



Timothy M. Keller, Mayor

April 27, 2018

Diane Hoelzer, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM, 87199

RE: Ceja Vista Unit 1A, 1B, 1C, 2A, 2B, & C
Amended Drainage Management Plan
Stamp Date: 04/24/18
Hydrology File: P09D002E

Dear Ms. Hoelzer:

PO Box 1293 Based upon the information provided in your resubmittal received 04/25/18, the Amended
Drainage Management Plan is approved for action by the DRB on the Preliminary Plat.

Albuquerque The following comments are part of the conditions of the approval and will need to be
addressed prior to Hydrology's acceptance of either Final Plat or Work Order whichever
comes first for the above referenced project:

- NM 87103 1. Please provide a section along Dennis Chavez showing the proposed concrete
Channel per NMDOT's acceptance of the design. The trapezoidal section
calculations may need to be revised per the final design.
- www.cabq.gov 2. For the public drainage channel and temporary retention pond in Bernalillo
County, a Permanent Public Drainage Easement granted to the City of
Albuquerque and an Agreement and Covenant for said public drainage channel
and temporary retention pond will have to be recorded.
3. Please provide a Drainage Covenant per Chapter 17 of the DPM for each
temporary pond on Tract RR-3-A-1, RR-3-A-2, and RR-3-B. If the Grading and
Drainage Plans for the proposed development on Tract RR-3-A-2 is approved
before the recording of the Drainage Covenant, then the construction of the
temporary pond and therefore a Drainage Covenant are not needed for Tract RR-
3-A-2.

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

4. Please provide a section through the retention pond and spillway and a detail of the spillway.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

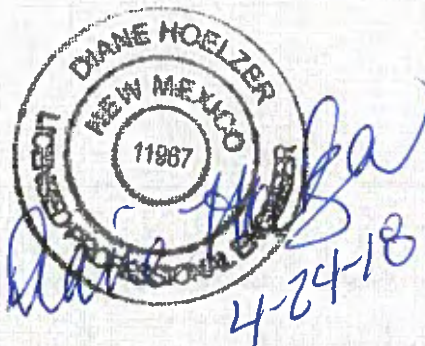
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

***Ceja Vista Units 1A, 1B, 1C, 2A, 2B, C
(Mixed Use)***

***Amended
Drainage Management Plan
For
Preliminary Plat Approval***

***Prepared by
Mark Goodwin & Associates, P.A.***

April 2018





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Ceja Vista Unit 1A,1B,1C, 2A,2B,3 Building Permit #: _____ City Drainage #: P09 / D002E
DRB#: 1004428 EPC#: _____ Work Order#: _____
Legal Description: Tract RR-3-A through RR-3-E, Westland South
City Address: 10001 Ceja Vista Road SW, Albuquerque, NM

Engineering Firm: MARK GOODWIN & ASSOCIATES PA Contact: DIANE HOELZER, PE
Address: PO BOX 90606, ABQ NM 87199
Phone#: 828-2200 Fax#: _____ E-mail: diane@goodwinengineers.com

Owner: Albuquerque Rio Bravo Partners Contact: Bill Allen
Address: 6330 Riverside Plaze Lane NW #220,
Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 4-25-18 By: DIANE HOELZER, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED _____

Ceja Vista Units 1A,1B,1C, 2A, 2B, C

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Hydrology Comment Letter April 10, 2018

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IV. FIRST FLUSH VOLUME CALCULATIONS

FIGURE 1 Vicinity Map

FIGURE 2 Aerial Google Earth Map

Bernalillo County Master Drainage Plan

City Developed Conditions Drainage Basin Map

Infrastructure List

Preliminary Plat (11x17)

Grading Plan (11x17)

APPENDIX A Table 2 Offsite Temporary pond Volume for 100 year 10 day storm

Table 4 Offsite Retention pond Volume calculations

Ceja Vista First Flush Calculations

Table 1 Hydrology Summary Table

AHYMO printouts

NMDOT Preliminary Swale Exhibit

Dennis Chavez ROW swale hydraulics Reports

APPENDIX B Bernalillo County ZB&PD Excerpts for the Notification of Decision

AMAFCA approval and LOU



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 24, 2018

*Renee Brissette, PE
Hydrology Division, Planning Dept.
Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103*

**Re: Ceja Vista Unit 1A, 1B, 1C, 2A, 2B, 3
Amended Drainage Management Plan
Engineers stamp date 4-18-18 (P09 / D002E)**

Dear Ms. Brissette:

*Thank you for taking the time to meet with me and discuss your April 10 comment letter.
In response to your April 10, 2018 comment letter:*

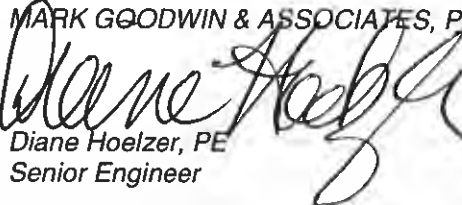
- 1. The Bernalillo County Planning Commission approved the Ceja Vista Master Plan and a Special Use Permit which included the offsite temporary pond that is shown south of Ceja Vista Unit 1A, 1B, 1C, 2A, 2B and 3. I have included relevant excerpts from this report along with exhibits showing the approved offsite pond location. AMAFCA was also part of this review and approval process as there were several coordination meetings with them to discuss the Borrega channel and dam. Reference to this coordination was also part of the CPC report and included in the appendix.*
- 2. Coordination with NMDOT is being pursued.*
- 3. Refer to #1.*
- 4. The purpose of this preliminary plat is to split Tract RR-3-A into two tracts. As mentioned in #1, the offsite drainage channel and temporary pond have been approved in concept by Bernalillo County, the detail design and agreement and covenants and drainage easements will be granted in association with the work order for public improvements and the Valle De Atrisco development. The size and configuration of the drainage easement are still being worked out and will require multiple agency approvals, so we would like this to come a little later in the process. We understand that we will need these two items, but need time to work out details, so they are on the infrastructure list.*
- 5. I will begin processing the drainage covenants as soon as I receive a copy of the document template that you referred to in your comment letter.*
- 6. The label has been added.*
- 7. The City Drainage Management Plan exhibit has been updated and added to the report.*
- 8. The AHYMO print outs and table summary have been added to this report.*
- 9. These calculations are provided in the report and in a table on the grading and drainage plan.*
- 10. The Dennis Chavez swale summary reports have been included in the report.*
- 11. Grading plan label has been revised.*
- 12. Sheet number revised.*
- 13. Tract A, B, C has been changed to RR-3-A-1, RR-3-A-2 and RR-3-B.*
- 14. The vicinity map has been updated.*
- 15. The labels for the temporary ponds have been updated as requested.*

16. Per our discussion, these temporary ponds are not to be connected to the public storm drain.
17. The public storm drain system is included through Tracts RR-3-A-1 and RR-3-A-2. The stubs are private and each one will be within their own tract.
18. The temporary turnaround requirement has been worked out with transportation and will be the stub entrance driveway in the middle of Tract RR-3-A-2 off of Ceja Vista Road.
19. The details of this swale along Dennis Chavez will be worked out with NMDOT during the design stage. At this time, it will be on the infrastructure list as an item to be designed during construction plan preparation stage. We are working on getting approval of maintenance responsibility acknowledgement from the NMDOT.
20. Valle De Atrisco label has been removed.
21. The asphalt radius connection between 98th street and Dennis Chavez has been added.
22. The culvert inverts under 98th street will be determined during design phase.
23. Sheet 2 is only discussing Pond #1, the regional offsite pond. The temporary ponds are discussed and presented on sheet 1.
24. Understood. We will pursue this after amended preliminary plat approval.
25. Design details of the offsite pond will be presented during DRC review.
26. Spillway details will be presented during time of DRC review.
27. The offsite temporary pond size has been revised for the 100 year 10 day storm event volume. Table 2 presents the calculations of this volume.
28. The pond has been revised to accommodate the Unit 1 developed conditions.
29. All notes in Phasing Construction has been revised to accommodate revisions.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.



Diane Hoelzer, PE
Senior Engineer

DLH/dlh

f:\16044 \Ceja Vista Amended Drainage Plan\hydro letter 16044.docx

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

April 10, 2018

Diane Hoelzer, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM, 87199

RE: Ceja Vista Unit 1A, 1B, 1C, 2A, 2B, & C
Amended Drainage Management Plan
Stamp Date: 03/30/18
Hydrology File: P09D002E

Dear Ms. Hoelzer:

Based upon the information provided in your submittal received 03/30/18, the Amended Drainage Management Plan **is not** approved for Grading Permit or action by the DRB on the Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

1. Since the temporary retention pond is within Bernalillo County jurisdiction, the County will need to approve the Grading and Drainage Plans. Please contact Mr. Chen, PE at (505) 848-1500 or at tchen@bernco.gov. An approval must be given prior to Hydrology's approval.
2. Proposed drainage swale and culvert within Dennis Chavez Right-of-Way will not be maintained by the City of Albuquerque and requires an approval from New Mexico Department of Transportation prior to the City's approval. Please contact Tim Trujilo, PE at (505) 798-6690 or TimothyR.Trujilo@state.nm.us.
3. Since this development ultimately drains into the Borrega Dam, approval by AMAFCA will be need prior to Hydrology's approval. Please contact Nicole Friedt, PE at (505) 884-2215 or nfriedt@amafca.org.
4. A Permanent Public Drainage Easement granted to the City of Albuquerque and an Agreement and Covenant for the public drainage channel and temporary retention pond will have to be recorded prior to Hydrology's approval for the preliminary plat at DRB.

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

5. Please provide a Drainage Covenant per Chapter 17 of the DPM for each diversion / temporary pond on Tract RR-3-A-1, RR-3-A-2, and RR-3-B prior to Work Order. I have attached a word document of this drainage covenant for your use.
6. Amended Drainage Management Plan. Please label the Master Drainage Plan that was provided as "within Bernalillo County".
7. Amended Drainage Management Plan. Please add the attached Master Drainage Plan, update with the new drainage system, and label as "within City of Albuquerque".
8. Amended Drainage Management Plan. Please provide the calculations and summary table for the above Master Drainage Plan within City. See attached summary table.
9. Amended Drainage Management Plan. Please provide the calculations for each diversion / temporary ponds and the temporary retention pond within Bernalillo County.
10. Amended Drainage Management Plan. Please provide the calculations for the offsite drainage channel to the south within Bernalillo County.
11. Grading and Drainage Plan. Please label both sheets as "Ceja Vista Unit 1, Grading and Drainage Plan".
12. Grading and Drainage Plan. Please number the sheets 1 of 2 and 2 of 2.
13. Grading and Drainage Plan Sheet 1. Please label the Tracts per the plat (i.e. Tract RR-3-A-1) and not Tract A, B, & C.
14. Grading and Drainage Plan Sheet 1. Please fix the vicinity map to include Tract RR-3-B, 98th street, and the offsite drainage channel & temporary retention pond within Bernalillo County.
15. Grading and Drainage Plan Sheet 1. Please label the diversion / temporary ponds on each Tract and in the calculation table.
16. Grading and Drainage Plan Sheet 1. Please connect each proposed diversion / temporary ponds to the proposed storm sewer stub outs.

P.O. Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

17. Grading and Drainage Plan Sheet 1. Please add either a Private Cross Lot Drainage Easement at the southwest corner of Tract RR-3-A-2 for the pipe to Tract RR-3-A-1 or move the storm stub out from Tract RR-3-A-2 to Tract RR-3-A-1.
18. Grading and Drainage Plan Sheet 1. Please add a public turn-a-round at the end of Ceja Vista Road and provide grading for the turn-a-round.
19. Grading and Drainage Plan sheet 1. Please provide a section along Dennis Chavez showing the proposed ditch and show a trapezoidal section per the design calculation in the Amended Drainage Management Plan. Again maintenance must be accepted by NMDOT or change to curb and gutter.
20. Grading and Drainage Plan Sheet 1. Remove the arrows and label of "Valle de Atrisco Project". All work within Dennis Chavez will be done with this Grading and Drainage Plan.
21. Grading and Drainage Plan Sheet 1. Please show the proposed pavement returns for 98th Street at Dennis Chavez.
22. Grading and Drainage Plan Sheet 1. Please provide the 30 inch culvert inverts.
23. Grading and Drainage Plan Sheet 2. Please insure that under the Phasing Notes that each temporary pond is labeled and also which Tract they are located on.
24. Grading and Drainage Plan Sheet 2. The permanent drainage easement needs to be granted to the City of Albuquerque since this is receiving City public water and the City's required first flush volume for Tract RR-3-A-2. This easement can also be granted to the Bernalillo County if they also require it.
25. Grading and Drainage Plan Sheet 2. Please provide a section through the retention pond and spillway.
26. Grading and Drainage Plan Sheet 2. Please provide a detail of the spillway.
27. Grading and Drainage Plan Sheet 2. Per the DPM Chapter 22 Section 5.1, temporary retention ponds need to be sized based on the 100 year – 10 day storm event and not two (2) times the 100 year -6 hour storm event.
28. Grading and Drainage Plan Sheet 2. Offsite temporary retention pond must be sized for the Developed Conditions for all of Unit 1.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

29. Grading and Drainage Plan Sheet 2. Please correct Phasing Note #6 to reflect comment #28.

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

P.O. Box 1293

Albuquerque

NM 87103

www.cabq.gov

Amendment to Ceja Vista Drainage Management Plan

I. PROJECT DESCRIPTION AND HISTORY

The purpose of this summary report and grading plan is to amend the previously approved plan and address some issues that hydrology had raised at the last DRB hearing.

At this time, we are seeking amended preliminary plat approval on what was previously known as Ceja Vista Units 1A-1E, 2 and 3, which were all to be developed into single family residential homes, with one small Tract (RR-3-C) in Unit 2 reserved for commercial. The purpose of this amendment is to split the existing Tract RR-3-A into two tracts; RR-3-A-1 and RR-3-A-2 so that one of the tracts can be financed and developed.

The previous Unit 1A-1E, located west of 98th street, has been rezoned to R-2 so that now multi-family apartments can proposed, designed and constructed. This area has be renamed: Units 1A,1B,1C. The residential layouts in Unit 2 and 3 remains unchanged from what was previously approved. Unit 2 has been renamed; Unit 2A (commercial) and Unit 2B (residential).

The overall master drainage plan remains unchanged. The grading plan and drainage plans for Units 2A, 2B and 3 have not changed from what was originally designed and approved.

There is an approved Master plan for Ceja Vista that was approved by Bernalillo County and AMAFCA. Excerpts from this report is included in the Appendix.

II. DRAINAGE PLAN FOR UNIT 1A,1B,1C

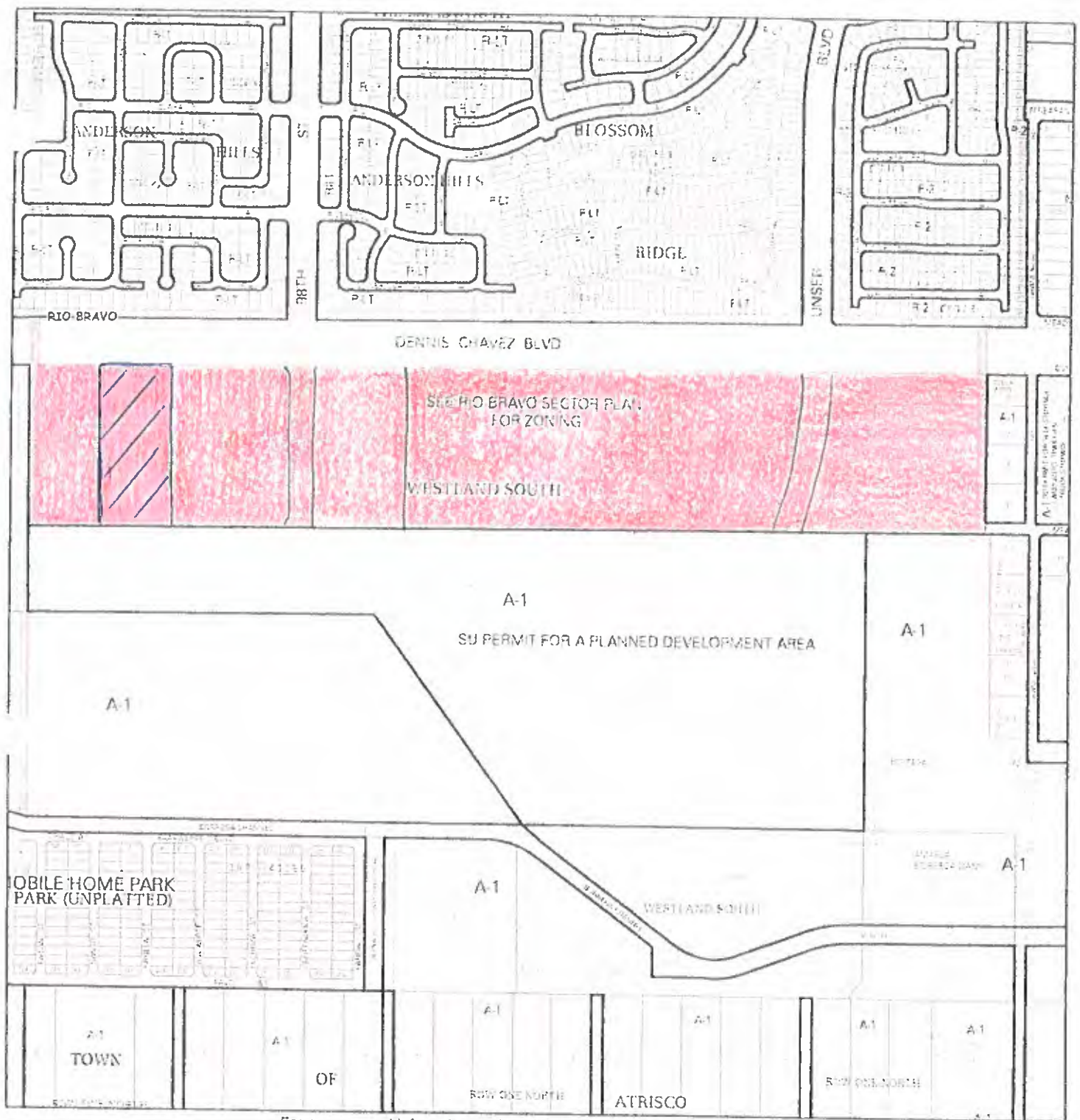
In order to split Tract RR-3-A into 2 tracts: Tract RR-3-A-1 and RR-3-A-2, temporary retention ponds were designed to retain the 100-year 10-day storm event so that each tract could develop while retaining and containing undeveloped flows on each site. All calculations and details are shown on the Grading nad Drainage Plan and in this report.

III. STORM DRAIN DESIGN FOR UNIT 1A,1B,1C

The public storm drain sizes found in the infrastructure list are based on the AHYMO calculations done in association the Drainage Report for Villa De Atrisco Apartment complex. A note has been added to the infrastructure list that these "Storm Drain sizes may change in accordance with final HGL calculations, pending Hydrology approval". The land treatment values for Unit 1A and Unit 1C are assumed values based on the projected development so that the storm drain could be designed. The approved and designed maximum 100 year offsite flows from the APS site were also factored into the public storm design that runs eastward in Ceja Vista Road to 98th street and then south to a temporary offsite pond.

IV. FIRST FLUSH VOLUME CALCULATIONS

Since the original approval of the overall grading plan for Unit 1,2,3, the City of Albuquerque has initiated the requirement to retain the first flush volume onsite or pay cash in lieu for the required volume. The first flush volumes have been calculated for Unit 2A, 2B and 3. This item and volumes have been added to the infrastructure list under the respective Units.



For more current information and details visit <http://www.cabq.gov/gis>

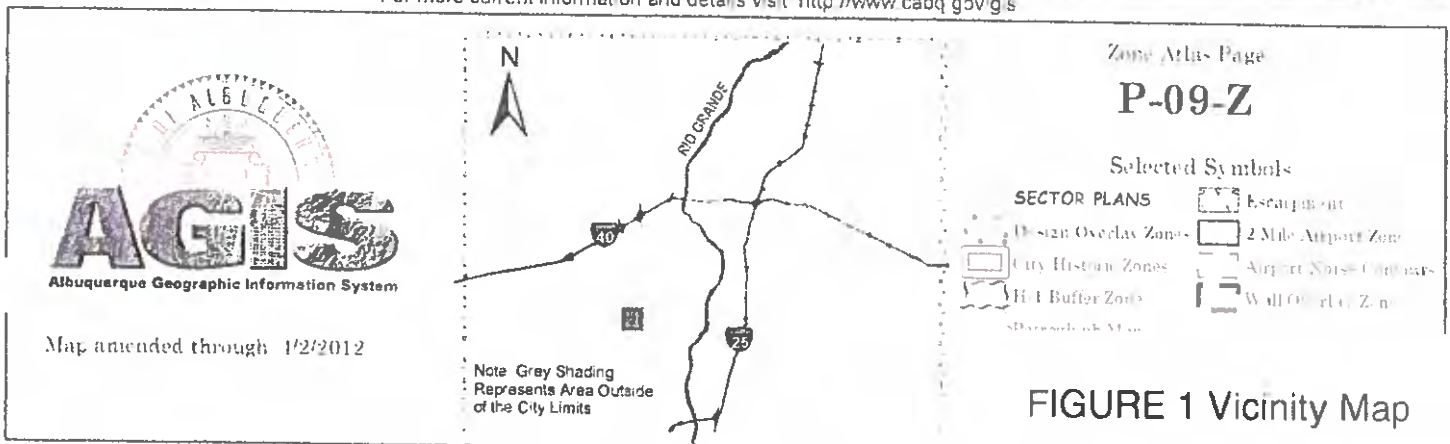
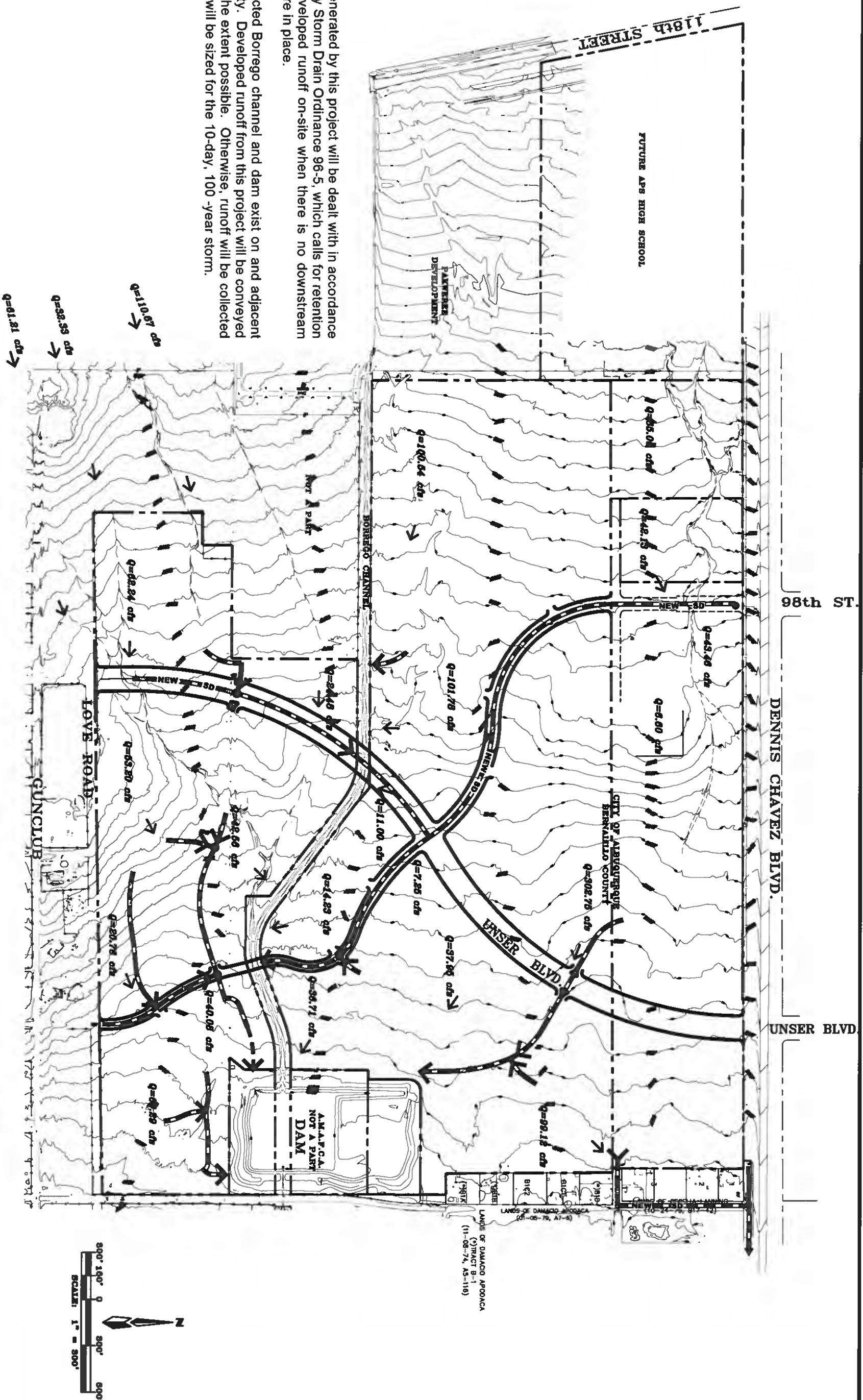




FIGURE 2 Aerial Google Earth Map



Stormwater runoff generated by this project will be dealt with in accordance with Bernalillo County Storm Drain Ordinance 96-5, which calls for retention ponds to contain developed runoff on-site when there is no downstream drainage infrastructure in place.

The recently constructed Borrero channel and dam exist on and adjacent to the subject property. Developed runoff from this project will be conveyed to these facilities to the extent possible. Otherwise, runoff will be collected in on-site ponds that will be sized for the 10-day, 100 -year storm.

CEJA VISTA

Bernalillo County

MASTER DRAINAGE PLAN

dmg

MARK GOODMAN & ASSOCIATES, P.A.

CONSULTING ENGINEERS

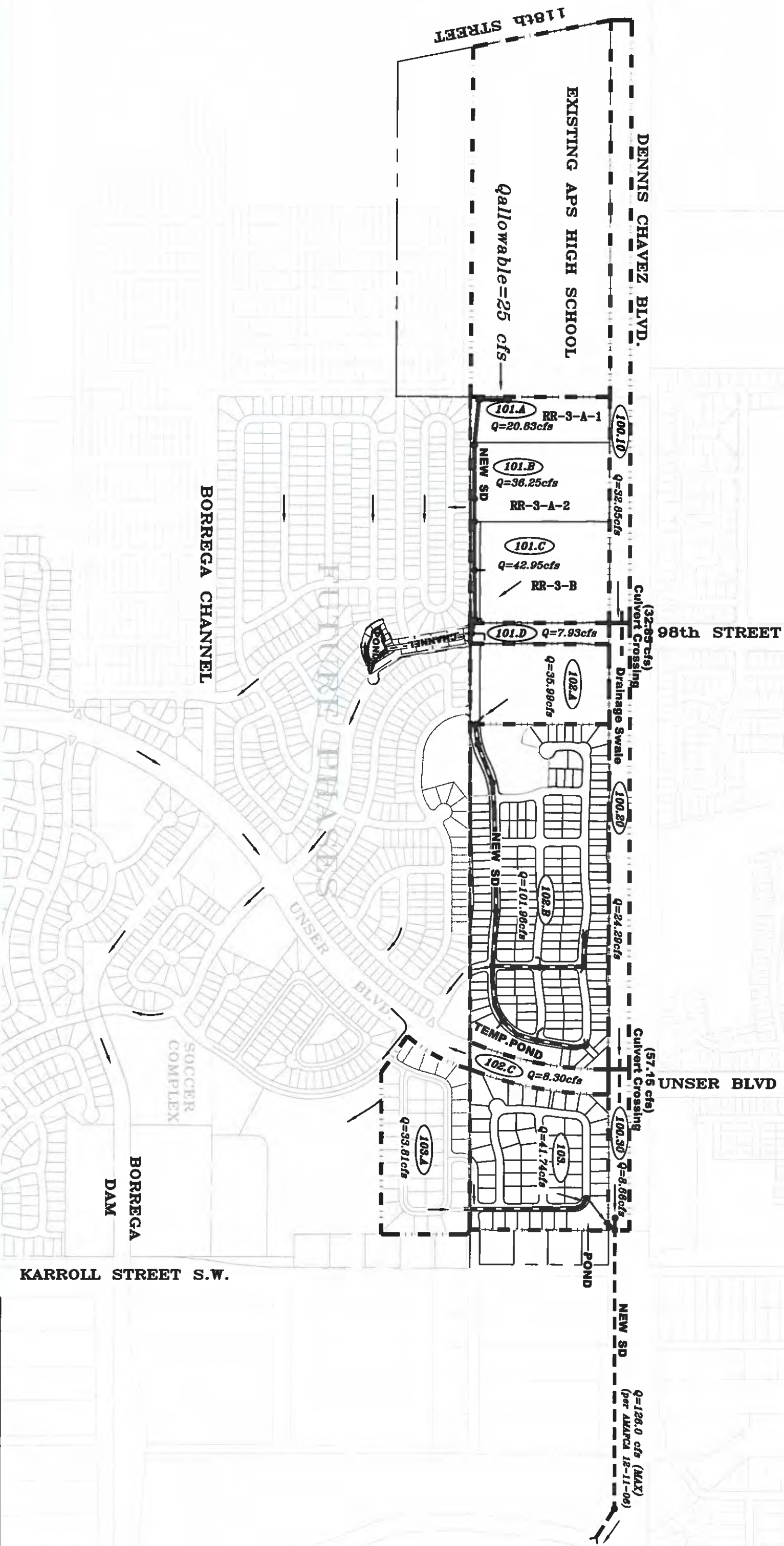
P.O. BOX 90806

ALBUQUERQUE, NEW MEXICO 87199

(505)828-2200, FAX (505)767-8539

Designed: DMG	Drawn: SPS	Checked: DMG	Sheet: 5
Scale: 1" = 300'			
Date: 4/17/2018 Job: A04095			

C:\M04\095\A04095\ANS\EXHIBIT\Drainage\dmg - 1.dwg (12-23-08) SPS R02 (4-17-18)JVA



SCALE: 1" = 600'

LEGEND

103 PROPOSED BASIN ID

PROPOSED BASIN BOUNDARY

CEJA VISTA SUBDIVISION	
CITY DEVELOPED CONDITIONS	
DRAINAGE BASIN MAP	
	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539	

Current DRC
Project Number:

FIGURE 12

Date Submitted: 01/17/2018
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No: 1004428
DRB Application No:

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Ceja Vista Units 1A, 1B, 1C, 2A, 2B, 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Town of Atrisco Grant Township 9 North, Range 2 East, NMPM, Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D & RR-3-E, Westland South

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User, Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	P.E.
			UNIT 1A, 1B, 1C (WHICHEVER DEVELOPS FIRST)					
			Off-Site Paving (NMDOT)					
			New signal mastarms for reconfiguration at 98th Street & Dennis Chavez of the signalized intersection					
			NB & SB directions: new signal timing plan					
			EB Left Turn Lane	Dennis Chavez	at 98th Street			
			Lengthen to 400' plus 150' taper					
			EB Redirection Lane plus taper					
			WB Left Turn Lane	Dennis Chavez	at 98th Street			
			Lengthen to 400' plus 150' taper					
			EB Right Turn Lane	Dennis Chavez	at 98th Street			
			Lengthen to 400' plus 150' taper					
			Include Bike Lane					
			WB Bike Lane	Dennis Chavez	at 98th Street			
			at Right Turn Lane					
		12"	2" AC Trail	Dennis Chavez	West P.L.	98th Street		
		30"	Storm Drain	S. Dennis Chavez	at 98th Street			
			Drainage Swale	S. Dennis Chavez	West P.L.	98th Street		

UNIT 1A		Paving (Unit 1A)									
114' FF	Art Pvmt C & G			98th St.	Dennis Chavez Blvd	Ceja Vista Road		/	/	/	/
6'	Sidewalk (Both Sides)							/	/	/	/
40' FF	Res. Pvmt C & G			Ceja Vista Rd	98th St.	RR-3-B Driveway Entrance		/	/	/	/
6'	Sidewalk (North Side Only)							/	/	/	/
32' FF	Res. Pavement C&G			Ceja Vista Road	RR-3-B Driveway Entrance	RR-3-B West P.L.		/	/	/	/
6'	Sidewalk (North Side Only)							/	/	/	/
26' FF	Res. Pvmt. C & G			Private Access Easement	East P.L. RR-3-A-2	West P.L. RR-3-A-2		/	/	/	/
Water (Unit 1A)											
12"	Waterline (2 WR)			98th St.	Exist 12"W.L (2WR) (@ Dennis Chavez)	South PL (Ceja Vista Rd.)		/	/	/	/
8"	Waterline (2 WR)			Ceja Vista Rd.	98th St.	East P.L. RR-3-A-2		/	/	/	/
12"	Waterline (2 WR) PRV Station			20' Public W.L. Easmt West of RR-3-A-1	East PL RR-3-A-2	West PL RR-3-A-1		/	/	/	/
Storm Drain (Unit 1A) (6)											
18"-42"	Storm Drain			98th St.	County Offsite Pond	Ceja Vista Rd.		/	/	/	/
18"-42"	Storm Drain			Ceja Vista Rd.	98th St.	East PL RR-3-A-2		/	/	/	/
18"-24"	Storm Drain			20' Drainage Easement	East PL RR-3-A-2	West PL RR-3-A-1		/	/	/	/
Temporary Pond A (12, 197 CF) With Agreement & Covenant				E. Boundary	RR-3-A-1			/	/	/	/
Sanitary Sewer (Unit 1A) (Private)											
8"	SAS			S. Dennis Chavez ROW	RR-3-A-1	Exist 15' SAS		/	/	/	/

UNIT 1B		Paving (Unit 1B)					
114' FF	Art Pvmt.			98th St	Dennis Chavez Blvd	Ceja Vista Road	
6'	C & G						
40' FF	Sidewalk (Both Sides)			Ceja Vista Rd	98th St	RR-3-B	
	Res. Pvmt					Driveway Entrance	
6'	C & G						
	Sidewalk (North Side Only)						
32' FF	Res. Pavement			Ceja Vista Road	RR-3-B	RR-3-B	
	C&G				Driveway Entrance	West P.L.	
6'	Sidewalk (North Side Only)						
Water (Unit 1B)							
12"	Waterline (2 W.R)			98th St	Exist 12"W.L (2WR)	South PL	
					(@ Dennis Chavez)	(Ceja Vista Rd.)	
8"	Waterline (2 W.R)			Ceja Vista Rd	98th St	East P.L. RR-3-A-2	
12"	Waterline (2 W.R)			20' Public W.L. Easmt	East PL RR-3-A-2	West PL RR-3-A-1	
	PRV Station			West of RR-3-A-1			
Storm Drain (Unit 1B) (6)							
18"-42"	Storm Drain			98th St	County Offsite Pond	Ceja Vista Rd.	
18"-42"	Storm Drain			Ceja Vista Rd.	98th St	East PL RR-3-A-2	
18"-24"	Storm Drain			20' Drainage Easement	East PL RR-3-A-2	West PL RR-3-A-1	
6.6 AF	Temporary Pond Oil-Site			RR-3-C Pond			
	With Agreement & Covenant			RR-3-C			
	Temporary Pond B			E. Boundary	RR-3-A-2		
	(21,257 CF)						
	With Agreement & Covenant						
Sanitary Sewer (Unit 1B) (Private)							
8'	SAS			S. Dennis Chavez ROW	RR-3-A-2	Exist 15' SAS	
UNIT 1C		Paving (Unit 1C)					
	TIA (5)						
114' FF	Art Pvmt.			98th St	Dennis Chavez Blvd	Ceja Vista Road	
6'	C & G						
	Sidewalk (Both Sides)						
40' FF	Res. Pvmt			Ceja Vista Rd	98th St	RR-3-B	
	C & G					Driveway Entrance	
6'	Sidewalk (North Side Only)						

	Res Pavement	Ceja Vista Road	RR-3-B Driveway Entrance	RR-3-B West P.L.
32' FF				
	C&G			
6'	Sidewalk (North Side Only)			
	Water (Unit 1C)			
12"	Waterline (2 WR)	98th St.	Exist 12"WL (2WR) (@ Dennis Chavez)	South PL (Ceja Vista Rd.) East PL RR-3-A-2 West PL RR-3-A-1
8"	Waterline (2 WR)	Ceja Vista Rd.	98th St.	
12"	Waterline (2 WR) PRV Station	20' Public W.L. Easmt West of RR-3-A-1	East PL RR-3-A-2	
	Sanitary Sewer (Unit 1C)			
8"	SAS	S. Dennis Chavez ROW	RR-3-B	Exist 15" SAS
8"	SAS	98th Street	Exist 15" SAS	South P.L. near Ceja Vista Rd.
8"	SAS (Private)	98th Street	Sub to RR-3-C	
8"	SAS (Private)	98th Street	Sub to RR-3-B	
	Storm Drain (Unit 1C) (6)			
18"-42"	Storm Drain	98th St.	County Offsite Pond	Ceja Vista Rd.
18"-42"	Storm Drain	Ceja Vista Rd.	98th St.	East PL RR-3-A-2
	Temporary Pond C (25,177 CF) With Agreement & Covenant	E. Boundary	RR-3-B	
	Off-Site Drainage			
	4.405AF Temporary Retention Pond 1 With A+C & Drainage Easment			
	UNIT 2B OR UNIT 3 (WHICHEVER DEVELOPS FIRST)			
	Off-Site Paving (NMDOT)			
	TIA (5) New signal mastarms for reconfiguration of Unser Blvd & Dennis Chavez at the signalized intersection NB & SB directions, new signal timing plan			
	EB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirect lane plus taper	Dennis Chavez	at Unser Blvd	
	WB Left Turn Lane Lengthen to 400' plus 150' taper EB Redirect lane plus taper	Dennis Chavez	at Unser Blvd	
	EB Right Turn Lane Lengthen to 400' plus 150' taper Include Bike Lane	Dennis Chavez	at Unser Blvd	
	WB Bike Lane at Right Turn Lane	Dennis Chavez	at Unser Blvd	

6-28-10

Water (Unit 2B)		Sanitary Sewer (Unit 2B)		65 ft. south	
10"	Waterline (2WR)	Unser Blvd	S. Dennis Chavez (Ex. 12" WL) (2WR)	Tract J	Unser Blvd.
10"	Waterline (2WR)	S. Dennis Chavez ROW	Tract J	Pita Verde Rd	Tract J
10"	Waterline (2WR)	Tract J	S. Dennis Chavez ROW	Paraje St.	Pita Verde Rd.
10"	Waterline (2WR)	Pita Verde Rd	Paraje St.	Tract H	Paraje St.
6"	Waterline (2WR)	Pita Verde Rd	Berberis St.	Unit 2A/2B Boundary	Paraje St.
6"	Waterline (2WR)	Berberis St	Tract H	Ceja Vista Rd.	Paraje St
6"	Waterline (2WR)	Tract H	Berberis St.	Lot 17, Blk 7	Potrero Dr.
10"	Waterline (2WR)	Ceja Vista Rd	Unit 2A/2B Boundary	Paraje St.	Tract L
10"	Waterline (2WR)	Paraje St	Ceja Vista Rd.	Potrero Dr.	Unser Blvd.
4"	Waterline (1W)	Pita Verde Rd.	Lot 17, Blk 7	Potrero Dr.	12" WL Unser Blvd.
8"	Waterline (1W)	Pita Verde Rd.	Paraje St.	Potrero Dr.	
8"	Waterline (1W)	Pita Verde Rd. Sub	Potrero Dr.	Tract L	
8"	Waterline (1W)	Tract L	Pita Verde Rd. Sub	Unser Blvd.	
8"	Waterline (1W)	Unser Blvd.	Tract L	12" WL Unser Blvd.	
6"	Waterline (1W)	Campanula Rd	Paraje St	Potrero Dr	
8"	Waterline (1W)	Ceja Vista Rd.	Cuscula	Paraje St	
12"	Waterline (1W)	Ceja Vista Rd	Cuscula	Pita Verde Rd	
8"	Waterline (1W)	Paraje St	Ceja Vista Rd	Campanula Rd	
8"	Waterline (1W)	Fumaria St.	Ceja Vista Rd.	South Property Line	
12"	Waterline (1W)	Cuscula St.	Ceja Vista Rd.	Pita Verde Rd.	
8"	Waterline (1W)	Potrero Dr.	Ceja Vista Rd.	12" WL (1W)	
	PRV Station	Tract L	10" WL (2WR)		
		Sanitary Sewer (Unit 2B)			
8"	SAS	Pita Verde Rd	Berberis St	Pita Verde Rd. Sub	
8"	SAS	Pita Verde Rd. Sub	Pita Verde	Tract L	
8"	SAS	Tract L	Pita Verde Rd. Sub	Unser Blvd	
8"	SAS	Unser Blvd.	Tract L	Existing 15" SAS	
8"	SAS	Campanula Rd.	Paraje St.	Potrero Dr	
8"	SAS	Ceja Vista Dr.	RR-3-C Commercial	Potrero Dr	
8"	SAS	Potrero Dr	Ceja Vista Rd.	Pita Verde Rd	
8"	SAS	Fumaria	Lot 5 Blk 9	Campanula Rd.	
8"	SAS	Paraje St	Lot 1 Blk 7	Pita Verde Rd	
8"	SAS	Paraje St	Lot 4 Blk 9	Campanula Rd.	
8"	SAS	Berberis St	Lot 7 Blk 7	Pita Verde Rd	

Storm Drain (Unit 2B)					
30" - 48"	Storm Drain	Caja Vista Rd	RR-3-C	Potrero Dr.	/ / /
24" - 30"	Storm Drain	Cuscula St.	Caja Vista Rd	Pita Verde Rd.	/ / /
18" - 36"	Storm Drain	Potrero Dr.	Caja Vista Rd.	Pita Verde Rd.	/ / /
18" - 24"	Storm Drain	Pita Verde Rd	Lot 7, Blk 12	Cuscula St.	/ / /
48"	Storm Drain	Tract M	Potrero St.		/ / /
54"	Storm Drain	Tract M	Unser Blvd.		/ / /
54"	Storm Drain	Unser Blvd.	Tract M	S. Property Line	/ / /
30"	Storm Drain [NMDOT]	Unser Blvd.	In D. Chavez R/W		/ / /
9.0 Ac-Ft Temp Retention Pond w/ A & C (0.535 AF)	First Flush Pond	Tract M			/ / /
	With Agreement & Covenant (7,380 CF)				
	Drainage Swale (NMDOT)	S. Dennis Chavez	98th Street	Unser Blvd.	/ / /
UNIT 3					
	Paving (Unit 3)				
30' FF	Art Pmnt	E. Hall of Unser Blvd.	Dennis Chavez	South PL	/ / /
10'	C & G (East Side Only), Median Curb Asphalt Trail (East side)				/ / /
12'	Asphalt Trail (NMDOT)	S. Dennis Chavez R/W	Unser Blvd	Unit 3 East P.L.	/ / /
26' FF	Res. Pmnt	Pita Verde Rd.	Corylus Dr.	Lunaria Dr.	/ / /
4' (*)	C & G (Both Sides) 4' Sidewalk (Both Sides)				/ / /
26' FF	Res. Pmnt	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/ / /
4' (*)	C & G (Both Sides) Sidewalk (Both Sides)				/ / /
26' FF	Res. Pmnt	Caja Vista Rd.	Corylus Dr	Lunaria Dr	/ / /
4' (*)	C & G (Both Sides) Sidewalk (Both Sides)				/ / /
26' FF	Res. Pmnt	Corylus Dr.	Caja Vista Rd	Pita Verde Rd	/ / /
4'	C & G (Both Sides) Sidewalk (East side)				/ / /
4' (*)	Sidewalk (West Side)				/ / /
28' FF	Res. Pmnt	Lunaria Dr	Meade Rd	Pita Verde Rd.	/ / /
4'	C & G (Both Sides) Sidewalk (West side)				/ / /
4' (*)	Sidewalk (East Side)				/ / /
28' FF	Res. Pmnt	Meade Rd	South PL	East PL	/ / /
6'	C & G (Both Sides) Sidewalk (Both Sides)				/ / /
32' EE	Res. Pmnt (28' Drive Lane)	Meade Rd	East Property Line	Grace Vigil Rd.	/ / /
28' EE	Res. Pmnt	Grave Vigil Rd	Meade Rd	Condeshire Rd.	/ / /

10"	Asphalt Trail	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
10"	Asphalt Trail	Tract S	Pita Verde Rd.	Dennis Chavez	/	/	/
Water (Unit 3)							
12"	Waterline (1W)	Unser Blvd	South PL	Exist. 12" WL (1W)	/	/	/
8"	Reuse Water Line	Unser Blvd	South PL	Dennis Chavez Blvd	/	/	/
8"	Waterline (1W)	Pita Verde Rd	Corylus Dr.	Dennis Chavez Blvd	/	/	/
8"	Waterline (1W)	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
8"	Waterline (1W)	Tract R	Unser Blvd	Lunaria Dr.	/	/	/
8"	Waterline (1W)	Meade Rd.	S. Property Line	Corylus Dr.	/	/	/
8"	Waterline (1W)	Corylus Dr.	Ceja Vista Rd.	East Property Line	/	/	/
8"	Waterline (1W)	Lunaria Dr.	Ceja Vista Rd.	Pita Verde Rd	/	/	/
6"	Waterline (1W)	Campanula Rd.	Corylus Dr.	Pita Verde Rd	/	/	/
8"	Waterline (1W)	Lunaria Dr.	Meade Rd.	Lunaria Dr.	/	/	/
Sanitary Sewer (Unit 3)							
10"	SAS	Tract S	Pita Verde Rd.	Dennis Chavez ROW	/	/	/
8"	SAS	Pita Verde Rd	Corylus Dr.	(Exist. 15" SAS)	/	/	/
8"	SAS	Campanula Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
8"	SAS	Ceja Vista Rd.	Corylus Dr.	Lunaria Dr.	/	/	/
8"	SAS	Corylus Dr.	Ceja Vista Rd.	Pita Verde Rd.	/	/	/
8"	SAS	Lunaria Dr.	Meade Rd.	Pita Verde Rd.	/	/	/
8"	SAS	Unser Blvd.	Tract R	South P Line	/	/	/
8"	SAS	Tract R	Unser Blvd.	Corylus Dr.	/	/	/
8"	SAS	Meade Rd.	Lunaria Dr.	S. Property Line	/	/	/
Storm Drain (Unit 3)							
2.7 Ac-Ft	Public Pond w/Low flow Channel (Work Order)	Tract S	Meade Rd.	Pita Verde Rd.	/	/	/
24" - 48"	Storm Drain	Lunaria Dr.	Tract S	Dennis Chavez	/	/	/
18" - 48"	Storm Drain	Dennis Chavez	Tract S Pond + ROW Inle Hubbel Channel	Lunaria Dr.	/	/	/
24" - 30"	Storm Drain	Meade Rd.	S. Property Line	Inlet ROW	/	/	/
24"	Storm Drain	Dennis Chavez	Unser Blvd.		/	/	/
	Drainage Swale (NMDOT)				/	/	/
(0.169AF)	First Flush Pond With Agreement & Covenant (7,380 CF)				/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements				
Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location

Construction Certification		From	To	Approval of Creditable Items:	Impact Fee Administrator Signature	Date
Inspector	P.E.					

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

(*) Sidewalks are deferred in these areas. All others are built with Unit construction plans.

- 1 Landscaping Maintenance Agreement for landscaping in the public right-of-way
- 2 Walls & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees
- 3 Development Agreement w/ ABCWUA including Don Reservoir as a condition of Final Plans
- 4 Engineers certification of the grading plan required for release of SIA for each Unit
- 5 Update TIA. The next Tract or Unit to develop shall require a TIA
- 6 Storm Drain sizes may change in accordance with final HGL calculations, pending Hydrology approval

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
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Diane Hoelzer, PE
NAME (print)

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

Mark Goodwin & Associates, PA

FIRM

Mark Goodwin 4-25-18

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE date

UTILITY DEVELOPMENT - date

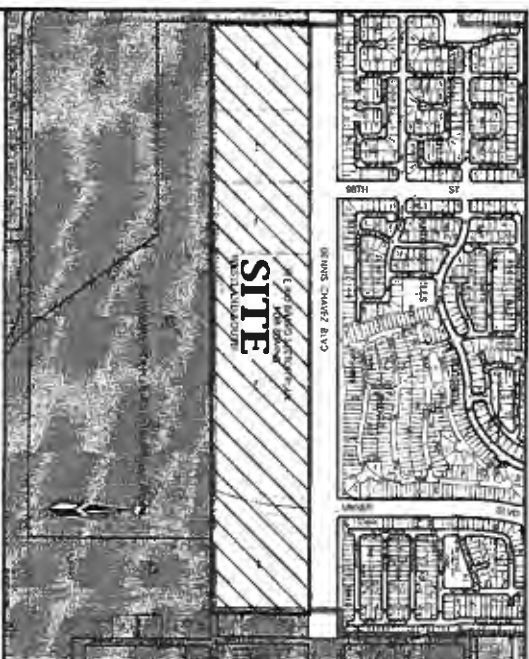
CODE ENFORCEMENT - date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS				
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



VICINITY MAP SCALE: 1"=750' ZONE ATLAS MAP P-9-Z

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	863.88	2250.00	27.02 38°	3.88 37°	N10 50.34 E	860.55
C2	47.12	30.00	90.00 00°		N45 10.55 W	42.43
C3	47.08	30.00	89.55 28°	29.86	N44 56.49 E	42.40

LEGAL DESCRIPTION

A tract of land within the Town of Atlixco Grent, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH on the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 BK, 200506, Pg. 365 and containing 98.8700 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS RR-3A, THRU RR-3, E. INTO 225 RESIDENTIAL LOTS AND 16 TRACTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
3. VACATE EASEMENTS AS SHOWN.

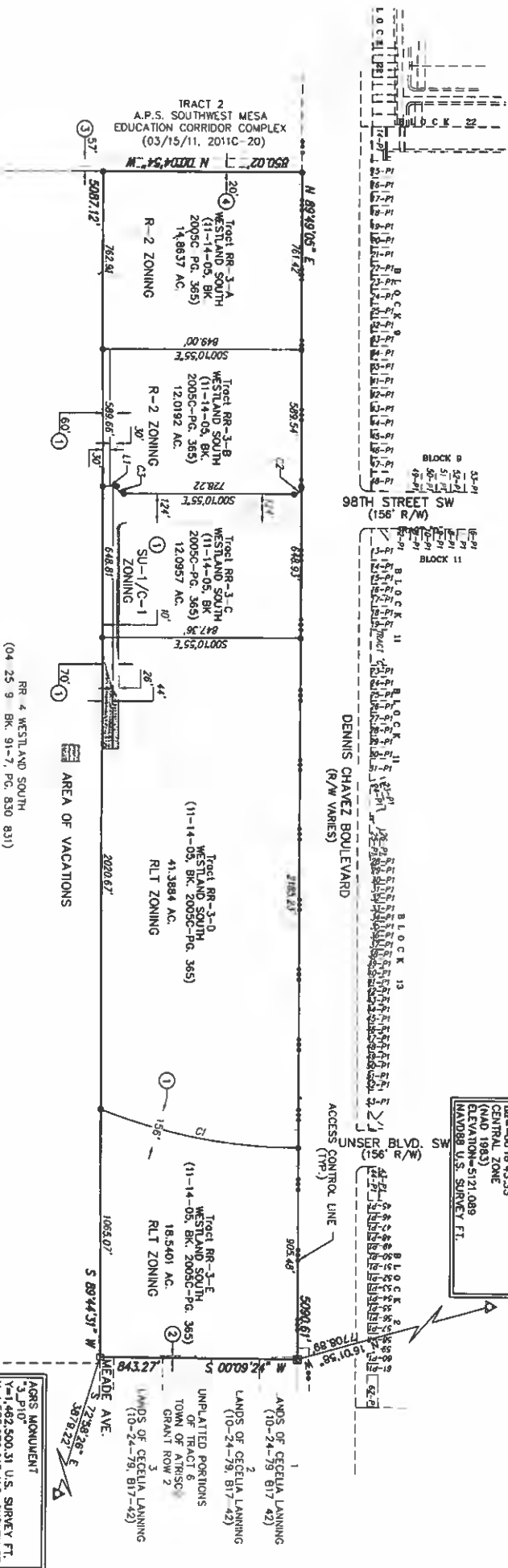
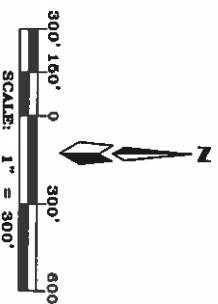
SUBDIVISION DATA

GROSS ACREAGE	98.9070
ZONE	P-9-2
NO. OF LOTS CREATED	225 LOTS
NO. OF TRACTS CREATED	16 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
DATE OF SURVEY	NOVEMBER, 2004

AMENDED PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1 A, 1 B, 1 C, 2 AND 3
WITHIN THE
TOWN OF AIRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2017

NOTES

1. Bearings are New Mexico State Plane (Old Bearings) (Central Zone)
2. Distances are ground distances.
3. Bearings and distances to 1/4th decimal are rounded.
4. Bearings and distances to 1/10th decimal are rounded.
5. BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3A, THROUGH RR-3E, (11-14-00, 2005C-385)
6. LANDS OF CECILIA LANNING, (10-24-78, B17-42)
7. LAND OF DAVIDCO PRODUCE, (11-08-74, A5-18)
8. LAND OF DAVIDCO PRODUCE, (01-08-74, A5-18)
9. WESTLAND SOUTH, TRACTS RR-3A, THROUGH RR-3E, (11-14-00, 2005C-385)
10. LANDS OF WESTLAND ELEC. CO., INC., SOUTH TRACT, (02-10-77, CASE #76-02985)
11. PANDREVEE, (01-28-01, 01-C-38)
12. RIGHT OF WAY MAP (SD-4008 (2007), (05-09-04)
13. Records of Bernalillo County, New Mexico.
14. Date of Survey, November, 2004
15. Insurance Company Commitment No.04-106878-B-V-G
16. Effective Date, October 7, 2004
17. Address of Property, None provided
18. The property lies within Zone (N) as shown on Planat 338 of 825 Flood Insurance Rate Map City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005
19. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, (AT&T), (1972-2004) and is shown on Planat 338 of 825 Flood Insurance Rate Map City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005
20. amended by a MODIFICATION/EASEMENT, filed May/July 13, 1972, recorded in Book 166C, Page 633, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT, filed December 18, 1977, recorded in Book 166C, 575, Page 828 as being record of Bernalillo County, New Mexico.



NOTES

1. UNLESS HEREAFTER NOTED, ALL BOUNDARY CORNERS SHOWN THIS PLAN SHALL BE MARKED BY A 1/2" REBAR W/ CAP STAMPED "S9/7719"
2. ALL STREET CENTRINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTRINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS PLAN. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

"CITY OF ALBUQUERQUE CENTRINE MONUMENTATION"

"DO NOT DISTURB S9/7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTRINE MONUMENTATION.
7. ALL PROPOSED LOTS CONTAINED WITHIN THIS SUBDIVISION ARE A MINIMUM OF 40 FEET WIDE AND A MINIMUM OF 4000 SF IN SIZE

OWNERS

ALBUQUERQUE RIO BRAVO PARTNERS LLC
6330 RIVERSIDE PLAZA LANE N.W.
STE 220
ALBUQUERQUE, N.M. 87102
(505) 898-5051

SITE BENCHMARK

ACS MONUMENT
"3-P10"
ELEVATION=4938.411
(NAVD83) U.S. SURVEY FT.

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P O BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

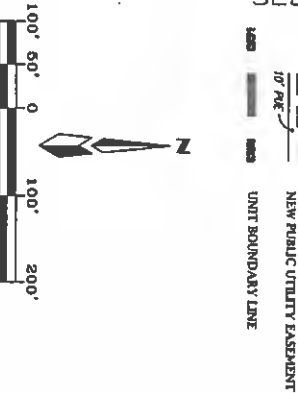
SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1980

APPROVED

Don W. Rasmussen P.S. 12/20/17
City Surveyor, City of Albuquerque, N.M. Date

CEVA USA LLC
12/15/17
MARK PAKNIDER, MANAGING MEMBER Date

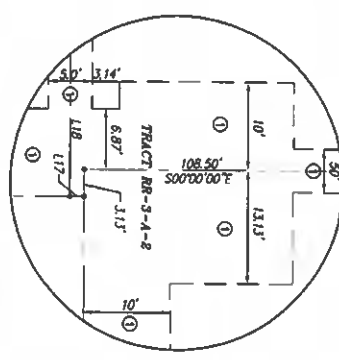
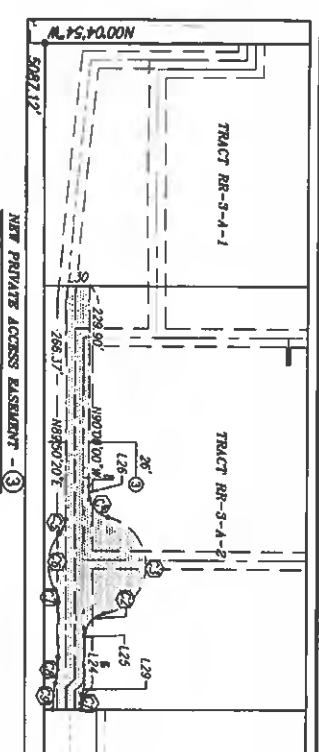


Parcel Line Table			
Line #	Direction	Length	
L12	S00°00'00"E	53.65'	
L13	N45°00'04"E	28.93'	
L14	S00°00'00"E	53.65'	
L15	S00°00'00"E	52.15'	
L16	S00°00'00"E	33.01'	
L17	S00°00'00"E	1.63'	
L18	N90°00'00"W	33.02'	
L19	S89°49'03"W	29.50'	
L20	N00°00'00"E	111.50'	
L21	S89°49'03"W	19.43'	
L22	N00°00'00"E	176.41'	

Parcel Line Table			
Line #	Direction	Length	
L24	N90°00'00"W	52.49'	
L25	N81°05'34"W	14.73'	
L26	S88°22'46"W	14.01'	
L29	N71°19'30"W	10.35'	
L30	S01°00'54"E	26.75'	

Curve #	Radius
①	118.00'
②	28.00'
③	55.00'

Chorus Table			
th	Dalle	Chord Direction	Chord Length
1	008 10 34"	A66 10 12" W	16.84'
2	064 35 31"	A87 9 49 29" W	23.83'
3	159 20 54"	M67 9 10 10" W	116.85'
4	063 26 05"	S44 01 48" W	28.44'
5	035 20 37"	S87 7 09 49" E	17.50'
6	070 26 12"	S85 57 03" E	64.33'
7	030 04 40"	N74 42 11" E	14.53'
8	011 20 24"	S84 31 17" E	28.99'
9	011 26 24"	S84 31 17" E	28.99'



AMENDED PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1 A, 1 B, 1 C, 2 A, 2 B AND 3
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2018

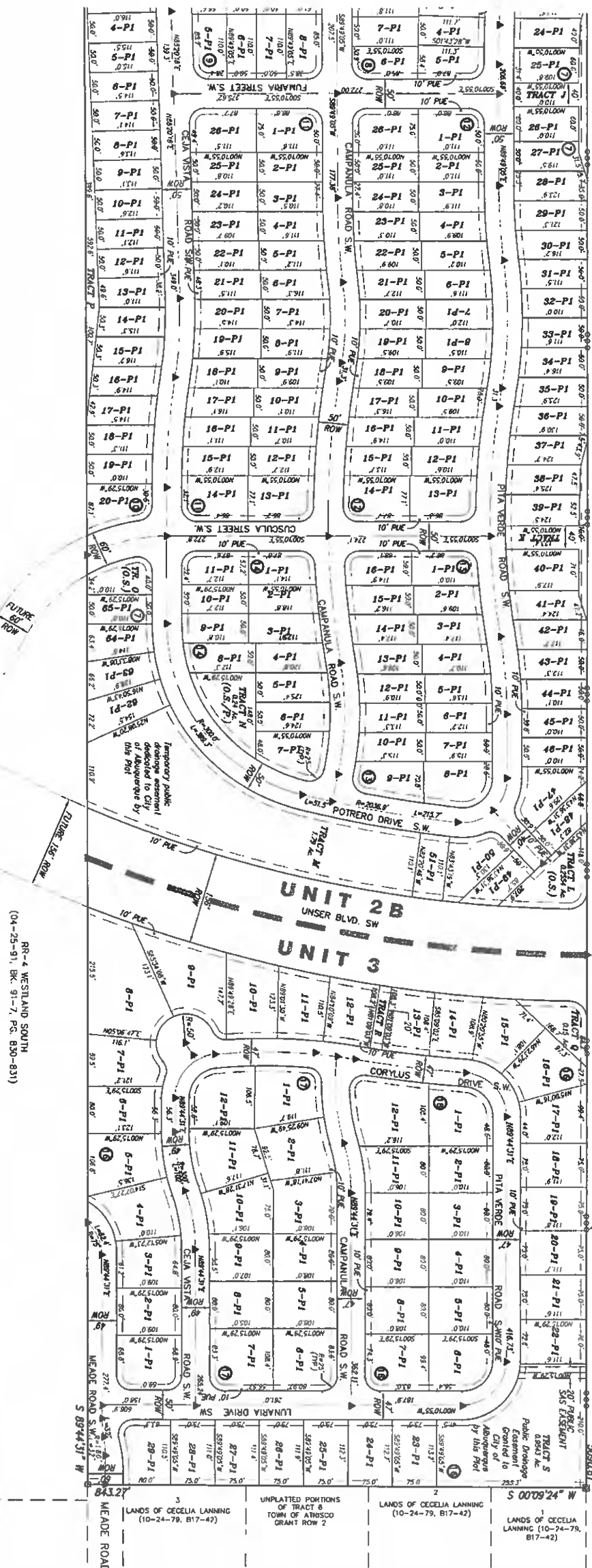
NEW PUBLIC WATERLINE EASEMENT - ①

SCALE: 1" = 10'

NOTES:

1. Tracts 4, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the CDA by this act.
2. Tracts H, I, J, K, L, M, N, Q, P, Q, & R are owned by and to be maintained by the Dept. Vista Home Association. Tracts 4, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this act.
3. Tracts M is to be held and maintained by the subdivisor until such time that it is conveyed or developed.

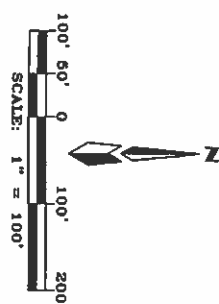
SEE SHEET 2 OF 3 FOR CONTINUATION



DENNIS CHAVEZ BOULEVARD
(R/W VARIES)

UNSER BLVD. SW
(156' R/W)

ACCESS CONTROL LINE
(TYP)



RR-4 WESTLAND SOUTH
(04-25-91, BK. 91-7, PG. 830-831)

- The following tracts have been created for the following purposes:
1. Tract A- Future commercial development
 2. Tract B- Future commercial development
 3. Tract C- Future commercial development
 4. Tract D- No longer used as a tract designation
 5. Tract E- No longer used as a tract designation
 6. Tract F- Future commercial development
 7. Tract G- Future commercial development
 8. Tract H- Open Space/Park
 9. Tract I- Open Space/Park
 10. Tract J- Pedestrian Access Easmt.
 11. Tract K- Pedestrian Access Easmt.
 12. Tract L- Temporary Public Drainage Easmt., future residential lots
 13. Tract M- Open Space/Park
 14. Tract N- Open Space/Park
 15. Tract O- Future incorporation to south development
 16. Tract P- Open Space/Park
 17. Tract Q- Pedestrian Access Easmt., Waterline & Sanitary Sewer Easmt.
 18. Tract R- Public Drainage Easmt.
 19. Tract S- Public Drainage Easmt.
- All waterline and sanitary sewer easements are granted to A.B.C. MUA.
- All drainage easements and pedestrian access easements are granted to the City of Albuquerque.
- Tracts H, I, J, K, L, N, O, P, Q, R are owned by and to be maintained by the City of Albuquerque.
- Tracts M and P are to be owned and maintained by the City of Albuquerque until such a time as the property has been conveyed or developed for the future intended purpose.
- Tract S is to be owned and maintained by the City of Albuquerque for a permanent detention pond.

- NOTES:
1. Tracts J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
 2. Tracts H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the City of Albuquerque. Tracts J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
 3. Tract M is to be held and maintained by the City of Albuquerque until such time that it is conveyed or developed.

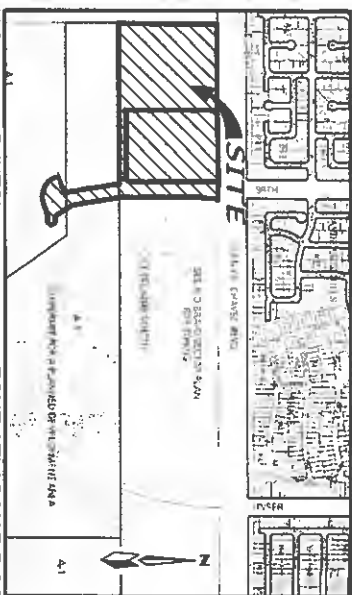
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP
- LS 13102
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR WITH CAP
- LS 14133
- FOUND 5/8" REBAR WITH CAP
- LS 14133

LEGEND

- LOT NUMBER
- BLOCK NUMBER
- CENTER LINE MONUMENT
- RIGHT-OF-WAY
- NEW PUBLIC UTILITY EASEMENT
- UNIT BOUNDARY LINE

AMENDED PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1 A, 1 B, 1 C, 2 A, 2 B AND 3
WITHIN THE
TOWN OF ALBUQUERQUE
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2018



- NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMES AND WEEDING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO REMAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-18-3-18 OF THE CITY ZONING CODE.
8. COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 6 FEET IF THE RETAINING WALL IS GREATER THAN 4 FEET. THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD ON A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

Cape Vista Amended Preliminary Plat Temporary Retention Ponds			
	Pond "A"	Pond "B"	Pond "C"
Volume Required	12,197	21,257	25,177
Volume Provided	21,071	26,401	30,849
Top Pond	5122.0	5707.0	5187.0
Bottom Pond	5120.0	5105.0	5184.5
Total Depth	2.00	2.00	2.50
Volume Required (C)	12,197	21,257	25,177
Volume Required (A)	0.280	0.458	0.578
Depth @ 100 Yr.-10 Day	1.15	1.81	2.04
Maximum WSEL	5121.6	5105.6	5186.54

LEGAL DESCRIPTION

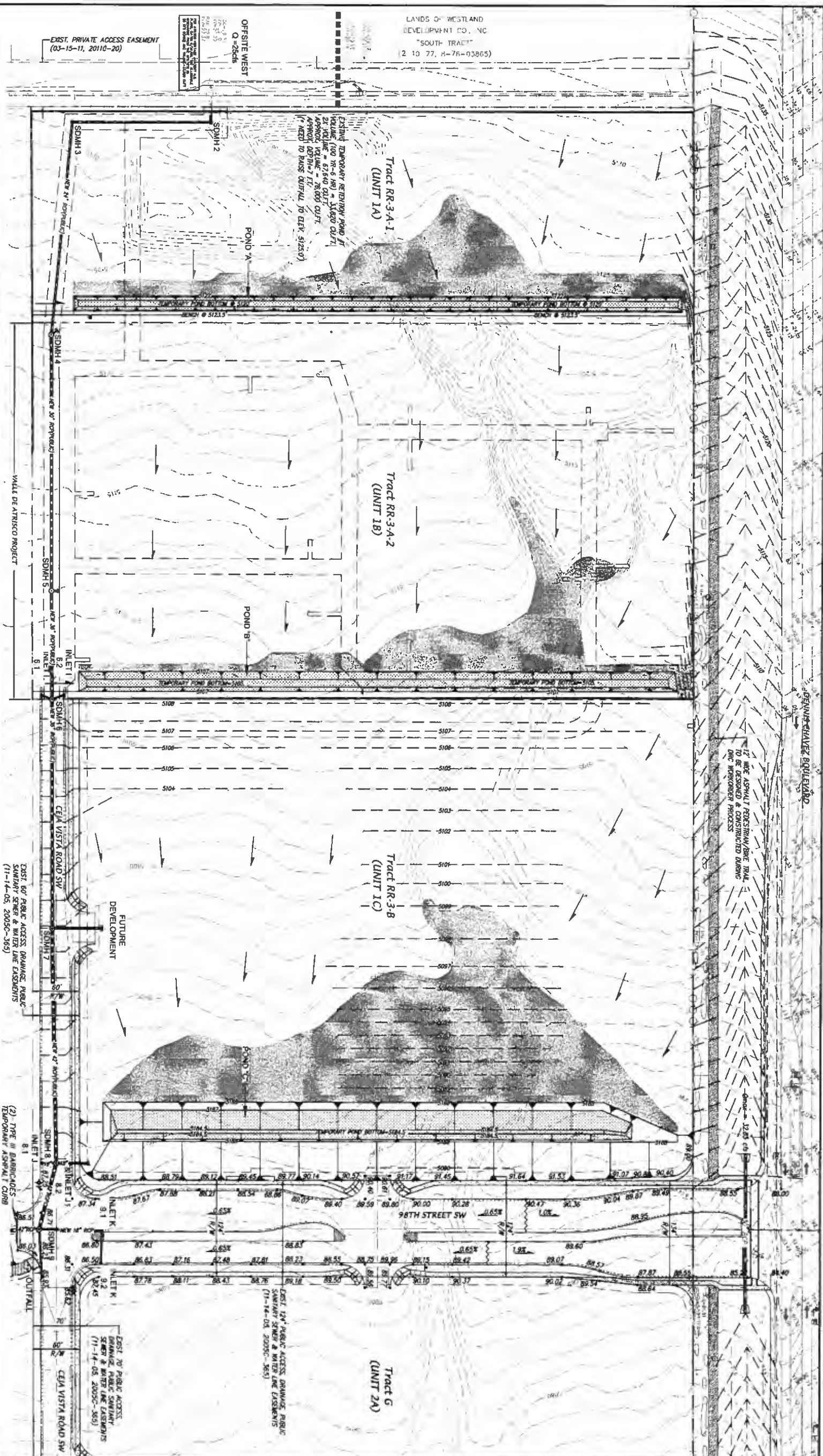
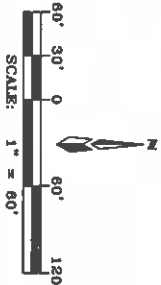
TRACT RR-3-A, TRACT RR-3-B AND TRACT RR-3-C, WESTLAND SOUTH WITHIN THE TOWN OF AIMSICO GRANT, PROPOSED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNILLO COUNTY NEW MEXICO

NEW EASEMENTS

- ① NEW PUBLIC WATER LINE EASEMENT GRANTED TO A.B.C.W.U.A.
- ② NEW PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- ③ NEW PRIVATE ACCESS EASEMENT GRANTED TO TRACT RR 3-A-1

LEGEND

WATER SURFACE ELEVATION (WSEL) AREA
- GRADE AREA SLOPE TOWARDS
POND AT > 10:1 SLOPE



ENGINEER'S SEAL

SURVEY INFORMATION

BENCH MARKS

45. BIRTH INFORMATION:

FIELD NOTES

AGRS BRASS CAP STAMPED "AGS RM 4-P9"

CONTRACTING

FROM THE INTERSECTION OF DENNIS CHAVEZ BOULEVARD AND CO
BOULEVARD SW, TRAVEL WEST ON DENNIS CHAVEZ BOULEVARD
1.80 MILES TO THE BENCHMARK ON THE RIGHT, THE CAP IS ON
THE SOUTH TOP OF A CONCRETE CHANNEL.
GEOGRAPHIC POSITION IN FEET (NAD83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
ELEVATION IN FEET (NAVD83) = 5129.596

WORK	DATE
STARTED BY	
APPROVED BY	DATE
RECEIVED BY	DATE
RECEIVED BY	DATE
RECEIVED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE

NO	DATE	REMARKS	B
REVISIONS			
DESIGN			
DESIGNED BY	DLH	DATE	10/17
DRAWN BY	ACH	DATE	10/17
CHECKED BY	DMG	DATE	10/17

 **CITY OF ALBUQUERQUE**
PLANNING DEPARTMENT

CEJA VISTA - UNIT 1
GRADING & DRAINAGE PLAN

TWILIGHT AT THE CITY OF NEW YORK AND STATE OF NEW YORK

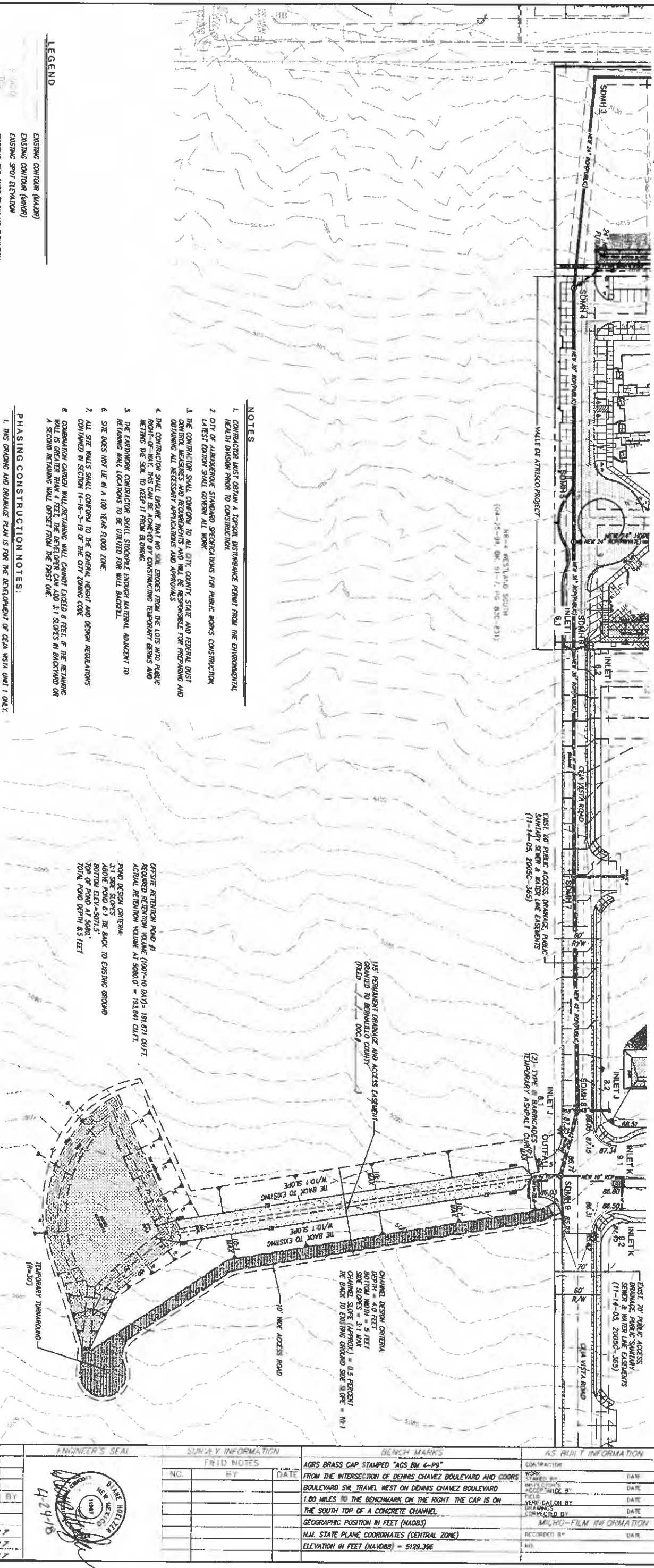
SUBJECT: [REDACTED]

[illegible]

P.O.

1 2

SEE SHEET 1 OF 2 FOR OVERALL (CONT.)



NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL EROSION FROM THE LOT AND PUBLIC RIGHT-OF-WAY CAN BE CAUSED BY CONSTRUCTING TEMPORARY DENS AND MEETING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EXISTING CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
8. COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF THE RETAINING WALL IS GREATER THAN 4 FEET, THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD OR A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

PHASING CONSTRUCTION NOTES:

1. THIS GRADING AND DRAINAGE PLAN IS FOR THE DEVELOPMENT OF CEJA VISTA UNIT 1 ONLY.
2. THERE IS AN EXISTING RETENTION POND ON THE WEST SIDE - FUTURE TRACT RR-3-A-1 THAT WAS CONSTRUCTED TO INTERCEPT THE 100 YEAR FLOW VOLUME FROM THE ATMOSD HERITAGE ACADEMY SCHOOL WHICH THEN OVERFLOWS TO THE EXISTING APPROX. THE EAST END OF THE POND WILL NEED TO BE REBUILT TO ELEVATION 5124.0' FROM THE EXISTING RETENTION POND WALL THEN CONTAIN THE 100 YEAR-10 DAY STORM VOLUME FROM THE SCHOOL SITE. THIS EXISTING POND WILL NEED TO REMAIN IN PLACE UNTIL THE PUBLIC STORM DRAIN SYSTEM THAT INTERCEPTS THE HIGH SCHOOL FLOWS IS CONSTRUCTED AND OPERATIONAL. THE PUBLIC STORM DRAIN SYSTEM WILL BE CONSTRUCTED AND EXTEND EASTWARD THROUGH THE PROJECT SITE TO CEJA VISTA ROAD AND TO 80TH STREET, THEN SOUTH TO THE TEMPORARY POND.
3. ONCE THE PUBLIC STORM DRAIN IS ACCEPTED THE EXISTING RETENTION POND CAN BE ELIMINATED.
4. THE TEMPORARY RETENTION POND ON TRACTS RR-3-A-1, RR-3-A-2, RR-3-A-3, RR-3-B WILL PREVENT FLOWS FROM THESE TRACTS FROM ENTERING THE 80TH STREET PUBLIC ROW AND THE ADJACENT DOWNTOWN TRACTS. THESE POND WILL REMAIN IN PLACE UNTIL EACH OF THE INDIVIDUAL TRACTS IS DEVELOPED.
5. THE PUBLIC STORM DRAIN, TEMPORARY CHANNEL AND TEMPORARY OFFSITE POND PROPOSED ARE DESIGNED TO CONVEY THE DEVELOPED CHANNEL FLOWS FROM TRACT RR-3-A-1, RR-3-A-2, RR-3-A-3, RR-3-B AND 80TH STREET AND CEJA VISTA ROAD.
6. PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY OF THE TRACTS IN UNIT 1, THE PUBLIC INFRASTRUCTURE SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY WHICH INCLUDES: 80TH STREET & CEJA VISTA ROAD IMPROVEMENTS, PUBLIC STORM DRAIN FROM APS OUTFALL AT WEST PROPERTY LINE TO OUTFALL AT CEJA VISTA ROAD & 80TH STREET, TEMPORARY DRAINAGE CHANNEL, & OFFSITE RETENTION POND.
7. TEMPORARY OFFSITE RETENTION POND AT SHALL BE COMPLETED & APPROVED BY C.O.A. HYDROLOGIST PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY OF THE TRACTS IN UNIT 1.
8. ALL PERMETER RETAINING WALLS SHALL BE CONSTRUCTED SUCH THAT THE FOOTER SHALL REMAIN WITHIN PROJECT SITE AND NOT WITHIN ADJACENT RIGHT-OF-WAY OR PRIVATE PROPERTY.

LEGEND	
	EXISTING CONTOUR (MAJOR)
	EXISTING SPOT ELEVATION
	EXISTING TOP CONTOUR/TOPMAK ELEVATION
	EXISTING ASPHALT PAVEMENT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TRAFFIC SIGNAL PULLBOX
	EXISTING TELEPHONE MANHOLE
	EXISTING CATCH PIT/STREET
	EXISTING STORM DRAIN MANHOLE
	NEW STANDARD CURB & GUTTER
	NEW ADJUSTABLE CURB & GUTTER
	NEW RIGHT-OF-WAY
	NEW EASEMENT
	NEW LOT LINES
	NEW EASEMENTS
	NEW TOP OF WALL ELEVATION
	NEW BOTTOM OF WALL ELEVATION
	NEW FLOW DIRECTION
	NEW WATER BLOCK
	NEW RETAINING WALL (SEE NOTE 3)
	NEW GARDEN WALL
	NEW STORM DRAIN

CITY PROJECT NO.		CORR. MAP NO.	P-9-Z	SHEET	2	OF	2
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		NO DATE			BY
LAST DESIGN UPDATE		NO DATE		NO DATE			BY
CITY OF ALBUQUERQUE PLANNING DEPARTMENT		MARK GOODMAN & ASSOCIATES, P.A. P.O. BOX 90506 ALBUQUERQUE, NEW MEXICO 87199 OFFICE (505) 628-2200, FAX (505) 797-9539		NO DATE			REMARKS
CEJA VISTA - UNIT 1 GRADING & DRAINAGE PLAN		MARK GOODMAN & ASSOCIATES, P.A. P.O. BOX 90506 ALBUQUERQUE, NEW MEXICO 87199 OFFICE (505) 628-2200, FAX (505) 797-9539		NO DATE			DESIGN
DESIGNED BY: DLH		DATE: 10/17		NO DATE			REVISIONS
DRAWN BY: ACH		DATE: 10/17		NO DATE			DESIGN
CHECKED BY: DMG		DATE: 10/17		NO DATE			DESIGN

APPENDIX A

Ceja Vista Subdivision
City of Albuquerque

Table 2 Offsite Temporary Pond Volume for 100 year 10 day Storm

SUB BASIN ID	DESCRIPTION	AREA acre	AREA sq.mi.	Land Treatment Values				100Y-6H DISCHRG CFS	100Y-6H Runoff Vol (AF)	100Y-10DAY Runoff Vol (AF)	100Y-10DAY Runoff Vol (CuFt)
101.A	Tr RR-3-A-1	5.42	0.00847	0.0	15.0	15.0	70.0	20.83	0.777	0.866	37,733.85
101.B	Tr RR-3-A-2	9.44	0.01475	0.0	15.0	15.0	70.0	36.25	1.353	1.442	62,824.41
101.C	Tr RR-3-B	11.19	0.01748	0.0	15.0	15.0	70.0	42.95	1.603	1.692	73,714.41
101.D	98th Street	1.98	0.00309	0.0	10.0	10.0	80.0	7.93	0.302	0.404	17,598.24
DLH 4-24-18										TOTAL = 191,870.91	

TABLE 4

Offsite Retention Pond Volume Calculations			
Ceja Vista Unit 1-3 Amended Prel. Plat			
Elevation	Area		Accum.
(feet)	(sq.ft.)	(cu.ft.)	(cu.ft.)
5071.5	14,824.40		
5072	15,593.30	7,603.62	7,603.62
5073	17,294.20	16,436.41	24,040.03
5074	19,099.40	18,189.33	42,229.36
5075	21,005.10	20,044.70	62,274.06
5076	23,011.90	22,000.87	84,274.93
5077	25,117.10	24,056.82	108,331.76
5078	27,325.00	26,213.30	134,545.06
5079	29,627.60	28,468.54	163,013.60
5080	32,043.60	30,827.71	193,841.31

f:/17005/drainage/Table 4 Offsite Retention Pond Volume

4/24/2018

CEJA VISTA UNIT 2 AND 3 RESIDENTIAL AND UNIT 2 COMMERCIAL

First Flush Calculations

Unit 2 Commercial

Area = 418,900 sq.ft.

Assumed Land Treatment D = 85%

First Flush required Volume = (418,900 sq.ft.) x (.85) x (0.34"/12) = 10,088 cu.ft.

= 0.231 AF

Unit 2 Residential

Area = 1,735,088 sq.ft.

Land Treatment D = 47.4%

First Flush required Volume = (1,735,088 sq.ft.) x (.474) x (0.34"/12) = 23,302 cu.ft.

= 0.535 AF

Unit 3 Residential

Area = 739,940 sq.ft.

Land Treatment D = 35.2%

First Flush required Volume = (739,940 sq.ft.) x (.352) x (0.34"/12) = 7,380 cu.ft.

= 0.169 AF

Ceja Vista Subdivision									
City of Albuquerque									
Table 1 Hydrology Summary									
SUB BASIN ID	DESCRIPTION	AREA acre	AREA sq.mi.	Land Treatment Values				DISCHGE CFS	Runoff Vol (AF)
				A	B	C	D		
100.10	Dennis Chavez	11.96	0.01869	60.0	0.0	0.0	40.0	32.85	1.192
100.20	Dennis Chavez	8.84	0.01382	60.0	0.0	0.0	40.0	24.29	0.881
100.30	Dennis Chavez	3.15	0.00492	60.0	0.0	0.0	40.0	8.66	0.314
101.A	Tr RR-3-A-1	5.42	0.00847	0.0	15.0	15.0	70.0	20.83	0.777
101.B	Tr RR-3-A-2	9.44	0.01475	0.0	15.0	15.0	70.0	36.25	1.353
101.C	Tr RR-3-B	11.19	0.01748	0.0	15.0	15.0	70.0	42.95	1.603
101.D	98th Street	1.98	0.00309	0.0	10.0	10.0	80.0	7.93	0.302
102.A	Tr RR-3-C	8.91	0.01393	0.0	10.0	10.0	80.0	35.99	1.392
102.B	Unit 2	39.83	0.06224	0.0	26.3	26.3	47.4	101.96	3.450
102.C	Unser Blvd.	3.10	0.00485	0.0	20.0	20.0	60.0	8.30	0.288
103	Unit 3	16.99	0.02655	0.0	32.4	32.4	35.2	41.74	1.373
103.A	Phase II	13.70	0.02141	0.0	31.8	31.8	36.5	33.81	1.116
Undeveloped Tracts RR-3-A-1, RR-3-A-2, RR-3-B									
101.TRA	Undeveloped Tr.A	5.42	0.00847	100.0	0.0	0.0	0.0	9.16	0.280
101.TRB	Undeveloped Tr.B	9.44	0.01475	100.0	0.0	0.0	0.0	15.93	0.488
101.TRC	Undeveloped Tr.C	11.19	0.01748	100.0	0.0	0.0	0.0	18.88	0.578

DLH 4-20-18



NOAA Atlas 14, Volume 1, Version 5
Location name: Albuquerque, New Mexico,
USA*

Latitude: 35.0243°, Longitude: -106.7431°
Elevation: 5114.88 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Pencak, Sarah Dietz, Sarah Heim, Lorian Hiner, Kazungu Malana, Deborah Martin, Sandra
Pavlovic, Ishan Roy, Carl Trapp, Luk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey
Borin, Daniel Brawer, Li Chuan Chen, Tye Parzybok, John Yarchosh

NOAA National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & Aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.174 (0.159-0.202)	0.225 (0.194-0.262)	0.302 (0.259-0.352)	0.362 (0.309-0.419)	0.444 (0.377-0.513)	0.508 (0.429-0.587)	0.575 (0.482-0.664)	0.645 (0.538-0.744)	0.740 (0.611-0.856)	0.816 (0.669-0.944)
10-min	0.265 (0.228-0.308)	0.343 (0.295-0.399)	0.460 (0.394-0.535)	0.552 (0.470-0.639)	0.676 (0.574-0.781)	0.772 (0.653-0.933)	0.874 (0.734-1.01)	0.982 (0.818-1.13)	1.13 (0.930-1.30)	1.24 (1.02-1.44)
15-min	0.329 (0.283-0.382)	0.425 (0.355-0.495)	0.571 (0.488-0.663)	0.684 (0.583-0.791)	0.838 (0.712-0.969)	0.957 (0.810-1.11)	1.08 (0.910-1.25)	1.22 (1.01-1.41)	1.40 (1.15-1.62)	1.54 (1.26-1.78)
30-min	0.443 (0.381-0.514)	0.573 (0.492-0.667)	0.768 (0.658-0.893)	0.921 (0.785-1.07)	1.13 (0.959-1.31)	1.29 (1.09-1.49)	1.46 (1.23-1.69)	1.64 (1.37-1.89)	1.88 (1.55-2.18)	2.07 (1.70-2.40)
60-min	0.548 (0.471-0.637)	0.709 (0.609-0.825)	0.951 (0.814-1.11)	1.14 (0.972-1.32)	1.40 (1.19-1.62)	1.60 (1.35-1.85)	1.81 (1.52-2.09)	2.03 (1.69-2.34)	2.33 (1.92-2.69)	2.57 (2.11-2.97)
2-hr	0.637 (0.546-0.755)	0.816 (0.698-0.968)	1.08 (0.921-1.28)	1.29 (1.10-1.52)	1.58 (1.34-1.86)	1.82 (1.53-2.13)	2.07 (1.72-2.42)	2.33 (1.92-2.72)	2.70 (2.20-3.14)	2.99 (2.42-3.50)
3-hr	0.682 (0.589-0.803)	0.856 (0.747-1.02)	1.13 (0.979-1.33)	1.35 (1.16-1.58)	1.64 (1.40-1.92)	1.88 (1.60-2.20)	2.13 (1.80-2.45)	2.40 (2.00-2.80)	2.78 (2.29-3.23)	3.08 (2.52-3.60)
6-hr	0.786 (0.685-0.917)	0.992 (0.865-1.15)	1.28 (1.11-1.49)	1.50 (1.31-1.74)	1.81 (1.56-2.10)	2.05 (1.76-2.37)	2.31 (1.97-2.67)	2.57 (2.18-2.97)	2.93 (2.46-3.39)	3.23 (2.69-3.74)
12-hr	0.872 (0.766-0.996)	1.10 (0.967-1.25)	1.39 (1.22-1.59)	1.62 (1.42-1.85)	1.94 (1.69-2.20)	2.17 (1.89-2.47)	2.43 (2.09-2.76)	2.68 (2.30-3.05)	3.03 (2.57-3.45)	3.32 (2.79-3.78)
24-hr	0.975 (0.864-1.11)	1.22 (1.08-1.39)	1.53 (1.35-1.74)	1.77 (1.57-2.01)	2.10 (1.85-2.38)	2.35 (2.07-2.66)	2.62 (2.29-2.95)	2.88 (2.51-3.25)	3.24 (2.80-3.65)	3.52 (3.03-3.97)
2-day	1.03 (0.916-1.15)	1.29 (1.15-1.44)	1.60 (1.43-1.80)	1.85 (1.65-2.07)	2.19 (1.95-2.45)	2.44 (2.17-2.73)	2.71 (2.40-3.03)	2.98 (2.62-3.33)	3.34 (2.92-3.73)	3.61 (3.14-4.05)
3-day	1.13 (1.02-1.25)	1.41 (1.28-1.56)	1.74 (1.58-1.92)	2.00 (1.81-2.21)	2.35 (2.12-2.59)	2.62 (2.38-2.89)	2.89 (2.59-3.19)	3.16 (2.83-3.49)	3.53 (3.13-3.89)	3.80 (3.36-4.20)
4-day	1.24 (1.13-1.35)	1.54 (1.41-1.68)	1.88 (1.72-2.05)	2.15 (1.97-2.35)	2.52 (2.30-2.74)	2.80 (2.55-3.04)	3.07 (2.79-3.34)	3.35 (3.04-3.64)	3.71 (3.35-4.04)	3.99 (3.59-4.35)
7-day	1.42 (1.31-1.55)	1.76 (1.62-1.92)	2.14 (1.97-2.33)	2.44 (2.24-2.65)	2.83 (2.59-3.05)	3.11 (2.85-3.37)	3.40 (3.11-3.68)	3.67 (3.35-3.97)	4.03 (3.67-4.36)	4.28 (3.89-4.64)
10-day	1.57 (1.44-1.71)	1.95 (1.79-2.12)	2.38 (2.19-2.58)	2.72 (2.50-2.95)	3.17 (2.91-3.42)	3.50 (3.21-3.78)	3.84 (3.51-4.14)	4.16 (3.80-4.50)	4.59 (4.17-4.96)	4.90 (4.43-5.30)
20-day	1.98 (1.81-2.15)	2.45 (2.25-2.67)	2.98 (2.74-3.23)	3.37 (3.10-3.65)	3.87 (3.55-4.19)	4.23 (3.88-4.58)	4.58 (4.19-4.95)	4.91 (4.49-5.30)	5.31 (4.85-5.75)	5.60 (5.11-6.06)
30-day	2.37 (2.18-2.56)	2.93 (2.70-3.17)	3.53 (3.25-3.81)	3.97 (3.65-4.27)	4.51 (4.15-4.85)	4.90 (4.50-5.27)	5.26 (4.83-5.66)	5.61 (5.14-6.02)	6.01 (5.51-6.47)	6.29 (5.76-6.77)
45-day	2.88 (2.66-3.10)	3.56 (3.29-3.84)	4.23 (3.91-4.56)	4.71 (4.36-5.07)	5.29 (4.90-5.69)	5.69 (5.26-6.11)	6.04 (5.60-6.48)	6.35 (5.88-6.81)	6.69 (6.21-7.17)	6.89 (6.41-7.38)
60-day	3.32 (3.07-3.59)	4.11 (3.80-4.44)	4.83 (4.53-5.27)	5.45 (5.05-5.87)	6.12 (5.67-6.59)	6.58 (6.09-7.08)	7.00 (6.48-7.53)	7.36 (6.82-7.93)	7.77 (7.21-8.37)	8.03 (7.45-8.64)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS)

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

[illegible]

COMMAND	HYDROGRAPH IDENTIFICATION NO.	FROM TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE #
*S	AREA= 1.98 ACRES								2
COMPUTE NM HYD	101.D	1	0.00309	7.93	0.302	1.83292	1.500	4.010 PER IMP= 80.00	
*S	SUB BASIN 102.A								
*S	AREA= 8.91 ACRES								
COMPUTE NM HYD	102.A	1	0.01393	35.99	1.392	1.87360	1.500	4.037 PER IMP= 85.00	
*S	SUB BASIN 102.B								
*S	AREA= 39.83 ACRES								
COMPUTE NM HYD	102.B	1	0.06224	101.96	3.450	1.03941	1.500	2.560 PER IMP= 23.70	
*S	SUB BASIN 102.C								
*S	AREA= 3.100 ACRES								
COMPUTE NM HYD	102.C	1	0.00485	8.30	0.288	1.11148	1.500	2.673 PER IMP= 30.00	
*S	SUB BASIN 103.0								
*S	AREA= 16.99 ACRES								
COMPUTE NM HYD	103.0	1	0.02655	41.74	1.173	0.96986	1.500	2.456 PER IMP= 17.60	
*S	SUB BASIN 103.A								
*S	AREA= 13.700 ACRES								
COMPUTE NM HYD	103.A	1	0.02141	33.81	1.116	0.97723	1.500	2.468 PER IMP= 18.24	
*S	UNDEVELOPED								
*S	TRACTS RR-3-A-1, RR-3-A-2, RR-3-B								
*S	WEST OF 98TH STREET								
*S	SUB BASIN 101.TRA								
*S	AREA= 5.4236 ACRES								
COMPUTE NM HYD	101.TRA	1	0.00847	9.16	0.280	0.62013	1.550	1.689 PER IMP= 0.00	
*S	SUB BASIN 101.TRB								
*S	AREA= 9.4401 ACRES								
COMPUTE NM HYD	101.TRB	1	0.01475	15.93	0.488	0.62013	1.550	1.688 PER IMP= 0.00	
*S	SUB BASIN 101.TRC								
*S	AREA= 11.1894 ACRES								
COMPUTE NM HYD	101.TRC	1	0.01748	18.88	0.578	0.62013	1.550	1.688 PER IMP= 0.00	

FINISH

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START                TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
LOCATION              NEW MEXICO
*S*****
*S***** FILE: DCHAVEZ.DAT REV: 4-20-18 DLH
*S***** ZONE ATLAS
*S*****
*S*****
*S***** 100 YEAR 6 HOUR STORM EVENT
*S*****
*S*****
RAINFALL             TYPE=1 RAIN QUARTER=0.0
                     RAIN ONE=1.81 IN RAIN SIX=2.31 IN
                     RAIN DAY=2.62 IN DT=0.05 HRS
*S*****
*S***** DENNIS CHAVEZ ROAD SWALE
*S***** NEXT TO TRACT A,B,C AND UNIT 2 AND UNIT 3
*S*****
*S***** SUB BASIN 100.10
*S***** DENNIS CHAVEZ 118TH ST TO 98TH ST
*S***** AREA= 11.96 ACRES
*S*****
COMPUTE NM HYD       ID=1  HYD NO=100.10 AREA= 0.01869 SQ MI
                     PER A=60 PER B=0 PER C=0 PER D=40
                     TP=-.1333 HR MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*****
*S***** SUB BASIN 100.20
*S***** DENNIS CHAVEZ 98TH STR TO UNSER BLVD.
*S***** AREA= 8.844 ACRES
*S*****
COMPUTE NM HYD       ID=1  HYD NO=100.20 AREA= 0.01382 SQ MI
                     PER A=60 PER B=0 PER C=0 PER D=40
                     TP=-.1333 HR MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*****
*S***** SUB BASIN 100.30
*S***** DENNIS CHAVEZ UNSER BLVD TO EAST PROP LINE
*S***** AREA= 3.1503 ACRES
*S*****
COMPUTE NM HYD       ID=1  HYD NO=100.30 AREA= 0.004922 SQ MI
                     PER A=60 PER B=0 PER C=0 PER D=40
                     TP=-.1333 HR MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*****
*S***** SUB BASIN 101.A
*S***** AREA= 5.4236 ACRES
*S*****
COMPUTE NM HYD       ID=1  HYD NO=101.A AREA= 0.008474 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
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PRINT HYD            ID=1 CODE=1
*S*****
*S***** SUB BASIN 101.B
*S***** AREA= 9.4401 ACRES
*S*****
COMPUTE NM HYD       ID=1  HYD NO=101.B AREA= 0.01475 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=-.1333 HR MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*****
*S***** SUB BASIN 101.C
*S***** AREA= 11.1894 ACRES
*S*****
COMPUTE NM HYD       ID=1  HYD NO=101.C AREA= 0.01748 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=-.1333 HR MASS RAIN=-1
PRINT HYD            ID=1 CODE=1
*S*****
*S***** SUB BASIN 101.D
*S***** 98TH STREET
*S***** AREA= 1.98 ACRES
*S*****
COMPUTE NM HYD       ID=1  HYD NO=101.D AREA= 0.00309 SQ MI
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*S*****

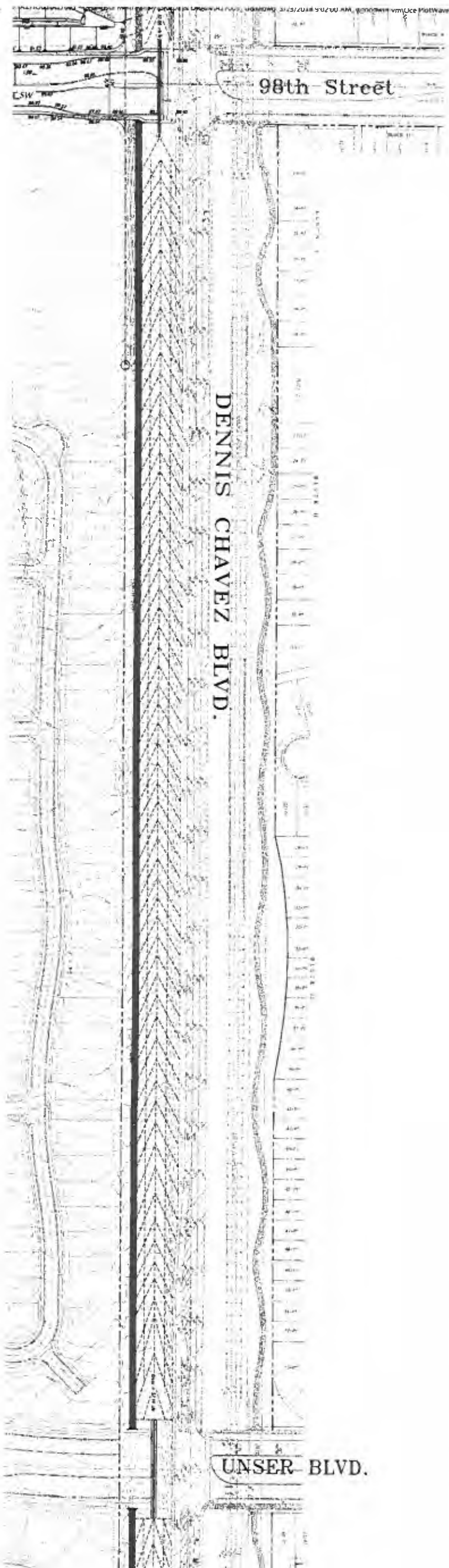
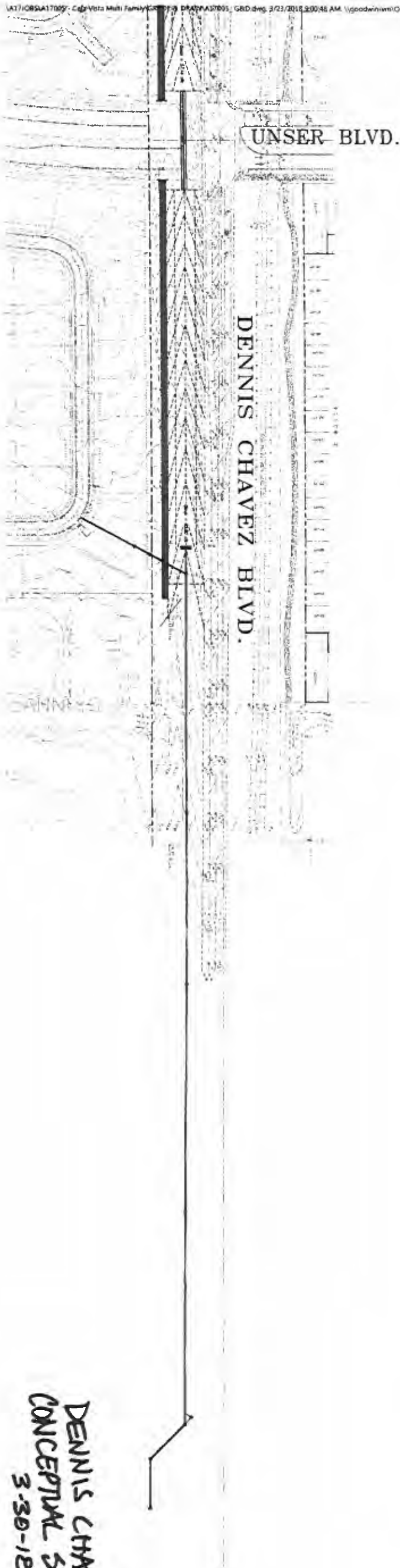
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*S          SUB BASIN 102.A
*S          AREA= 8.91 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=102.A AREA= 0.01393 SQ MI
                    PER A=0  PER B=15  PER C=0  PER D=85
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PRINT HYD          ID=1 CODE=1
*S*****
*S          SUB BASIN 102.B
*S          AREA= 39.83 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=102.B AREA= 0.06224 SQ MI
                    PER A=100 PER B=26.3 PER C=26.3 PER D=47.4
                    TP=-.1333 HR  MASS RAIN=-1
PRINT HYD          ID=1 CODE=1
*S*****
*S          SUB BASIN 102.C
*S          AREA= 3.100 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=102.C AREA= 0.00485 SQ MI
                    PER A=100 PER B=20 PER C=20 PER D=60
                    TP=-.1333 HR  MASS RAIN=-1
PRINT HYD          ID=1 CODE=1
*S*****
*S          SUB BASIN 103.0
*S          AREA= 16.99 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=103.00 AREA= 0.02655 SQ MI
                    PER A=100 PER B=32.4 PER C=32.4 PER D=35.2
                    TP=-.1333 HR  MASS RAIN=-1
PRINT HYD          ID=1 CODE=1
*S*****
*S          SUB BASIN 103.A
*S          AREA= 13.700 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=103.A AREA= 0.02141 SQ MI
                    PER A=100 PER B=31.8 PER C=31.8 PER D=36.5
                    TP=-.1333 HR  MASS RAIN=-1
PRINT HYD          ID=1 CODE=1
*S*****
*S          UNDEVELOPED
*S          TRACTS RR 3-A-1, RR-3-A 2, RR-3-B
*S*****
*S          WEST OF 98TH STREET
*S*****
*S          SUB BASIN 101.TRA
*S          AREA= 5.4236 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=101.TRA AREA= 0.008474 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0
                    TP=-.1333 HR  MASS RAIN=-1
PRINT HYD          ID=1 CODE=1
*S*****
*S          SUB BASIN 101.TRB
*S          AREA= 9.4401 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=101.TRB AREA= 0.01475 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0
                    TP=-.1333 HR  MASS RAIN=-1
PRINT HYD          ID=1 CODE=1
*S*****
*S          SUB BASIN 101.TRC
*S          AREA= 11.1894 ACRES
*S*****
COMPUTE NM HYD      ID=1  HYD NO=101.TRC AREA= 0.01748 SQ MI
                    PER A=100 PER B=0 PER C=0 PER D=0
                    TP=-.1333 HR  MASS RAIN=-1
PRINT HYD          ID=1 CODE=1
*S*****
FINISH

```



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Monday, Apr 23 2018

Dennis Chavez Southside Road Swale-West of 98th Street

Trapezoidal

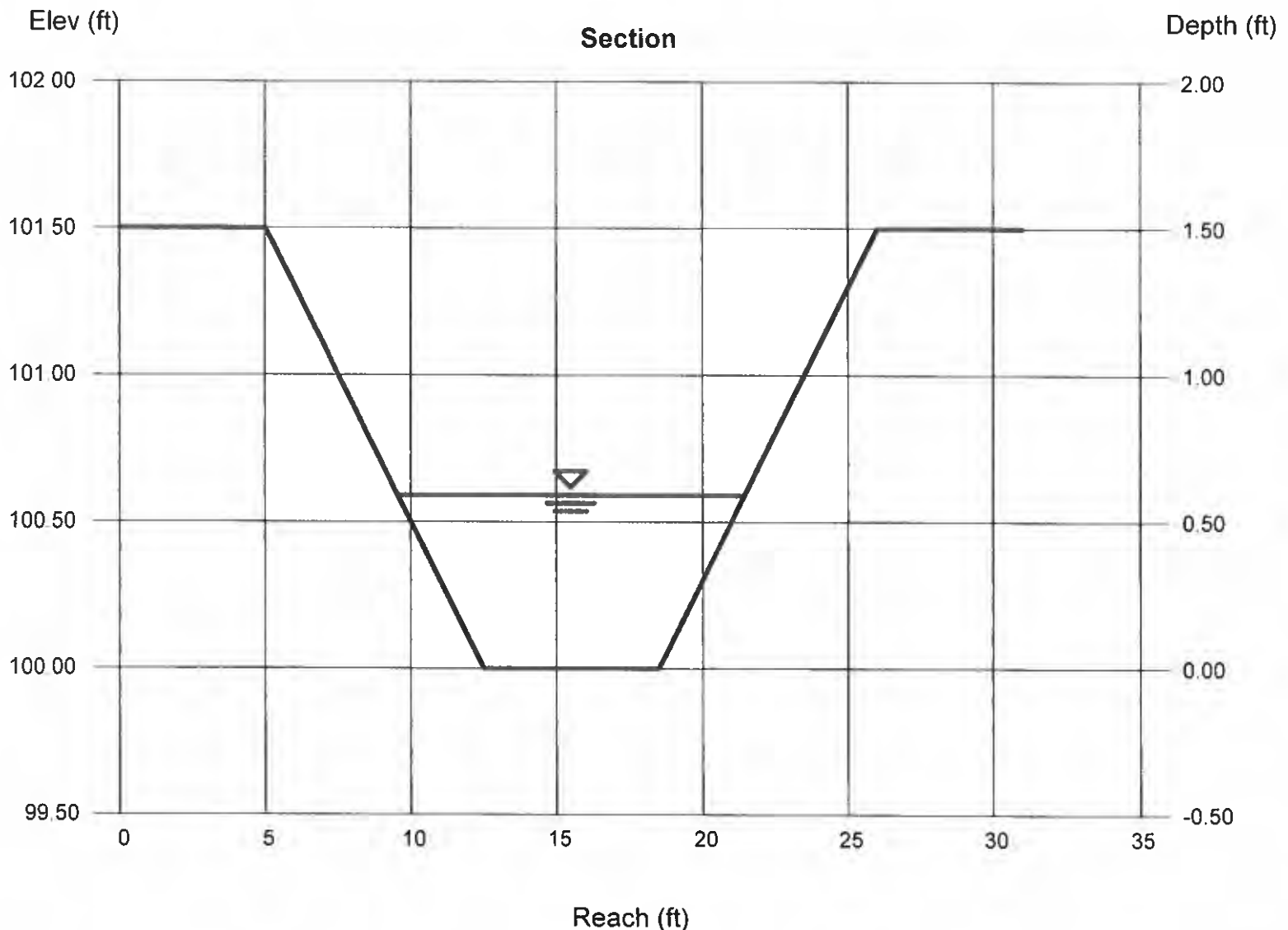
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Side Slopes (z:1) = 5.00, 5.00
Total Depth (ft) = 1.50
Invert Elev (ft) = 100.00
Slope (%) = 3.40
N-Value = 0.025

Highlighted

Depth (ft) = 0.59
Q (cfs) = 32.85
Area (sqft) = 5.28
Velocity (ft/s) = 6.22
Wetted Perim (ft) = 12.02
Crit Depth, Yc (ft) = 0.79
Top Width (ft) = 11.90
EGL (ft) = 1.19

Calculations

Compute by: Known Q
Known Q (cfs) = 32.85



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Monday Apr 23 2018

Dennis Chavez Southside Road Swale-Btwn 98th Street and Unser Blvd

Trapezoidal

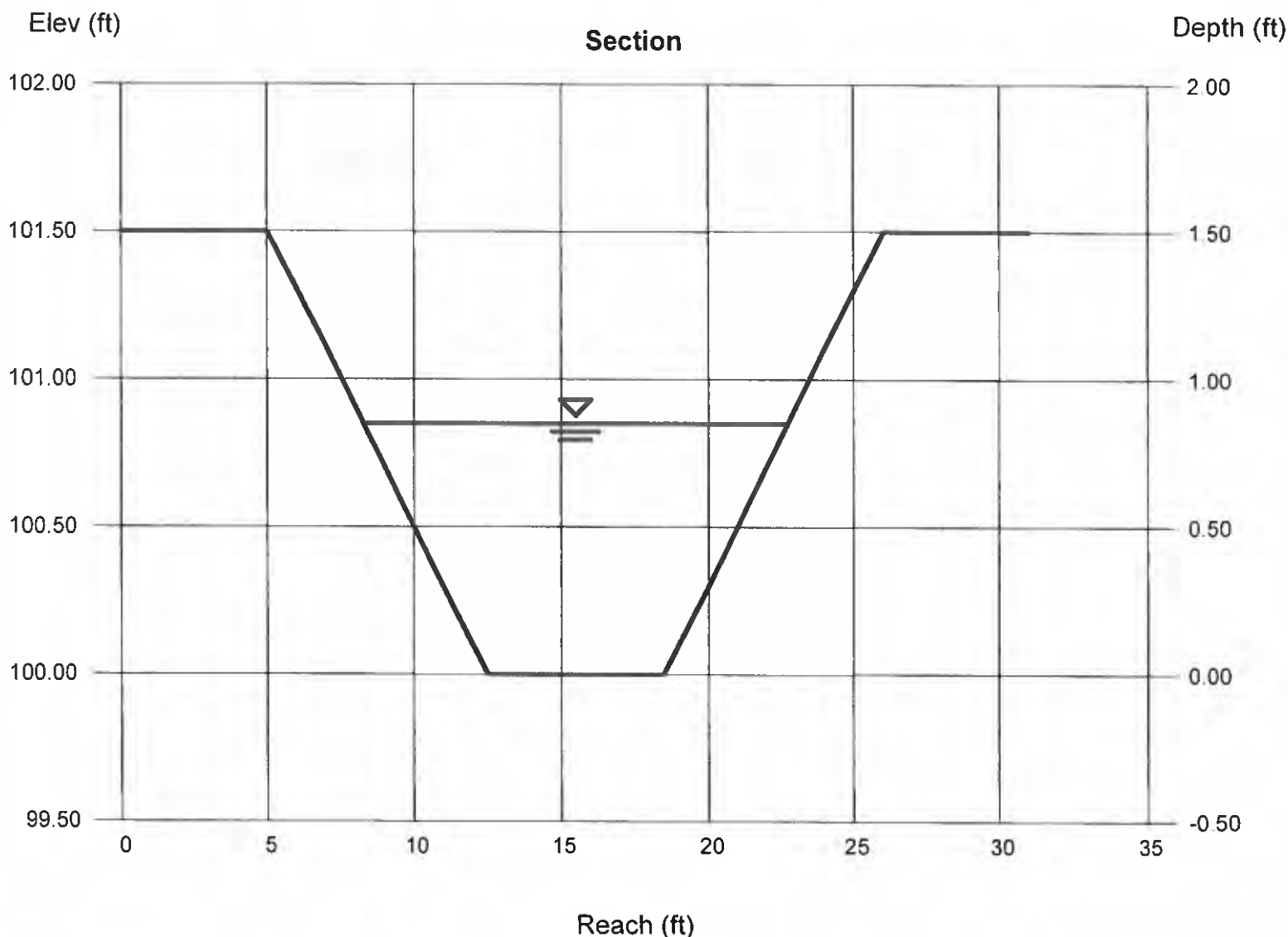
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Side Slopes (z:1) = 5.00, 5.00
Total Depth (ft) = 1.50
Invert Elev (ft) = 100.00
Slope (%) = 2.48
N-Value = 0.025

Highlighted

Depth (ft) = 0.85
Q (cfs) = 57.14
Area (sqft) = 8.71
Velocity (ft/s) = 6.56
Wetted Perim (ft) = 14.67
Crit Depth, Yc (ft) = 1.06
Top Width (ft) = 14.50
EGL (ft) = 1.52

Calculations

Compute by: Known Q
Known Q (cfs) = 57.14



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk Inc

Monday Apr 23 2018

Dennis Chavez Southside Road Swale-Btwn Unser Blvd to Inlet

Trapezoidal

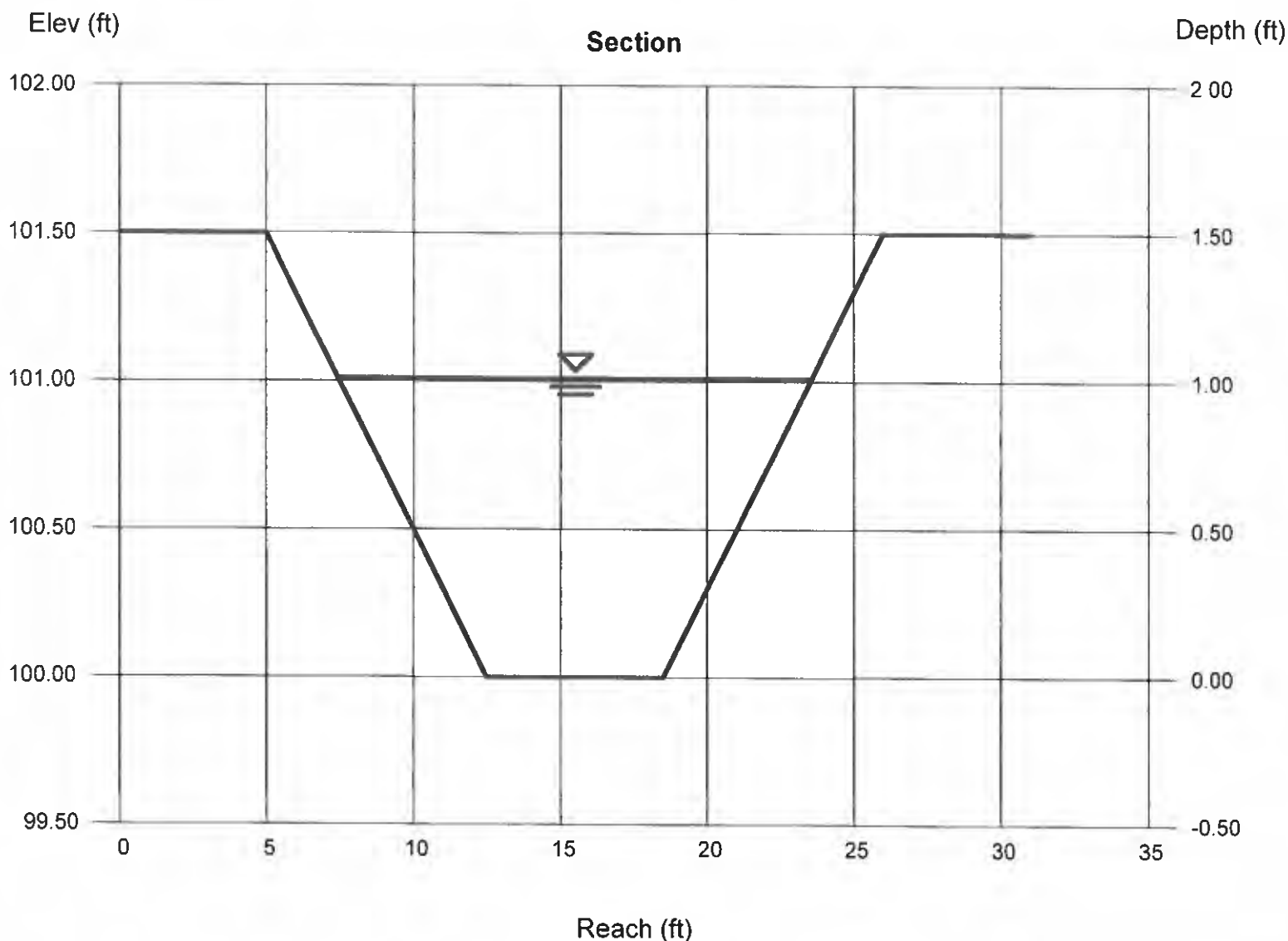
Bottom Width (ft) = 6.00
Side Slopes (z:1) = 5.00, 5.00
Total Depth (ft) = 1.50
Invert Elev (ft) = 100.00
Slope (%) = 1.69
N-Value = 0.025

Highlighted

Depth (ft) = 1.01
Q (cfs) = 65.80
Area (sqft) = 11.16
Velocity (ft/s) = 5.90
Wetted Perim (ft) = 16.30
Crit Depth, Yc (ft) = 1.14
Top Width (ft) = 16.10
EGL (ft) = 1.55

Calculations

Compute by: Known Q
Known Q (cfs) = 65.80



APPENDIX B



County of Bernalillo
Zoning, Building & Planning Department

111 Union Square St SE • Suite 100 • Albuquerque, NM 87102 • (505) 314-0350 • Fax (505) 314-0480

NOTIFICATION OF DECISION
COUNTY PLANNING COMMISSION

December 10, 2007

Albuquerque Rio Bravo Partners
6330 Riverside Plaza Lane, Suite 220,
Albuquerque, NM 87120

SUBJECT: FILE NO: CSU-70048

LEGAL DESCRIPTION: Consensus Planning, agent for Albuquerque Rio Bravo Partners, requests approval of a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres. (P-9)

**ACTION: RECOMMEND TO THE BOARD OF COUNTY
COMMISSIONERS APPROVAL OF A SPECIAL USE
PERMIT FOR A PLANNED DEVELOPMENT AREA**

To Whom It May Concern:

At the December 5, 2007 public hearing, the County Planning Commission approved the request for a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres. The decision was based on the following Findings and subject to the following Conditions.

Findings:

1. This is request for a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres.
2. This request is consistent with the Ceja Vista Master Plan.
3. The property is within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

4. This request addresses the goals of the Albuquerque/Bernalillo County Comprehensive Plan for the Developing Urban Area which calls for the creation of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.

5. This request is consistent with Resolution 116-86 in that the request is consistent with Southwest Area Plan Policy 26 since up to six dwelling units per net acre are allowed in Residential Area Four of the Southwest Area Plan.
6. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community since the Southwest Area Plan Policy 19 states that all development and subdivisions be required to limit the level of water runoff generated from new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of down stream facilities.
7. This request is consistent with the Zoning Ordinance, Section 18.b.23 in that the applicant has demonstrated the need to vary the site plan due to the unusual topography, lot configuration and site features that exist on this property. The site plan has integrated these features in a manner that preserves existing views and allows physical access to open space.
8. The entire Ceja Vista Master Plan allows 1,128 dwelling units of which 422 dwellings units are created by phase II.
9. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. A copy of the permit shall be submitted to the Zoning, Building, Planning & Environmental Health Department.
2. The applicant shall comply with all guidelines and conditions of the Ceja Vista Master Plan.
3. This site will require a Storm Water Pollution Prevention Plan that meets the Bernalillo County Code Chapter 38 prior to any grading, paving, or excavation permit issuance by Bernalillo County Public Works.

4. The applicant shall provide the following information to the Bernalillo County Public Works Development Review/Water Resources:
 - Landscape areas in pocket parks shall be depressed to accommodate water harvesting, recharge ground water, and provide supplemental water for landscaping.
 - ~~Developer/Applicant will work with Bernalillo County Public Works to~~ determine effective water harvesting methods to collect available rainwater with the landscape areas within the public rights-of-way, while preventing erosion of roads and sidewalks.
 - Developer/Applicant will submit a conceptual annual water budget for park areas, which will meet the standard of less than 35-inches of water per acre of landscape per year.
 - Rainwater runoff from individual lots shall be redirected towards common landscape areas such as pocket parks and street landscaping.
 - Storm water quality protection, as connected with rainwater harvesting practices, shall be a first priority. Water harvesting shall be integrated into the grading and drainage plan for each subdivision.
5. The applicant shall provide the following information to the Bernalillo County Public Works Development Review/Water Resources:
 - The main trunk line for the purple pipe shall be denoted on the conceptual utility plan, sheet 7.
 - Developer/Applicant shall coordinate with the Albuquerque Bernalillo County Water Utility Authority on the extension of the purple pipe system for Ceja Vista Phase II.
 - Non-potable water from purple pipe shall be utilized for landscaping within the Unser Boulevard and in the pocket parks in Neighborhoods B, C, and D, where feasible.
6. The applicant shall supply to the Public Works Division a supplement to the approved TIA in order to compare the master plan network and land use to this phase 2 site plan. A phasing schedule for all improvements identified in the TIA must be completed prior to preliminary platting.
7. Parks and Open Space shall be maintained by the Home Owners Association.

8. The applicant shall provide specific development regulations on the final site plan. This information shall include setbacks, height, signs, landscape maintenance, accessory structures information.
9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
- ~~10. The Special Use Permit shall be issued for the life of the use~~
11. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commission approval.
12. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

If you wish to appeal this decision, you must do so by 12:00 noon on **December 26, 2007** in the manner described below. A filing fee of \$75.00 is required for properties consisting of one (1) acre or less, and \$100.00 is required for all others.

APPEALS: Appeal of any denial or approval of an application by the County Planning Commission may be submitted in writing to the office of the Zoning Director within 15 days after the date of the notice of decision by the County Planning Commission.


The date of the notice of decision in question shall not be included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day shall be considered as the deadline for filing the appeal.

A building permit or Certificate of Occupancy & Compliance shall not be issued until any appeal is decided, or the time for filing such appeal has expired.

WRITTEN NOTICE OF APPEAL SHALL BE FILED WITH THE ZONING DIRECTOR ON THE PRESCRIBED FORM ALONG WITH PAYMENT OF THE REQUIRED FILING FEE.

If you have any questions, please feel free to contact me directly at 314-0384.

Sincerely,


Nano K. Chavez
Planning Manager

NKC/fs

cc: File

Kevin Grovet, Public Works

Consensus Planning, 302 8th St. NW, Albuquerque, NM 87102

Pat McCraw, 3301-R Coors Blvd. NW, #296, Albuquerque, NM 87120

Patty Grice, 206 Fentiman SW, Albuquerque, NM 87105

Deborah L. Hall, 4405 Karrol Rd. SW, Albuquerque, NM 87121

Susan White, 2736 Los Padilla SW, Albuquerque, NM 87105

Sara Newton Juarez, 933 Nashville SW, Albuquerque, NM 87105

Zoe Economou, 214 Riverside SW, Albuquerque, NM 87105

Peter Eschman, 1916 Conita Real Ave. SW, Albuquerque, NM 87105

Applicant: Albuquerque Rio Bravo Partners

Agent: Consensus Planning, Inc.

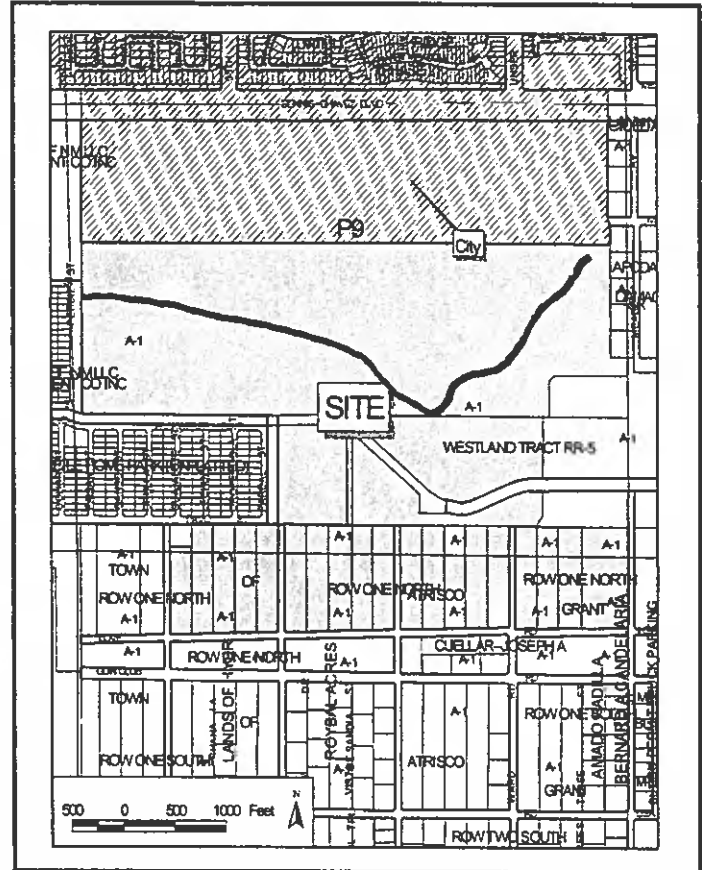
Location: South of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street.

Property Size: Approximately 178 acres

Existing Zone: A-1

Proposed Masterplan: Special Use Permit for a Planned Development Area (Phase Two of the Ceja Vista Master Plan)

Recommendation: Deferral



Summary: The applicant is requesting approval of a Special Use Permit for a Planned Development Area of approximately 99 acres. The request is for the second phase of the Ceja Vista Master Plan, the first phase of the Master Plan is located in the City of Albuquerque. This is the first phase of the Master Plan to be submitted to Bernalillo County since the Board of County Commissioners approved the Ceja Vista Master Plan on June 29, 2006 (SPR-50012).

Staff Planner: Enrico Gradi, Program Planner

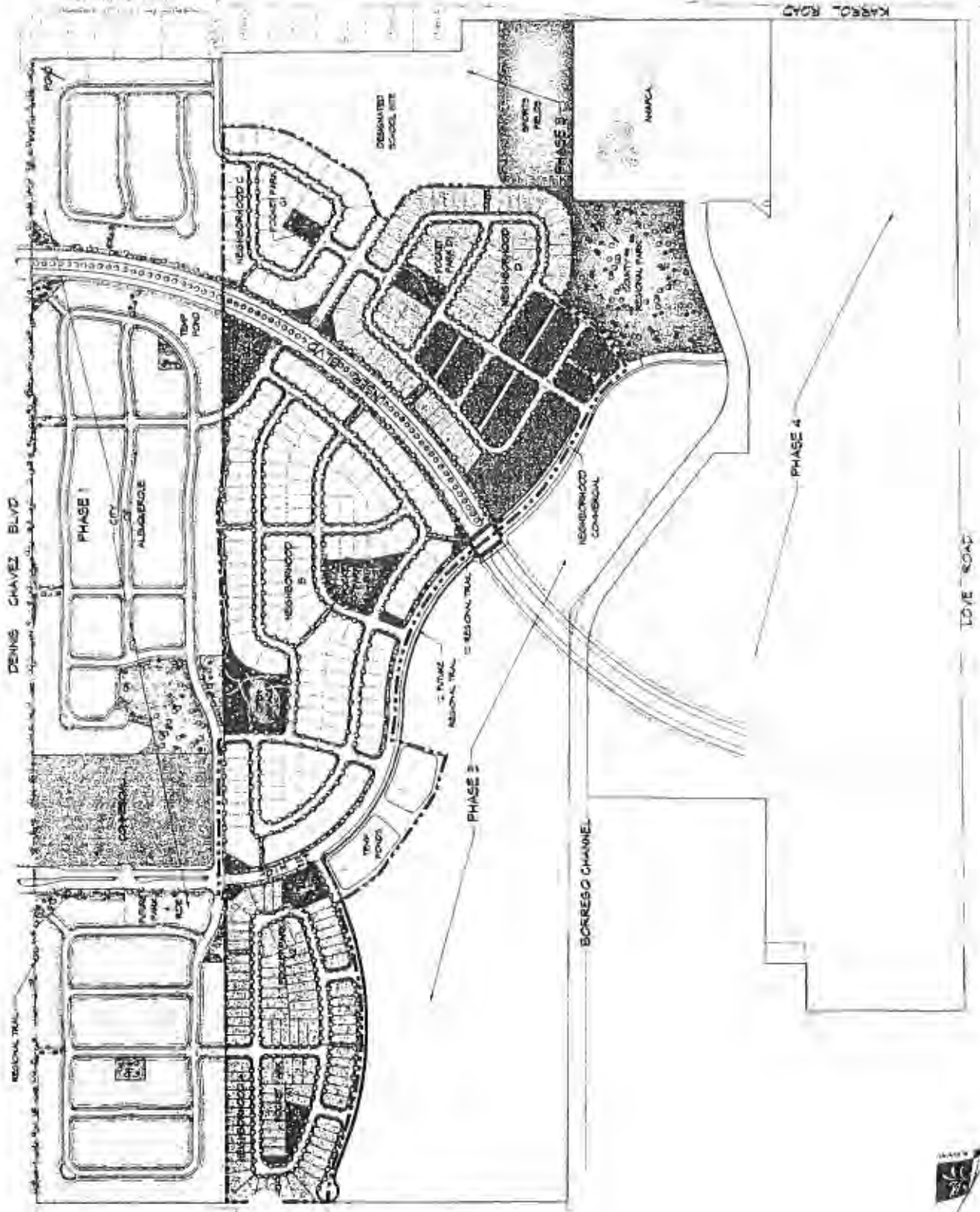
- Attachments:**
1. Application
 2. Land Use and Zone Maps
 3. Ceja Vista Master Plan Design Guidelines
 4. Site Plan (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from 10-23-07 to 11-7-07.

Agency comments were used in preparation of this report, which begins on page 17.

DEVELOPMENT CHARACTER

	LOW DENSITY (NEIGHBORHOOD C)		PARKS / OPEN SPACE
	MID / LOW DENSITY (NEIGHBORHOOD B)		POND
	MID / HIGH DENSITY - DETACHED (NEIGHBORHOOD D)		CULTURAL RESOURCE
	MID / HIGH DENSITY - ALLEY LOTS (NEIGHBORHOOD D)		PHASE 2 PLANNED DEVELOPMENT AREA BOUNDARY
	MID / HIGH DENSITY - TOWNHOUSE (NEIGHBORHOOD A)		
	COMMERCIAL		
	INSTITUTIONAL		



Ceja Vista Phase 2

Illustrative Site Plan

Prepared for:
Albuquerque Rio Bravo Partners
6920 Riverside Plaza Lane NW, Suite 220
Albuquerque, NM 87120

Prepared by:
Zachary Partners, Inc.
302 Lugo Street NW
Albuquerque, NM 87102

Mark Gaudin & Associates, PA
P.O. Box 99528
Albuquerque, NM 87109

Scale: 1" = 300'



October 22, 2007 SHEET 1 of 7



Prepared for:
Altiqueque MIO & Associates
 1310 Rockledge Plaza 3rd Fl NW Suite 200
 Albuquerque NM 87120

Prepared by:
Continental Mapping, Inc.
 302 Eighth Street NW
 Albuquerque NM 87102

Marti Goodwin & Associates, PA
 P.O. Box 30006
 Albuquerque NM 87116





Ceja Vista

Phase 2

Conceptual Grading & Drainage Plan

Prepared for:
Abuquerque Rio Bravo Partners
 6320 Ravenna Plaza Suite 220
 Albuquerque NM 87120

Prepared by:
Consensus Planning, Inc.
 302 E. 1st Street NW
 Albuquerque NM 87102

Mark Goudin & Associates, PA
 P.O. Box 90606
 Albuquerque NM 87129

Scale: 1" = 200'



October 22, 2007 SHEET 6 of 7

- LEGEND**
- Proposed Grading
 - Proposed Drainage
 - Existing Grading
 - Existing Drainage
 - Proposed Grading
 - Proposed Drainage
 - Proposed Grading
 - Proposed Drainage

dmg MARK GORDON & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87129
 (505) 878-2200 FAX (505) 779-9538

AMAFCA:

No objection to requested action. The developer has been coordinating the drainage and multi-use park plan with AMAFCA with respect to AMAFCA's Borrega channel and dam master plan.



City Public Works:

Transportation Development:

Transportation Planning:

Utilities:

The Water Authority has an existing Development Agreement to serve this development

City Open Space:

No adverse comment

City Transit:

No comment

City Planning:

No comment

City Environmental Health:

No comment

Albuquerque Public Schools:

ZCSU 70048 Ceja Vista Phase 2 is a master planned community located south of Dennis Chavez Blvd and east of 118th St. The northern portion of the planned area is located in the city and the southern portion is located in the county. The master planned area will consist of 1,513 units over 4 years, with 383 units located within the city limits, and 1,130 units located within the county. This project will impact Navajo Elementary School, Harrison Middle School, and Rio Grande High School. Navajo Elementary and Harrison Middle School are exceeding capacity, and Rio Grande High School will be nearing capacity as development in the area continues.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
327	Navajo	596	496	-100
415	Harrison	851	812	-39
540	Rio Grande	1,979	2,200	221

Tim Eichenberg - Chair
 Danny Hernandez - Vice Chair
 Daniel F. Lyon - Secretary - Treasurer
 Ronald D. Brown - Assistant Secretary - Treasurer
 Janet Sainra - Director

John P. Kelly, P.E.
 Executive Engineer



**Albuquerque
 Metropolitan
 Arroyo
 Flood
 Control
 Authority**

2600 Prospect N.E., Albuquerque, NM 87107
 Phone: (505) 884-2215 Fax: (505) 884-0214

Post-it® Fax Note 7671		Date 12-11	# of pages 1
To Brad Bingham		From Lynn Mazur	
Co./Dept. Hydrology		Co. AMAFCA	
Phone #		Phone #	
Fax #		Fax #	

December 11, 2006

Mr. Scott Medina, P.E.
 D. Mark Goodwin & Associates, P.A.
 P.O. Box 90606
 Albuquerque, NM 87199

Re: Ceja Vista Subdivision Drainage Report, ZAP P-9
 Engineer's Stamp Dated December 6, 2006

Dear Mr. Medina:

AMAFCA has reviewed the referenced report and approves the Grading and Drainage Plan for Preliminary Platting action. I would like to point out that, per our previous discussion, AMAFCA will accept free discharge from Unit 1 of Phase I, which is located at the southeast corner of Unser and Dennis Chavez. The total combined flow rate from the Dennis Chavez right-of-way and Unit 1 will be approximately 126 cfs to the Hubbell Channel and Dam system. Onsite detention will not be required for Unit 1.

AMAFCA will review and sign the work order plans. A water quality manhole to treat the first flush of debris and pollutants will be required for the Unit 1 storm drain system. The connection to the Hubbell Channel will also require a three-party license among the developer (builder), the City (for maintenance) and AMAFCA (licensor). This document is prepared by AMAFCA staff.

If you have any questions, please call me at 884-2215.

Sincerely,
 AMAFCA

Lynn M. Mazur

Lynn M. Mazur, P.E., C.F.M.
 Development Review Engineer

Cc: Brad Bingham, City Hydrology
 Jerry Lovato, AMAFCA

4-17-18 NOTE:
 Referenced Unit 1 above,
 is now Unit 3.