



TIERRA WEST, LLC

May 14, 2021

Ms. Jolene Wolfley
City of Albuquerque – DRB Chair
600 2nd Street NW
Albuquerque NM 87102

**RE: SOUTHERN TIRE MART
SENSITIVE LANDS ANALYSIS
PR-2020-004747**

Dear Ms. Wolfley:

Tierra West, LLC has performed a Sensitive Lands Analysis, documenting the following below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	None	See attached Firmette showing previous onsite flood plain removed
Steep Slopes	Steep banks on existing arroyo	See attached grading and drainage plan with topographic survey. Grading plan includes backfilling arroyo with engineered fill.
Unstable Soils	None	Per Geotechnical Report prepared by Terracon Dated 4/16/21 existing on site soils are suitable for engineer fill. Copy of report available upon request.
Wetlands (Constant supply of water)	None	See attached Firmette. No areas of standing water present on site. Groundwater not encountered in Geotechnical investigation as noted in Geotechnical Report Prepared by Terracon Dated 4/16/21. Copy of report available upon request.
Arroyo	Present	Existing arroyo bisects the site from northwest to southeast. Upland flow intercepted north of Interstate 40 by AMAFCA drainage diversion improvements. Minor runoff from remaining upland drainage basins will be conveyed to the existing storm drain in Daytona Rd via proposed storm drain culverts. Grading plan includes backfilling arroyo with engineered fill. Downstream portions of this arroyo have been backfilled in the development of previous area facilities.
Irrigation Facilities	None	See attached topographic survey. No irrigation facilities identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Large stands of mature trees	None	No mature trees noted on site.
Archeological sites	None	No archaeological issues have been uncovered. See attached Certificate Of No Effect from City Archaeologist Dated 3/2/21.

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EXISTING DRAINAGE SWALE / SEDIMENT POND
ALONG EAST PROPERTY LINE



EXISTING ARROYO WITH ACCUMULATED TRASH/TUMBLE WEEDS



END OF EXISTING ARROYO @ EAST PROPERTY LINE
(BACKFILLED TO THE EAST)



LOOKING NORTH ACROSS INTERSTATE 40 & DRAINAGE EASEMENT
TO ADJACENT HOUSING



CONCRETE BOX CULVERT WITH DRAINAGE BASIN
DIVERTED NORTH OF I-40



LOOKING EAST ACROSS THE SITE



LOOKING NORTHWEST ACROSS THE SITE



LOOKING NORTHEAST ACROSS THE SITE



PROPERTY DIRECTLY SOUTH OF SITE

In conclusion, other than the onsite arroyo noted above which will be backfilled with engineered fill, as have the downstream portions with previous developments, none of the above features have been determined to be present on this site. The historic flows that contributed to this arroyo are now diverted on the north side of I-40 by improvements constructed along that side of the interstate. This diversion has removed the need to retain the arroyo. Any remaining miscellaneous flows will be diverted to the existing storm drain in Daytona Rd with the development of the subject site. Various attached documents support our findings of no remaining sensitive land issues.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E

JN: 2020031
RRB/vc/ye