

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

August 16, 2021

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

**RE: Top Golf Pond  
1600 Desert Surf Circle NE  
Grading and Drainage Plan  
Engineer's Stamp Date: 07/15/21  
Hydrology File: F16D003E1**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 07/15/2021, the Grading & Drainage Plan **is not** approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

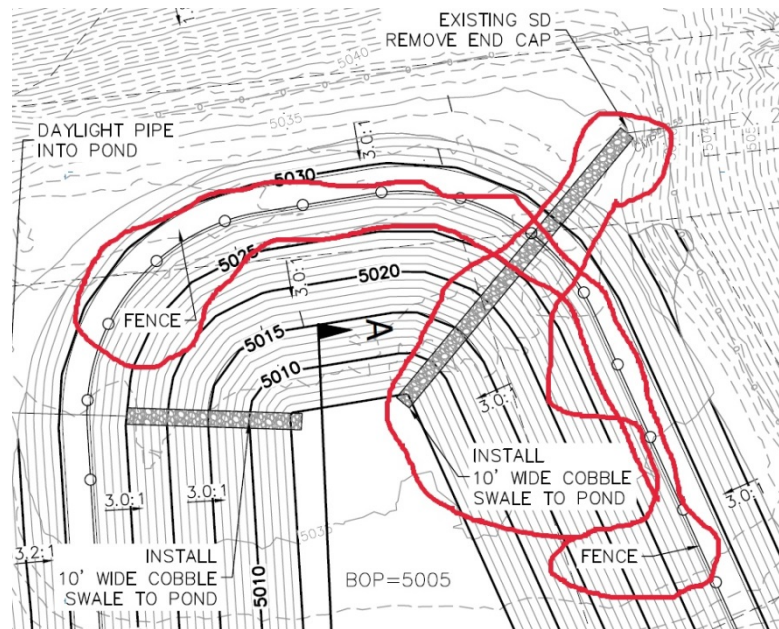
1. Per the DPM, the following must be on the Grading Plan.
  - a. Please provide a Vicinity Map.
  - b. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
  - c. Please provide the FIRM Map and flood plain note with effective date.
  - d. Please provide a legal Description of the property.
2. Please provide the retention pond calculations per the Development Process Manual (DPM) (signed 06/08/20) Chapter 6.
3. Please provide a section for the pond showing the top of pond elev., bottom of pond elev., the 100 yr. WSE, stormwater quality WSE, and the elev. of the safety shelf.
4. Please add the street name for Montano Rd.
5. It doesn't appear that the as-built elevations are correct but just taken from the designed Grading Plan dated 10/2018. Please ensure that these are the actual as-built survey. There are two items missing from this which also leads me to believe that this is not an as-built survey.
  - a. There is missing cobble swale from the existing 24-in storm drain (from the McDonald's development) to the bottom of the pond. (See image below)
  - b. The fence around the pond along the safety shelf. (See image below)

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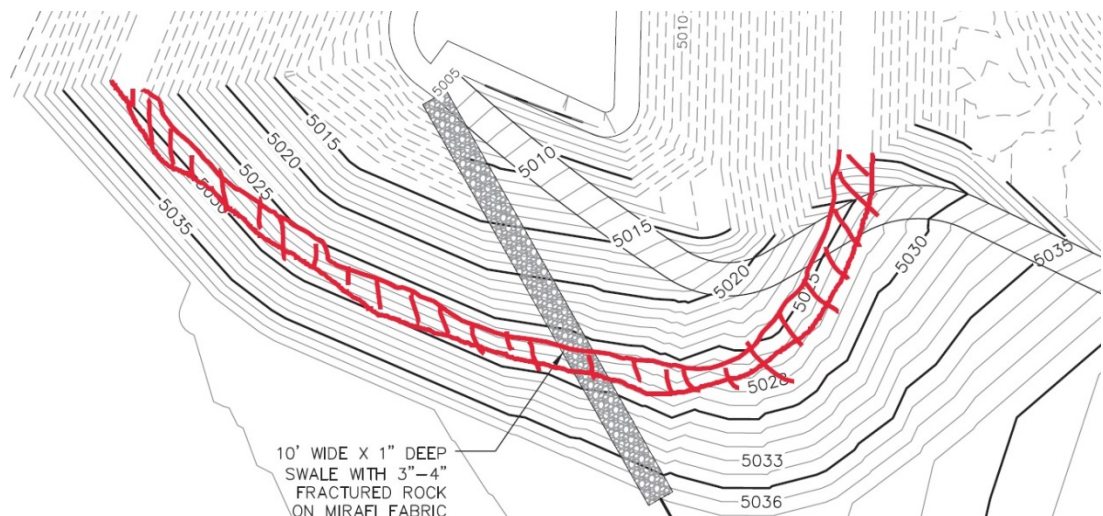
PO Box 1293

6. Please relocate the 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.)" out of the pond area and more off the side to clean up the area.

Albuquerque

7. Please add the safety shelf so that it connects the two existing areas. (See image)

NM 87103



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8. Please add the new proposed fence along the safety shelf and the gate at the maintenance road.
9. Please provide the slopes along the maintenance road.

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10. How do the vehicles get from the public road (Desert Surf Circle) to the maintenance road of the pond? There needs to be a drive pad for the vehicles at Desert Surf Circle.
11. Information about 40 feet from property line can be eliminated to get the information needed on the plan.
12. 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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.
13. Standard review fee of \$150 will be required at the time of resubmittal.

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

Sincerely,

PO Box 1293

A handwritten signature in purple ink that reads 'Renée C. Brissette'.

Albuquerque

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Top Golf Pond Fill Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: PARCEL B-1-A PLAT OF PARCELS C-1-A, C-1-B, AND B-1-A RENAISSANCE CENTER  
City Address: 1500 Desert Surf Cir NE

**Applicant:** Tierra West, LLC Contact: Jon Niski  
Address: 5571 Midway Park Pl NE, Albuquerque, NM 87109  
Phone#: 505-858-3100 Fax#: \_\_\_\_\_ E-mail: jniski@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) \_\_\_\_\_

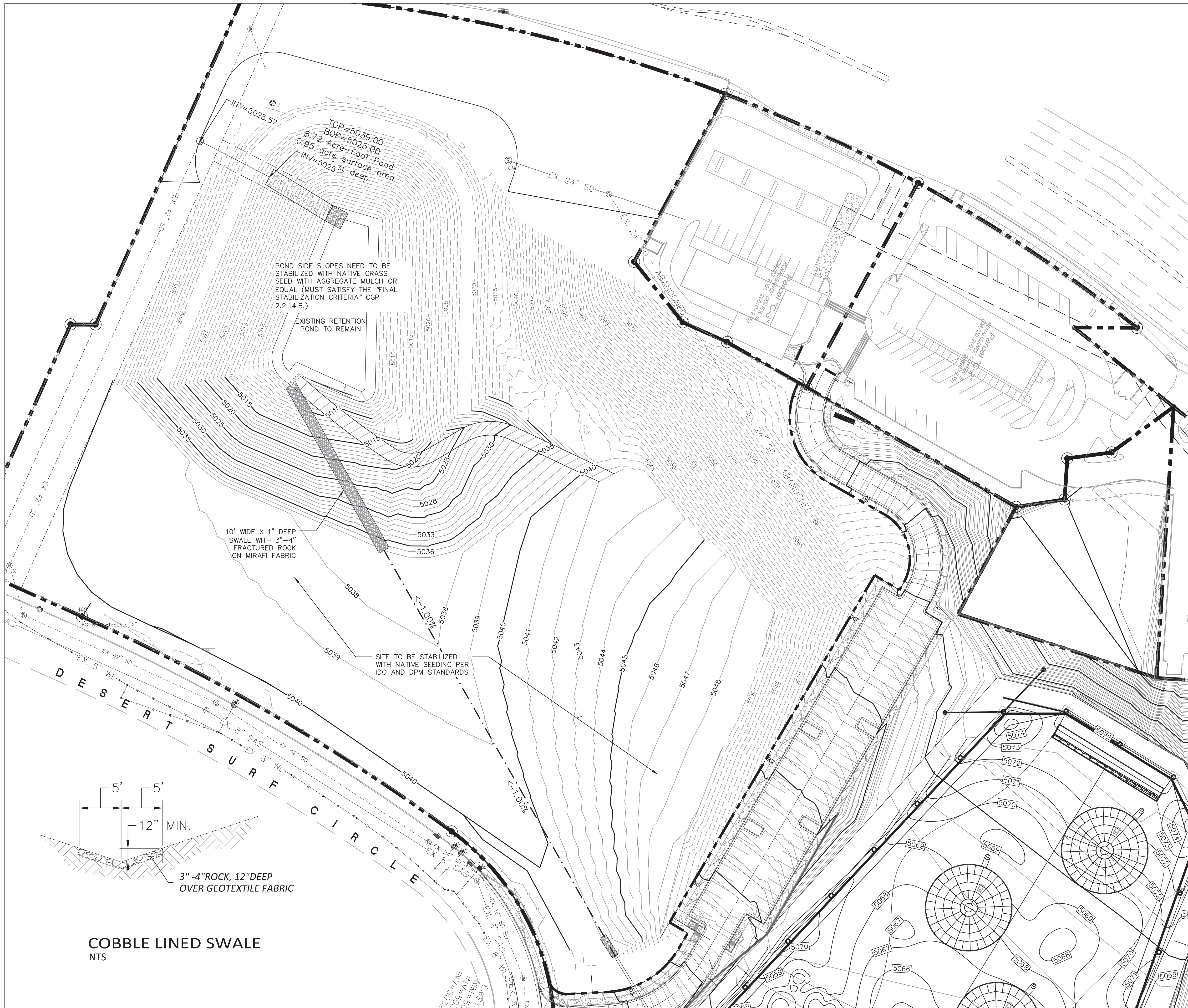
DATE SUBMITTED: 07/16/2021 By: Jon Niski

COA STAFF: \_\_\_\_\_

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

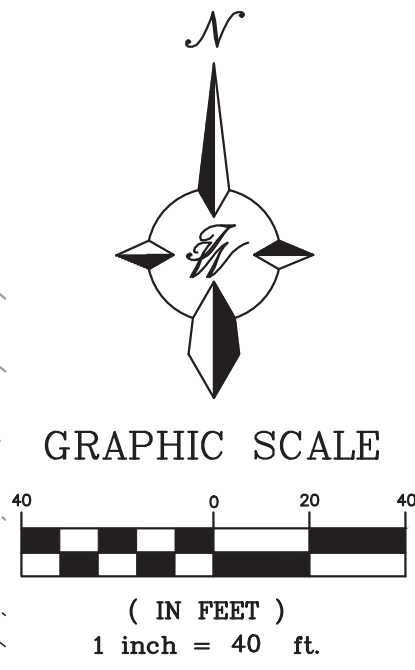
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**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▨ SIDEWALK
- ▧ SCREEN WALL
- ▩ RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- 5010 PROPOSED CONTOUR MAJOR
- 5010 PROPOSED CONTOUR MINOR
- 5010 EXISTING CONTOUR MAJOR
- 5010 EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION



**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 JANUARY 11, 2012.
6. STORM WATER RUNOFF WILL BE PASSIVELY HARVESTED ALONG THE WEST, SOUTH AND EAST PROPERTY LINES WITHIN LANDSCAPED AREAS IN COMPLIANCE WITH WATER CONSERVATION ORDINANCE REQUIREMENTS.

**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.

**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.

ENGINEER'S SEAL	<b>TOP GOLF POND FILL FACILITY, ALBUQUERQUE, NM</b>	DRAWN BY AS
 RONALD R. BOHANNAN P.E. #7868	<b>GRADING PLAN</b>	DATE 07/15/21
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021063-BASE-GR
		SHEET # <b>1 OF 1</b>
		JOB # 2021063