

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

December 19, 2019

Joseph Casares Jr., PE  
JCII Group, LLC  
8105 Sand Springs Cir NW  
Albuquerque, NM 87114

RE: **RMCI Office & Shop**  
**5440 Watson Dr SE**  
**Grading and Drainage Plan Stamp Date: 12/6/19**  
**Hydrology File: Q16D007**

Dear Mr. Casares,

Based on the submittal received on 12/9/19, the above-referenced Grading and Drainage Plan is approved for Grading Permit.

PO Box 1293

Albuquerque

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

Prior to Building Permit:

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

1. An updated Grading and Drainage Plan will be required to account for the building construction and addition of impervious cover; major infrastructure may also be required at this time.

Prior to Certificate of Occupancy (For Information):

2. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision*, will be required.
3. If a Work Order is required, City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.
4. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the stormwater control ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie ([clabadie@cabq.gov](mailto:clabadie@cabq.gov), 924-3996) regarding the routing and recording process for covenants. The routing and recording process

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for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana M. Peterson  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

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



PROJECT DESCRIPTION  
& DRAINAGE ANALYSIS

SITE LOCATION

THE 12.10 ACRES SITE (TRACT F) IS ZONED PC, AND IS LOCATED IN THE MESA DEL SOL INNOVATIVE PARK II AT 5440 WATSON DR. SE (SEE LEGAL DESCRIPTION). THIS GRADING PLAN AND DRAINAGE ANALYSIS ALSO INCLUDES TRACTS E (1.13 ACRES) AND OS-2 (2.09 ACRES) WHICH ARE PLATTED AS EASEMENT AND OPEN SPACE (SEE ATTACHED PLAT, DOC#2008089615). TRACT OS-2 IS ALSO DESIGNATED AS RETENTION AREA FOR TRACT F (SEE ATTACHED APPROVED DRAINAGE MANAGEMENT PLAN, COA FILE#Q16DA4). THE SITE IS LOCATED IN ZONE ATLAS MAP Q-16-Z.

LEGAL DESCRIPTION

BULK LAND PLAT FOR MESA DEL SOL INNOVATIVE PARK II (A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3, AND 4-A-4, MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, AND OS-6 MESA DEL SOL INNOVATIVE PARK), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

EXISTING CONDITION

CURRENTLY THE SITE IS UNDEVELOPED WITH SPORADIC NATURAL DESERT VEGETATION. THE LOT HAS A GRADUAL SLOPE TO THE EAST, WITH A MANMADE BERM ALONG THE EAST PROPERTY LINE.

THE SURROUNDING AREA IS ALSO UNDEVELOPED WITH THE EXCEPTION OF THE I.C.E. FACILITY ACROSS WATSON DRIVE. ROW DEVELOPMENT INCLUDES ASPHALT ROADWAYS, CURB AND GUTTERS, UTILITIES, AND STORM DRAINS ALONG WATSON DRIVE AND CRICK AVENUE. OFF-SITE STORMWATER DOES NOT IMPACT THIS SITE. STORMWATER FROM THE SITE WILL DRAIN TO TRACT OS-2, WHICH IS PLATTED AS A DRAINAGE EASEMENT AND OPEN SPACE. ALSO PER PLAT, THE DRAINAGE EASEMENT IS OWNED AND MAINTAINED BY MESA DEL SOL, LLC. RETENTION POND WITHIN THE DRAINAGE EASEMENT (TRACT OS-2) WILL BE CONSTRUCTED UNDER THIS PLAN.

PROPOSED CONSTRUCTION

PROPOSED DEVELOPMENT:  
THE FOLLOWING IS TO FACILITATE SITE GRADING PERMIT. WORK SHOWN IS IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT (GEOMAT #192-3385). THE PROPOSED GRADING IS IN PREPARATION FOR FUTURE BUILDING AND SITE DEVELOPMENT. NO OTHER WORK IS PROPOSED UNDER THIS PLAN.

FUTURE DEVELOPMENT:

ON-SITE — NEW OFFICE AND SHOP BUILDING CONTAINING APPROXIMATELY 38,000 SF. THE PROPOSED CONSTRUCTION WILL CONSIST OF A TWO STORY BUILDING, NEW UTILITY SERVICE CONNECTIONS, DETAILED GRADING IMPROVEMENTS, NEW ASPHALT PARKING LOT, CONCRETE CURB AND GUTTER, WALKWAYS, LANDSCAPE AND STORM DRAINS.  
OFF-SITE — CONSTRUCTION WILL INCLUDE SIDEWALKS ALONG WATSON DRIVE, CRICK AVENUE, AND CITY EASEMENT ROAD, AS WELL AS UTILITY CONNECTIONS TO MAINS, AND ONE DRIVEPAD OFF CRICK AVENUE.

FEMA FIRM

THE SITE IS LOCATED IN FLOOD ZONE X AS INDICATED BY FIRM NUMBER 35001C0363G, RECORDED ON 09/26/2008 (SEE FEMA FIRM)

PROPOSED GRADING AND DRAINAGE

THIS GRADING PLAN DEPICTS:

- EXISTING 1' CONTOUR FROM RECENT TOPOGRAPHY SURVEY (OCT. 2019)
- PROPOSED GRADES INDICATED BY 1' CONTOUR LINES
- THE LIMITS AND CHARACTER OF THE EXISTING CONDITIONS
- THE LIMITS AND CHARACTER OF THE PROPOSED FUTURE IMPROVEMENTS
- CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES

THE FOLLOWING ANALYSIS IS IN ACCORDANCE WITH CHAPTER 22 OF THE DPM, VOLUME 1, 1997 REVISIONS, AND IN ACCORDANCE WITH DRAINAGE#Q16DA4. ANALYSIS RESULTS ARE USED TO QUANTIFY THE PEAK RETENTION VOLUME (V) FOR ON-SITE STORMWATER WITHIN THE THREE TRACTS.

HYDROLOGY ANALYSIS

TOTAL AREA = 15.32 ACRES  
LAND TREATMENT TYPES (SEE TABLE A-4 OF DPM)  
PRECIPITATION ZONE = 2 (SEE SECTION 22.2 OF DPM)  
ESTIMATED HYDRAULIC CALCULATIONS: SEE DRAINAGE MANAGEMENT PLAN  
ACTUAL DEVELOPED HYDRAULIC CALCULATIONS: SEE TABLE BELOW

PROPOSED DEVELOPMENT

BASIN (AC.)	AREA (%)	A (%)	B (%)	C (%)	D (%)	Q(100) (CFS)	V(100)10-DAY (CF)
OS2	2.09	0	50	50	0	5.66	7,245
4E	1.13	0	0	100	0	3.55	4,635
4F	12.10	0	47.1	38.5	14.4	35.8	58,774

PROPOSED RETENTION VOLUME

BASIN IS DESIGNED TO RETAIN THE TOTAL VOLUME (70,654 CF). BASIN WILL BE 3.5 FEET DEEP AND HAVE 4H:1V SIDE SLOPES. THE TOTAL RETENTION VOLUME IS CALCULATED AS FOLLOWS;

TOTAL RETENTION:  $(1/2)[(26,674 \text{ SF} + 16,130 \text{ SF})(3.5 \text{ FT})] = 74,907 \text{ CF}$

PROPOSED CONTROL MEASURES

SITE WILL BE GRADED TO DRAIN TO PROPOSED RETENTION POND, WHICH IS DESIGNED TO RETAIN THE 100YR, 10 DAY STORM, INCLUDING THE FIRST FLUSH.

GENERAL GRADING NOTES

1. PRIOR TO CONSTRUCTION, CONTRACTOR IS REQUIRED IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES AS ACCORDING TO AN APPROVED STORM WATER POLLUTION PREVENTION PLAN.

2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".

6. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.

7. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.

8. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.

9. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.

10. THE CONTRACTOR SHALL PROVIDE "AS-BUILT" INFORMATION.

11. SITE SURVEY IS BASED FROM ACS MONUMENT "12-J13." NAD 1983 CENTRAL ZONE, X=1517168.92, Y=1489275.084, Z=4957.502 (NAVD 1988), G-G=.0999684167. US SURVEY FEET. ELECTRONIC FILE CAN BE MADE AVAILABLE UPON REQUEST. TEMPORARY BENCHMARK IS AS SHOWN ON PLAN.

12. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL OVERSEE AND VERIFY ALL CONSTRUCTION MARKINGS, AND STAKING.

13. COORDINATE WITH GEOTECHNICAL ENGINEER (GEOMAT) FOR APPROPRIATE BLENDING OF ENGINEERED FILL MATERIAL WITH NATIVE EARTH MATERIAL.

OWNER INFORMATION

TRACT E, TRACT F  
RMCI, INC.  
6211 CHAPPELL DRIVE NE  
ALBUQUERQUE, NM 87113

ESTIMATED QUANTITIES

CUT = 6,180 CY\*  
FILL = 7,970 CY\*

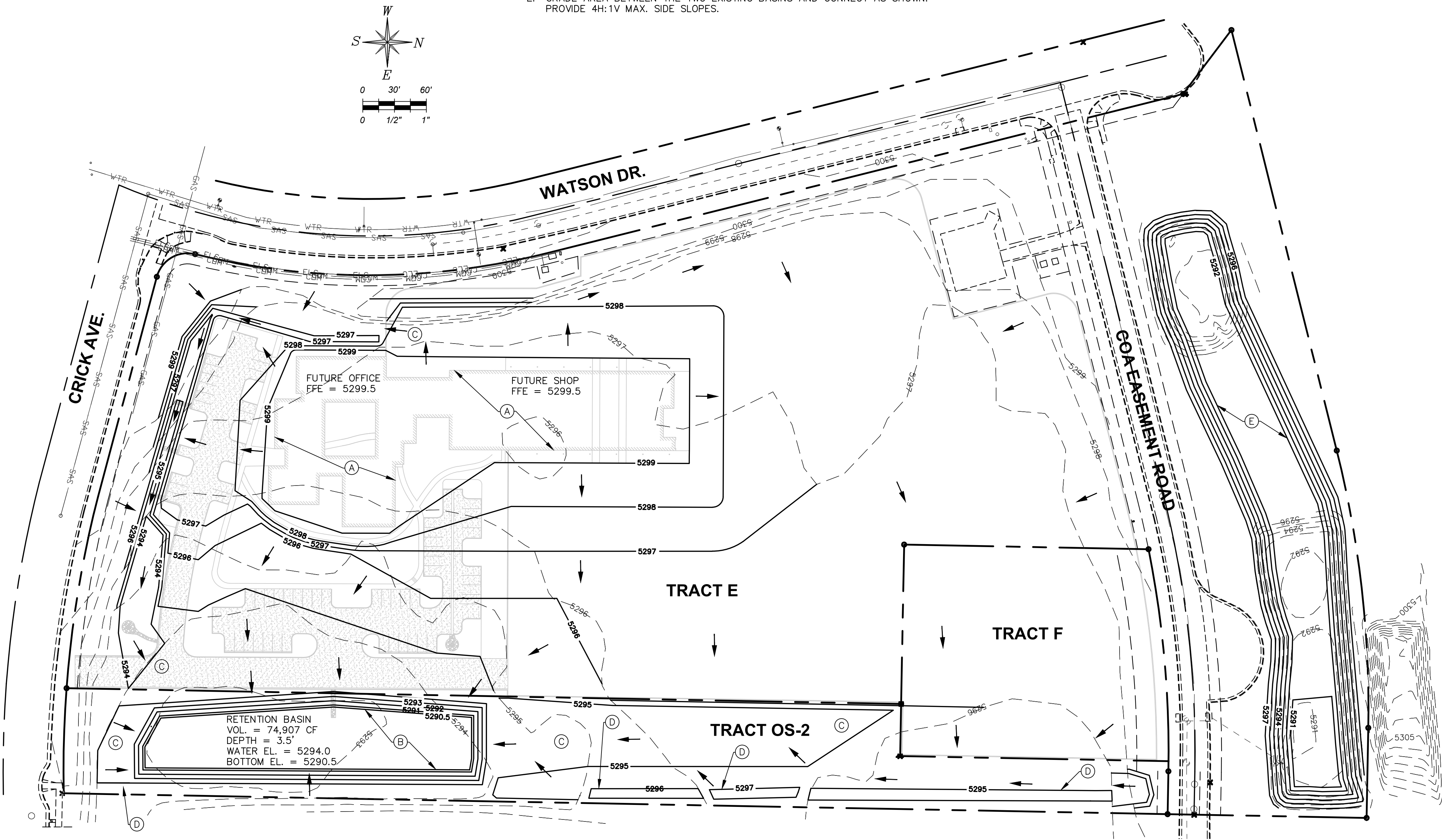
\*SHRINK / SWELL NOT ASSUMED.  
COORDINATE FILL MATERIAL  
WITH GEOMAT REPORT.

LOCATION MAP

ZONE ATLAS MAP Q-16-Z

KEYED GRADING NOTES

- OVER-EXCAVATE AREA TO A DEPTH OF 4' BELOW THE PROPOSED BOTTOM OF FUTURE BUILDING FOOTINGS AND FUTURE BUILDING SLABS (3' UNDER SHOP BUILDING), AND 4' HORIZONTAL FROM FUTURE BUILDING WALLS. REMOVE OVER EXCAVATION AND REPLACE WITH ENGINEERED FILL (3,000 PSF), COMPACTED IN 10" (MAX.) LIFTS. COMPACT SUBGRADE PRIOR TO ENGINEERED FILL. ALL COMPACTION TO BE 95% MIN. ASTM D1557. COORDINATE WITH GEOMAT PROJECT #192-3385 FOR ADDITIONAL GRADING REQUIREMENTS.
- CONSTRUCT 3.5' DEEP RETENTION BASIN PER CONTOUR LINES SHOWN. PROVIDE 4H:1V (MAX.) SLOPES. COMPACT TO 95% ASTM D1557.
- GRADE ARE TO SLOPE TOWARDS RETENTION BASIN.
- CONSTRUCT 6" (MIN) HIGH BERM TO PREVENT ON-SITE FLOW FROM FLOWING TO ADJACENT PROPERTIES.
- GRADE AREA BETWEEN THE TWO EXISTING BASINS AND CONNECT AS SHOWN. PROVIDE 4H:1V MAX. SIDE SLOPES.



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12/06/2019

Project:

FEMA FIRM

MAP NUM: 35001C0363G  
MAP DATE: SEPT. 26, 2008

RMCI, INC. OFFICE & SHOP

Mesa Del Sol, Innovative Park II, Tracts F, E, & OS-2  
5440 Watson Street SE, Albuquerque, New Mexico

Project:	2019-612	1st Revised Date:	12-06-2019
Drawn by:		2nd Revised Date:	
Scale:	As Shown	3rd Revised Date:	
Checked by:	JC		

Sheet:

ROUGH  
GRADING  
PLAN  
&  
DRAINAGE  
ANALYSIS

100% CD

Number:

C100