

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 19, 2022

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

**RE: Auto Nation
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 12/08/22
Engineer's Stamp Date: 07/29/21
Hydrology File: B18D027**

Dear Mr. Bohannon:

PO Box 1293

Based **solely** on the Certification received 12/13/2022, this letter serves as a “green tag” from Hydrology Section for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. Please address **all items** outlined in the Engineer's Certification.
2. This project has a work order - Auto Nation CPN 596282. This work order needs to be closed out prior to Hydrology's approval in support of Permanent Release of Occupancy.
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 ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. Once the review is done, Hydrology will send back an email stating our approval/comments.

www.cabq.gov

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

Sincerely,

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: X
RE-SUBMITTAL: ___ YES ___ NO

DEPARTMENT: ___ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

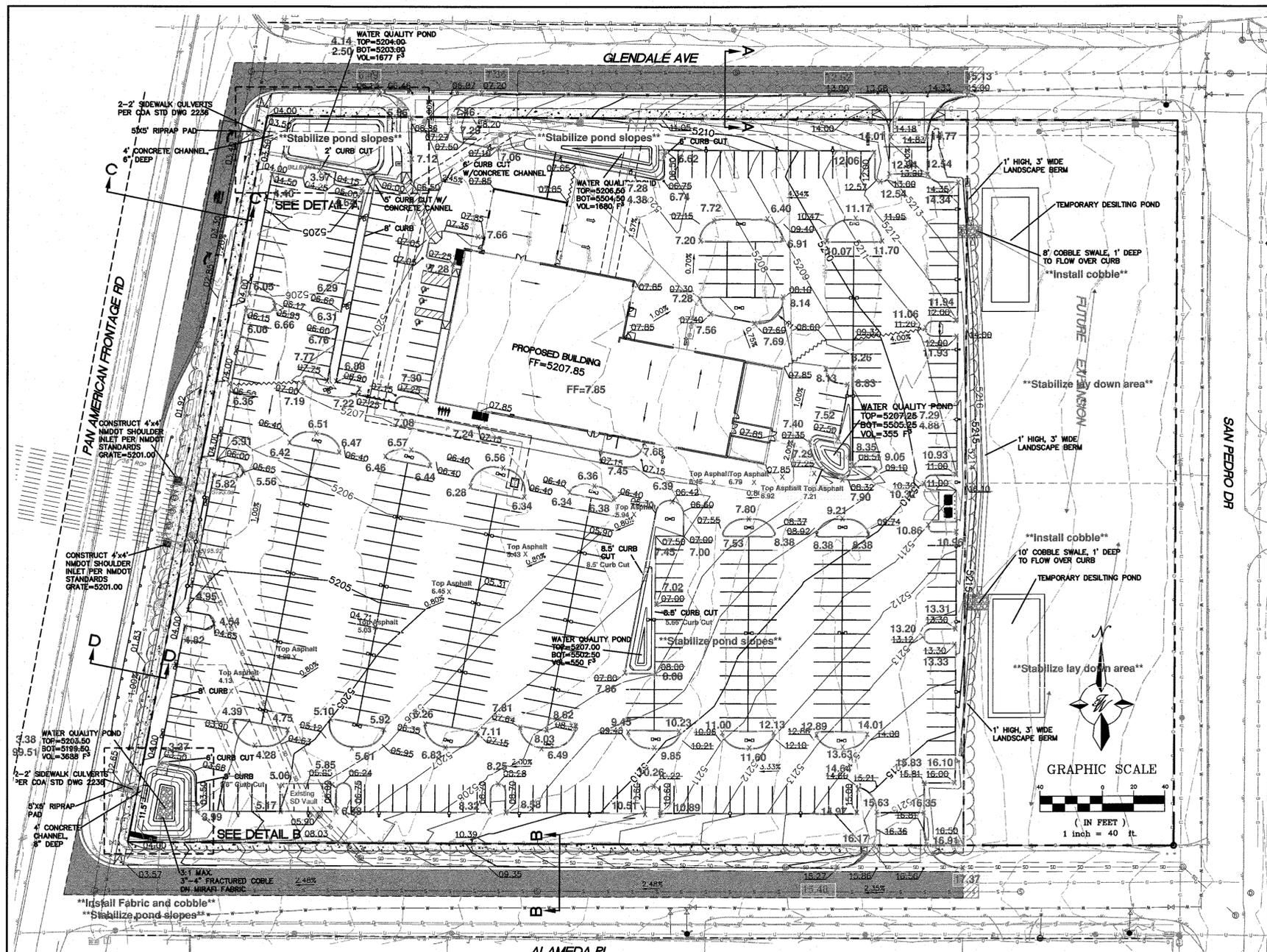
TYPE OF SUBMITTAL:

- ___ ENGINEER/ARCHITECT CERTIFICATION
- ___ PAD CERTIFICATION
- ___ CONCEPTUAL G&D PLAN
- X 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
- X CERTIFICATE OF OCCUPANCY Temporary
- ___ 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: 12.09.2022 _____



DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, N.M.P.E. # 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 7/28/21. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, N.M.P.S. # 18374 OF THE FIRM CARTESIAN SURVEYS, INC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08/19/21 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:
COMPLETE PUNCHLIST ITEMS AS NOTED ON AS-BUILT PLAN

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 OF SURVEY ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT.

RONALD R. BOHANNAN, N.M.P.E. # 7868 (SEAL)
DATE: 08/19/21

VICINITY MAP B-18Z

FIRM MAP 35001C00129H

- Punchlist to issue PCO**
- **Install cobble at Desilting Ponds** ON
 - **Complete Landscaping** RD
 - **Stabilize lay down area** ON
 - **Stabilize pond slopes** RD
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

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.

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".

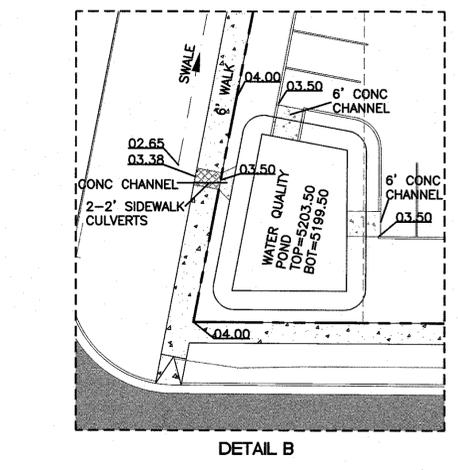
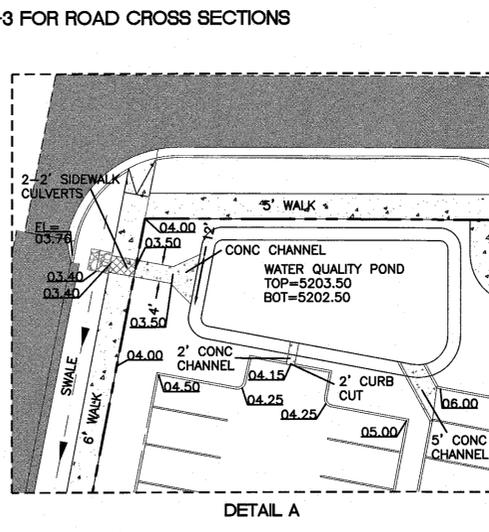
BASIN "A" WILL GENERATE A 100YR, 6-HR FLOW OF 2.36 CFS WHICH WILL BE DIRECTED TO A WATER QUALITY POND IN THE NORTHWEST CORNER OF THE PROJECT. BASIN "A" WILL PASS THROUGH THE FLOWS FROM BASIN "B" AND BASIN OF-1. THE POND WILL CONTAIN THE REQUIRED WATER QUALITY VOLUME AND THEN BE ALLOWED TO OVERFLOW INTO 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.

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.)



- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY**
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19-30-19)
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - 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) 280-1990) 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.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION

APPROVED

DATE: 08/19/21
BY: *Renee C. Brucato*
HydroTrns # B18D027

THIS APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE QUALITY OF THE WORK. THE CITY OF ALBUQUERQUE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.

CAUTION

ALL EXISTING UTILITIES 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.

	AUTO NATION	DRAWN BY
	ALBUQUERQUE, NM	pm
	GRADING AND DRAINAGE	DATE
	PLAN	7-29-21
		DRAWING
		2021010-GR
		SHEET #
		GR-1
		JOB #
		2021010

7-29-21
RONALD R. BOHANNAN
P.E. # 7868

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com