

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 09, 2024

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

**RE: Sage & Unser Development
Conceptual Grading Plan and Conceptual Drainage Plan
Engineer's Stamp Date: 06/03/2024
Hydrology File: M10D023**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 09/30/2024, the Conceptual Grading Plan and Conceptual Drainage Plan are preliminarily approved for action by the Development Facilitation Team (DFT) on the Site Plan for a Building Permit.

PRIOR TO BUILDING PERMIT / WORK ORDER:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: UNSER AND SAGE Hydrology File #

Legal Description: TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC AND TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

City Address, UPC, OR Parcel: 101005511645720205 and 101005515537920904

Applicant/Agent: Tierra West LLC Contact: Jacob Liberman

Address: 5571 MIDWAY PARK PL NE, ALBUQUERQUE, NM Phone: 505-858-3100

Email: jliberman@tierrawestllc.com

Applicant/Owner: AMIRHAMZEH ENTERPRISES LLC Contact: Diana Amirhamzeh

Address: 9605 SOMMER PL OAKDALE CA 95361 Phone: 209-484-1440

Email: damirhamzeh@gmail.com

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) ☐ Single Family Home
☒ All other Developments

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:

- ☐ Engineering / Architect Certification
- ☒ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY)

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY)

DATE SUBMITTED: 9-30-2024

[illegible]

Site plan of the proposed 100-unit apartment complex at 10000 Highway 27, SW. The plan shows five parking areas (P1-P5) with the following details:

- P1:** 2.60 AC, 6.13 CFS
- P2:** 1.98 AC, 7.54 CFS
- P3:** 0.88 AC, 3.77 CFS
- P4:** 1.88 AC, 6.91 CFS
- P5:** 1.98 AC, 6.91 CFS

The plan also includes 'ROADWAY A' and 'ROADWAY B' (partially shown for public use only), and various landscaping features like trees and shrubs. A north arrow is located in the upper right corner.

THE EXISTING SITE IS APPROXIMATELY 15.80 ACRES AND LIES WITHIN THE ARENAL UNSEWER DRAINAGE MASTER PLAN REFERENCED AS M10000. WITH THE INSTALLMENT AND DEDICATION OF THE R.O.W FOR THE RIGHT TURN LANE OFF SAGE RD AND THE DECELERATION LANE OFF UNSER BLVD, THE PROPOSED PROPERTY AREA WILL BE SUBDIVIDED TO APPROXIMATELY 15.74 ACRES. THE PROPOSED SITE WILL BE SUBDIVIDED INTO 5 LOTS AND BE ZONED AS PD WITH THE INTENT TO HAVE MIX-USES FOR EACH LOT.

THE BASIN AREA WAS UNPAVED AND IS ANTIQUATED. THE DRAINAGE FLOWS FROM THE BASIN AREA NEARLY TO THE NORTH-EASTWARD. EAST OF THIS AREA, FLOWS ARE CONCENTRATED ALONG THE SIDE OF THE NORTH-EASTWARD RAMP. THE BASIN AREA IS ALSO COVERED IN THE TOWER/SHADE DRAINAGE MASTER PLAN BY BASIN NO. 50-7. 5-07 WAS MODELLED WITH AN ASSUMPTION OF FUTURE DEVELOPMENTS WITH A 2.9% B AND 718-D. THE BASIN AREA WILL BE REPAVED AND THE FLOWS FROM THE BASIN AREA INTO THE TOWER/SHADE DRAINAGE MASTER PLAN WILL BE DOWN TO THE WIDE DRAINAGE CHANNEL, TO THE EAST.

[illegible][illegible]

AS STATED IN THE PROJECT DESCRIPTION, WILL BE REDUCED TO APPROXIMATELY 15.74 ACRES. THE PROPOSED SITE IS DIVIDED INTO 6 NEW BASINS.

THE LAND TREATMENT ASSUMPTION WAS MAE FOR BASIN 2 TO HAVE 25% C AND 75% DRAIN PI, P2, P3 ARE INTENDED TO FLOW AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE WEST SIDE OF THE SITE. THE RUNOFF WILL BE CONVEYED NORTHEAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO AN PROPOSED INLET OF THE POND. THE COMBINED LAND TREATMENT FOR PI, P2, AND P3 IS 65% D, 30% C, 0% B, AND 0% A WHICH MEETS THE TOWER/JUNGER SAGE FLOW REQUIREMENTS. WATER PASSIVE WATER HARVESTING POND WILL BE PURPOSED ON THE WEST SIDE OF BASIN PI AND P2 AND WILL RETAIN THE REQUIRED 2,263 CU-FT AND 1,154 CU-FT. THE DETENTION POND ON THE WEST SIDE OF THE SITE WILL

THE LAND TREATMENT ASSUMPTION WAS MADE FOR BASIN 5 TO HAVE 35% C AND 65% D. BASIN P4 AND P5 ARE INTENDED TO RUNOFF AND DISCHARGE INTO A PROPOSED DETENTION POND ON THE SOUTHEAST SIDE OF THE SITE. THE RUNOFF WILL BE CONVERTED EAST IN A 24-INCH STORM DRAIN PIPE THAT WILL CONNECT TO THE EXISTING 36-INCH STORM PIPE ON UNSER. THE POND IS INTENDED TO PRODUCE A FLOW RATE EQUAL TO THE EXISTING 36-INCH STORM PIPE ON UNSER. THE WEST SIDE OF THE DETENTION POND IS LOCATED ON BASIN P5. THE WEST SIDE OF THE DETENTION POND WILL BE RETAINED TO MAINTAIN THE QUALITY OF THE BASIN P5. BASIN P4 WATER PASSIVE WATER HARVESTING PONDS WILL BE PURPOSED ON THE WEST SIDE OF BASIN P5 WILL RETAIN THE REQUIRED 1,860 CU-FT.

BASIN P6 IS INTENDED TO FLOW SOUTH INTO A PROPOSED STORM DRAIN INLET. THE RUNOFF WILL BE CONVEYED IN A 24-INCH STORM PIPE THAT WILL CONNECT TO A EXISTING STORM DRAIN INLET APPROXIMATELY 145 FT NORTH OF THE WALGREENS DEVELOPMENT. THE RUNOFF WILL THEN BE CONVEYED INTO THE AERIAL CANAL DETENTION POND, WHICH WILL SERVE TO HOLD THE REQUIRED STORM WATER QUALITY VOLUME OF 1280 CU-FT.

Date	Time	Wind		Temp		Humidity		Pressure		Clouds		Rain		Sun		Moon	
		Dir	Spd	Air	Surf	Rel	Sea	Vis	Dir	Spd	Dir	Spd	Dir	Spd	Dir	Spd	
1/1/2020	00:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	01:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	02:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	03:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	04:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	05:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	06:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	07:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	08:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	09:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	10:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	11:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	12:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	13:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	14:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	15:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	16:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	17:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	18:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	19:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	20:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	21:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	22:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0
1/1/2020	23:00	000	0.0	10.0	10.0	100	1010.0	000	0.0	000	0.0	000	0.0	000	0.0	000	0.0

Weighted E Method

CAUTION
ALL EXISTING
RESEARCH,
BY OTHERS,
CONTRACTOR'S
INVESTIGATIONS
TO DETERMINE
OTHER IMPROVEMENTS
CHANGES FROM
AND APPROVED

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

DRAWN BY TWM	DATE 6/19/2024	SHEET # C21	JOB # 20240429
RACE AND UNSEWER DEVELOPMENT ALBUQUERQUE, NM	CONCEPTUAL DRAINAGE PLAN		
	TERRA WEST, LLC 557 N. MIDWAY PARK PL. NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com		
DRAWER'S SEAL	BOHANNON RAYMOND S. PE NO. 7868 STATE OF NEW MEXICO PROFESSIONAL ENGINEER	6/20/2024	RAYMOND S. BOHANNON P.E. #7868