

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 23, 2022

Jonathan Niski, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Sawmill Tract A
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 10/18/2022
Hydrology File: J13D076A**

Dear Mr. Niski:

Based upon the information provided in your submittal received 10/25/2022, the Conceptual Grading & Drainage Plan is preliminary approved for action by the DRB on Site Plan for Subdivision Approval.

PO Box 1293

PRIOR TO BUILDING PERMIT:

Albuquerque

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

NM 87103

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.

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Sawmill Tract A **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: TR A PLAT OF TR 'A' LND'S OF STEWART-WALKER BEING A REPL OF TRS 239B1A1B & 237A MRGCD #38 **City Address OR Parcel** 1904 Bellamah Ave NW Albuquerque, NM 87104
101305822846022577

Applicant/Agent: Tierra West, LLC **Contact:** Jonathan Niski

Address: 5571 Midway Park Place NE **Phone:** 505-858-3100

Email: jniski@tierrawestllc.com

Applicant/Owner: _____ **Contact:** _____

Address: _____ **Phone:** _____

Email: _____

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE ☒ **DRB SITE** ADMIN SITE: _____

RE-SUBMITTAL: YES ☒ NO

DEPARTMENT: TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

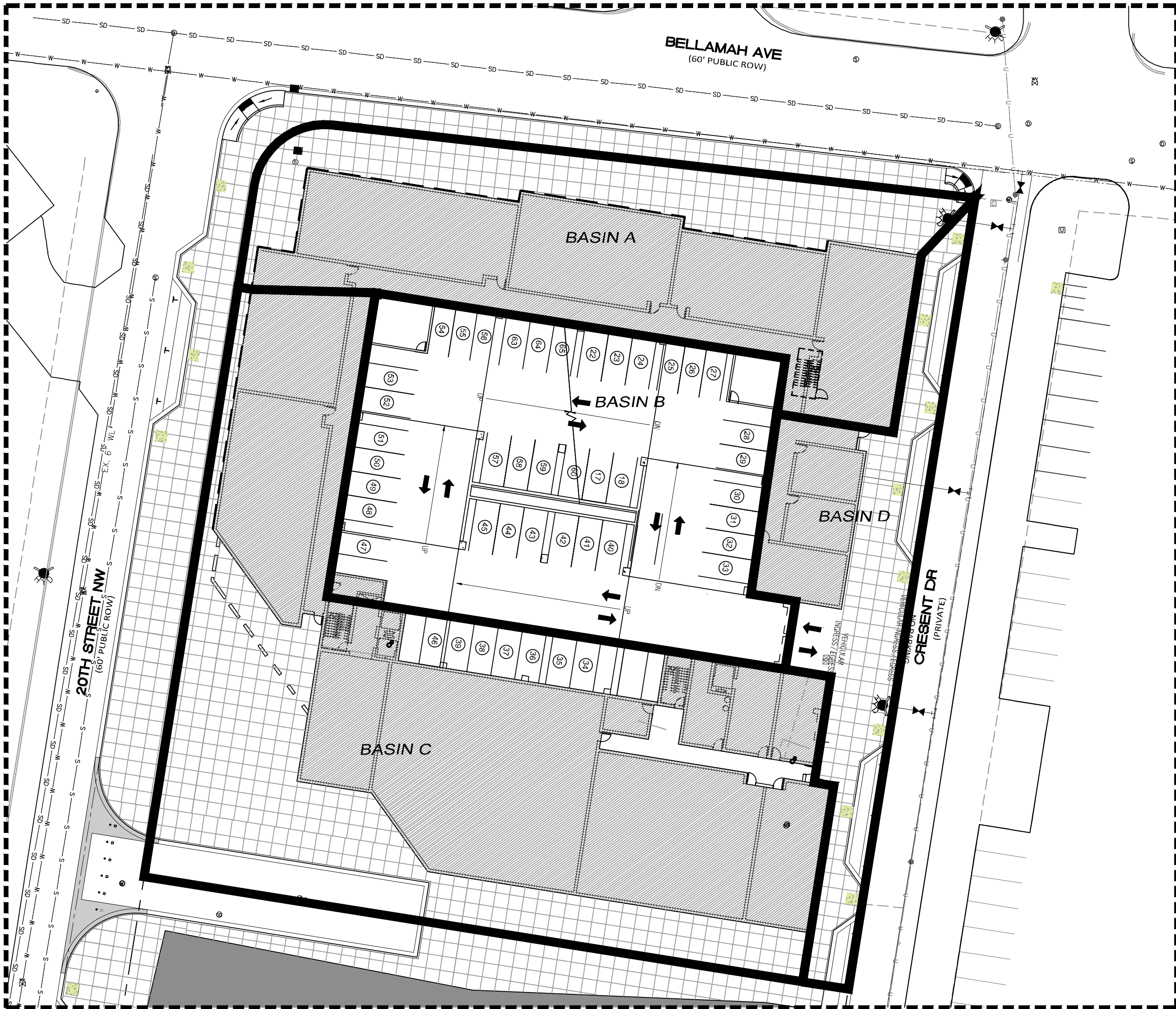
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☒ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10.19.22 / Jonathan Niski

	1904 BELLAMAH AVE NW ALBUQUERQUE, NM	DRAWN BY SB
	CONCEPTUAL GRADING PLAN	DATE 7-6-22
		DRAWING
 10-18-2022	 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-1
RONALD R. BOHANNAN P.E. #7868		JOB # 2022046



PROPOSED BASINS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 11/23/2022
BY: *[Signature]*
HydroTrans #: J130076A

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

Weighted E Method																
Existing Basins																
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
A	68,658	1.58	0%	0	15%	0.24	0%	0.00	85%	1.34	2.101	0.276	6.37	1.329	0.174	3.86
Sub A	5,639	0.13	0%	0	100%	0.13	0%	0.00	0%	0.00	0.800	0.009	0.31	0.300	0.003	0.12
											0.276	6.37				
Developed Basins																
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
A	15,086	0.35	0%	0	5%	0.02	0%	0.00	95%	0.33	2.254	0.065	1.47	1.450	0.042	0.91
B	16,238	0.37	0%	0	5%	0.02	0%	0.00	95%	0.35	2.254	0.070	1.58	1.450	0.045	0.98
C	29,783	0.68	0%	0	5%	0.03	0%	0.00	95%	0.65	2.254	0.128	2.90	1.450	0.083	1.79
D	7,698	0.18	0%	0	5%	0.01	0%	0.00	95%	0.17	2.254	0.033	0.75	1.450	0.021	0.46
1.58											1.50	0.297	6.70			
											Required Ponding		0.021			
Equations:																
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)			Excess Precipitation, E (inches)				Peak Discharge (cfs/acre)									
			Zone 2	100-Year	10 - Year		Zone 2	100-Year	10 - Year							
			Ea	0.62	0.15		Qa	1.71	0.41							
Volume = Weighted D * Total Area			Eb	0.8	0.3		Qb	2.36	0.95							
			Ec	1.03	0.48		Qc	3.05	1.59							
Flow = Qa *Aa + Qb *Ab + Qc *Ac + Qd *Ad			Ed	2.33	1.51		Qd	4.34	2.71							
Water Quality Calculation: 0.26" x 1.50 ac = 1,416 cubic feet (0.032 ac-ft)																

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

[Signature]
10-18-2022
RONALD R. BOHANNAN
P.E. #7868

1904 BELLAMAH AVE NW
ALBUQUERQUE, NM

CONCEPTUAL BASIN MAP

TERRA WEST, LLC

5571 MIDWAY PARK PL. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrowestllc.com

DRAWN BY
SB

DATE
7-6-22

DRAWING

SHEET #
GR-2

JOB #
2022046