

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 12, 2025

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

**RE: Sunward Federal Credit Union  
5760 St. Josephs Dr. NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 2/20/25  
Hydrology File: G11D067B**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 5/01/2025, the Grading & Drainage Plans are approved for Building Permit, and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.
3. The Southern Oxbow Center's (overall development) Owner will have to substantially completed the following:
  - a. The Work Order for all improvements within the R.O.W. of St. Joseph as outlined in the Infrastructure List (PR-2021-005597).
  - b. All private access drives and private drainage structures to convey the storm discharge from this site to the ultimate outfall point for Southern Oxbow Center which is the existing 36-inch storm sewer stub on Coors Blvd.

www.cabq.gov

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

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Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', written in a cursive style.

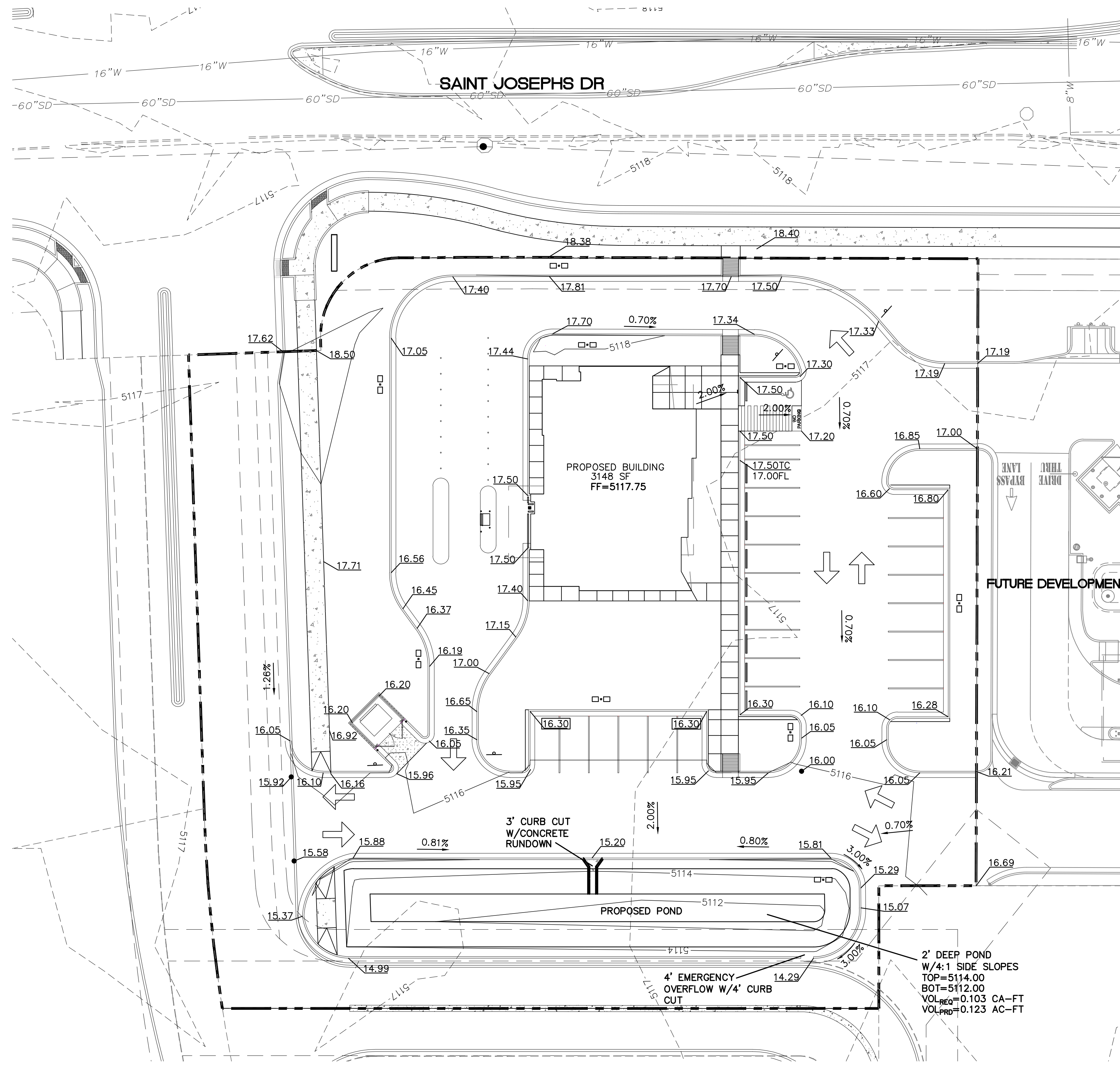
Anthony Montoya, Jr., P.E. CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

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



**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EASEMENT
	CENTERLINE
	PROPOSED SIDEWALK
	LANDSCAPING
	PROPOSED INDEX CONTOUR
	PROPOSED CONTOUR

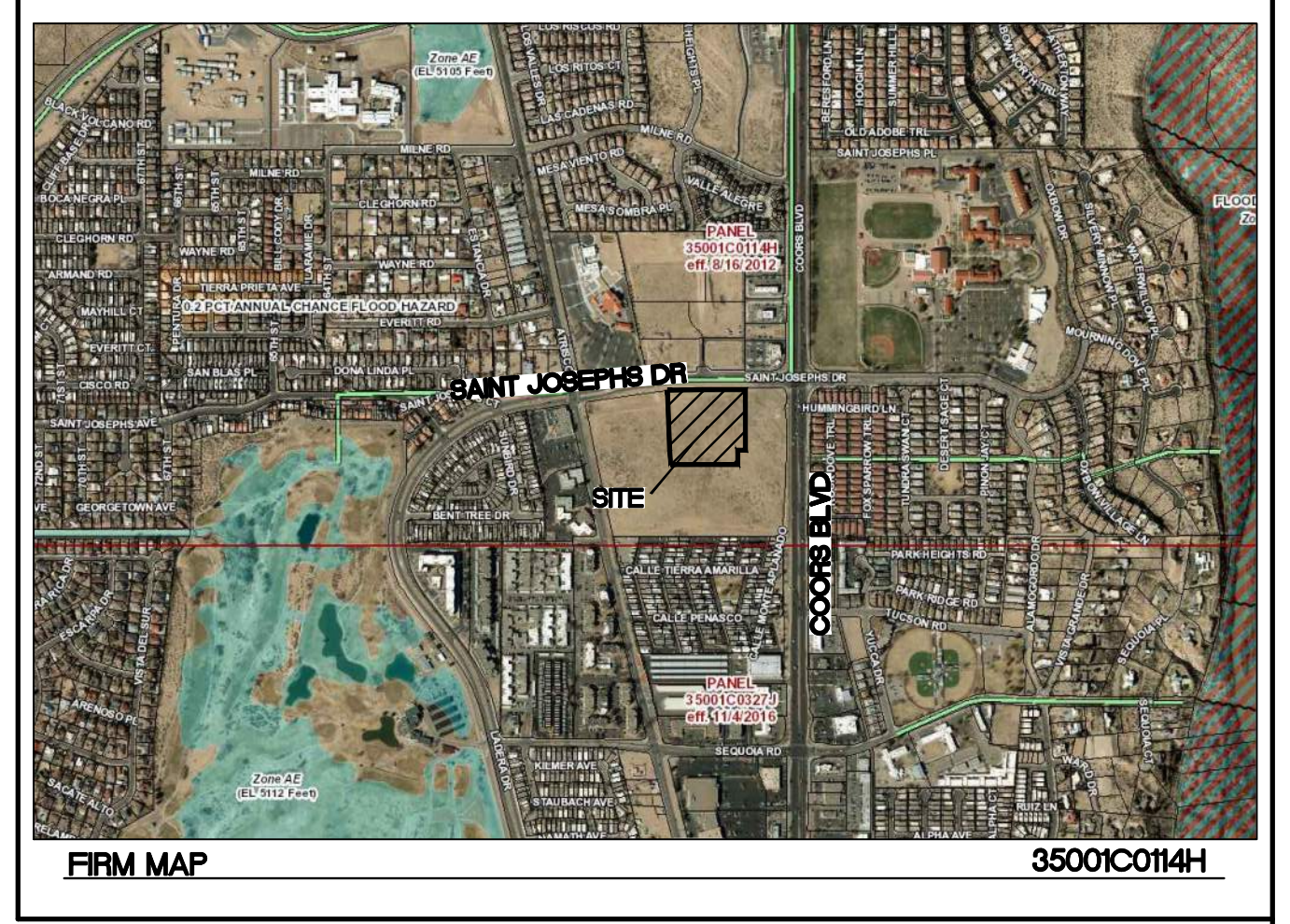
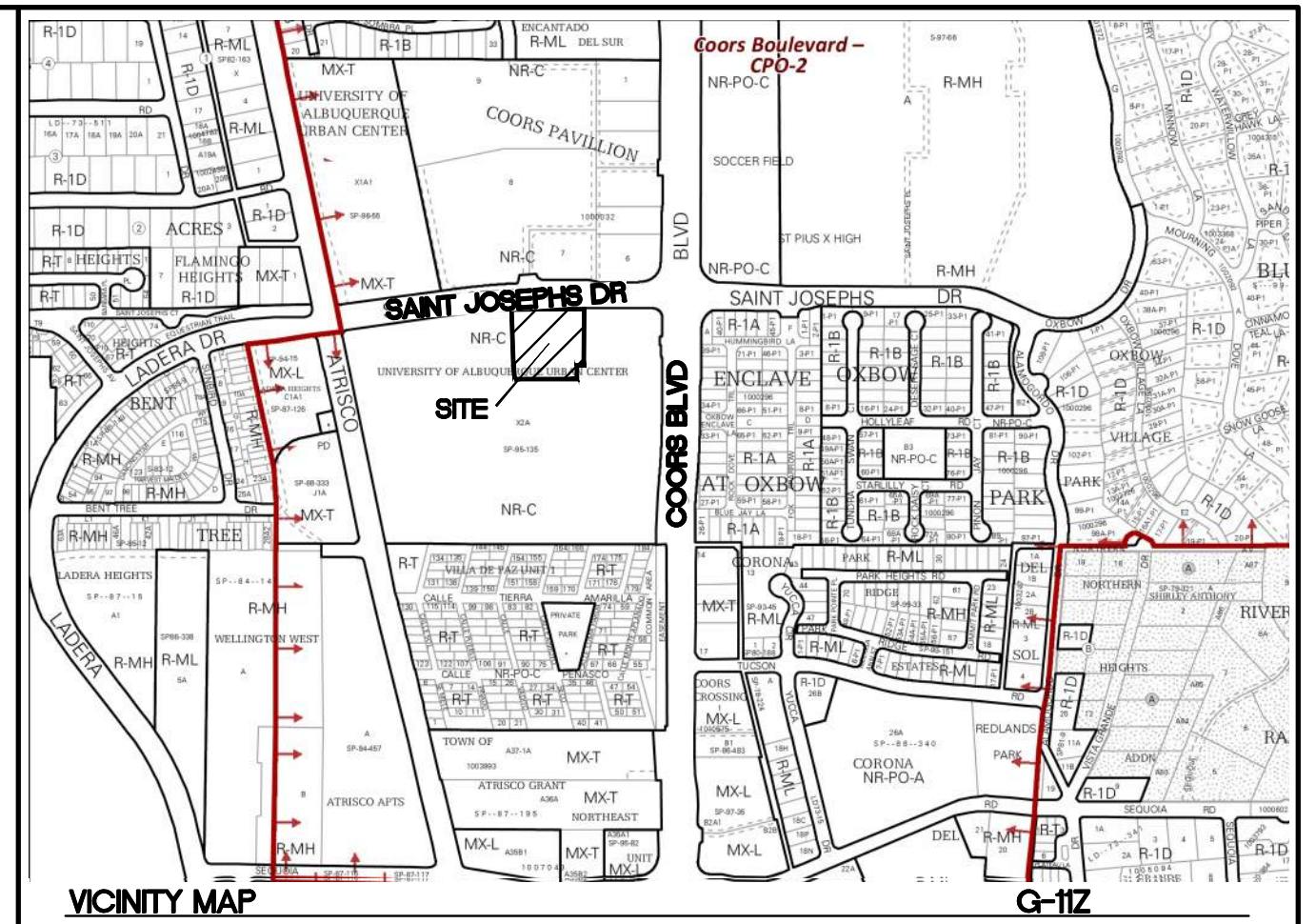
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM 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 CONNECTIONS. 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 (CITY) ACCEPTANCE OF ANY PROJECT.
  6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

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APPROVAL	NAME	DATE
INSPECTOR		

**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.



**EXISTING DRAINAGE:**  
 THIS SITE IS CURRENTLY VACANT AND IS PART OF THE OXBOW TOWN CENTER DEVELOPMENT LOCATED ON THE SOUTHWEST CORNER OF COORS BOULEVARD AND ST. JOSEPHS DRIVE. THIS PORTION OF THE PROPERTY CURRENTLY SHEET FLOWS TO COORS BOULEVARD WHERE IT IS CAPTURED IN A STORM SEWER. THE SITE IS LOCATED ON FIRM MAP 35001C0114H AS SHOWN ABOVE. THE MAP SHOWS THAT THE SITE DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN.

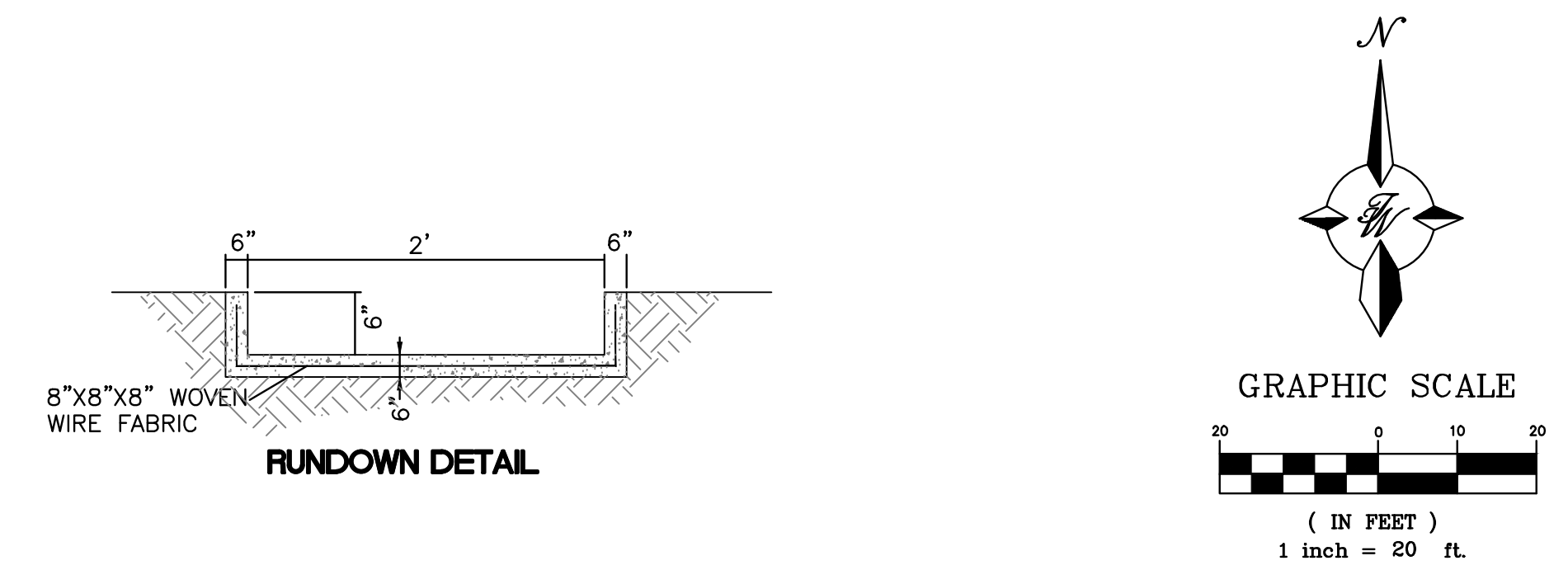
**PROPOSED DRAINAGE:**  
 PER THE SOUTHER OXBOW CENTER MASTER DRAINAGE PLAN COMPLETED BY RESPEC, INC AND APPROVED BY THE CITY APRIL 28, 2022 (G11-DO67) THIS PARCEL IS TO SURFACE DRAIN TO THE SOUTHEAST TO A INTERNAL ACCESS ROAD AT A RATE OF 1.84 CFS PER ACRE.

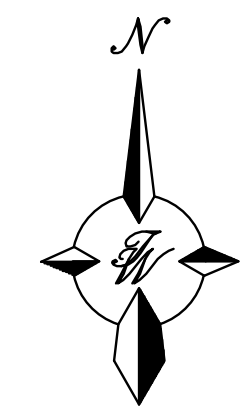
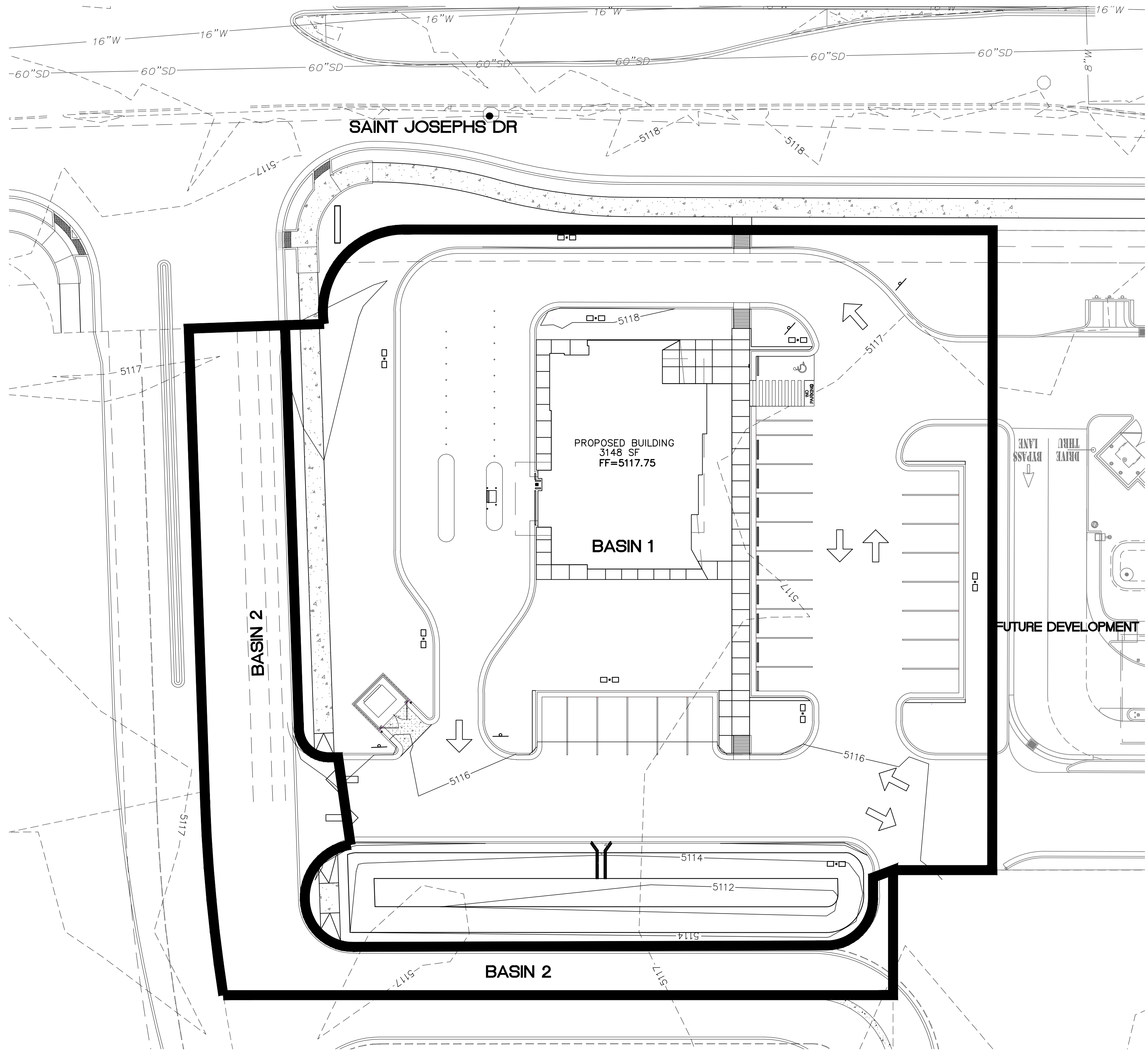
THIS PROJECT FALLS WITHIN BASIN P8 OF THAT PLAN WITH A PORTION FALLING WITHIN BASIN P10. THE PORTION THAT FALLS WITHIN P10 IS PART OF THE INTERNAL ROADWAY AND WAS NOT FACTORED INTO THE DISCHARGE FROM THE CREDIT UNION AS IT IS ALREADY BEING ACCOUNTED FOR. THE FLOWS FROM THE CREDIT UNION WILL BE ROUTED TO POND ALONG SOUTHERN BOUNDARY ADJACENT TO THE INTERNAL ACCESS ROAD. THE POND IS SIZED TO CAPTURE THE 100YR, 6-HR DEVELOPED FLOWS. ANY FLOWS ABOVE THAT WILL PASS THROUGH THE POND THROUGH A WEIR SIZED TO RELEASE 1.91 CFS WHICH IS LESS THAN THE 1.96 CFS ALLOWED PER THE APPROVED MASTER DRAINAGE PLAN. THIS POND WILL ALSO RETAIN THE WATER QUALITY VOLUME PER THE DPM.

- NOTES:**
1. ADD 5100 TO ALL SPOT ELEVATIONS.
  2. ALL ELEVATIONS SHOWN ARE FLOW LINE UNLESS OTHERWISE STATED.
  3. ALL CURB AND GUTTER IS 6" HIGH UNLESS OTHERWISE NOTED

City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 5/12/2025  
 BY: *Curtis M. ...*  
 HydroTeam # G11D067B

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM MAKING CORRECTIONS FOR ERRORS OR DIMENSIONS 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 FILED ON THE DEVELOPMENT.





**Weighted E Method**

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
Pre	46,452	1.07	0%	0	100%	1.07	0%	0.00	0%	0.00	0.730	0.065	2.30	0.260	0.023	0.86
1	46,452	1.07	0%	0	23%	0.25	0%	0.00	77%	0.82	1.893	0.168	3.91	1.161	0.103	2.31
2	9,579	0.22	0%	0	0%	0.00	0%	0.00	100%	0.22	2.240	0.041	0.91	1.430	0.026	0.57

0.103 Required Ponding

**Equations:**

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$  / (Total Area)

Volume = Weighted D \* Total Area

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

Water Quality Calculation:  $0.42'' \times 0.82 \text{ ac} = 1,250 \text{ cubic feet (0.0287 ac-ft)}$

Excess Precipitation, E (inches)		
Zone 1	100-Year	10 - Year
E <sub>a</sub>	0.55	0.11
E <sub>b</sub>	0.73	0.26
E <sub>c</sub>	0.95	0.43
E <sub>d</sub>	2.24	1.43

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10 - Year
Q <sub>a</sub>	1.54	0.3
Q <sub>b</sub>	2.16	0.81
Q <sub>c</sub>	2.87	1.46
Q <sub>d</sub>	4.12	2.57

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 DATE: 5/12/2025  
 BY: [Signature]  
 HydroForm #: G11D067B  
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 RONALD R. BOHANNAN P.E. #7868	SUNWARD FEDERAL CREDIT UNION 5700 ST JOSEPHS DR NW ALBUQUERQUE, NM	DRAWN BY pm DATE 2-20-25 DRAWING
	<b>BASIN MAP</b>	SHEET # <b>GR-2</b>
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		JOB # 2024073