

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

October 9, 2019

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

**RE: Riverside Mobile Home Park  
2911 Ervien Lane SW  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 09/22/19  
Hydrology File: M10D018**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 09/25/2019, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto: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 (REV 6/2018)

**Project Title:** Riverside Mobile Home Park **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT CO INC  
TOGETHER WITH A TR OF LAND WITHIN THESE 1/4 SE 1/4 SEC 34 T10N R2E

**City Address:** 2911 Ervien LN SW Albuquerque NM 87121

**Applicant:** Tierra West, LLC **Contact:** Assad Rizvi

**Address:** 5571 Midway Park Place NE Albuquerque NM 87109

**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** arizvi@tierrawestllc.com

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

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

IS THIS A RESUBMITTAL? \_\_\_\_\_ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

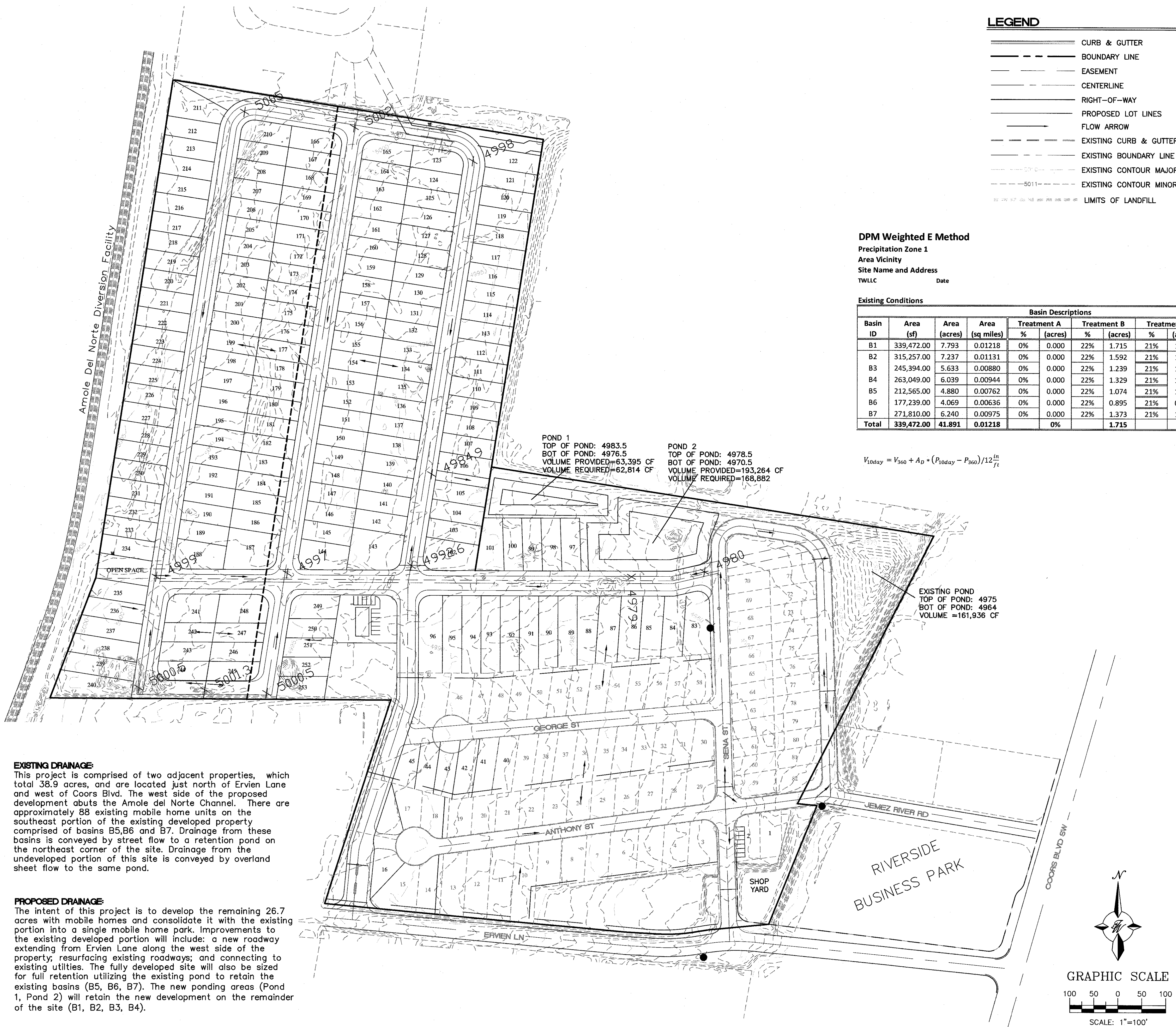
**DATE SUBMITTED:** 9-24-2019 **By:** Assad Rizvi

COA STAFF:

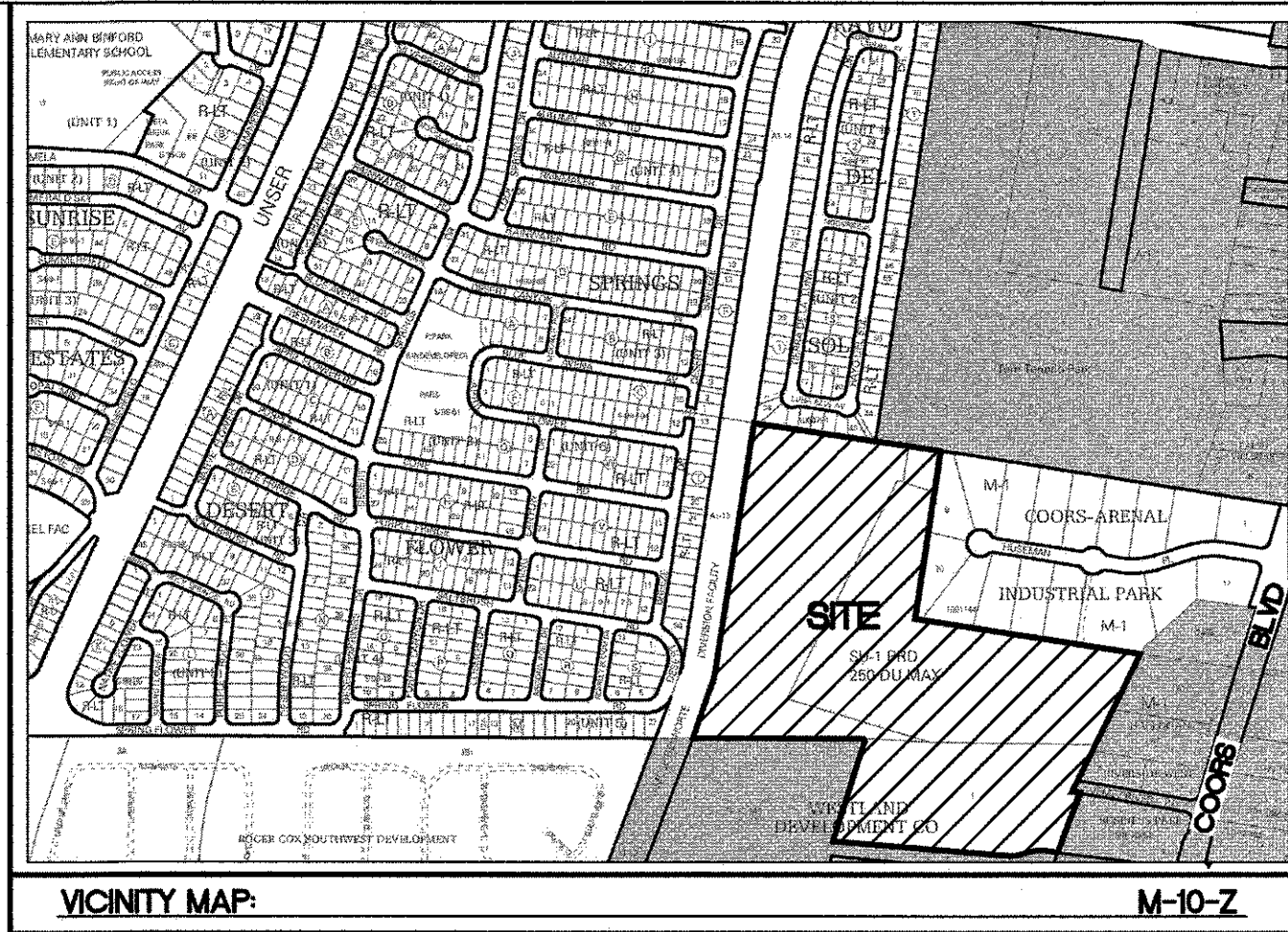
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED LOT LINES
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	LIMITS OF LANDFILL



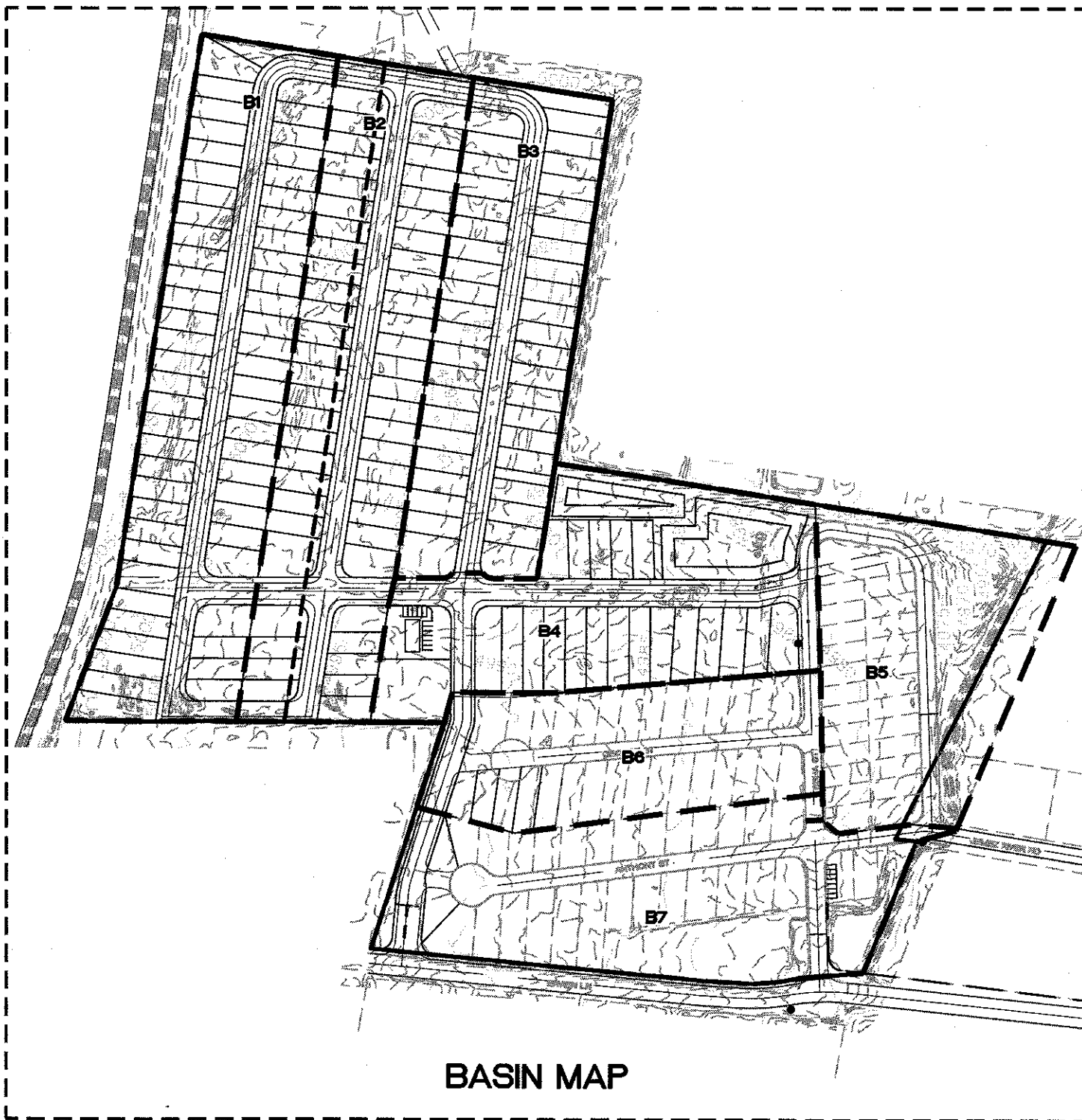
DPM Weighted E Method  
Precipitation Zone 1  
Area Vicinity  
Site Name and Address  
TWLLC Date

Existing Conditions																		
Basin Descriptions											100-Year, 6-Hr			10-Year, 6-Hr			V, 10 day	
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
				%	(acres)	%	(acres)	%	(acres)	%	(acres)							
B1	339,472.00	7.793	0.01218	0%	0.000	22%	1.715	21%	1.637	57%	4.442	1.478	0.960	27.59	0.848	0.550	16.58	1.552
B2	315,257.00	7.237	0.01131	0%	0.000	22%	1.592	21%	1.520	57%	4.125	1.478	0.892	25.62	0.848	0.511	15.40	1.442
B3	245,394.00	5.633	0.00880	0%	0.000	22%	1.239	21%	1.183	57%	3.211	1.478	0.694	19.94	0.848	0.398	11.98	1.122
B4	263,049.00	6.039	0.00944	0%	0.000	22%	1.329	21%	1.268	57%	3.442	1.478	0.744	21.38	0.848	0.427	12.85	1.203
B5	212,565.00	4.880	0.00762	0%	0.000	22%	1.074	21%	1.025	57%	2.781	1.478	0.601	17.28	0.848	0.345	10.38	0.972
B6	177,239.00	4.069	0.00636	0%	0.000	22%	0.895	21%	0.854	57%	2.319	1.478	0.501	14.40	0.848	0.287	8.66	0.810
B7	271,810.00	6.240	0.00975	0%	0.000	22%	1.373	21%	1.310	57%	3.557	1.478	0.769	22.09	0.848	0.441	13.27	1.243
Total	339,472.00	41.891	0.01218	0%		22%	1.715	21%		57%	4.442		0.960	27.59		0.550	16.58	8.344

$$V_{10day} = V_{360} + A_D \cdot (P_{10day} - P_{360}) / 12 \frac{in}{ft}$$

**EXISTING DRAINAGE:**  
This project is comprised of two adjacent properties, which total 38.9 acres, and are located just north of Ervien Lane and west of Coors Blvd. The west side of the proposed development abuts the Amole del Norte Channel. There are approximately 88 existing mobile home units on the southeast portion of the existing developed property comprised of basins B5, B6 and B7. Drainage from these basins is conveyed by street flow to a retention pond on the northeast corner of the site. Drainage from the undeveloped portion of this site is conveyed by overland sheet flow to the same pond.

**PROPOSED DRAINAGE:**  
The intent of this project is to develop the remaining 26.7 acres with mobile homes and consolidate it with the existing portion into a single mobile home park. Improvements to the existing developed portion will include: a new roadway extending from Ervien Lane along the west side of the property; resurfacing existing roadways; and connecting to existing utilities. The fully developed site will also be sized for full retention utilizing the existing pond to retain the existing basins (B5, B6, B7). The new ponding areas (Pond 1, Pond 2) will retain the new development on the remainder of the site (B1, B2, B3, B4).



	<b>SOUTH VALLEY MHP ALBUQUERQUE, NM</b>		DRAWN BY pm
	<b>CONCEPTUAL GRADING AND DRAINAGE PLAN</b>		DATE 9-20-19
	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DRAWING 2019011-GR
			SHEET # <b>C2</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2019011	