



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 19, 2001

David Soule, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: LOT 8-A NAA TR. 2 UNIT 3 BLK 20 (C-19/D011D4)
(The Shops at La Cueva) (8100 Wyoming Blvd NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 6/2/2000 Rev. 4/17/2001
ENGINEERS CERTIFICATION DATED 9/13/2001

Dear Mr. Soule:

Based upon the information provided in your Engineers Certification submittal dated 9/13/2001, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department

BLB

C: Vickie Chavez, COA
approval file
✓ drainage file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 19, 2001

Ron Bohannon, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Lot 8A NAA, Tract 2, Unit 3, Block 20 Grading and Drainage Plan
Engineer's Stamp dated 4-17-01 (C19/D11D4)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 4-19-01, the above referenced revised plan is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file



City of Albuquerque

June 29, 2000

Ronald R. Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: Drainage Report and Grading and Drainage Plan for Lot 8A, Tract 2, Unit 3, Block 20, NAA, at La Cueva Town Center (C19/D11D4) Submitted for Site Development Plan for Building Permit Approval, Grading Permit and Building Permit Approval, Engineer's Stamp Dated 6/2/00.

Dear Mr. Bohannon:

Based on the information provided, the above referenced plan is approved for Site Development Plan approval by the DRB.

The above referenced plan is also approved for Building Permit release, which allows the grading of this site. Please attach a copy of this approved plan to the set of construction drawings for Building Permit sign-off.

As you are aware, the Engineer's Certification is required prior to the release of the Certificate of Occupancy for this site.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Paul Edwards, Owner
Whitney Reiersen, City Hydrology
File

DRAINAGE REPORT

for

**Lot 8-A North Albuquerque Acres
Tract 2, Unit 3, Block 20
Albuquerque, New Mexico**

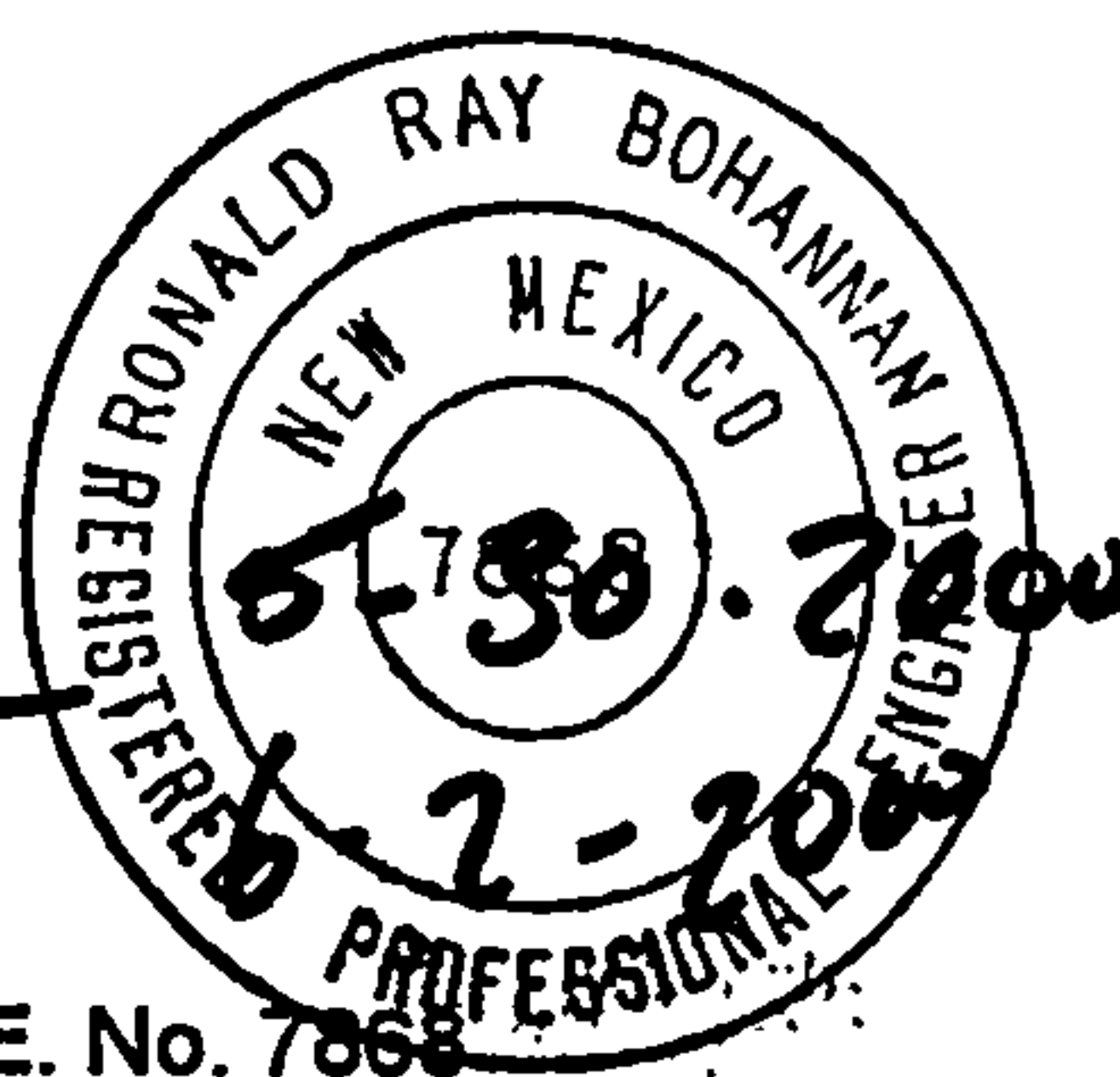
Prepared by

Tierra West, LLC
4421 McLeod Road NE, Suite D
Albuquerque, New Mexico 87109

Prepared for
Mr. Paul Edwards
Albuquerque NM

May 2000


Ronald R. Bohannon P.E. No. 7068



PURPOSE

The purpose of this report is to prove the development of the subject 0.887-acre property, for the use as a Retail shop, is in accordance with the DPM Chapter 22. This report will demonstrate that the proposed improvements do not adversely effect the surrounding properties nor the upstream or downstream facilities.

INTRODUCTION

The subject of this report, as shown on the Exhibit A vicinity map, is a 0.887 acre parcel of land located on the northeast corner of Wyoming and Paseo del Norte. The site is located on Zone Atlas page C-19. The site currently exists as a rough graded pad site within La Cueva Town Center. The legal description of the property is Lot 8-A, Block 20, Tract 2, Unit 3 of North Albuquerque Acres. As shown on FIRM map 35001C0141D, the site lies within flood zone AO. This flood is effectively removed yet the Letter of Map Revision is pending.

This site was analyzed within the Drainage Report and grading plan for the La Cueva Town Center (C19-D11D) previously submitted by Tierra West, LLC, with the stamp date of 3/29/99. The City of Albuquerque Hydrology Section approved the Drainage Management Plan on 5/11/99. Based upon the approved Drainage Management Plan, this site is located with basin F of the La Cueva Town Center. The approved Master Plan indicates this parcel is allowed free discharge if the land treatments are equal or less than 85% D, and 15% B. A cross lot drainage easement exists over the entire center. Since our improvements are consistent with developed condition assumptions within the La Cueva Town Center Drainage Plan the site should be allowed free discharge.

EXISTING CONDITIONS

The site slopes from east to west, with general grades between 3-4%. The site was rough graded with the construction of the La Cueva Town Center. No offsite flows enter the site. This site is located within drainage basin F of the La Cueva Town Center and provided the benefit of a cross lot drainage easement over the entire Town Center. All the onsite storm drainage improvements associated with the La Cueva Town Center were recently completed, including the desiltation pond and 18" RCP located at the southwest corner of the shopping center, to which this site drains. The grading certification for the center was recently submitted to City of Albuquerque Hydrology Department.

PROPOSED CONDITIONS

The proposed improvements consist of the construction of a retail building, and the associated parking lot. As shown in Exhibit B, The entire site lies within Basin F as described within the La Cueva Town Center drainage plan. As shown in Appendix A, the proposed land treatments are consistent with the developed condition assumptions for this site within the La Cueva Town Centers drainage management plan.

As shown on Exhibit C the site has been divided into two onsite drainage basins. Basin A consists of the north portion of the site, which drains to a driveway opening located at the northwest corner of the site. This basin has a maximum predicted 100-year discharge rate of 1.86 CFS. Basin B consists of the south portion of the site, which drains to a driveway located at the southwest corner of the site. This basin has a maximum predicted 100-year discharge rate of 2.21 CFS. The combined basins have a maximum predicted 100-year discharge rate of 4.07, which is less than the 4.10 CFS allowed for this site within the La Cueva Town Center drainage plan. Both basins will surface drain to the southwest corner of the La Cueva Town center where they are captured by a desiltation pond and 18" RCP and conveyed to the Paseo Del Norte storm drainage system.

With the proposed grading of the site no emergency overflow is required. In a storm event greater than the predicted 100-year storm, both Basin A and Basin B drainage will function the same as during the 100-year storm event.

SUMMARY AND RECOMMENDATIONS

This site is an existing lot within the La Cueva Town Center, which is an existing commercial shopping center. The City of Albuquerque Hydrology Section approved the Drainage Management plan for the entire center. This La Cueva Town Center Master Drainage Plan assumed fully developed conditions for our site, allowing for a peak 100-year discharge rate of 4.10 CFS. The proposed improvements are consistent with the land treatment types used for the developed condition for this site within the La Cueva Towncenter's drainage plan. In its developed condition the site will generate a predicted peak 100 year discharge rate of 4.07 CFS. The development of this site is consistent with the DPM, Chapter 22, Hydrology section. Since this site encompasses less than 5 acres, a NPDES permit is not required prior to any construction activity. No improvements are to occur within City right of way therefore, an infrastructure list is not required. It is recommended this development be approved for rough grading, and Site Plan for Building Permit.

TIERRA WEST LLC

8509 Jefferson Blvd NE, Albuquerque, NM 87113

Phone (505) 858-3100 - Fax (505) 858-1118

RUNOFF CALCULATIONS

Date: May 8, 2000

Project: LOT A Block 20, unit 2, tract 3- NAA

Zone Atlas: C-19

This procedure is in accordance with the City of Albuquerque Development Process Manual, Volume 2, Section 22.2, "Hydrology", peak discharge rate for small watersheds less than forty acres in size.

Precipitation Zone from Figure A-1: 3
Land treatment descriptions are in Table A-4.

RUNOFF RATE COMPUTATION

Use Equation A-10: $Q_p = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

DEVELOPED RATE OF RUNOFF (CFS)									.41
BASIN	Q_{PA}	A_A	Q_{PB}	A_B	Q_{PC}	A_C	Q_{PD}	A_D	Q_p
Basin A	1.87	0.00	2.60	0.08	3.45	0.00	5.02	0.33	1.86
Basin B	1.87	0.00	2.60	0.06	3.45	0.00	5.02	0.41	2.21
Total								.47	4.07

847.0

RUNOFF RATE COMPARISON

Use Equation A-10: $Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

DEVELOPED RATE OF RUNOFF (CFS)									
BASIN	Q_{PA}	A_A	Q_{PB}	A_B	Q_{PC}	A_C	Q_{PD}	A_D	Total CFS
site as proposed in this report	1.87	0.00	2.60	0.14	3.45	0.00	5.02	0.74	4.07
Site as proposed in La Cueva TownCenter master plan*	1.87	0.00	2.60	0.13	3.45	0.00	5.02	0.75	4.10

* based upon treatment percentages used for basin F

