CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

April 3, 2025

John Stapleton, PE
Community Design Solutions
9384 Valley View Dr. NW
Albuquerque, NM 87114

RE: Bridge and 86th Subdivision (at SE Corner)
Grading and Drainage Plans
Engineer's Stamp Date: 1/27/2025
Hydrology File: L09D046
Case # HYDR-2025-00096

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 03/25/2025, the Grading & Drainage Plans **are approved** for Grading Permit and Building Permit.

PRIOR TO CERTIFICATE OF OCCUPANCY:

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 underground stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. Application for Covenant in ABQ-PLAN is also required

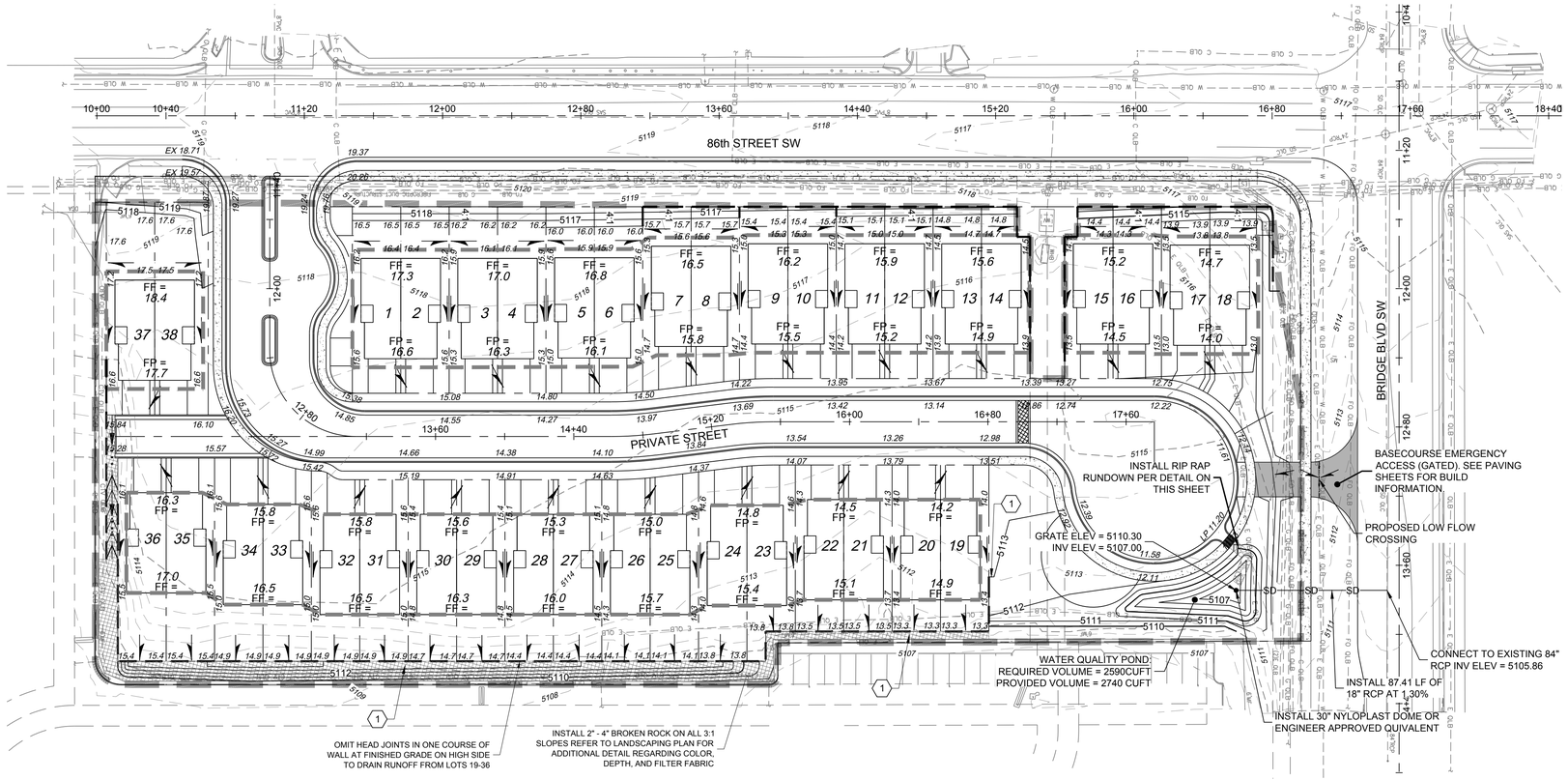
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov



LEGEND

- DIRECTION OF FLOW
- XX.XX — PROPOSED SPOT ELEVATION
- XX.XX — TOP OF CURB OR FINISHED GROUND ELEVATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- RIGHT OF WAY (ROW)
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIMITS OF GRADING
- RETAINING WALL
- X-X — RETAINING WALL POINT
- LIMITS OF OVER EXCAVATION
- SWALE

ABBREVIATIONS:

EG - EXISTING GROUND

FP - FINISH PAD

TYP - TYPICAL

FF - FINISH FLOOR

LP - LOW POINT

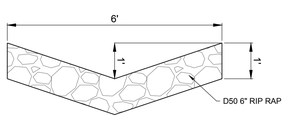
KEYED NOTES

- EXTENT OF BROKEN ROCK
- EXTENTS OF BASE COURSE
- 1 — 3' BUFFER TYPICAL.

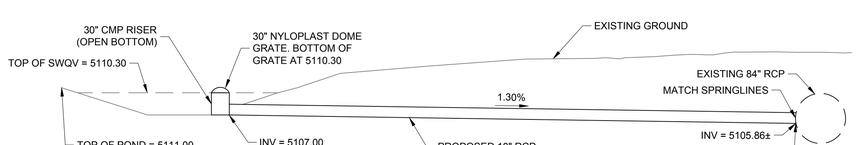
GRADING NOTES

1. ALL SPOT ELEVATIONS SHOWN IN ROADWAY ON GRADING PLAN SHEETS ARE FOR INFORMATION ONLY. CONTRACTOR SHALL CONSTRUCT ROADWAYS PER PLAN AND PROFILE SHEETS.
2. SEE GRADING PLAN DETAILS FOR RETAINING WALL ELEVATION TABLES.
3. RETAINING WALLS LESS THAN 2 FEET ARE NOT SHOWN.
4. THE FINISH FLOOR (FF) ELEVATION ASSUMES AN 8" THICK SLAB. IF THIS IS NOT THE CASE, ADJUST THE FF ELEVATION RELATIVE TO THE FINISH PAD (FP) ELEVATION ACCORDINGLY.

0 40 80
SCALE: 1" = 40'



RIP RAP RUNDOWN DETAIL
Scale: NTS



STORM DRAIN SECTION VIEW
Scale: NTS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 4/03/2025
BY:
HydroTrans # L09D046

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

CONSULTANTS

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9354 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

BENCH MARKS

ACS MONUMENT "13_1.14" HAVING ELEVATION OF 4970.901' (BENCHMARK - NAVD 88)

COORDINATES SHOWN REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE)
GROUND TO GRID FACTOR OF 0.9996807506 WITH AN ORIGIN OF (0,0)

SEAL

JOHN M. STAPLETON
NEW MEXICO
30170
1/27/25
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
AS-BUILT INFORMATION			
WORK STAKED BY:		CONTRACTOR:	DATE:
INSPECTOR'S ACCEPTANCE BY:			DATE:
FIELD VERIFICATION BY:			DATE:
DRAWINGS CORRECTED BY:			DATE:

811 Know what's below. Call before you dig.

DESIGNED BY:	CDS
DRAWN BY:	CDS
CHECKED BY:	CDS
DATE	11/08/2024

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

GRADING PLAN

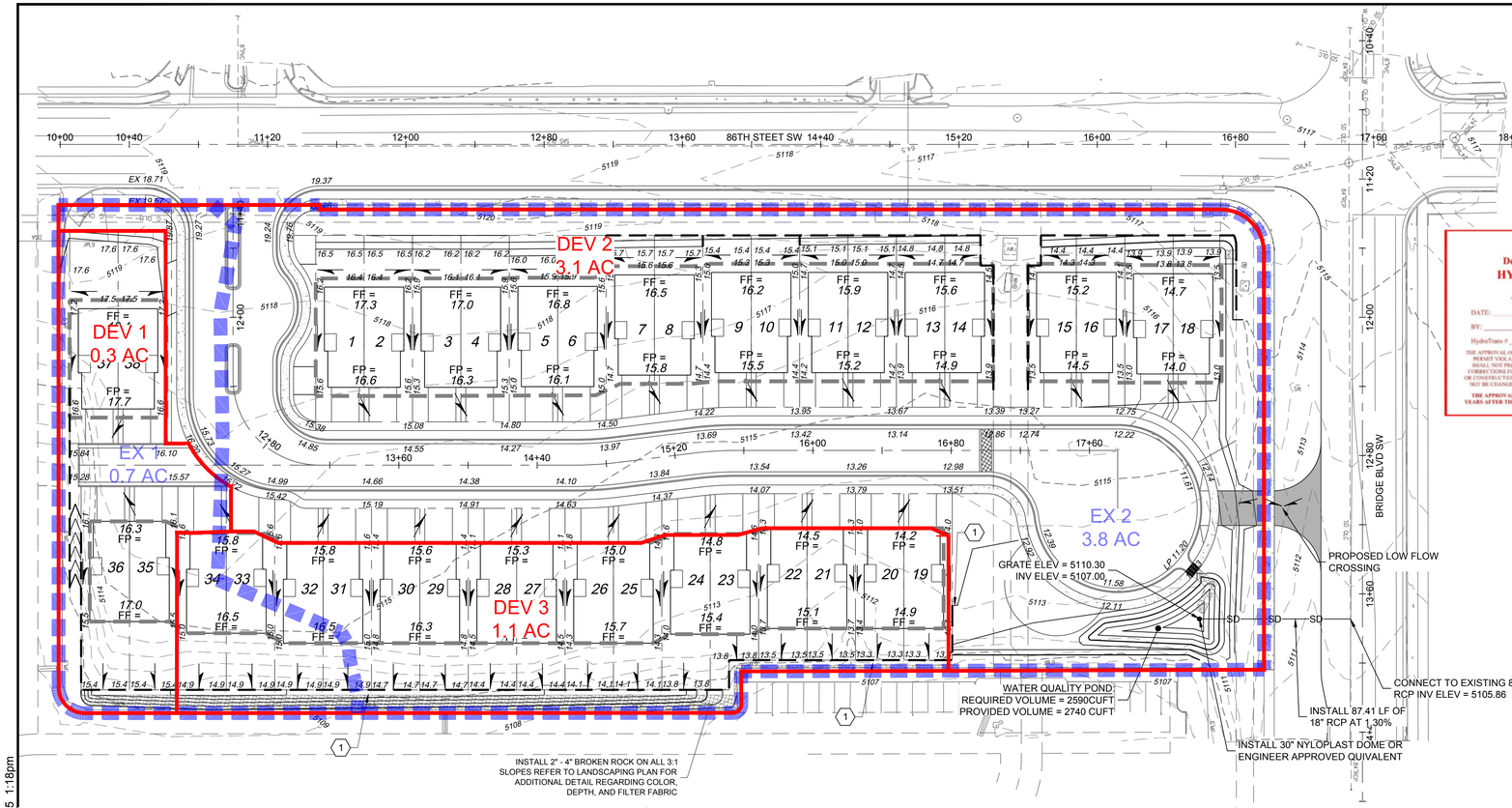
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL

ZONE MAP NO. L-9-Z & K-09-Z
CITY PROJECT NO. ####
SHEET NO. 6

NAME: P:\24\101 Ashland Bridge and 86th\3. DWG\3. Sheets\6 Grading Plan.dwg Plotted: Jan 28, 2025 1:17pm

PROPOSED & EXISTING DRAINAGE EXHIBIT

January 28, 2025



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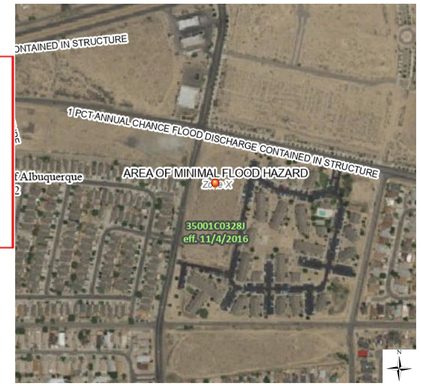


FEMA FIRM
MAP NUMBER 35001C0328J

BACKGROUND

THE DEVELOPMENT IS LOCATED AT THE SOUTHEAST CORNER OF 86TH STREET SW AND BRIDGE BOULEVARD SW AND CONTAINS 4.5 ACRES. THE SITE WILL BE SUBDIVIDED INTO 38 LOTS.

THE SITE IS GOVERNED BY THE 2013 AMOLE-HUBBELL DRAINAGE MASTER PLAN.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.42". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

UNDER THE EXISTING CONDITIONS, THE MAJORITY OF THE SITE (EX 2) SLOPES FROM SOUTHWEST TO NORTHEAST. A SMALL PORTION OF THE SITE (EX 1) SLOPES TO THE SOUTH. STORMWATER RUNOFF FROM THE SITE IS CONVEYED VIA SURFACE FLOW ACROSS THE LOT AND FREELY DISCHARGES INTO THE PARKING LOT OF THE ADJACENT PROPERTY TO THE EAST. RUNOFF FROM THE EXISTING BASINS EACH ARE DIRECTED TO DIFFERENT PONDS WITHIN THE ADJACENT PROPERTY. HOWEVER, THE RUNOFF FROM BOTH EXISTING SUBBASINS IS ULTIMATELY CONVEYED ALONG WITH RUNOFF FROM THE ADJACENT PROPERTY INTO THE DRAINAGE CHANNEL AT THE SOUTHEAST CORNER OF UNSER BLVD AND BRIDGE BLVD.

DEVELOPED CONDITIONS

SUBBASIN DEV2 CONTAINS 3.1 ACRES AND DRAINS VIA ROADWAY GUTTER FLOW TO A WATER QUALITY RETENTION POND BY THE CUL-DE-SAC. THE POND DISCHARGES VOLUME IN EXCESS OF THE WATER QUALITY TREATMENT VOLUME INTO AN EXISTING 84" RCP LOCATED IN BRIDGE BOULEVARD AT A RATE OF 11.2 CFS (3.61 CFS/AC) WHICH IS LESS THEN THE ALLOWABLE DISCHARGE RATE OF 12.5 CFS (4.0 CFS/AC) ACCORDING TO THE 2013 DRAINAGE MASTER PLAN BY AMOLE-HUBBELL.

SUBBASINS DEV1 AND DEV 3 CONTAIN A COMBINED TOTAL OF 1.4 ACRES AND DRAIN TO THE ADJACENT PROPERTY TO THE EAST VIA SHEET FLOW AT A RATE OF 4.7 CFS (3.4 CFS/AC) WHICH IS LESS THE ALLOWABLE DISCHARGE RATE OF 5.6 CFS (4.0 CFS/AC) ACCORDING TO THE 2013 AMOLE-HUBBELL DRAINAGE MASTER PLAN.

SUBBASINS DEV 1 AND DEV 3 DISCHARGE LESS RUNOFF TO THE AJACENT PROPERTY THAN IN THE EXISTING CONDITION (SUBBASINS EX1 AND EX2, RESPECTIVELY). SUBBASINS DEV1 AND DEV3 MEET THEIR WATER QUALITY REQUIREMENTS VIA FEE IN LIEU.

CALCULATIONS OF WATER QUALITY VOLUME AND THE FEE IN LIEU AMOUNT ARE SHOWN IN THE TABLES ON THIS SHEET.

0 40 80
SCALE: 1" = 40'

INPUT: HISTORIC CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
EX1	0.7	0.0	0.7	0.0	0.0	0%	100%	0%	0%
EX2	3.8	0.0	3.8	0.0	0.0	0%	100%	0%	0%

PROPOSED LAND TREATMENT CONDITIONS

Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
DEV1	0.3	0.0	0.1	0.1	0.1	0%	27%	27%	46%
DEV2	3.1	0.0	0.7	0.7	1.7	0%	22%	22%	55%
DEV3	1.1	0.0	0.3	0.3	0.5	0%	26%	26%	48%

HISTORIC CONDITIONS

Subbasin	A (ac)	Q (cfs)	Q/A (cfs/ac)
EX1	0.7	1.6	2.2
EX2	3.8	8.1	2.2

ZONE 1 100-YEAR PEAK DISCHARGE (CFS/ACRE)

Land Treatment			
A	B	C	D
1.54	2.16	2.87	4.12

PROPOSED CONDITIONS

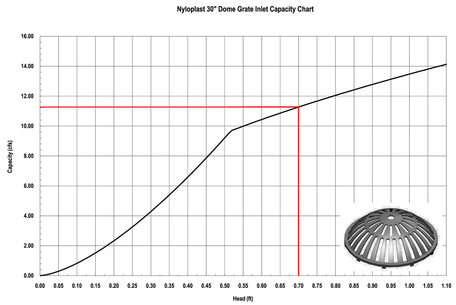
Subbasin	A (ac)	Q (cfs)	Q/A (cfs/ac)
DEV1	0.3	1.0	3.3
DEV2	3.1	10.5	3.4
DEV3	1.1	3.7	3.3
TOTAL	4.5	15.1	3.4

STORM WATER QUALITY VOLUME (SWQV)

Subbasin	Impervious A (ac)	WQ Depth (in)	Required SWQV (cuft)	Fee in Lieu of Ponding ($/cuft)	Fee payed in Lieu of Ponding ($)	Ponded SWQV (cuft)	Provided SWQV (cuft)
DEV1	0.1	0.42	214	8	1716	0	214
DEV2	1.7	0.42	2589	8	0	2736	2736
DEV3	0.5	0.42	814	8	6508	0	814

Pond

Pond Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)	Cum. (Ac. Ft.)
5107.0	165	0	0	0.000
5108.0	464	315	315	0.007
5109.0	949	707	1021	0.023
5110.0	1516	1233	2254	0.052
5110.3	1698	482	2736	0.063
5111.0	2159	1350	4086	0.094



LEGEND

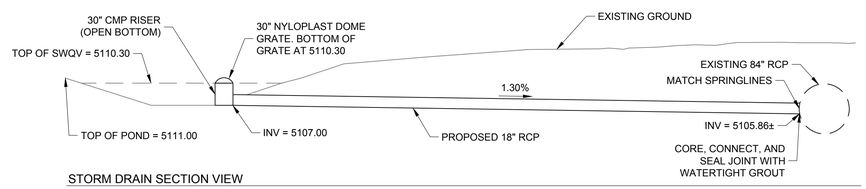
PROPOSED BASIN

EXISTING BASIN

KEYED NOTES

EXTENT OF BROKEN ROCK

EXTENTS OF BASE COURSE



STORM DRAIN SECTION VIEW

Scale: NTS

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PHONE: (505)366-4187

NAME: P:\246101 Ashland Bridge and 86th\3_DWG\4_Exhibits\Proposed Drainage Exhibit.dwg PLOT DATE: Jan 28, 2025 1:18pm

SHEET FOR INFORMATION

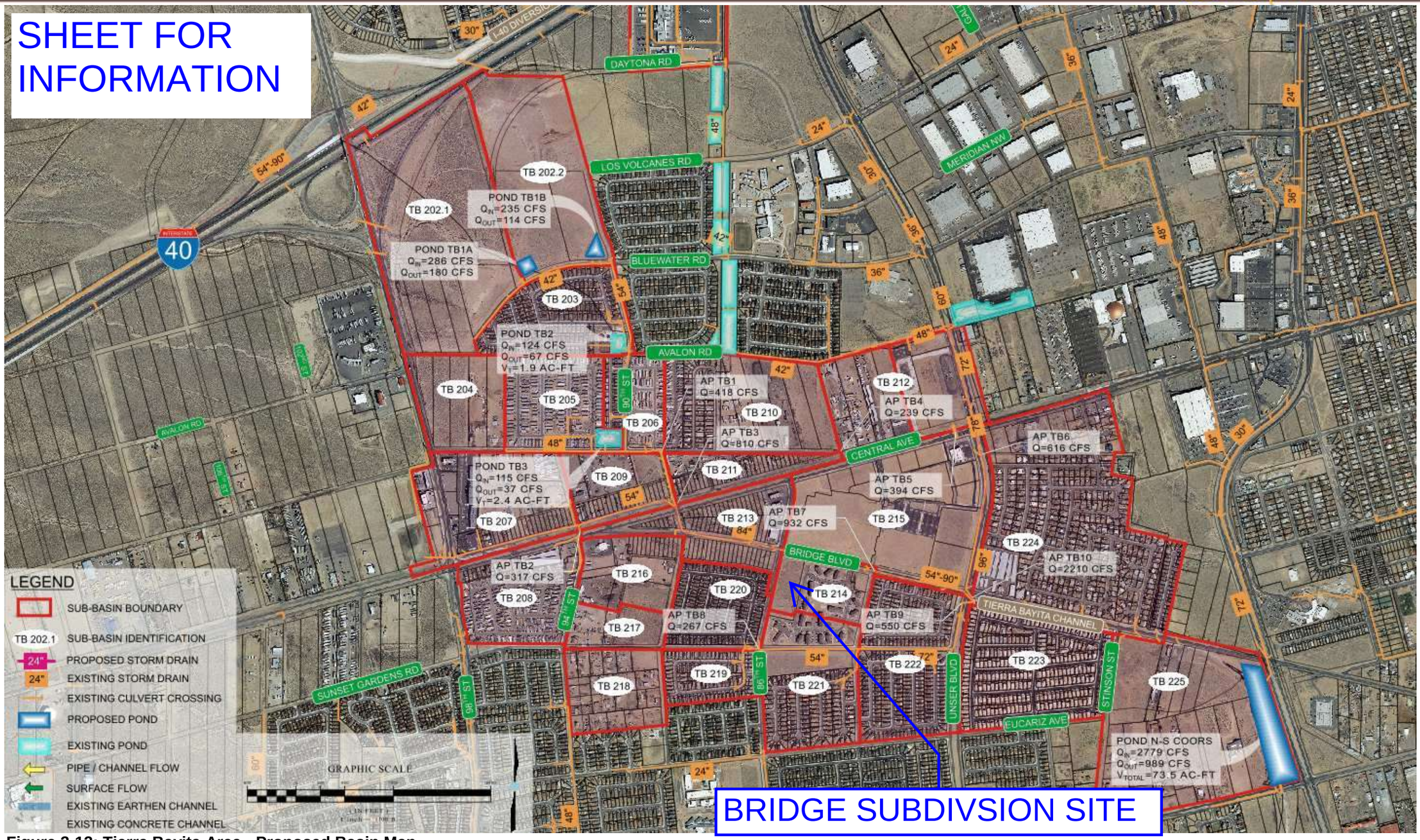

Figure 3-13: Tierra Bayita Area - Proposed Basin Map