CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

January 27, 2021

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 Revised Grading & Drainage Plan Engineer's Stamp Date: 12/28/20 Hydrology File: P09D002G

Dear Ms. Leung-Villa:

- PO Box 1293 Based upon the information provided in your submittal received 12/29/2020, the Revised 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 87103If 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

ALBUQUE	
F. ((1706))/-	
MENTER	

City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

 Project Title:
 Ceja Vista Phase II
 Building Permit #:______
 Hydrology File #:____
 P09D002G

DRB#: PR-2019-002770 EPC#: Work Order#: 614196 Legal Description: Tract RR3A1 Plat for Westland South City Address: 9902 Ceja Vista Road SW, Albuquerque, NM 87121 Applicant: DBG Properties, LLC Tyler Coleman _____ Contact: Address: 2164 SW Park Place, Portland, OR 97205 Phone#: 503-944-6509 Fax#: E-mail: tcoleman@dbgpropertiesllc.com Contact: Nina Villa Other Contact: Huitt-Zollars, Inc. Address: 333 Rio Rancho Blvd, Rio Rancho, NM 87124 Fax#:_____E-mail: nvilla@huitt-zollars.com Phone#: 505-892-5141

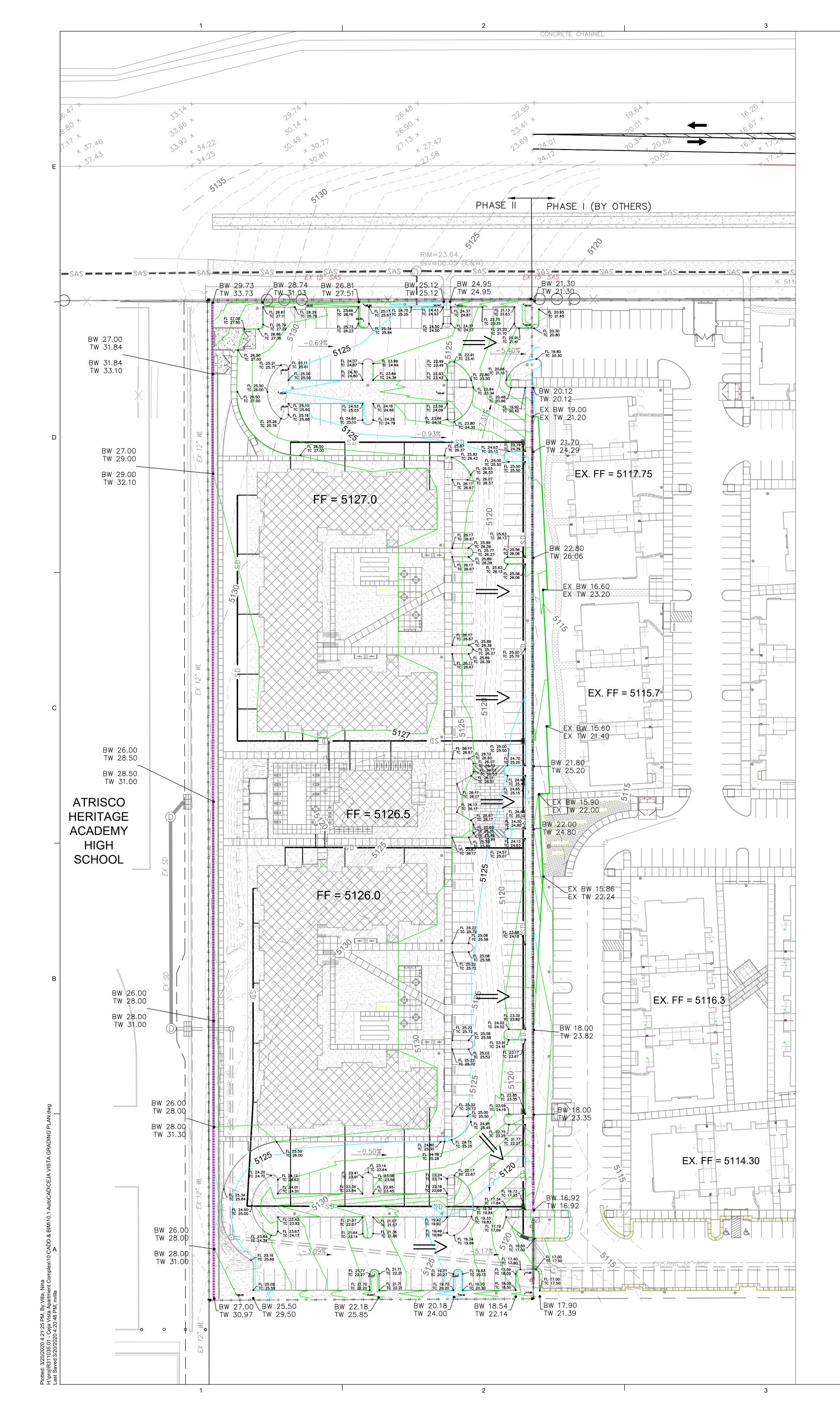
 TYPE OF DEVELOPMENT:
 PLAT (# of lots)
 RESIDENCE
 X
 DRB SITE
 ADMIN SITE

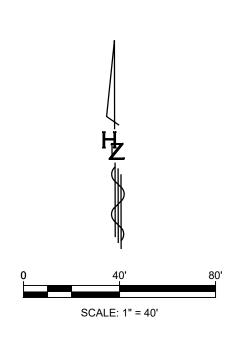
IS THIS A RESUBMITTAL? X Yes No **DEPARTMENT** TRANSPORTATION <u>X</u> HYDROLOGY/DRAINAGE Check all that Apply: **TYPE OF APPROVAL/ACCEPTANCE SOUGHT:** BUILDING PERMIT APPROVAL TYPE OF SUBMITTAL: CERTIFICATE OF OCCUPANCY ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION PRELIMINARY PLAT APPROVAL CONCEPTUAL G & D PLAN SITE PLAN FOR SUB'D APPROVAL X GRADING PLAN - Revised SITE PLAN FOR BLDG. PERMIT APPROVAL DRAINAGE REPORT FINAL PLAT APPROVAL DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT APPLIC SIA/ RELEASE OF FINANCIAL GUARANTEE ELEVATION CERTIFICATE FOUNDATION PERMIT APPROVAL ____ CLOMR/LOMR X GRADING PERMIT APPROVAL ____ TRAFFIC CIRCULATION LAYOUT (TCL) SO-19 APPROVAL TRAFFIC IMPACT STUDY (TIS) PAVING PERMIT APPROVAL ____ STREET LIGHT LAYOUT GRADING/ PAD CERTIFICATION ____ OTHER (SPECIFY) _____ WORK ORDER APPROVAL PRE-DESIGN MEETING? CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY) DATE SUBMITTED: December 29, 2020 By: Nina Villa

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



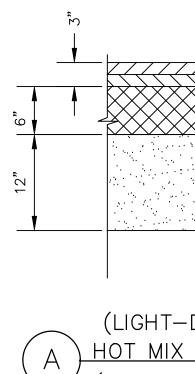


LEGEND

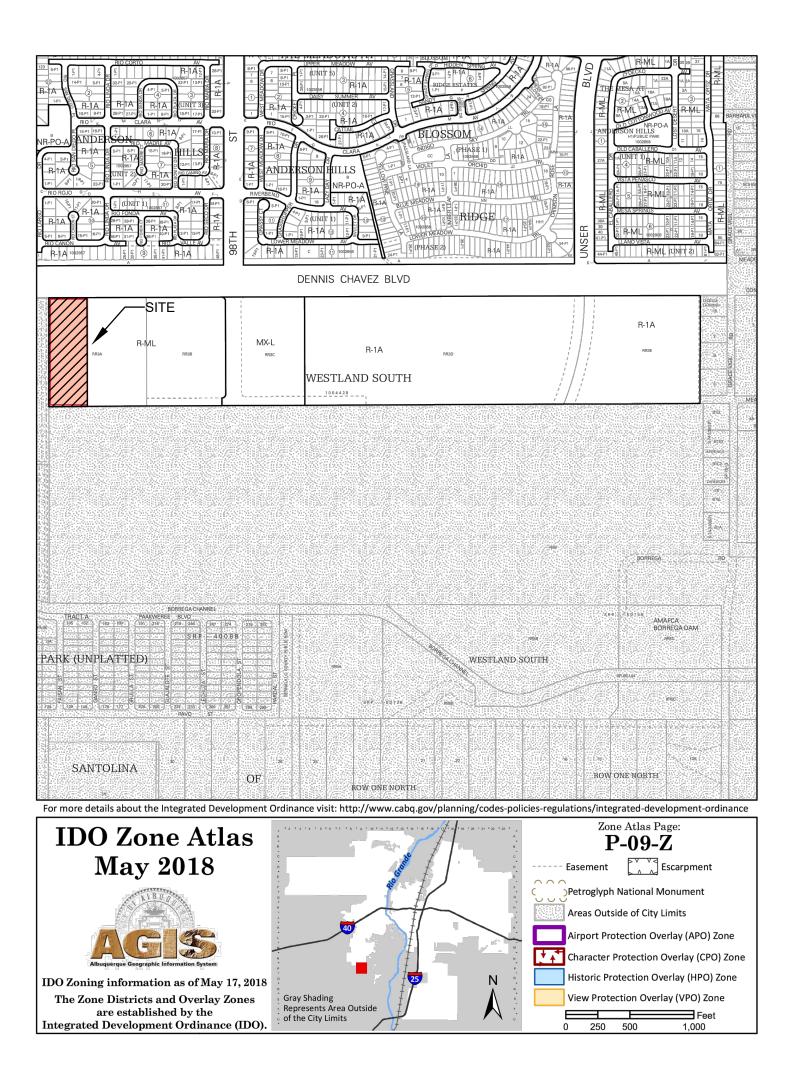
$\langle =$	DISCHARGE LOCATION
 •••	FLOW DIRECTION
• + + + + •	LIMITS OF DISTURBANCE

EARTHWORK SUMMARY

NET EXPORT = 7147 CY

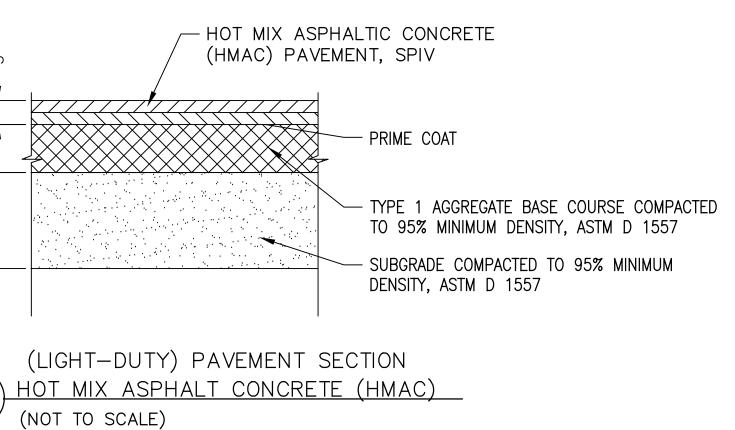


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GENERAL NOTES

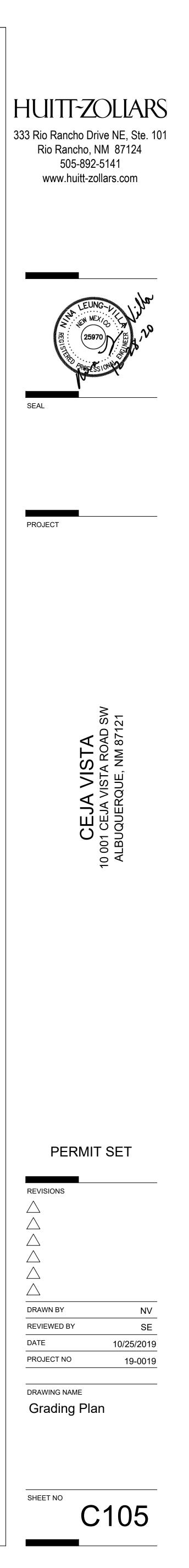
- 1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS AMENDED THROUGH CURRENT UPDATE.
- 3. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND INSTALLATION IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- 5. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
- 6. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

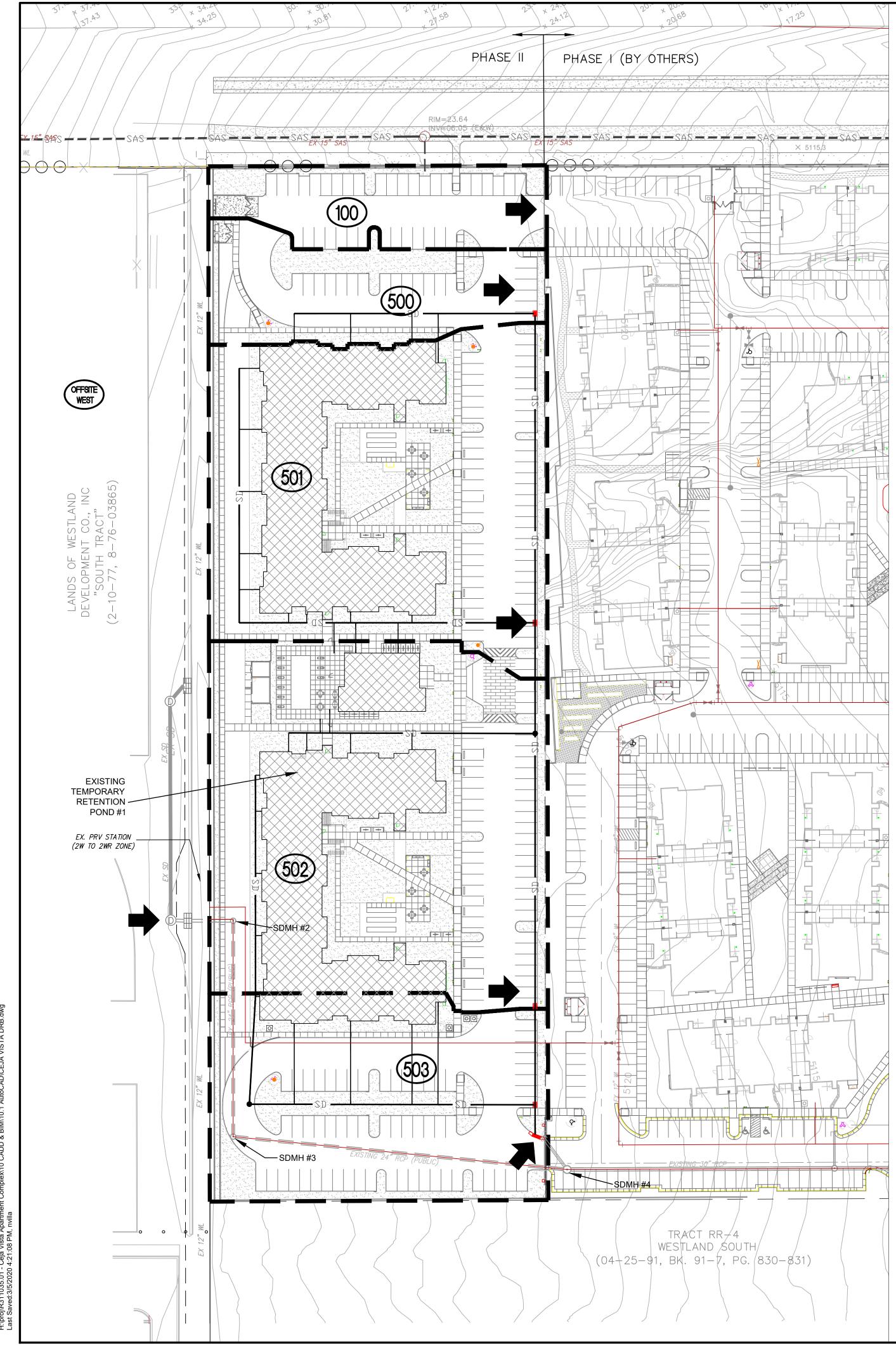


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DRAINAGE PLAN:

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.

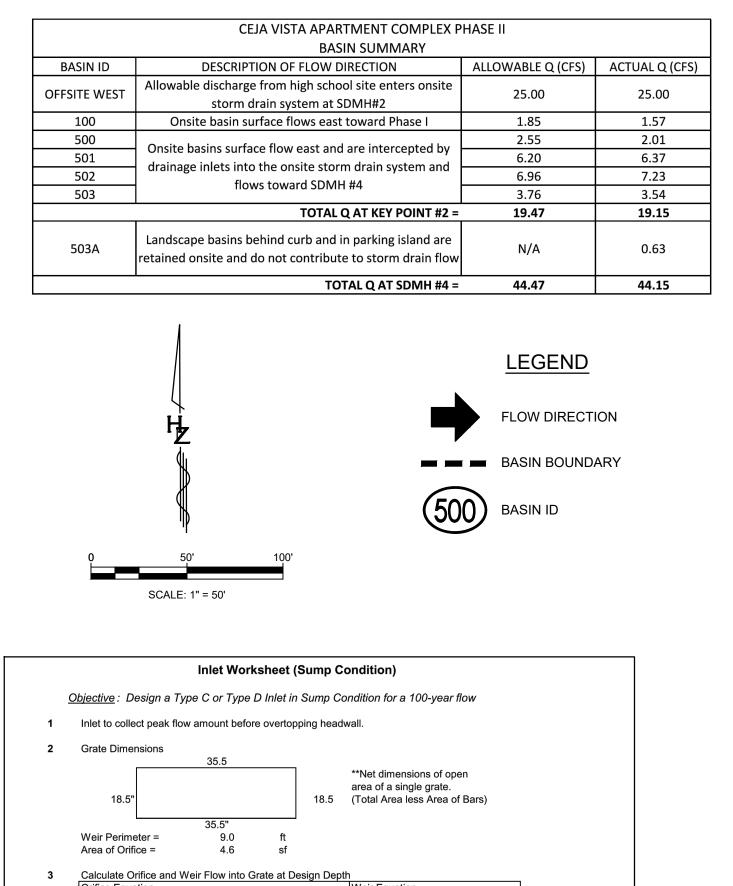
DEVELOPED DRAINAGE CONDITIONS:

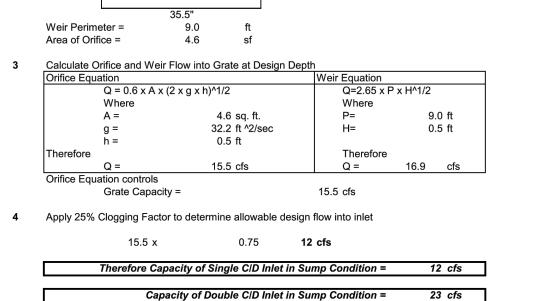
THIS SITE (PHASE II) AND THE ADJACENT CONNECTING SITE TO THE EAST (PHASE I) WILL BE DEVELOPED INTO AN APARTMENT COMPLEX. AS DETERMINED BY THE DRAINAGE MANAGEMENT PLAN, THIS SITE WILL ACCEPT 25 CFS OF OFFSITE FLOW FROM THE HIGH SCHOOL SITE VIA AN ONSITE STORM DRAIN SYSTEM AND PHASE II WILL DISCHARGE ONSITE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





*Grate Capacities do not account for curb opening inflow. Therefore, inlet capacities are the same for Type C and Type D inlets.

