

# CITY OF ALBUQUERQUE



February 25, 2016

Ron Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

**Re: Musket Development**  
**1615 8<sup>th</sup> Street NW**  
**Request Permanent C.O. - Accepted**  
**Engineer's Stamp dated: 10-22-15 (J14D175)**  
**Certification dated: 2-23-16**

Dear Mr. Bohannon,

Based on the Certification received 2/24/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3999 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

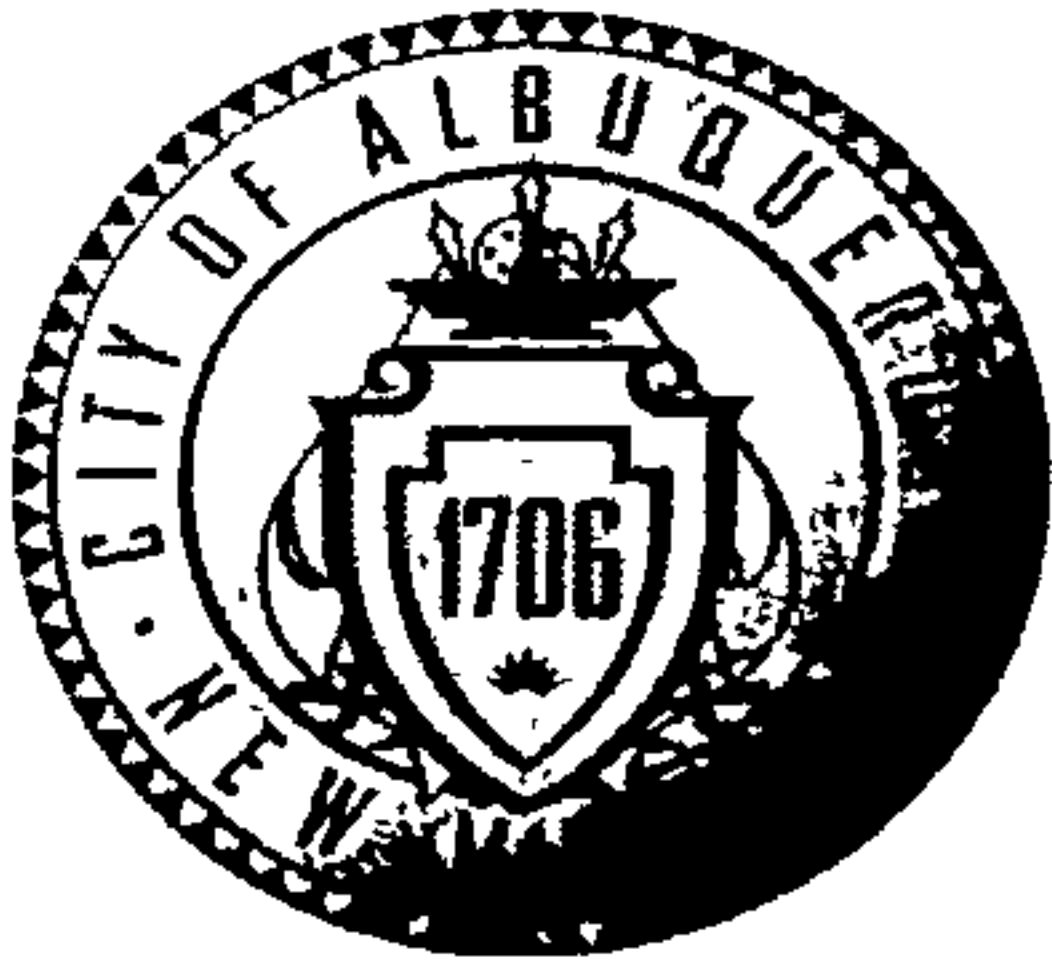
New Mexico 87103

Abiel Carrillo, P.E.,  
Principal Engineer, Planning Department  
Development and Review Services

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

TE/AC

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,  
Lois



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Musket Development Building Permit #: \_\_\_\_\_ City Drainage #: J14D175

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

Legal Description: Tract 341-A2-A1-A1-A1-A1-A1-2, MRGCD Map No. 35

City Address: 1615 8th Street NW Albuquerque, NM

Engineering Firm: Tierra West, LLC Contact: Vincent Carrica

Address: 5571 Midway Park Place, Albuquerque, NM 87109

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

Owner: Musket Corporation Contact: Brian Hoover

Address: 1111 Bagby St, Suite 2400 Houston, TX 77002

Phone#: 713-332-5727 Fax#: \_\_\_\_\_ E-mail: brian.hoover@musketcorp.c

Architect: TBD Contact: \_\_\_\_\_

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

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

Surveyor: Cartesian Surveys, Inc Contact: Will Plotner

Address: PO Box 44414 Rio Rancho, NM 87174

Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

Contractor: TBD Contact: \_\_\_\_\_

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

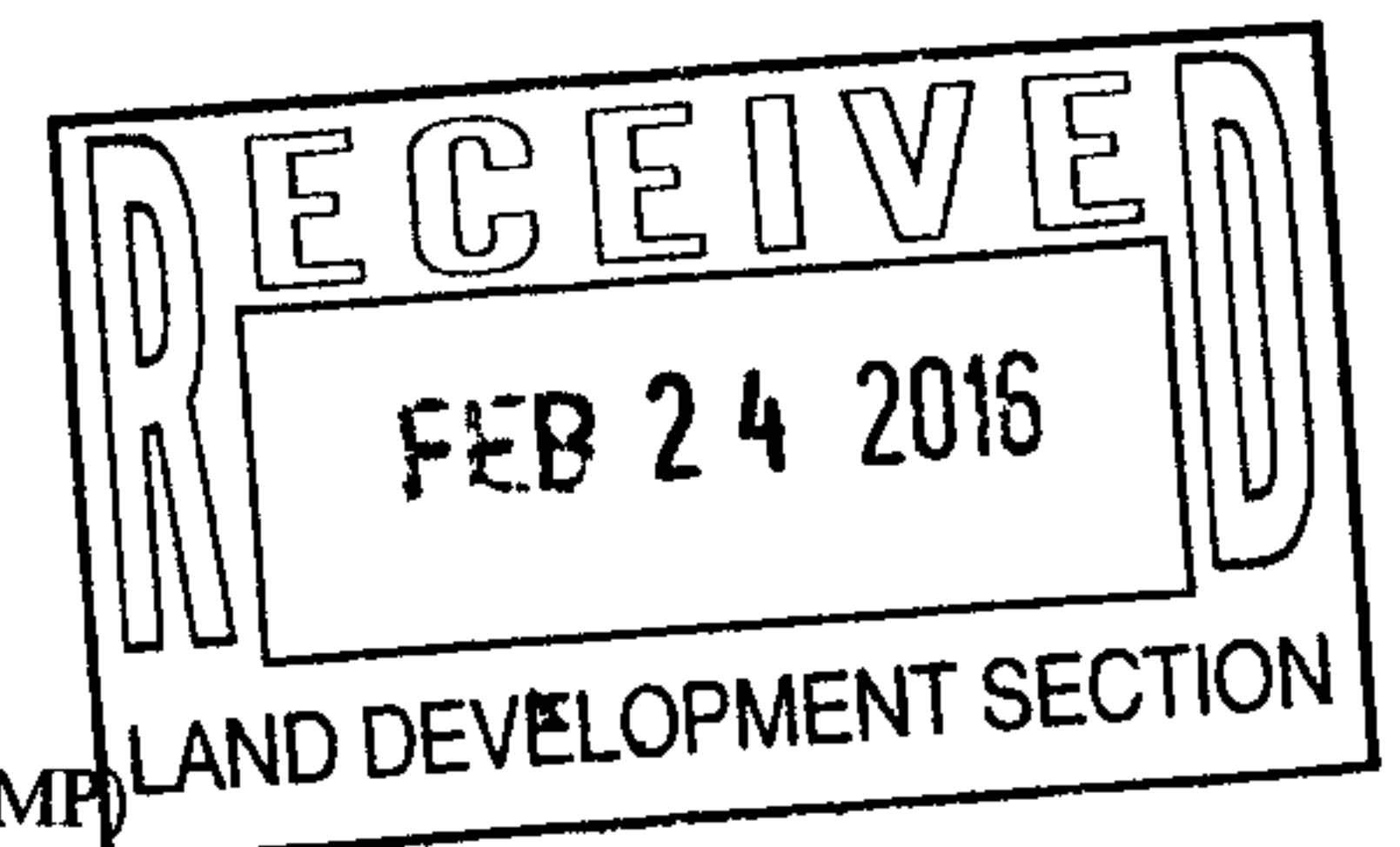
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 2-24-16 By: BF for Ron Bohannon, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE

*Planning Department*

Suzanne Lubar, Director



*Mayor Richard J. Berry*

October 27, 2015

Vince Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

RE: **Musket Development**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 10/22/15 (J14D175)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 10/26/15, the above referenced plan is approved for Grading Permit and Building Permit.

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

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

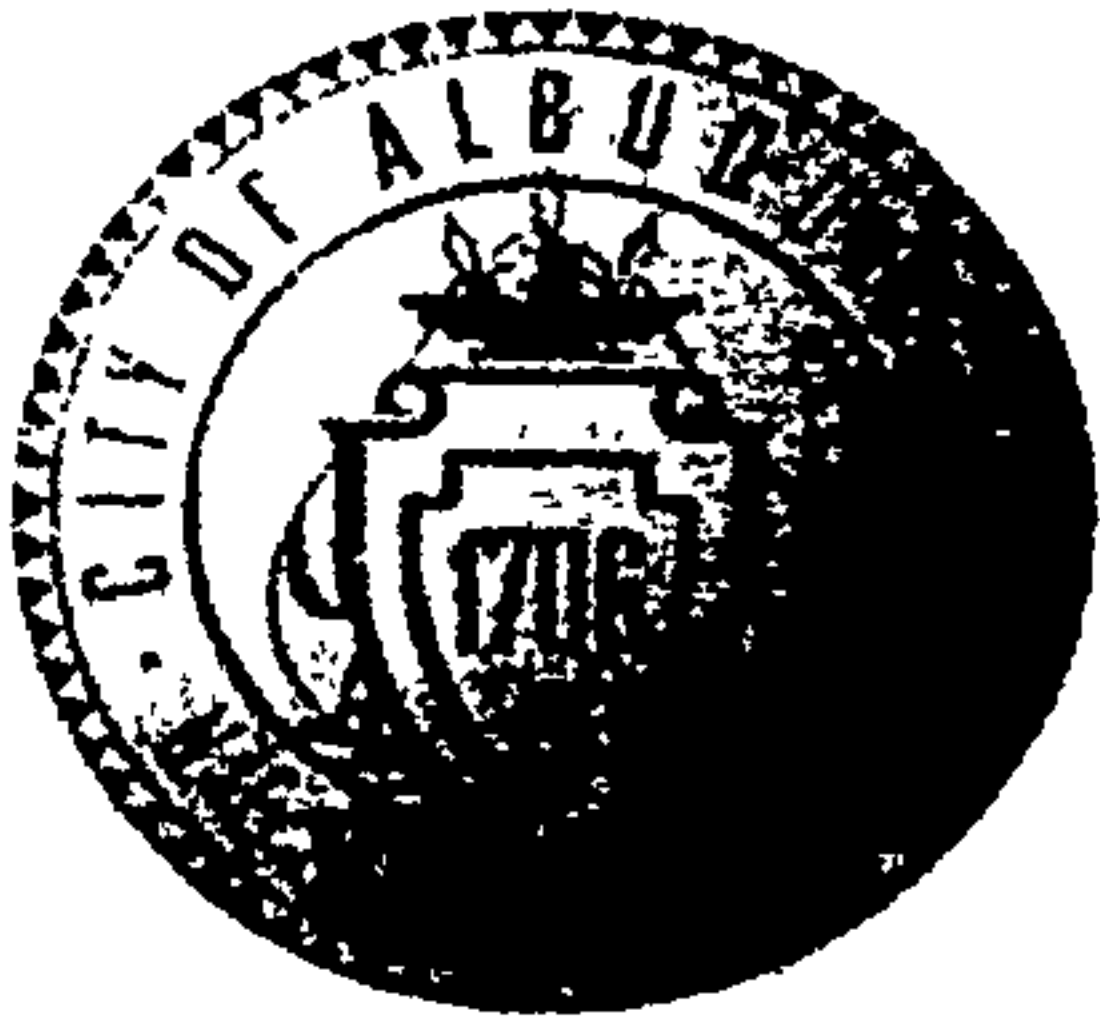
If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Albuquerque  
Planning Department

RR/SB  
C: File





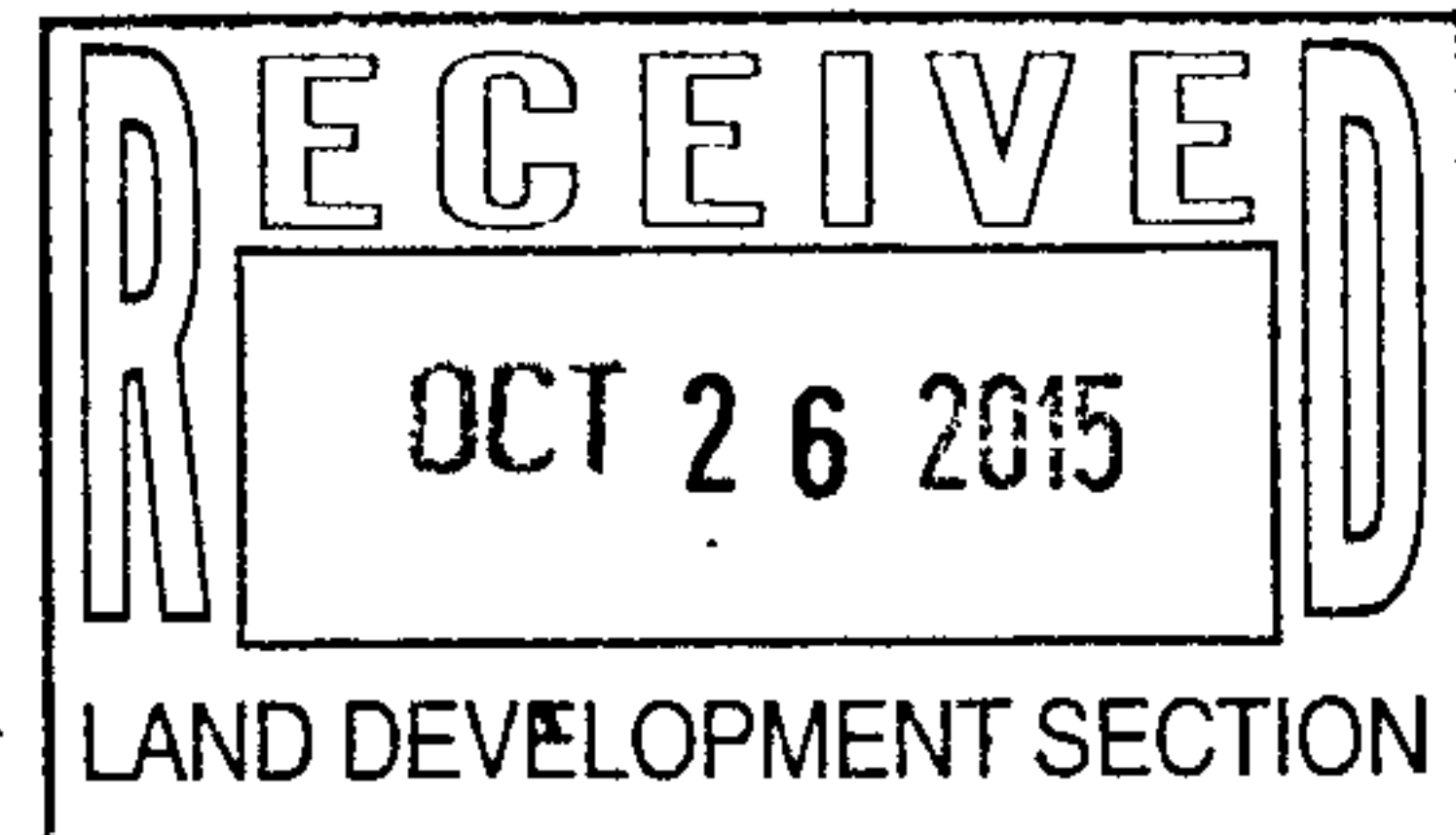
# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)



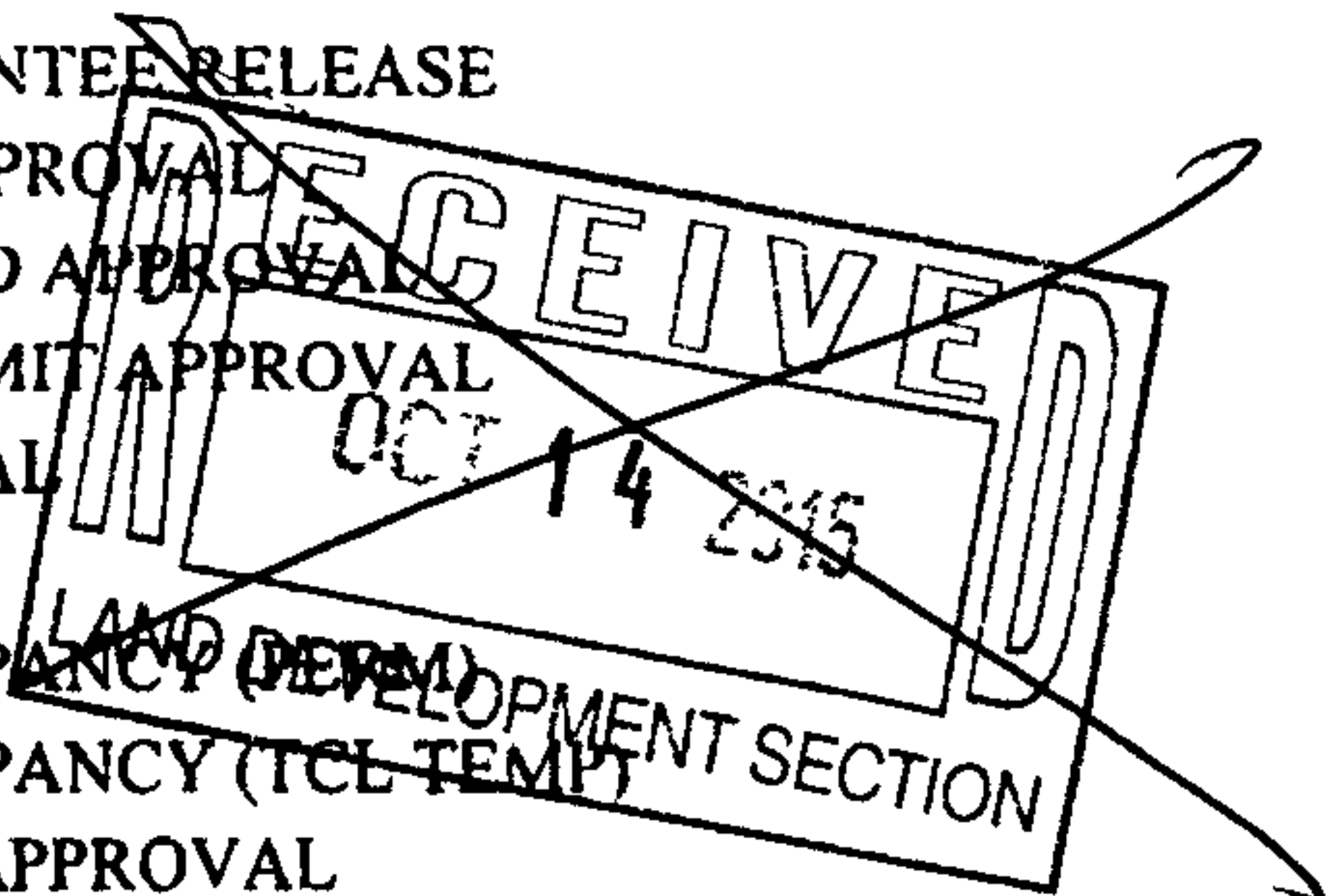
Project Title: FOODS OF NEW MEXICO City Drainage #: M15D0230  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: S'LY PORTION OF LOT 3-A, BLK. 2, SUNPORT PARK  
City Address: 3041 UNIVERSITY BLVD. S.E.  
Engineering Firm: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ  
GEORGE T. RODRIGUEZ - DEVEL. CONSULT GEORGE RODRIGUEZ  
Address: 12800 SAN JUAN N.E., ALBUQ., NEW MEXICO 87123  
Phone#: 505-610-0593 Fax#: \_\_\_\_\_ E-mail: paurod@hotmail.com  
Owner: FOODS OF NEW MEXICO Contact: ?  
Address: 3041 UNIVERSITY BLVD. S.E., ALBUQ., NEW MEXICO 87  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: ROBERT C. RAYNER, AIA Contact: ROB RAYNER  
Address: 730 SAN MATEO BLVD. S.E., ALBUQ., NEW MEXICO 87108  
Phone#: 792-6224 Fax#: \_\_\_\_\_ E-mail: rob@R2architectural.  
Surveyor: HARRIS SURVEYING CO. Contact: TONY HARRIS  
Address: MONROE N.E., ALBUQ., N.M.  
Phone#: 889-8056 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Contractor: ? Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ ~~DRAINAGE PLAN 1st SUBMITTAL~~  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_

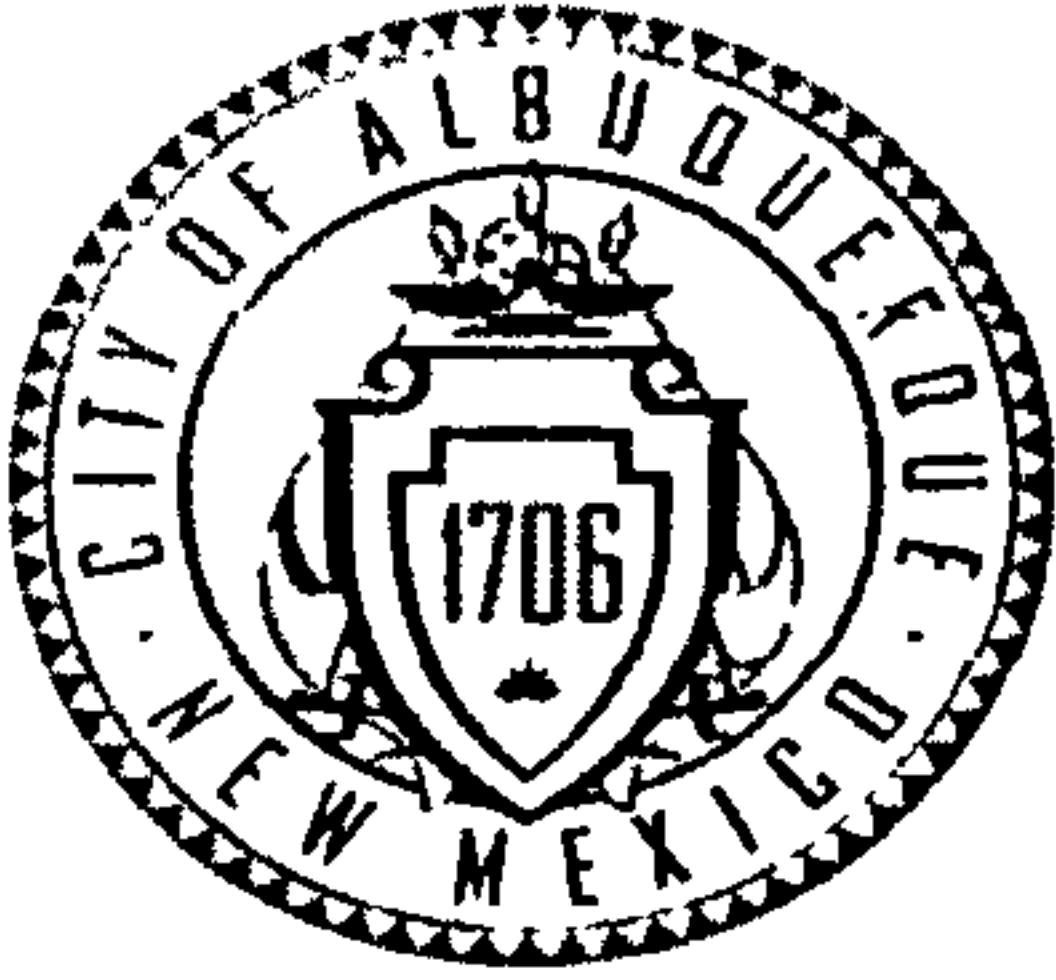


WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided NO

DATE SUBMITTED: 10-14-15 10-26-15 By: GEORGE T. RODRIGUEZ

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1 Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2 Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3 Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



# City of Albuquerque

Planning Department

Development & Building Services Division

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

Project Title: Musket Development Building Permit #                      City Drainage #: 14D175  
DRB#:                      EPC#:                      Work Order#:                       
Legal Description: Tract 341-A2-A1-A1-A1-A1-A1-A1-2, MRGCD Map No. 35  
City Address: 1615 8th Street NW Albuquerque NM

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

Owner: Musket Coporation Contact: Brian Hoover  
Address: 1111 Bagby St. Suite 2400 Houston TX, 77002  
Phone#: 713-332-5727 Fax#:                      E-mail: brian.hoover@musketcorp.com

Architect: TBD Contact:                       
Address:                       
Phone#:                      Fax#:                      E-mail:                     

Other Contact: Cartesian Surveys, Inc Contact: Will Plotner  
Address: P.O. Box 44414 Rio Rancho NM 87174  
Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

Check all that Apply:

### DEPARTMENT:

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

### TYPE OF SUBMITTAL:

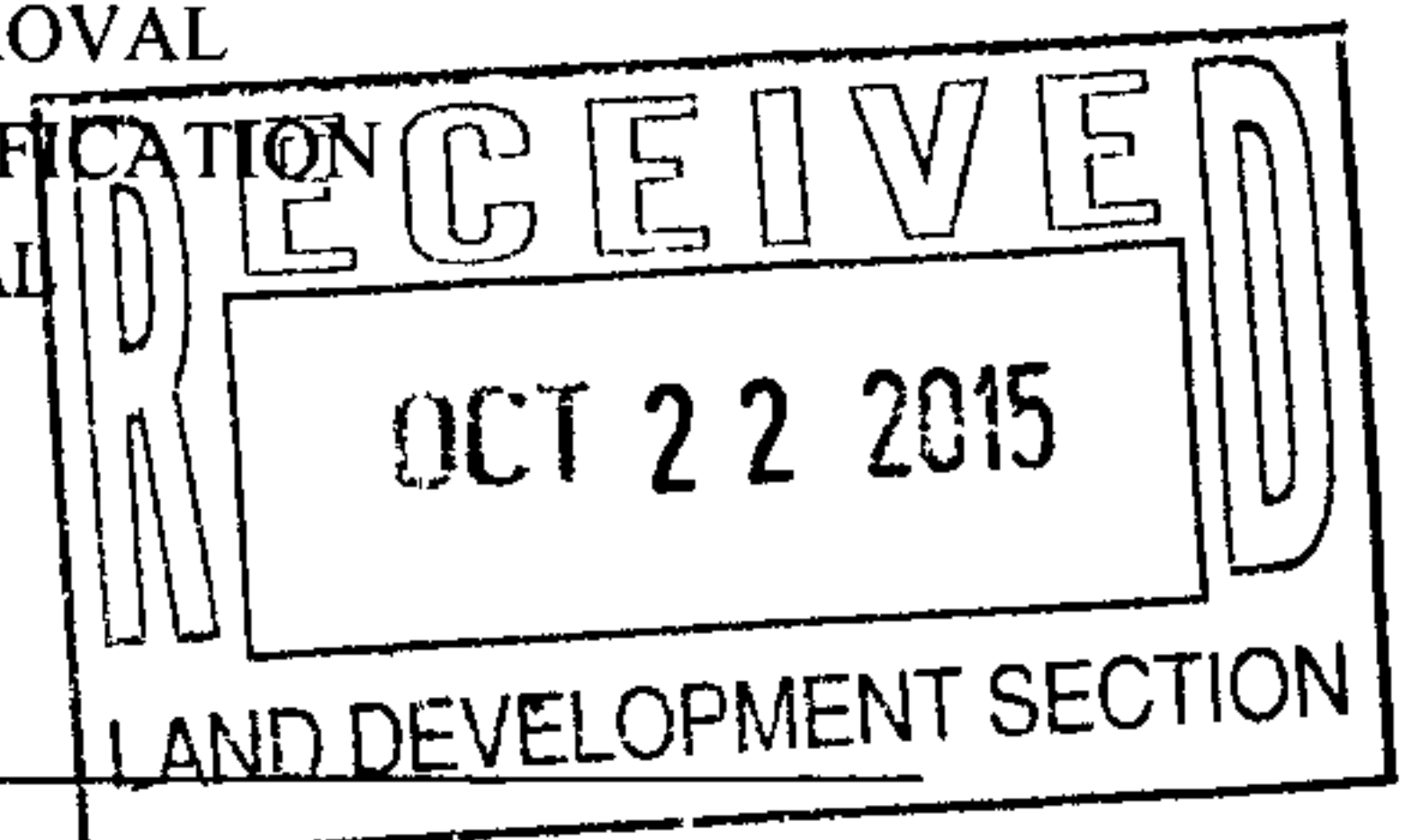
☐ ENGINEER/ ARCHITECT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
  
☒ OTHER (SPECIFY) FAST TRACK

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED: 10/22/2015 By: Vince Carrica

### 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  
☐ 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  
  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY)                     



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED.



# CITY OF ALBUQUERQUE

Planning Department

Suzan Lubar, Director



Mayor Richard J. Berry

October 15, 2015

Vince Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

**RE: Musket Development  
1615 8<sup>th</sup> St NW  
Grading and Drainage Plan  
Engineers Stamp Date 10/6/15 (J14D175)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received on 10/8/15, the above referenced plan cannot be approved for Grading Permit and Building Permit until the following comments are addressed.

PO Box 1293

Albuquerque

New Mexico 87103

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

- Provide how the First Flush Pond in section A-A will drain to the east and west. It appears this pond will overflow at the east end which has a top of curb at 61.3 and the west end top of curb is 62.10.
- Flows from the south side roof and paving around the building need to be directed toward the first flush pond.
- Is the swale at the rear of the building continuous? If the swale is continuous how will access to the train car be addressed?
- Provide new calculations for the impervious areas.
- Provide pond bottom and water surface elevation.
- Provide an emergency over flow for the pond to the north of the building, directing flows toward the front of the building.
- Does the 8"cmp provide enough capacity for the flows entering the pond?
- Provide if the railroad tracks has an existing easement. If so, does the owner have approval for the pond in this location with the two 8" pipes under the tracks?

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

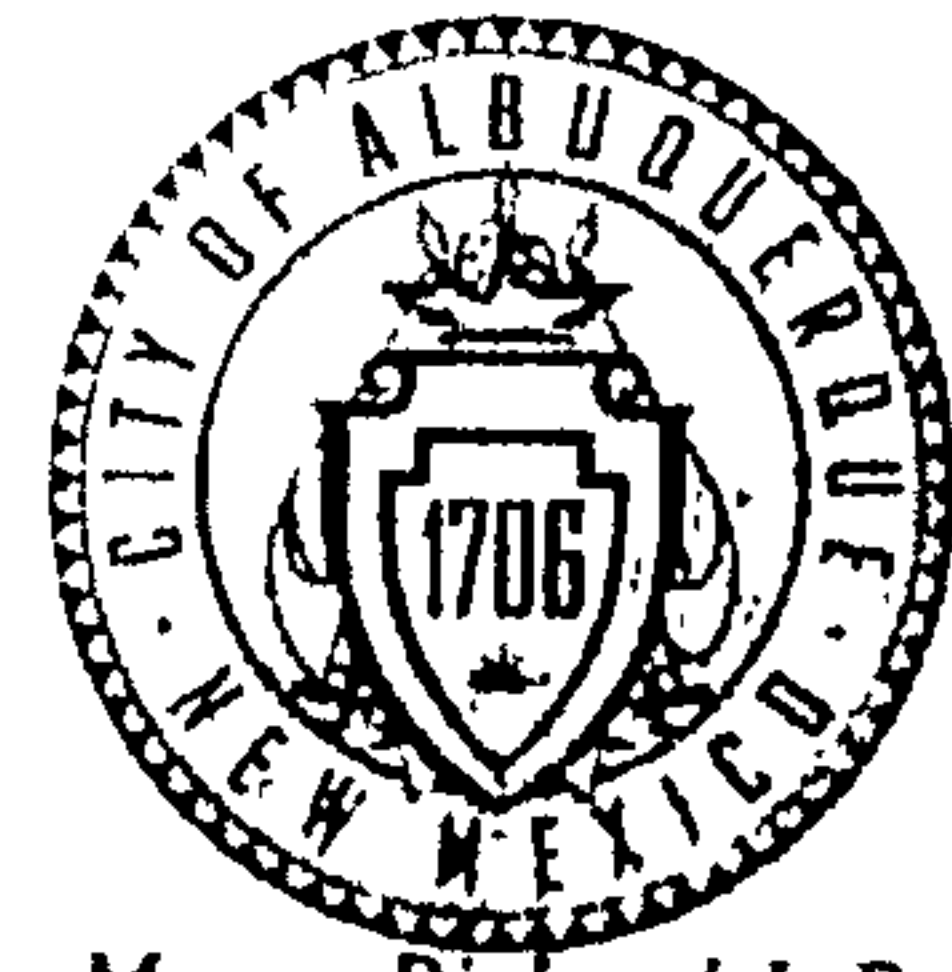
Shahab Biazar, P.E.  
City Engineer, COA  
Planning Department

RR/SB  
C: File

# CITY OF ALBUQUERQUE

Planning Department

Suzan Lubar, Director



Mayor Richard J. Berry

October 15, 2015

Vince Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

RE: **Musket Development**  
**1615 8<sup>th</sup> St NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 10/6/15 (J14D175)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received on 10/8/15, the above referenced plan cannot be approved for Grading Permit and Building Permit until the following comments are addressed.

- Provide how the First Flush Pond in section A-A will drain to the east and west. It appears this pond will overflow at the east end which has a top of curb at 61.3 and the west end top of curb is 62.10.
- Flows from the south side roof and paving around the building need to be directed toward the first flush pond.
- Is the swale at the rear of the building continuous? If the swale is continuous how will access to the train car be addressed?
- Provide new calculations for the impervious areas.
- Provide pond bottom and water surface elevation.
- Provide an emergency over flow for the pond to the north of the building, directing flows toward the front of the building.
- Does the 8"cmp provide enough capacity for the flows entering the pond?
- Provide if the railroad tracks has an existing easement. If so, does the owner have approval for the pond in this location with the two 8" pipes under the tracks?

PO Box 1293

Albuquerque

New Mexico 87103

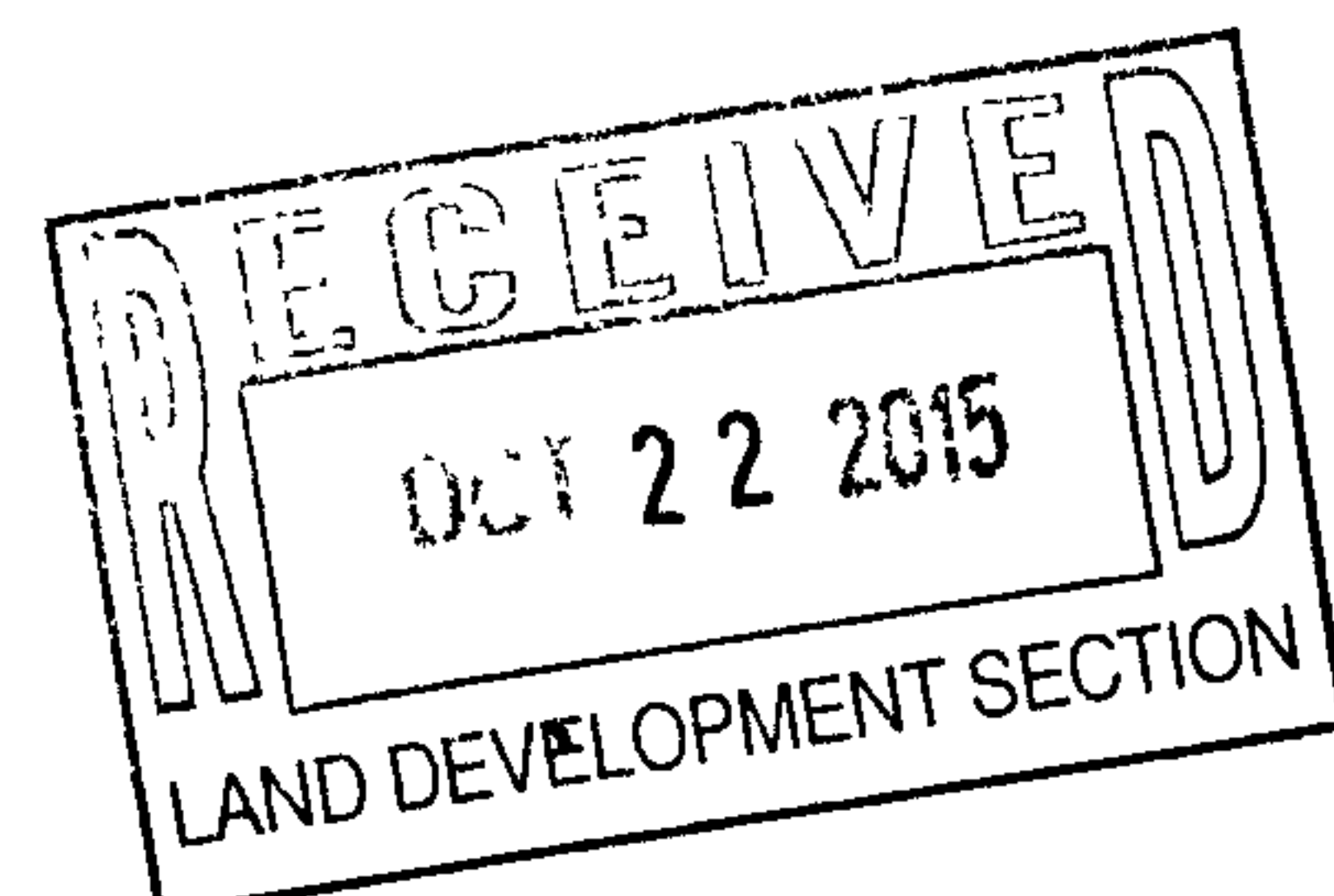
[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.  
City Engineer, COA  
Planning Department

RR/SB  
C: File



gan

# TIERRA WEST, LLC

October 22, 2015

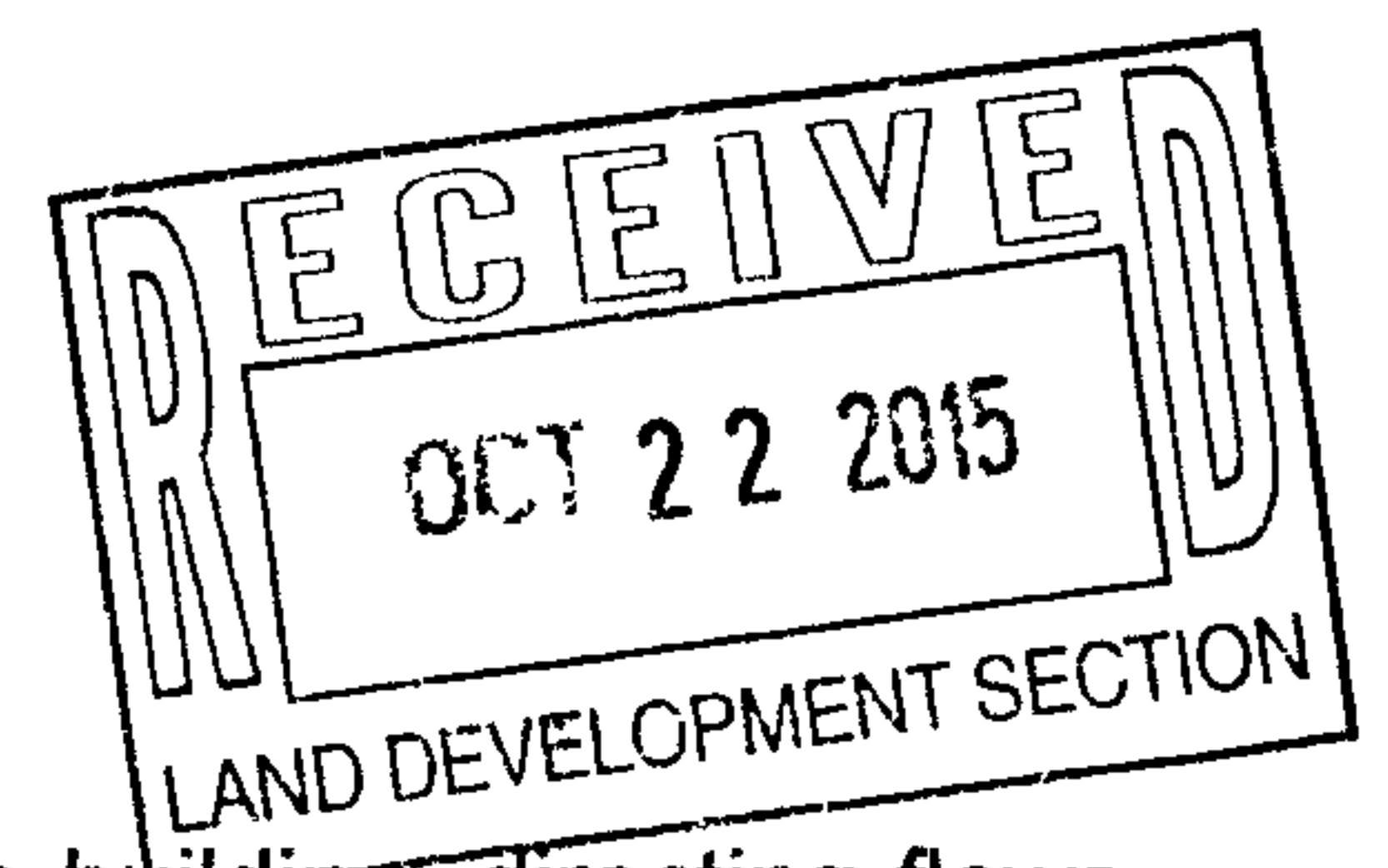
Mr Shahab Biazar, PE  
Planning Department- Hydrology  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: MUSKET DEVELOPMENT  
1615 8<sup>TH</sup> STREET NW  
GRADING AND DRAINAGE PLAN (J14-D175)**

Dear Mr. Biazar:

Please find the following responses addressing your comments listed below from you letter dated October 15, 2015:

1. Provide how the first flush pond in section A-A will drain to the east and west. It appears this pond will overflow at the east end which has a top of curb at 61.3 and the west end top of curb is 62.10.  
**Response: The first flush/retention pond will overflow to the east. The revised grades now provide for the elevation at the east end of the pond to be 61.0 and the elevation of the pond at the west end to be 61.3**
2. Flows from the south side roof and paving around the building need to be directed toward the first flush pond.  
**Response: The swale in the main parking field has been revised to direct these flows to the first flush/retention pond.**
3. Is the swale at the rear of the building continuous? If the swale is continuous how will access to the train car be addressed?  
**Response: The swale is continuous. Access to train cars is provided near the south end of the rail spur.**
4. Provide new calculations for the impervious areas.  
**Response: Provided**
5. Provide pond bottom and water surface elevations.  
**Response: Provided**
6. Provide an emergency over flow for the pond to the north of the building, directing flows toward the front of the building.  
**Response: The pond north of the building was eliminated to avoid a timely process for securing an easement from the owner of the easement, NMDOT.**
7. Does the 8" cmp provide enough capacity for the flows entering the pond?  
**Response: The 8" cmp's are no longer required due to the elimination of the pond.**



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



8. Provide if the railroad tracks has an existing easement. If so, does the owner have approval for the pond in this location with the two 8" pipes under the tracks?

**Response: The railroad tracks are in an easement on property owned by Musket. The process for securing a drainage easement from the NMDOT was proving to be time prohibitive so the pond was eliminated and the required volume place in the enlarged pond along the south property line.**

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

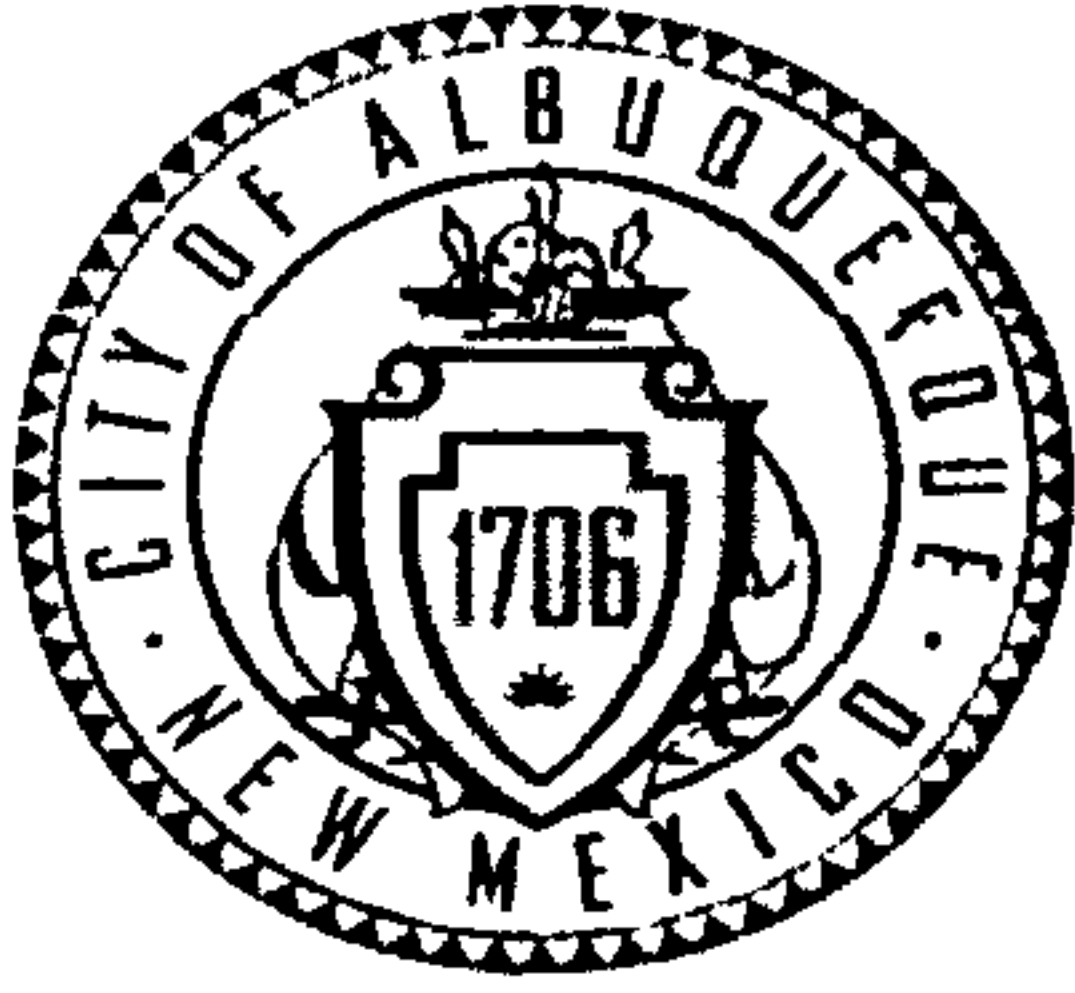
Sincerely,



Vincent P. Carrica, P.E.

JN: 2015014





# City of Albuquerque

Planning Department

Development & Building Services Division

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

Project Title: Musket Development Building Permit #: \_\_\_\_\_ City Drainage #: J14/D175  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 341-A2-A1-A1-A1-A1-2, MRGCD Map No 35  
City Address: 1615 8th Street NW Albuquerque, NM

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

Owner: Musket Corporation Contact: Brian Hoover  
Address: 1111 Bagby St, Suite 2400 Houston, TX 77002  
Phone#: 713-332-5727 Fax#: \_\_\_\_\_ E-mail: brianhoover@musketcorp.com

Architect: TBD Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contact: Cartesian Surveys, Inc Contact: Will Plotner  
Address: 2104 Southern Blvd SE, Rio Rancho 87124  
Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

Check all that Apply:

### DEPARTMENT:

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

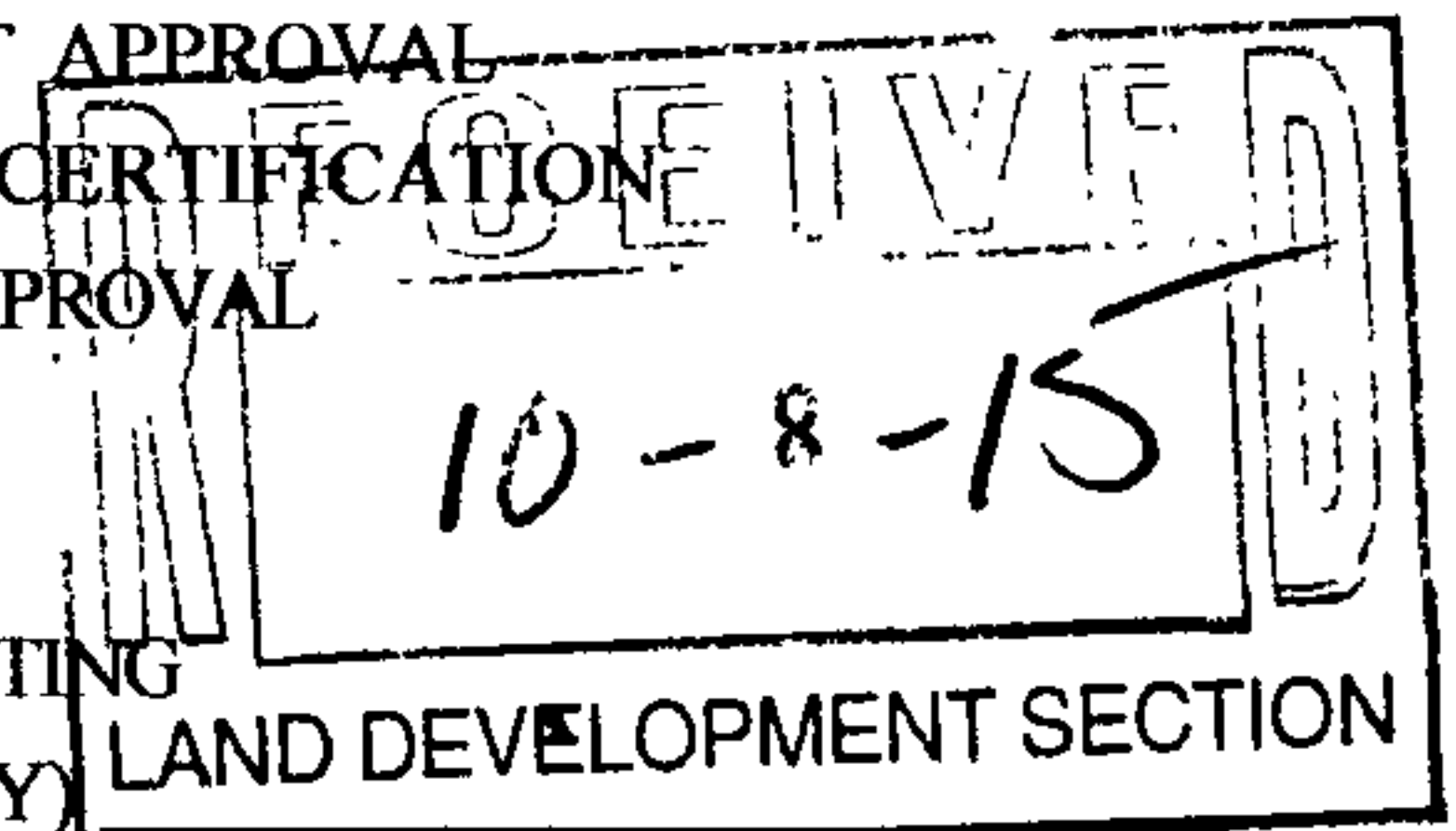
### TYPE OF SUBMITTAL:

- ☐ 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  
☐ 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

- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10-08/2015 By: Vince Carrica

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

# CITY OF ALBUQUERQUE



July 28, 2015

Vince Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

**RE: Musket Development  
Grading and Drainage Plan  
Engineers Stamp Date 7/8/15 (J14D175)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 7/8/15, the above referenced plan is approved for Grading Permit and Building Permit.

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

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

PO Box 1293

Albuquerque

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

New Mexico 87103

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

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Albuquerque  
Planning Department

RR/SB  
C: File



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

# TIERRA WEST, LLC

July 08, 2015

Ms. Rita Harmon  
Planning Department- Hydrology  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: MUSKET DEVELOPMENT  
1615 8<sup>TH</sup> STREET NW  
GRADING AND DRAINAGE PLAN (J14-D175)**

Dear Ms. Harmon:

Please find the following responses addressing your comments listed below:

1. It appears curbing is placed around the First Flush Pond, if so, how will flows enter or exit this area  
**Response: No curb will be placed around the pond as shown in x-section A-A. The lines shown represent top and bottom of pond.**
2. A cross lot drainage agreement is needed from the owners to the left of this site.  
**Response: Per my discussion with Rudy Rael last week, the drainage from this site will be routed to the existing entrance, which is adjacent to City right-of-way. Runoff will not cross into the property to the southwest.**
3. Provided scale and north arrow.  
**Response: Provided.**
4. How are flows from the roof directed away from the building? Show roof flows.  
**Response: The roof will be pitched in the center with half draining to the back and half draining to the front. Flow arrows have been added to show this. Per my discussion with Rudy Rael last week, base course will be placed adjacent to the building (as noted on the plan under Note 2) to help prevent erosion from roof runoff.**
5. Provide spot elevations in Bellamah.  
**Response: Provided**
6. How are flows affected around the site?  
**Response: Flow patterns on adjacent properties around the site will not be affected by the development.**
7. Provide profiles for the swales.  
**Response: Additional information was added to the plan to better define the drainage swales. Profiles of the swales were not created but can be produced if you feel they are needed to define them.**

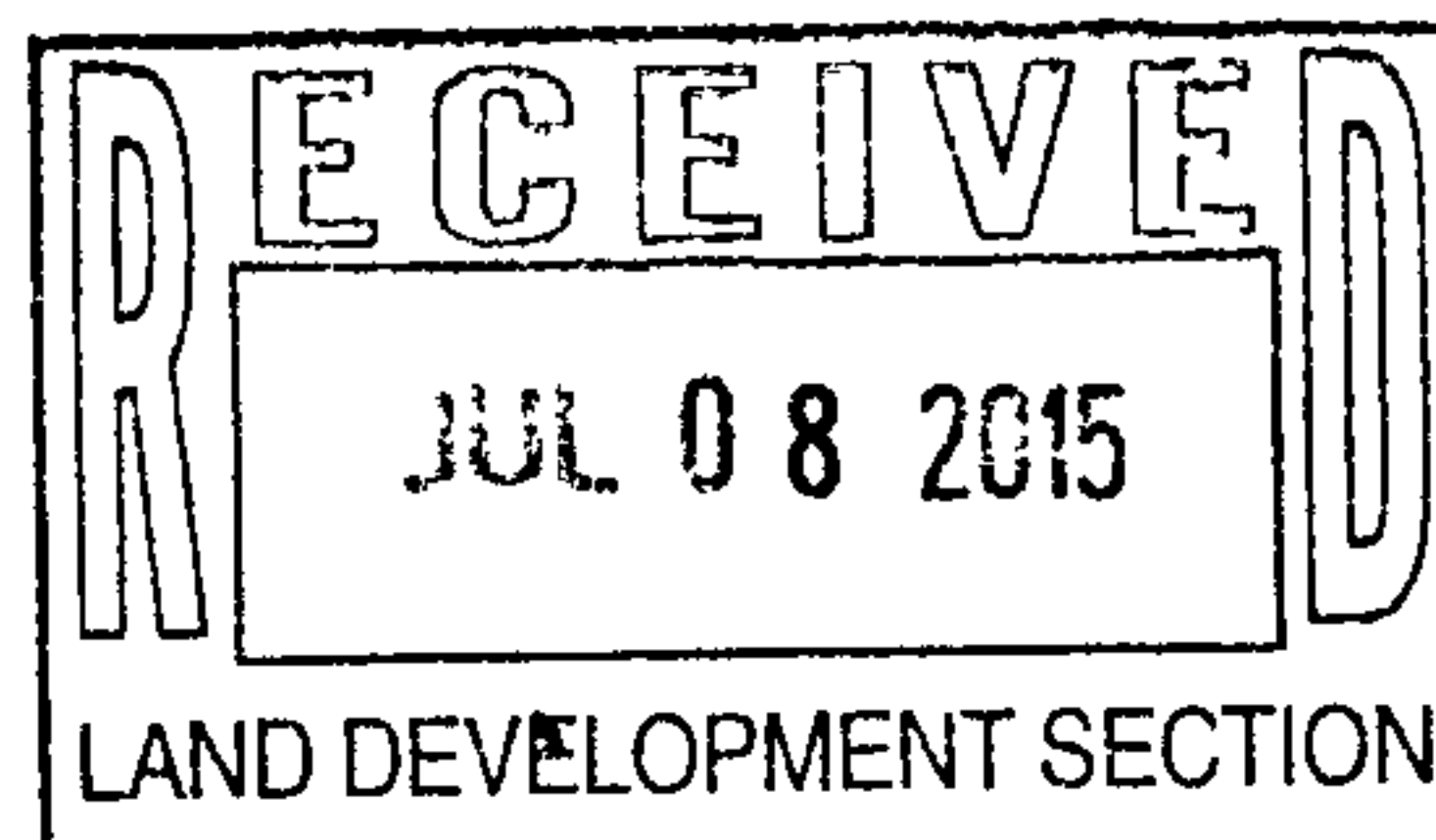
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Vincent P. Carrica, P.E.

JN: 2014099  
dc



## **LOCATION**

The proposed commercial development is located off Bellamah Road just west of 8<sup>th</sup> Street in the Sawmill district is comprised of approximately 1.29 acres zoned SI in Albuquerque, NM.

This report represents a drainage management and grading plan for approval by the City of Albuquerque, for grading and Building Permit submittal.

## **DRAINAGE BASIN DESIGNATION**

The site consists of one drainage basin for existing and for proposed conditions.

## **EXISTING DRAINAGE CONDITIONS**

The site is currently developed as an office/warehouse with an elevated loading dock. The site is serviced by rail road facilities via an existing spur that extends into the northwestern portion of the site. With the exception of the existing building and dock areas there are no other onsite impervious areas. The parking area has a gravel/ base course surface. Under current conditions runoff from the site free discharges via surface flow to Bellamah Street. Miscellaneous onsite ponding is provided under existing conditions.

## **FIRM MAP**

The site is not located in a designated Flood Hazard Zone per FEMA – (Firm Maps 35001C0331H and 35001C0332G – See Attached Maps).

## **DESIGN-CRITERIA**

The drainage plan presented in this report was prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual DPM. The hydrological analysis is based on the 100-year frequency, 6-hour

duration storm, as Represented in Section 22, Part A, Hydrology, of the Development Process Manual. In addition, it is the intent to demonstrate existing conditions will be improved by decreasing the total impervious areas on the site and reducing flows that enter both Montano Blvd and Sanchez Ave. The plan will also include retention of the first flush in on-site landscaped areas.

Rainfall intensities per this report are as follows:

FREQ	ZONE	P60	P360	P1440
100YR	2	2.01	2.35	2.75

### **DEVELOPED-DRAINAGE CONDITIONS**

The existing warehouse/office building and raised dock area will be demolished. The existing rail spur will remain in place for intended use to transport materials to the proposed site. The proposed new building and parking field (base course/gravel) will be constructed to include shallow ponding in the landscape areas for first flush retention. The proposed development will maintain existing drainage patterns on the site and will free discharge to Bellamah Street. The onsite ponding provided for retention of the first flush equals approximately 415 cubic feet. This volume exceeds the required first flush retention volume from impervious areas equal 340 cubic feet. Runoff from the proposed redeveloped site will be only slightly greater than the runoff under existing conditions for the design storm. The slight increase in runoff flow rate and volume will not have an adverse effect on the surrounding properties.

Refer to enclosed Weighted E computation spreadsheet for existing and proposed conditions.

### **SUMMARY**

The grading and drainage plan for the proposed redevelopment of the existing developed site provides the grading and drainage elements which are capable of safely passing the 100-year storm and meeting COA DPM requirements. The runoff from the site will essentially be equal to existing conditions with the exception of added onsite retention of the first flush runoff volumes.



Zone #2

Weighted E Method

Existing Basins

												100-Year			10-Year			2-Year		
Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)									
Overall	56298.00	1.292	0.00202	0%	0	3%	0.039	84%	1.085636	13%	0.168	1.248	0.134	4.29	0.619	0.067	2.42	0.229	0.025	0.97
Total	56298.00	1.292	0.00202										0.134	4.29		0.067	2.42		0.025	0.97

Proposed Basins

												100-Year			10-Year			2-Year		
Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
				%	(acres)	%	(acres)	%	(acres)	%	(acres)									
Overall	56298.00	1.292	0.00202	0%	0	15%	0.194	64%	0.827152	21%	0.271	1.285	0.138	4.31	0.656	0.071	2.45	0.265	0.029	1.02
Total	56298.00	1.292	0.00202										0.138	4.31		0.071	2.45		0.029	1.02

Equations:

Weighted E = Ea \* Aa + Eb \* Ab + Ec \* Ac + Ed \* Ad / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

DRAINAGE REPORT

For

**MUSKET DEVELOPMENT  
8<sup>TH</sup> STREET AND BELLAMAH  
ALBUQUERQUE, NEW MEXICO**

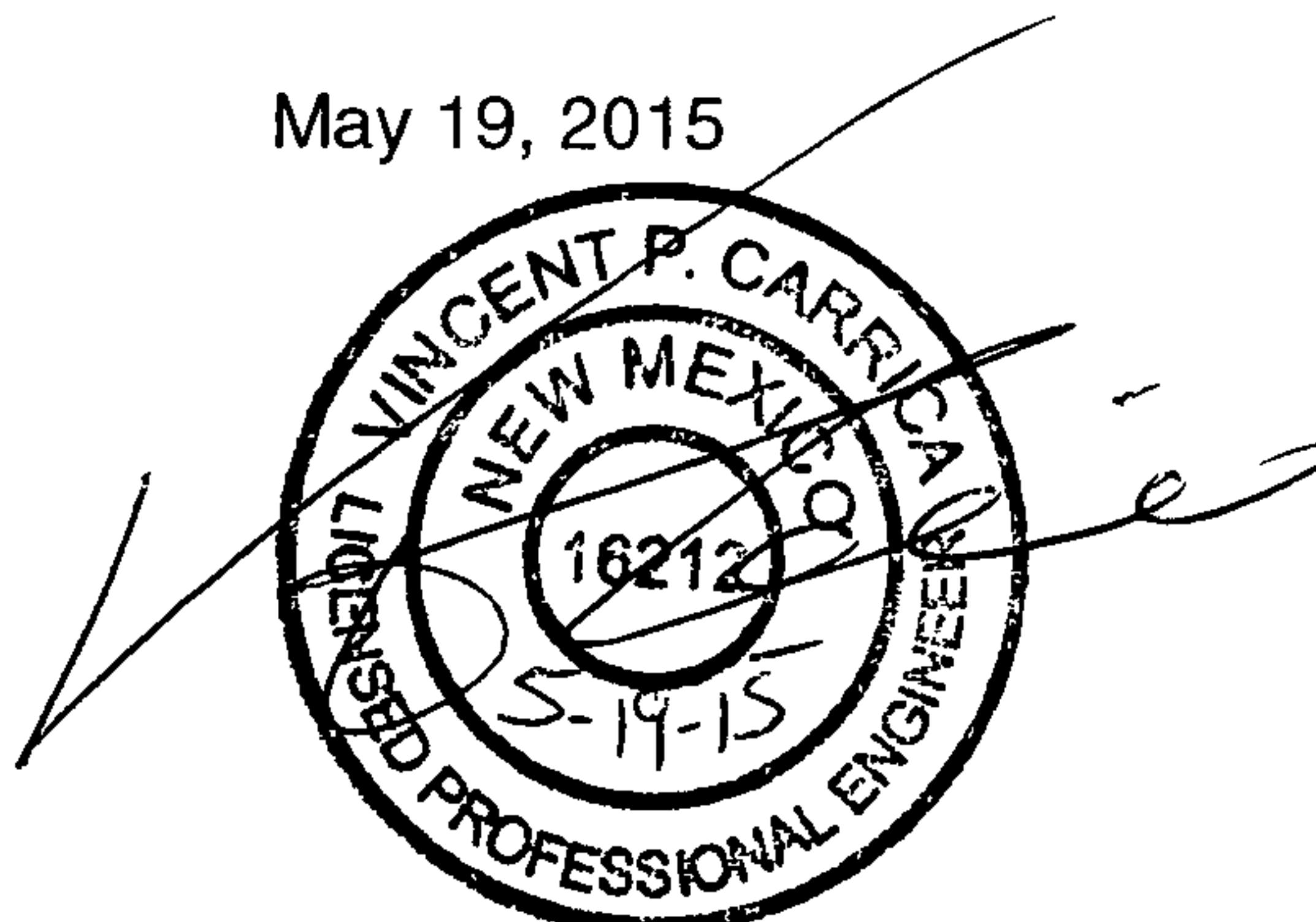
Prepared by

Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

Prepared for

Brian Hoover  
Musket Corporation  
1111 Bagby Street, Suite 2400  
Houston, TX 77002

May 19, 2015



---

Vincent P. Carrica, PE # 16212

# TABLE OF CONTENTS

Zone Atlas Map J-14 ..... 1

Location ..... 2

Drainage Basin Designation ..... 2

Existing Drainage Conditions ..... 2

FIRM Map..... 2

Design Criteria ..... 2

Firmette (FM35001C0331H)..... 3

Firmette (FM35001C0332G)..... 4

Developed Drainage Conditions ..... 5

Summary ..... 5

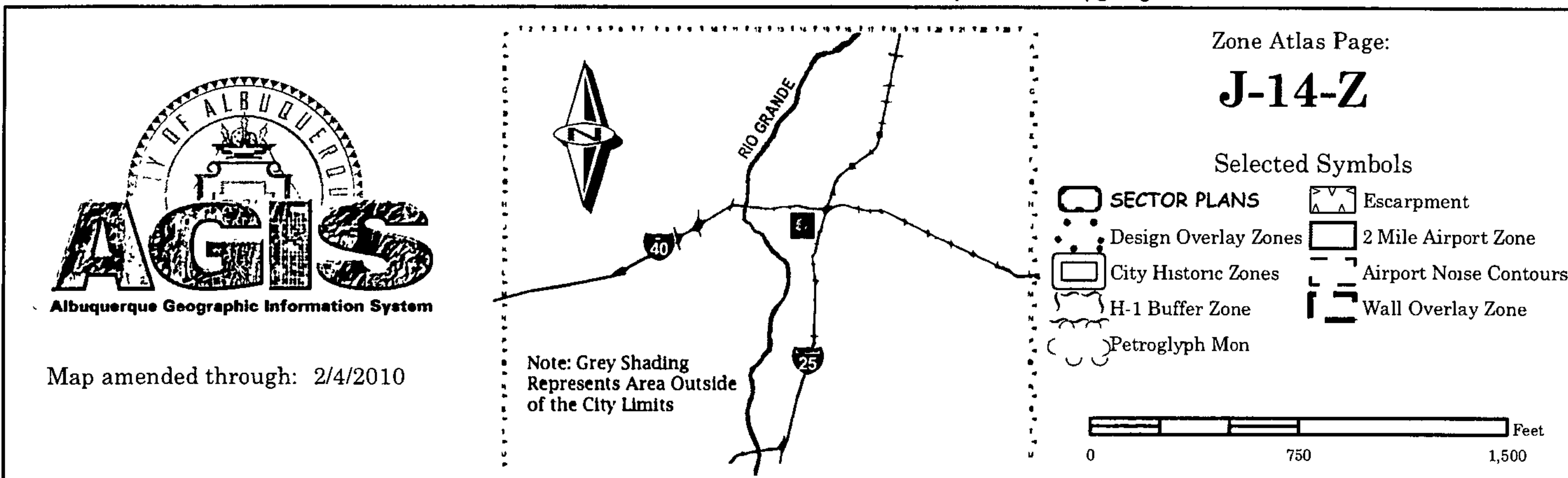
Drainage Calculations ..... 6

GRADING AND DRAINAGE PLAN ..... MAP POCKET

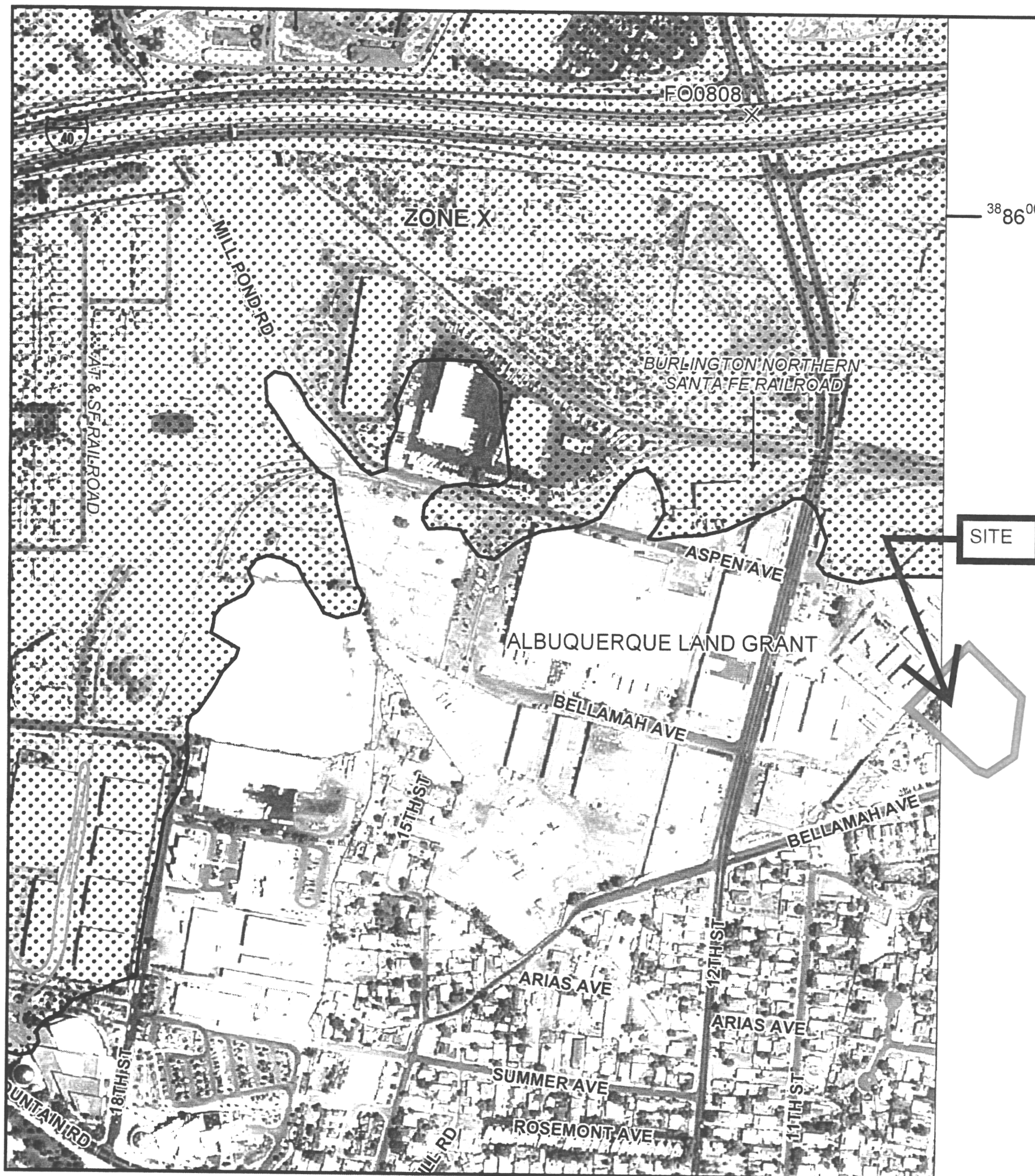




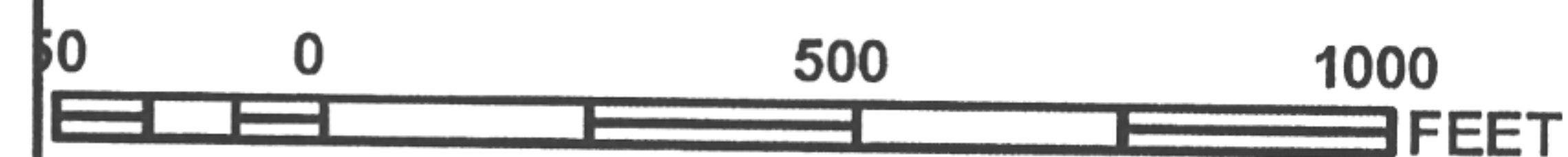
For more current information and more details visit: <http://www.cabq.gov/gis>







MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331H

**FIRM**

FLOOD INSURANCE RATE MAP  
BERNALILLO COUNTY,  
NEW MEXICO  
AND INCORPORATED AREAS

PANEL 331 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
ALBUQUERQUE, CITY OF	350002	0331	H
BERNALILLO COUNTY UNINCORPORATED AREAS	350001	0331	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



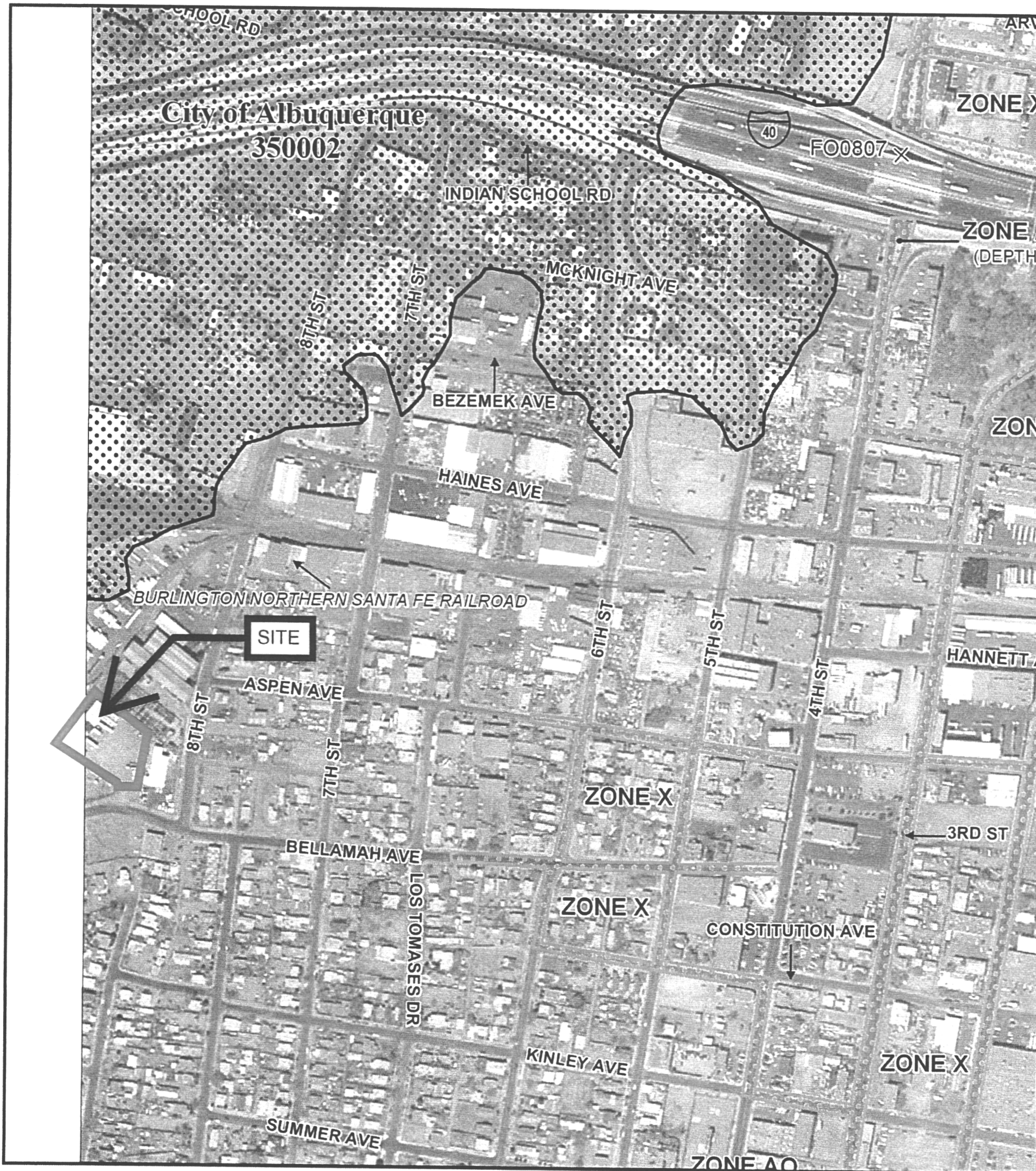
MAP NUMBER  
35001C0331H

MAP REVISED  
AUGUST 16, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





NFIP  
NATIONAL FLOOD INSURANCE PROGRAM

**PANEL 0332G**


**FIRM**  
FLOOD INSURANCE RATE MAP  
BERNALILLO COUNTY,  
NEW MEXICO  
AND INCORPORATED AREAS

**PANEL 332 OF 825**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0332	G
BERNALILLO COUNTY UNINCORPORATED AREAS	350001	0332	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

 **MAP NUMBER**  
**35001C0332G**

**MAP REVISED**  
**SEPTEMBER 26, 2008**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Musket Development Building Permit #: \_\_\_\_\_ City Drainage #: J14-D175

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

Legal Description: Tract 341-A2-A1-A1-A1-A1-A1-2, MRGCD Map No. 35

City Address: 1615 8th Street NW Albuquerque, NM

Engineering Firm: Tierra West, LLC Contact: Vincent Carrica

Address: 5571 Midway Park Place, Albuquerque, NM 87109

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

Owner: Musket Corporation Contact: Brian Hoover

Address: 1111 Bagby St, Suite 2400 Houston, TX 77002

Phone#: 713-332-5727 Fax#: \_\_\_\_\_ E-mail: brian.hoover@musketcorp.c

Architect: TBD Contact: \_\_\_\_\_

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

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

Surveyor: Cartesian Surveys, Inc Contact: Will Plotner

Address: PO Box 44414 Rio Rancho, NM 87174

Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

Contractor: TBD Contact: \_\_\_\_\_

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

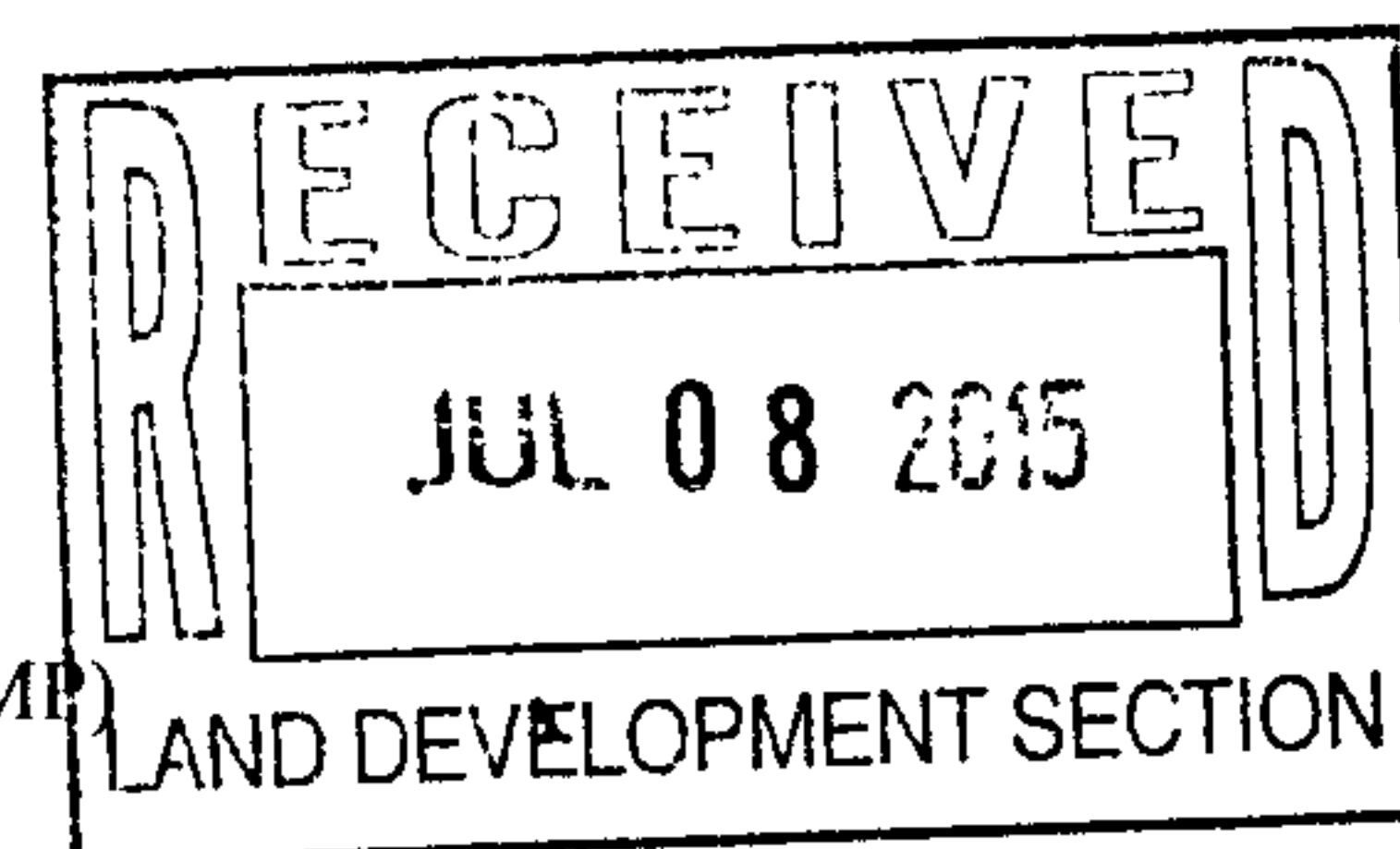
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided \_\_\_\_\_

DATE SUBMITTED: 7-8-15 By: Vincent Carrica, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NEW TRAINING/STORAGE FACILITY Building Permit #: \_\_\_\_\_ City Drainage #: L18 0074

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

Legal Description: TRACT A-1-B BLOCK 1 MESA PARK ADDITION SECTION 25, T. 10N., R. 3E, NM PM

City Address: 421 ARIZONA SE, ALBUQUERQUE, NM 87108

Engineering Firm: MILLER ENGINEERING CONSULTANTS Contact: JOHN JACQUEZ

Address: 3500 COMANCHE NE, BUILDING F 87107

Phone#: 505-888-7500 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: PLUMBER & PIPEFITTERS LOCAL UNION #11 Contact: \_\_\_\_\_

Address: 421 ARIZONA SE, ALBUQUERQUE, NM 87108

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

Architect: ARAGON & ASSOCIATES Contact: EDWARD ARAGON

Address: 6913 SHOSHONE RD. NE, ALBUQUERQUE, NM 87110

Phone#: 505-843, 6263 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

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

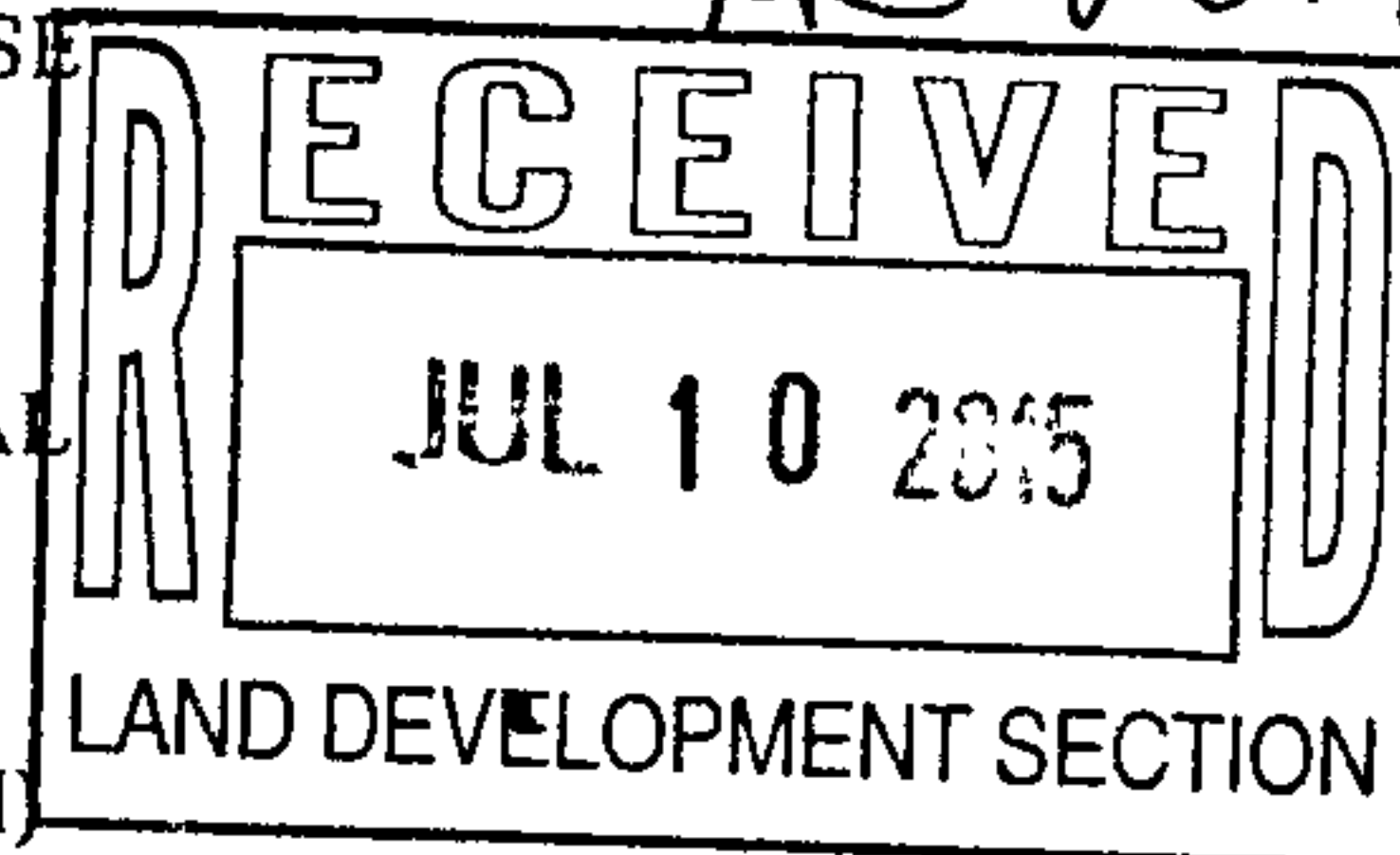
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 7-10-2015 By: J. J. J.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE



March 1, 2016

Vincent Carrica  
Tierra West, LLC  
5571 Midway Park Place  
Albuquerque, NM 87109

**Re: Musket Development**  
**1615 8<sup>th</sup> St., NW**  
**Request for Certificate of Occupancy- Transportation Development**  
Engineer's/Architect's Stamp dated 10-6-15 (J14-D175)  
Certification dated 2-24-16

Dear Mr. Carrica,

Based upon the information provided in your submittal received 3-1-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3630.

Albuquerque

Sincerely,

New Mexico 87103

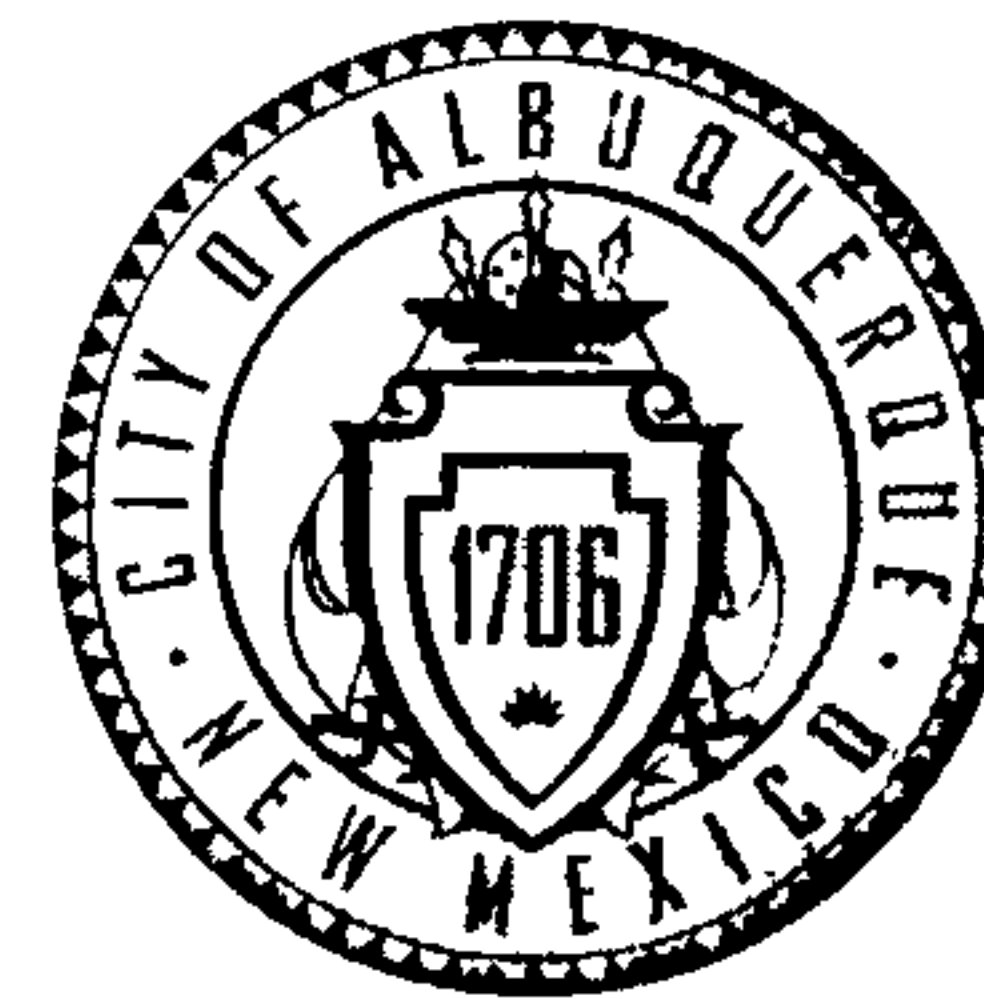
John B. Gurulé, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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

\gs via: email  
C: CO Clerk, File



# CITY OF ALBUQUERQUE



February 25, 2016

Vincent Carrica  
Tierra West, LLC  
5571 Midway Park Place  
Albuquerque, NM 87109

**Re: Musket Development**  
**1615 8<sup>th</sup> St., NW**  
**30-Day Temporary Certificate of Occupancy- Transportation Development**  
Engineer's/Architect's Stamp dated 10-6-15 (J14-D175)  
Certification dated 2-24-16

Dear Mr. Carrica,

Based upon the information provided in your submittal received 2-24-16, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

New Mexico 87103

- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**"

www.cabq.gov

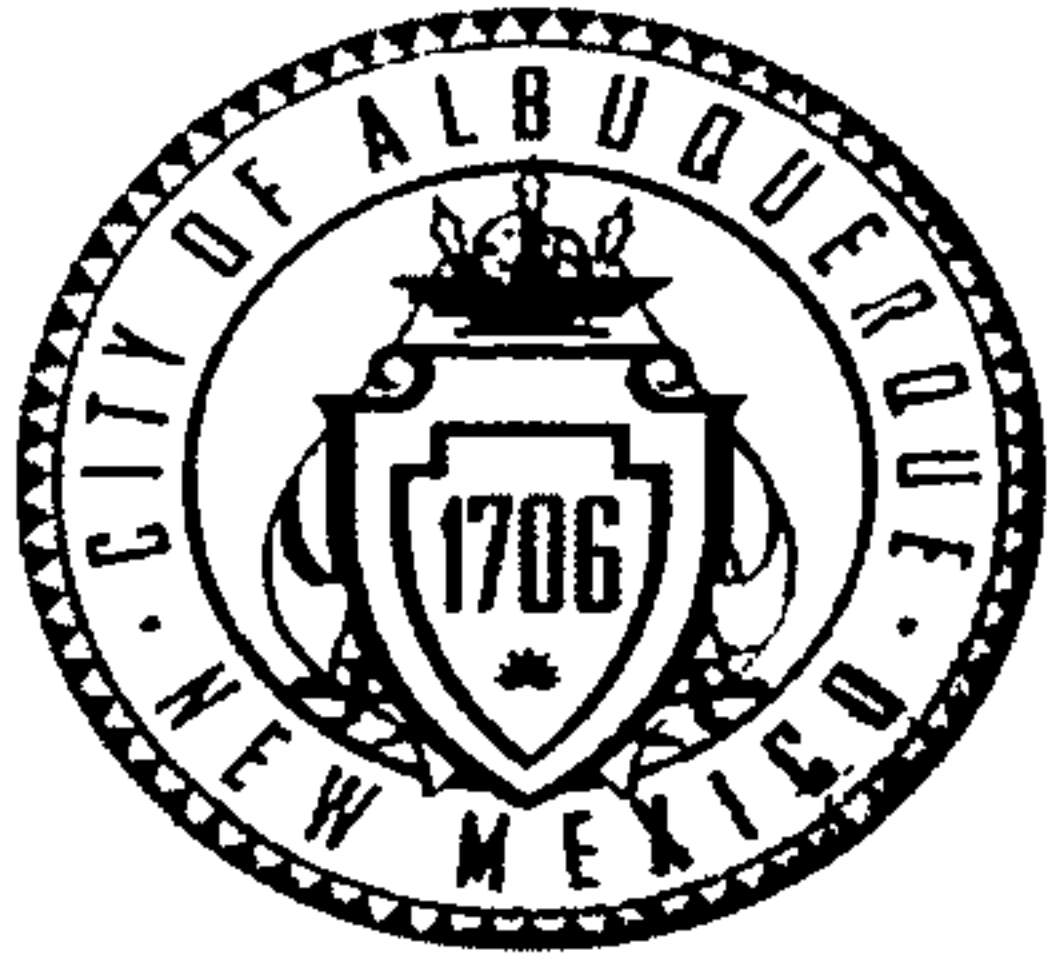
Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

John B. Gurulé, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

CALL  
Chuck STEVENS  
435-609-9007  
For Access

Project Title: Musket Development Building Permit #: \_\_\_\_\_ City Drainage #: 142175  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 341-A2-A1-A1-A1-A1-A1-2, MRGCD Map No. 35  
City Address: 1615 8th Street NW Albuquerque, NM

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

Owner: Musket Corporation Contact: Brian Hoover  
Address: 1111 Bagby St, Suite 2400 Houston, TX 77002  
Phone#: 713-332-5727 Fax#: \_\_\_\_\_ E-mail: brian.hoover@musketcorp.c

Architect: TBD Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: Cartesian Surveys, Inc Contact: Will Plotner  
Address: PO Box 44414 Rio Rancho, NM 87174  
Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

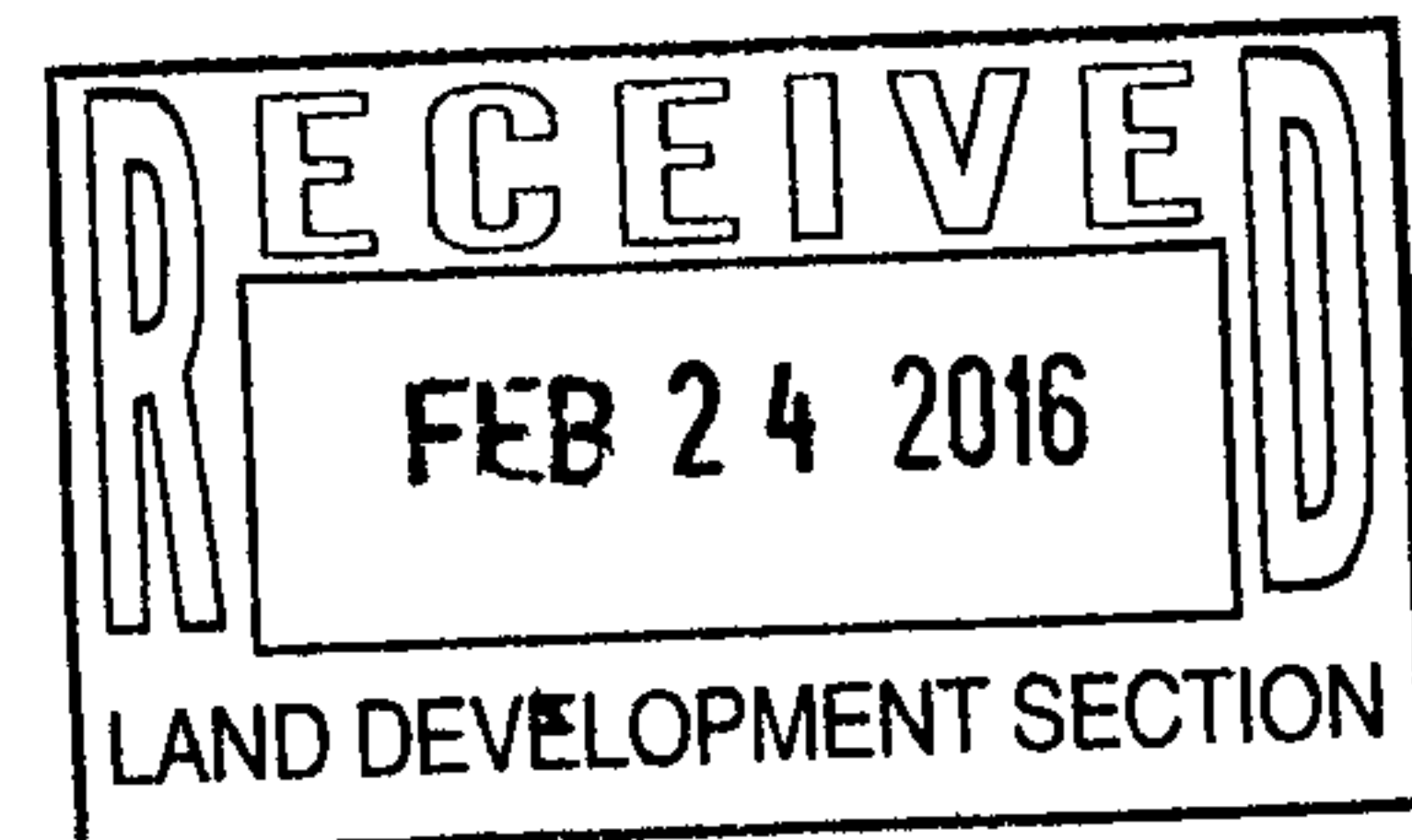
Contractor: TBD Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 2-24-16 By: BF for Ron Bohannon, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

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

# TIERRA WEST, LLC

February 24, 2016

Ms. Racquel Michel, P.E.  
Development and Building Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION  
CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY  
MUSKET DEVELOPMENT, 1615 8<sup>TH</sup> ST NW**

Dear Ms. Michel:

I, Ronald R. Bohannon, NMPE #7868, of the firm, Tierra West LLC, hereby request approval of the Approved Traffic Circulation Plan for issuance of the Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on February 24, 2016 and is in accordance with the design intent of the Approved Traffic Circulation Plan dated 10/06/15. This certification is submitted in support of the request for Permanent Certificate of Occupancy for the completed building.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet and the as-built Approved Traffic Circulation Plan. Therefore, we request approval for a Permanent Certificate of Occupancy for the completed building.

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

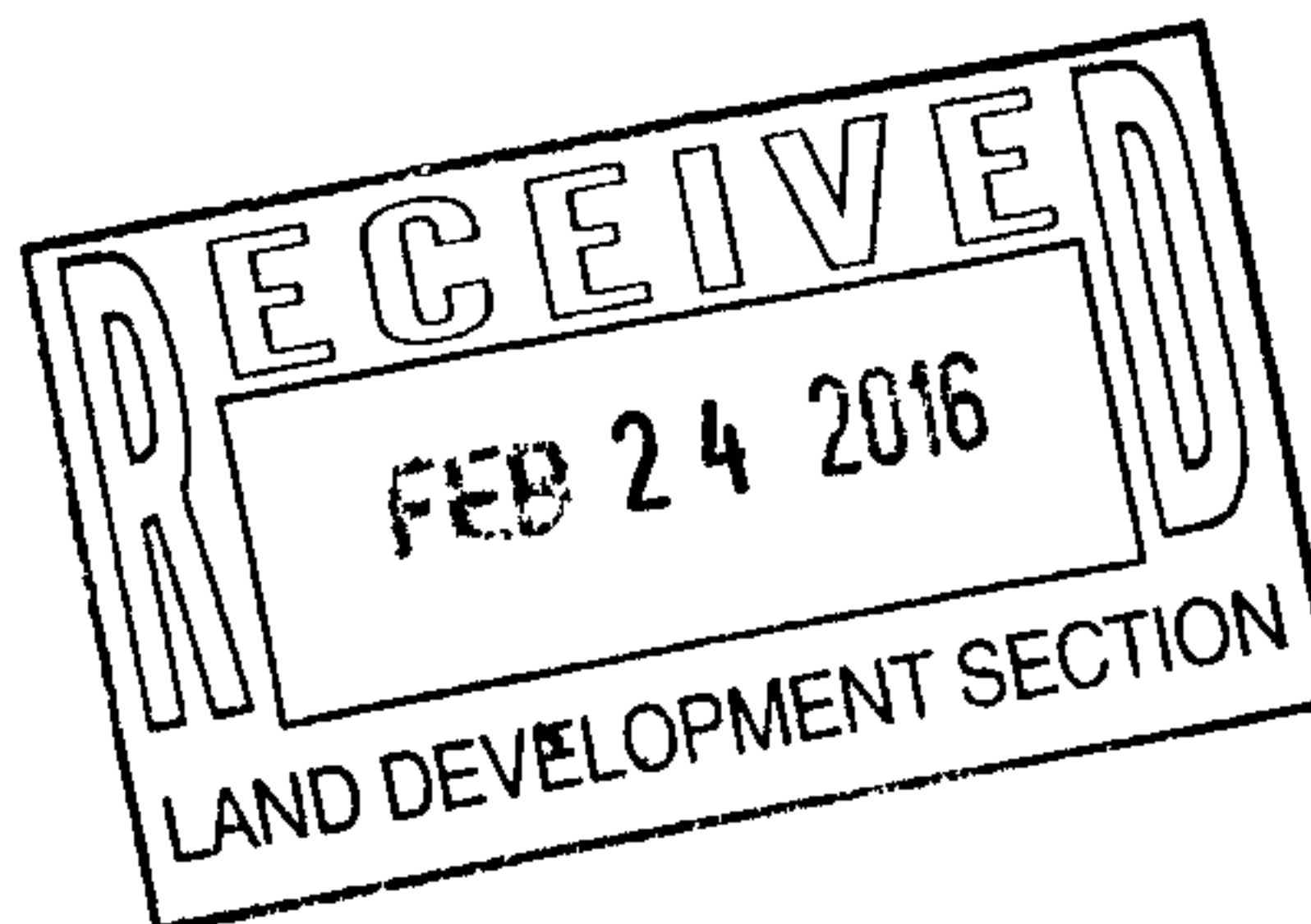
Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2015014  
RRB/VC/bf



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

October 12, 2015

Vince Carrica  
Tierra West, LLC  
5571 Midway Park Plc., NW  
Albuquerque, NM 871109

**Re: Musket Development  
1615 8<sup>th</sup> St., NW  
Traffic Circulation Layout  
Engineer's/Architect's Stamp dated 10-6-15 (J14-D175)**

Dear Mr. Carrica,

The TCL submittal received 10-8-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

New Mexico 87103

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

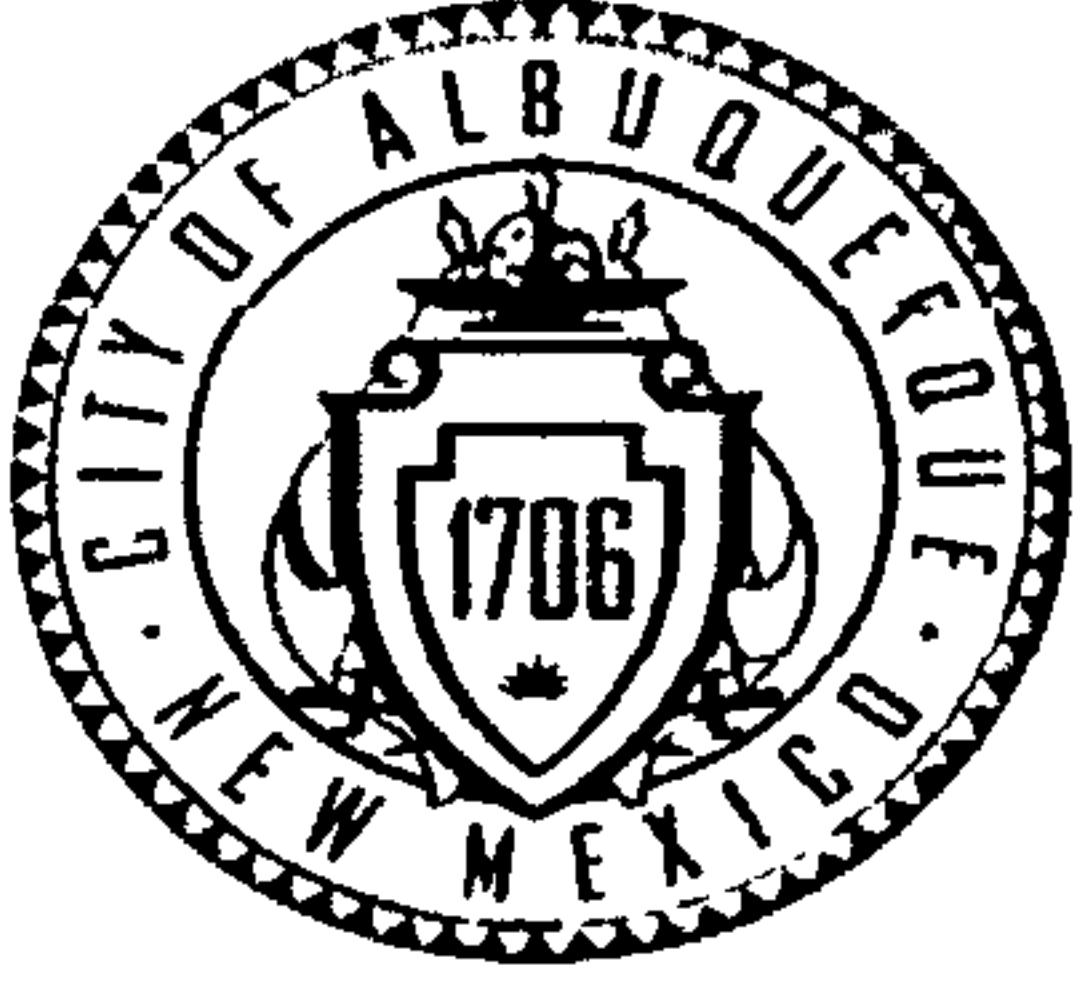
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File





# City of Albuquerque

Planning Department

Development & Building Services Division

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

**Project Title:** Musket Development **Building Permit #:** \_\_\_\_\_ **City Drainage #:** J14/D175  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract 341-A2-A1-A1-A1-A1-2, MRGCD Map No. 35  
**City Address:** 1615 8th Street NW Albuquerque, NM

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

**Owner:** Musket Corporation **Contact:** Brian Hoover  
**Address:** 1111 Bagby St, Suite 2400 Houston, TX 77002  
**Phone#:** 713-332-5727 **Fax#:** \_\_\_\_\_ **E-mail:** brianhoover@musketcorp.com

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

**Other Contact:** Cartesian Surveys, Inc **Contact:** Will Plotner  
**Address:** 2104 Southern Blvd SE, Rio Rancho 87124  
**Phone#:** 505-896-3050 **Fax#:** 505-891-0244 **E-mail:** wplotnerjr@gmail.com

Check all that Apply:

### DEPARTMENT:

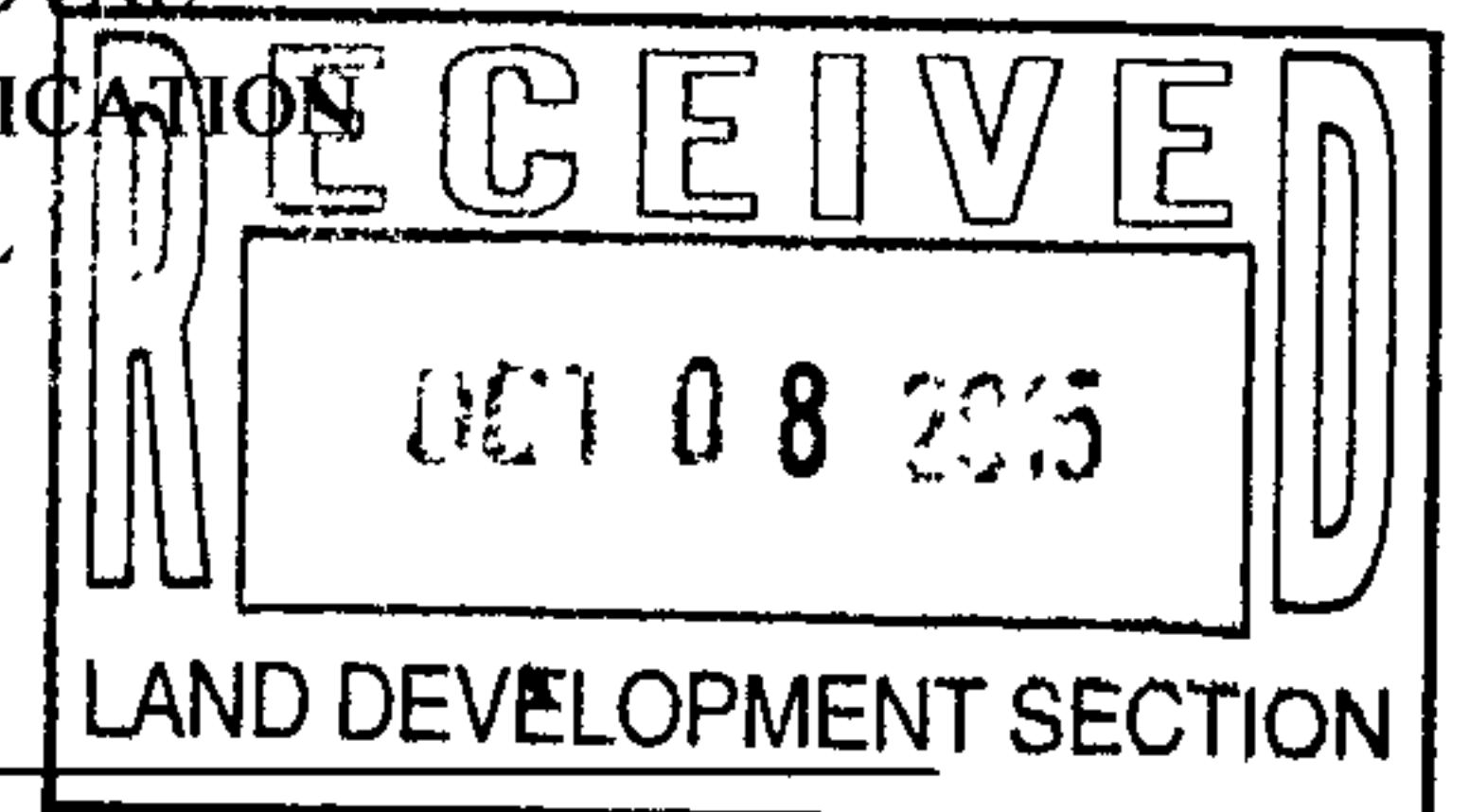
- ☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### 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  
☐ 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  
  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10-08/2015 By: Vince Carrica

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



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

August 5, 2015

Vincent Carrica, PE  
Tierra West, LLC  
5571 Midway Park Place  
Albuquerque, NM 871109

**Re: Musket Development  
1615 8<sup>th</sup> St., NW  
Traffic Circulation Layout  
Engineer's/Architect's Stamp dated 7-27-15 (J14-D175)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 7-27-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show location of Refuse container.
2. Please show the type of pavement to be installed for ADA parking and aisle.
3. Please specify the City Standard Drawing Number when applicable.
4. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard.
5. Please include two copies of the traffic circulation layout at the next submittal.

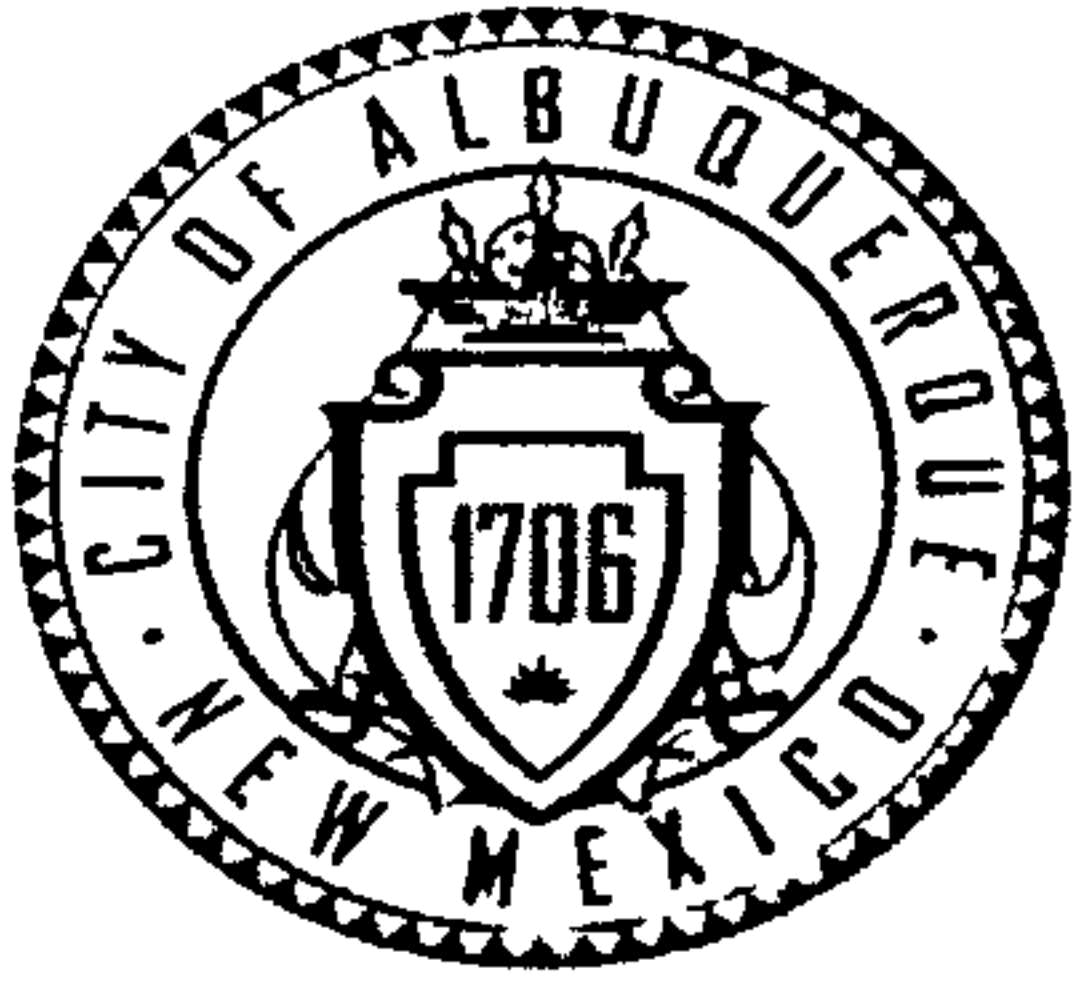
Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

3991

Sincerely,

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Musket Development Building Permit #: \_\_\_\_\_ City Drainage #: 140175

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

Legal Description: Tract 341-A2-A1-A1-A1-A1-A1-2, MRGCD Map No. 35

City Address: 1615 8th Street NW Albuquerque, NM

Engineering Firm: Tierra West, LLC Contact: Vincent Carrica

Address: 5571 Midway Park Place, Albuquerque, NM 87109

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

Owner: Musket Corporation Contact: Brian Hoover

Address: 1111 Bagby St, Suite 2400 Houston, TX 77002

Phone#: 713-332-5727 Fax#: \_\_\_\_\_ E-mail: brian.hoover@musketcorp.c

Architect: TBD Contact: \_\_\_\_\_

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

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

Surveyor: Cartesian Surveys, Inc Contact: Will Plotner

Address: PO Box 44414 Rio Rancho, NM 87174

Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

Contractor: TBD Contact: \_\_\_\_\_

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

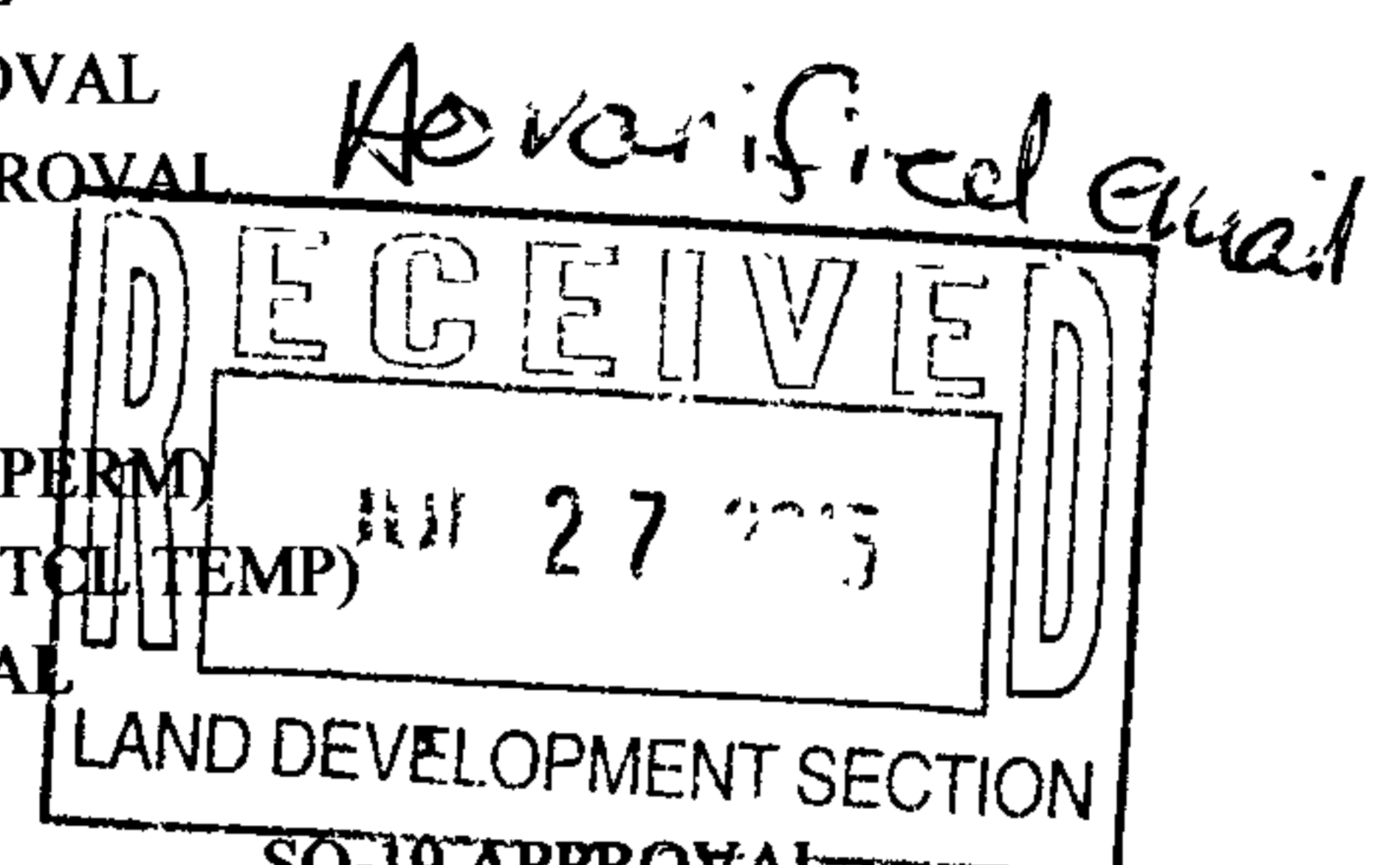
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



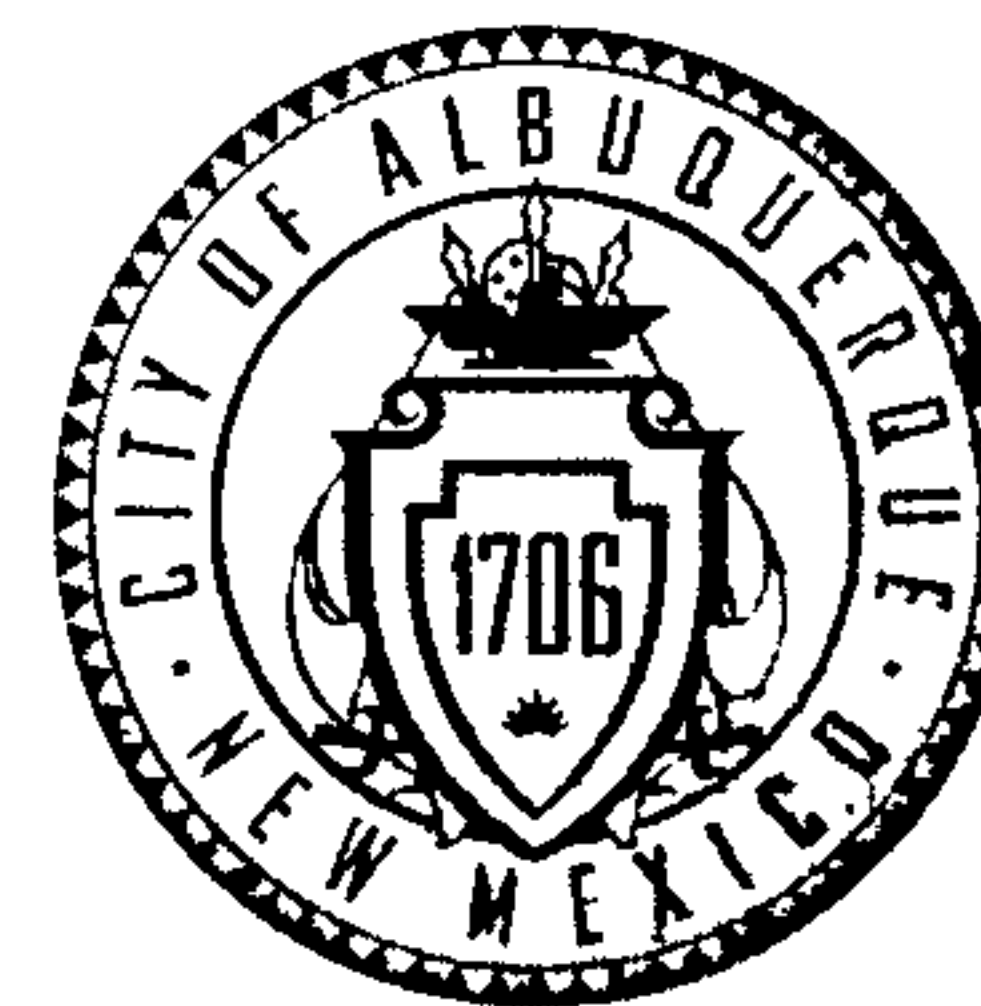
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 07/27/2015 By: Vincent Carrica, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE



June 16, 2015

Vince Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

RE: **Musket Development**  
**1615 8<sup>th</sup> St NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 5/14/15 (J14D175)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 5/20/15, the above referenced plan is cannot be approved for Grading Permit and Building Permit until the following comments are addressed.

- It appears curbing is placed around the First Flush Pond, if so, how will flows enter or exit this area?
- A cross lot drainage agreement is needed from the owners to the left of this site.
- Provide a scale and north arrow.
- How are flows from the roof directed away from the building? Show roof flows.
- Provide spot elevations in Bellamah.
- How are flows affected around this site?
- Provide profiles for the swales.

PO Box 1293

Albuquerque

New Mexico 87103

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

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.  
Senior Engineer, Hydrology  
Planning Department

RR/RH  
C: File





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Musket Development Building Permit #: \_\_\_\_\_ City Drainage #: J14D175

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

Legal Description: Tract 341-A2-A1-A1-A1-A1-A1-2, MRGCD Map No. 35

City Address: 1615 8th Street NW Albuquerque, NM

Engineering Firm: Tierra West, LLC Contact: Vincent Carrica

Address: 5571 Midway Park Place, Albuquerque, NM 87109

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

Owner: Musket Corporation Contact: Brian Hoover

Address: 1111 Bagby St, Suite 2400 Houston, TX 77002

Phone#: 713-332-5727 Fax#: \_\_\_\_\_ E-mail: brian.hoover@musketcorp.c

Architect: TBD Contact: \_\_\_\_\_

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

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

Surveyor: Cartesian Surveys, Inc Contact: Will Plotner

Address: PO Box 44414 Rio Rancho, NM 87174

Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@gmail.com

Contractor: TBD Contact: \_\_\_\_\_

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

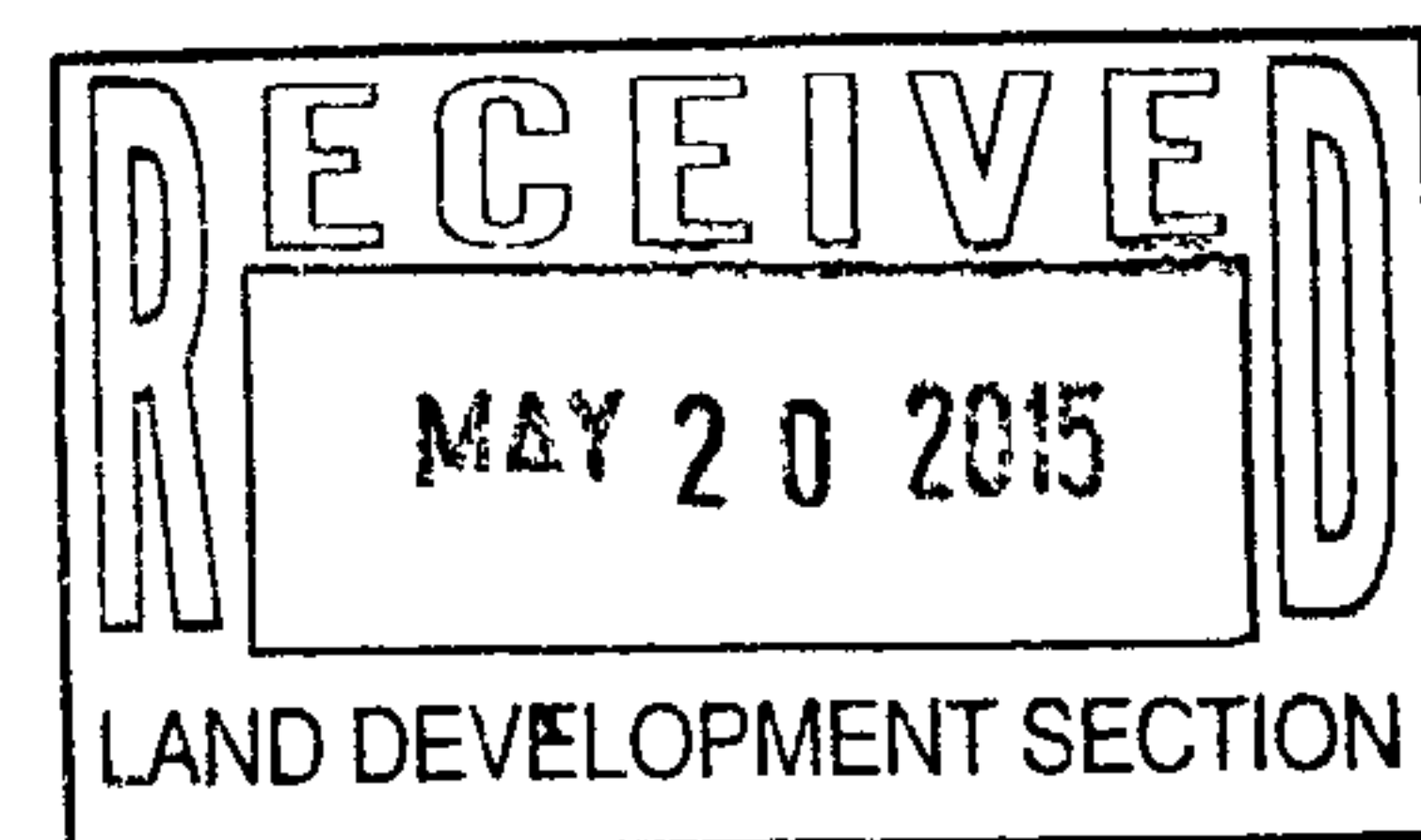
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



*VS verified  
\$50.00*

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 5-19-15 By: Vincent Carrica, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development