

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 22, 2021

Ron Hensley, P.E.
The Group
Branding Iron Rd. SE
Rio Rancho, New Mexico 87124

RE: **Horizon Village**
Request for Release of Financial Guarantee - Approved
Grading Plan Stamp Date: 6/23/19
Certification Dated: 3/10/21
Drainage File: B17D006

Dear Mr. Hensley:

Based on the submittal received on 3/15/21 and site visit on 3/18/21, this certification is approved for Release of Financial Guarantee by Hydrology.

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: HORIZON VILLAGE **Building Permit #:** _____ **Hydrology File #:** C17D119
DRB#: 2018-001842 **EPC#:** _____ **Work Order#:** 799782
Legal Description: TRACT 4 LANDS OF IHS ACQUISITION NO 120 INCORPORATED
City Address: HORIZON BLVD.

Applicant: THE Group **Contact:** Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124
Phone#: 505-410-1622 **Fax#:** _____ **E-mail:** ron@thegroup.cc
Owner: CLEARBROOK INVESTMENTS LLC **Contact:** Scott Henry
Address: 8801 Jefferson Street NE, #A
Phone#: 505-315-6563 **Fax#:** _____ **E-mail:** scotth@stillbrooke.com

TYPE OF SUBMITTAL: ☒ PLAT (30 # 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: 3/10/21 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GRADING INFORMATION

LOCATION & DESCRIPTION

THE PROJECT SITE IS IN ITS NATURAL STATE WITH MEDIUM TO HEAVY NATIVE VEGETATION. THE SITE SLOPES FROM EAST TO WEST IN A SOUTHERLY DIRECTION. THE SITE IS BOUND BY HORIZON BOULEVARD ON THE NORTH AND EAST, ALAMEDA BOULEVARD ON THE SOUTH AND THE NORTH DIVERSION CHANNEL ON THE WEST.

SITE ACCESS IS PROVIDED THROUGH THE PRIVATE DRIVE OF HORIZON BLVD. THE GRADING PLAN WAS CREATED IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT "DRAINAGE PLAN FOR: HORIZON HEALTHCARE CORPORATION ALAMEDA BLVD. ALBUQUERQUE, NEW MEXICO", DATED JUNE 4, 1996, WHICH CONCURS WITH THE UNRESTRICTED DIRECT DISCHARGE INTO THE NORTH DIVERSION CHANNEL, RIGHT OF WAY.

PHASE I IS THE SITE OF A RESIDENTIAL SUBDIVISION AND SHALL ACCOMMODATE 30 TOWNHOUSES IN 13 BUILDINGS.

PHASE II IS THE DEVELOPMENT OF TRACT 4B AND SHALL ACCOMMODATE OFFICE BUILDINGS TOTALING APPROXIMATELY 30,000 SQUARE FOOT AND PARKING LOT.

EXISTING CONDITION

THE ENTIRE SITE AND ALL BASINS SHOWN ON SP3.2, CURRENTLY DRAIN INTO THE NORTH DIVERSION CHANNEL THROUGH A CONCRETE CHANNEL LOCATED WEST OF THE SITE. BASIN B CURRENTLY DRAINS INTO BASIC C-3 THROUGH A 36" CULVERT PIPE.

DEVELOPED CONDITION

THE GRADING OF THE SITE WILL CLOSELY MATCH THE EXISTING ELEVATIONS OF THE SITE. DEVELOPMENT OF PHASE I INCLUDES THE ACCOMMODATION OF OFF SITE FLOWS FROM PHASE II. THE FLOWS WILL BE ACCEPTED AT THE POINTS SHOWN THROUGH CURB OPENINGS AND SURFACE FLOWS. THE FLOWS ARE THEN ROUTED VIA THE SURFACE STREETS TO THE PRESCRIBED POINTS OF DISCHARGE TO THE NORTH DIVERSION CHANNEL. AS SHOWN ON THE FINAL CONDITIONS DRAINAGE PLAN, PHASE I HAS ALLOWED FOR UNRESTRICTED THE DEVELOPED FLOWS FROM PHASE II.

REQUIRED WATER QUALITY VOLUME

OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY FEATURES TO MAINTAIN RUNOFF RETENTION INDICATED. THE TOTAL VOLUME SHALL BE EQUAL TO:

IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.
IMPERVIOUS AREA = 3.39 AC. * 85% = 125,518 SQ.FT

REQUIRED VOLUME = 125,518 * (0.44-0.10)/12 = 3,556 CU.FT.
VOLUME PROVIDED = 3,492 + 302 + 471 = 4,265 CU.FT.

GENERAL SHEET NOTES

1. THE CONCEPT DETAILED ON THESE PLANS SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SHEET KEYED NOTES

- | | |
|---|--|
| 1 | 4" DISCHARGE CULVERT - OPEN TOP BOX SHAPE |
| 2 | ROLL-TYPE CURB & GUTTER, PER COA STD. DTL. 2415A |
| 3 | STANDARD CURB & GUTTER, PER COA STD. DTL. 2415A |
| 4 | ESTATE CURB RUNDOWN, PER COA STD. DTL. 2415A |
| 5 | 6" SPILL TYPE CURB |
| 6 | CONCRETE SWALE TO AMAFCA CHANNEL |
| 7 | 3' CURB OPENING |
| 8 | 24' TRACT 4B ENTRANCE |
| 9 | EXISTING CURB, INLET AND PIPE TO BE REMOVED |

LEGEND

- GRADE BREAK
- 5000 EXISTING CONTOUR
- 5000 EXISTING CONTOUR
- EASEMENT
- RETAINING WALL
- RIP RAP
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- 12.11 TOP OF CURB
- 11.61 BOTTOM OF CURB
- TW 11.28 PROPOSED GROUND ELEVATION AT WALL

