

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 23, 2025

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

**RE: Christensen Oral Surgery
9378 Valley View Dr. NW
Grading & Drainage Plan
Engineer's Stamp Date: 03/27/2025
Hydrology File: C13D025F
ABQ-PLAN File: HYDR-2025-00034**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 04/03/2025, the Grading & Drainage Plan is **approved** for a Grading Permit, Building Permit, and Work Order. Please include a copy of this stamp approved plans in the construction set for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

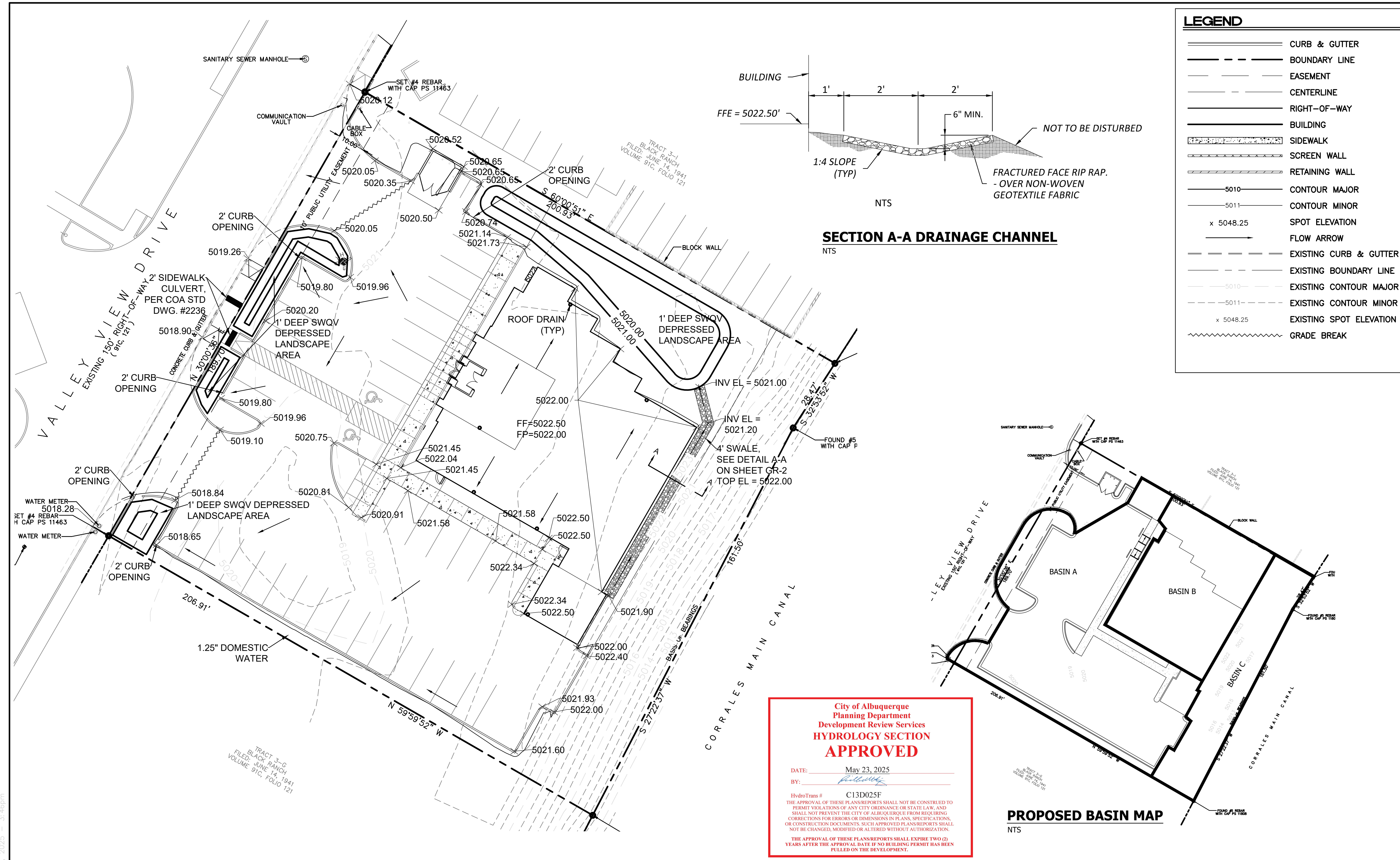
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Prepare and provide Drainage Covenants for the detention ponds and private storm drains per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit on the 4th floor of Plaza de Sol. A \$25 fee will be required.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or richardmartinez@cabq.gov.

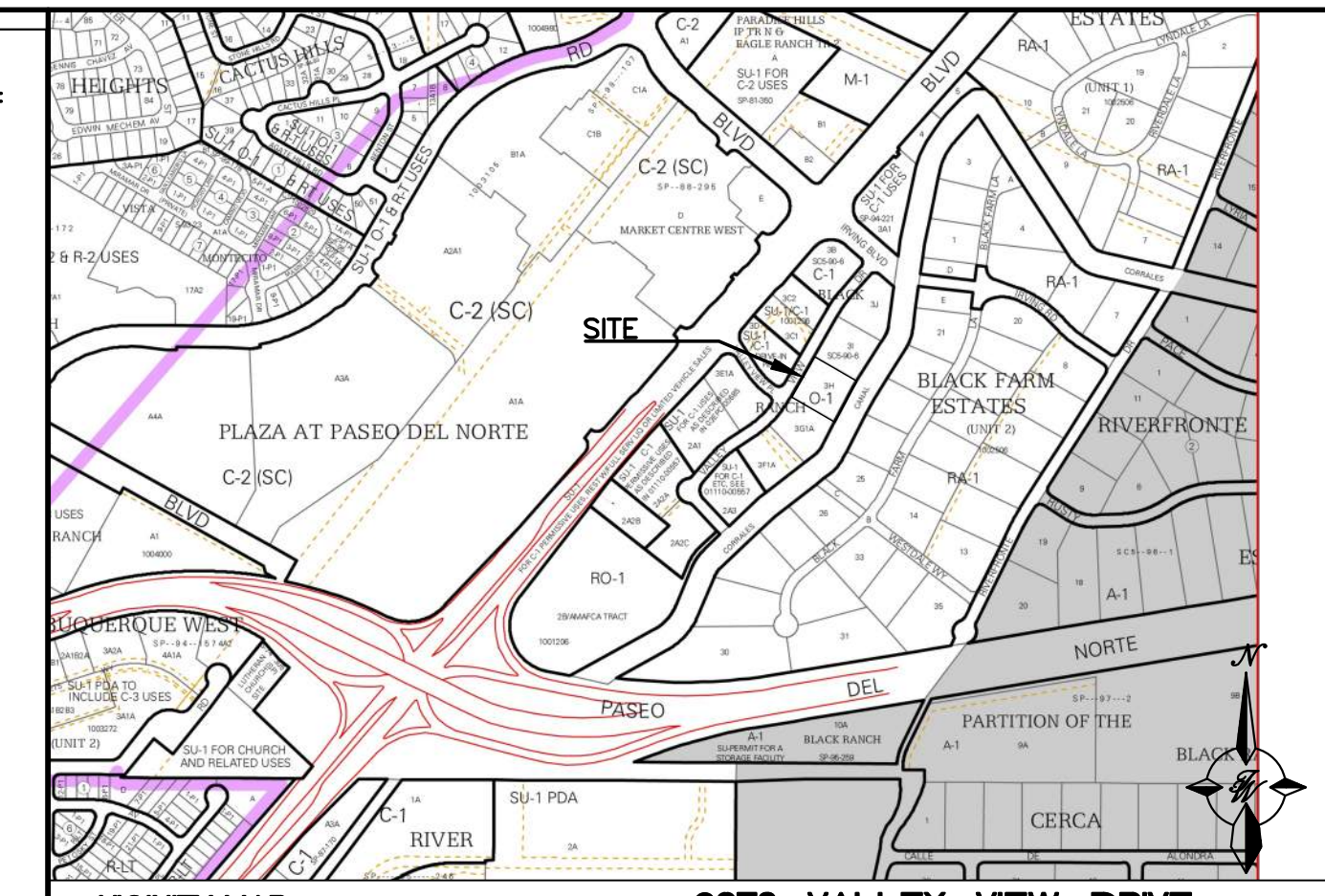
Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- 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
- GRADE BREAK



SECTION A-A DRAINAGE CHANNEL

NTS

PROPOSED BASIN MAP

NTS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: May 23, 2025
BY: [Signature]

HydroTrans # C13D025F

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

- NOTES:**
- SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012), WITH AGGREGATE MULCH, OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.b.)

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 HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE #8 INCLUDING
- 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 CONSTRUCTIONS. 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.

APPROVAL	NAME	DATE
INSPECTOR		

On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs						
A	22,942	0.53	0%	0	17%	0.09	0%	0.00	83%	0.44	1.983	0.087	1.99	1.231	0.054	1.20								
B	9,213	0.21	0%	0	28%	0.06	0%	0.00	72%	0.15	1.817	0.032	0.76	1.102	0.019	0.44								
C	6,313	0.14	0%	0	0%	0.00	100%	0.14	0%	0.00	0.950	0.011	0.42	0.430	0.005	0.21								

Equations:

Weighted E = $E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d / (\text{Total Area})$

Volume = Weighted D * Total Area

Flow = $Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$

Excess Precipitation, E (inches)	Peak Discharge (cfs/acre)		
	Zone 1	100-Year	10-Year
E _a	0.55	0.11	
E _b	0.73	0.26	
E _c	0.95	0.43	
E _d	2.24	1.43	

Basin	Area (sf)	Area (acres)	Treatment	Flow (cfs)	Volume (ac-ft)	
						Weighted E (in)
Basin A Storm Water Quality Volume Required:	19042	x	0.42	=	666	Cubic Feet
Basin B Storm Water Quality Volume Required:	6633	x	0.42	=	232	Cubic Feet

EXISTING DRAINAGE:

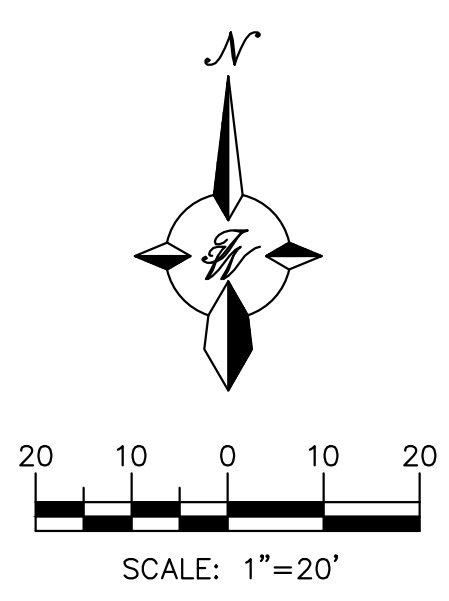
THIS SITE IS CURRENTLY VACANT AND IS BOUNDED BY A COMMERCIAL BUILDING TO THE NORTH, A VACANT LOT TO THE SOUTH, THE CORRALES MAIN CANAL TO THE EAST AND VALLEY VIEW DRIVE TO THE WEST CONTAINING APPROXIMATELY 0.88 ACRES. HISTORICALLY THE SITE DRAINS FROM EAST TO WEST ONTO VALLEY VIEW DRIVE. IT DRAINS DOWN THE STREET TO THE SOUTH AND INTO AN EXISTING INLET STRUCTURE APPROXIMATELY 100' SOUTH OF THE SITE. THIS PARCEL IS INCLUDED IN THE APPROVED DRAINAGE MASTER PLAN FOR BLACK RANCH, TRACTS 2 & 3 DATED 3/18/03 BY WILSON & COMPANY AND MAY FREELY DISCHARGE DEVELOPED FLOWS INTO VALLEY VIEW DRIVE. THE STORM WATER IS CONVEYED TO THE AMAFCA DETENTION POND AT THE NORTHEAST CORNER OF PASEO DEL NORTE AND COORS BOULEVARD VIA STORM SEWER.

THERE ARE NO OFFSITE FLOWS THAT ENTER THE SITE. THE SITE IS LOCATED ON FIRM MAP 35001C0328J AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN A FLOOD ZONE.

PROPOSED DRAINAGE:

THE SITE CONSISTS OF THREE BASINS. BASIN A CONSISTS OF PARKING LOTS AND WILL DRAIN 1.99 CFS TO VALLEY VIEW DRIVE. BASIN B CONSISTS OF THE BUILDING AND A DEPRESSED LANDSCAPED AREA THAT WILL RETAIN 1208 CUBIC FEET OF VOLUME BEFORE OVERFLOWING TO THE WEST AND TO VALLEY VIEW DRIVE. BASIN C CONSISTS OF THE EXISTING SLOPE DOWN TO THE CORRALES MAIN CANAL AND WILL REMAIN UNTOUCHED DURING THIS DEVELOPMENT.

THE WATER QUALITY VOLUME IS CAPTURED IN THREE DEPRESSED LANDSCAPED AREAS. ONE IS ON THE NORTH SIDE OF THE BUILDING, ONE IN THE LANDSCAPE AREA BETWEEN THE ENTRANCES AND ONE NEXT TO THE SOUTH ENTRANCE. THE REQUIRED SWQV VOLUME IS 898 CUBIC FEET AND THE DEPRESSED LANDSCAPED AREAS WILL RETAIN 1571 CUBIC FEET.



ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
03/27/25
RONALD R. BOHANNAN
P.E. #7868

CHRISTENSEN ORAL SURGERY
9378 VALLEY VIEW DR. NW

GRADING & DRAINAGE PLAN

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

DRAWN BY MR DATE 12/16/2024
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SHEET # 1.0
JOB # 2024061

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