

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 22, 2023

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

**RE: Tract 3A Coors Village
4500 Quaker Heights NW
Revised Grading and Drainage Plans
Engineer's Stamp Date: 11/09/23
Hydrology File: F11D019A**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 11/09/2023, the Revised Grading & Drainage Plans are approved for Building Permit, and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
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

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.

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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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Tract 3A Coors Village Hydrology File # F11D019A

Legal Description: Tract 3-A-1 Plat of Lots 3-A-1 and 3-B-1 Coors Village

City Address, UPC, OR Parcel: 4500 Quaker Heights PI NW

Applicant/Agent: Tierra West, LLC Contact: Vinny Perea, PE
Address: 5571 Midway Park PI NE Phone: 505-858-3100
Email: vperea@tierrawestllc.com

Applicant/Owner: Ativo Albuquerque, LLC Contact: Ron Zeibart
Address: 1900 Hines St SE, Suite 190, Salem, OR 97302 Phone: 503-363-4865
Email: ziebart@linkseniordevelopment.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

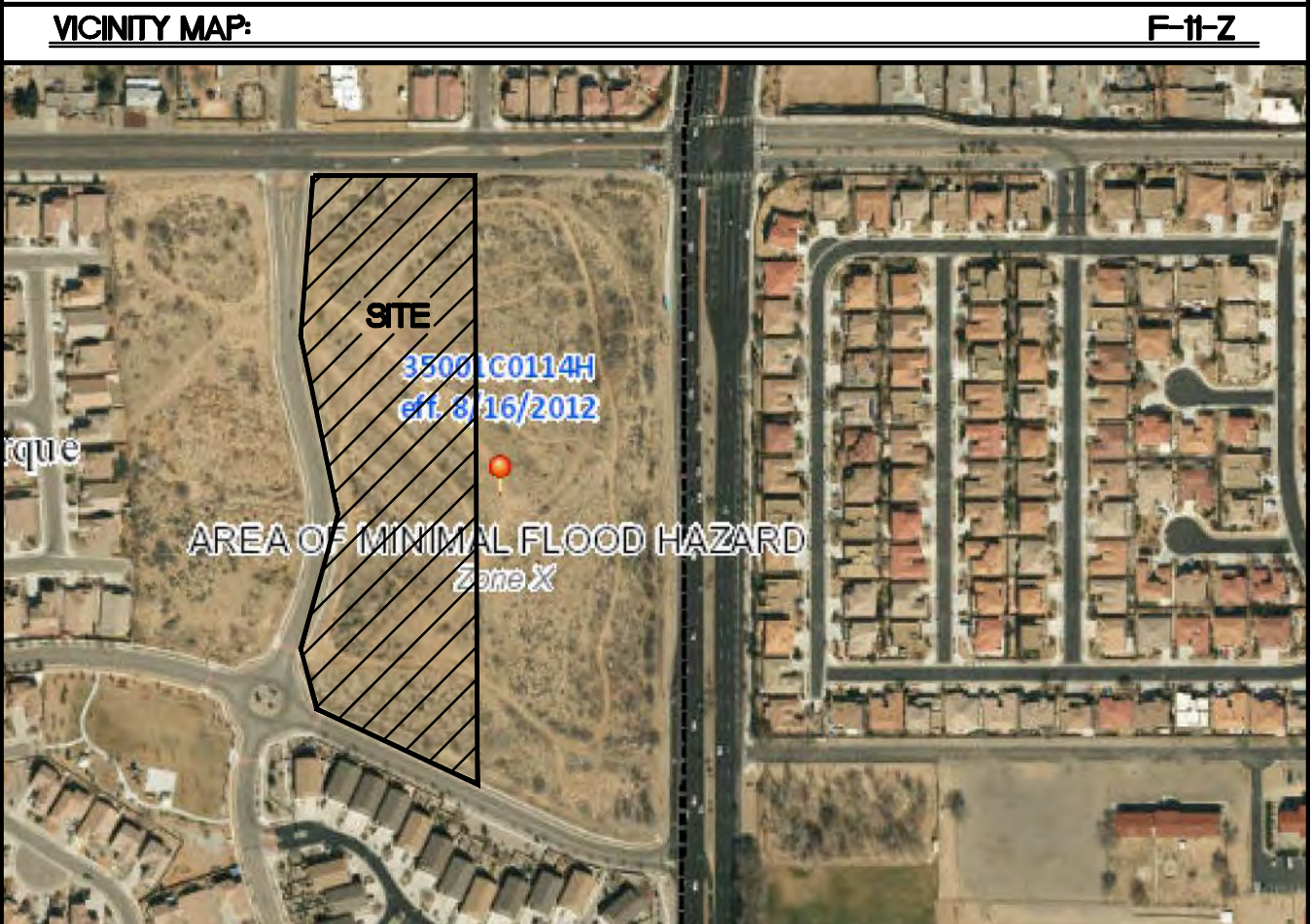
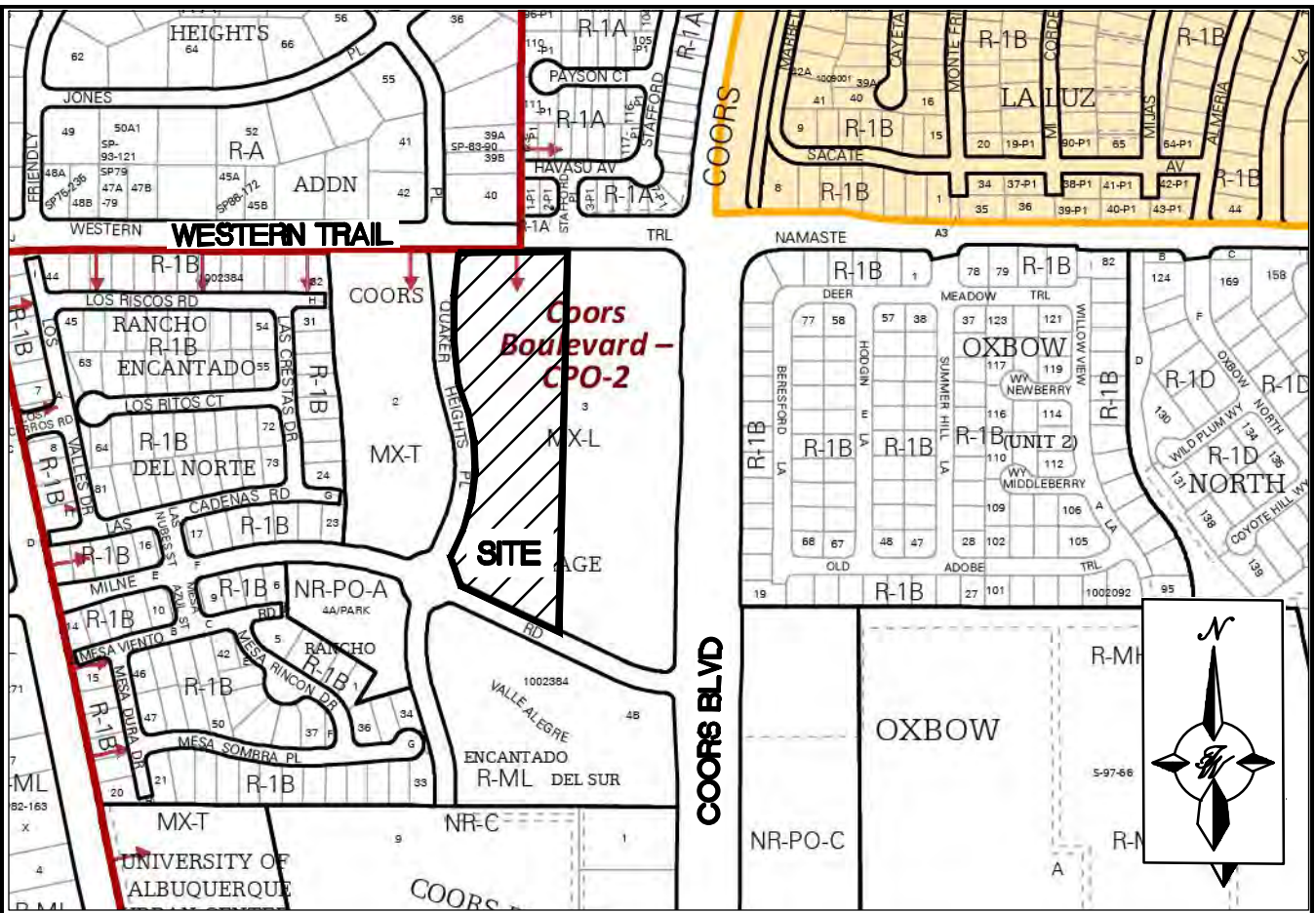
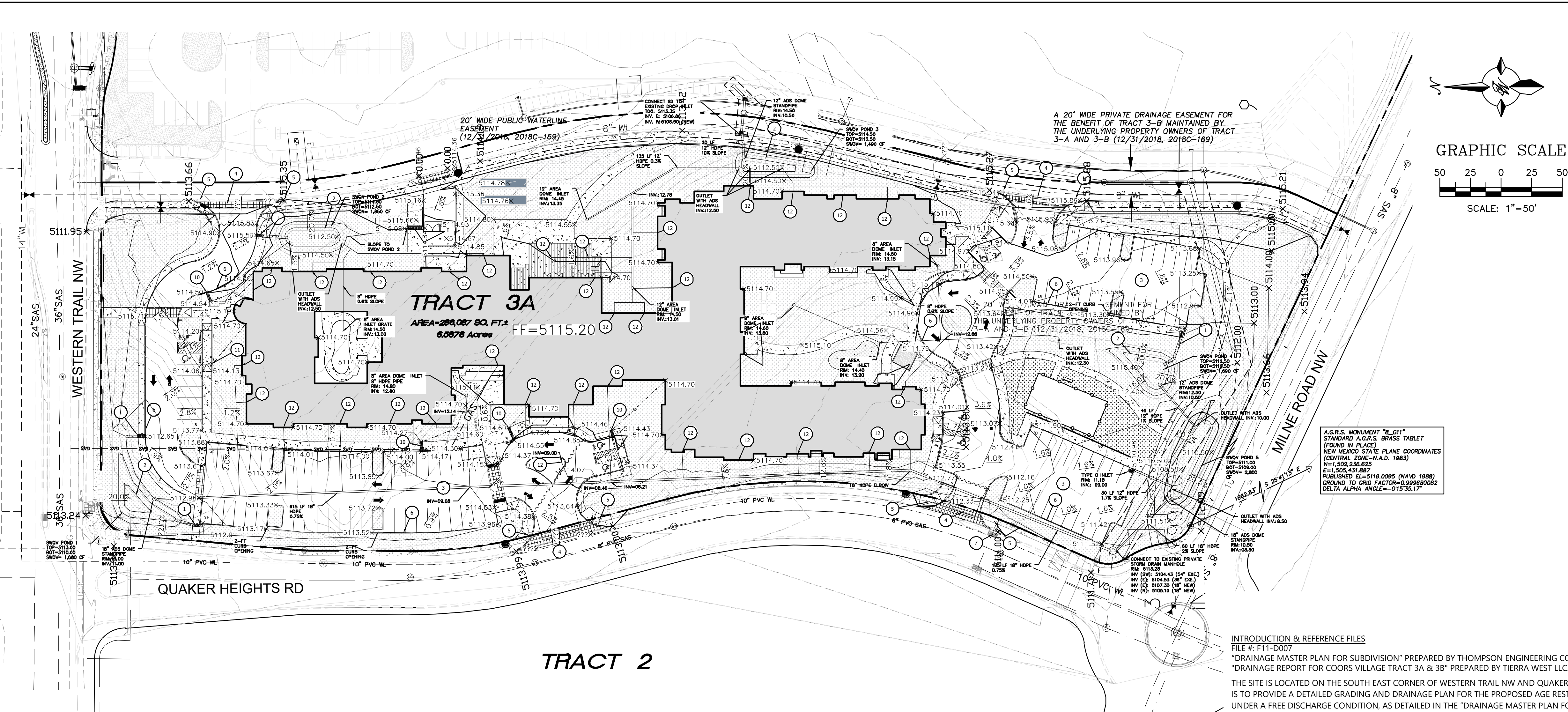
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/09/2023



FIRM MAP: 35001C0114H DATE 08/16/2012

LEGAL DESCRIPTION: TRACT 3-A-1 COORS VILLAGE

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	CONCRETE / SIDEWALK
	GRADE BREAK
	RETAINING WALL
	5010 CONTOUR MAJOR
	5011 CONTOUR MINOR
	x 5048.25 SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	5010 EXISTING CONTOUR MAJOR
	5011 EXISTING CONTOUR MINOR
	x 5048.25 EXISTING SPOT ELEVATION
	CURB INLET
	GRADE BREAK AT ENTRANCE

Proposed Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions								100-Year, 6-Hr			10-Year, 6-Hr			SWQV	
					Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs	Vol Required (cf)	Provided (cf)
B1	roadway	15,317	0.35	0.00055	0%	0.000	0%	0.000	15%	0.053	85%	0.299	1.823	0.053	1.46	1.120	0.033	0.94	N/A	0
B2	3A	63,798	1.46	0.00229	0%	0.000	35%	0.513	0%	0.000	65%	0.952	1.515	0.185	5.20	0.883	0.108	3.14	1,451	1,680
B3	3A	13,188	0.30	0.00047	0%	0.000	100%	0.303	0%	0.000	0%	0.000	0.670	0.017	0.61	0.220	0.006	0.23	0	1,850
B4	3A	25,343	0.58	0.00091	0%	0.000	0%	0.000	0%	0.000	100%	0.582	1.970	0.096	2.54	1.240	0.060	1.68	887	
B5	3A	10,331	0.24	0.00037	0%	0.000	0%	0.000	0%	0.000	100%	0.237	1.970	0.039	1.04	1.240	0.025	0.69	362	1,490
B6	3A	26,911	0.62	0.00097	0%	0.000	82%	0.507	0%	0.000	18%	0.111	0.904	0.047	1.51	0.404	0.021	0.71	170	
B7	3A	15,135	0.35	0.00054	0%	0.000	0%	0.000	0%	0.000	100%	0.347	1.970	0.057	1.52	1.240	0.036	1.00	530	1,690
B8	3A	15,273	0.35	0.00055	0%	0.000	0%	0.000	0%	0.000	100%	0.351	1.970	0.058	1.53	1.240	0.036	1.01	535	
B9	3A	60,815	1.40	0.00218	0%	0.000	68%	0.949	0%	0.000	32%	0.447	1.086	0.126	3.88	0.546	0.064	2.01	681	
B10	3A	27,224	0.62	0.00098	0%	0.000	55%	0.344	0%	0.000	45%	0.281	1.255	0.065	1.93	0.679	0.035	1.07	429	2,800
B11	3A	12,752	0.29	0.00046	0%	0.000	92%	0.269	0%	0.000	8%	0.023	0.774	0.019	0.65	0.302	0.007	0.27	36	0
Total		286,087	6.57	0.01026		0.000		2.884		0.053		3.631		0.761	21.872		0.430	12.763	5,079	9,510

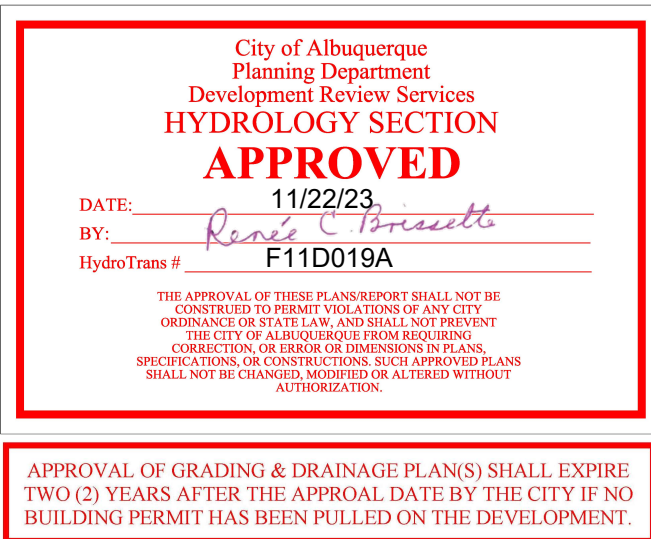
Equations:
Weighted E = Ea* A_a + Eb* A_b + Ec* A_c + Ed
Volume = Weighted E * Total Area
Flow = Qa* A_a + Qb* A_b + Qc* A_c + Qd* A_d

D (in)	Slope (%)	Area (ft ²)	R	Q Provided (cfs)	Velocity (ft/s)
12	0.50	0.79	0.250	2.53	3.22
12	1.00	0.79	0.250	3.57	4.55
12	1.70	0.79	0.250	4.66	5.93
18	0.75	1.77	0.375	9.12	5.16
18	2.00	1.77	0.375	14.90	8.43

Excess Precipitation, E (in.)			
Zone 1	100-Year	10-Year	
Ea	0.44	0.08	
Eb	0.67	0.22	
Ec	0.99	0.44	
Ed	1.97	1.24	

Peak Discharge (cfs/acre)			
Zone 1	100-Year	10-Year	
Qa	1.29	0.24	
Qb	2.03	0.76	
Qc	2.87	1.49	
Qd	4.37	2.89	

SWQP	Area At Mid Depth	Depth	Volume
1	840	2	1,680
2	925	2	1,850
3	745	2	1,490
4	845	2	1,690
5	1400	2	2,800



KEYED NOTES

- 2-FT CURB CUT AND 2-FT CONCRETE RUNDOWN W/ SIDEWALK CULVERT. RUNDOWN WINGWALL TO BE 6" IN HEIGHT
- SWQV POND - SEE PLAN FOR NUMBER AND VOLUME THIS SHEET
- ASPHALT PAVING (SEE GEOTECH REPORT)
- BUILD NEW DRIVEWAY (CURB, GUTTER & SW) AND REPLACE WITH COA STD. CURB, GUTTER & SW. MATCH EXISTING FL AT GUTTER.
- NEW HC RAMP PER COA STD. DETAIL
- ONSITE CURB AND GUTTER
- MODIFY EXISTING CURB INLET TO BE FLUSH WITH FLOWLINE OF DRIVEWAY
- SURVEY PROVIDED BY PRECISION SURVEYS, INC. SEE SURVEY MONUMENT TIE THIS SHEET.
- A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS 3-A AND 3-B, TO BE MAINTAINED BY THE OWNERS OF EACH TRACT (12/31/2018, 2018C-169)
- 2-FT SIDEWALK CULVERT WITH 0.4% SLOPE MINIMUM
- 2-FT CURB CUT
- 8" ROOF DRAIN CONNECTION, SEE PLUMBING PLANS FOR CONTINUATION

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.

	TRACT 3A COORS VILLAGE		DRAWN BY
	4500 QUAKER HEIGHTS ABO NM 87120		pm
	GRADING & DRAINAGE PLAN		DATE
			10-11-2023
			2019064_GR-REVISED
			SHEET #
			C2
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		JOB #	2019064

