



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.



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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.

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NM 87103

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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.I, 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.

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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

PO Box 1293

Albuquerque

NM 87103

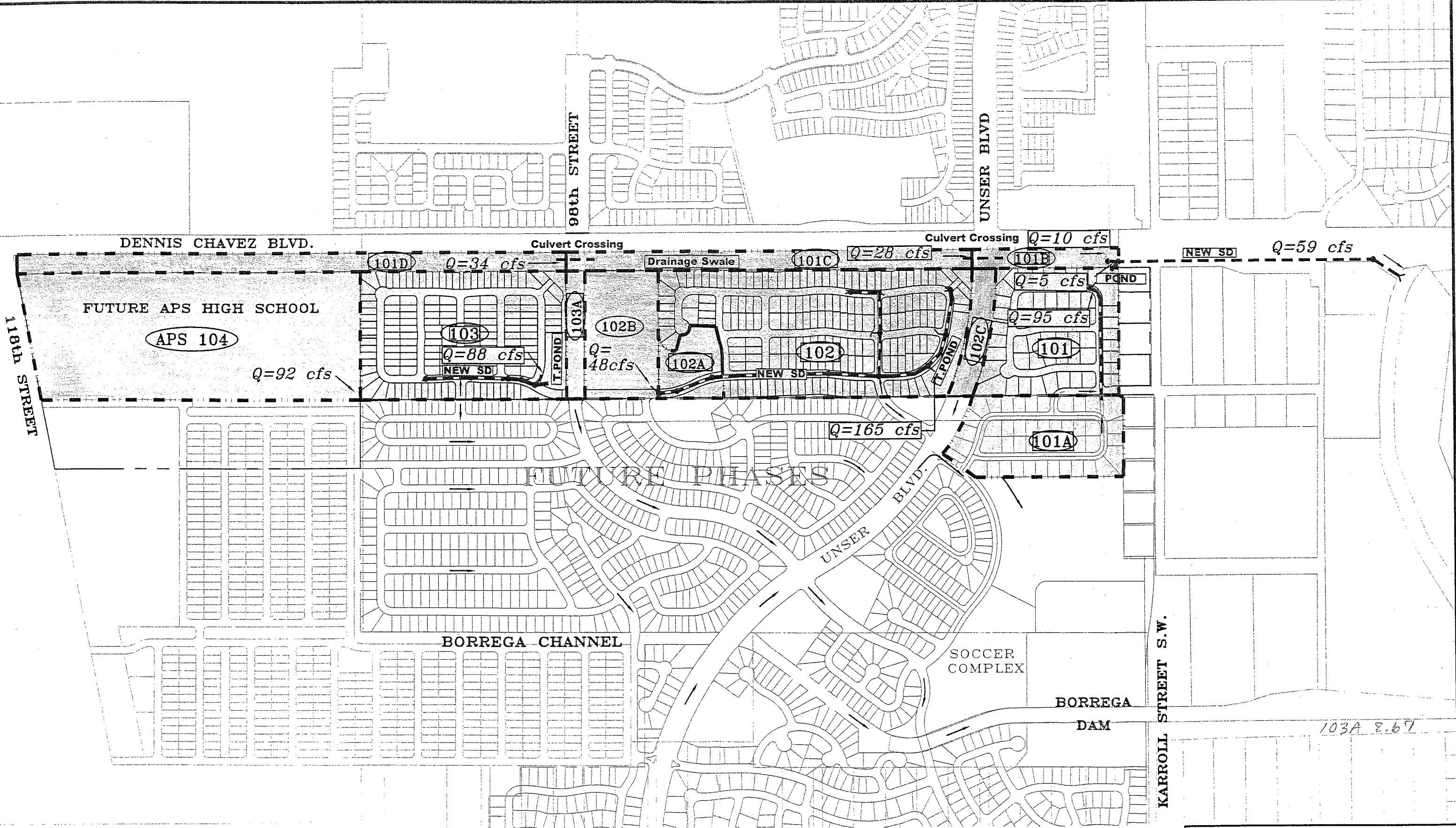
www.cabq.gov

CEJA VISTA SUBDIVISION

TABLE 1: SUMMARY OF HYDROLOGIC PARAMETERS

SUB-BASIN ID	DESCRIPTION	AREA (sq.mi)	AREA (acres)	Land Treat A	Land Treat B	Land Treat C	Land Treat D	Q(100) cfs	RUNOFF VOL. (AF)
101	SUBDIVISION N.	0.02654	16.9851	0	33.5	33.5	33.0	52.6	1.707
101A	SUBDIVISION S.	0.02141	13.703	0	33.5	33.5	33.0	42.5	1.377
101B	DENNIS CHAVEZ E.	0.00442	2.8314	0	25	25	50	10.2	0.351
101C	DENNIS CHAVEZ N.	0.01224	7.8338	0	25	25	50	28.3	0.972
101D	DENNIS CHAVEZ W.	0.01651	10.5695	0	25	25	50	34.7	1.311
102	SUBDIVISION	0.05734	36.6998	0	25	26	49	124.7	4.263
102A	OPEN SPACE	0.00455	2.9143	0	95	0	5	6.4	0.179
102B	COMMERCIAL TRACT G	0.01499	9.5907	0	10	10	80	38.1	1.402
102C	UNSER BLVD. R/W	0.00485	3.1011	0	20	20	60	11.2	0.393
103	SUBDIVISION	0.04136	26.4687	0	21.5	21.5	57	93.7	3.277
103A	98 TH ST. R/W	0.00341	2.18054	0	10	10	80	8.7	0.319
103B	TRACT E (TEMP)	0.00197	1.26	100	0	0	0	1.7	0.047

F
OBS
ANS
J & C
e/Drc
Rep
bitsV
DBM
/DLI
10/1
3 12:
PM, I



SCALE: 1" = 600'

- LEGEND**
- (103) PROPOSED BASIN ID
 - - - PROPOSED BASIN BOUNDARY

CEJA VISTA SUBDIVISION
DEVELOPED CONDITIONS
DRAINAGE BASIN MAP

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539



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 Unit 1A, 1B, 1C, 2A, 2B, C
(Mixed Use)*

*Amended
Drainage Management Plan
For
Preliminary Plat Approval*



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

March 2018

Amendment to Ceja Vista Drainage Management Plan

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 in Unit 2 reserved for commercial. The purpose of this amendment is two split the existing Tract RR-3A into two tracts so that one of the tracts can be financed and developed.

Unit 1A-1E, located west of 98th street, has been rezoned and apartment complex is now being proposed and is being divided into Unit 1A, 1B, 1C. The residential layouts in Unit 2 and 3 remains unchanged from what was previously approved. Unit 2 has been split into 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.

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

In order to split the two existing tracts (RR-3-A and RR-3-B) into 3 tracts, temporary retention ponds were designed to retain the 100 year 10 day storm so that each tract could develop while retaining and containing undeveloped flows on each site. All calculations and details are on the Temporary Retention Ponds Grading Plan and attached to this report.

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 that are undeveloped vacant land at this time are conservatively assumed values 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.

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.

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 = $(418,900 \text{ sq.ft.}) \times (.85) \times (0.34"/12) = 10,088 \text{ cu.ft.}$

Unit 2 Residential

Area = 1,735,088 sq.ft.

Land Treatment D = 47.4%

First Flush required Volume = $(1,735,088 \text{ sq.ft.}) \times (.474) \times (0.34"/12) = 23,302 \text{ cu.ft.}$

Unit 3 Residential

Area = 739,940 sq.ft.

Land Treatment D = 35.2%

First Flush required Volume = $(739,940 \text{ sq.ft.}) \times (.352) \times (0.34"/12) = 7,380 \text{ cu.ft.}$



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 Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoon

NOAA, National Weather Service, Silver Spring, Maryland

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

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 (0.150-0.202)	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 (0.470-0.638)	0.676 (0.574-0.781)	0.772 (0.653-0.893)	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 (0.365-0.495)	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 (0.958-1.31)	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)	0.866 (0.747-1.02)	1.13 (0.978-1.33)	1.35 (1.16-1.58)	1.64 (1.40-1.92)	1.88 (1.60-2.20)	2.13 (1.80-2.49)	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 (0.865-1.16)	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 (0.967-1.26)	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 (2.36-2.89)	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 (2.59-3.06)	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)	4.89 (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 (7.46-8.64)

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.

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AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)
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- Ver. S4.01a, Rel: 01a
RUN DATE (MON/DAY/YR) = 03/11/2018
USER NO. = M-GoodwinMSiteA90075759
PAGE = 1

COMMAND	HYDROGRAPH IDENTIFICATION	ID NO.	AREA (SQ MI)	DISCHARGE (CFS)	PEAK VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	PER ACRE NOTATION
START								0.00
LOCATION	NEW MEXICO							
	***** FILE: DCHAVEZ.DAT REV: 3-8-18 DLH							
	***** ZONE ATLAS							
	***** 100 YEAR 6 HOUR STORM EVENT							
	***** RAINFALL TYPE= 1 NOAA 14							
	***** DENNIS CHAVEZ ROAD SWALE							
	***** NEXT TO TRACT A,B,C AND UNIT 2 AND UNIT 3							
	***** SUB BASIN 100.DCW							
	***** DENNIS CHAVEZ 118TH ST TO 98TH ST							
	***** AREA= 11.96 ACRES							
	***** COMPUTE NM HYD 100.DCW - 1 0.01869 32.85				1.192	1.19561	1.500	2.746 PER IMP= 40.00
	***** SUB BASIN 100.DCM							
	***** DENNIS CHAVEZ 98TH STR TO UNSER BLVD.							
	***** AREA= 8.844 ACRES							
	***** COMPUTE NM HYD 100.DCM - 1 0.01382 24.29				0.881	1.19561	1.500	2.746 PER IMP= 40.00
	***** SUB BASIN 100.DCE							
	***** DENNIS CHAVEZ UNSER BLVD TO EAST PROP LINE							
	***** AREA= 3.1503 ACRES							
	***** COMPUTE NM HYD 100.DCE - 1 0.00492 8.66				0.314	1.19561	1.500	2.749 PER IMP= 40.00
	***** TRACTS A,B,C							
	***** WEST OF 98TH STREET							
	***** SUB BASIN 200.TRA							
	***** AREA= 5.4236 ACRES							
	***** COMPUTE NM HYD 200.TRA - 1 0.00847 9.16				0.280	0.62013	1.550	1.689 PER IMP= 0.00
	***** SUB BASIN 200.TRB							
	***** AREA= 9.4401 ACRES							
	***** COMPUTE NM HYD 200.TRB - 1 0.01475 15.93				0.488	0.62013	1.550	1.688 PER IMP= 0.00
	***** SUB BASIN 200.TRC							
	***** AREA= 11.1894 ACRES							
	***** COMPUTE NM HYD 200.TRC - 1 0.01748 18.88				0.578	0.62013	1.550	1.688 PER IMP= 0.00
	***** FINISH							

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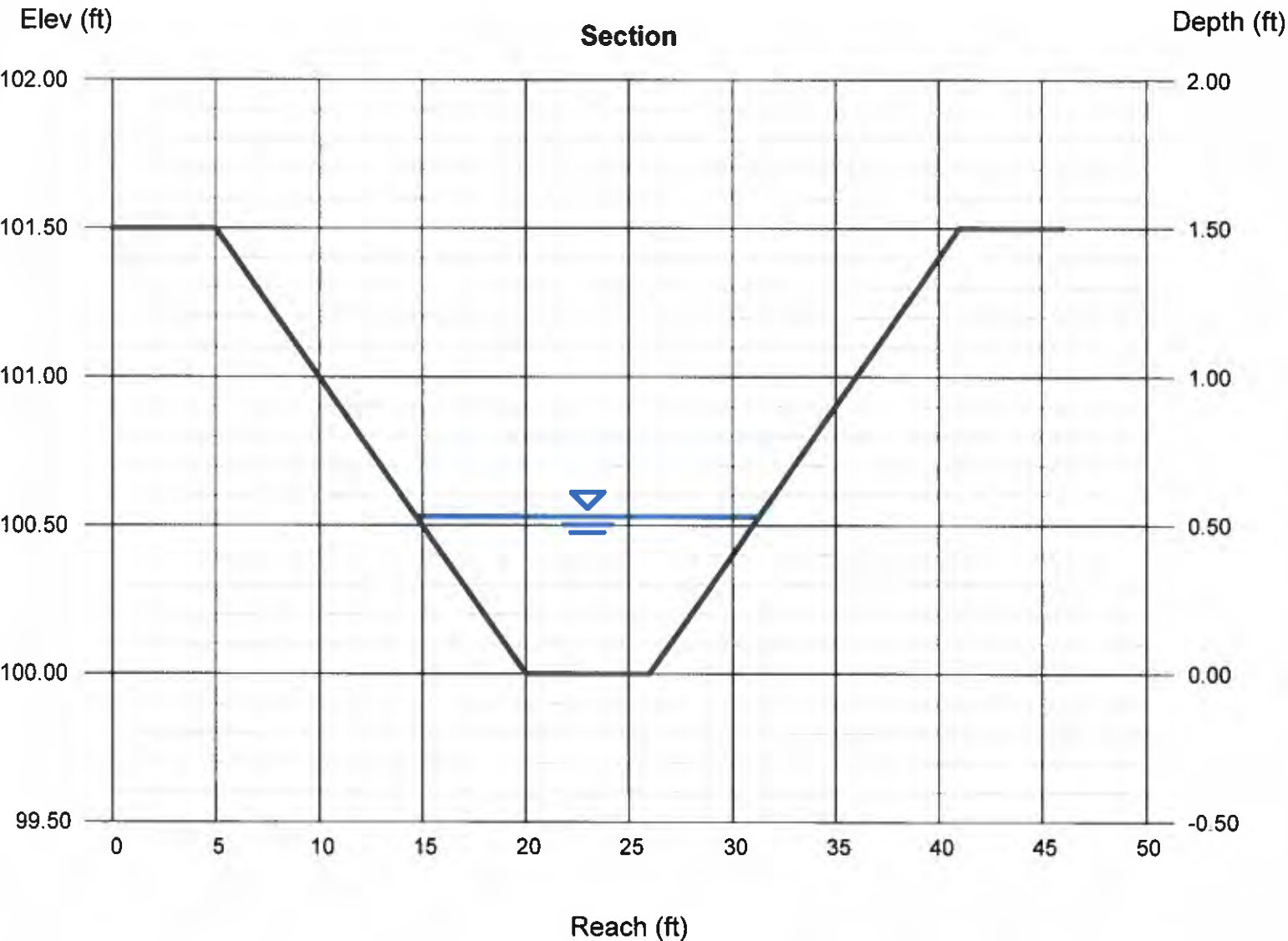
START                TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
LOCATION              NEW MEXICO
*S*****
*S***** FILE: DCHAVEZ.DAT REV: 3-8-18 DLH
*S***** ZONE ATLAS
*S*****
*S*****
*S                100 YEAR 6 HOUR STORM EVENT
*S*****
*S*****
RAINFALL            TYPE=1 RAIN QUARTER=0.0
                   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.DCW
*S                DENNIS CHAVEZ 118TH ST TO 98TH ST
*S                AREA= 11.96 ACRES
*S*****
COMPUTE NM HYD      ID=1 HYD NO=100.DCW 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*****
*S                SUB BASIN 100.DCM
*S                DENNIS CHAVEZ 98TH STR TO UNSER BLVD.
*S                AREA= 8.844 ACRES
*S*****
COMPUTE NM HYD      ID=1 HYD NO=100.DCM 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*****
*S                SUB BASIN 100.DCE
*S                DENNIS CHAVEZ UNSER BLVD TO EAST PROP LINE
*S                AREA= 3.1503 ACRES
*S*****
COMPUTE NM HYD      ID=1 HYD NO=100.DCE 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*****
*S                TRACTS A,B,C
*S                WEST OF 98TH STREET
*S*****
*S                SUB BASIN 200.TRA
*S                AREA= 5.4236 ACRES
*S*****
COMPUTE NM HYD      ID=1 HYD NO=200.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*****
*S                SUB BASIN 200.TRB
*S                AREA= 9.4401 ACRES
*S*****
COMPUTE NM HYD      ID=1 HYD NO=200.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*****
*S                SUB BASIN 200.TRC
*S                AREA= 11.1894 ACRES
*S*****
COMPUTE NM HYD      ID=1 HYD NO=200.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

Dennis Chavez Roadside Swale- West of 98th Street-Preliminary Design

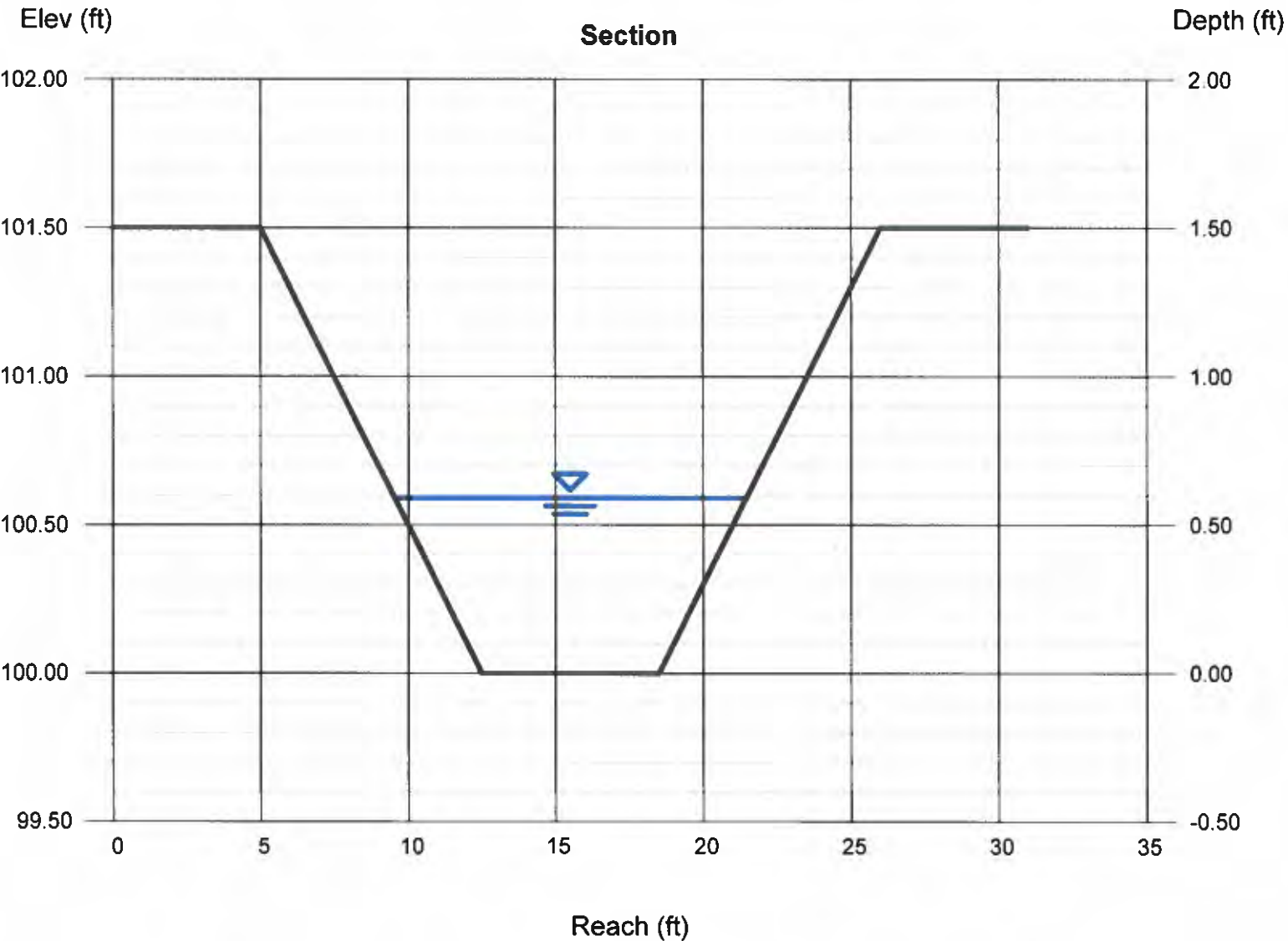
Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.53
Side Slopes (z:1)	= 10.00, 10.00	Q (cfs)	= 32.85
Total Depth (ft)	= 1.50	Area (sqft)	= 5.99
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 5.49
Slope (%)	= 3.40	Wetted Perim (ft)	= 16.65
N-Value	= 0.025	Crit Depth, Yc (ft)	= 0.68
Calculations		Top Width (ft)	= 16.60
Compute by:	Known Q	EGL (ft)	= 1.00
Known Q (cfs)	= 32.85		



Channel Report

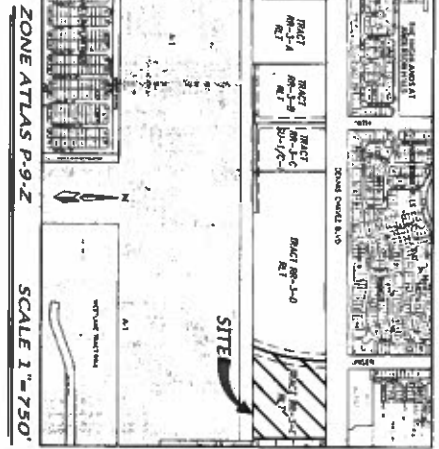
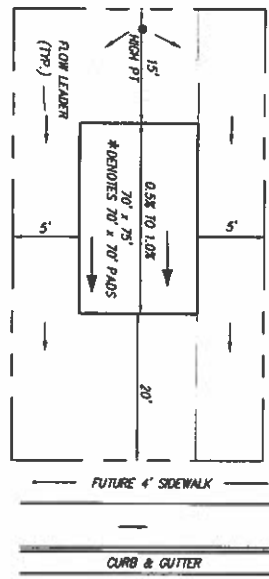
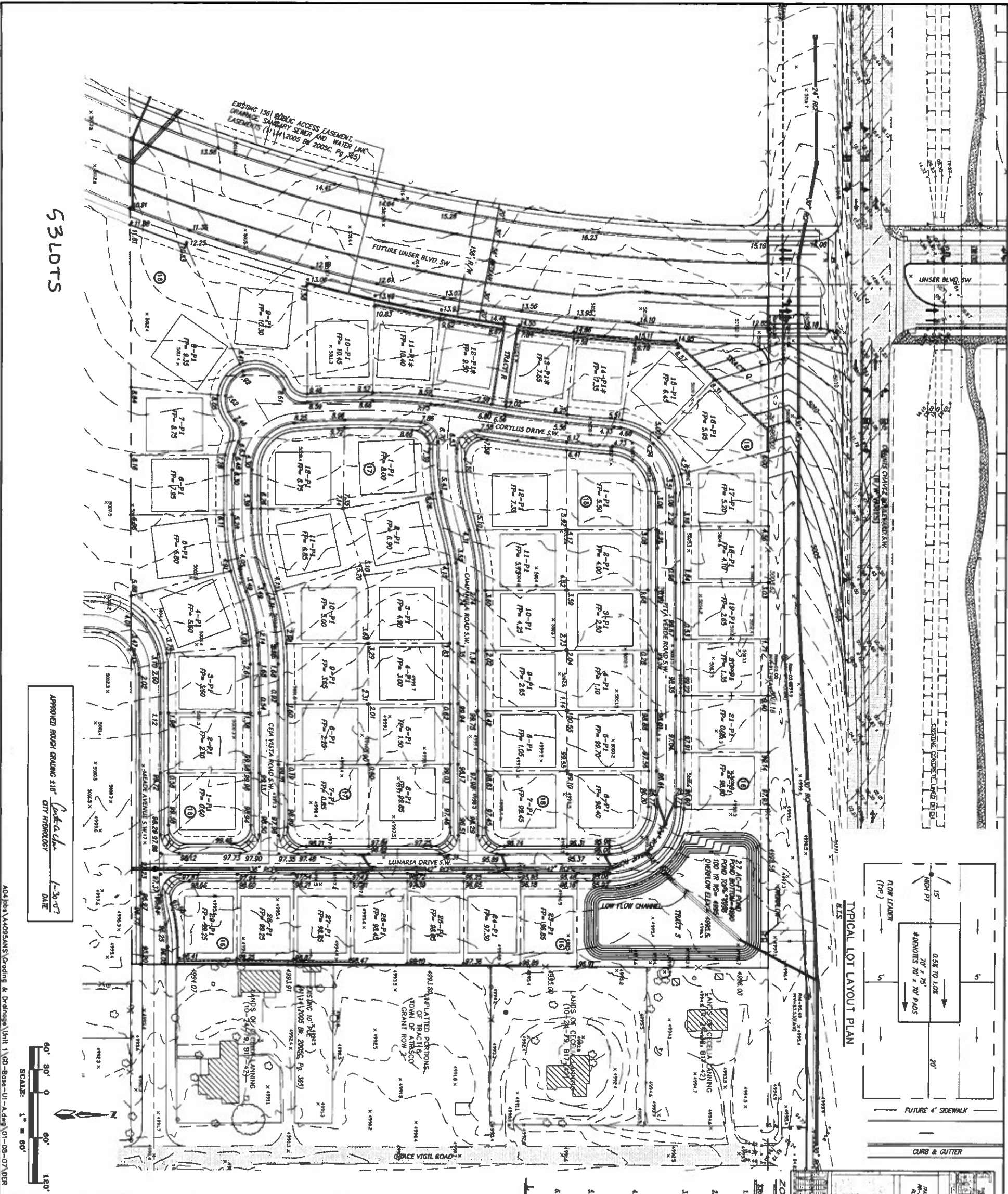
Dennis Chavez Roadside Swale- West of 98th Street-Preliminary Design II

Trapezoidal		Highlighted	
Bottom Width (ft)	= 6.00	Depth (ft)	= 0.59
Side Slopes (z:1)	= 5.00, 5.00	Q (cfs)	= 32.85
Total Depth (ft)	= 1.50	Area (sqft)	= 5.28
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 6.22
Slope (%)	= 3.40	Wetted Perim (ft)	= 12.02
N-Value	= 0.025	Crit Depth, Yc (ft)	= 0.79
Calculations		Top Width (ft)	= 11.90
Compute by:	Known Q	EGL (ft)	= 1.19
Known Q (cfs)	= 32.85		



The recently constructed Borrego 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.





AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTION BY	DATE
APPROVAL BY	DATE
RECORDED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

- EROSION CONTROL NOTES**
1. CONTRACTOR MUST MAINTAIN A 10' MIN. DISTANCE FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDING SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL COMPLY TO ALL CITY, COUNTY, STATE AND FEDERAL EROSION 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 LOT AND PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AND RETAINING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE

LEGEND

- 5310 - EXISTING CONTOUR (MAJOR)
- 5310 - EXISTING CONTOUR (MINOR)
- 5310 - EXISTING SPOT ELEVATION
- 5310 - EXISTING SANITARY SEWER MANHOLE
- 5310 - EXISTING FIRE HYDRANT
- 5310 - EXISTING ELECTRIC TRANSFORMER
- 5310 - EXISTING FENCE
- 5310 - EXISTING POWER POLE
- 5310 - EXISTING GAS LINE
- 5310 - EXISTING STORM DRAIN
- 5310 - EXISTING SAS LINE
- 5310 - EXISTING WATER LINE
- 5310 - NEW MOUNTABLE CURB & GUTTER
- 5310 - NEW STANDARD CURB & GUTTER
- 5310 - NEW SIDEWALK
- 5310 - NEW RIGHT-OF-WAY
- 5310 - NEW CENTERLINE
- 5310 - NEW LOT LINES
- 5310 - NEW EASEMENTS
- 5310 - NEW RETAINING WALL
- 5310 - NEW SPOT ELEVATIONS
- 5310 - NEW FLOW DIRECTION
- 5310 - NEW SLOPE
- 5310 - NEW HIGH POINT
- 5310 - NEW CONTOUR
- 5310 - NEW STORM DRAIN INLET

ENGINEER'S SEAL

MARK GOODMAN & ASSOCIATES, P.A.
P.O. BOX 88888
ALBUQUERQUE, NEW MEXICO 87189
(505) 828-2200, FAX (505) 797-8538

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CEJA VISTA SUBDIVISION - UNIT 3
GRADING & DRAINAGE PLAN 3

DESIGNED BY: ASM DATE: 07/06
DRAWN BY: DER DATE: 07/06
CHECKED BY: DMG DATE: 07/06

REMARKS
REVISIONS
DESIGN

NO. DATE

QTY PROJECT NO. 1004428 ZONE MAP NO. P-9-Z SHEET 1 OF 1

The following tracts have been created for the following purposes:

Parcel Line Table	Line #	Direction	Length
Tract A - Future commercial development	L1	S89°43'31"W	30.08'
Tract B - Future commercial development	L2	N45°15'29"W	14.14'
Tract C - No longer used as a tract designation	L3	N00°00'00"E	28.15'
Tract D - No longer used as a tract designation	L4	N00°00'00"E	34.11'
Tract E - Future commercial development	L5	N00°00'00"E	30.05'
Tract F - Open Space/Park	L6	N71°55'14"E	64.45'
Tract G - Pedestrian Access Esmt.	L7	N00°00'00"E	30.41'
Tract H - Open Space/Park	L8	N00°00'00"E	77.18'
Tract I - Temporary Public Drainage Esmt., future residential lots	L9	N00°00'00"E	33.00'
Tract J - Open Space/Park	L10	N00°00'00"E	48.00'
Tract K - Pedestrian Access Esmt., Waterline & Sanitary Sewer Esmt.	L11	N00°00'00"W	35.00'

Parcel Line Table			
Line #	Direction	Length	
L12	S00°00'00"E	33.05'	
L13	N45°00'00"E	28.92'	
L14	S00°00'00"E	33.00'	
L15	S00°00'00"E	32.15'	
L16	S00°00'00"E	33.01'	
L17	S00°00'00"E	1.63'	
L18	N00°00'00"W	33.02'	
L19	S89°43'05"W	29.50'	
L20	N00°00'00"E	111.50'	
L21	S89°43'05"W	18.47'	
L22	N00°00'00"E	178.41'	

Parcel Line Table		
Line #	Direction	Length
L24	N00°00'00"W	32.49'
L25	N01°00'34"W	14.72'
L26	S06°22'46"W	14.01'
L29	N14°19'30"W	10.35'
L30	S01°00'59"E	26.75'

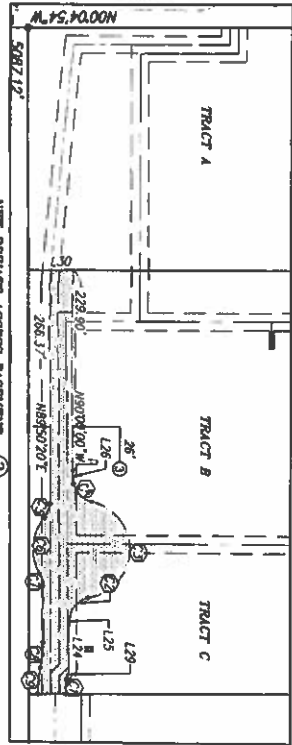
Curve Table				
Curve #	Radius	Length	Delta	Chord Direction
1	114.00'	16.85'	008°10'54"	N08°10'12"W
2	28.00'	26.84'	09°55'33"	N39°49'29"W
3	56.00'	155.75'	159°20'54"	N87°59'10"W
4	28.00'	31.00'	06°38'05"	S44°01'48"W
5	28.00'	17.78'	035°20'37"	S67°18'49"E
6	56.00'	68.84'	070°26'12"	S89°07'03"E
7	28.00'	14.70'	030°04'40"	N74°42'11"E
8	150.00'	30.04'	01°28'24"	S84°31'17"E
9	150.00'	30.04'	01°28'24"	S84°31'17"E

NEW EASEMENTS

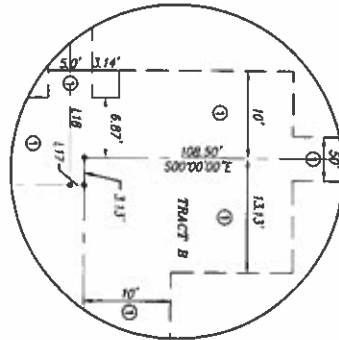
- NEW PUBLIC WATER LINE EASEMENT GRANTED TO A.B.C. WITH THIS PLAT.
- NEW PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT.
- NEW PRIVATE ACCESS EASEMENT GRANTED TO TRACT A WITH THIS PLAT.

14-P1	15-P1	16-P1	17-P1	18-P1	19-P1	20-P1	21-P1	22-P1	23-P1	24-P1	25-P1	32-P1	33-P1	34-P1	35-P1	41-P1	42-P1	43-P1	44-P1	45-P1	46-P1	47-P1	48-P1
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13-P1	14-P1	15-P1	16-P1	17-P1	18-P1	19-P1	20-P1	21-P1	22-P1	23-P1	24-P1	25-P1	26-P1	27-P1	28-P1	29-P1	30-P1	31-P1	32-P1	33-P1	34-P1	35-P1
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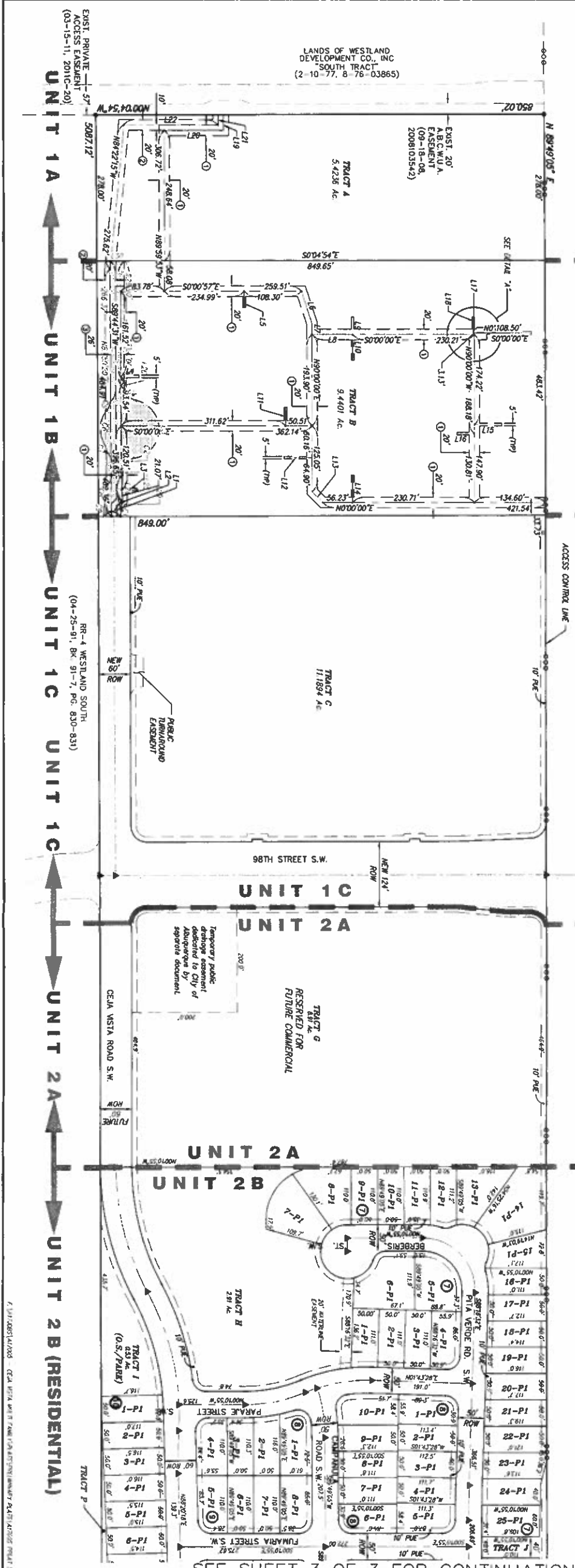


AMENDED PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1 A, 1 B, 1 C, 2 A, 2 B AND 3
WITHIN THE
TOWN OF ALBUQUERQUE
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2018



DETAIL A
NEW PUBLIC WATERLINE EASEMENT - ①
SCALE: 1" = 10'

- NOTES:
- Tracts J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
 - 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.
 - Tracts M is to be held and maintained by the subdivider until such time that it is conveyed or developed.



SEE SHEET 3 OF 3 FOR CONTINUATION

LEGEND

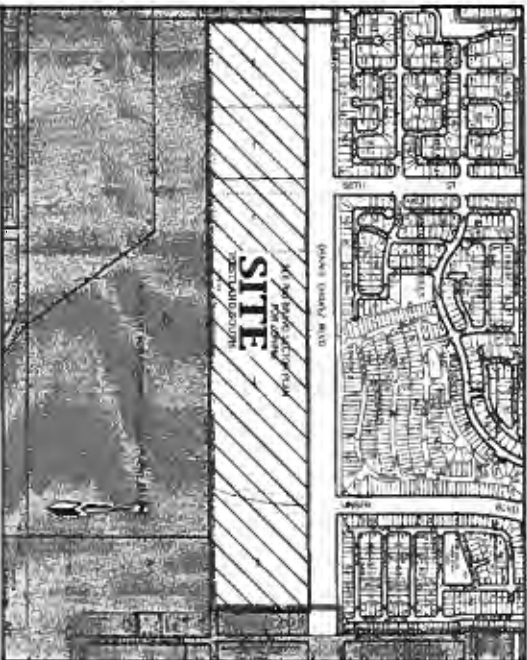
- 1-P1 LOT NUMBER
- 2-P1 BLOCK NUMBER
- 3-P1 CENTER LINE MONUMENT
- 4-P1 RIGHT-OF-WAY
- 5-P1 NEW PUBLIC UTILITY EASEMENT
- 6-P1 UNIT BOUNDARY LINE

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP
- FOUND 1/2" REBAR
- FOUND/SET 5/8" REBAR WITH CAP
- FOUND 5/8" REBAR WITH CAP
- FOUND 1/4" REBAR

SCALE: 1" = 100'

SHEET 2 OF 3



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	M0075.29°W	60.00

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	2.270258°	438.37	N10°30'34"E	860.55
C2	47.12	30.00	90.90700°	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89.5576°	29.98	N44°46'48"E	42.40

LEGAL DESCRIPTION

A tract of land within the Town of Atresco Grant, proposed Section 9, Township 9 North, Range 2 East, New Mexico Precinct Number, 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 as 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. 2005CS. Pg. 365 and containing 06.9070 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.

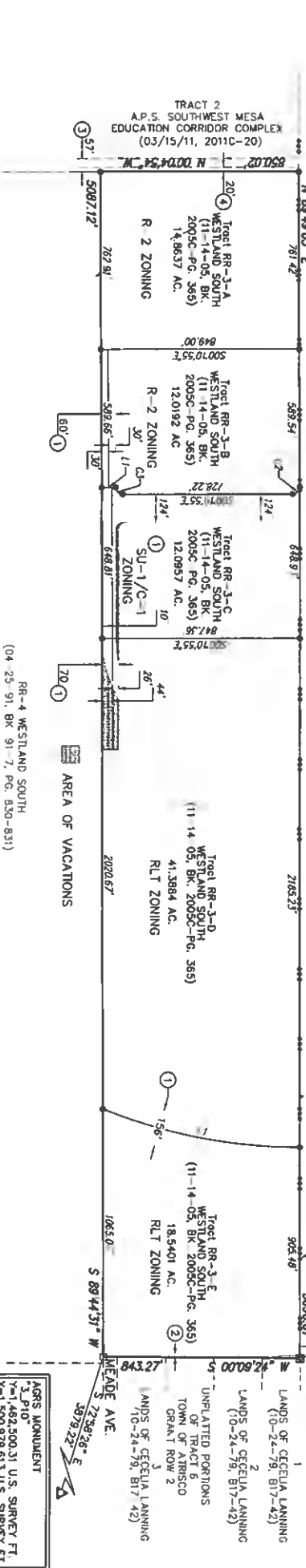
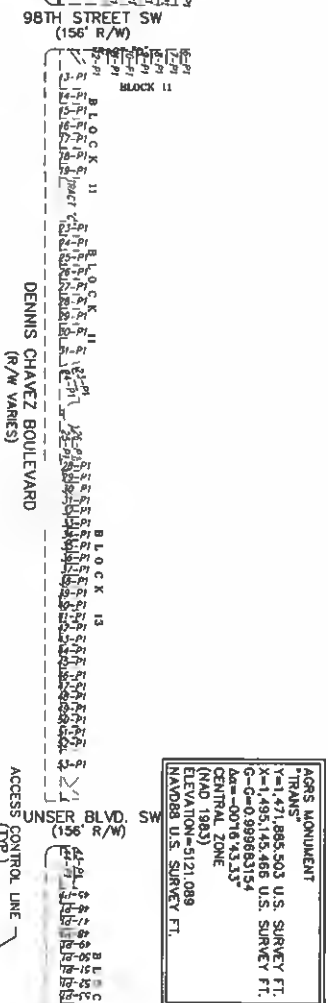
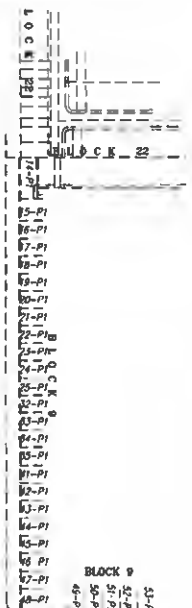
SUBDIVISION DATA

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	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 ATRISCO GRANT
PROJECTED SECTION 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2017

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in Parentheses are record bearings and distances.
4. Basis of boundary are the following laws and documents of record entitled:
 - THURGOOD PR-32 (11-14-05 2006C-345)
 - THURGOOD PR-33 (10-07-07 2006C-346)
 - THURGOOD PR-34 (10-03-07 2006C-347)
 - LAND OF CECILIA LANNING (11-03-07 2006C-348)
 - LAND OF DAMARO APOLOVIC (11-08-07 A-51-16)
 - LAND OF DAMARO APOLOVIC (10-18-07 A-7-6) QUIT CLAIM DEED (1-08-79 A-7-6)
 - WESTLAND TRACT PR-3 (03-04-06 2006C-350)
 - THURGOOD PR-35 (03-04-06 2006C-351)
 - THURGOOD PR-36 (03-04-06 2006C-352)
 - THURGOOD PR-37 (03-04-06 2006C-353)
 - THURGOOD PR-38 (03-04-06 2006C-354)
 - THURGOOD PR-39 (03-04-06 2006C-355)
 - THURGOOD PR-40 (03-04-06 2006C-356)
 - THURGOOD PR-41 (03-04-06 2006C-357)
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 - THURGOOD PR-44 (03-04-06 2006C-360)
 - THURGOOD PR-45 (03-04-06 2006C-361)
 - THURGOOD PR-46 (03-04-06 2006C-362)
 - THURGOOD PR-47 (03-04-06 2006C-363)
 - THURGOOD PR-48 (03-04-06 2006C-364)
 - THURGOOD PR-49 (03-04-06 2006C-365)
 - THURGOOD PR-50 (03-04-06 2006C-366)
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 - THURGOOD PR-140 (03-04-06 2006C-456)
 - THURGOOD PR-141 (03-04-06 2006C-457)
 - THURGOOD PR-142 (03-04-06 2006C-458)
 - THURGOOD PR-143 (03-04-06 2006C-459)
 - THURGOOD PR-144 (03-04-06 2006C-460)
 - THURGOOD PR-145 (03-04-06 2006C-461)
 - THURGOOD PR-146 (03-04-06 2006C-462)
 - THURGOOD PR-147 (03-04-06 2006C-463)
 - THURGOOD PR-148 (03-04-06 2006C-464)
 - THURGOOD PR-149 (03-04-06 2006C-465)
 - THURGOOD PR-150 (03-04-06 2006C-466)
 - THURGOOD PR-151 (03-04-06 2006C-467)
 - THURGOOD PR-152 (03-04-06 2006C-468)
 - THURGOOD PR-153 (03-04-06 2006C-469)
 - THURGOOD PR-154 (03-04-06 2006C-470)
 -



PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP
LS 15702
- FOUND 1/2" REBAR
- FOUND/SET 5/8" REBAR WITH
CAP *ALS LS 7719*
- FOUND 5/8" REBAR WITH CAP
LS 14731

EASEMENTS

- ① EXISTING PUBLIC ACCESS, SEWERS, WATER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365)
(PORTIONS VACATED WITH THIS PLAT)
- ② 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
- ③ EXIST. PRIVATE ACCESS EASEMENT (03-15-11, 2011C-20)
- ④ EXIST. 20' A.B.C.W.U.A. EASEMENT (09-18-08, 2008I0354-02)

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS • SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED P937719
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
DO NOT DISTURB P937719
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. MARGINALS WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE 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.
SITE 220
ALBUQUERQUE, N.M. 87102
(505) 898-5051

SITE BENCHMARK

ACS MONUMENT
3-P10°
ELEVATION=4938.411
(HAYD88) U.S. SURVEY FT

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505) 428-7700

SURVEYOR

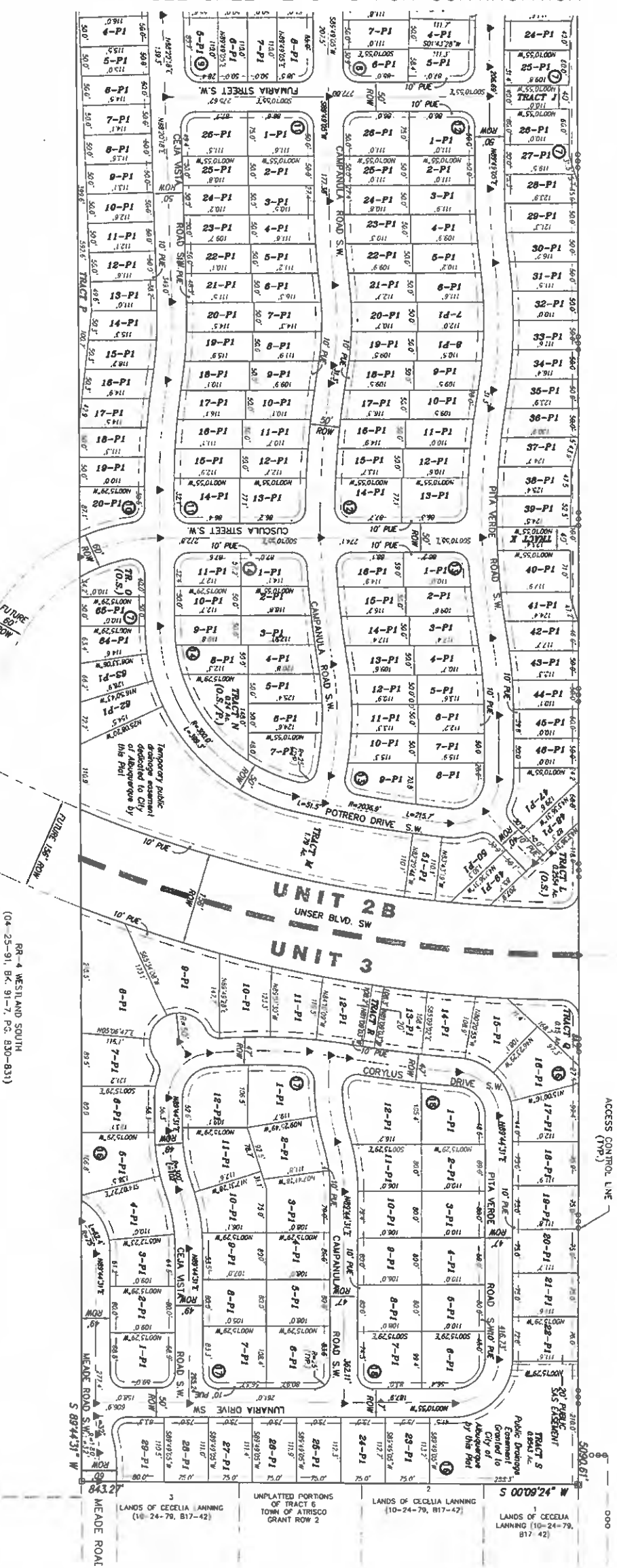
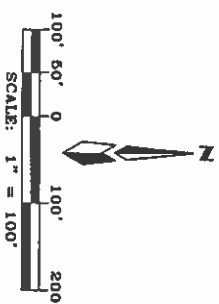
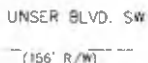
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

APPROVED

John N. Pienhagen P.S. 12/30/17
City Surveyor, City of Albuquerque, N.M. Date

CEJA WSTA LLC
12/15/17
MARK PAMANDIS, MANAGING MEMBER
Date

- DENNIS CHAVEZ BOULEVARD
(R/W VARIES)



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

F 11.4008 A12.X5 - CFIA VISTA WISE 45 PERMANENT PLAS 11775 ADAT SMTT 2 MAR 5 1997

SHEET 3 OF 3

1. **NOTES:**
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 Gato Vista Home Association. Tracts J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
3. Tracts M is to be held and maintained by the subdivider until such time that it is conveyed or developed.

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

PROPERTY CORNERS

FOUND 5/8" REBAR WITH CAP
"S 15702"

☐ FOUND 1/2" REBAR

- FOUND/SET 5/8" REBAR WITH

100

LS 14735

LEGEND

LOT NUMBER

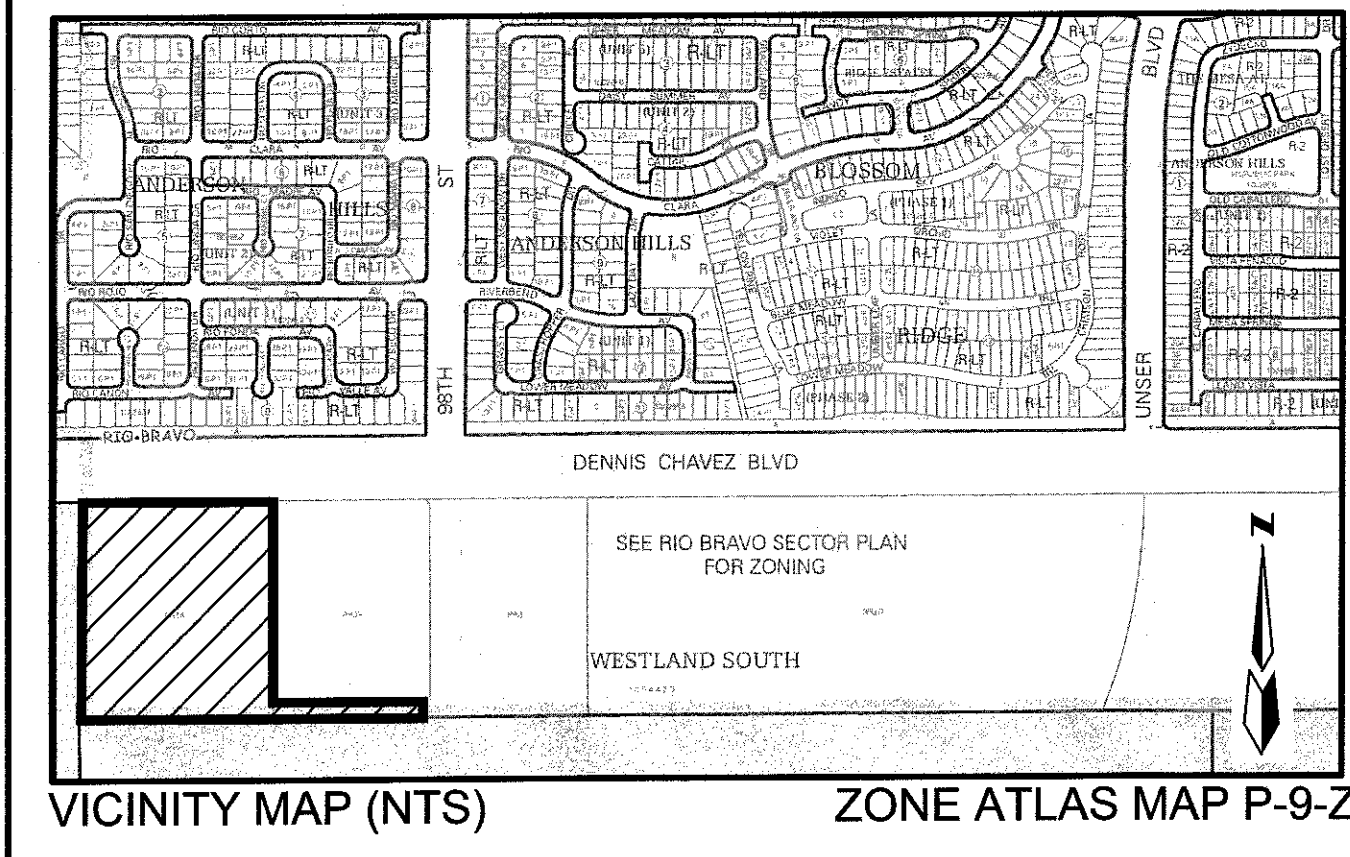
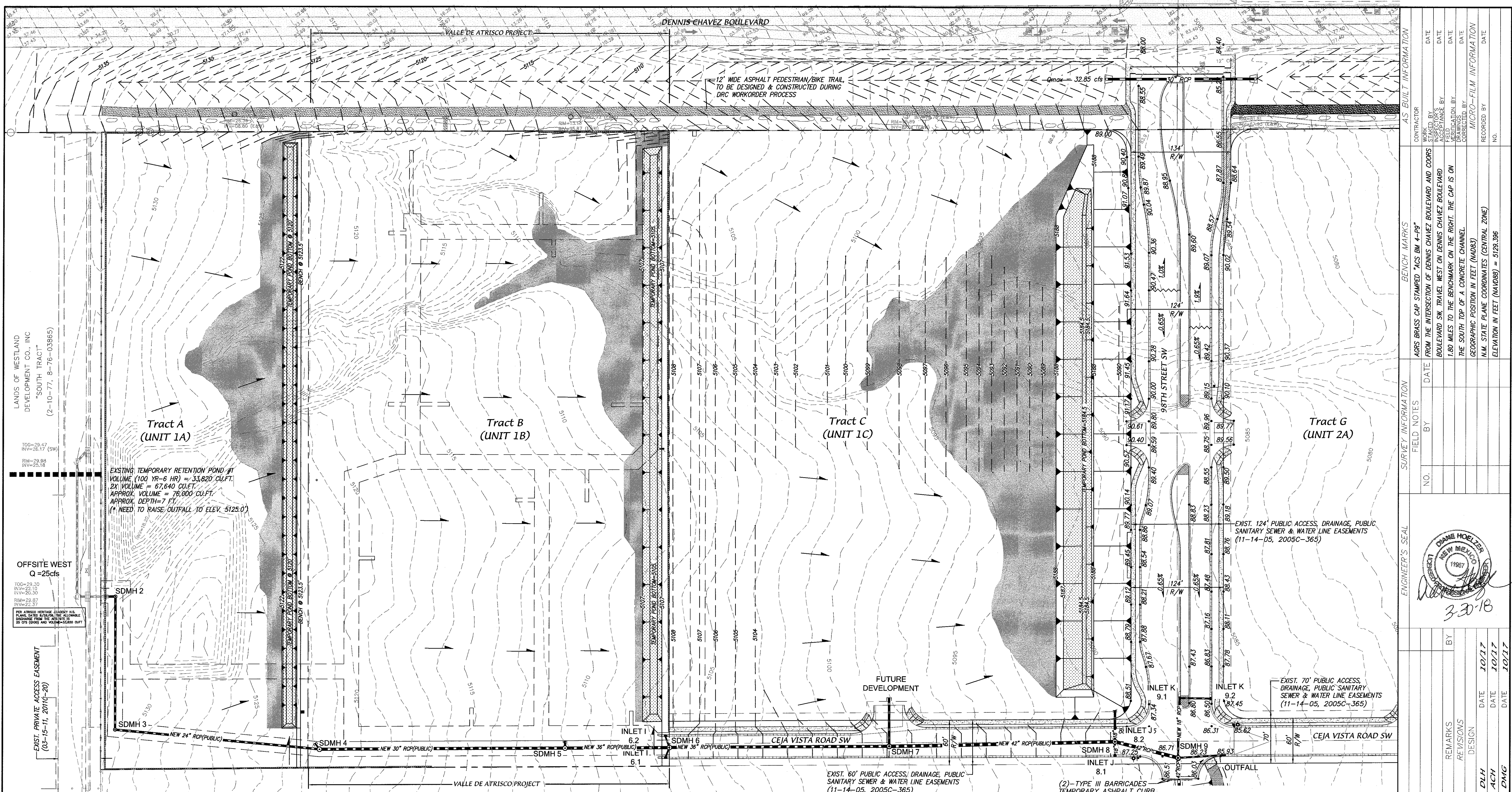
CENTR'K LINE MONITORING

ROW	RIGHT-OF-WAY
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NEW FIDELITY UNION

UNIT BOUNDARY LINE

SH 2477 2 1106 10/18



- NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 - 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.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 - SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
 - ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
 - 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.

Ceja Vista Amended Preliminary Plat Temporary Retention Ponds				
	TRACT A	TRACT B	TRACT C	
Volume Required	12,197	21,257	25,177	
Volume Provided	21,071	26,401	30,849	
Top Pond	5122.0	5107.0	5187.0	
Bottom Pond	5120.0	5105.0	5184.5	
Total Depth	2.00	2.00	2.50	
Volume Required	12,197	21,257	25,177	
Depth @ 100 Yr-100 Day	1.16	1.61	2.04	
Maximum WSEL	5121.16	5106.6	5186.54	

LEGAL DESCRIPTION

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

NEW EASEMENTS

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

LEGEND

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

SCALE: 1" = 60'

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**CEJA VISTA AMENDED PRELIMINARY PLAT
TEMPORARY RETENTION PONDS**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

CITY PROJECT NO. ZONE MAP NO. SHEET OF

P-9-Z 1 1

SEE SHEET 101 FOR OVERALL (CONT.)

