

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 4, 2024

David Thompson, PE
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

**RE: Sombra del Oeste – PNM Easement
Grading and Drainage Plan
Engineer's Stamp Date: 12/21/23
Hydrology File: M09D032**

Dear Mr. Thompson:

Based upon the information provided in your submittal received 12/22/2023, the Grading & Drainage Plan is approved for Grading Permit. **Once the grading of the project is complete, please provide an as-built for the City's records since there is no CO attached to the project.**

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 (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(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: _____

RE: [External] Re: Homewise development under PNM T-line

From: Flores-Olivas, Jesus (jesus.flores-olivas@pnm.com)
To: daveaube9@gmail.com
Cc: tecnm@yahoo.com; Fernando.Vigil@pnmresources.com
Date: Monday, November 13, 2023 at 04:47 PM MST

Dave,

This looks good to me.
Thank you

Jesus

From: Dave Aube <daveaube9@gmail.com>
Sent: Sunday, November 5, 2023 7:45 PM
To: Flores-Olivas, Jesus <Jesus.Flores-Olivas@pnm.com>
Cc: Thompson Engineering consultan <tecnm@yahoo.com>; Vigil, Fernando <Fernando.Vigil@pnmresources.com>
Subject: Re: [External] Re: Homewise development under PNM T-line

Jesus

We have adjusted the grading near the power poles structures. Attached is the revised plan for you to review.

Please let us know if you have any questions.

Thanks

Dave

On Thu, Oct 26, 2023 at 4:11 PM Flores-Olivas, Jesus <Jesus.Flores-Olivas@pnm.com> wrote:

Hey David,

Our access to those structures is from the West. Can you make the flat area extend all the way to the West to keep access to our structures?

P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

On Friday, October 20, 2023 at 08:00:05 AM MDT, Thompson Engineering consultan <tecnm@yahoo.com> wrote:

Hello Fernando and Jesus,

Thank you for meeting with me last Friday. As discussed, we have prepared an exhibit showing the grading within the PNM Easement as part of the subdivision project. Please review and let me know if you have any comments or questions.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

On Wednesday, October 11, 2023 at 11:08:44 AM MDT, Vigil, Fernando <fernando.vigil@pnmresources.com> wrote:

I've rescheduled to 11:30 Friday morning.

Fernando Vigil

Sr. Manager, Land Management Department

PNM Resources

Phone: 505-241-4434



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From: Thompson Engineering consultan <tecnm@yahoo.com>
Sent: Wednesday, October 11, 2023 10:11 AM
To: Flores-Olivas, Jesus <Jesus.Flores-Olivas@pnm.com>; Vigil, Fernando <Fernando.Vigil@pnmresources.com>
Subject: [External] Re: Homewise development under PNM T-line

Is this a phishing email? - Look again!

CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments

This email is from tecnm@yahoo.com - do you know them?

Look for discrepancies in email addresses. Does the displayed "**From**" email address match?

Fernando,

Unfortunately, I have conflicts tomorrow afternoon so I cannot attend this meeting. I am available Friday from 10 am to 4 pm, next Monday after 1 pm, and next Tuesday after 1 pm.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

On Tuesday, October 10, 2023 at 02:52:34 PM MDT, Vigil, Fernando <fernando.vigil@pnmresources.com> wrote:

Please let me know if this time works.

This will be a Webex meeting so please be prepared to share your screen and review the project.

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://pnmresources.webex.com/pnmresources/j.php?MTID=m4f2dcf738549dc7c728ea1408777085d>

Join by meeting number

Meeting number (access code): 2481 604
5066

Meeting password: HqeJwxgG536

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,24816045066## United States Toll

Join by phone

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Join from a video system or application

Dial 24816045066@pnmresources.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, [click here](#) to view host information.

Need help? Go to <https://help.webex.com>



Borrow Exhibit V2 11-5-2023.pdf
10.5MB

I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR PROPOSED FOR THE WESTERN PARCEL OF THE SOMBRA DEL OESTE SUBDIVISION, LOCATED IN THE 9001 BLOCK OF GIBSON BOULEVARD SW, IN ALBUQUERQUE. THE ZONE ATLAS PAGE FOR THE SITE IS M-09-Z. THIS PARCEL CONTAINS A OVERHEAD POWERLINE EASEMENT. THE PURPOSE OF THIS PLAN IS TO UTILIZE THAT UNDEVELOPABLE PARCEL FOR A SOILS BORROW AREA.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF GIBSON BOULEVARD SE, BETWEEN UNSER BOULEVARD SW, AND SNOW VISTA BOULEVARD SW.

THE PARCEL IS CURRENTLY VACANT WITH THE EXCEPTION OF THE OVERHEAD POWER LINE. THE SITE HAS DEVELOPED RESIDENTIAL PROPERTIES TO THE NORTH EAST.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 1 (WEST OF RIO GRANDE).

V. EXISTING DRAINAGE CONDITIONS

CURRENTLY THE PARCEL IS VACANT AND GENERALLY DRAINS FROM NORTH-WEST TO SOUTH-EAST. THE PARCEL WILL THEN DRAIN INTO THE AMOLE CHANNEL ALONG THE WESTERN BOUNDARY NEAR GIBSON BOULEVARD SW.

TO THE WEST, THE AMOLE CHANNEL CONVEYS OFFSITE FLOWS PAST THE SITE. THERE ARE LARGE OVERHEAD POWER TRANSMISSION LINES FOR PNM PASSING THROUGH THE SITE. NO OFFSITE FLOWS WILL ENTER THE SITE FROM THE WEST DUE TO THE AMOLE CHANNEL. THE NORTH EASTERN SIDE OF THE SITE, CONTAINS A FULLY DEVELOPED SUBDIVISION THAT DIRECTS RUNOFF FROM ADJACENT PROPERTIES NORTH INTO THE ROADWAYS SYSTEM. NO OFFSITE FLOWS WILL ENTER THE SITE FROM THE NORTH. THE EAST SIDE HAS BEEN DESIGNED AND PERMITTED FOR THE SOMBRA DEL OESTE RESIDENTIAL SUBDIVISION. THE SUBDIVISION WAS DESIGNED TO COVEY RUNOFF INTERNALLY TO THE PUBLIC STREET AND TO ALLOW A CONTROLLED DISCHARGE INTO THE UNDERGROUND CONVEYANCE SYSTEM IN GIBSON BOULEVARD

THE PRE-DEVELOPED PEAK RUNOFF RATE FROM THE SITE IS XXXX CFS FOR THE 100-YEAR 6-HOUR EVENT.

VI. PROPOSED DRAINAGE CONDITIONS

THIS ARE WILL BE UTILIZED AS A SOILS BORROW FOR THE SOMBRA DEL OESTE SUBDIVISION. APPROXIMATELY 4,600 CUBIC YARDS OF SOIL ARE WILL BE EXCAVATED AND MOVED TO THE SUBDIVISION SITE.

THE PROPOSED GRADING IN THIS AREA HAS BEEN ESTABLISHED AND COORDINATED WITH PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM). PNM REQUESTED ACCESS FROM THE SERVICE DRIVE ALONG THE AMOLE CHANNEL TO THEIR EXISTING POWERLINE TOWER IN THE MIDDLE OF THE SITE. PNM ALSO REQUESTED NO DISTURBANCE OCCUR WITHIN 25' OF THE TOWERS. WE HAVE DESIGNED THE GRADING PLAN TO MAINTAIN EXISTING CONDITIONS FOR 25' ON THE NORTH AND SOUTH SIDES OF THE TOWERS.

TO PREVENT SATURATION AND POTENTIAL SETTLEMENT OF THE MASONRY SCREEN WALLS TO THE NORTH EAST, THE TOP OF THE GRADING HAS BEEN SET AT 16" BACK FROM THE THE PROPERTY LINE TO THE TOP OF THE EXCAVATION AND THIS WILL PROVIDE 25' OF SETBACK AT THE TOE OF THE EXCAVATION.

3 HORIZONTAL TO 1' VERTICAL SLOPES WILL BE UTILIZED ON ALL SIDES OF THE SOIL EXCAVATION.

THE NEW DEPRESSIONS WILL CONTAIN ALL RAINFALL THAT LANDS WITHIN THEIR BOUNDARIES.

THE PROPOSED RUNOFF RATE WILL MATCH EXISTING CONDITIONS, WITH THE EXCEPTION THAT RUNOFF WILL BE CONTAINED AND INFILTRATE INTO THE SOIL.

THE TWO DEPRESSIONS WILL FUNCTION AS RETENTION PONDS. THE EXCESS RUNOFF FROM THE 100-YEAR, 6-HOUR EVENT WILL BE 0.1260 ACRE-FEET. SPLITTING THIS BETWEEN THE TWO DEPRESSIONS WILL REQUIRE THAT EACH CONTAIN 0.0630 ACRE-FEET (2,744 CUBIC-FEET). WE HAVE EVALUATED THE DEPRESSION ALONG GIBSON AND DETERMINED THE SURFACE AREA OF THE WATER SURFACE (AT 3' OF DEPTH) IS OVER 8,700 SQUARE FEET. THIS WOULD REQUIRE THAT THE EXCESS RUNOFF BE ONLY 0.32' DEEP. THE DEPRESSIONS HAVE CAPACITY TO CONTAIN THEIR OWN EXCESS RUNOFF.

THE SITE WILL RECEIVE A NATIVE SEED MIX TO ER-ESTABLISH VEGETATION AND TO RESTORE A NATURAL LOOK.

VII. CONCLUSIONS

THE PROPOSED BORROW AREA HAS BEEN DESIGNED TO ALLOW FOR EXCAVATION OF APPROXIMATELY 4,600 CUBIC YARDS OF SOIL. SIDE SLOPES HAVE BEEN SET AT 3:1 SLOPES AND OFFSETS WILL BE MAINTAINED FROM EXISTING SCREEN WALLS AND PNM POWERLINE TOWERS.

Drainage Summary

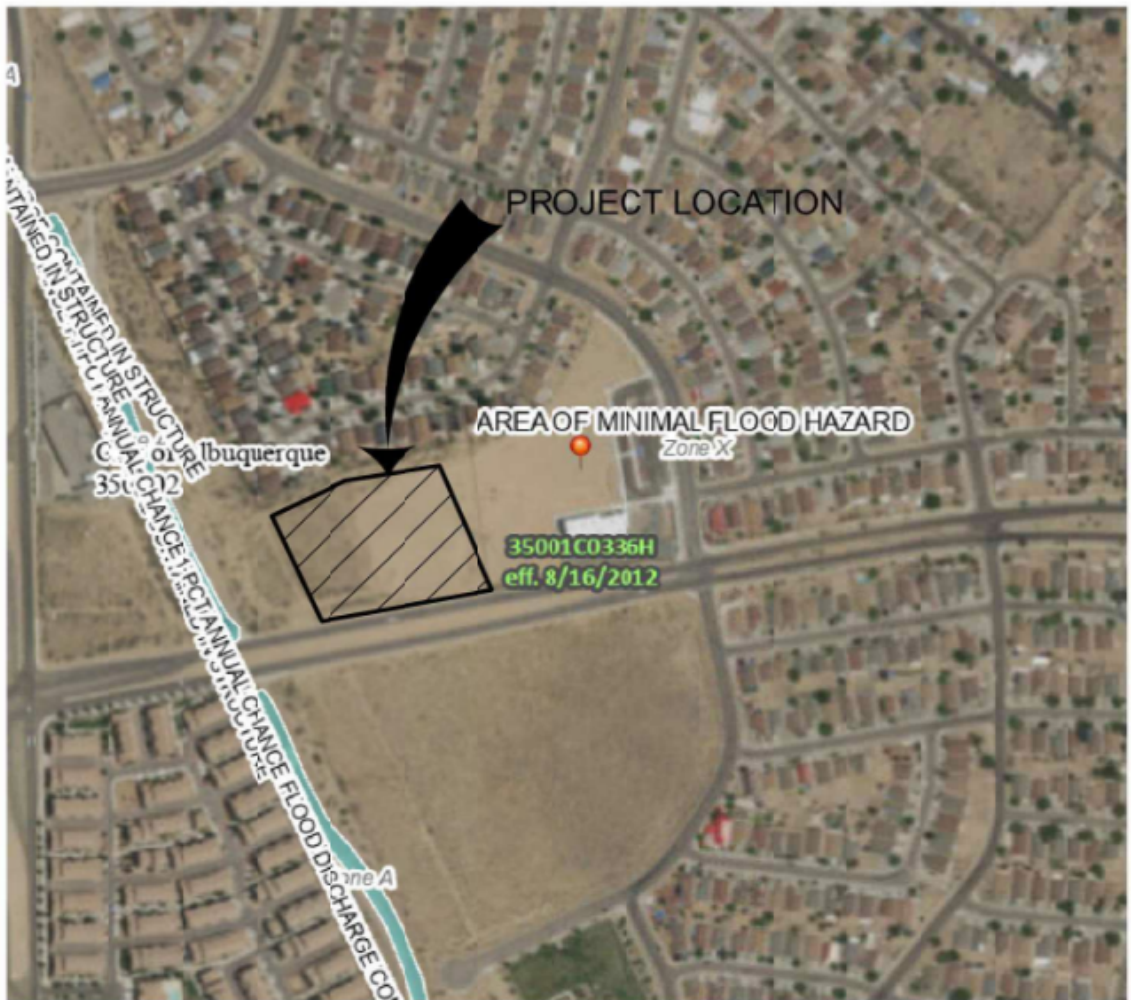
Project: SOMBRA DEL OESTE
Project Number:
Date: 11/30/23
By: Dave

Site Location

Precipitaion Zone 1 Per COA DPM Chapter 6

Runoff Summary

Basin Name	Existing conditions	Proposed conditions
Area (sf)	90236.37	90236.37
Area (acres)	2.07	2.07
%A Land treatment	0	0
%B Land treatment	100	100
%C Land treatment	0	0
%D Land treatment	0	0
Soil Treatment (acres)		
Area "A"	0.00	0.00
Area "B"	2.07	2.07
Area "C"	0.00	0.00
Area "D"	0.00	0.00
Excess Runoff (acre-feet)		
100yr. 6hr.	0.1260	0.1260 acre-ft.
10yr. 6hr.	0.0449	0.0449 acre-ft.
2yr. 6hr.	0.0017	0.0017 acre-ft.
100yr. 24hr.	0.1260	0.1260 acre-ft.
Peak Discharge (cfs)		
100 yr.	4.47	4.47 cfs
10yr.	1.68	1.68 cfs
2yr.	0.04	0.04 cfs



FEMA FLOOD ZONE

NOT TO SCALE

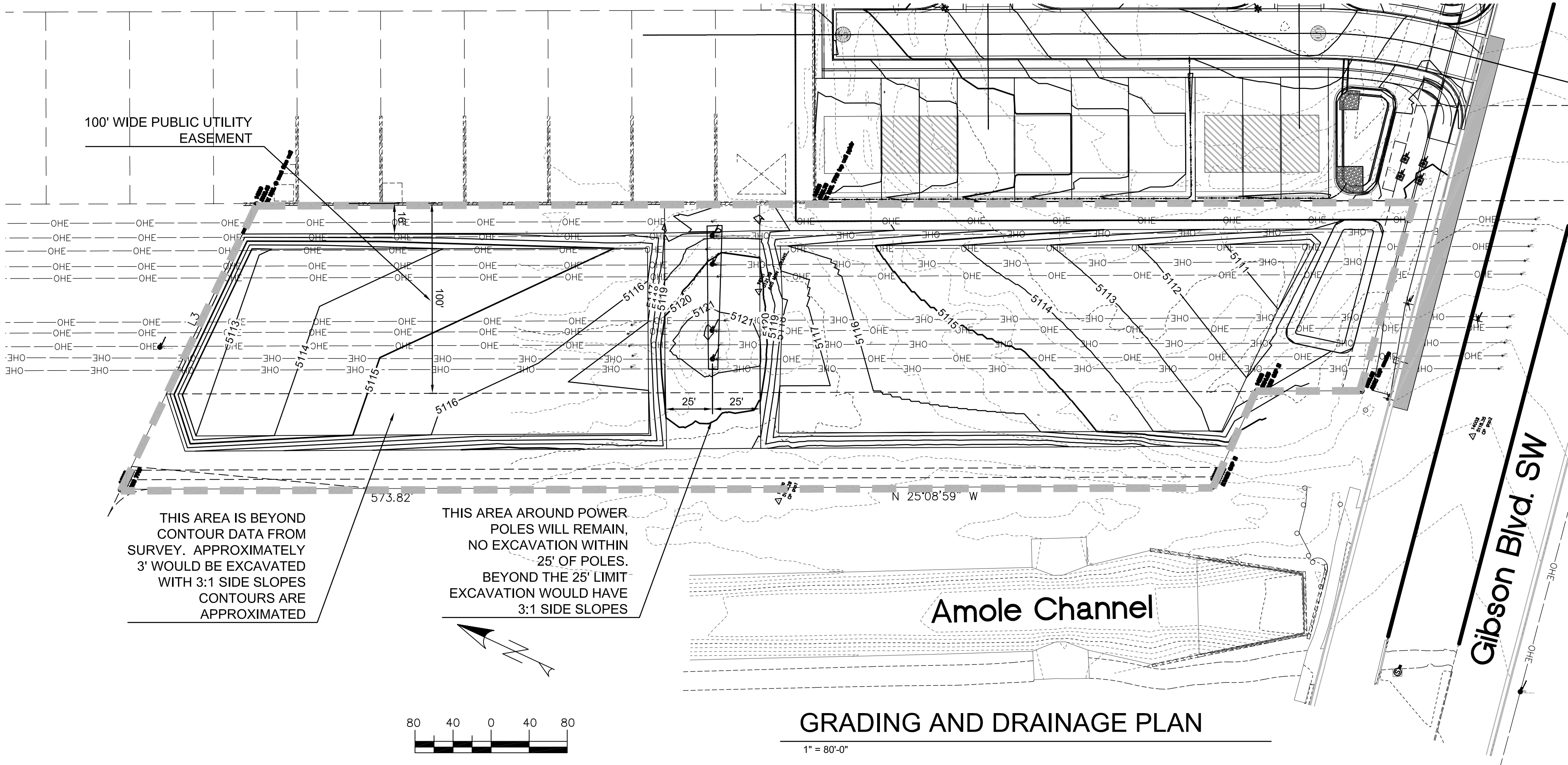


FLOOD ZONE DETERMINATION

The surveyed area, as shown hereon, appears to lie within "ZONE X" (areas determined to be outside the 0.2% annual chance floodplain), shown on National Flood Insurance Program Flood Insurance Rate Map 35001C0336H REVISED 08/16/2012.

ZONE ATLAS PAGE M-09

NOT TO SCALE



NO.	REVISION	BY	DATE
PROJECT:			
DATE:		DRAWN BY: DEM	
HORIZ. SCALE:		CHECKED BY:	
VERT. SCALE:		APPROVED BY:	
		FILE:	



SOMBRA DEL OESTE	GRADING & DRAINAGE PLAN
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CITY/COUNTY REVIEW	DATE
DEPARTMENT	SIGN-OFF
WASTEWATER MGMT. DIV.	
WATER SERVICES	
SUBDIVISION ENG.	
STREETS	
TRAFFIC	
FOR CITY/COUNTY USE ONLY	

SHEET No.

CD1