

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 4, 2023

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

RE: Wintergreen Apartments – Bldg. D
10800 Golf Course Rd NW
Permanent C.O. – Accepted
Engineer's Certification Date: 11/28/23
Engineer's Stamp Date: 08/26/21
Hydrology File: A12D008D

Dear Mr. Bohannon:

PO Box 1293

Based on the Certification received 11/28/2023 and site visit on 12/01/2023, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY Bldgs. (B & C):

NM 87103

1. The stormwater quality pond needs to be included in the engineer's certification.
2. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
3. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to “**Bernalillo County**” for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or 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 (DTIS)

Project Title: Wintergreen Apartments Hydrology File # _____
Legal Description: TR E-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYOCHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 8.7795 AC
City Address, UPC, OR Parcel: 101206651442411302

Applicant/Agent: TIERRA WEST LLC Contact: Luis Noriega
Address: 5571 Midway Park Place NE Phone: 505-858-3100
Email: lnoriega@tierrawestllc.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

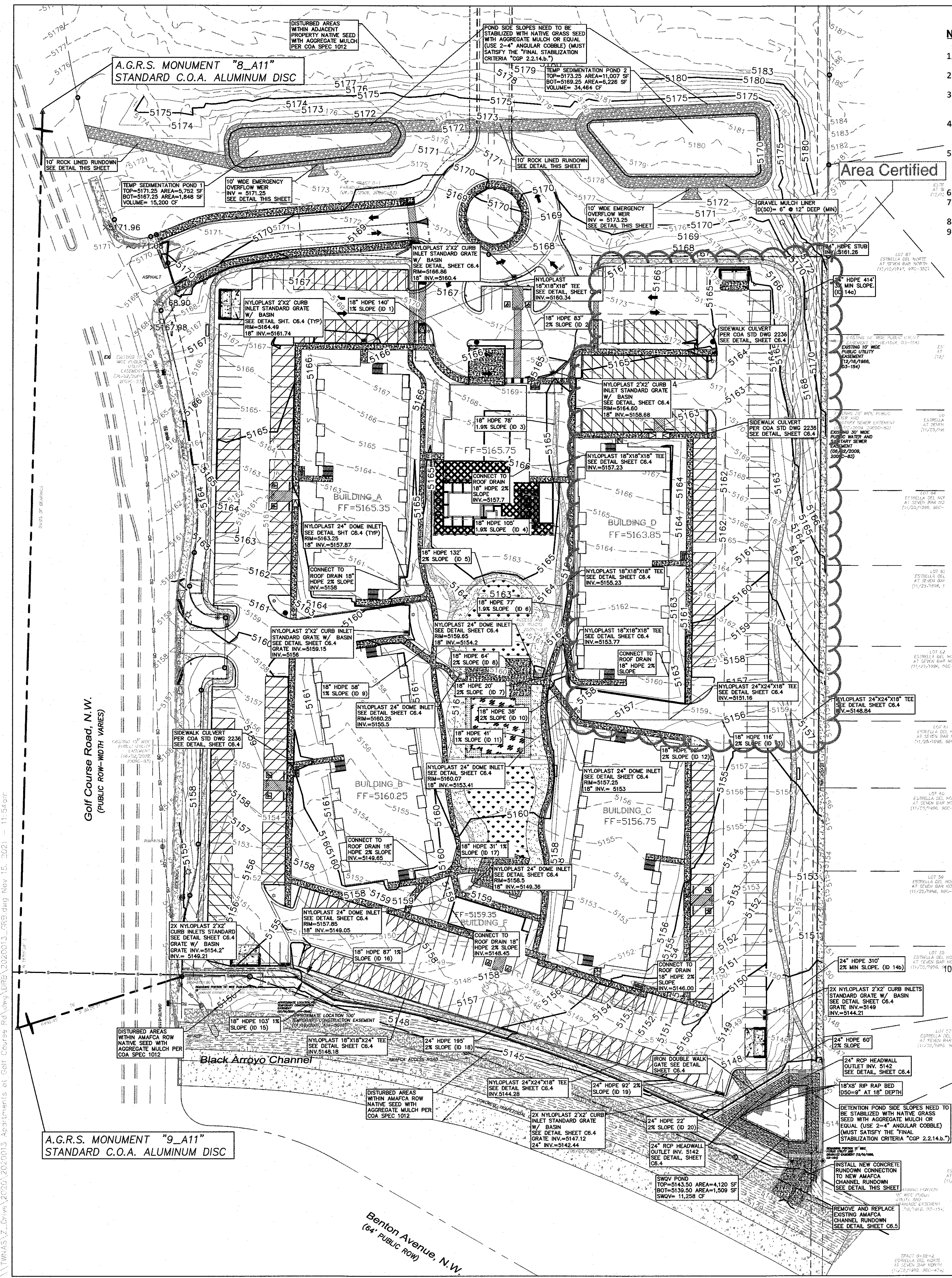
TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/28/2023

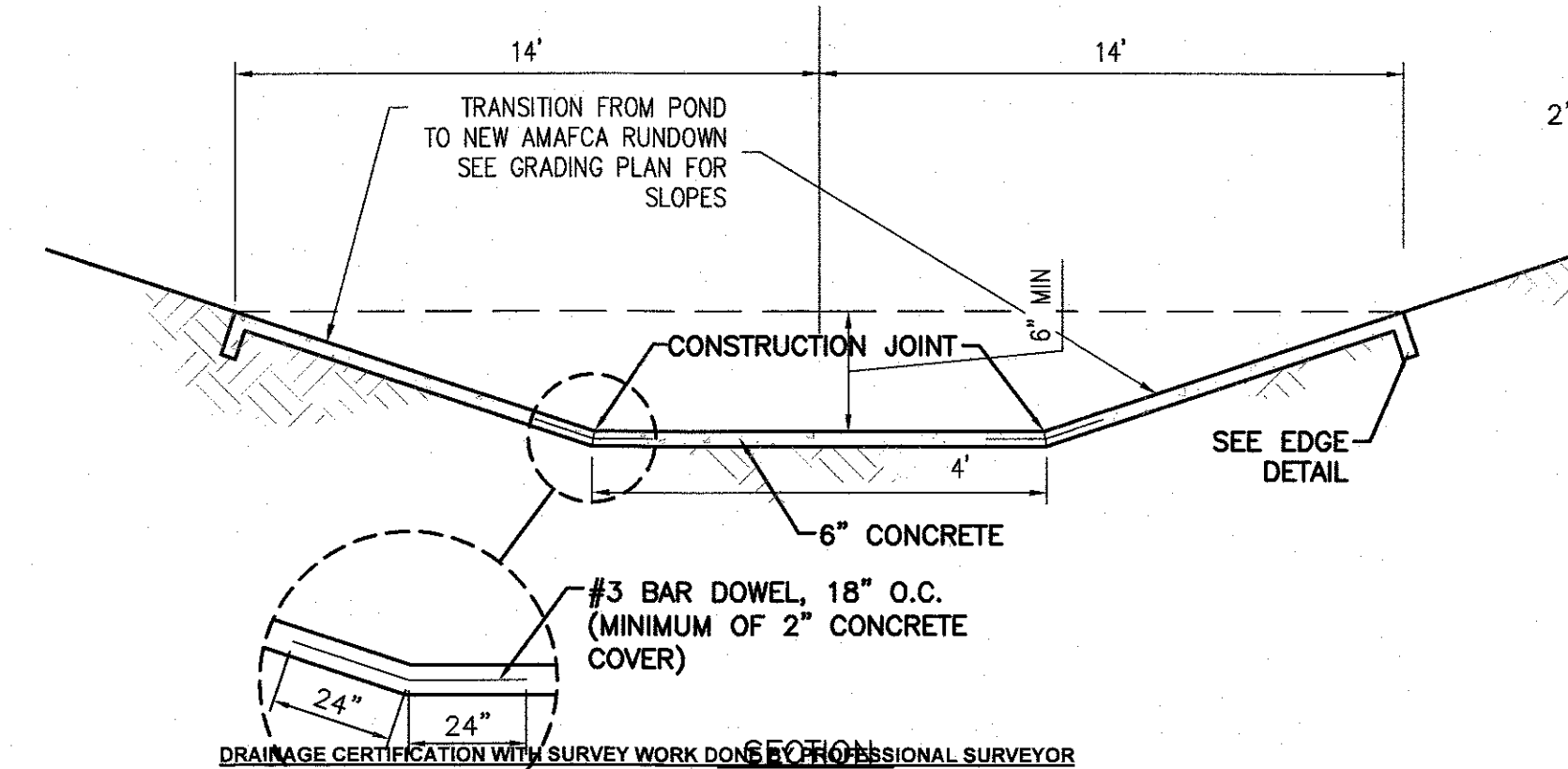
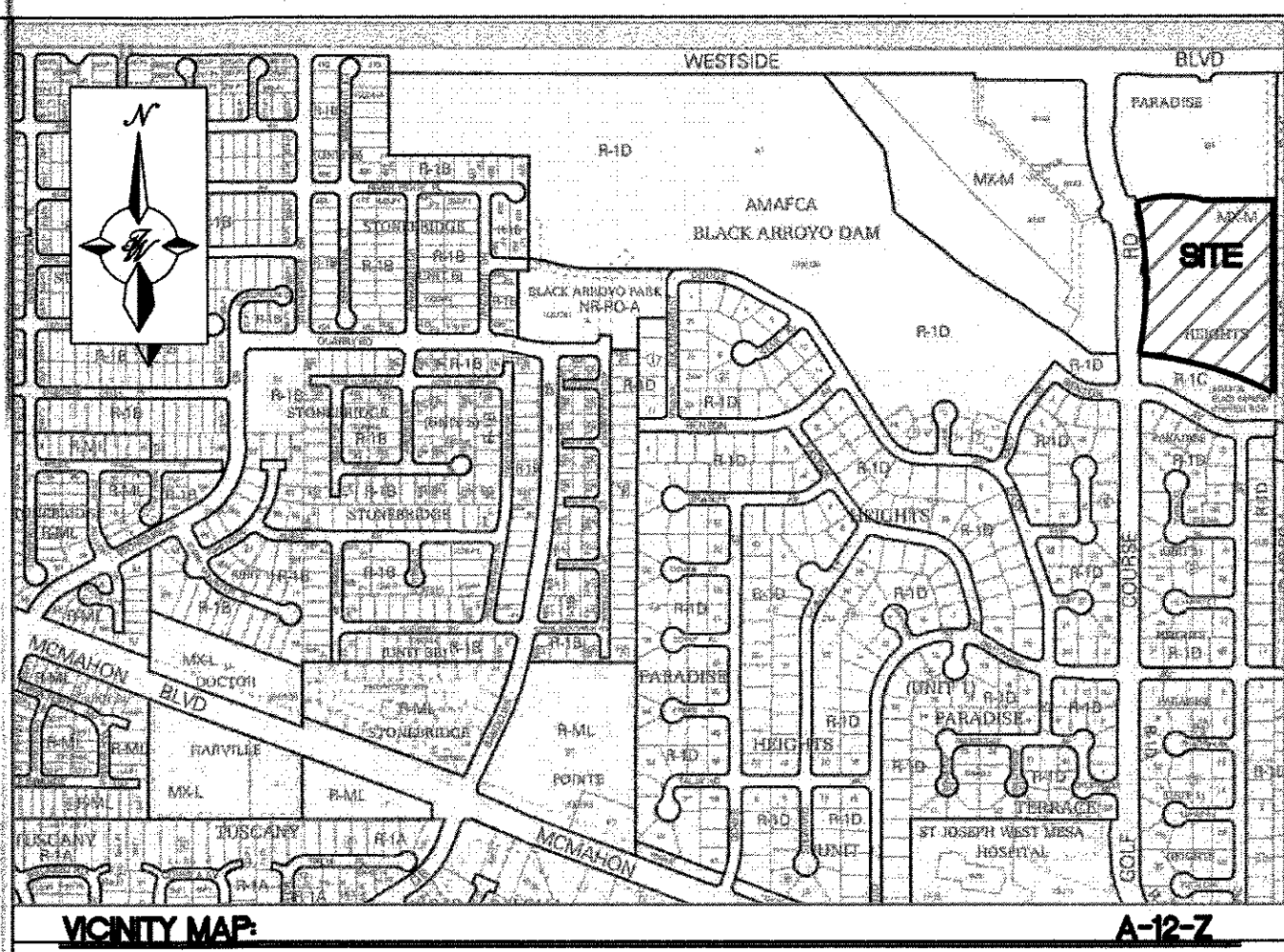


NOTICE TO CONTRACTORS

- 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.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION



1. RONALD R. BOHANNAN, NMPE #7868, OF THE FIRM, TIERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 08/26/21. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS #18374, OF THE FIRM, CARTESIAN SURVEYS, INC.

1. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/28/23 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

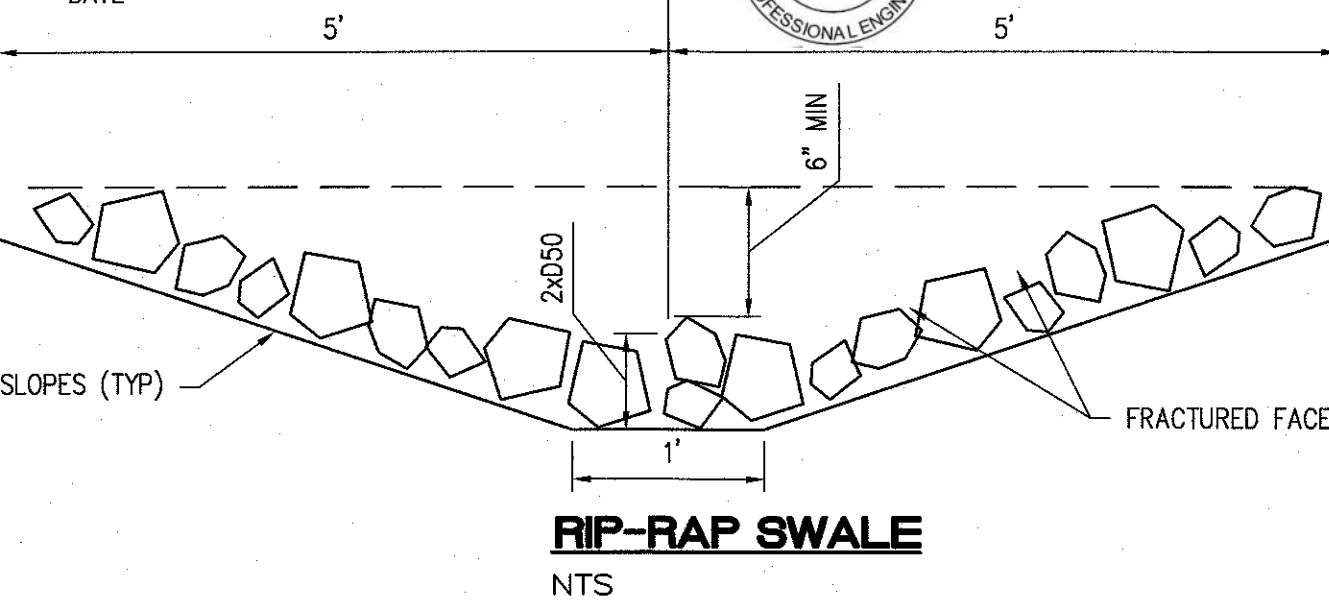
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT DRAINAGE CERTIFICATION FOR BUILDING D, C/O

CONCRETE DRAINAGE SWALE

NTS

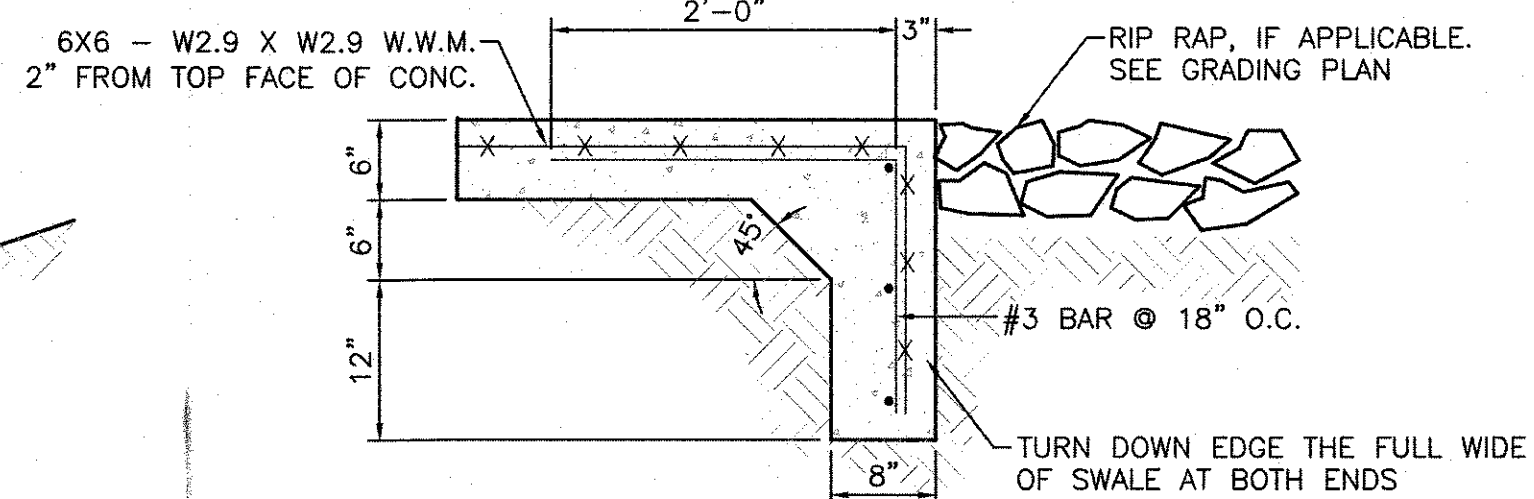
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE #7868
11/28/2023
DATE



RIP-RAP SWALE

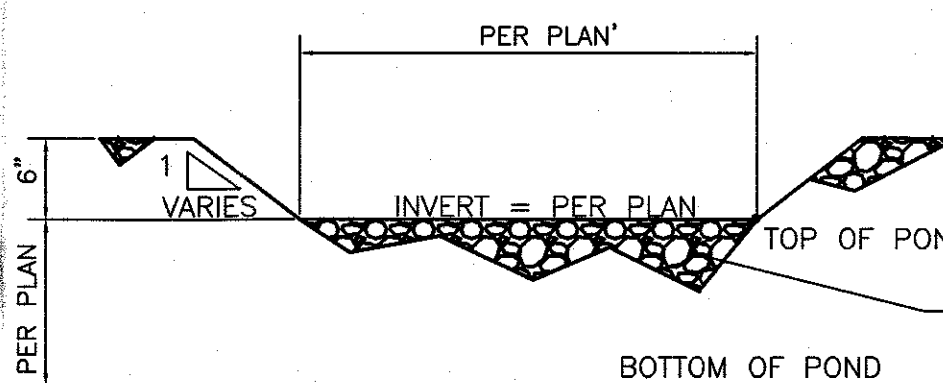
NTS



EDGE DETAIL

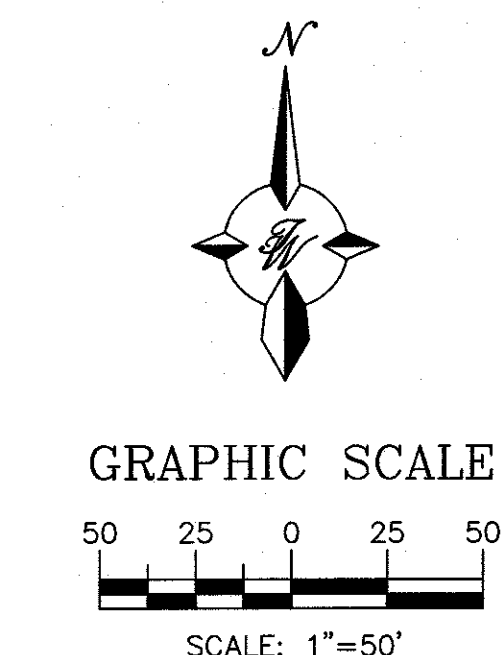
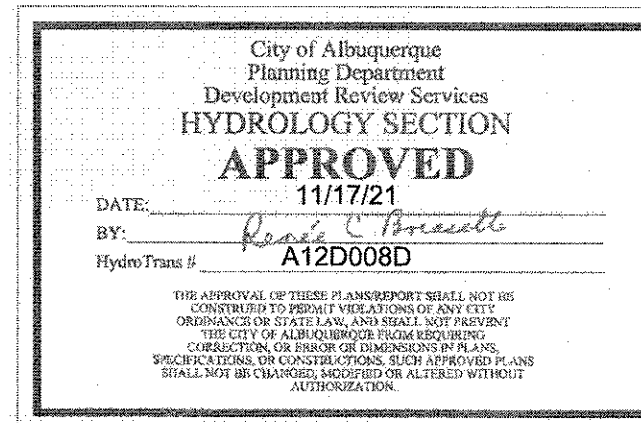
GENERAL NOTES:

- ALL REINFORCEMENT BARS TO BE GRADE 60 YIELD STRENGTH.
- CONTROL JOINTS TO BE 15' O.C. TRANSVERSE TO CHANNEL CENTERLINE AXIS. FILL JOINTS WITH SEALANT.



POND SPILLWAY DETAIL

NTS

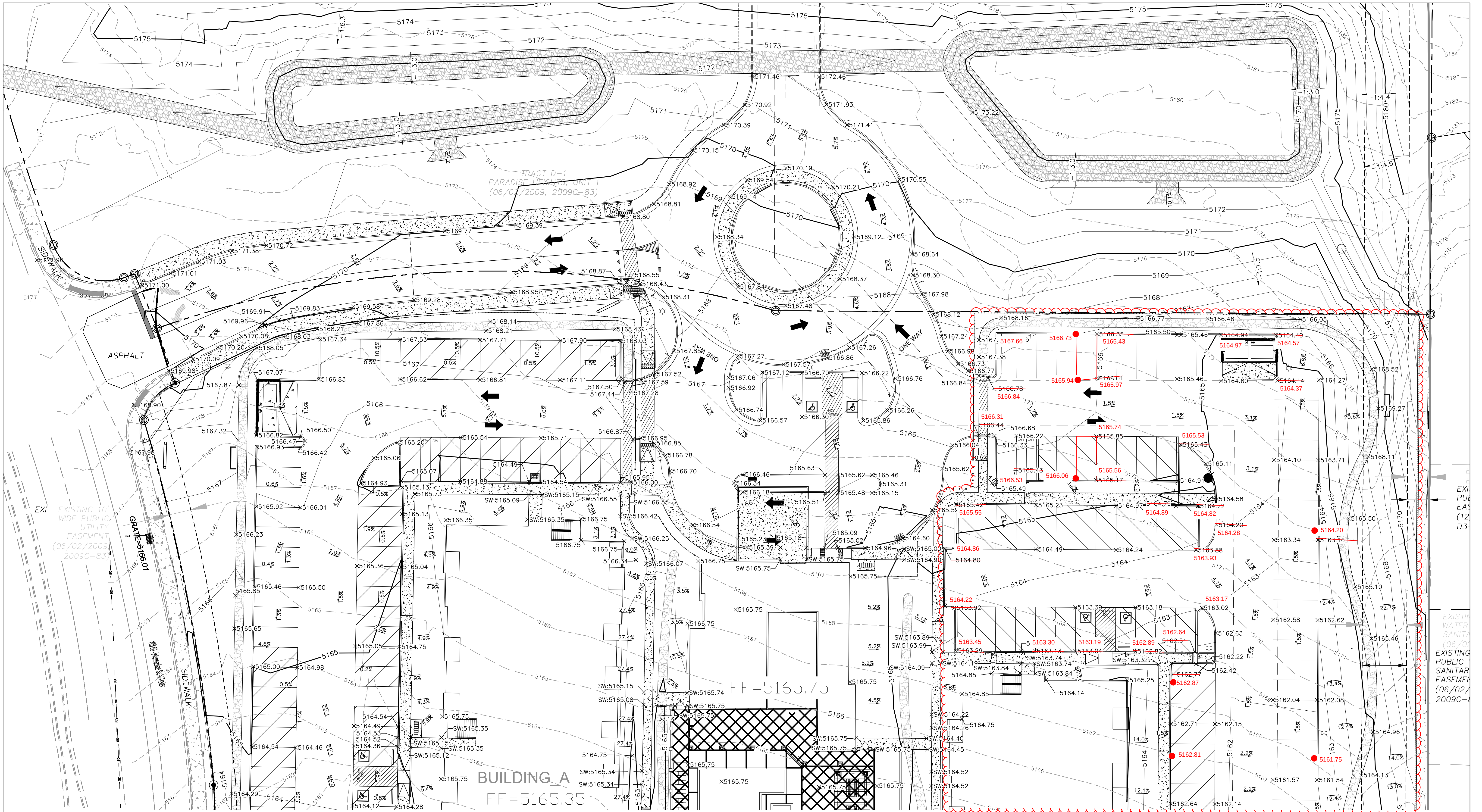


CAUTION

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.

ENGINEER'S SEAL	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW GRADING & DRAINAGE PLAN	DRAWN BY BF DATE 08/25/2021 2020013_GRB
RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3.2 JOB # 2020013

\\TWS\XZ_Drive\2020\2020013_GRB.dwg Rev 10, 2021 - 1:42pm



LEGEND

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

NOTICE TO CONTRACTORS

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SPOT ELEVATION LEGEND

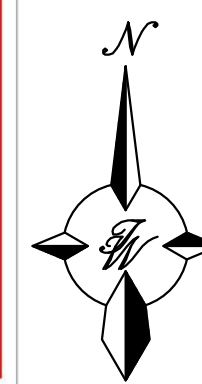
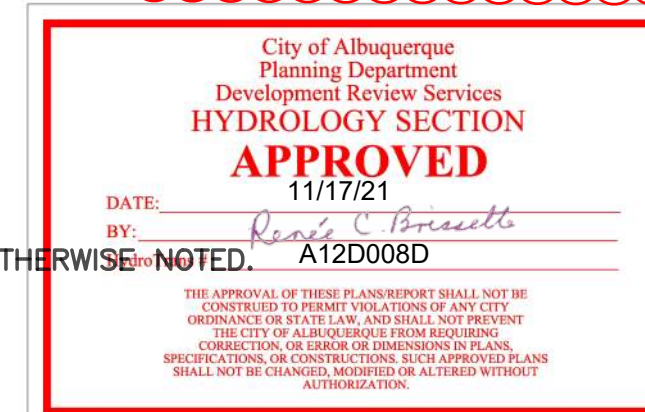
SW=SIDEWALK ELEVATION

SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

CAUTION

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GRAPHIC SCALE



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	WINTERGREEN LUXURY APARTMENTS 10800 GOLF COURSE RD. NW	DRAWN BY BF
	NORTH GRADING PLAN	DATE 08/25/2021
 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com		SHEET # C3.3
		JOB # 2020013

**PRIVATE FACILITY
DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between WINTERGREEN APARTMENTS LLC, ETAL
 ("Owner"), whose address is 19356 Meadowridge Trail N Marine on St. Croix, MN 55047,
 and whose telephone number is (651) 245-7222 and the City of Albuquerque, New Mexico,
 a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is
 made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner
 signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property
 located at [give legal description, and street address]

TRACT E-1 PLAT OF TRS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1 CONT 8.7795 AC

10800 GOLF COURSE RD NW ALBUQUERQUE 87114

recorded on 06/02/2009, pages 1 through 3, as Document No. 2009061460
 in the records of the Bernalillo County Clerk, State of New Mexico, (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to
 construct and maintain certain drainage facilities on the Property, and the parties wish to enter into
 this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the
 following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance
 with the standards, plans and specifications approved by the City:

STORM WATER QUALITY POND

The Drainage Facility is more particularly described in Exhibit A attached hereto and
 made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at
 Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage
 Facility required herein to be constructed on the Owner's property is for the private benefit and
 protection of the Owner's property and that failure to maintain such facility could result in damage
 or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation
 whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the
 duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in
 accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable

to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By [signature]: [Signature]
Name [print]: H. Peter Stalland
Title: Manager
Dated: 11/27/23

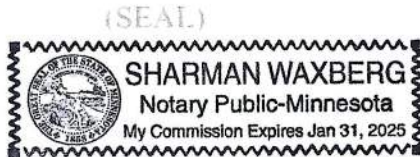
CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City engineer
Dated: _____

OWNER'S ACKNOWLEDGMENT

Minnesota
STATE OF ~~NEW MEXICO~~)
Ramsey)ss
COUNTY OF ~~BERNALILLO~~)

This instrument was acknowledged before me on this 27th day of November
2023, by Peter Stalland (name of person signing permit),
Manager (title of person signing permit) of
Wintergreen Apartments LLC ETAL (Owner).



[Signature]
Notary Public
My Commission Expires: 1/31/2025

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

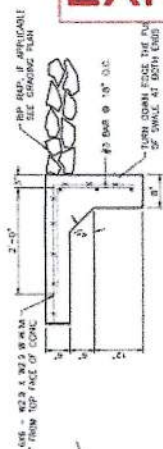
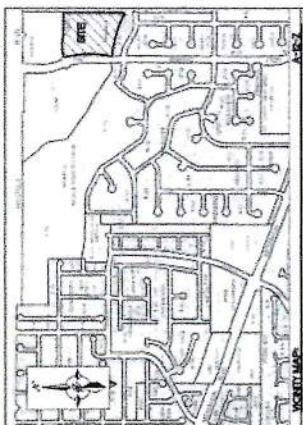
This instrument was acknowledged before me on this _____ day of _____
20__, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque,
a municipal corporation, on behalf of said corporation.

(SEAL)

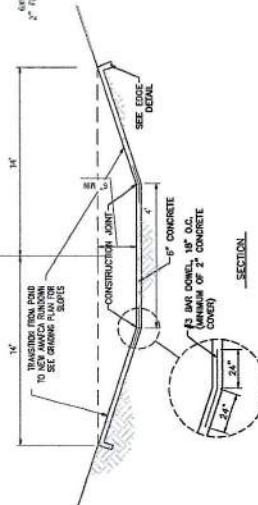
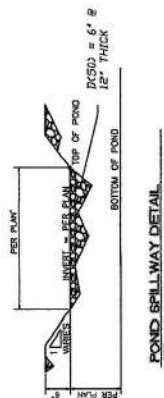
Notary Public
My Commission Expires: _____

(EXHIBIT A ATTACHED)

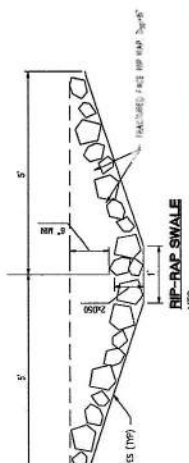
EXHIBIT A



GENERAL NOTES:
1. ALL REINFORCEMENT BARS TO BE GRADE 60 YIELD STRENGTH
2. CONTROL JOINTS TO BE 15' O.C. TRANSVERSE TO CHANNEL
CONTINUOUS ABOVE. FILL JOINTS WITH SEALANT.



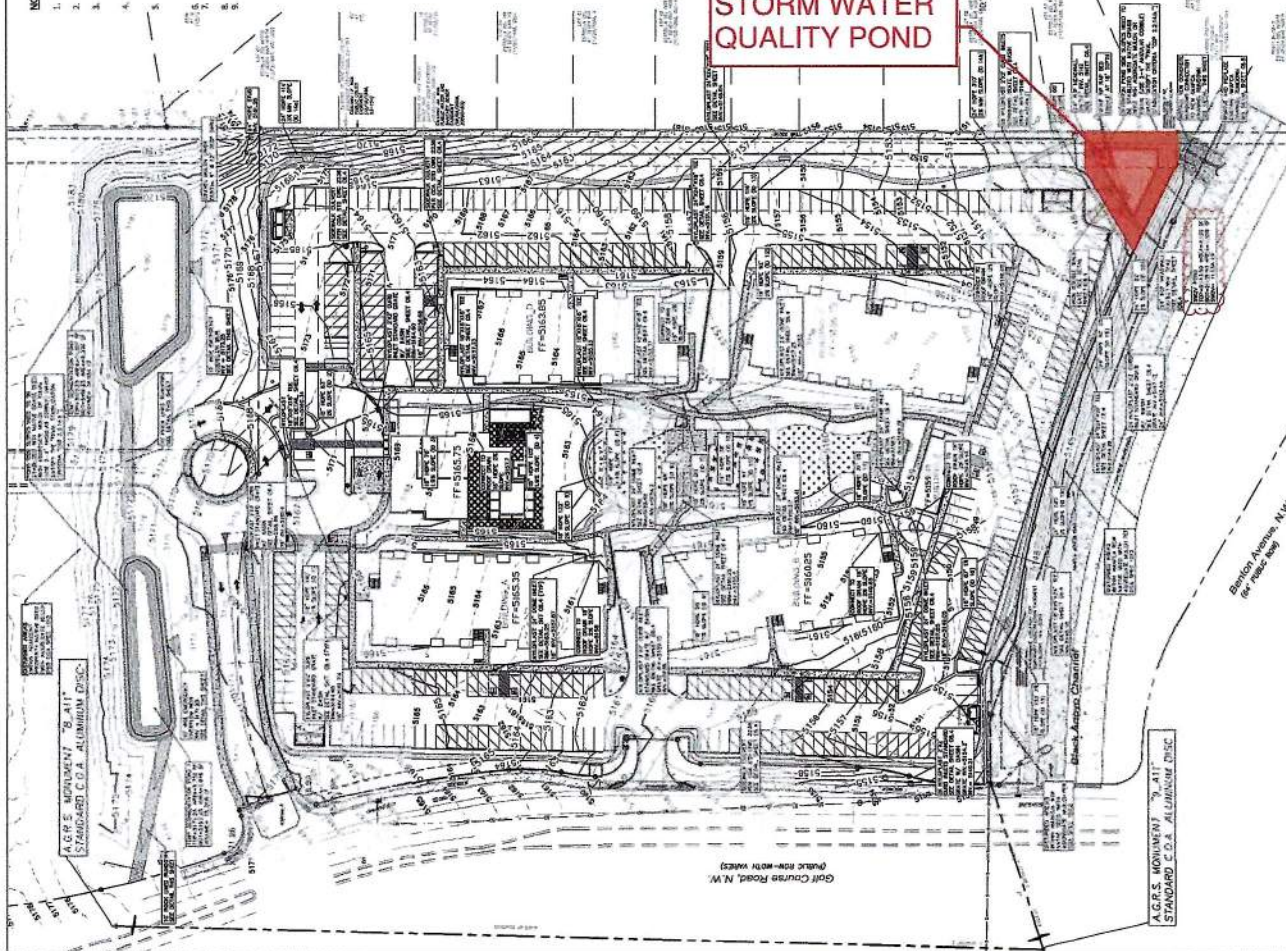
CONCRETE DRAINAGE SWALE

[illegible]

CAUTION The information contained herein is not intended to constitute an offer, solicitation, or recommendation to buy or sell any security or financial instrument or to engage in any transaction. It is provided for informational purposes only. The information contained herein should not be relied upon in making an investment decision. Please consult your investment advisor or broker before making any investment decision. The information contained herein is not intended to constitute an offer, solicitation, or recommendation to buy or sell any security or financial instrument or to engage in any transaction. It is provided for informational purposes only. The information contained herein should not be relied upon in making an investment decision. Please consult your investment advisor or broker before making any investment decision.



CHUB & GUTTER	DISTING CLERK & BUTTER
BOUNDARY LINE	DISTING BOUNDARY LINE
SUBMIT	DISTING COURSE MAJOR
CENTRELINE	DISTING COURSE MINOR
RIGHT-OF-WAY	DISTING CONTROL ELEVATION
FLIGHT	DISTING SPOT ELEVATION
SIDING	FLOW ARROW
SCREEN WALL	
RETAINING WALL	
CONDUIT MAJOR	
CONDUIT MINOR	
SPOT ELEVATION	
8-11	
N 5046.29	

[illegible]

STORM WATER
QUALITY POND

A.G.R.S. MOVEMENT "9_411"
STANDARD C.O.S. ALUMINUM DISC

A.G.R.E. MONUMENT "B" ALL