

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 17, 2023

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

RE: Auto Nation
Permanent C.O. - Accepted
Engineer's Certification Date: 01/05/23
Engineer's Stamp Date: 07/29/21
Hydrology File: B18D027

Dear Mr. Bohannon:

PO Box 1293

Based on the Certification received 01/10/2023 and site visit on 01/13/2023, 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

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

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

Project Title: AUTONATION Building Permit # _____ Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: LOT 13, 14, 15, 18, 19, 20, 21 NORTH ALBUQUERQUE ACRES City Address OR Parcel 101806520803930209 101806519701030201
101806522401630203 101806522303930208
101806520701630202 101806523901630204
101806524003930207

Applicant/Agent: Tierra West LLC Contact: Jon Niski

Address: 5571 Midway Park Place NE Albuquerque, NM 87109 Phone: (505) 858-3100

Email: JNISKI@TIERRAWESTLLC.COM

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

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

RE-SUBMITTAL: _____ YES ☒ NO

DEPARTMENT: _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

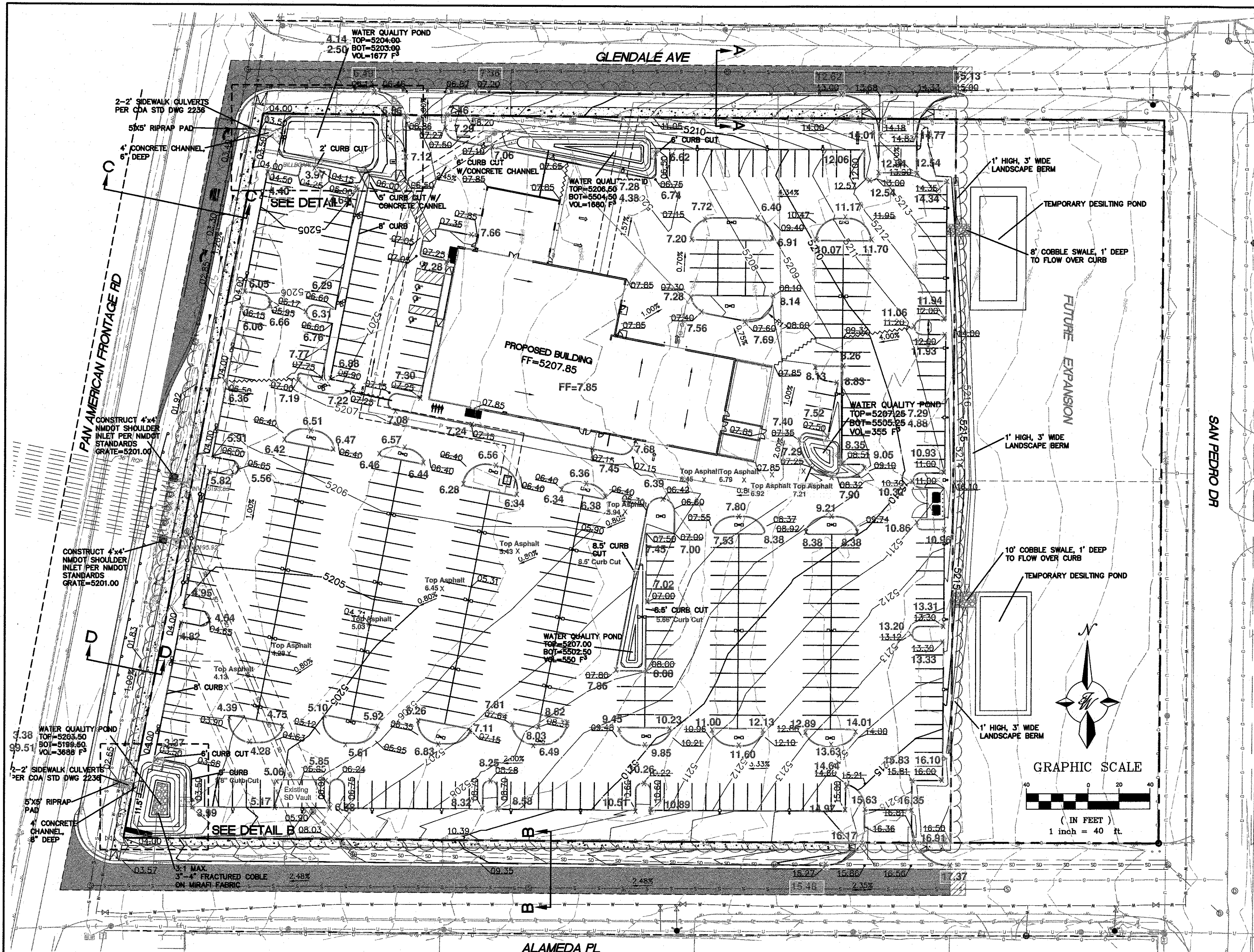
TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY PERMANENT
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 01.05.2023



EXISTING DRAINAGE:

THIS SITE IS CURRENTLY VACANT AND IS LOCATED ON THE WEST SIDE OF SAN PEDRO BETWEEN GLENDALE AVENUE AND ALAMEDA PLACE. THE SITE IS BOUNDED BY ROADS ON ALL FOUR SIDES AND CONTAINS APPROXIMATELY 5.29 ACRES. THE SITE DRAINS FROM EAST TO WEST AND INTO A DRAINAGE SWALE ALONG THE EAST SIDE OF PAN AMERICAN FREEWAY. THE SWALE THEN DRAINS TO TWO EXISTING 36" RCP PIPES THAT DRAIN TO THE WEST UNDER INTERSTATE 25 AND INTO AN ARROYO. ACCORDING TO AN APPROVED DRAINAGE PLAN FOR THE SAN PEDRO STORM DRAIN PROJECT (CITY PROJECT NO. 5304.91) COMPLETED BY THOMPSON ENGINEERING IN JANUARY OF 2010, THIS SITE IS CONTAINED WITHIN BASIN 116.21. THAT BASIN ALSO INCLUDES 2 LOTS TO THE EAST OF THIS PROJECT THAT ARE OWNED BY THE SAME LAND OWNER. THAT BASIN WAS DESIGNED TO DRAIN 30.0 CFS TO THE SAN PEDRO STORM SEWER. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THIS PROJECT DOES RECEIVE OFFSITE FLOW FROM THE 2 LOTS TO THE EAST ALONG SAN PEDRO.

NOTE

POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE FINAL STABILIZATION CRITERIA CGP 2.2.14.B.)

PROPOSED DRAINAGE:

THE SITE WILL CONTINUE TO DRAIN FROM EAST TO WEST INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AND IS DIVIDED INTO THREE BASINS. THE OFFSITE LOTS TO THE EAST WILL CONTINUE TO DRAIN THROUGH THIS SITE VIA TEMPORARY DESILTING PONDS LOCATED ALONG THE PROPERTY LINE. BASIN OF-1 WILL DRAIN A 100YR, 6-HR FLOW OF 1.67 CFS TO BASIN "B" WHILE BASIN OF-2 WILL DRAIN A 100YR, 6-HR FLOW OF 4.10 CFS TO BASIN "C".

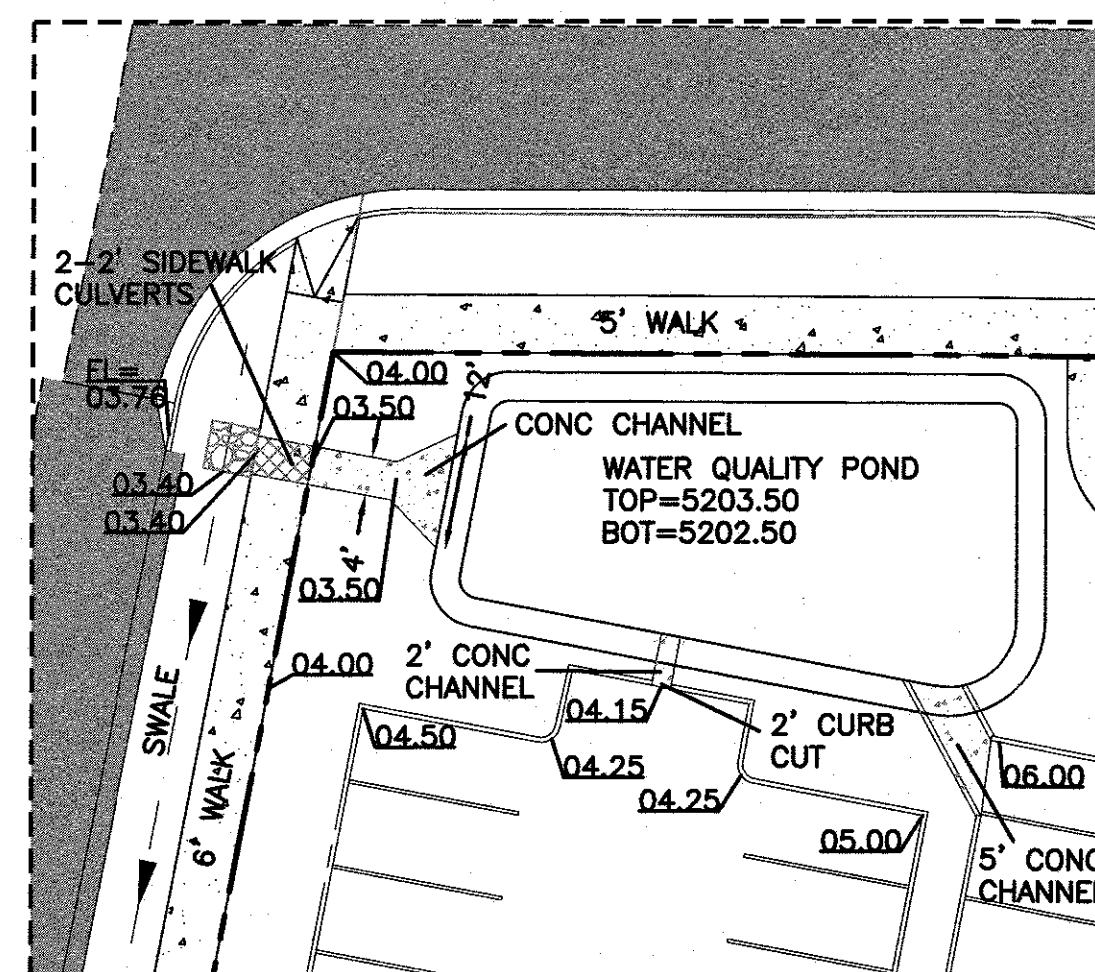
BASIN "B" WILL GENERATE A 100YR, 6-HR FLOW OF 4.47 CFS WHICH WILL BE DIRECTED TO A WATER QUALITY POND. BASIN "B" WILL PASS THROUGH THE OFFSITE FLOWS FROM BASIN OF-1. THE POND WILL CONTAIN THE REQUIRED WATER QUALITY VOLUME AND THEN OVERFLOW TO BASIN "A".

BASIN "A" WILL GENERATE A 100YR, 6-HR FLOW OF 2.36 CFS WHICH WILL BE DIRECTED TO A WATER QUALITY POND IN THE NORTHWEST CORNER OF THE PROJECT. BASIN "A" WILL PASS THROUGH THE FLOWS FROM BASIN "B" AND BASIN OF-1. THE POND WILL CONTAIN THE REQUIRED WATER QUALITY VOLUME AND THEN BE ALLOWED TO OVERFLOW INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AS IT DOES IN THE EXISTING CONDITION.

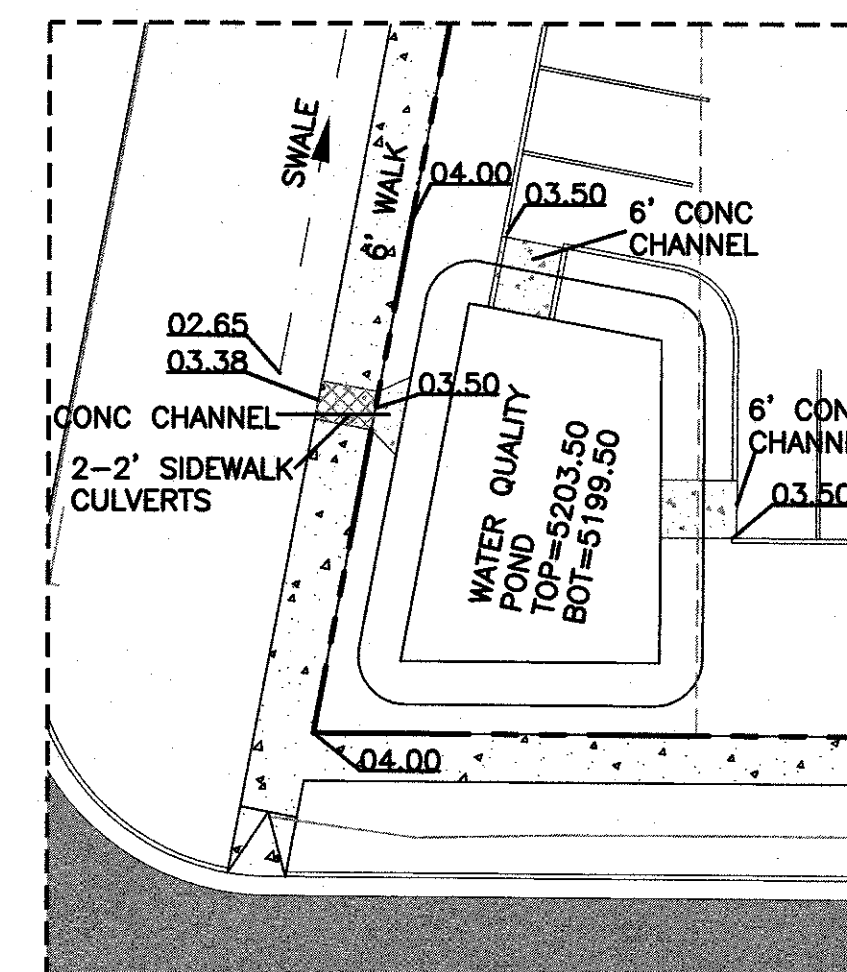
BASIN "C" WILL GENERATE A 100YR, 6-HR FLOW OF 14.26 CFS WHICH WILL BE DIRECTED TO TWO WATER QUALITY PONDS. BASIN "C" WILL PASS THROUGH THE FLOWS FROM BASIN OF-2. THE COMBINED VOLUME OF THE PONDS CONTAIN THE REQUIRED WATER QUALITY VOLUME. ALL FLOWS EVENTUALLY WILL PASS THROUGH THE WATER QUALITY POND LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY AND OVERFLOW INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AS IT DOES IN THE EXISTING CONDITION.

THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY WILL BE CLEANED AND LINED WITH COBBLE TO PREVENT EROSION. THE TOTAL DISCHARGE TO THE SWALE IS 26.86 CFS WHICH IS WELL BELOW THE 30.0 CFS ALLOWED PER THE APPROVED DRAINAGE ANALYSIS.

SEE SHEET GR-3 FOR ROAD CROSS SECTIONS



DETAIL A



DETAIL B

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

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 7/29/21. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS # 18324, OF THE FIRM, CARTESIAN SURVEYS INC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/29/21 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 CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:

NONE TAKEN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL

RONALD R. BOHANNAN

DATE: 7/29/21

PROFESSIONAL ENGINEER

SEAL