

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Broadstone Cottonwood Building 16 City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract B-9H-1B-1 Vista Del Parque Subdivision

City Address: 10800 Cibola Loop NE, Albuquerque

Engineering Firm: Tierra West, LLC Contact: Ronald R. Bohannon

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rrb@tierrawestllc.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

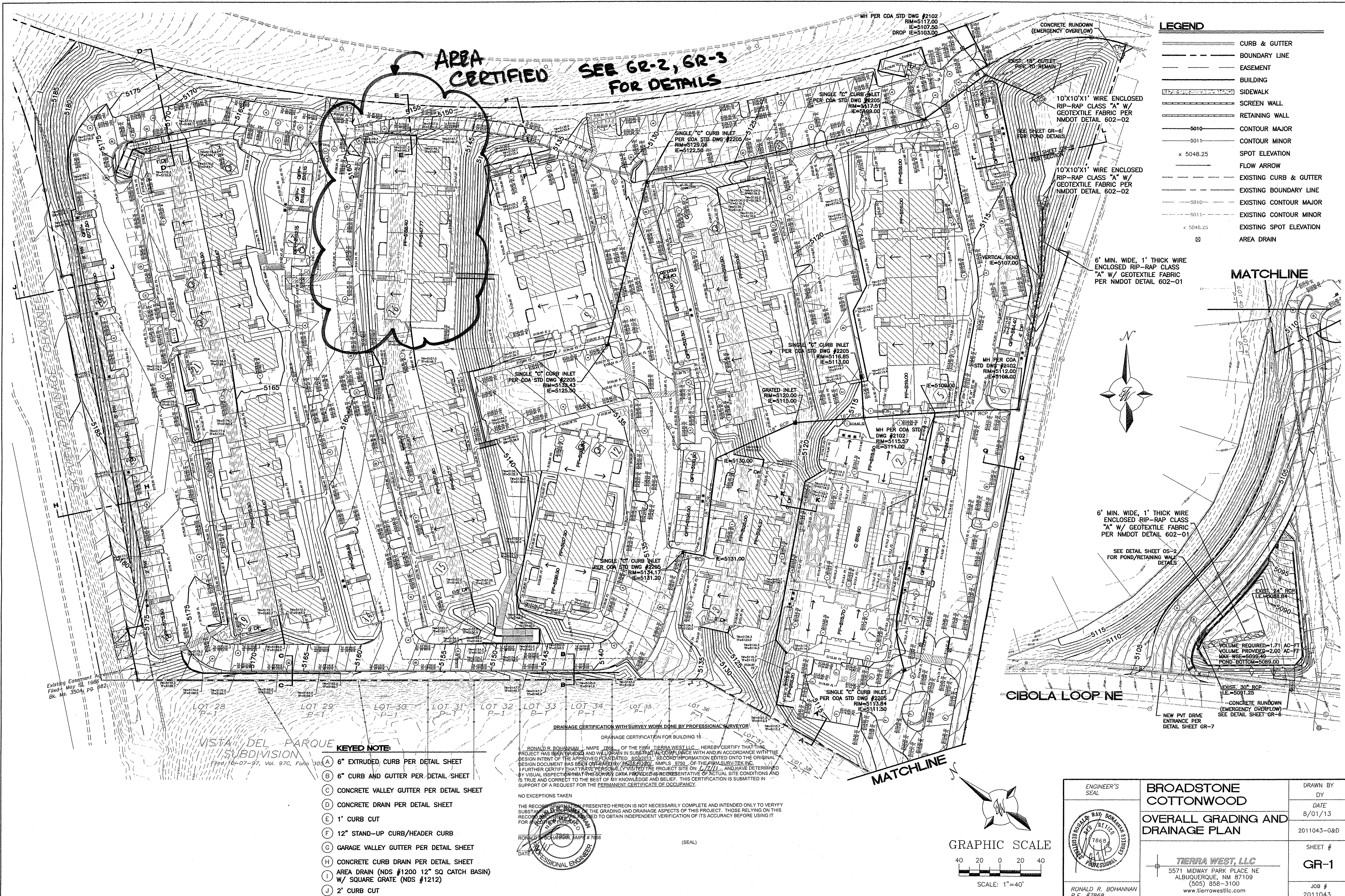
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: _____ By: Joel Hernandez

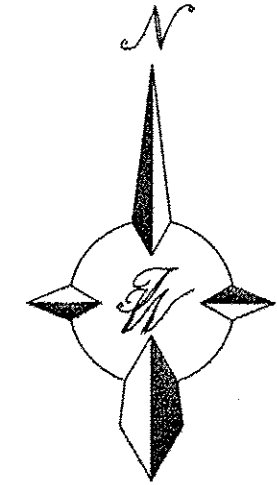
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION
 - AREA DRAIN

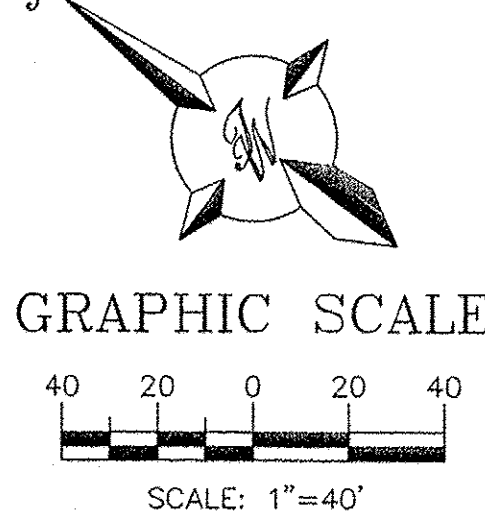
MATCHLINE



6" MIN. WIDE, 1" THICK WIRE ENCLOSED RIP-RAP CLASS "A" W/ GEOTEXTILE FABRIC PER NMDOT DETAIL 602-01

CIBOLA LOOP NE

MATCHLINE



- KEYED NOTE:**
- (A) 6" EXTRUDED CURB PER DETAIL SHEET
 - (B) 6" CURB AND GUTTER PER DETAIL SHEET
 - (C) CONCRETE VALLEY GUTTER PER DETAIL SHEET
 - (D) CONCRETE DRAIN PER DETAIL SHEET
 - (E) 1' CURB CUT
 - (F) 12" STAND-UP CURB/HEADER CURB
 - (G) GARAGE VALLEY GUTTER PER DETAIL SHEET
 - (H) CONCRETE CURB DRAIN PER DETAIL SHEET
 - (I) AREA DRAIN (NDS #1200 12" SQ CATCH BASIN) W/ SQUARE GRATE (NDS #1212)
 - (J) 2' CURB CUT

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

DRAINAGE CERTIFICATION FOR BUILDING 16

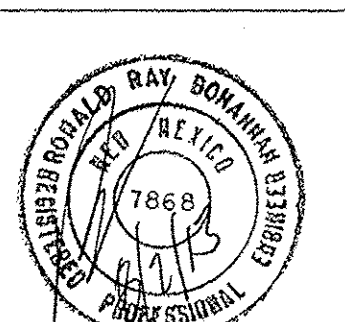
RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN SHOWN AND WELLDRAIN IN SUBMITTALS IN COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANDATED 8/01/2013. RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TERRA WEST, LLC, NMPE 7868, OF THE FIRM SURVEY, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/27/2013, 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 THE PERMANENT CERTIFICATE OF OCCUPANCY.

NO EXCEPTIONS TAKEN

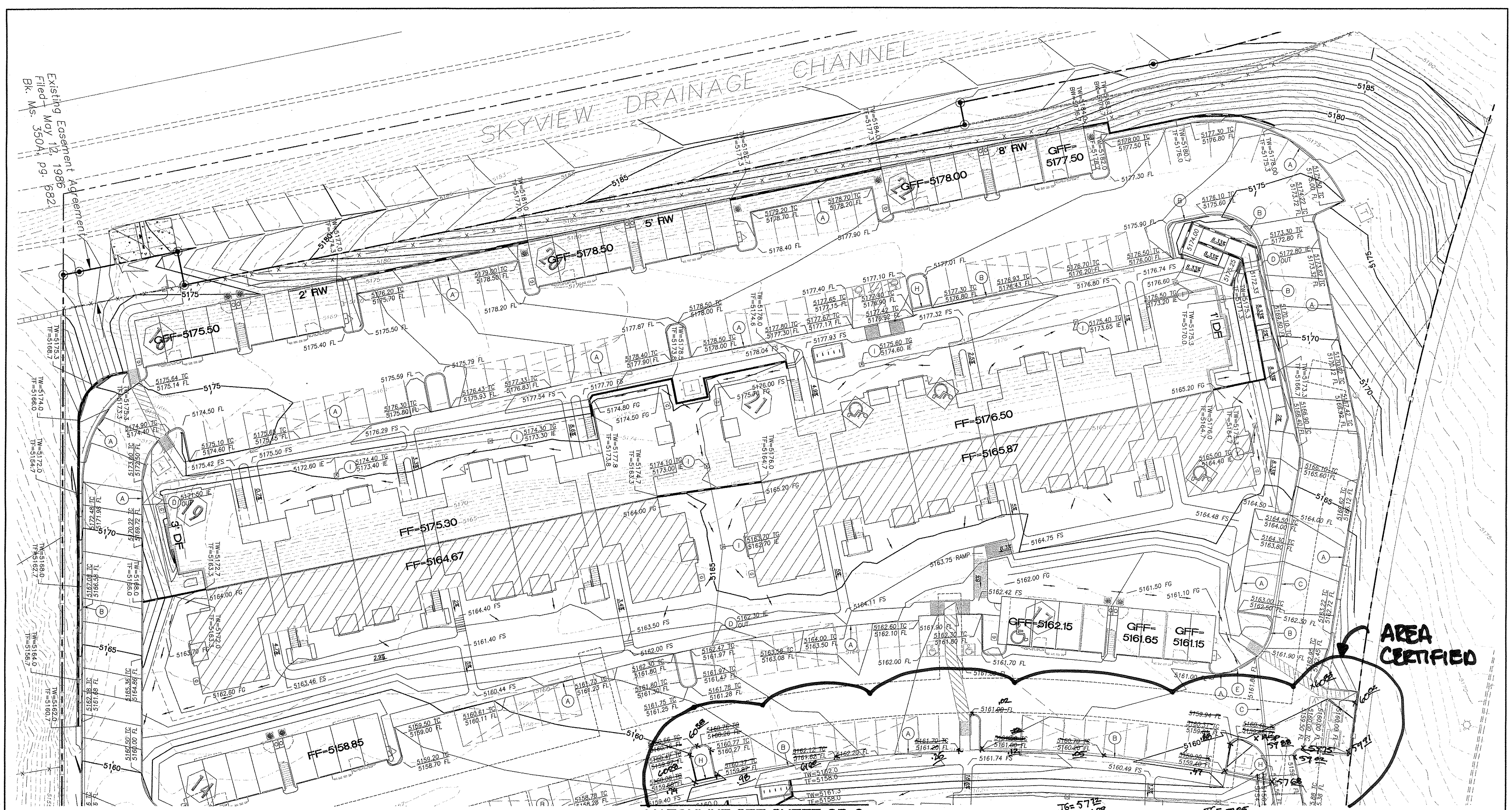
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD INFORMATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

RONALD R. BOHANNAN, NMPE #7868
DATE: 8/1/13
PROFESSIONAL ENGINEER

(SEAL)

 ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	BROADSTONE COTTONWOOD	DRAWN BY DY
	OVERALL GRADING AND DRAINAGE PLAN	DATE 8/01/13
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2011043-G&D
		SHEET # GR-1
		JOB # 2011043

Existing Easement Agreement
Filed May 12, 1986
Bk. Ms. 3504, pg. 982



- KEYED NOTE:**
- (A) 6" EXTRUDED CURB PER DETAIL SHEET
 - (B) 6" CURB AND GUTTER PER DETAIL SHEET
 - (C) CONCRETE VALLEY GUTTER PER DETAIL SHEET
 - (D) CONCRETE DRAIN PER DETAIL SHEET
 - (E) 1" CURB CUT
 - (F) 12" STAND-UP CURB/HEADER CURB
 - (G) GARAGE VALLEY GUTTER PER DETAIL SHEET
 - (H) CONCRETE CURB DRAIN PER DETAIL SHEET
 - (I) AREA DRAIN (NDS #1200 12" SQ CATCH BASIN)
W/ SQUARE GRATE (NDS #1212)
 - (J) 2" CURB CUT

MATCHLINE SEE SHEET GR-3

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

DRAINAGE CERTIFICATION FOR BUILDING 16

I, 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 8/22/2013. RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS HUGG, NMPLS 9780, OF THE FIRM SURVEY TECH. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/18/13 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 THE PERMANENT CERTIFICATE OF OCCUPANCY.

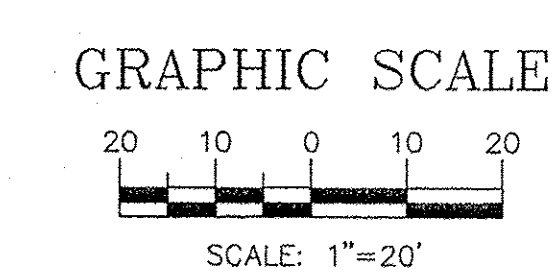
NO EXCEPT TO THE BOHANNAN PROFESSIONAL ENGINEER

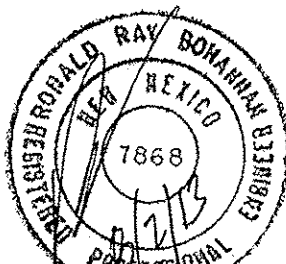
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT.

RONALD R. BOHANNAN, NMPE #7868
DATE _____ (SEAL)

SEE GR-3
TG=57.12
THW=56.91

SEE GR-3
TG=57.05
THW=56.93
(AREA DRAINS TO DAYLIGHT 4" AT RLW GR-3)

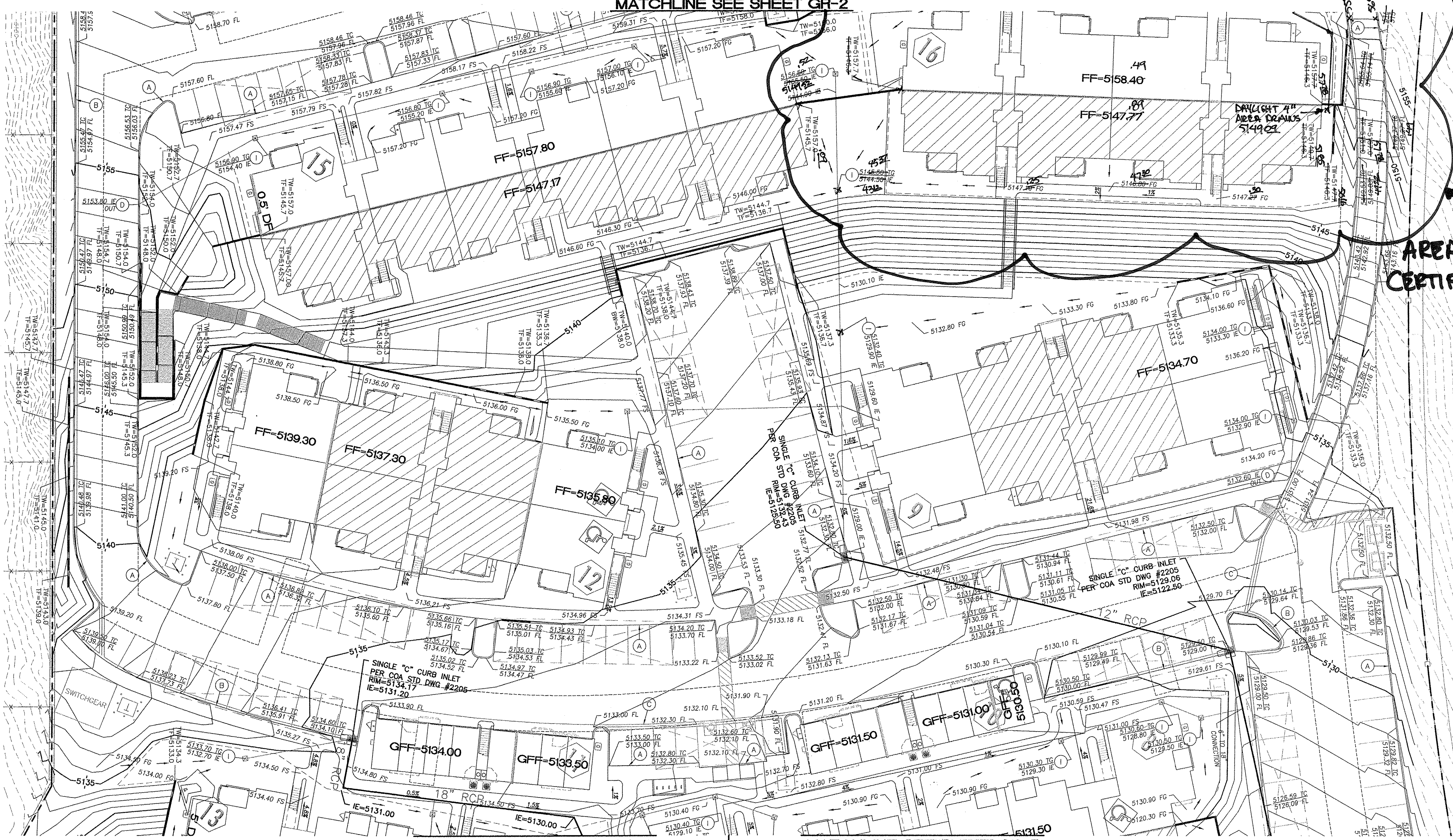


ENGINEER'S SEAL	BROADSTONE COTTONWOOD	DRAWN BY DY
		DATE 7/18/13
	GRADING AND DRAINAGE PLAN	2011043-G&D
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com
RONALD R. BOHANNAN P.E. #7868	JOB # 2011043	

SEE GR-2

MATCHLINE SEE SHEET GR-2

AREA CERTIFIED



KEYED NOTE:

- (A) 6" EXTRUDED CURB PER DETAIL SHEET
- (B) 6" CURB AND GUTTER PER DETAIL SHEET
- (C) CONCRETE VALLEY GUTTER PER DETAIL SHEET
- (D) CONCRETE DRAIN PER DETAIL SHEET
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- (J) 2' CURB CUT

MATCHLINE SEE SHEET GR-4

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

DRAINAGE CERTIFICATION FOR BUILDING 16

I, RONALD R. BOHANNAN, NMPE 7888, 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 8/02/2013. RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS HUGG, NMPLS 9750, OF THE FIRM SURVTEK, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/2/14 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 THE PERMANENT CERTIFICATE OF OCCUPANCY.

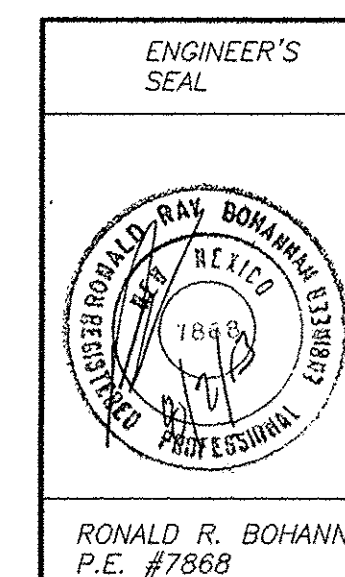
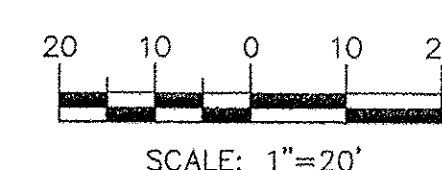
NO EXCEPTIONS TO THE ABOVE. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE 7888
DATE 8/2/14
PROFESSIONAL ENGINEER

(SEAL)

MATCHLINE SEE SHEET GR-5

GRAPHIC SCALE



BROADSTONE
COTTONWOOD
GRADING AND
DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
DY
DATE
7/18/13
2011043-G&D
SHEET #
GR-3
JOB #
2011043

CITY OF ALBUQUERQUE



June 4, 2015

Ronald R. Bohannon, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Broadstone Cottonwood Building 16
10800 Cibola Loop NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 8-2-13 (A13D022)
Certification dated: 6-2-15**

Dear Mr. Bohannon,

Based on the Certification received 6/2/2015, the above referenced building is acceptable for release of Certificate of Occupancy by Hydrology.

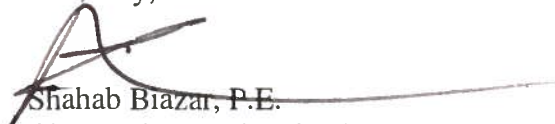
If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development and Review Services

www.cabq.gov C: RR/SB
email