

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 05, 2024

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

**RE: Skyview West  
Grading & Drainage Plan - Updated  
Engineer's Stamp Date: 12/04/2024  
Hydrology File: K10D070**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 12/05/2024, the Updated Grading & Drainage Plan is approved for action by the Development Facilitation Team (DFT) on the Site Plan for Work Order, Grading Permit and Building Permit by the Development Hearing Officer (DHO) on the Preliminary Plat. Thank you for addressing previous pertinent review comments.

As a reminder, please prepare and provide Drainage Covenants for the detention ponds and private storm drains per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit on the 4th floor of Plaza de Sol. A \$25 fee will be required.

Also, if the project total area of disturbance (including the staging area and any work within the adjacent Rights-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Skyview West Hydrology File # K10D070

Legal Description: Tracts 54, 55 & 1 Town of Atrisco Grant

City Address, UPC, OR Parcel: 7110/7226/7320 Central Ave SW ABQ NM (UPC# 101005734815440516 / 101005732815040514 / 101005730614640512)

Applicant/Agent: Tierra West, LLC Contact: Vince Carrica, PE  
Address: 5571 Midway Park PI NE Phone: 505-858-3100  
Email: vcarrica@tierrawestllc.com

Applicant/Owner: Contact:  
Address: Phone:  
Email:

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) ☐ Single Family Home  
☒ All other Developments

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☒ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

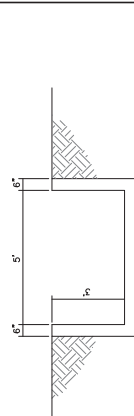
- ☐ Pad Certification
- ☒ Building Permit
- ☒ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☒ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 12/5/2024

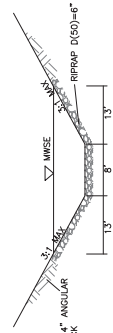


F3197E00-AC12

**DRAINAGE MANAGEMENT PLAN:**  
SKYVIEW WEST WILL BE DEVELOPED WITH A 50,000 SF  
OFFICE-WAREHOUSE IN PHASE 1, WITH A POSSIBLE FUTURE 65,000  
SF ADDITION IN PHASE 2, PARKING FACILITIES, DRIVE AISLES,  
DOCK AREAS AND OUTDOOR STORAGE. THE PURPOSE OF THIS  
SUBMITTAL IS TO PROVIDE THE DRAINAGE MANAGEMENT PLAN FOR  
APPROVAL OF SITE PLAN, GRADING AND BUILDING PERMIT FOR

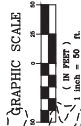
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CONCRETE CHANNEL CROSS SECTION





















SECTION A-A

	12-4-24 <i>Ronald S. Bohman</i>	
	RONALD S. BOHMAN P.E. #7885	
NEW MEXICO PROFESSIONAL ENGINEER 7888	GRADING PLAN	
SHEET #		
DRAWING		



## LEGEND

- |   |                           |
|---|---------------------------|
|  | CURB & GUTTER             |
|  | BOUNDARY LINE             |
|  | BUILDING                  |
|  | EXISTING CURB & GUTTER    |
|  | PROPOSED HYDRANT          |
|  | AREA INLET                |
|  | EXISTING SAS WM           |
|  | EXISTING GATE VALVE       |
|  | EXISTING WATERLINE        |
|  | EXISTING SAS              |
|  | 5000                      |
|  | EXISTING INDEX CONTOUR    |
|  | 5000                      |
|  | PROPOSED INDEX CONTOUR    |
|  | DRAINAGE EASEMENT         |
|  | EXISTING CHAIN LINK FENCE |
|  | 6' DESIGNER FENCE         |
|  | 8' OPaque FENCE           |

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEGINNING ANY WORK WITHIN CITY.
2. ALL WORK OFFERED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPECIFICATIONS.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE DESIGNER SHALL PROVIDE A LIST OF EXISTING UTILITIES TO THE DESIGN FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. IF ANY UTILITIES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE UTILITIES CAN BE DELETED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. ALL EXCAVATION AND CONSTRUCTION SHALL BE TO THE SATISFACTION OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A

**EROSION CONTROL NOTES:**

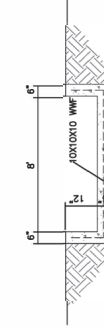
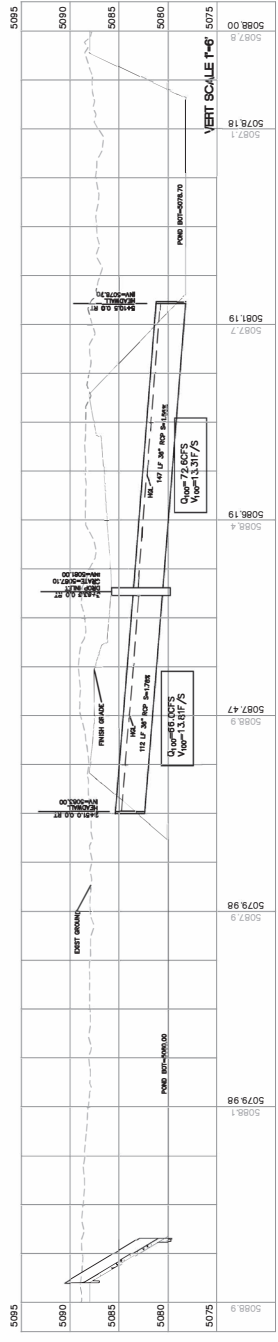
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS AND EXISTING RIGHT-OF-WAY.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF REMNANTS OF REMOVED TREES AND CLEANING OF REMNANT FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED DIRT SURFACES MUST BE PROTECTED FROM EROSION PRIOR TO FINAL CLOSURE.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH CALIF. SPECS OR 7. G-ANAL.
7. REFERENCE LS-101 LANDSCAPE PLAN FOR FINAL PLAN FOR PLACEMENT OF A GUSSED STABILIZED ASPHALT IN OUTDOOR STORAGE AREA. GUSSED STABILIZATION PER CALIF. SPECS.

**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.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.





TITLE: SKINVIEW WEST

WEST STORM DRAIN BL AN AND BROOK E  
SKYVIEW WEST

WEST STORM DRAIN FLAN AND PROFILE	1.1.00	Rev. 02.0.0.0.000
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DATE	CITY ENGINEER APPROVAL	MO./DAY/YR.
DESIGN REVIEW COMMITTEE		

Unit 10

NOISE

17 090

	SVI	
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CITY PROJECT NO.	7896 70
ZONE MAP NO.	V-10-7
SHEET	OF

7880.79	K=10-Z	5
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