

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 7, 2022

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

**RE: Sage Plaza
1125 Snow Vista Blvd SW
Conceptual Drainage Master Plan
Engineer's Stamp Date: 11/14/22
Hydrology File: M09D012**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 11/15/2022, the Conceptual Drainage Master Plan is preliminary approved for action by the DRB on platting action for Preliminary/Final Plat.

Albuquerque

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.

NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Sage Plaza **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: TRACT A PLAT FOR TRACT A SNOW **City Address OR Parcel** 1125 SNOW VISTA BLVD SW
VISTA INVESTORS CONT 10.7614AC ALBUQUERQUE, NM 87121

Applicant/Agent: Tierra West LLC **Contact:** Luis Noriega

Address: 5571 Midway Park Place NE Albuquerque, NM 87109 **Phone:** 505-858-3100

Email: LNORIEGA@TIERRAWESTLLC.COM

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

Address: _____ **Phone:** _____

Email: _____

TYPE OF DEVELOPMENT: ☒ PLAT (#of lots) 5 RESIDENCE ☐ DRB SITE ☐ ADMIN SITE: _____

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

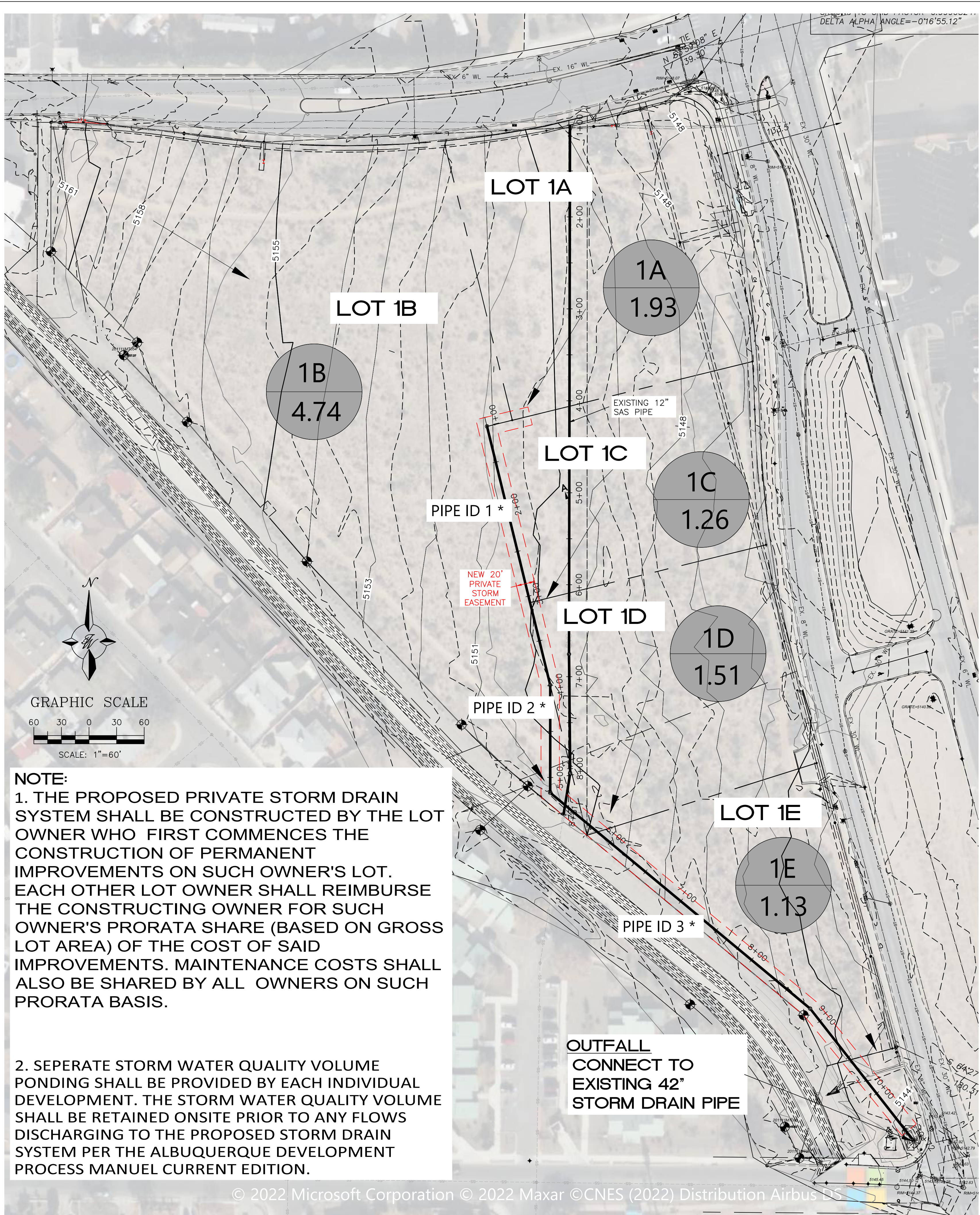
TYPE OF SUBMITTAL:

- ☐ 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) _____

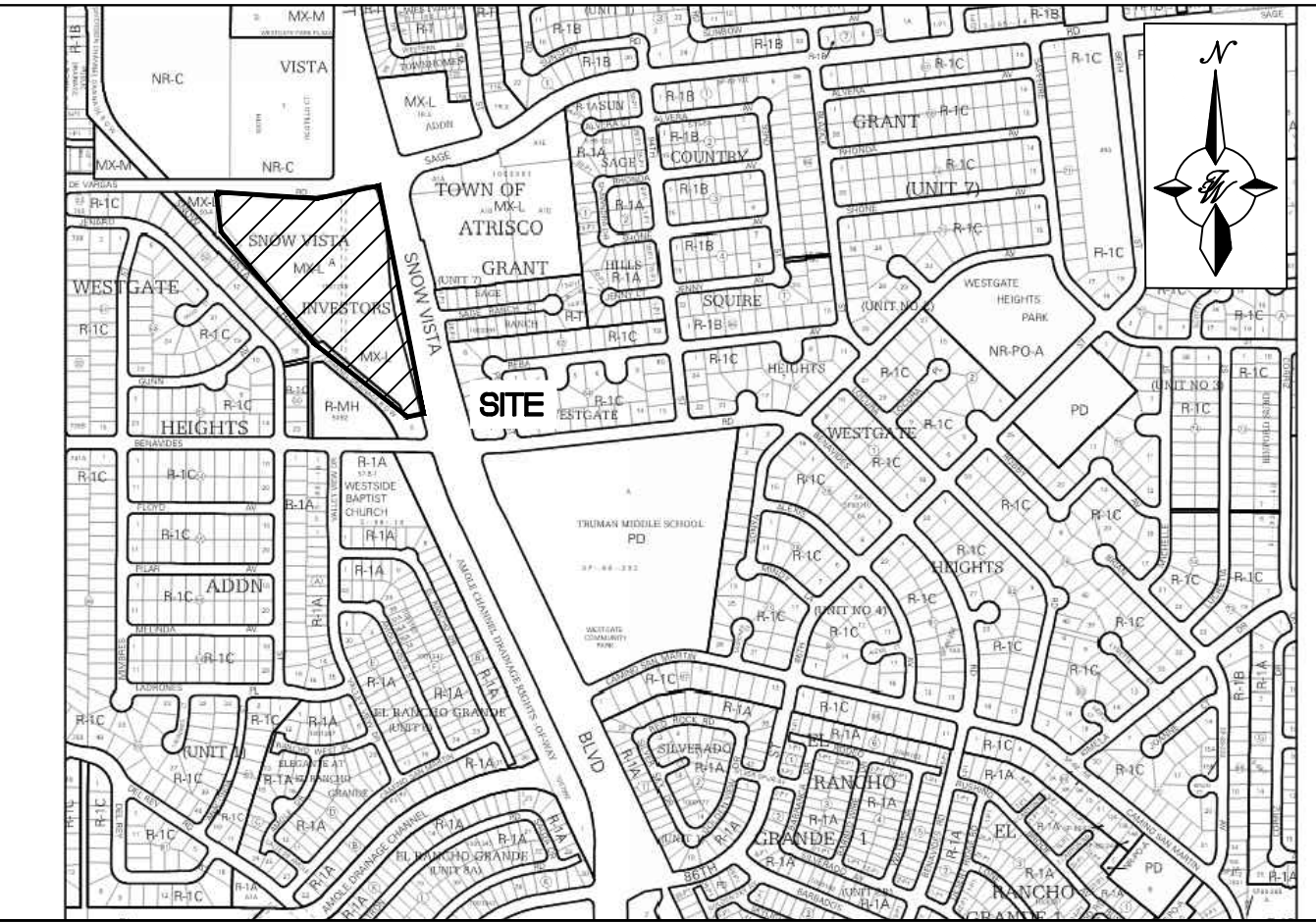
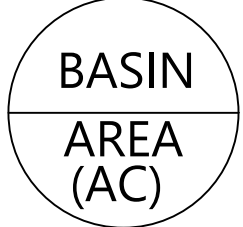
DATE SUBMITTED: 11.15.2022



DEVELOPED DRAINAGE MANAGMENT PLAN

1125 Snow Vista Blvd SW Albuquerque NM 87121

LEGEND



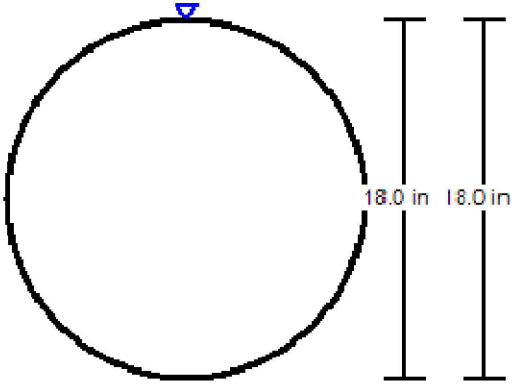
VICINITY MAP:

Proposed Conditions (DPM WEIGHTED E METHOD CH 6)

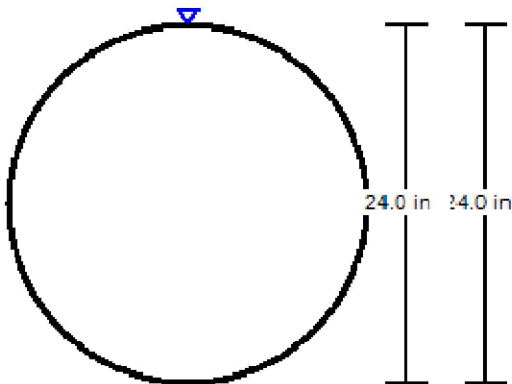
Basin Descriptions											100-Year, 6-Hr, Zone 1				
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
					%	(acres)	%	(acres)	%	(acres)	%	(acres)			
1A	1A	83,898	1.93	0.00301	0%	0.000	0%	0.000	15%	0.289	85%	1.637	2.047	0.328	7.57
1B	1B	206,569	4.74	0.00741	0%	0.000	0%	0.000	15%	0.711	85%	4.031	2.047	0.809	18.65
1C	1C	54,969	1.26	0.00197	0%	0.000	0%	0.000	15%	0.189	85%	1.073	2.047	0.215	4.96
1D	1D	65,577	1.51	0.00235	0%	0.000	0%	0.000	15%	0.226	85%	1.280	2.047	0.257	5.92
1E	1E	49,365	1.13	0.00177	0%	0.000	0%	0.000	15%	0.170	85%	0.963	2.047	0.193	4.46

Peak Discharge (cfs)	
ANALYSIS POINT	FLOW RATE 100 YR
P1	7.57
P2	12.53
P3	41.56

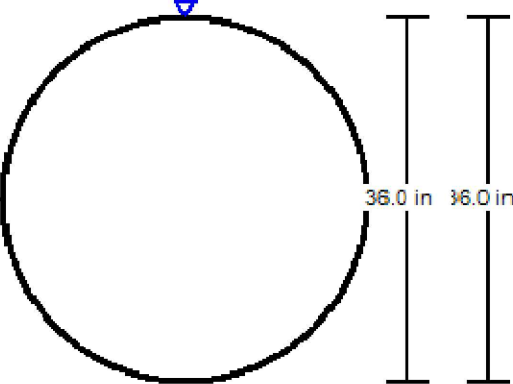
PIPE ID 1	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.005 ft/ft
Normal Depth	18.0 in
Diameter	18.0 in
Discharge	8.14 cfs



PIPE ID 2	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.006 ft/ft
Normal Depth	24.0 in
Diameter	24.0 in
Discharge	17.52 cfs



PIPE ID 3	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.006 ft/ft
Normal Depth	36.0 in
Diameter	36.0 in
Discharge	51.66 cfs



ABCWUA NOTE
NO PRIVATE INFRASTRUCTURE IS ALLOWED WITHIN THE PUBLIC SEWER EASEMENT WITHOUT THE APPROVAL OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA). THE MATERIALS ACCEPTABLE TO THE ABCWUA SHALL BE UTILIZED ACROSS THE SURFACE AND THE CROSSING AND SHALL BE PERPENDICULAR TO THE PUBLIC SANITARY SEWER EASEMENT.

APPROPRIATE DEPTH SHALL ALSO BE MAINTAINED FOR PROPER COVER OF THE PUBLIC SANITARY SEWER INFRASTRUCTURE FOR ANY GRADING THAT TAKES OVER THE SEWER LINE.

NOTE:
1. THE PROPOSED PRIVATE STORM DRAIN SYSTEM SHALL BE CONSTRUCTED BY THE LOT OWNER WHO FIRST COMMENCES THE CONSTRUCTION OF PERMANENT IMPROVEMENTS ON SUCH OWNER'S LOT. EACH OTHER LOT OWNER SHALL REIMBURSE THE CONSTRUCTING OWNER FOR SUCH OWNER'S PRORATA SHARE (BASED ON GROSS LOT AREA) OF THE COST OF SAID IMPROVEMENTS. MAINTENANCE COSTS SHALL ALSO BE SHARED BY ALL OWNERS ON SUCH PRORATA BASIS.

2. SEPERATE STORM WATER QUALITY VOLUME PONDING SHALL BE PROVIDED BY EACH INDIVIDUAL DEVELOPMENT. THE STORM WATER QUALITY VOLUME SHALL BE RETAINED ONSITE PRIOR TO ANY FLOWS DISCHARGING TO THE PROPOSED STORM DRAIN SYSTEM PER THE ALBUQUERQUE DEVELOPMENT PROCESS MANUEL CURRENT EDITION.

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

**SAGE PLAZA
ALBUQUERQUE, NM**

**CONCEPTUAL DRAINAGE
MANAGEMENT PLAN**

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

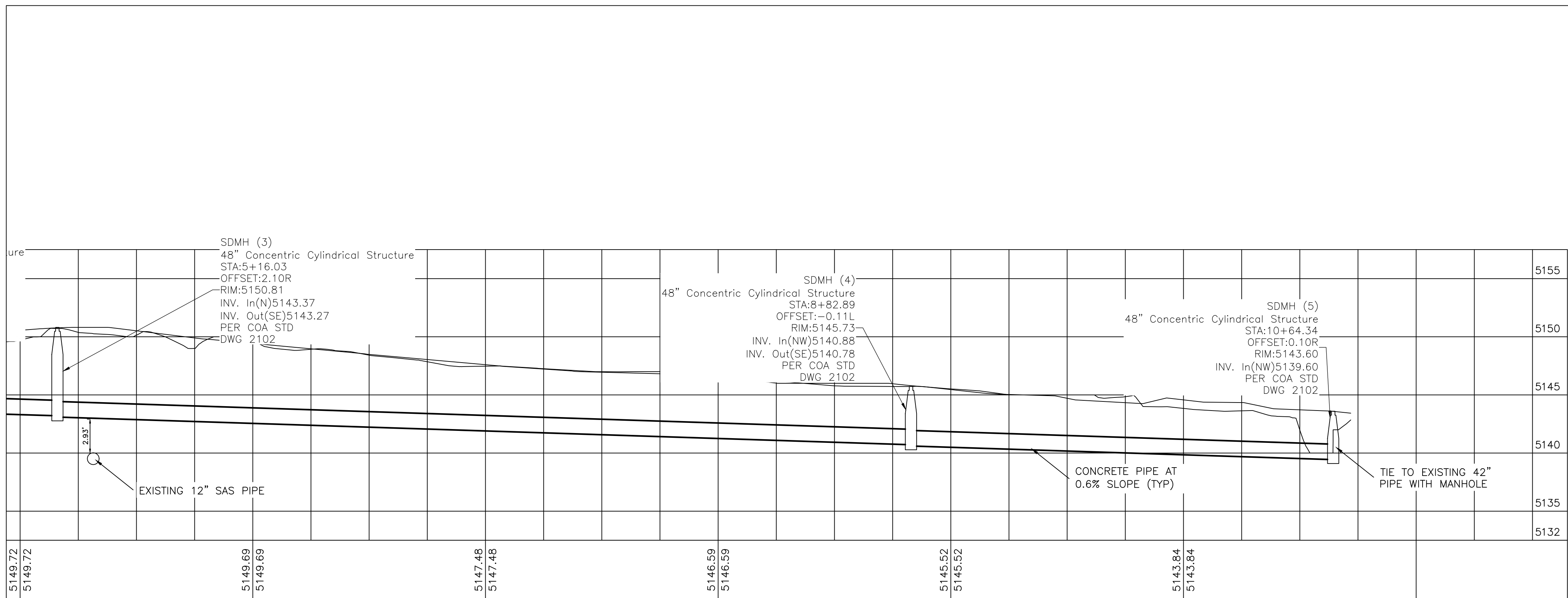
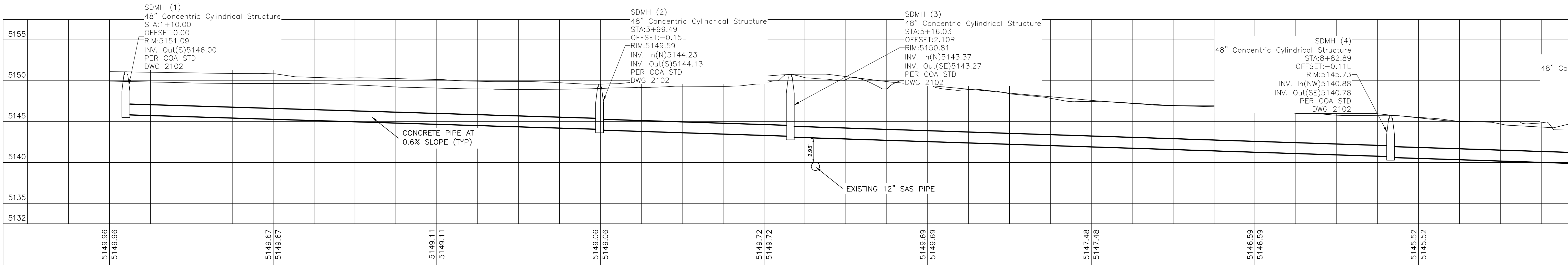
DRAWN BY
LN

DATE
11/14/2022

202073_BASIN_DEVELOPED

SHEET #
C1

JOB #
2020073



SAGE PLAZA ALBUQUERQUE, NM CONCEPTUAL DRAINAGE MANAGEMENT PROFILE	DRAWN BY LN
	DATE 11/14/2022
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2
	JOB # 2020073