

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 3, 2025

Yolanda Padilla Moyer, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Savio Ridge Subdivision
9601 Tierra Pintada NW
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: None
Hydrology File: J08D003B**

Dear Ms. Moyer:

Based upon the information provided in your submittal received 3/3/2025, the Conceptual Grading & Drainage Plan is preliminarily approved for actions by the EPC, DHO and/or DFT for Site Plan and for Plating actions.

PRIOR TO BUILDING PERMIT:

- Provide more detailed design as needed in order to obtain the City Hydrology and AMAFCA's approval.

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 924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

SAVIO RIDGE

CONCEPTUAL GRADING & DRAINAGE PLAN

NARRATIVE:

EXISTING CONDITIONS:

THE EXISTING TOPOGRAPHY SLOPES PRIMARILY FROM NORTH WEST TO SOUTH EAST ACROSS THE SITE WITH MAJORITY OF SLOPES LESS THAN 9%. THERE IS AN EXISTING DIVERSION CHANNEL WITHIN THE PROPERTY BOUNDARY THAT CONVEYS THE FLOW FROM OFFSITE BASIN 1, OFFSITE BASIN 3 AND EXISTING FLOW FROM WEST OF THE CHANNEL TO AMAFCA DAM 5S DIVERSION CHANNEL THROUGH EXISTING CULVERT LOCATED AT ARROYO VISTA.

REMAINING FLOW FROM THE SITE DRAINS SOUTHEAST TO EXISTING ONSITE DETENTION PONDS. THE OUTLET OF THESE PONDS ARE CONNECTED TO STORM DRAIN NETWORK THAT WAS BUILT WITH THE DEVELOPMENT EAST OF THE PROPOSED SITE. THE EXISTING STORM DRAIN OUTFALLS THROUGH THE STORMCLOUD SUBDIVISION TO THE LADERA DAM SYSTEM.

DEVELOPED CONDITIONS:

IN THE DEVELOPED CONDITIONS, THE SITE WILL FOLLOW EXISTING DRAINAGE PATTERN. IT WILL ALSO ACCEPT THE OFFSITE FLOWS WITH THE LARGER ONE BEING COLLECTED IN POND 3, AND CONVEYED AS INDICATED BELOW. TOTAL EXISTING OFFSITE AND DEVELOPED ONSITE FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AND UNDERGROUND STORM DRAIN PIPE WHERE THEY WILL DISCHARGE TO PROPOSED DETENTION PONDS (POND 1 AND POND 2), THESE PONDS WILL REDUCE THE DISCHARGE FROM THE SITE TO BE WITHIN THE ALLOWABLE DISCHARGE.

THE OUTLET OF POND #1 WILL CONNECT TO NEW STORM DRAIN AT ARROYO VISTA WHICH WILL ULTIMATELY TIE TO EXISTING 60" STORM DRAIN AT TIERRA PINTADA BLVD AND STORMCLOUD AVE INTERSECTION. REMOVAL AND UPSIZING OF EXISTING STORM DRAIN WILL BE NECESSARY PRIOR MAKING THIS CONNECTION. THIS STORM DRAIN WILL CARRY THE FLOW TO THE EXISTING LADERA DAM SYSTEM IN THE SAME MANNER AS LISTED ABOVE IN THE EXISTING CONDITIONS.

GENERAL NOTES:

- EXISTING TOPO CONTOURS ARE SHOWN AT 5FT INTERVAL.
- DESIGN CRITERIA FOR GRADING AND DRAINAGE WILL FOLLOW DESIGN STANDARDS ESTABLISHED IN THE MASTERPLAN.
- STORM DRAIN LOCATIONS ARE APPROXIMATE.

THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (CITY STANDARD SPECIFICATIONS) SECTION 1014 'SENSITIVE LANDS PRESERVATION AND CONSTRUCTION MITIGATION' OUTLINES THE ACTIONS THAT ARE REQUIRED PRIOR TO GRUBBING OR GRADING A SITE AND THE ADDITIONAL ACTIONS REQUIRED DURING THE ENTIRE SPAN OF CONSTRUCTION TO PRESERVE LANDS IDENTIFIED FOR PERMANENT PRESERVATION. THESE REQUIREMENTS SHALL BE CONSISTENTLY APPLIED FOR THE PURPOSE OF PRESERVING SENSITIVE LAND FEATURES THAT ARE IRREPLACEABLE AND ARE ESSENTIAL TO THE CULTURAL AND NATURAL RESOURCE HERITAGE OF ALBUQUERQUE. SENSITIVE LANDS PRESERVATION LOCATION WILL BE DETERMINED BY THE APPROVED EPC SITE PLAN PER IDO SECTION 5-2(C)(4).

PROPOSED CONDITIONS

BASIN I.D.	AREA (AC)	DISCHARGE (CFS)	
		10 YR	100YR
BASIN - 1	4.5	8.0	14.7
BASIN - 2	7.5	13.2	24.1
BASIN - 3	2.9	5.2	9.4
BASIN - 4	1.6	2.6	4.9
BASIN - 5	2.6	4.6	8.5
BASIN - 6	2.8	4.9	8.9
BASIN - 7	3.6	6.4	11.7
BASIN - 8	3.8	6.8	12.5
BASIN - 9	0.2	0.5	0.8
BASIN - 10	0.2	0.5	0.8
BASIN - 11	0.8	1.2	2.3
BASIN - 12	0.1	0.2	0.3
BASIN - 13	0.4	0.6	1.1
BASIN - 14	0.1	0.2	0.3
BASIN - 15	4.0	7.1	12.9
BASIN - 16	0.6	1.6	2.6
BASIN - 17	4.4	7.9	14.4
BASIN - 18	0.6	1.4	2.2
BASIN - 19	2.2	3.9	7.1
BASIN - 20	2.7	4.9	8.9
BASIN - 21	2.3	4.1	7.5
BASIN - 22	4.6	8.1	14.9
BASIN - 23	1.4	2.2	4.2
BASIN - 24	2.0	0.9	3.5
BASIN - 25	0.7	0.3	1.2
BASIN - 26	0.6	0.3	1.0
BASIN - 27	0.9	1.4	2.7
BASIN - 28	0.3	0.1	0.5
BASIN - 29	1.5	2.3	4.4
BASIN - 30	0.4	0.6	1.2
OFFSITE BASIN -1	12.7	5.8	22.0
OFFSITE BASIN -2	1.9	0.9	3.3
OFFSITE BASIN -3A	0.6	0.3	1.0
OFFSITE BASIN -3B	0.6	0.3	1.0
**BASIN L.9.2A - 3	0.9	1.3	2.7
**BASIN L.9.2A - 4	1.3	1.8	3.6
TOTAL	76.0	109.1	216.8

NOTES:

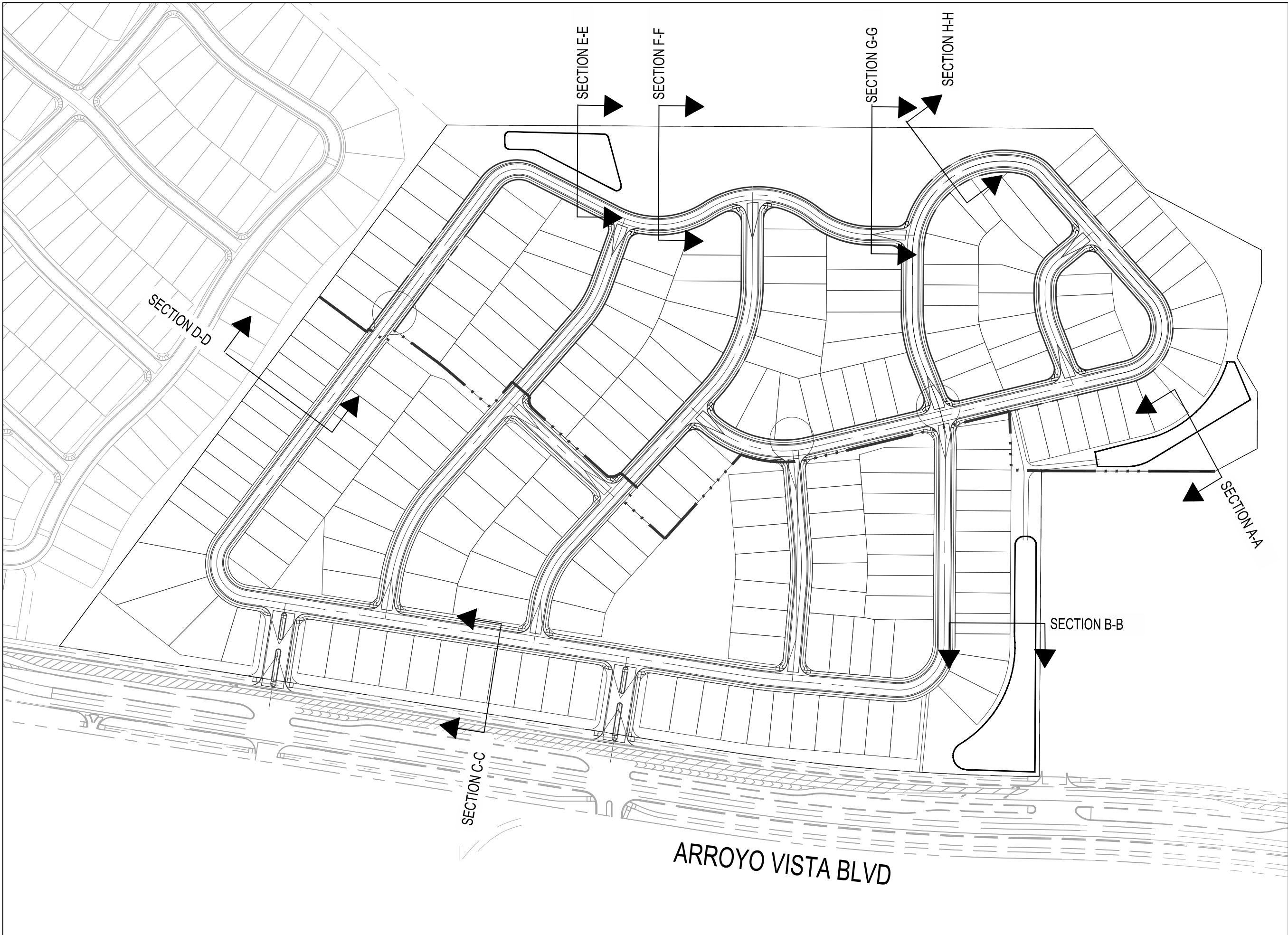
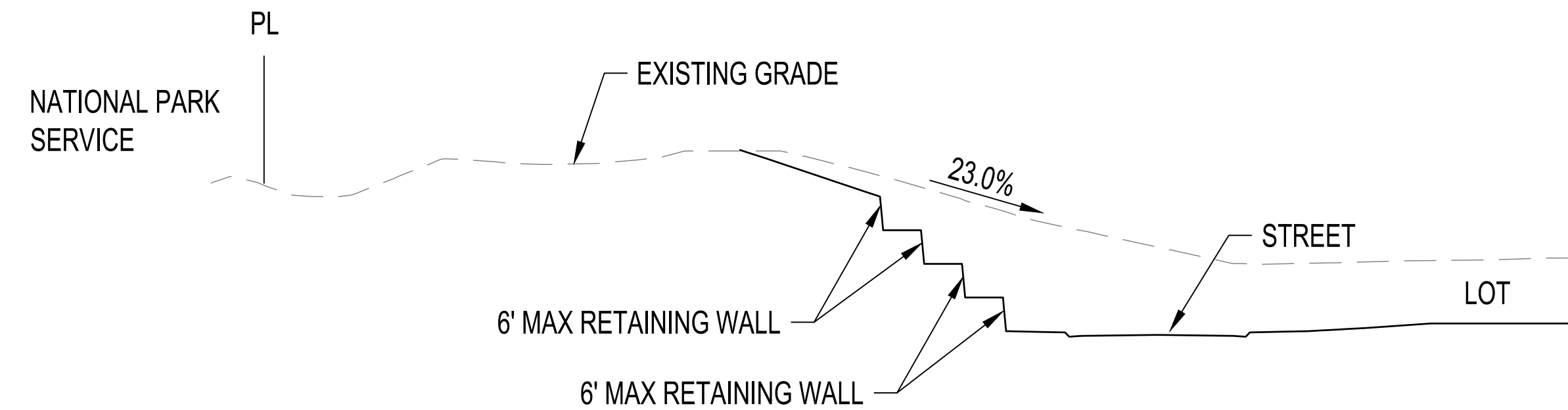
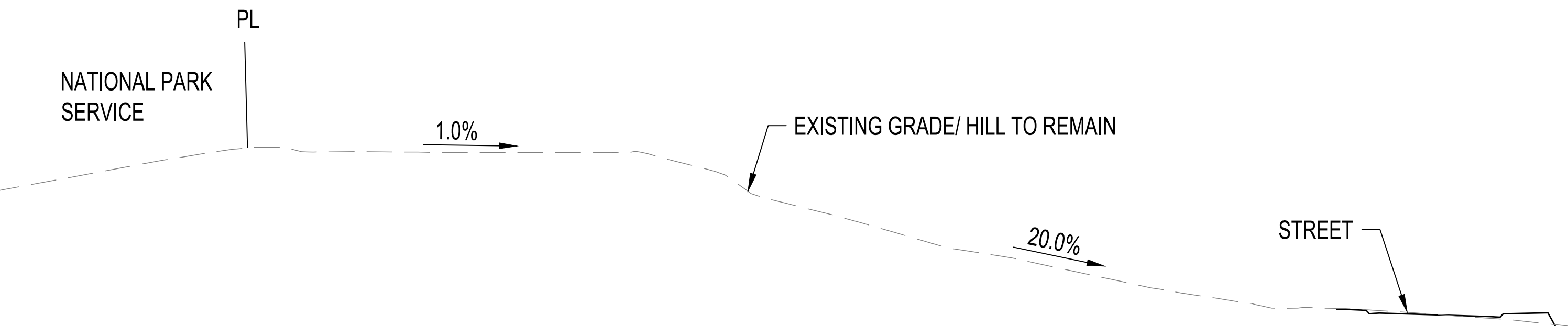
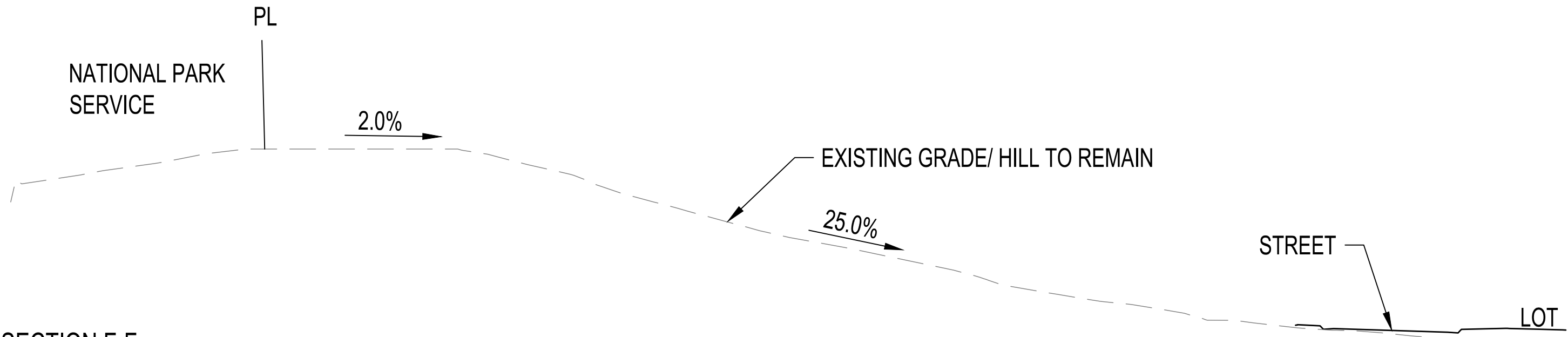
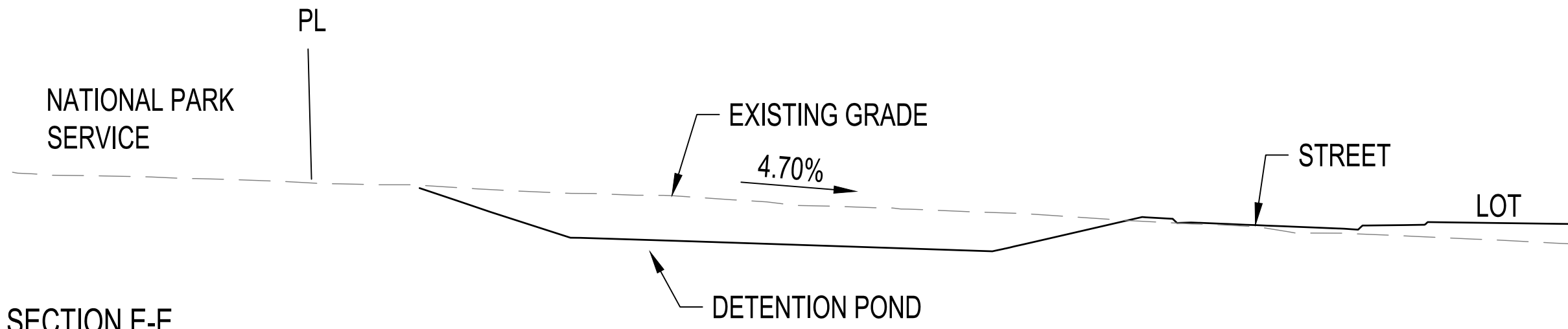
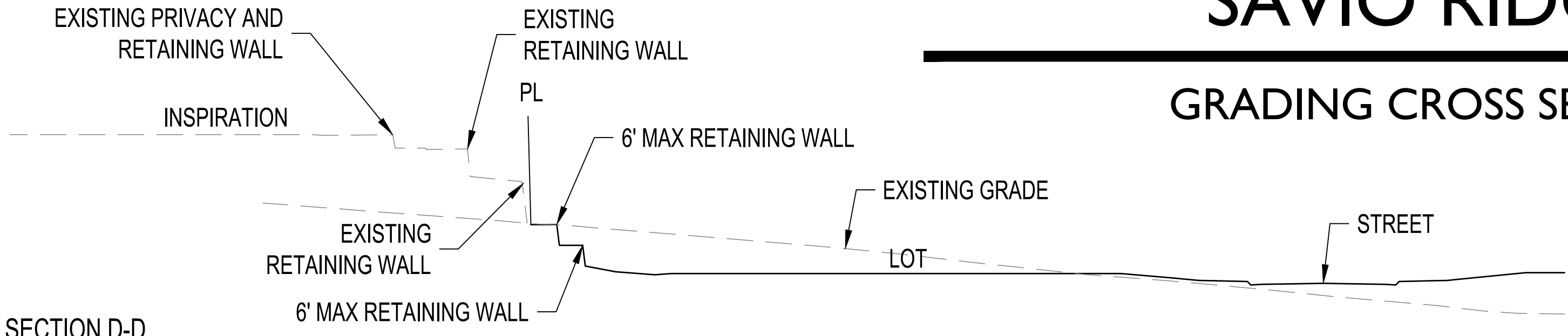
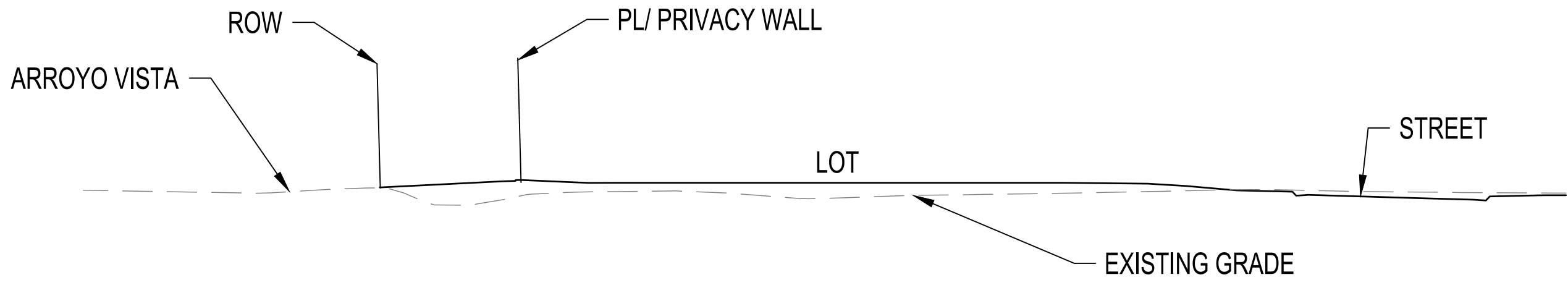
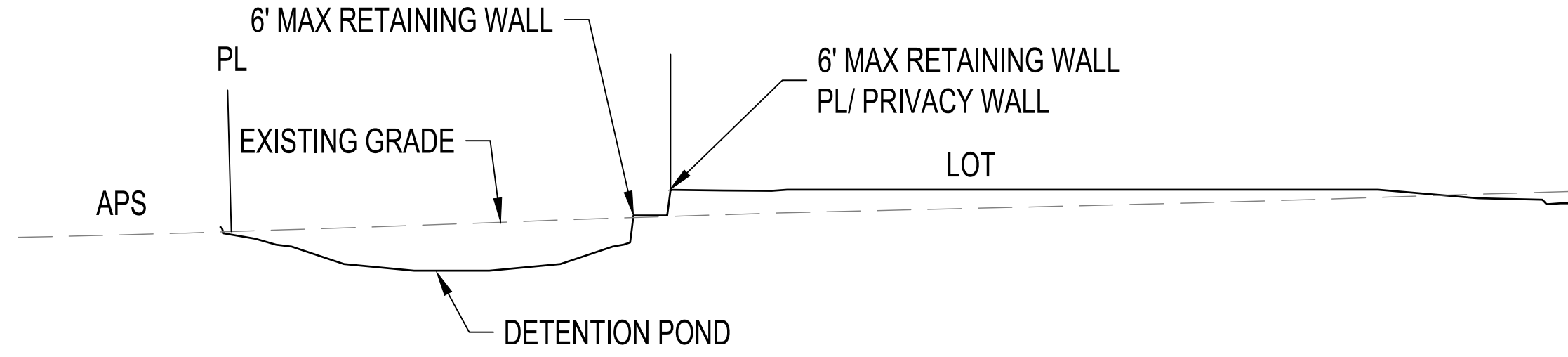
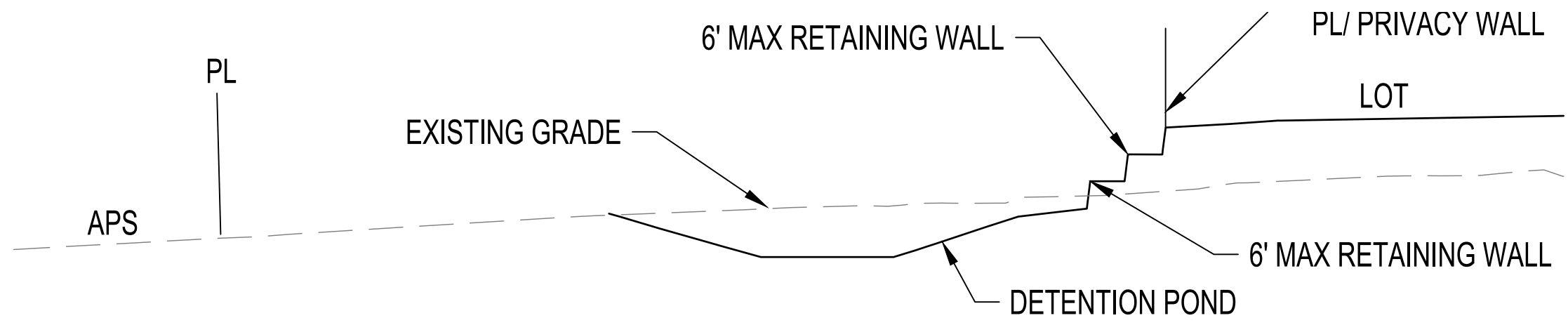
- (A) EXISTING UNDERGROUND STORM DRAIN PIPE PERMANENT EASEMENT
(B) EXISTING AMAFCA DRAINAGE EASEMENT

LEGEND

- PROPOSED STORMDRAIN
EXISTING STORMDRAIN
REMOVE AND REPLACE STORMDRAIN
PROPOSED BASIN BOUNDARY
FLOW ARROW
EXISTING EASEMENT

SAVIO RIDGE

GRADING CROSS SECTIONS



Prepared For:

Pulte Group

Prepared By:

Consensus Planning, Inc.
Bohannon Huston, Inc.

Bohannon Huston
www.bhinc.com 800.877.5332

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

Scale: 1" = 200'
NORTH
100 0 200 400
December, 2024