CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

March 11, 2020

Nina Leung-Villa, PE Huitt-Zollers Inc. 6561 Americas Parkway NE Albuquerque, NM 87110

RE: Ceja Vista Apartment Complex Phase II 9902 Ceja Vista Rd SW Grading & Drainage Plan Engineer's Stamp Date: 03/06/20 Hydrology File: P09D002G

Dear Ms. Leung-Villa:

- PO Box 1293 Based upon the information provided in your submittal received 03/06/2020, the Grading & Drainage Plan is approved for Building Permit.
- Albuquerque Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103
 If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

Developm	of Albuquerque Planning Department ent & Building Services Divis	sion
Project Title: Ceja Vista Phase II DRB#: <u>PR-2019-002770</u> Legal Description: <u>Tract RR3A1 Plat for V</u> City Address: <u>9902 Ceja Vista Road SW, A</u>	Building Permit #: _EPC#: Vestland South	Hydrology File #: P09D002G Work Order#: 614196
Applicant:DBG Properties, LLCAddress:2164 SW Park Place, Portland, OPPhone#:503-944-6509Other Contact:Huitt-Zollars, Inc.Address:333 Rio Rancho Blvd, Rio RanchoPhone#:505-892-5141	R 97205 Fax#:	E-mail: tcoleman@dbgpropertiesllc.com
Phone#: 505-892-5141 TYPE OF DEVELOPMENT: PLAT (IS THIS A RESUBMITTAL? X Yes DEPARTMENT TRANSPORTATION	_ Fax#: (# of lots) RESIDENCE No	<u>X</u> DRB SITE <u>ADMIN SITE</u>
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION ORADING PLAN G& D PLAN GRADING PLAN X DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT A ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY)	TYPE OF APPI X BUILDING CERTIFIC PRELIMIN SITE PLAN SITE PLAN FINAL PL APPLIC SIA/ RELE GRADING SO-19 API PAVING F GRADING	ROVAL/ACCEPTANCE SOUGHT: G PERMIT APPROVAL ATE OF OCCUPANCY WARY PLAT APPROVAL N FOR SUB'D APPROVAL N FOR BLDG. PERMIT APPROVAL AT APPROVAL EASE OF FINANCIAL GUARANTEE FION PERMIT APPROVAL G PERMIT APPROVAL

PRE-DESIGN MEETING?

____OTHER (SPECIFY) _____

____ CLOMR/LOMR

DATE SUBMITTED:	March 6, 2020	By:	Nina Villa

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



HUITT-ZOLLARS, INC. + 333 Rio Rancho Dr. NE + Suite 101 + Rio Rancho, NM 87124-1450 + 505.892.5141 phone + 505.892.3259 fax + huitt-zollars.com

March 6, 2020

Renee Brissette, P.E. Development Review Services PO Box 1293 Albuquerque, NM 87103

RE: Ceja Vista Apartment Complex Phase II Hydrology File: P09D002G

Dear Ms. Brissette,

We are requesting approval of the Drainage Plan for Ceja Vista Phase II. The Drainage Plan is attached and has been revised according to comments received.

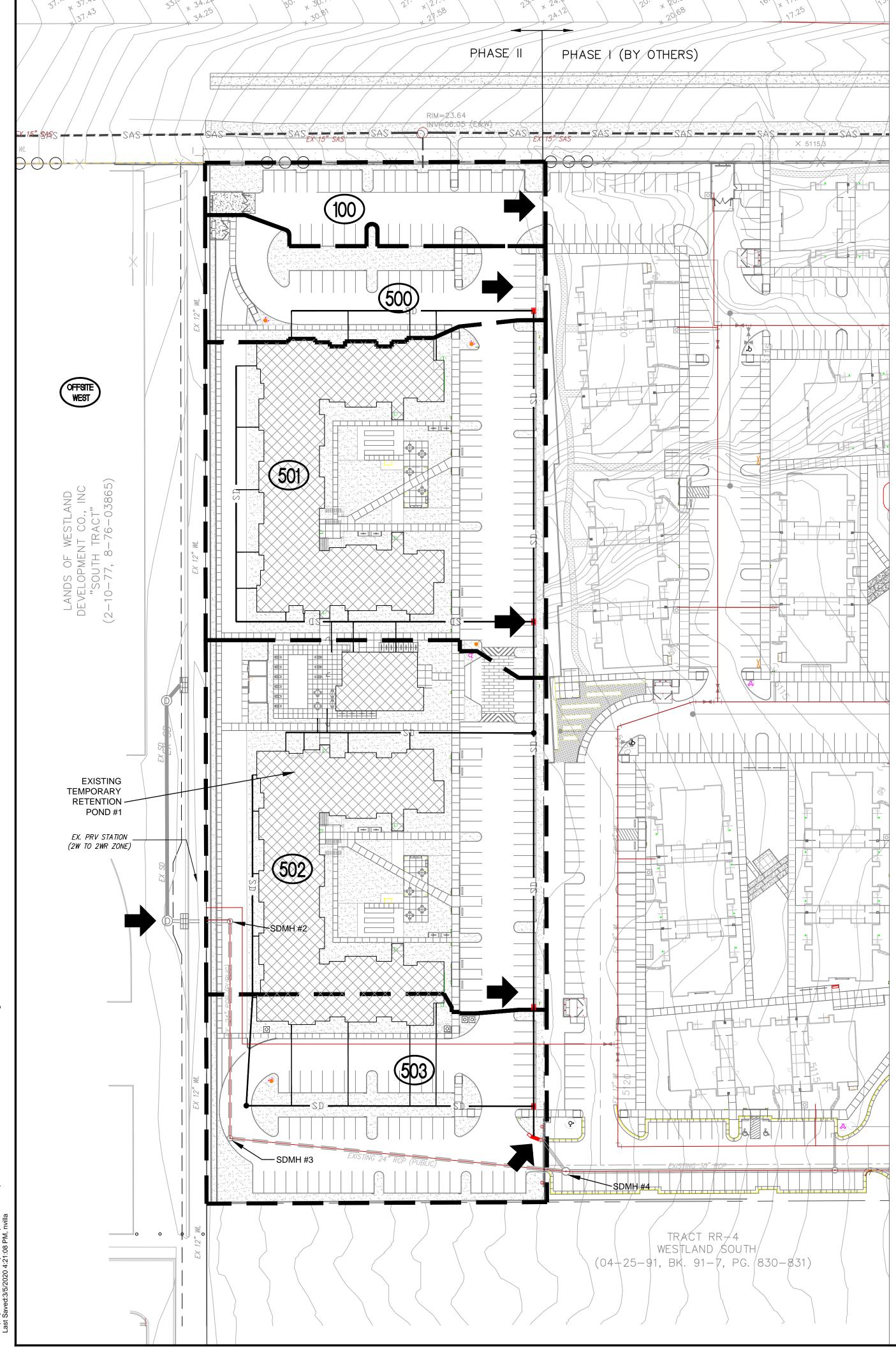
Below is a list of your comments received, which are included in *italics* and our responses in **bold** text.

- State how the storm water quality volume will be managed and supporting calculations. A paragraph has been added at the end of the drainage narrative to describe how the storm water quality volume will be managed onsite within the curbed medians and it includes supporting calculations.
- 2. State the area of Land Treatment D on the plan. The area of Land Treatment D has been added to the plan.
- 3. An approved Erosion Control Plan is required for this site. An Erosion Control Plan will be submitted to the Storm Water Quality department.
- Submit your certified NOI documentation to Storm Water Quality.
 The NOI documentation will be submitted to the Storm Water Quality department.

We greatly appreciate your time and consideration. Please contact me if you have any questions.

Sincerely,

Nina Leung-Villa



otted: 3/6/2020 10:34:39 AM, By:Villa, Nina proj\R311035.01 - Ceja Vista Apartment Complex\10 CADD & BIM\10.1 AutoCAD\CEJA VIST et Saved:3/5/2020 4:21:08 PM_nvilla

DRAINAGE PLAN:

LEGAL DESCRIPTION: TRACT RR3A1 PLAT FOR WESTLAND SOUTH SITE AREA: 5.4 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FIRM MAP DATED AUGUST 16, 2012 (MAP NUMBER 35001C0338H) INDICATES THAT THE SITE IS AN AREA OF MINIMAL FLOOD HAZARD (ZONE X).

EXISTING DRAINAGE CONDITIONS:

THE SITE HAS NOT BEEN PREVIOUSLY DEVELOPED. THE EXISTING LAND SLOPES FROM WEST TO EAST AT APPROXIMATELY 3%. THE ATRISCO HERITAGE ACADEMY HIGH SCHOOL TO THE WEST OF THE SITE IS ALLOWED TO DISCHARGE ONTO THIS SITE UNTIL A STORM DRAIN CONNECTION OUTFALL IS BUILT. IN THE MEANTIME, THE EXISTING TEMPORARY RETENTION POND #1 WAS BUILT TO MITIGATE THE OFFSITE FLOW FROM THE HIGH SCHOOL SITE.

THIS DRAINAGE PLAN REFERENCES THE "VALLE DE ATRISCO APARTMENT DEVELOPMENT DRAINAGE MANAGEMENT PLAN" BY MARK GOODWIN & ASSOCIATES, DATED SEPTEMBER 2018. THE DRAINAGE MANAGEMENT PLAN COMPLETED HYDROLOGIC AND HYDRAULIC ANALYSIS FOR THIS SITE AND THE ADJACENT CONNECTING SITE TO THE EAST. DEVELOPED FLOWRATES FOR THIS SITE ARE OBTAINED DIRECTLY FROM THE DRAINAGE MANAGEMENT PLAN. IN ADDITION, THE STORM DRAIN SYSTEM DESIGN FOR THIS SITE HAS BEEN DESIGNED WITH THE DRAINAGE MANAGEMENT PLAN.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE HYDROLOGIC AND HYDRAULIC CRITERIA IN SECTION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE 100-YEAR DESIGN STORM IS USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS.

DEVELOPED DRAINAGE CONDITIONS:

THIS SITE (PHASE II) AND THE ADJACENT CONNECTING SITE TO THE EAST (PHASE I) WILL BE DEVELOPED INTO AN APARTMENT COMPLEX. AS DETERMINED BY THE DRAINAGE MANAGEMENT PLAN, THIS SITE WILL ACCEPT 25 CFS OF OFFSITE FLOW FROM THE HIGH SCHOOL SITE VIA AN ONSITE STORM DRAIN SYSTEM AND PHASE II WILL DISCHARGE ONSITE DEVELOPED FLOW INTO THE STORM DRAIN WHICH CONNECTS TO PHASE I.

STORM WATER QUALITY:

AREA OF LAND TREATMENT D = 3.8 ACRES STORM WATER QUALITY VOLUME = 3.8 ACRES (0.34") = 4690 CF

TOTAL AREA OF MEDIANS = 18324 SF, AVERAGE DEPTH = 3.1", ACTUAL VOLUME = 4734 CF THIS VOLUME WILL BE PROVIDED BY CURB OPENINGS INTO THE ONSITE CURBED MEDIANS WHICH WILL BE LANDSCAPED, DEPRESSED AREAS DESIGNED TO PROVIDE STORM WATER QUALITY OF ONSITE DEVELOPED SURFACE FLOW PRIOR TO DISCHARGE INTO THE STORM DRAIN PIPE SYSTEM. IN ADDITION, THE STORM DRAIN SYSTEM ULTIMATELY DISCHARGES INTO AN OFFSITE OUTFALL POND BUILT WITH THE "VALLE DE ATRISCO APARTMENT DEVELOPMENT DRAINAGE MANAGEMENT PLAN" WHICH PROVIDES STORM WATER QUALITY FOR THE ENTIRE CEJA VISTA DEVELOPMENT.

