

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 4, 2023

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
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 03/28/23
Engineer's Stamp Date: 09/16/20
Hydrology File: L19D023**

Dear Mr. Bohannon:

PO Box 1293

Based **solely** on the Certification received 03/23/2023, this letter serves as a “green tag” from Hydrology Section for a **30-day** Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. Please Resubmit to PLNDRS@cabq.gov when ready.
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 ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: C and D Land Corp **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: TR 1 PLAT OF TRACTS 1 & 2 LANDS **City Address OR Parcel** 101905652937411026
OF LINCOLN STORAGE

Applicant/Agent: TIERRA WEST LLC **Contact:** JON NISKI

Address: 5571 Midway Park Place NE Albuquerque, NM 87109 **Phone:** (505) 858-3100

Email: JNISKI@TIERRAWESTLLC.COM

Applicant/Owner: _____ **Contact:** _____

Address: _____ **Phone:** _____

Email: _____

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE: ☒

RE-SUBMITTAL: 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY PERMANENT
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 03.28.2023

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TIERRA 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 APPROVED PLAN DATED 3/28/20. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS # 18374, OF THE FIRM CARTESIAN SURVEYS, INC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 3/28/20 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.

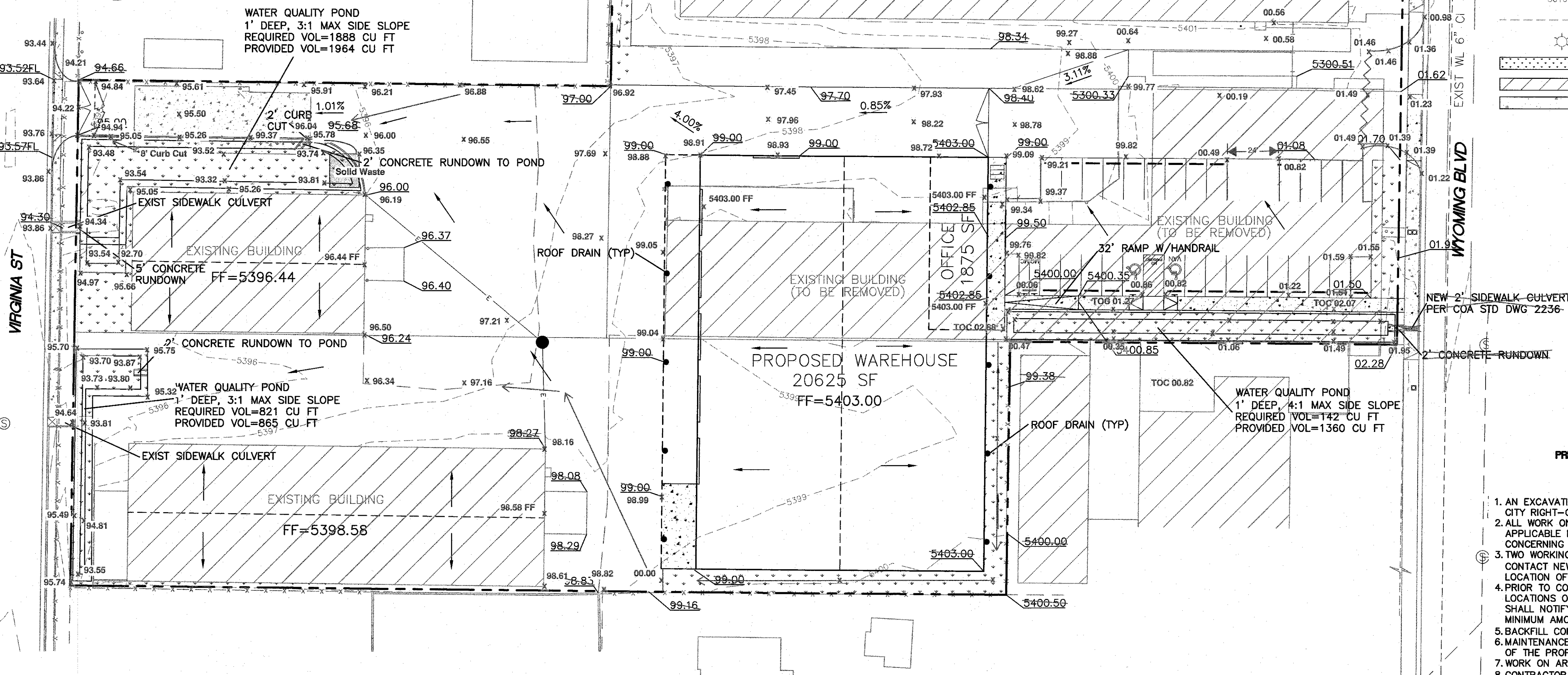
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

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 BEFORE USING IT FOR ANY OTHER PURPOSE.

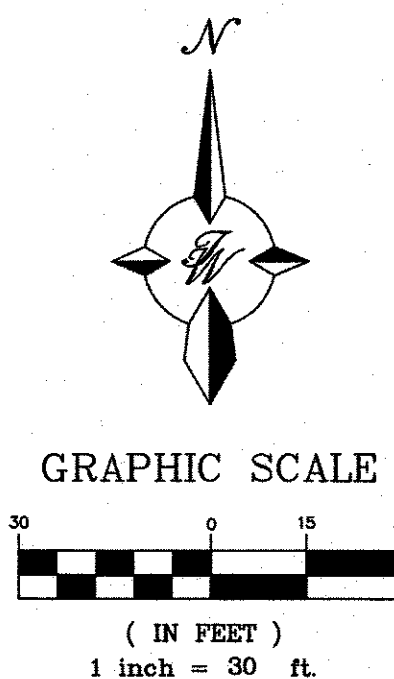
RONALD R. BOHANNAN
DATE 3/28/20
REGISTERED PROFESSIONAL SURVEYOR
NEW MEXICO
7868

(SEAL)



LEGEND

- EDGE OF ASPHALT
- BOUNDARY LINE
- BUILDING
- SIDEWALK
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- XXXX.XX SPOT ELEVATION (FLOWLINE)
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING LIGHT STANDARD
- LANDSCAPING
- EXISTING BUILDING
- EXISTING CONCRETE



PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19-30-19)

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 ARMIJO 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.

Weighted E Method

On-Site Basins

100-Year											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
1	94,768	2.18	0%	0	8%	0.17	0%	0.00	92%	2.00	2.442	0.443	9.42	1.536	0.278	5.81
2	39,990	0.92	0%	0	5%	0.05	0%	0.00	95%	0.87	2.494	0.191	4.03	1.575	0.120	2.50
3	10,740	0.25	0%	0	41%	0.10	0%	0.00	59%	0.15	1.875	0.039	0.90	1.107	0.023	0.52

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)	Excess Precipitation, E (inches)			Peak Discharge (cfs/acre)		
	Zone 3	100-Year	10-Year	Zone 3	100-Year	10-Year
Volume = Weighted D * Total Area	E_a	0.67	0.18	Q_a	1.84	0.51
Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$	E_b	0.86	0.34	Q_b	2.49	1.07
	E_c	1.09	0.52	Q_c	3.17	1.69
	E_d	2.58	1.64	Q_d	4.49	2.81

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:

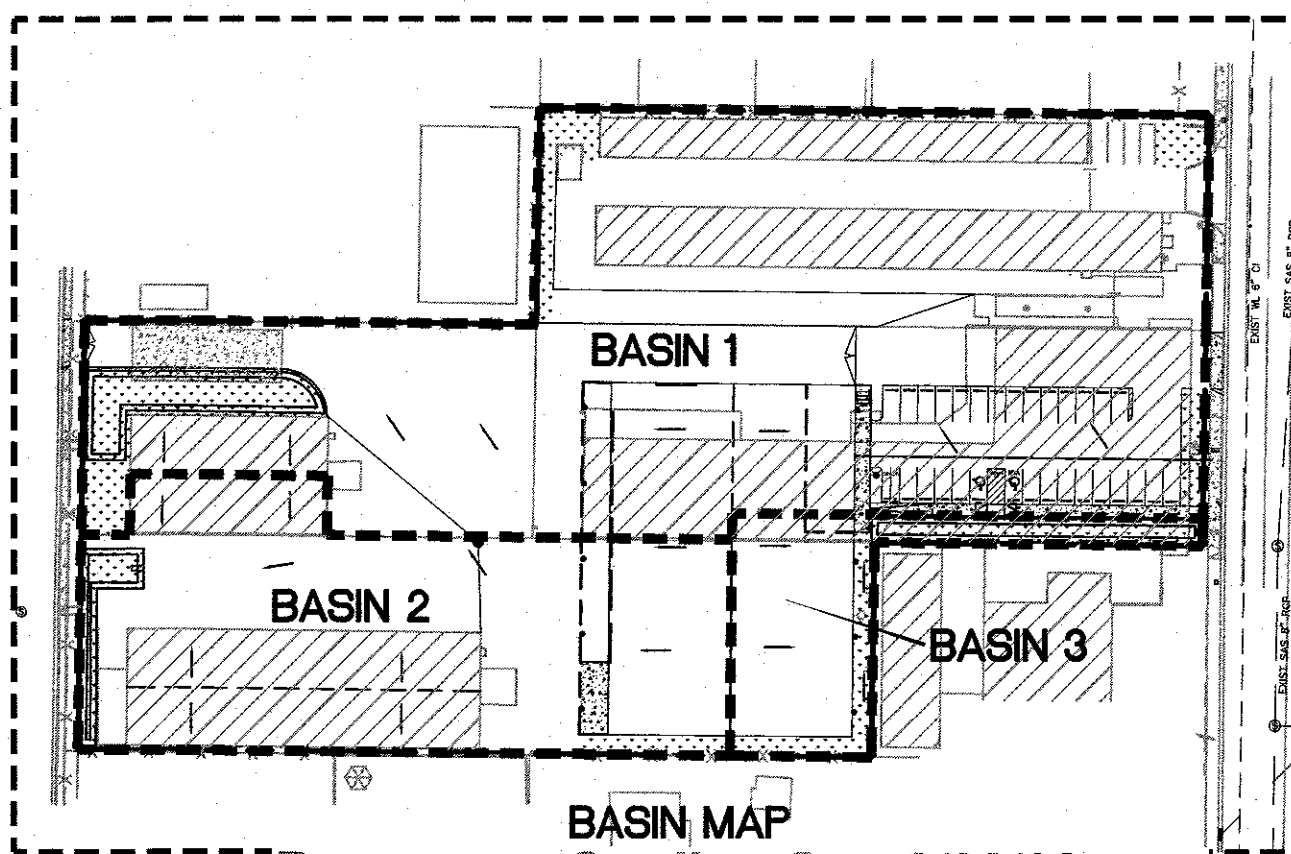
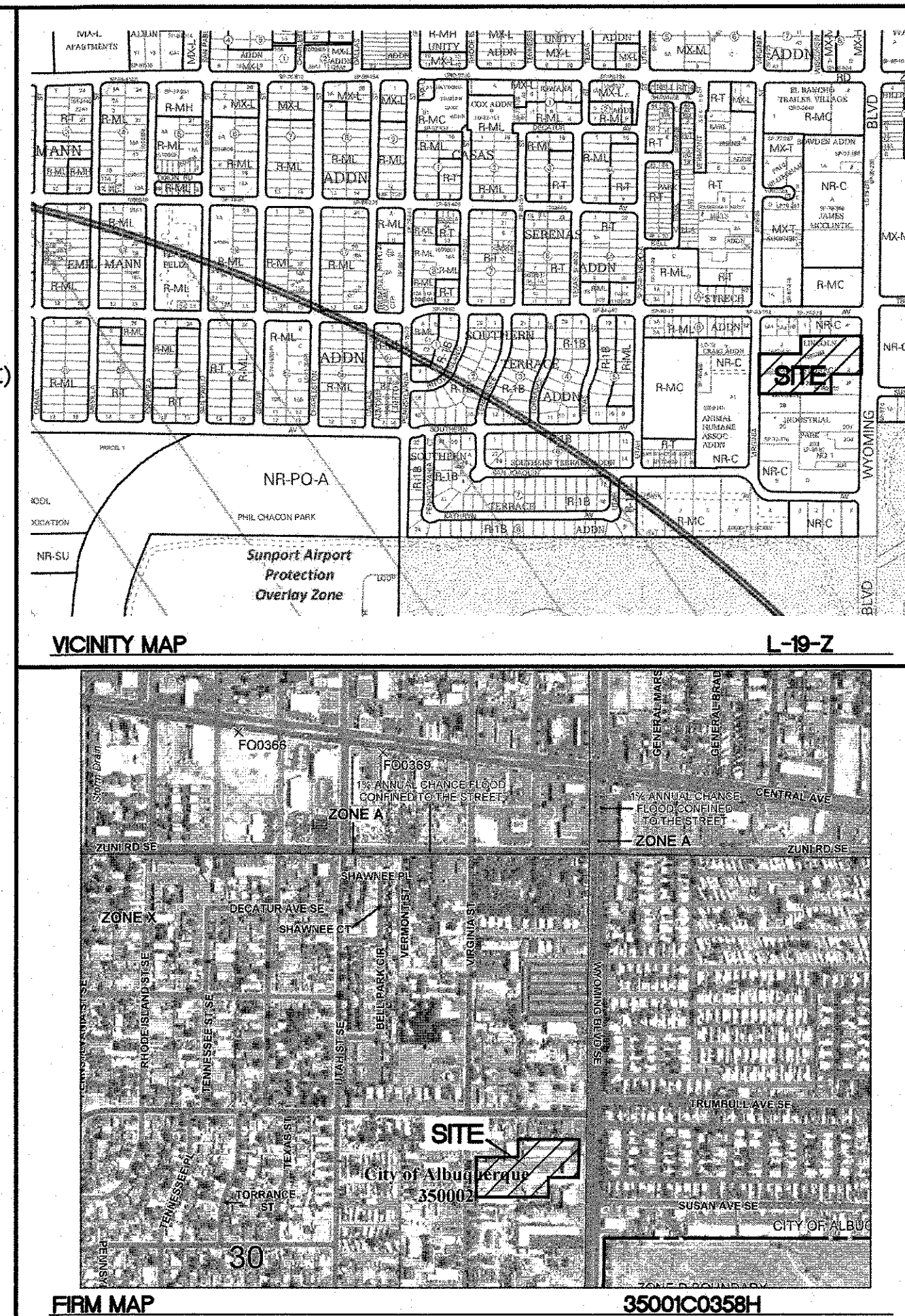
FOR THE MOST PART THIS PROJECT WILL DRAIN IN THE SAME PATTERN THAT CURRENTLY EXISTS WITH THE SIDEWALK CULVERTS REMAINING AND DISCHARGING INTO VIRGINIA STREET.

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.



Permanent Grading Cert 3/28/23

<p>ENGINEER'S SEAL</p> <p>RONALD R. BOHANNAN</p> <p>NEW MEXICO</p> <p>7868</p> <p>PROFESSIONAL ENGINEER</p> <p>9-16-2020</p> <p>RONALD R. BOHANNAN</p> <p>P.E. #7868</p>	<p>C and D LAND CORP</p> <p>411 WYOMING BLVD, ALBUQUERQUE, NM</p>		<p>DRAWN BY</p> <p>pm</p>
	<p>GRADING AND DRAINAGE PLAN</p>		<p>DATE</p> <p>9-16-2020</p>
	<p>TIERRA WEST, LLC</p> <p>5571 MIDWAY PARK PL NE</p> <p>ALBUQUERQUE, NEW MEXICO 87109</p> <p>(505) 858-3100</p> <p>www.tierrawestllc.com</p>		<p>DRAWING</p> <p>2020055-GR</p>
	<p>SHEET #</p> <p>GR-1</p>		<p>JOB #</p> <p>2020055</p>