

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

October 1, 2020

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

**RE: C and D Land Corp  
411 Wyoming Blvd SE  
Grading & Drainage Plan  
Engineer's Stamp Date: 09/16/20  
Hydrology File: L19D023**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 09/18/2020, the Grading & Drainage Plan is approved for Building Permit and SO-19 Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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

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

Also as a reminder, please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie ([clabadie@cabq.gov](mailto:clabadie@cabq.gov), 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to [clabadie@cabq.gov](mailto:clabadie@cabq.gov) or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC  
Attn: Charlotte LaBadie  
600 2nd St. NW, Ste. 400  
ABQ, NM, 87102

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If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** C and D Land Corp **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TR 1 Plat of Tracts 1 and 2 lands of Lincoln Storage  
**City Address:** 411 Wyoming Blvd SE, Alb, NM 87108

**Applicant:** Tierra West, LLC **Contact:** Jon Niski  
**Address:** 5571 Midway Park Pl NE  
**Phone#:** 505-858-3100 **Fax#:** \_\_\_\_\_ **E-mail:** jniski@tierrawestllc.com

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

**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) \_\_\_\_\_

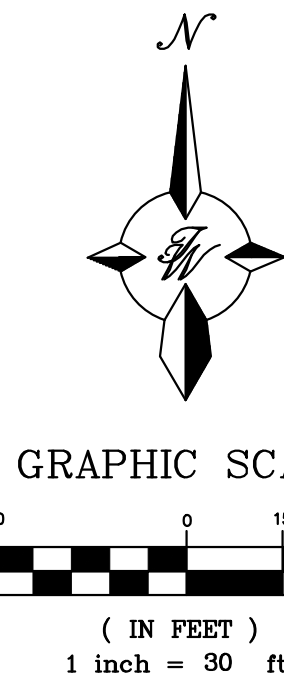
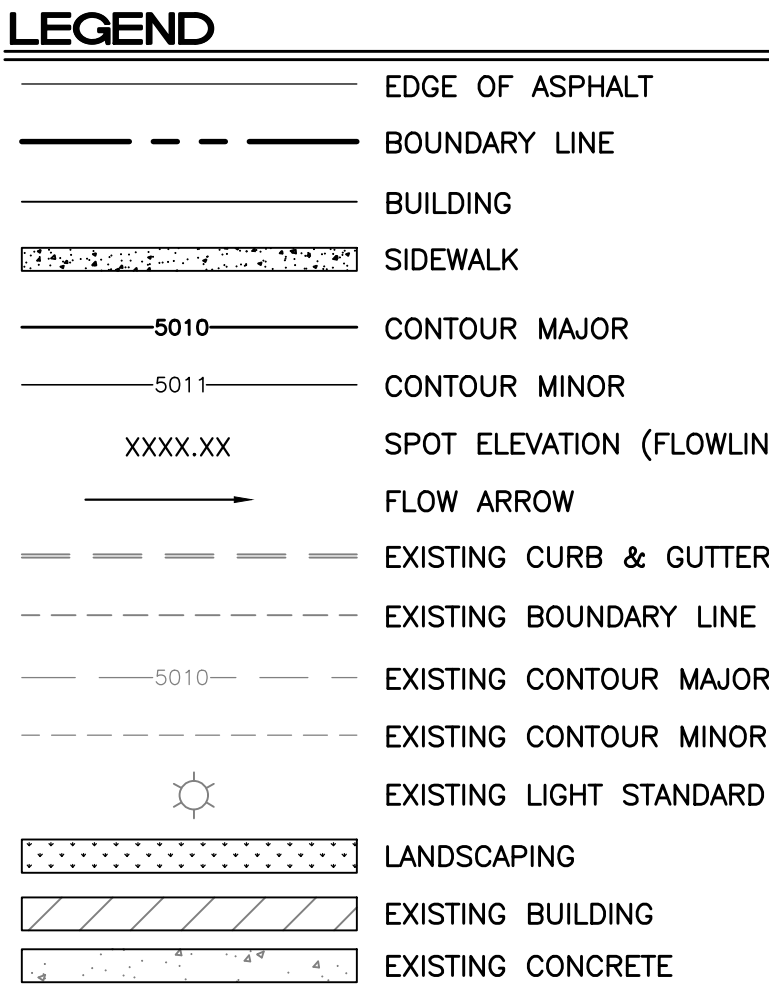
**DATE SUBMITTED:** 09/17/2020 **By:** Jon Niski

COA STAFF:

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

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





- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY**  
**NOTICE TO CONTRACTOR**  
**(SPECIAL ORDER 19-80-19)**
1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. 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 THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
  7. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
  8. CONTRACTOR MUST CONTACT AUGIE ARMUJO AT (505) 857-8607 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

- ### **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.

**WATER QUALITY PONDING**

BASIN 1	87120 SF X 0.26"/12"=1888 CU FT
BASIN 2	37897 SF X 0.26"/12"=821 CU FT
BASIN 3	6534 SF X 0.26"/12"=142 CU FT

**EXISTING DRAINAGE:**

THE EXISTING SITE IS MOSTLY PAVED AND DRAINS FROM EAST TO WEST FROM WYOMING BLVD. TO VIRGINIA STREET. THE FLOWS ENTER VIRGINIA STREET THROUGH TWO 24 INCH SIDEWALK CULVERTS. FROM THERE THE WATER FLOWS TO TRUMBULL SE AND THEN WEST TO PENNSYLVANIA AVE. WHERE IT IS INTERCEPTED BY EXISTING CURB INLETS. THE EXISTING RUNOFF FROM THE SITE IS 21.28 CFS.

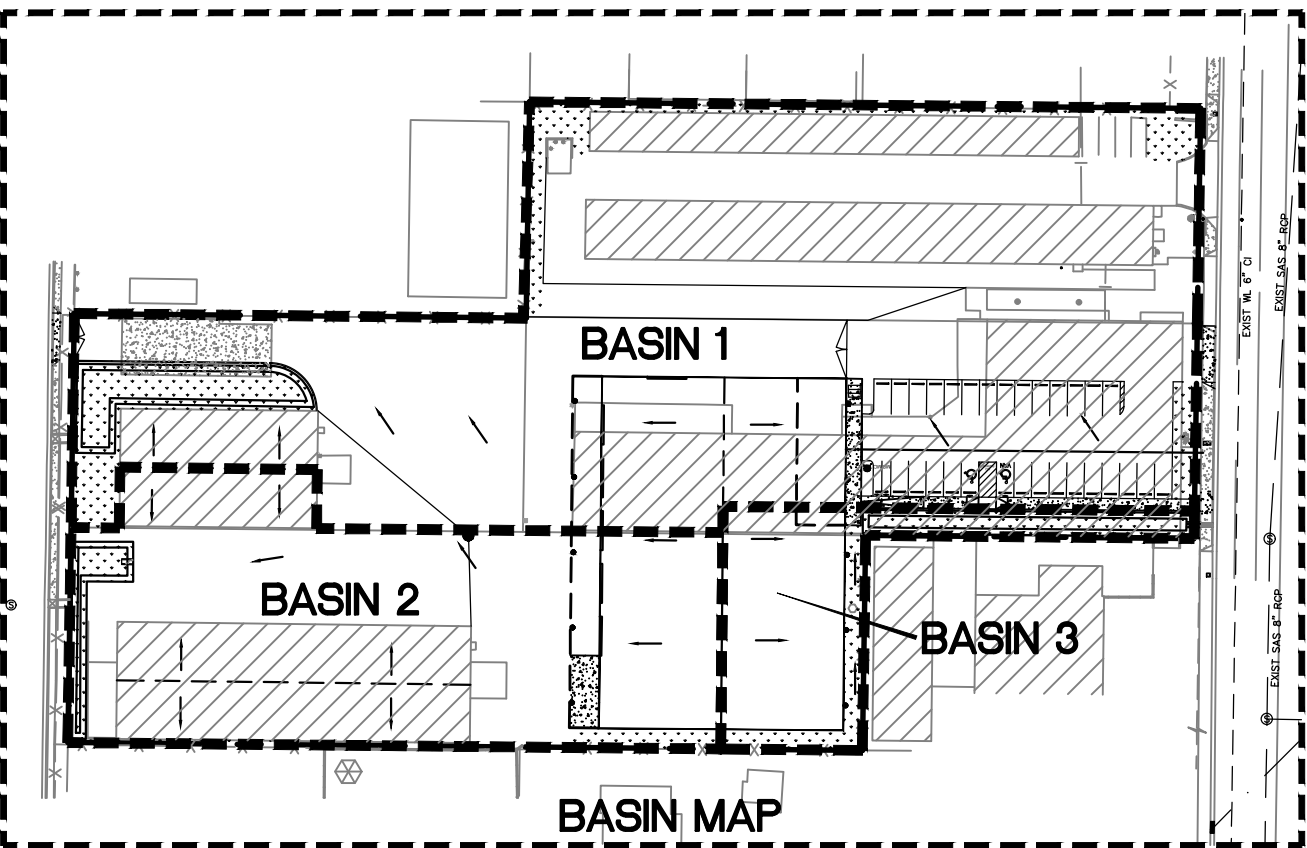
THE PROPERTY IS IN ZONE X AS SHOWN ON THE FIRM MAP. THERE IS A SLIGHT AMOUNT OF OFFSITE FLOWS THAT ENTER THE SITE AT THE SOUTHEAST CORNER OF THE PROPERTY WHICH WILL BE ALLOWED TO SHEET FLOW TO VIRGINIA STREET.

**PROPOSED DRAINAGE:**

FOR THE MOST PART THIS PROJECT WILL DRAIN IN THE SAME PATTERN THAT CURRENTLY EXISTS WITH THE  
SIDEWALK CULVERTS REMAINING AND DISCHARGING INTO VIRGINIA STREET.

THE BIGGEST DIFFERENCE IS THAT THE FLOWS FROM BASINS 1 AND 2 WILL BE ROUTED THROUGH A WATER QUALITY POND PRIOR TO DISCHARGING TO VIRGINIA STREET. BASIN 3 WILL BE CONTAINED IN A WATER QUALITY POND ALONG THE SIDEWALK AND ALLOWED TO OVER FLOW INTO BASIN 1.

THE DRAINAGE CALCULATIONS WERE UPDATED TO THE NEW DPM STANDARDS AND SHOWS THAT THE RUNOFF IS NOW CALCULATED AT 14.35 CFS WHICH IS LESS THAN THE PREVIOUS CALCULATION OF 21.28 CFS.



## 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.

ENGINEER'S  
SEAL



RONALD R. BOHANNAN  
P.E. #7868

C and D LAND CORP  
411 WYOMING BLVD, ALBUQUERQUE, NM

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GRADING AND DRAINAGE  
PLAN

**TIERRA WEST, LLC**  
5571 MIDWAY PARK PL NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
[www.tierrawestllc.com](http://www.tierrawestllc.com)

DRAWN BY  
pm

DATE  
9-17-202

DRAWING  
2020055-G

SHEET #  
**GR-1**

JOB #  
2020055