

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

September 24, 2018

Vincent Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: Independence Square – Lot 1  
Starbucks – 6707 Jefferson St. NE  
Permanent C.O. - Accepted  
Engineer's Certification Dated 09/17/18  
Engineering Stamp Date: 02/20/18  
Hydrology File: E17D076A**

PO Box 1293

Dear Mr. Carrica:

Albuquerque

Based on the Certification received 09/20/18 and site visit on 09/21/18, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://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 (REV 6/2018)

**Project Title:** Independence Square (Jefferson & Osuna) **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lots 1, 2, and 3 Independence Square  
**City Address:** \_\_\_\_\_

**Applicant:** Tierra West, LLC **Contact:** Vincent Carrica  
**Address:** 5571 Midway Park Place NE Albuquerque NM 87109  
**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** vcarrica@tierrawestllc.com

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
☐ 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

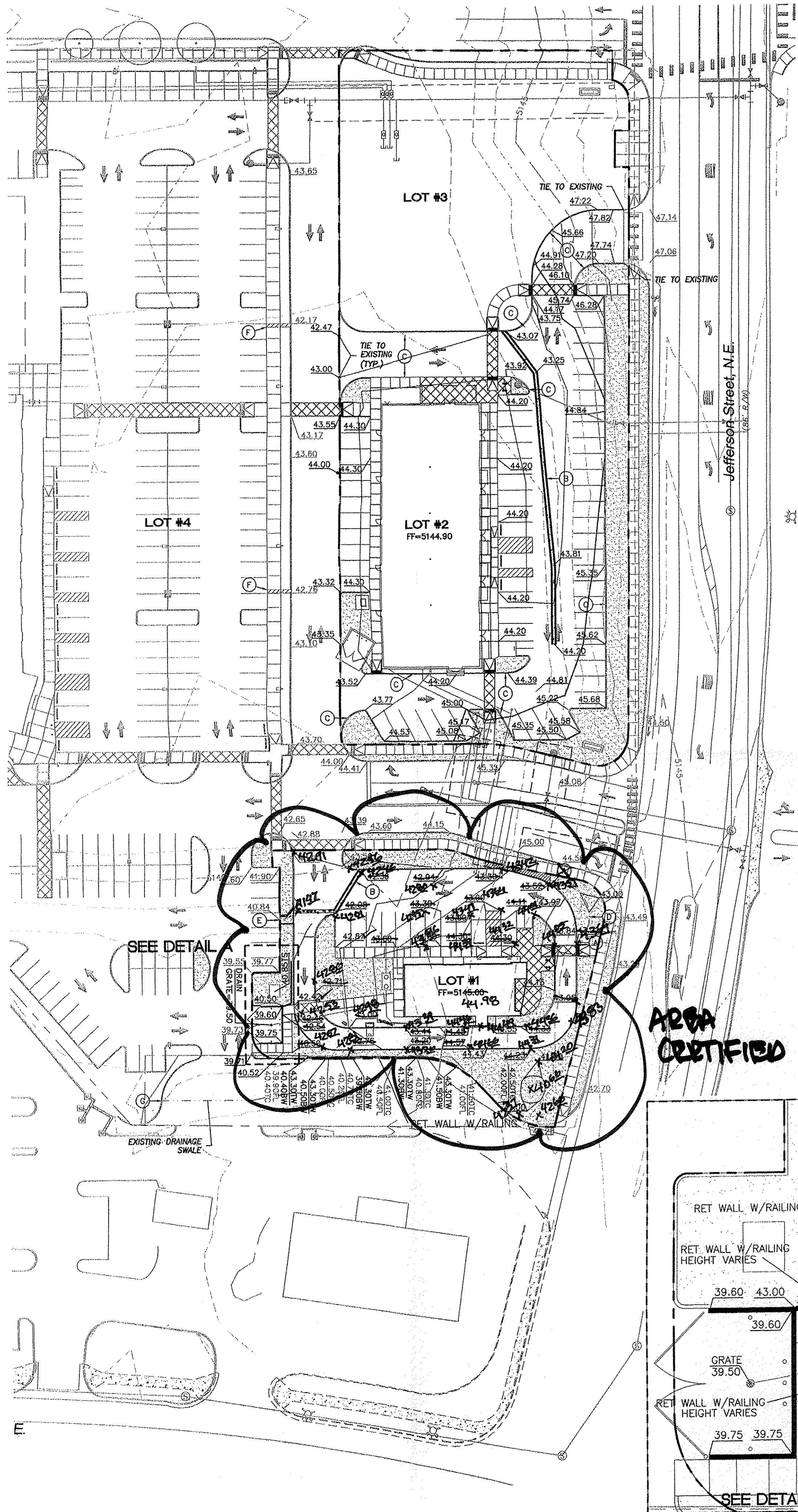
**DATE SUBMITTED:** 9/19/2018 **By:** Vince Carrica

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





NOTICE TO CONTRACTORS

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. 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.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
5. SOURCE OF TOPO IS ALTA/ACSM LAND TITLE SURVEY OF LOT 2 HARMS INDUSTRIAL PARK PREPARED BY PRECISION SURVEYS, INC DATED JUNE, 2014.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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 INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

KEYED NOTE:

- (A) 2 FT CURB CUT
- (B) 2 FT CONCRETE ALLEY GUTTER PER COA STD DWG #2415A (ALLEY GUTTER SHIFTED NORTH)
- (C) 6" HEADER CURB PER COA STD DWG #2415B
- (D) DRAINAGE SWALE
- (E) 4 FT CONCRETE RUNDOWN (6" AT OPENING)
- (F) EXISTING SIDEWALK CULVERT
- (G) EXISTING CURB CUT

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

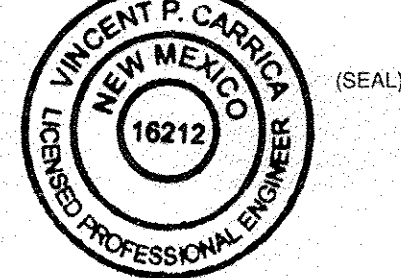
DRAINAGE CERTIFICATION

I, VINCENT P. CARRICA, NMPE # 16212, 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 02/20/18. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS #18374, OF THE FIRM, CARTESIAN SURVEYS, INC., I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 04/18/18, 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 BUILDING CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:  
NONE 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 DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

VINCENT P. CARRICA, NMPE # 16212  
DATE 7-17-18



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.

Weighted E Method

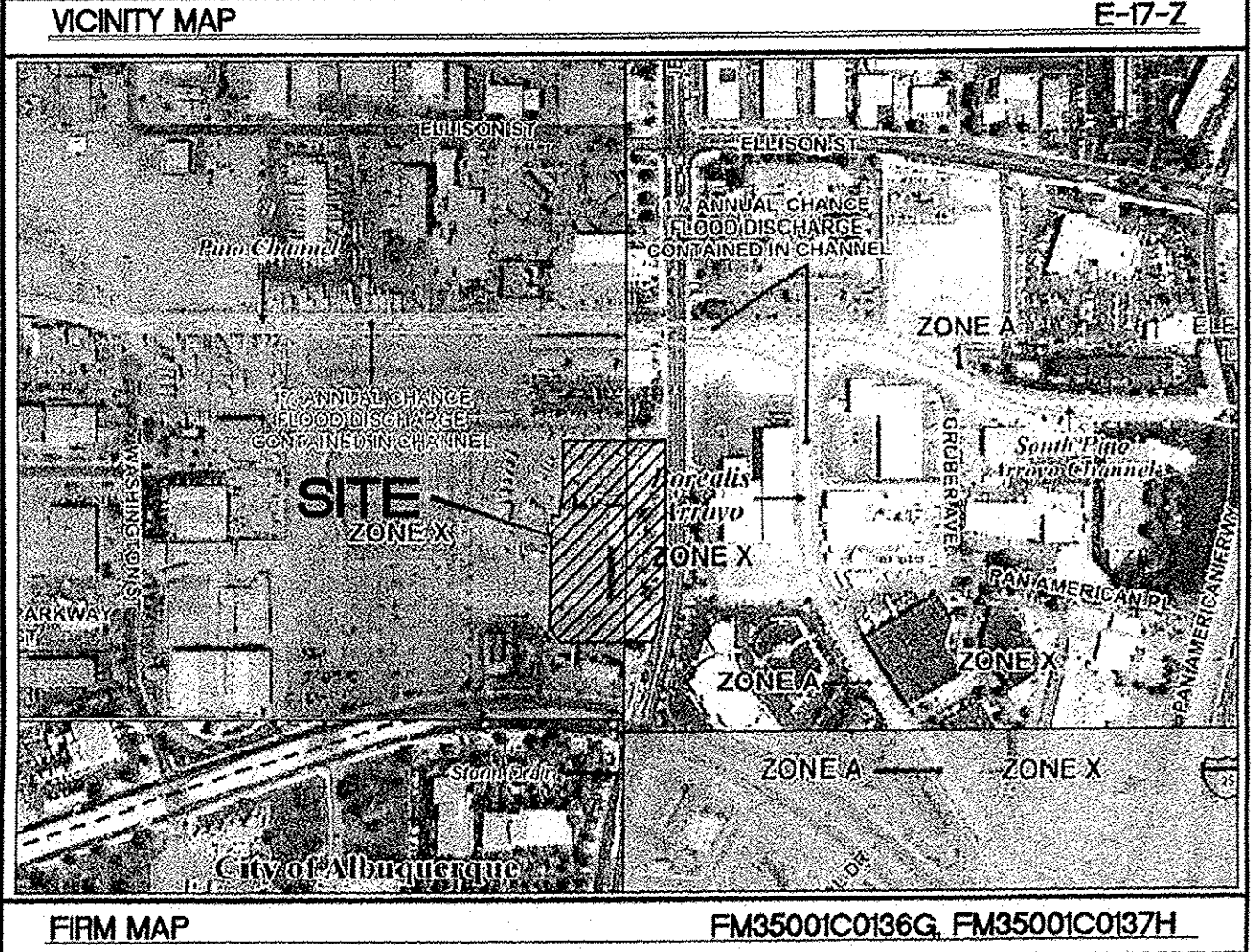
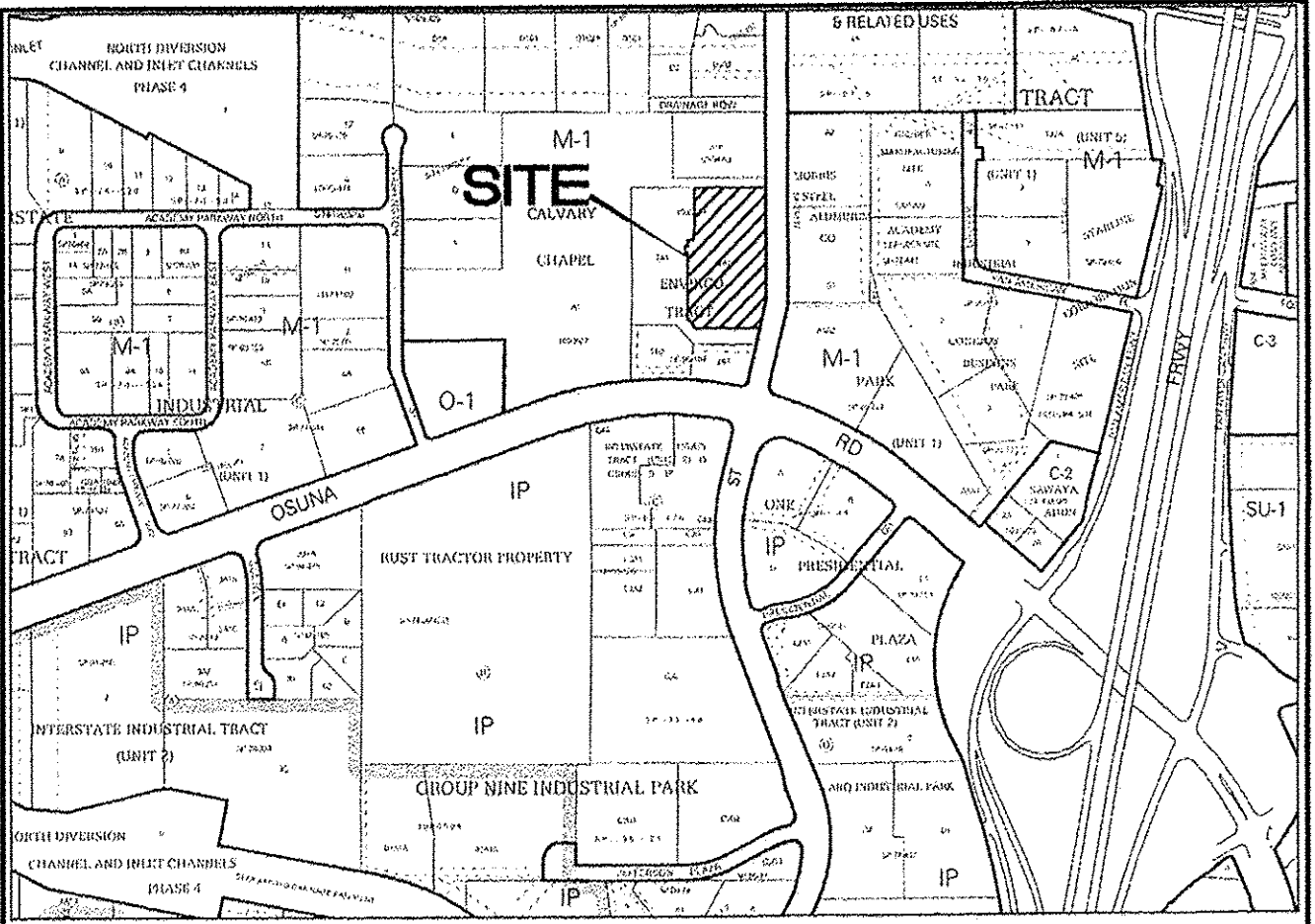
Zone #2  
Developed Basins

Basin #	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	100-Year Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)			
5	13050	0.300	0.00047	0%	0	0%	0.000	7%	0.020971	93%	0.278	2.051	0.051	1.38
9	35751	0.821	0.00128	0%	0	0%	0.000	16%	0.131317	84%	0.689	1.962	0.134	3.65
11	26143.08	0.600	0.00094	0%	0	0%	0.000	35%	0.210056	65%	0.390	1.774	0.089	2.49
13	20822.00	0.478	0.00075	0%	0	0%	0.000	20%	0.095601	80%	0.382	1.922	0.077	2.10

Equations:  
Weighted E = Ea \* Aa + Eb \* Ab + Ec \* Ac + Ed \* Ad / (Total Area)  
Volume = Weighted E \* Total Area  
Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- BUILDING
- RETAINING WALL
- 5010— CONTOUR MAJOR
- 5011— CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- EXISTING CURB & GUTTER
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION
- REGRADE EXISTING ASPHALT



DRAINAGE:

LOTS ONE, TWO AND THREE ARE OUTLOTS INCLUDED IN THE OVERALL GRADING AND DRAINAGE PLAN AND REPORT FOR INDEPENDENCE SQUARE (COA FILE: E170076), WHICH WAS APPROVED IN APRIL OF 2016. THEY ARE LISTED IN THE REPORT AS DRAINAGE BASINS 5, 9, 11 AND 13. ALL OF BASINS 9 AND 11 WILL BE DEVELOPED WITH ONLY A PORTION OF LOTS 5 AND 13 BEING DEVELOPED FOR ACCESS AISLES. THE PROPOSED IMPERVIOUS AREAS FOR EACH LOT WILL REMAIN EQUAL TO OR BELOW WHAT WAS APPROVED IN THE ORIGINAL DRAINAGE PLAN, AS INDICATED IN THE WEIGHTED E TABLE ON THIS PLAN SHEET. THIS REDUCTION IN IMPERVIOUS AREA WILL RESULT IN A MINOR REDUCTION IN RUNOFF FOR A 100-YEAR DESIGN STORM OF 0.16 CFS. RUNOFF FROM THE IMPERVIOUS AREAS WILL BE DIRECTED TO THE WEST INTO LOT 4 WHERE THE REQUIRED FIRST FLUSH VOLUMES WILL BE CONTAINED WITHIN LANDSCAPED AREAS AND A DRAINAGE POND WITHIN ADJACENT PREVIOUSLY DEVELOPED BASINS AS OUTLINED IN THE ABOVE REFERENCED DRAINAGE REPORT.

ALL IMPROVEMENTS DOWNSTREAM OF LOTS 1, 2 AND 3 HAVE BEEN COMPLETED AND CERTIFIED WITHIN THE OVERALL PLAN AREA INCLUDING FIRST FLUSH PONDS, THE DETENTION POND AND ITS OUTFALL TO THE SOUTH PINO ARROYO. ALL RUNOFF FROM LOTS 1, 2 AND 3 FLOW WEST THROUGH LOT 4 AND THE PREVIOUSLY COMPLETED PORTION OF THE OVERALL PLAN AREA TO EXISTING OUTFALLS WITH EXISTING DRAINAGE EASEMENTS THROUGH THE ADJACENT LOTS TO OSUNA BLVD TO THE SOUTH AND TO THE SOUTH PINO ARROYO TO THE NORTH. THE DRAINAGE EASEMENTS ARE SHOWN ON THE PLAT FOR LOTS 1-4, INDEPENDENCE SQUARE, DOC # 2016047428, 2016C, PG 0060 RECORDED ON 05/25/2016.

THE TRASH ENCLOSURE SHOWN FOR LOT 1 WILL BE EQUIPPED WITH AN INLET AND DRAIN TO A GREASE INTERCEPTOR BEFORE DRAINING TO THE EXISTING SANITARY SEWER SYSTEM AS PART OF THE DEVELOPMENT OF THIS LOT. DETAILS FOR THE DRAIN AND GREASE TRAP WILL BE PROVIDED WITH THE BUILDING PERMIT PLANS FOR LOT 1.

ENGINEER'S SEAL VINCENT P. CARRICA P.E. #16212	<b>INDEPENDENCE SQUARE ALBUQUERQUE, NM</b>  <b>LOT 1 AND LOT 2 GRADING PLAN</b>  TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 2-20-18 DRAWING 2017093-GRB SHEET # <b>1</b> JOB # 2017093
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