

# CITY OF ALBUQUERQUE

Hydrology Section Planning Department  
David S. Campbell, Director



Timothy M. Keller, Mayor

November 8, 2018

Joel Hernandez, P.E.  
Tierra West, LLC  
5571 Midway Park Place, NE  
Albuquerque, NM 87109

RE: **Los Pastores Shopping Center**  
**Montgomery/Wyoming**  
**Engineer's Certification for Release of Financial Guarantees**  
**Engineers Stamp Date: 5/1/2016 and 10/24/2018,**  
**Certification Date 4/13/2018 and 11/5/2018 respectively**  
**Hydrology File: F19D013C**

Dear Mr. Hernandez,

Based on the information provided in your submittal received on 4/20/2018, and revised sheet received 11/5/2018 the Engineer's Certification is approved for Release of Financial Guarantees.

PO Box 1293

If you have any questions, you can contact me at 924-3686 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

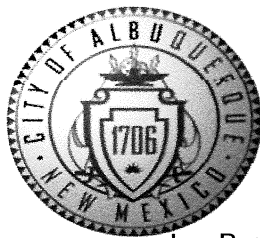
Albuquerque

Sincerely,

NM 87103

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

Los Pastores Shopping Center

**Project Title:** (NWC Montgomery & Wyoming) Building Permit #: \_\_\_\_\_ Hydrology File #: E19D013C

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract A-1 Redivision of TR A (Now Compromising TRS A1 & A2) Los Pastores Shopping Center

City Address: NWC Montgomery & Wyoming Shopping Center

**Applicant:** Tierra West, LLC Contact: Joel Hernandez

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jdhernandez@tierrawestllc.com

**Other Contact:** W & M Company Contact: Bill Gunter

Address: 8220 La Mirada Rd. NE Suite 300 Albuquerque NM

Phone#: 505-296-4146 Fax#: 505-296-0907 E-mail: billg5469@aol.com

**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: 10/24/2018 By: Joel Hernandez

COA STAFF:

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

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



# TIERRA WEST, LLC

October 23, 2018

James D. Hughes, P.E.  
Planning Department- Hydrology  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: LOS PASTORES SHOPPING CENTER  
ENGINEER'S CERTIFICATION FOR RELEASE OF FINANCIAL GUARANTEES  
HYDROLOGY FILE: F19D013C**

Please find the following responses addressing staff comments from correspondence dated April 30, 2018 listed below:

1. The drainage facilities constructed with this project must be corrected to convey the 100 year peak rate of storm water runoff from the pond to Montgomery Blvd. The problem is that the original design of the alley did not have capacity for the 100 year flow between the pond and Montgomery. Then the alley was constructed with an excessive cross slope (10% to 14%) next to McDonalds which further reduced the drainage capacity of the alley.

**RESPONSE: A design to build a curb and driveways at the existing gate locations was developed and analyzed to show the 100 year flow will be contained within the alley as indicated in the addendum to the drainage study submitted on 6/11/18.**

2. Revised plans and calculations must be submitted to the DRC and approved by all affected sections, then the improvements must be constructed prior to release of any portion of the financial Guarantees. Removal and replacement with an improved section will cost more than the original engineer's estimate, so until a revised plan and engineer's estimate is approved by the DRC chair the entire amount of the financial guarantee is required. If a solution is approved and the improvements are financially guaranteed by a separate project like McDonalds then the financial guarantees for Los Pastores Shopping Center may be released.

**RESPONSE: The revised plans and calculations have been submitted to hydrology and the DRC. An updated plan is being submitted concurrently to DRC per our meeting on site on 10/16/18.**

3. A Drainage Covenant is required for the storm water quality/detention pond and any other privately maintained drainage facilities needed to protect the downstream properties. The covenant cannot be processed for approval until a solution to the problem has been approved. The Drainage Covenant must be recorded in the Bernalillo County Records prior to release of Financial Guarantees.

**RESPONSE: A Drainage Covenant for the water quality/detention pond is included herewith for review.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, PE  
JN: 2014052  
RRB/jh/jg

5571 Midway Park Pl. NE  
Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com







# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

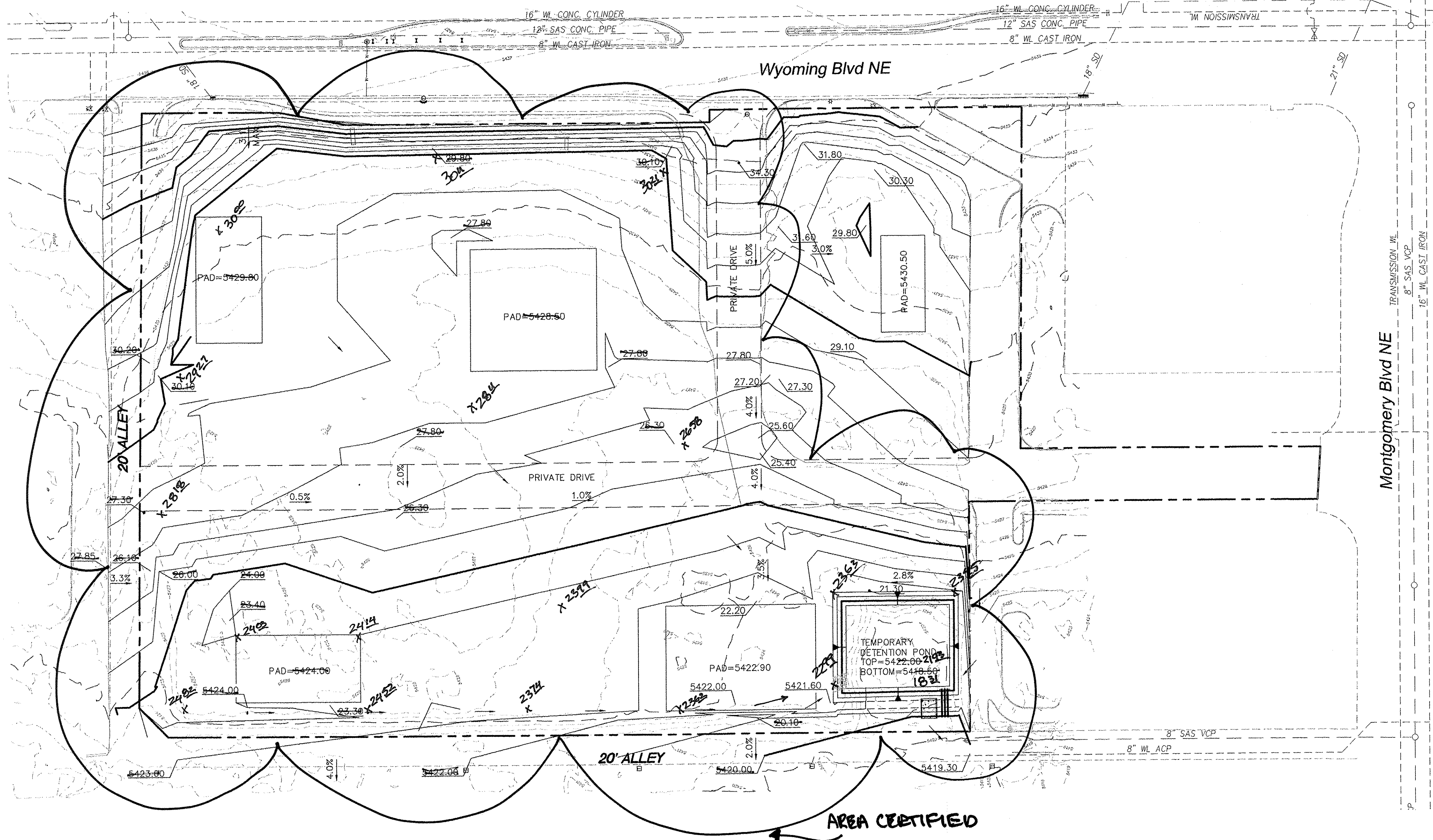
- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
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☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_





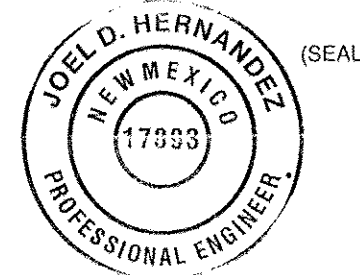
DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, JOEL D. HERNANDEZ, NMPE # 17893, 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 5/01/16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RUSS P. HUGG, NMPS # 9750, OF THE FIRM, SURVITEK, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/12/18, 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 RELEASE OF SIX FINANCIAL GUARANTEE.

EXCEPTIONS:  
NONE TAKEN

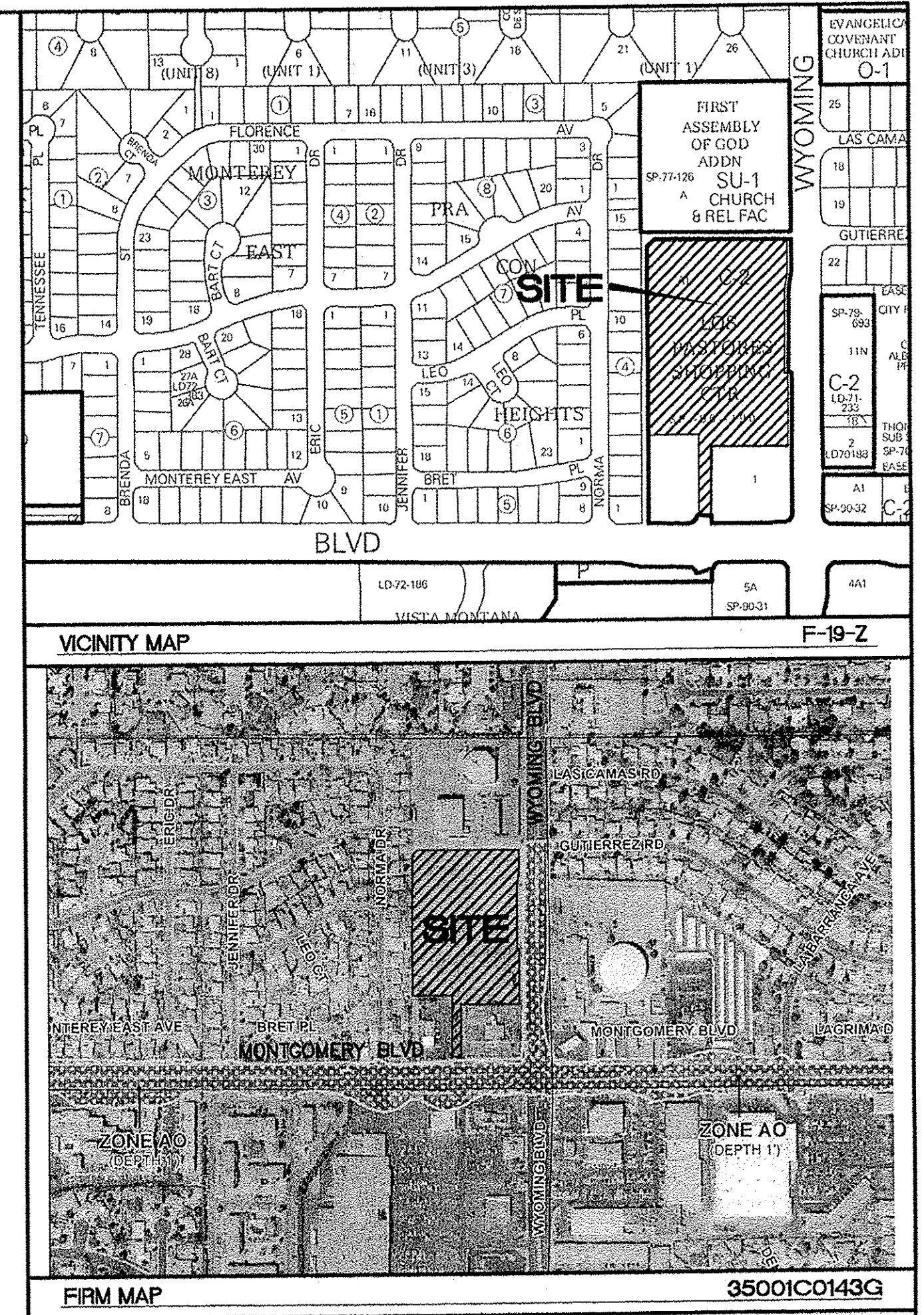
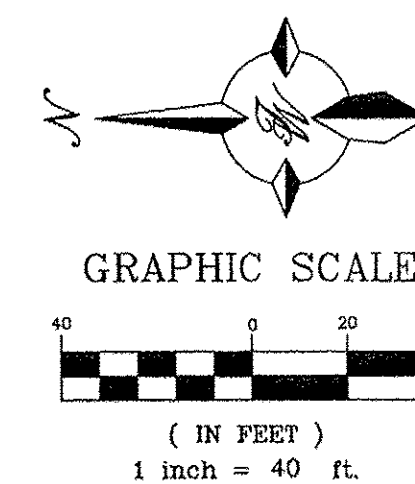
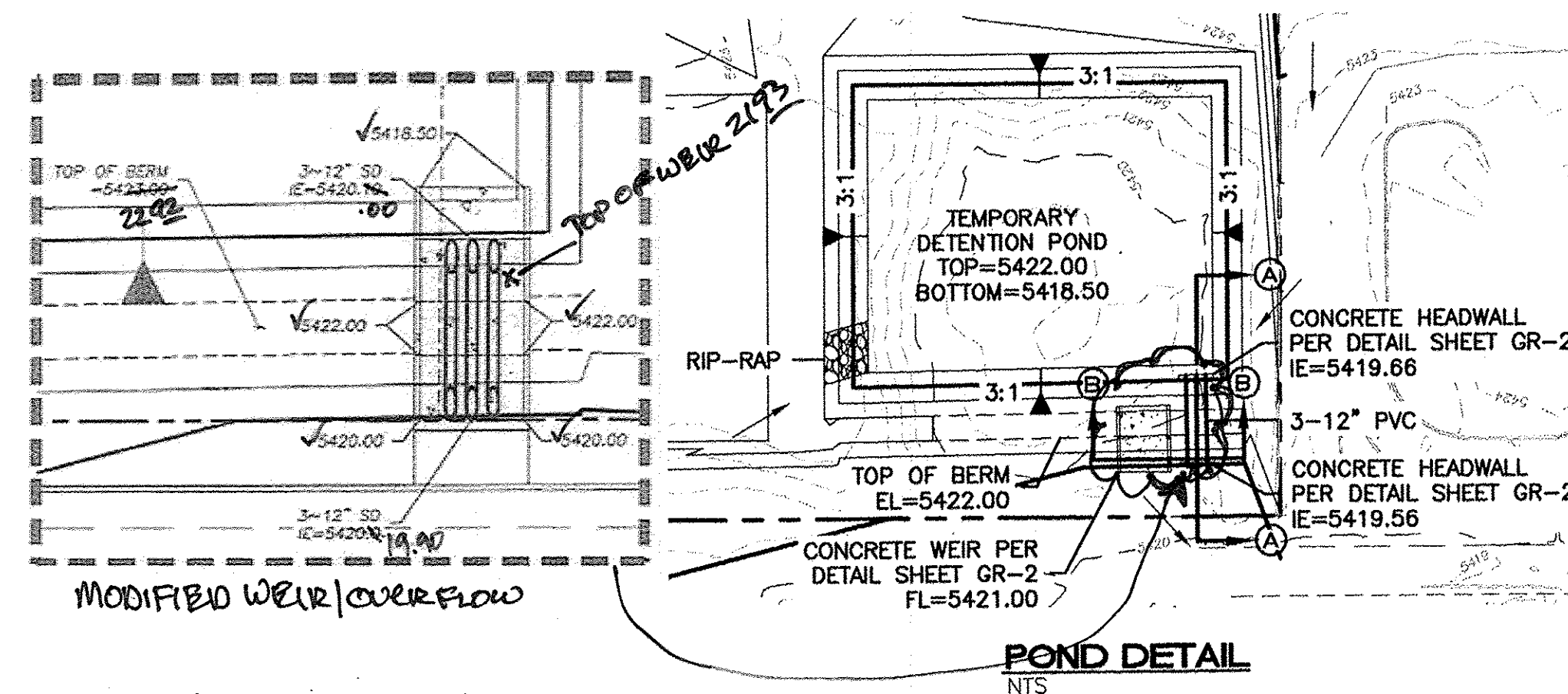
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JOEL D. HERNANDEZ, NMPE # 17893  
4/12/18  
DATE



#### 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.



#### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR

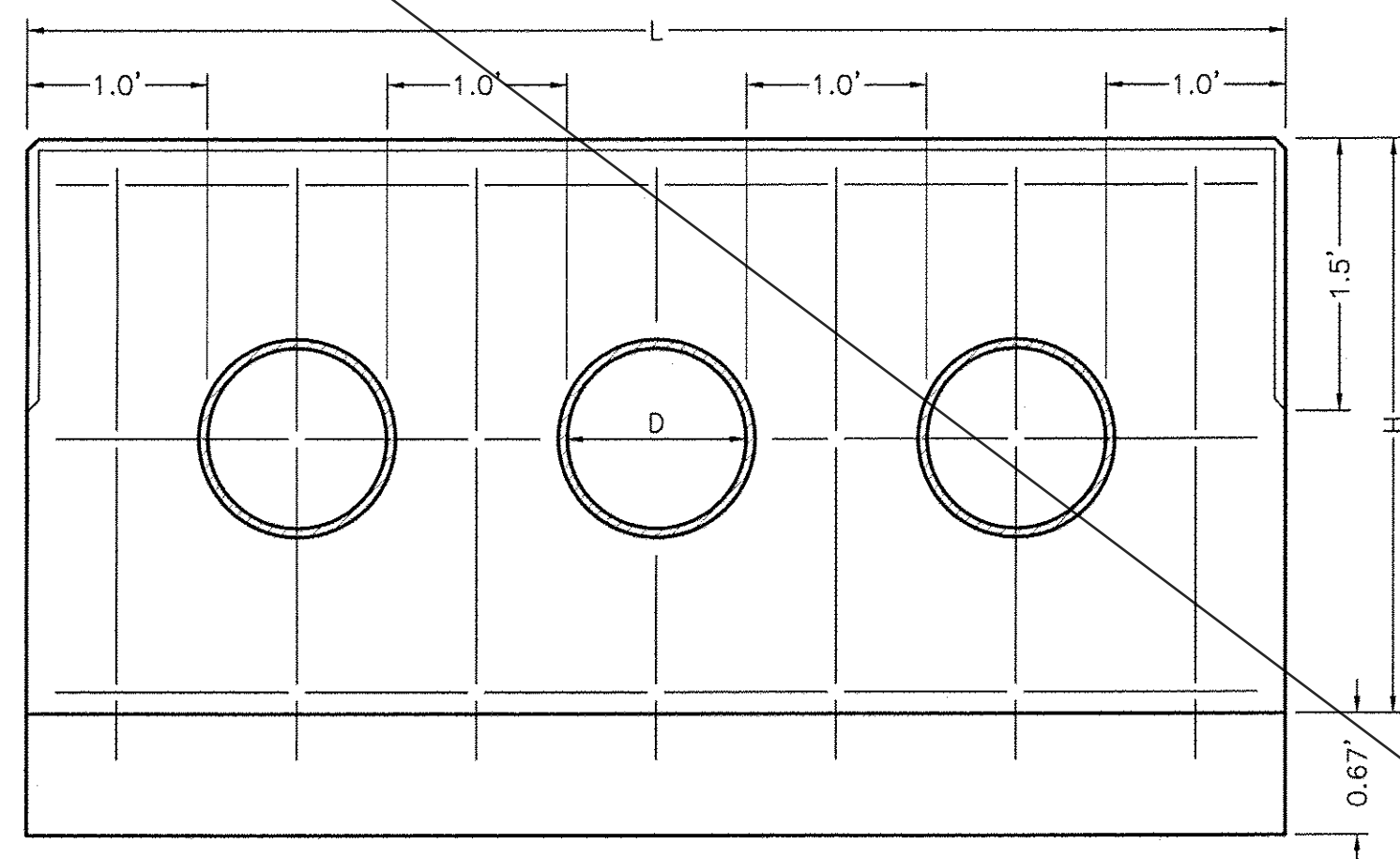
ENGINEER'S SEAL JOEL D. HERNANDEZ NEW MEXICO 17893 5/1/16 PROFESSIONAL ENGINEER	LOS PASTORES SHOPPING CENTER	DRAWN BY DY
	GRADING PLAN	DATE 5/02/16
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2014052-GR-1
		SHEET # GR-1
JOEL D. HERNANDEZ P.E. #17893		JOB # 2014052



**NOTES:**

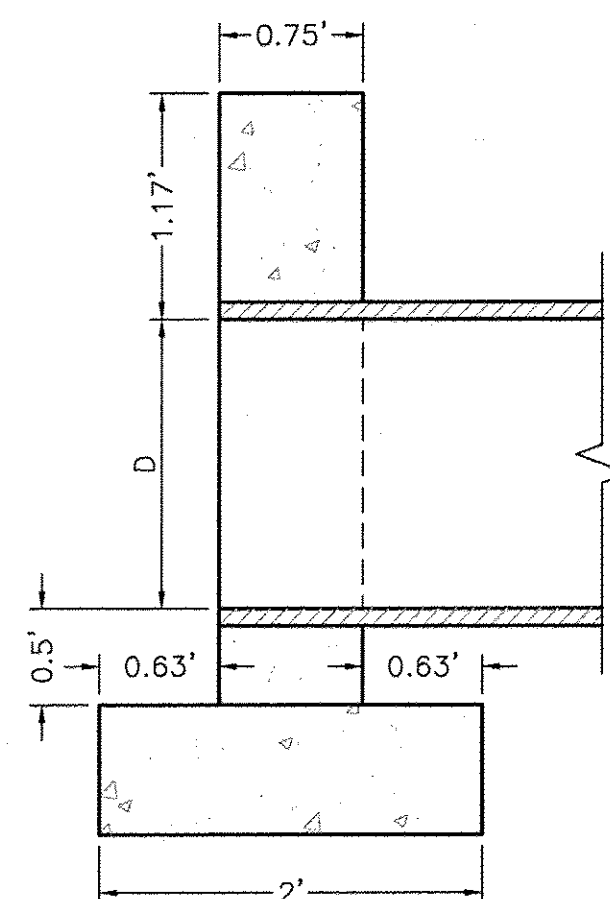
1. CONCRETE SHALL BE 4000 PSI.
2. ALL REINFORCING STEEL #4 BARS. ALL VERTICAL AND HORIZONTAL TIE BARS 18" MAXIMUM SPACING.

D	H	L
12"	2'-8"	7'-0"

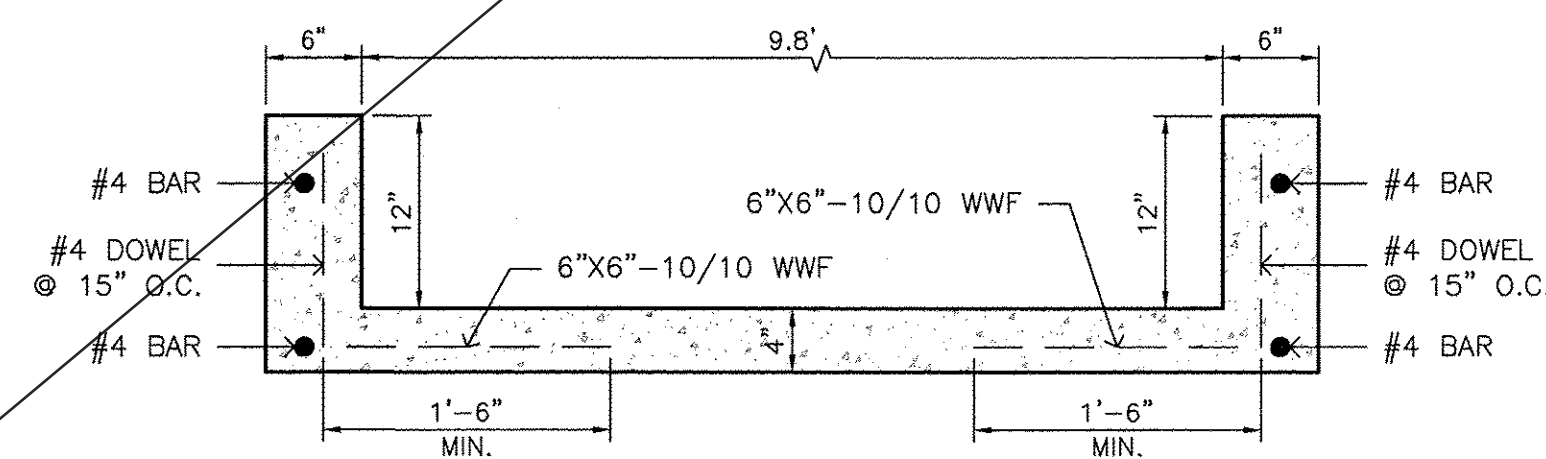


**ELEVATION**  
NTS

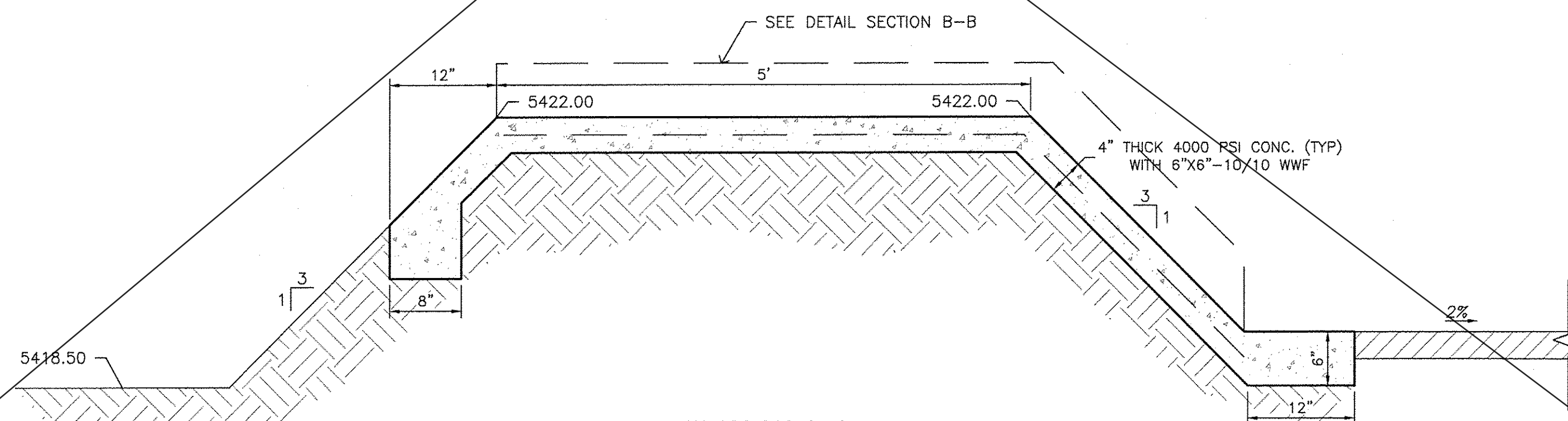
**CONCRETE HEADWALL**  
NTS



**SECTION A-A**  
NTS



**SECTION B-B**  
NTS



**SECTION A-A**  
NTS

SEE REPLACEMENT SHEET GR-2 FOR CERTIFICATION

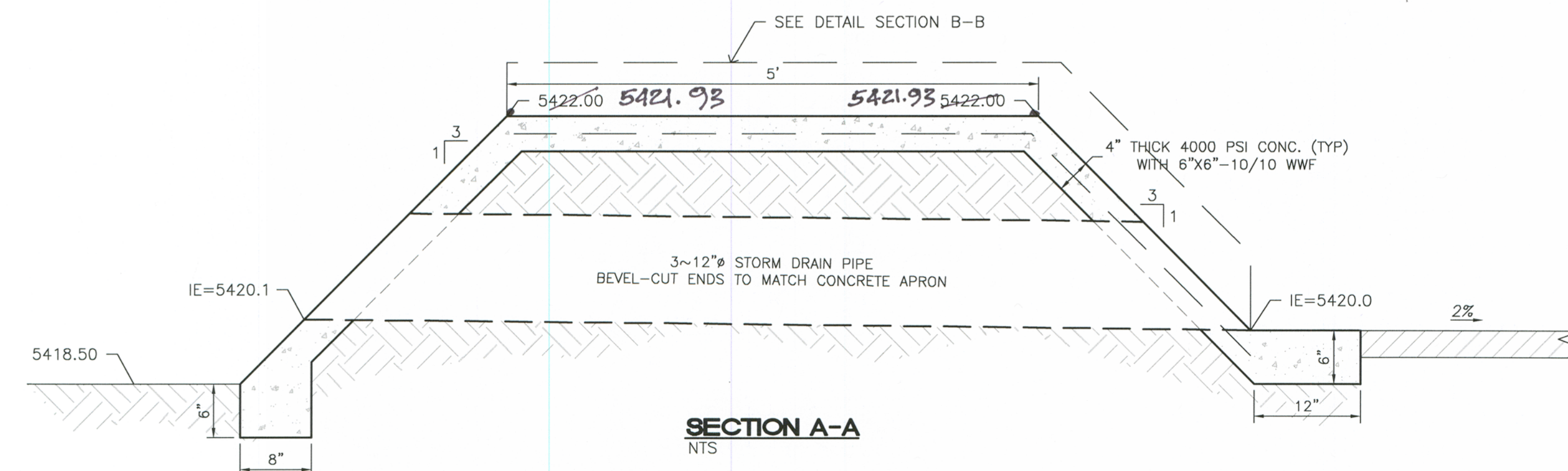
<p>ENGINEER'S SEAL</p> <p>JOEL D. HERNANDEZ P.E. #17893</p>	<p><b>LOS PASTORES SHOPPING CENTER</b></p>	<p>DRAWN BY DY</p>
	<p><b>GRADING DETAILS</b></p>	<p>DATE 4/29/16</p>
<p><b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</p>		<p>2014052-GR-2</p>
		<p>SHEET # <b>GR-2</b></p>
		<p>JOB # 2014052</p>





JOEL D. HERNANDEZ  
NEW MEXICO  
17893  
PROFESSIONAL ENGINEER

(SEAL)



ENGINEER'S SEAL	LOS PASTORES SHOPPING CENTER	DRAWN BY DY
		DATE 4/29/16
	GRADING DETAILS	2014052-GR-2
 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET #  GR-2	
	JOB # 2014052	
JOEL D. HERNANDEZ P.E. #17893		