAGE PLAN	2020072_GRB						
			SHEET #						
05-20-21 RONALD R. BOHANNAN P.E. #7868	Man Manual Comments	T 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109	C2.1						
	(505) 858-3100 www.tierrawestllc.com	ЈОВ # 2020072							

