

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

February 3, 2023

Dean Cardwell, P.E.  
Bohler  
6017 Main St.  
Frisco, TX 75034

**RE: KABQ Cargo Facility**  
**3724 Spirit Dr. SE**  
**Permanent C.O. – Accepted**  
**Engineer's Certification Date: 02/02/23**  
**Engineer's Stamp Date: 08/01/22**  
**Hydrology File: P15D004**

Dear Mr. Cardwell:

PO Box 1293

Based on the Certification received 02/03/23 and site visit on 11/08/22, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

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

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 (REV 10/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

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

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**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:** \_\_\_\_\_ TRAFFIC/TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ 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) \_\_\_\_\_

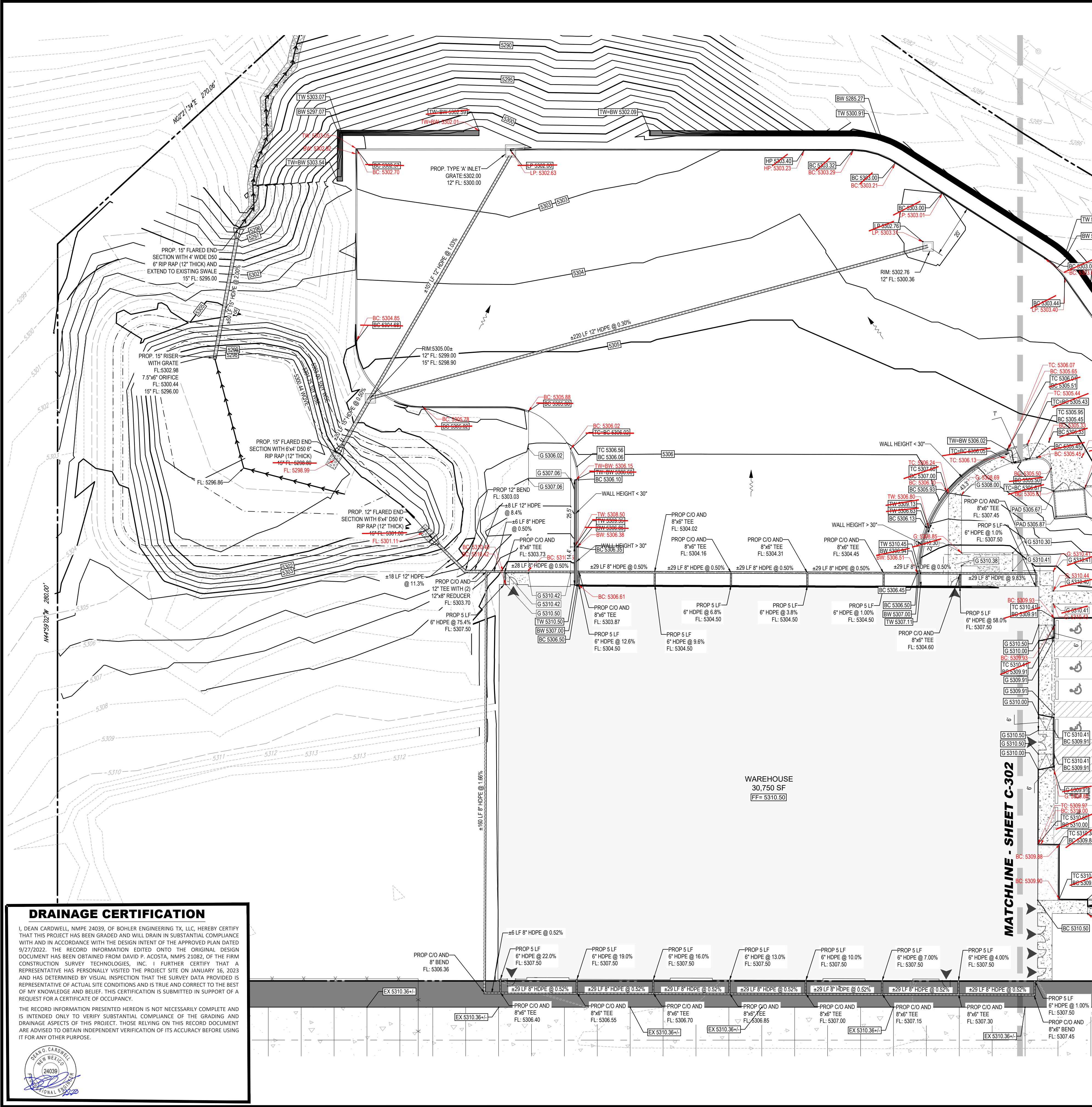
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

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

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





**DRAINAGE CERTIFICATION**

I, DEAN CARDWELL, NMPE 24039, OF BOHLER ENGINEERING TX, 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 9/27/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM DAVID P. ACOSTA, NMPS 21082, OF THE FIRM CONSTRUCTION SURVEY TECHNOLOGIES, INC. I FURTHER CERTIFY THAT A REPRESENTATIVE HAS PERSONALLY VISITED THE PROJECT SITE ON JANUARY 16, 2023 AND HAS 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 A CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY 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.



**VICINITY MAP**  
**IDO ZONE ATLAS NUMBER P-15**



SCALE: 1" = 1000'

**LEASE DESCRIPTION:**

BEGINNING AT THE NORTHEAST CORNER OF THE LEASE, IDENTIFIED AS A, WHICH LAYS APPROXIMATELY S19°01'34"W A DISTANCE OF 5019.24' FROM SURVEY CONTROL POINT "AP-101", WHENCE THE CALCULATED NE CORNER OF SECTION 9 IS S83°44'52"W. A DISTANCE OF 1618.99.

THENCE: S45°00'19"W A DISTANCE OF 692.54' TO THE SOUTHWEST CORNER IDENTIFIED AS B.

THENCE: DEPARTING FROM SAID POINT N44°59'41"W A DISTANCE OF 280.00' TO AN ANGLE POINT IDENTIFIED AS C.

THENCE: DEPARTING FROM SAID POINT N22°20'55"E A DISTANCE OF 270.06' TO THE NORTHWEST CORNER IDENTIFIED AS D.

THENCE: ALONG A CURVE TO THE RIGHT WITH A DELTA OF 37°17'53", A RADIUS OF 883.25', A LENGTH OF 555.44' TO AN ANGLE POINT IDENTIFIED AS E.

THENCE: DEPARTING FROM SAID POINT S49°16'13"E A DISTANCE OF 201.92' TO THE BEGINNING NORTHEAST CORNER OF SAID LEASE, IDENTIFIED AS A.

THE ABOVE DESCRIBED LEASE CONTAINS 5.00 ACRES MORE OR LESS.

**LEGEND**

PROPERTY LINE/LEASE LINE	
PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
GROUND SPOT ELEVATION	G 524.00
LOW/HIGH POINT ELEVATION	HP 533.00 LP 533.00
MATCH EXST. GRADE	MATCH EX
TOP CURB / BOTTOM CURB	TC 5310.00 BC 5310.00
DRAINAGE ARROW	
SWALE	

**GRADING NARRATIVE**

**EXISTING CONDITIONS**

THE PROJECT IS LOCATED ON A 5-ACRE LEASE TRACT WITHIN THE SUNPORT AIRPORT PROPERTY AND IS ON THE SOUTH SIDE OF SPIRIT DRIVE ADJACENT TO SECURITY GATE F-1F. IT WAS USED PREVIOUSLY AS AN AIRPORT VIEWING AREA AND HAS A SMALL GRAVEL DRIVE AND PARKING LOT WHICH ARE LOCATED ON A 'FLAT' AREA ON TOP OF A LARGE SLOPED HILLSIDE DOWN TO SPIRIT DRIVE THE GRADES OF WHICH EXCEED 20% WITH A VERTICAL DROP OF APPROXIMATELY 30'-50'. THE PROJECT IS LOCATED IN ZONE 2 WITH AREAS IN LAND TREATMENT AREAS C AND D. THE EXISTING STORMWATER DISCHARGES UNDETAILED TO A ROADSIDE SWALE ON THE SOUTH SIDE OF SPIRIT DRIVE WHICH IS DIRECTED TO AN INLET NEAR THE INTERSECTION OF SPIRIT DRIVE AND UNIVERSITY BOULEVARD. IN REVIEW OF THE PREVIOUSLY APPROVED DRAINAGE REPORT FOR THE ABQ AIRPORT THE PROJECT IS LOCATED IN SUB-BASIN #1202 WHICH IS THE HEADWATERS FOR DRAINAGE BASIN 1A AND HAS A MAXIMUM ALLOWABLE RELEASE RATE OF 2.06 CFS/ACRE FOR THE 100-YEAR 6-HOUR STORM EVENT.

**PROPOSED CONDITIONS**

THE EXISTING DRAINAGE PATTERNS FOR THE PROJECT WILL REMAIN GENERALLY UNCHANGED. HOWEVER, WITH THE ADDITION OF A BUILDING, PAVED DRIVES AND PARKING LOTS, AND OTHER IMPROVEMENTS THE IMPERVIOUS AREA IS INCREASING SUCH THAT THE STORMWATER RUNOFF IS INCREASING. THIS INCREASE NECESSITATES THE ADDITION OF A DETENTION FACILITY TO PROTECT THE DOWNSIDE AREAS WITHIN DRAINAGE BASIN 1A. IN ADDITION, THE DETENTION FACILITIES WILL BE DESIGNED TO HOLD AND CONTAIN THE STORMWATER QUALITY EVENT. THE PROJECT IS DIVIDED INTO THREE BASIN AREAS, A, B, AND OFFSITE RUNOFF, RESPECTIVELY. OVERALL, THE 100-YEAR FLOW RATE FOR THE PROJECT IS 18.89 CFS WITH A REQUIRED 0.73 AC-FT STORAGE VOLUME. THE FLOW AND STORAGE ARE DIVIDED BETWEEN THREE BASIN AREAS WITH DETAILS AS FOLLOWS:

**BASIN AREA A:** THIS AREA GENERALLY INCLUDES THE BUILDING, TRUCK COURT, TRUCK DOCKS AND THE MAIN ACCESS DRIVE WHICH IS COMPRISED OF APPROXIMATELY 2.54-ACRES OF THE 5.00-ACRE PROJECT AREA AND WHICH INCLUDES 0.82-ACRES OF TREATMENT C AND 1.72-ACRES OF TREATMENT D LAND AREAS. FOR THE 100-YEAR STORM EVENT THIS GENERATES 9.97 CFS OF STORMWATER FLOW AND REQUIRES 0.40 AC-FT OF DETENTION STORAGE IN POND A OF WHICH 0.059 AC-FT IS RESERVED FOR STORMWATER QUALITY.

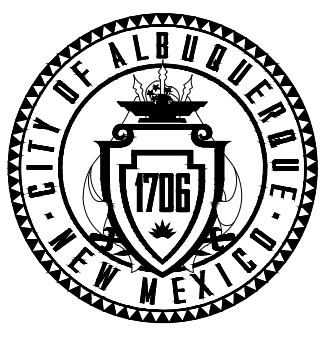
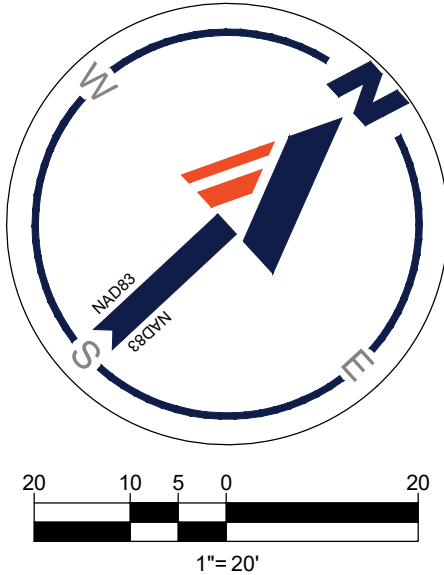
**BASIN AREA B:** THIS AREA GENERALLY INCLUDES THE PARKING LOT AND A PORTION OF THE MAIN ACCESS ROADWAY WHICH IS COMPRISED OF APPROXIMATELY 1.09-ACRES OF THE 5.00-ACRE PROJECT AREA ALL OF WHICH IS TREATMENT D LAND AREA. FOR THE 100-YEAR STORM EVENT THIS GENERATES 4.75 CFS OF STORMWATER FLOW AND REQUIRES 0.21 AC-FT OF DETENTION STORAGE IN POND B OF WHICH 0.031 AC-FT IS RESERVED FOR STORMWATER QUALITY.

**OFFSITE RUNOFF:** THIS IS THE AREA IS LOCATED BETWEEN THE SITE IMPROVEMENTS AND SPIRIT DRIVE AND WILL GENERALLY CONTINUE TO RUNOFF TO THE ROADSIDE DRAINAGE SWALE ALONG SPIRIT DRIVE SIMILAR TO THE EXISTING CONDITION. IN TOTAL, THERE ARE FOUR SUB-BASINS CONTAINING APPROXIMATELY 1.09-ACRES OF THE 5.00-ACRE PROJECT AREA ALL OF WHICH IS TREATMENT D LAND AREA. FOR THE 100-YEAR STORM EVENT THIS GENERATES 4.18 CFS OF STORMWATER FLOW AND REQUIRES 0.12 AC-FT OF DETENTION STORAGE, OF WHICH THERE IS NO STORMWATER QUALITY REQUIREMENT AS THERE IS NO PERVIOUS AREA IN THIS BASIN. ADDITIONALLY, THERE IS NO DETENTION FACILITY FOR THIS BASIN, THEREFORE, POND A AND POND B HAVE BEEN OVERSIZED TO ACCOUNT FOR THE VOLUME REQUIREMENTS OF THIS BASIN.

ONE OTHER ITEM OF NOTE, THE PREVIOUSLY APPROVED STUDY FOR THE AIRPORT RESTRICTS THE RELEASE RATE FOR THIS SITE TO 2.06 CFS/ACRE, OR 10.30 CFS FOR THE 5-ACRE PROJECT. AS NOTED ABOVE, THE CALCULATED RUNOFF TOTALS 18.89 CFS. THIS HAS BEEN ACCOUNTED FOR IN THE POND ROUTING MODEL FOR POND A AND POND B AS PERFORMED WITH HEC\_HMS.

**GRADING NOTES:**

- SEE PLAN SHEET C-701 FOR DETENTION POND CROSS-SECTIONS.
- STABILIZE ALL POND SLOPES WITH NATIVE SEED AND AGGREGATE MULCH OR EQUAL (MUST MEET CSP 2.2.14b).
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMETTE PUBLISHED 09/14/2021, REFERENCING FLOOD INSURANCE RATE MAP, MAP NUMBER 35001C0344G EFFECTIVE DATE 09/26/2008, INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- ALL CURBS ARE 6" TALL UNLESS NOTED OTHERWISE.
- RETAINING WALL ELEVATIONS DEPICT GROUND ELEVATION, TOP OF WALL AND END OF WALL ELEVATIONS ARE TYPICALLY 0.5' ABOVE GROUND.



CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION

GRADING AND DRAINAGE PLAN  
(1 OF 2)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. NR-SU
		CITY PROJECT NO. 000000
		SHEET NO. C-301

**BOHLER**  
CONSULTANTS  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**KABQ CARGO FACILITY**  
3730 SPIRIT DR. SE  
Albuquerque, NM 87106

**BENCH MARKS**

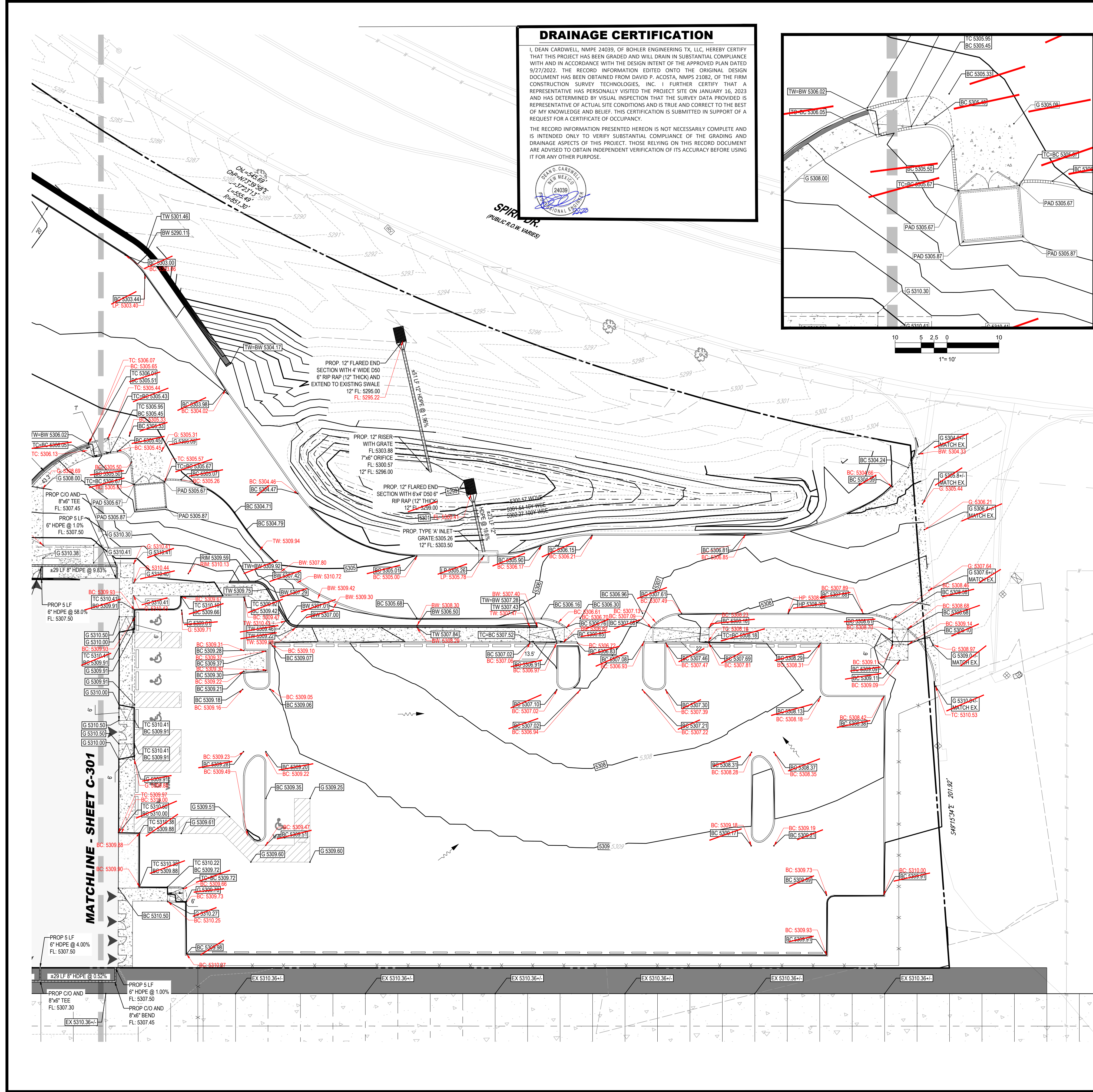
BMP OF SANITARY SEWER MANHOLE ELEVATION: 5295.87	NO. 4 REBAR W/ CAP IN RAW LAND ELEVATION: 5296.89
NORTHINGS: 46044.63' EASTINGS: 39885.57' ELEVATION: 5296.57	NORTHINGS: 46044.63' EASTINGS: 39885.57' ELEVATION: 5296.57

**SEAL**

DATE	DESCRIPTION	BY
07/15/22	SIDEWALK REMOVAL	
07/18/22	FORKLIFT RAMP PAVEMENT	
08/01/22	DUMPSTER PATH SIDEWALK GRADING	
11/22/22	ACCESSIBLE PARKING REVISION	
NO.	DATE	CONTRACTOR:
9	DATE	WORK STAKED BY:
10	DATE	INSPECTOR'S ACCEPTANCE BY:
11	DATE	FIELD VERIFICATION BY:
12	DATE	DRAWINGS CORRECTED BY:

DESIGNED BY: JJB  
DRAWN BY: JJB  
CHECKED BY: DOC  
DATE: 11/2022





**VICINITY MAP**  
**IDO ZONE ATLAS NUMBER P-15**

**SCALE: 1" = 1000'**

**LEASE DESCRIPTION:**

BEGINNING AT THE NORTHEAST CORNER OF THE LEASE, IDENTIFIED AS A, WHICH LAYS APPROXIMATELY S19°01'34"W A DISTANCE OF 5019.24' FROM SURVEY CONTROL POINT "AP-101", WHENCE THE CALCULATED NE CORNER OF SECTION 9 IS S83°44'52"W, A DISTANCE OF 1618.99.

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**LEGEND**

PROPERTY LINE/LEASE LINE	---
PROPOSED CONTOURS	---
MAJOR EXISTING CONTOUR	---
MINOR EXISTING CONTOUR	---
GROUND SPOT ELEVATION	---
LOW/HIGH POINT ELEVATION	---
MATCH EXST. GRADE	---
TOP CURB / BOTTOM CURB	---
DRAINAGE ARROW	---
SWALE	---

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**811**

CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

**DESIGN REVIEW COMMITTEE**

**CITY ENGINEER APPROVAL**

**CITY OF ALBUQUERQUE**  
**DEPARTMENT OF MUNICIPAL DEVELOPMENT**  
**ENGINEERING DIVISION**

**GRADING AND DRAINAGE PLAN**  
**(2 OF 2)**

**ZONE MAP NO.**  
NR-SU

**CITY PROJECT NO.**  
000000

**SHEET NO.**  
C-302

**CONSULTANTS**

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**KABQ CARGO FACILITY**

3730 SPIRIT DR. SE  
Albuquerque, NM 87106

**BENCH MARKS**

BM OF SANITARY SEWER MANHOLE	ELEVATION: 5206.107
NO. 4 REBAR W/ CAP IN RAW LAND	NORTHINGS: 465044.037 EASTINGS: 39885.57 ELEVATION: 5206.89
BM #3	NO. 4 REBAR W/ CAP IN RAW LAND NORTHINGS: 465044.037 EASTINGS: 39885.57 ELEVATION: 5206.89
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NO.	DATE	CONTRACTOR
NO.	DATE	CONTRACTOR
NO.	DATE	CONTRACTOR

DESIGNED BY: JJB  
DRAWN BY: JJB  
CHECKED BY: DOC  
DATE: 11/2022

**WORK STAKED BY:**  
INSPECTOR'S ACCEPTANCE BY:  
FIELD VERIFICATION BY:  
DRAWINGS CORRECTED BY: