

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 22, 2025

Donna Sandoval
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Office Warehouse
540 Gallatin PI NW
Permanent C.O. - Accepted
Engineer's Certification Date: 11/20/25
Engineer's Stamp Date: 3/15/01
Hydrology File: K10D039
Case # HYDR-2025-00431**

PO Box 1293

Dear Mr. Carrica:

Albuquerque

Based on the Certification received 12/22/2025 and a site visit on 12/22/2025, this letter serves as an approval from Hydrology Section of the Engineer's Certification for a **Permanent Certificate of Occupancy** to be issued by the Building and Safety Division.

NM 87103

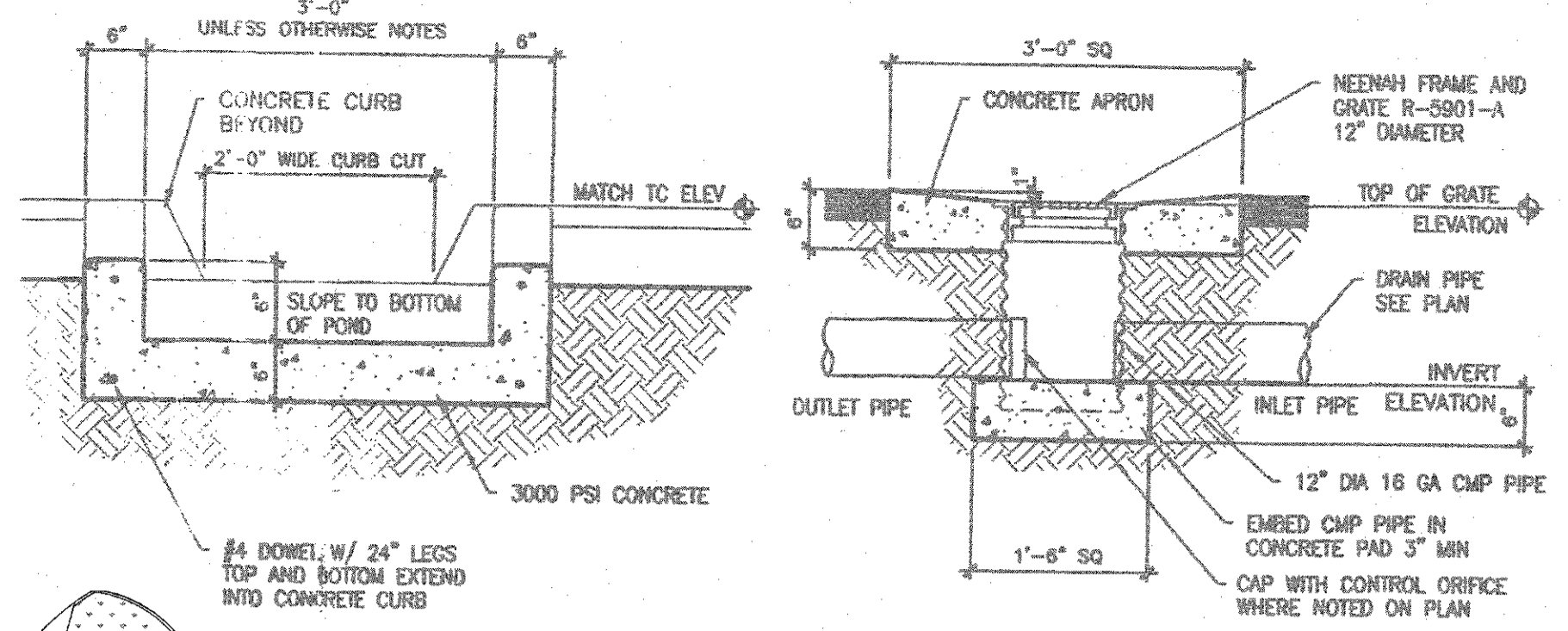
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

- LE # E ID
- 51.0 EXISTING SPOT ELEVATION
 - 1.00 NEW SPOT ELEVATION
 - EXISTING CONTOUR
 - - - NEW CONTOUR
 - SWALE
 - VERIFIED ELEVATION
 - AS BUILT ELEVATION
 - BASIN BOUNDARY
 - PROPERTY LINE
 - 7 FLOW LINE
 - 8 GROUND
 - 9 INVERT
 - 10 TOP OF ASPHALT
 - 11 TOP OF CURB
 - 12 TOP OF GRATE
 - 13 TOP OF CONCRETE SLAB
 - 14 TOP OF WALL
 - 15 TEMPORARY BENCH MARK
 - 16 GRAVEL



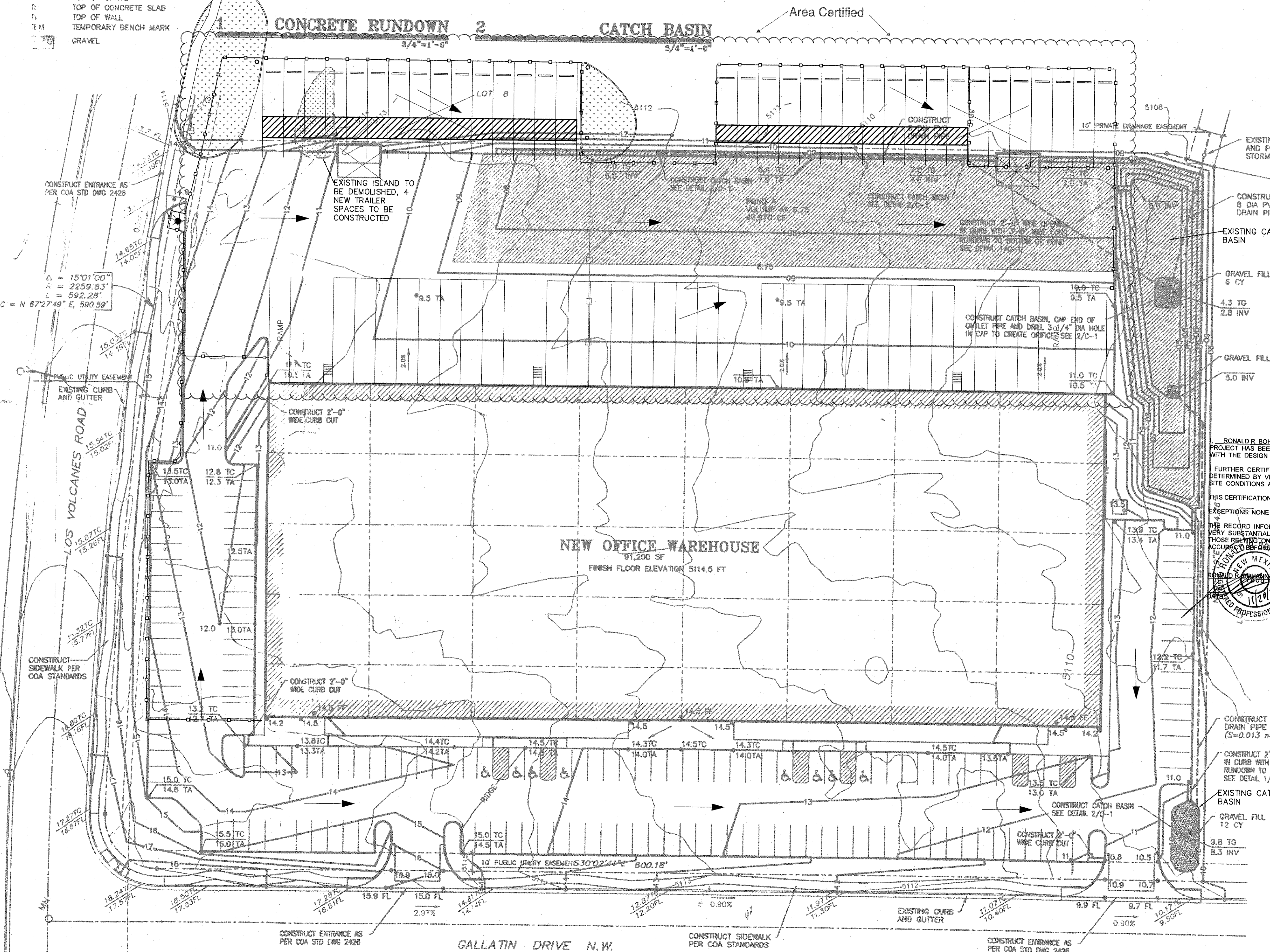
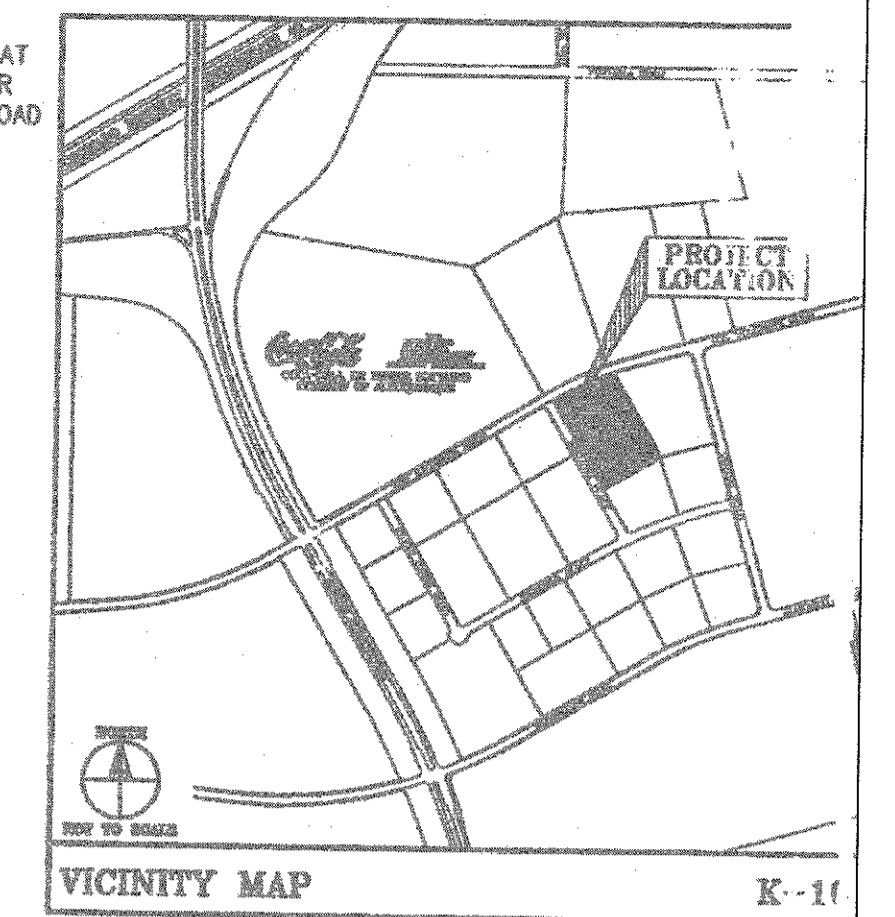
DRAINAGE SUMMARY

THE SITE IS LOCATED AT THE INTERSECTION OF LOS VOLCANES ROAD AND GALLATIN PLACE IN NORTHWEST ALBUQUERQUE, NM. THE IMPROVEMENT ON THE 5.818 ACRE SITE ARE ALL EXISTING INCLUDING THE WAREHOUSE BUILDING (BUILDING FOOTPRINT UNAFFECTED), THE DRAINAGE DETENTION PONDS, AND THE PARKING LOT PAVING WITH THE EXCEPTION OF THE PROPOSED 4 ADDITIONAL TRAILER PARKING SPACES. THESE ADDITIONAL SPACES ACCOMMODATE 2,725 SF OF LAND AREA, 800 SF OF WHICH IS ASSOCIATED WITH AREA THAT IS CURRENTLY PERVIOUS. THIS INCREASE TO THE IMPERVIOUS AREA OF THE SITE WILL INCREASE THE ANTICIPATED STORM RUNOFF BY A TOTAL OF 18 CUBIC FEET.

EXISTING ONSITE DRAINAGE PATTERNS WILL BE MAINTAINED AS PREVIOUSLY APPROVED PER GRADING AND DRAINAGE PLAN PREPARED BY JOHN ARTHUR BLESSEN, ENGINEER STAMP DATE 07/22/04. DRAINAGE FILE NUMBER (K100039)

EXISTING GRADES SHOWN ON THIS PLAN ARE BASED ON AS-BUILT INFORMATION. THE GRADING INFORMATION SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION OF THE PROPOSED PARKING SPACE ADDITIONS.

- ADDRESS:**
7300 GALLATIN DRIVE, NW
- BENCH MARK:**
ACS MONUMENT 10-K10 LOCATED AT THE SOUTHEAST CORNER OR UNSUB BOULEVARD AND LOS VOLCANES ROAD ELEVATION = 5142.79 FT.
- LEGAL DESCRIPTION:**
LOT 7A, MERIDIAN BUSINESS PARK
- CONSTRUCTION NOTES**
- TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
 - ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
 - THE OWNER SHALL VERIFY LOCATIONS OF PONDS WITH GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION WORK ON THIS PROJECT, AND INFORM THE ARCHITECT / ENGINEER OF ANY ADDITIONAL REQUIREMENTS.



$$\Delta = 15^{\circ}01'00''$$

$$R = 2259.83'$$

$$L = 592.28'$$

$$C = N 67^{\circ}27'49'' E, 590.59'$$

GRADING AND DRAINAGE PLAN - LOT 7A

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE LOT-7A, MERIDIAN BUSINESS PARK GRADING AND DRAINAGE PLAN ARE CONTAINED HEREIN:

- VICINITY MAP
- GRADING PLAN
- CALCULATIONS

THE CALCULATIONS LAURENCE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED ON THE NORTH SIDE OF MERIDIAN PLACE N.W. THE SITE IS UNDEVELOPED. THE LAND SLOPES FROM WEST TO EAST AT AN APPROXIMATE SLOPE OF 1.5%. THE SITE WAS IN A FLOOD HAZARD ZONE, BUT THE CONSTRUCTION OF THE UNSUB DIVERSION CHANNEL REMOVED THE SITE FROM THE FLOOD HAZARD ZONE.

CALCULATIONS
PRECIPITATION ZONE = 5.1
TOTAL SITE AREA = 5.818 ACRES

THE MASTER DRAINAGE PLAN FOR THIS SUBDIVISION WAS PREPARED BY EASTERLING AND ASSOCIATES. THE MASTER PLAN ESTABLISHED A DISCHARGE RATE OF 0.10 CFS/ACRE AND REQUIRES TEMPORARY DIVERSION DIKES AND PONDS TO CONTROL THE RUNOFF BE CONSTRUCTED ON EACH LOT.

EXISTING CONDITIONS
LAND TREATMENT A=100%
 $E = 0.44(1.00) = 0.44$ INCHES
 $Q = 0.44(5.818) / 12 = 0.213$ ACRE FEET
 $O = 1.28(1.00)(5.818) = 7.51$ CFS

DEVELOPED CONDITIONS
LAND TREATMENT B=10% D=90%
 $E = 0.87(0.10) + 1.97(0.90) = 1.84$ INCHES
 $V = 1.84(5.818) / 12 = 0.892$ ACRE FEET
 $O = [2.03(0.10) + 4.37(0.90)](5.818) = 24.06$ CFS
INCREASE IN VOLUME OF RUNOFF = 0.679 ACRE FT
INCREASE IN RATE OF RUNOFF = 16.58 CFS

THIS SITE IS HIGHER THAN THE LAND TO THE EAST AND SOUTH. THE STREETS TO THE NORTH AND WEST PREVENTS OFF SITE FLOWS FROM THOSE DIRECTIONS. THEREFORE OFF SITE FLOWS ARE NOT CONSIDERED SIGNIFICANT.

POND VOLUME BASIN A
 $T_p = 0.2$ HR
 $T_b = 2.107 E At / Qp - 0.25 Ad / At = 0.25(0.90) = 0.225$ HR
 $T = (0.7 Tc) + ((1.6 - Ad / At) / 12) = 0.198$ HR
 $V_{required} = 39,602$ CF
VOLUME @ ELEV 5108.75
 $V_{at dock} = [0.5(23432 + 14772) * 0.75] + [0.5(14772) * 1] = 21,713$ CF
 $V_{pond} = [0.5(7837 + 6722) * 0.75]$

THE GRADING PLAN SHOWS:

- THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
- CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
- THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A WAREHOUSE / OFFICE WITH ASSOCIATED PARKING AND LANDSCAPING. THE RUNOFF FROM FROM THE SITE FLOW TO DETENTION POND A LOCATED AT THE EAST CORNER OF THE SITE. THE POND DISCHARGES TO A PRIVATE 300MM DRAIN AT A RATE OF 0.58 CFS (0.1 CFS/ACRE).

DRAINAGE CERTIFICATION BY PROFESSIONAL ENGINEER

RONALD R. BOHANNAN, N.M.P.E. # 7888 OF THE FIRM TERRA 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 AA APPROVED PLAN DATED 3/15/2001.

FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/20/02 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.

DISCHARGE PIPE SIZES AT POND A
 $Q = 0.1 * 5.818 = 0.58$ CFS = 0.80 A
 $2(32.2)(3.85)$
USE 3 1/4" DIA ORIFICE

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 TO BE SURE OF USING IT FOR ANY OTHER PURPOSE.

PROFESSIONAL ENGINEER
RONALD R. BOHANNAN, N.M.P.E. # 7888

GRADING AND DRAINAGE PLAN
MARCH 15, 2001
1" = 30'-0"

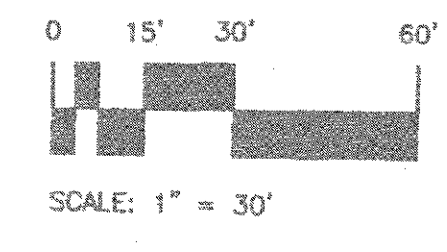
CLAUDIO VIGIL ARCHITECTS

MERIDIAN LOT 7A
NEW OFFICE WAREHOUSE
7300 GALLATIN DRIVE, N.W.
ALBUQUERQUE, NEW MEXICO

SHEET C-1

PROJECT NUMBER 01010

1305 Tijeras NW Albuquerque, NM 87102-2862
Phone: 505/842-1113 Fax: 505/842-1330



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