

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 31, 2024

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

**RE: Cibola Loop Multifamily
Conceptual Grading Plan
Engineer's Stamp Date: No Stamp Date
Hydrology File: A13D011B**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 07/31/2024, the Conceptual Grading Plan **is not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please show the existing CoA Police Station that is on Tract B-9E-2-A which has been there since 2011. I do not think that the shown contours are current and reflect the benchmark change. This should be updated.



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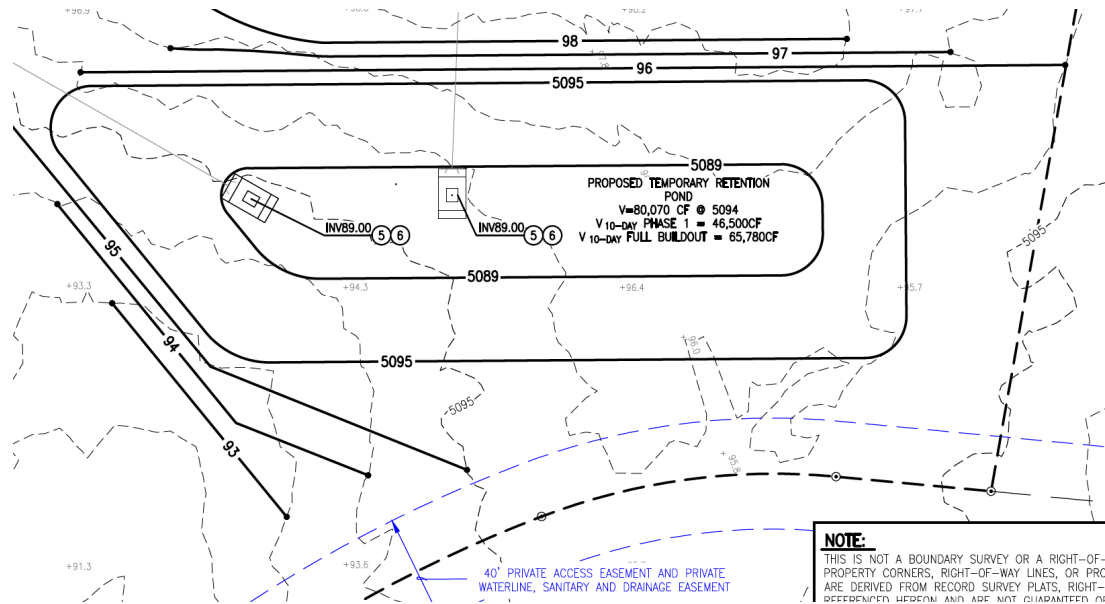
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- Please show the future development of the CoA Cibola Loop Multigenerational Center on Tract A-2 (A13D025). Please note that there is a proposed retention pond near the proposed access road. This is currently under construction.



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- Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
- Please provide the legal description of the property.
- This site will need a Sensitive Lands Analysis per the IDO (5-2(C)).
- Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event. A statement "Refer to pervious Grading & Drainage Report HydroTrans A13D011B." is not acceptable.
- Please provide calculations for the proposed detention pond.
- Please provide a section of the proposed detention pond showing the top of bank and the bottom of bank. Also, please show the location of the maintenance ramp.
- The proposed pond itself looks funny and appears to be just a vee shaped. There will not be much volume in this design. Please correct with the calculation that were requested in Comment #5.

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10. Please provide the calculation for the required Stormwater Quality Pond per the DPM Article 6-12. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites.

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, 924-3420) 14 days prior to any earth disturbance.

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

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NM 87103

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

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:

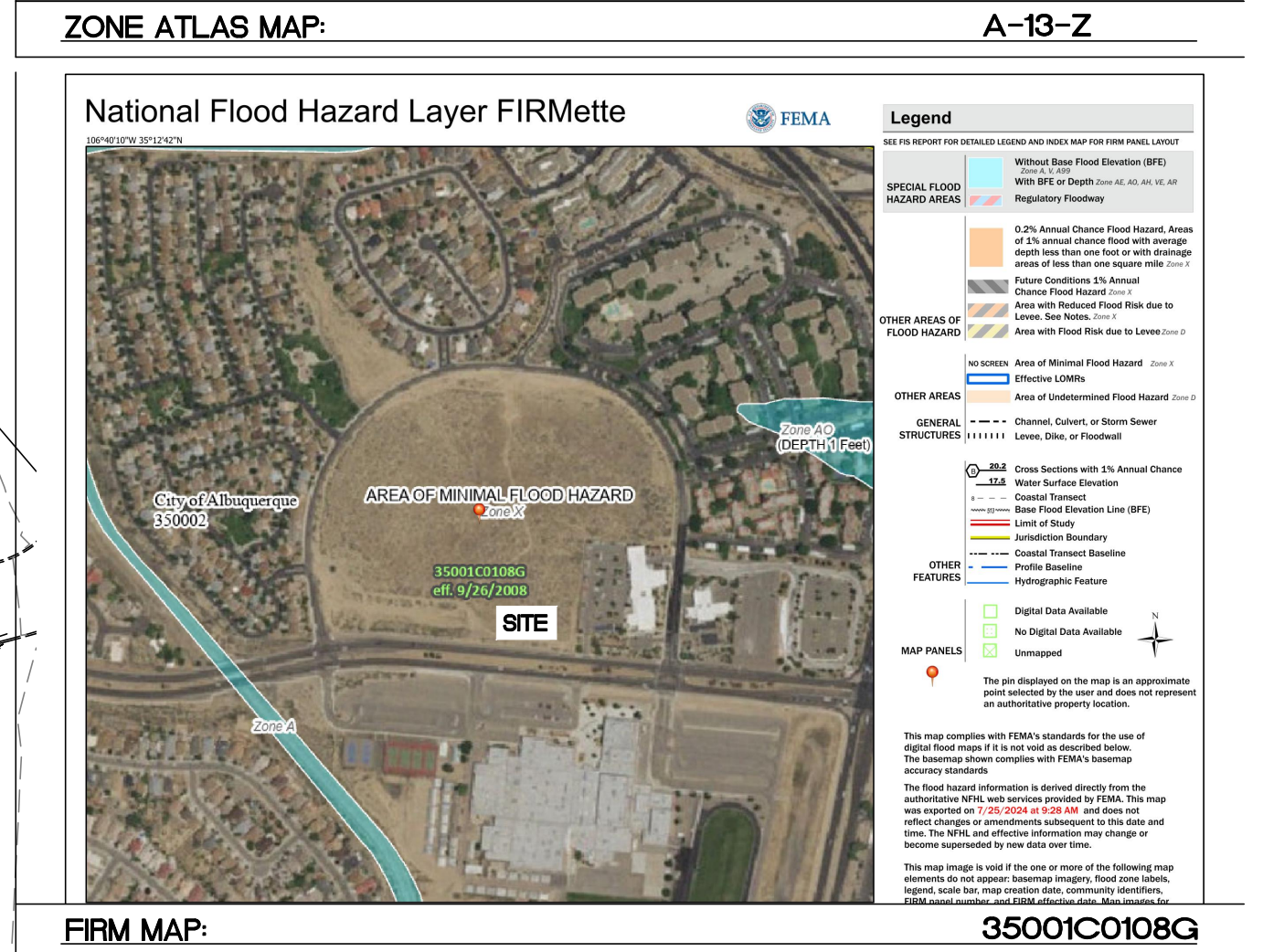
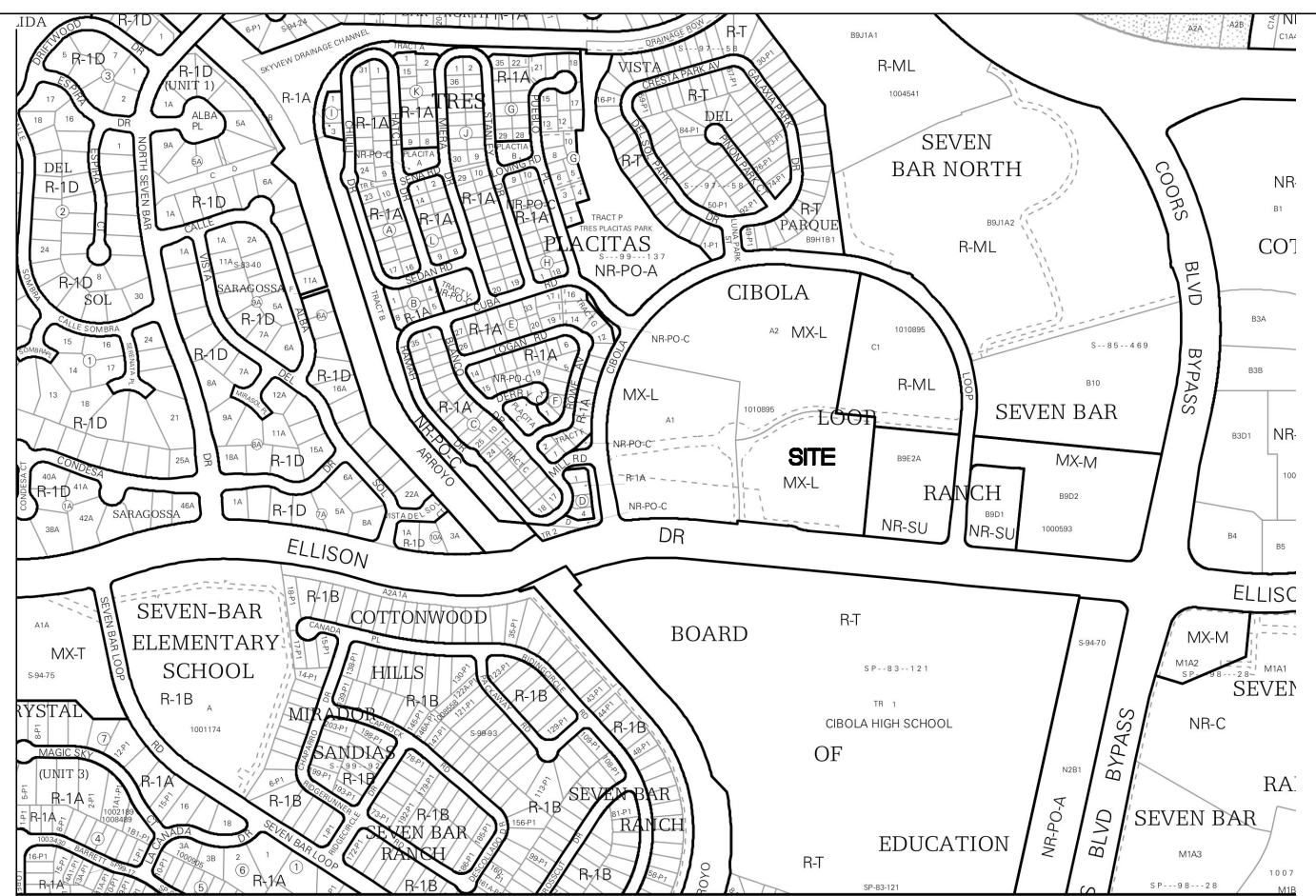
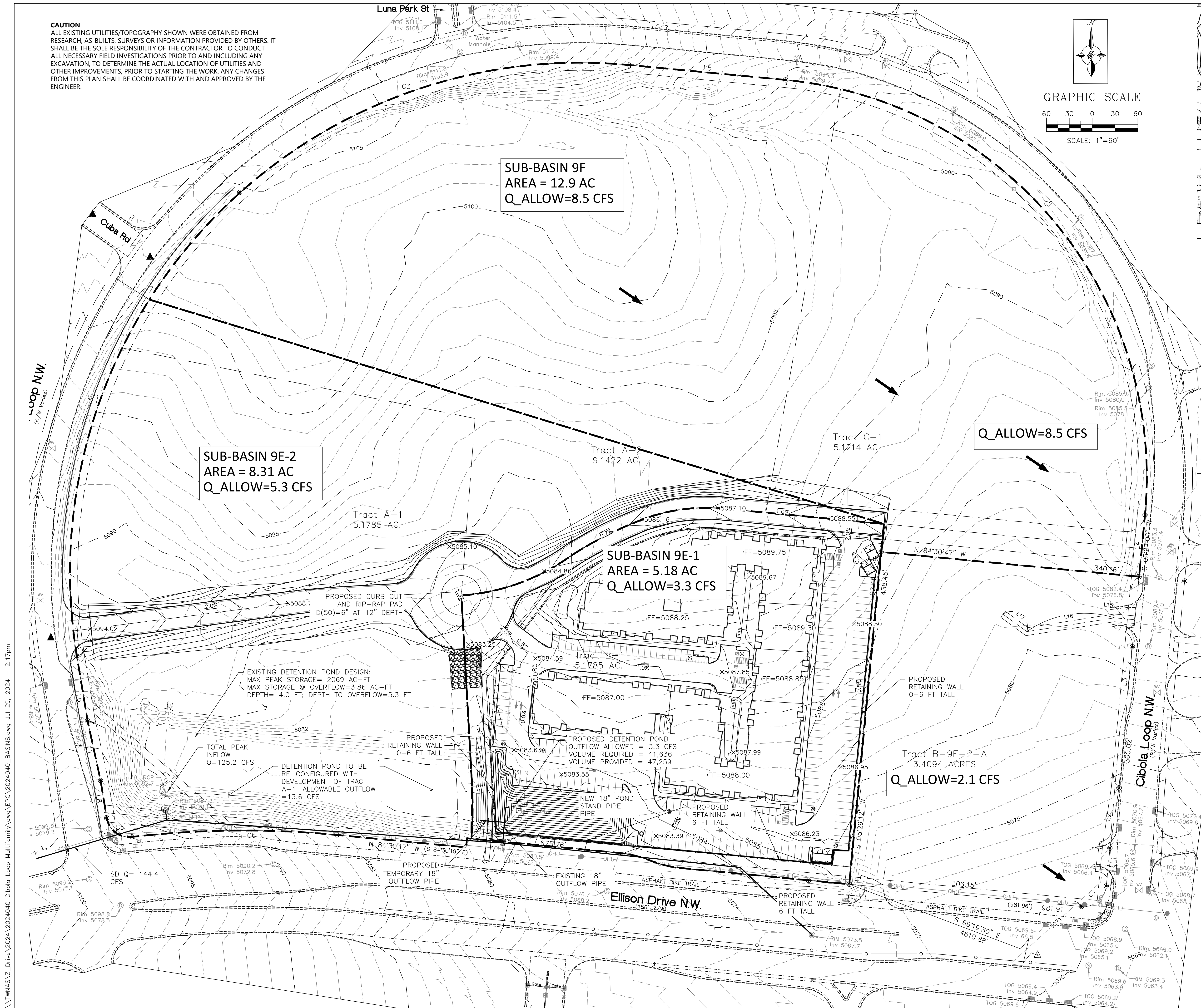
Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (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) _____

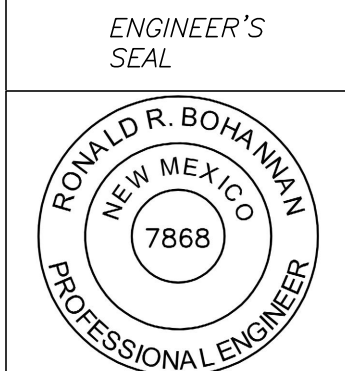

DATE SUBMITTED: _____

CAUTION
ALL EXISTING UTILITIES/TOPOGRAPHY 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.



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - PROPOSED SIDEWALK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CONCRETE SIDEWALK
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION
 - BASIN

NOTE:
REFER HYDRO NUM FILE A13D011B FOR PREVIOUS GRADING AND DRAINAGE REPORT.

 RONALD R. BOHANNAN P.E. #7868	CIBOLA LOOP APARTMENTS ALBUQUERQUE, NM	DRAWN BY LN
	CONCEPTUAL GRADING & DRAINAGE PLAN	DATE 07/16/2024
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2024040_BASINS
		SHEET # GR-1
		JOB # 2024040