

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 17, 2025

Nina Villa  
Huitt-Zollars, Inc.  
333 Rio Rancho Drive NE, Suite 101  
Rio Rancho, NM 87124

**RE: Tierra Linda Apartments  
99999 98<sup>th</sup> Street SW  
Grading & Drainage Plan  
Engineer's Stamp Date: 6/3/25  
Hydrology File: P09D004  
Case # HYDR-2025-00121**

Dear Ms. Villa:

Based upon the information provided in your submittal received 06/13/2025, the Grading & Drainage Plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

**PRIOR TO ACCEPTANCE:**

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol. Application for Covenant through ABQ-PLAN will also be a required.

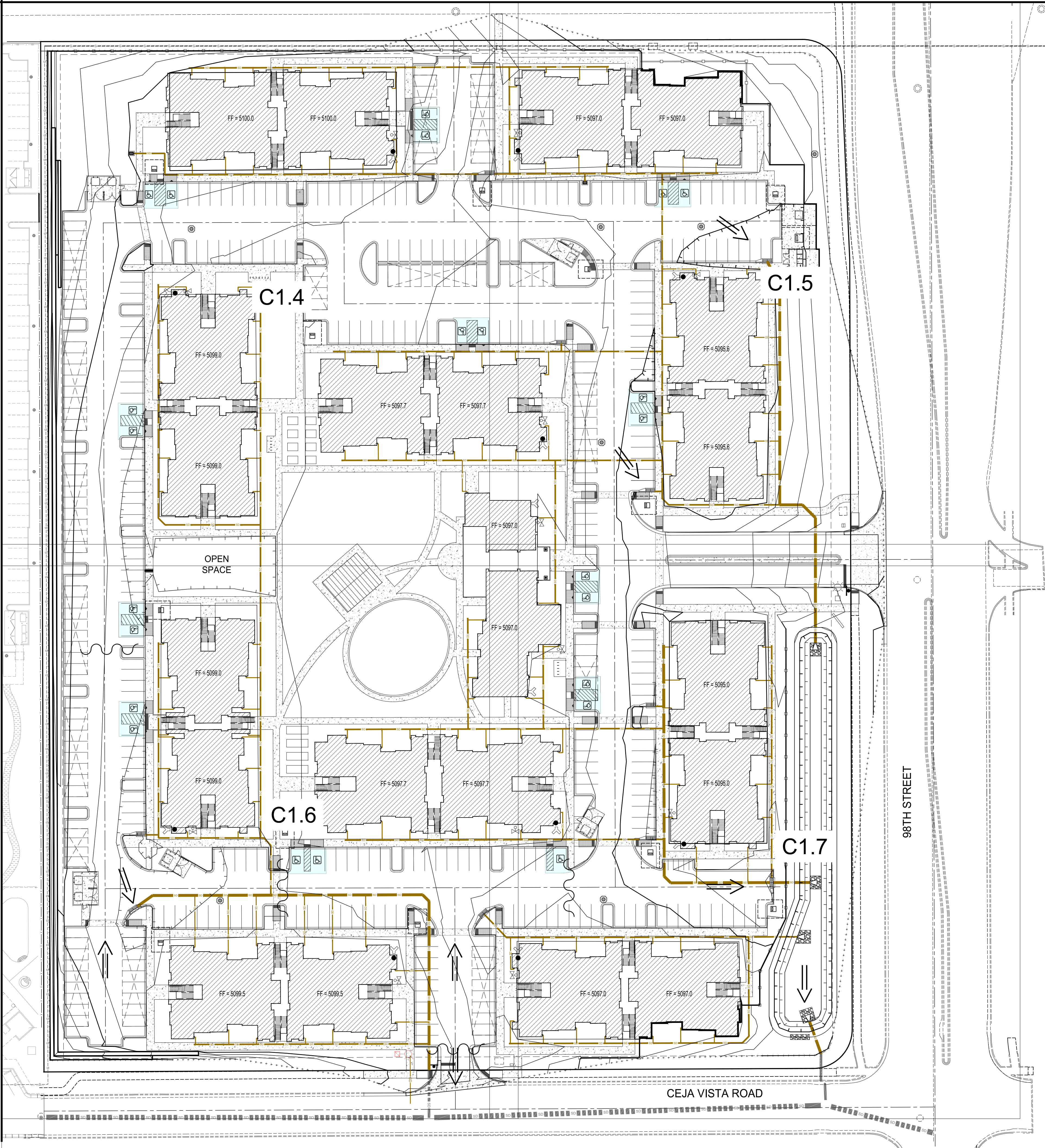
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

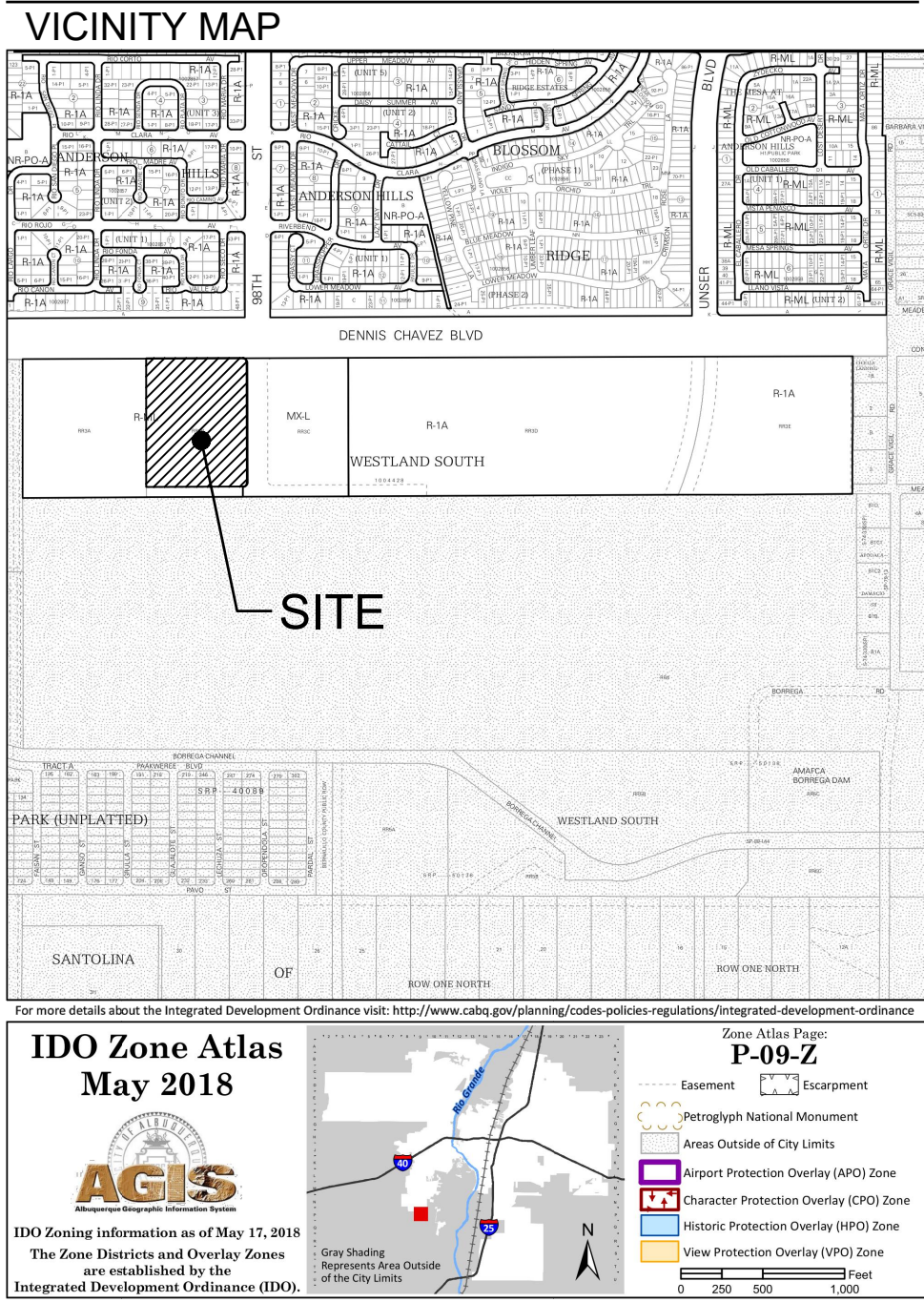
Anthony Montoya, Jr., P.E., CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services





LEGEND

- DISCHARGE LOCATION  
FLOW DIRECTION  
HIGH POINT

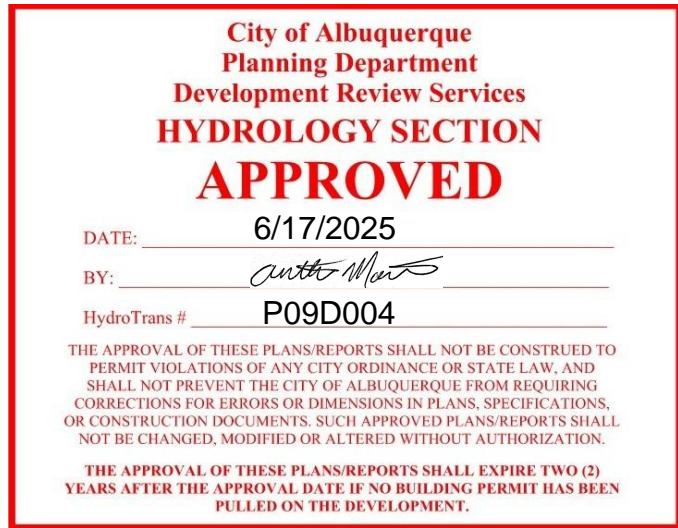


LOCATION AND LEGAL DESCRIPTION

LOCATION: SW CORNER OF DENNIS CHAVEZ BLVD. AND 98TH STREET.  
LEGAL DESCRIPTION: TRACT RR3B1, PLAT FOR WESTLAND SOUTH

GENERAL NOTES

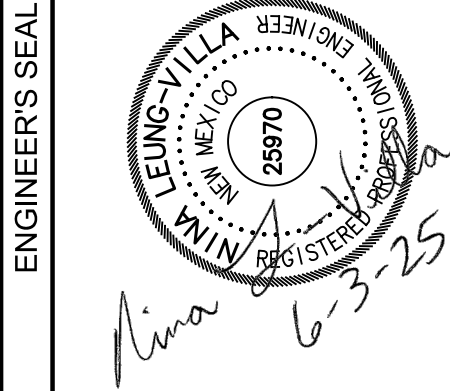
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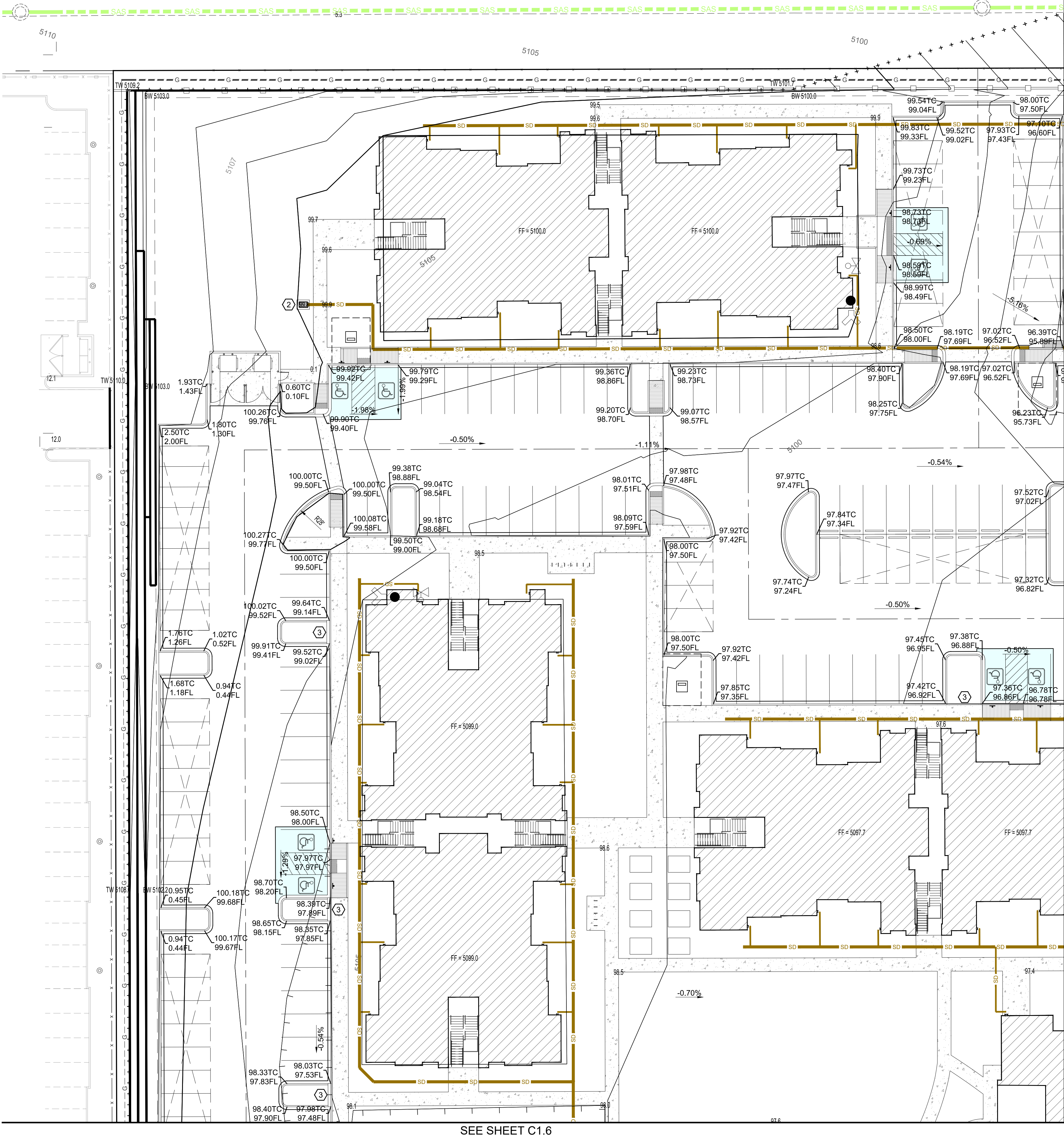
DBG PROPERTIES, LLC  
TIERRA LINDA APARTMENT COMPLEX  
9901 CEJA VISTA RD SW, ALBUQUERQUE, NM

TITLE: OVERALL GRADING PLAN

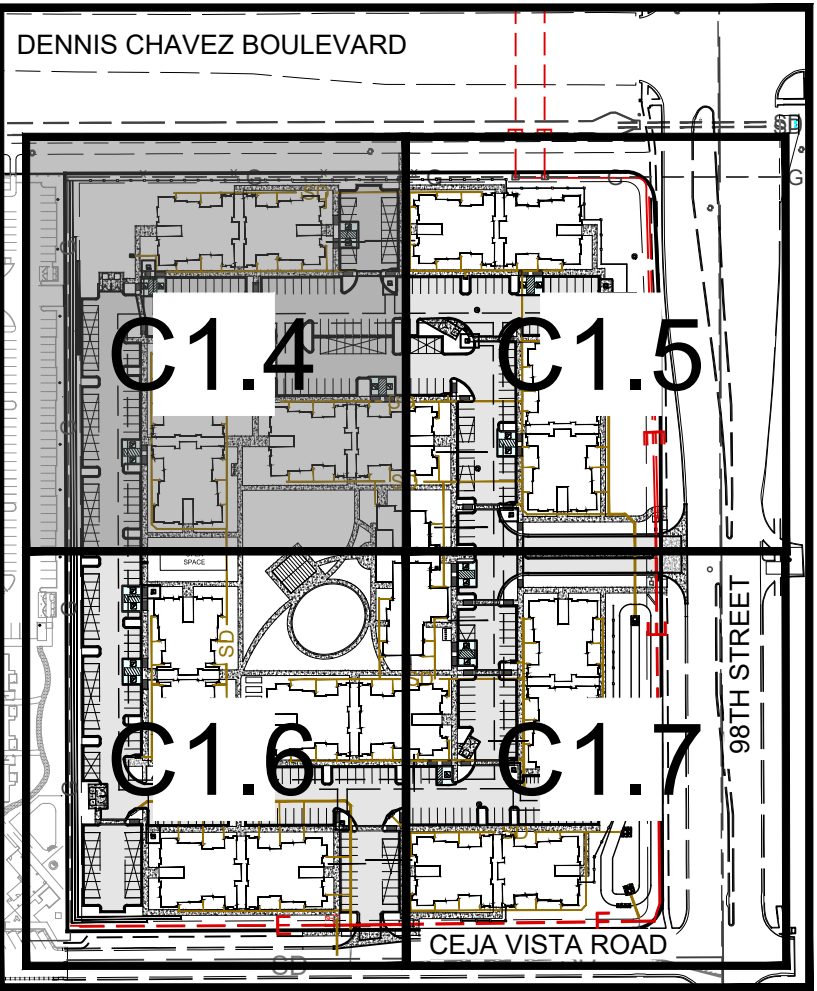
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|-------------------------|---------------|-------------|-------------|
| Design Review Committee | City Engineer | Mo./Day/Yr. | Mo./Day/Yr. |
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| City Project No.        | Zone Map No.  | Sheet       | Of          |
| XXXX.XX                 | P-09-Z        | C1.3        |             |







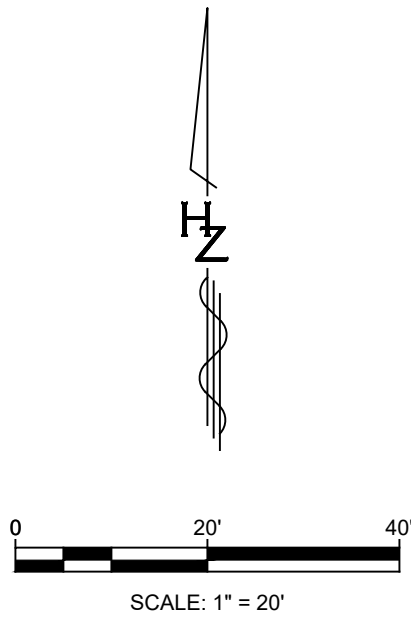
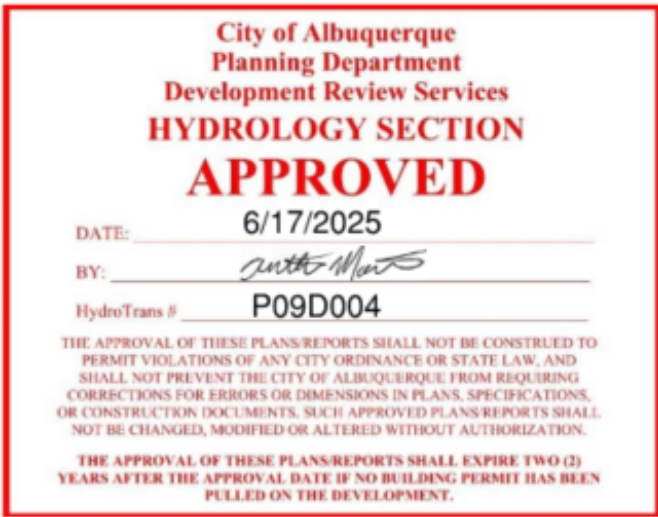
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- EXIST. (INDEX) CONTOUR
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**SHEET KEYNOTES**

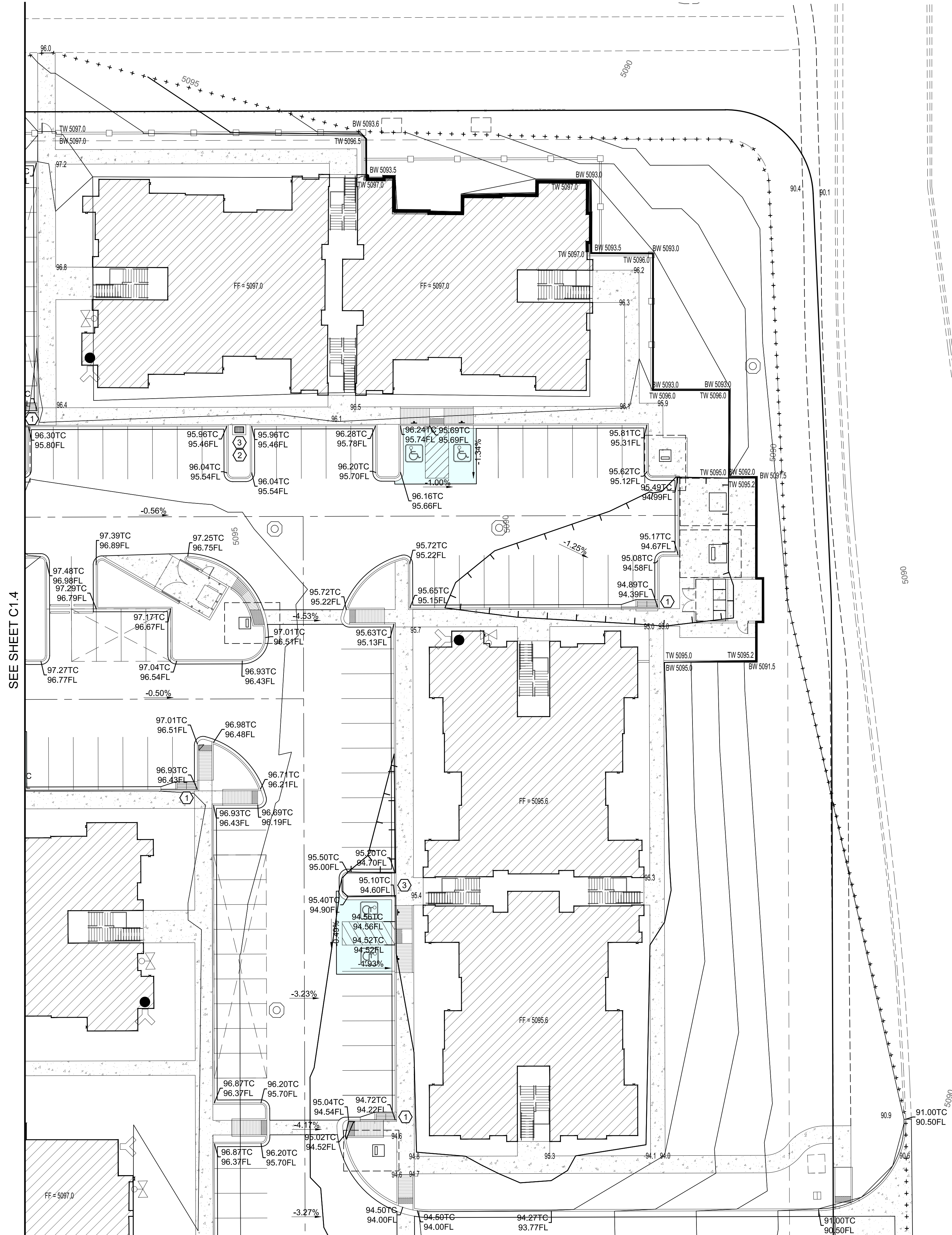
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- SIDEWALK CULVERT PER COA STD DWG 2236, DETAIL E1 ON SHEET C5.1.



DBG PROPERTIES, LLC  
TIERRA LINDA APARTMENT COMPLEX  
9901 CEJA VISTA RD SW, ALBUQUERQUE, NM

| TITLE:                  |  |               |             |
|-------------------------|--|---------------|-------------|
| GRADING PLAN            |  |               |             |
| Design Review Committee |  | City Engineer |             |
| Last Update             |  | Mo./Day/Yr.   | Mo./Day/Yr. |
|                         |  |               |             |
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| City Project No.        |  | Zone Map No.  | Sheet       |
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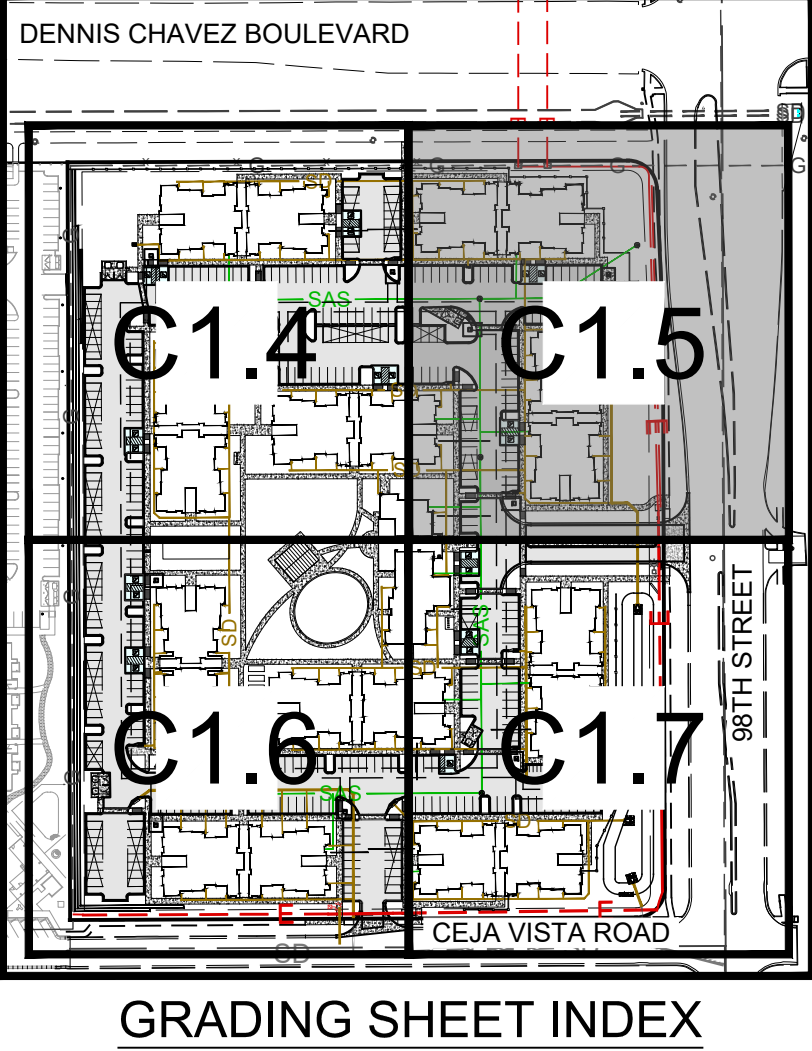




SEE SHEET C1.4

SEE SHEET C1.7

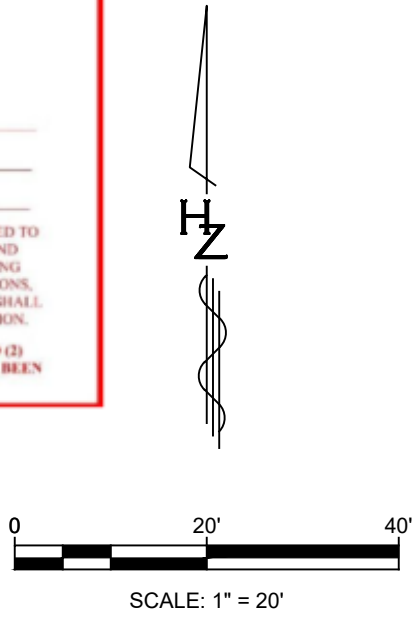
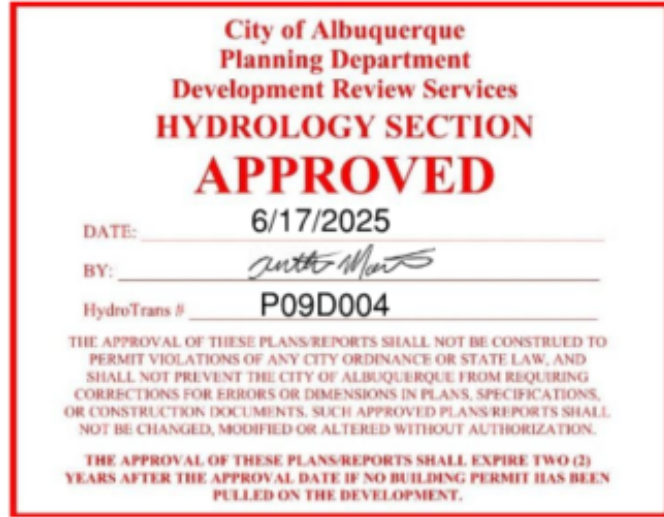
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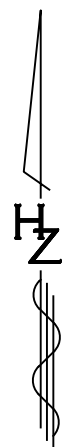


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|  | GRADING LIMITS                |
|  | SLOPE STABILIZATION           |



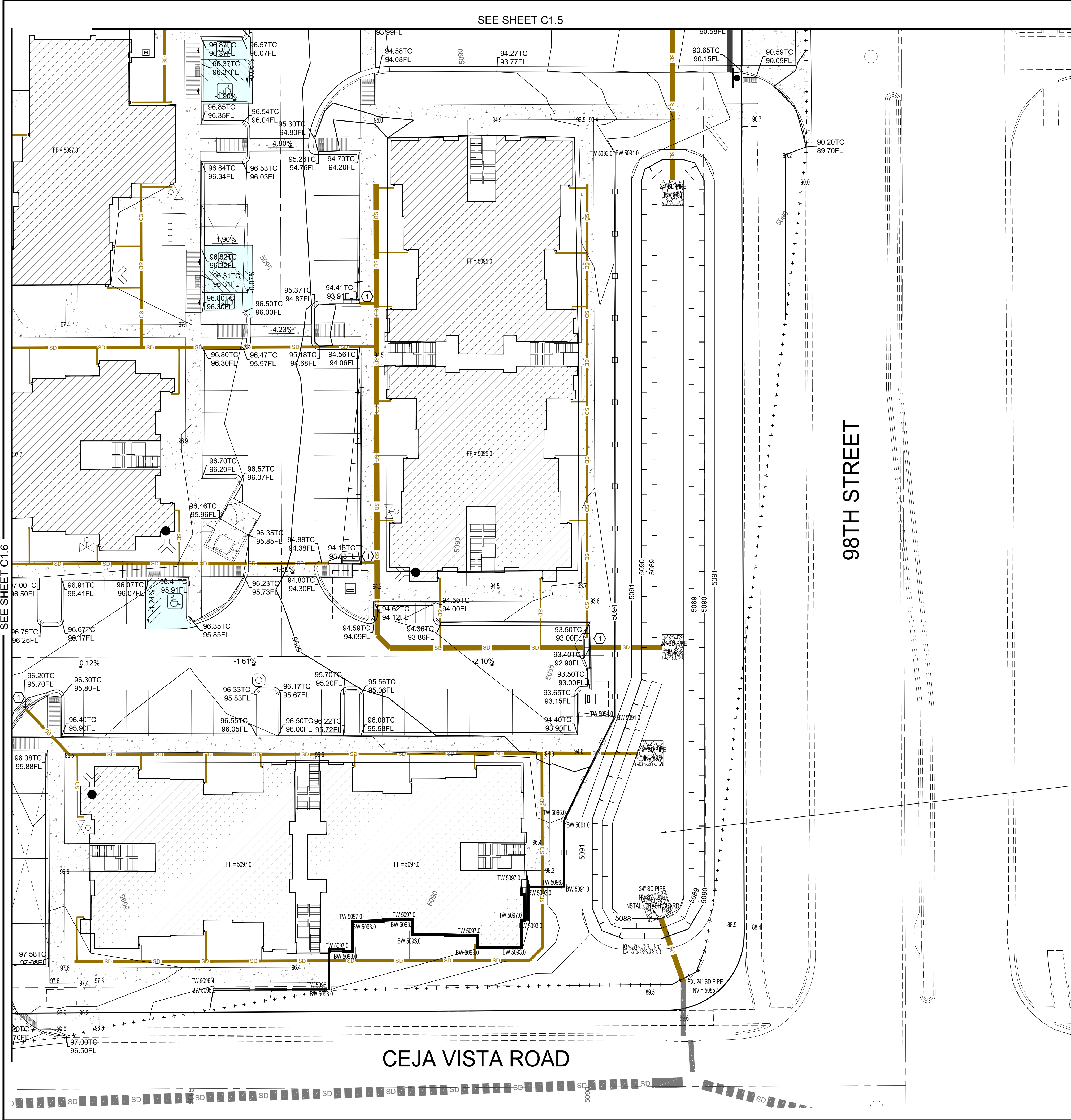
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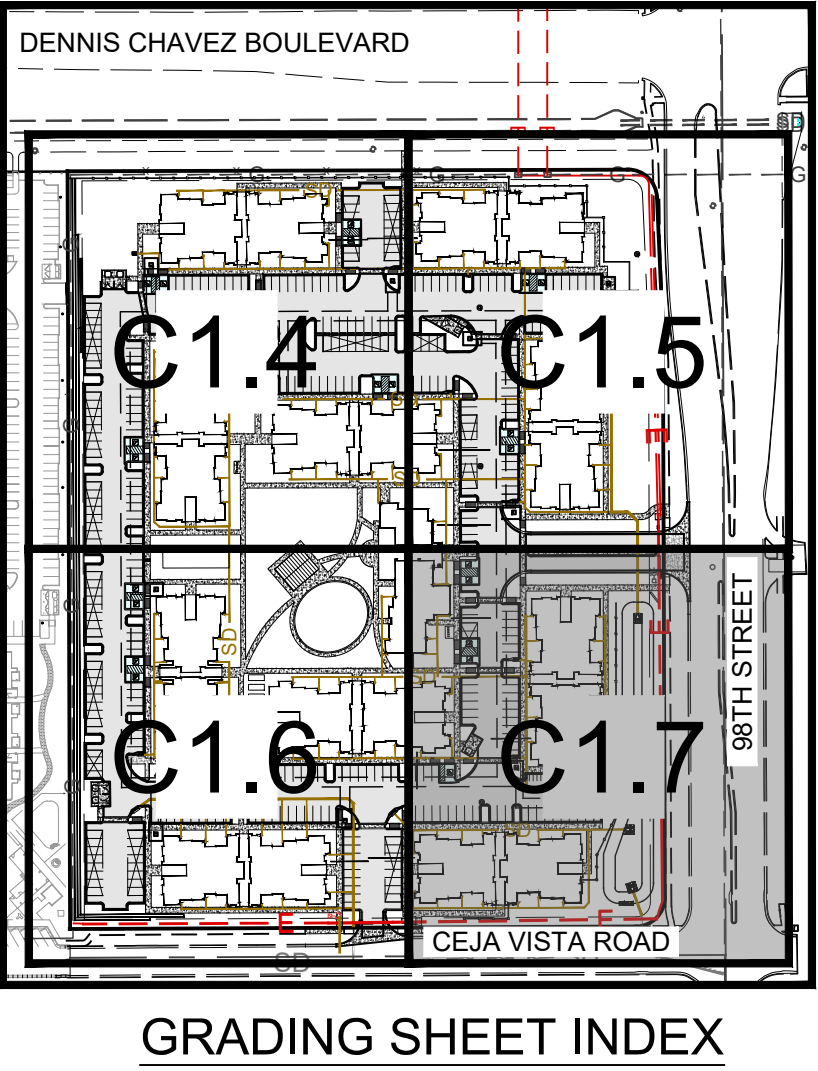


|                      |      |                    |    |  |      |                      |      |
|----------------------|------|--------------------|----|--|------|----------------------|------|
| ENGINEER'S SEAL      |      | SURVEY INFORMATION |    | BENCH MARKS  |      | AS BUILT INFORMATION |      |
|                      |      | FIELD NOTES        |    | FOUND MONUMENT "1_H19A"                                    |      | CONTRACTOR           |      |
|                      |      | NO.                | BY | DATE   | DATE | WORK ORDER BY        | DATE |
| NO.                  | DATE | REMARKS            | BY | A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST    |      |                      |      |
| REVISIONS            |      |                    |    | 0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1_H19A, 1_1989" |      |                      |      |
| DESIGN               |      |                    |    | X = 1548358.44   |      |                      |      |
| DESIGNED BY: SE      |      |                    |    | DRAWINGS   |      |                      |      |
| DATE: XXXXX          |      |                    |    | IDENTIFICATION BY  |      |                      |      |
| DRAWN BY: LT         |      |                    |    | Y = 1493076.47   |      |                      |      |
| DATE: XXXXX          |      |                    |    | CORRECTED BY   |      |                      |      |
| DWG NAME: 2_GRAD.dwg |      |                    |    | ELEVATION IS 5326.611 (NAVD 1988)                          |      |                      |      |
| CHECKED BY: NV       |      |                    |    | MICRO-FILM INFORMATION                                     |      |                      |      |
| DATE: XXXXX          |      |                    |    | RECORDED BY  |      |                      |      |
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|                      |      |                    |    | NO.  |      |                      |      |





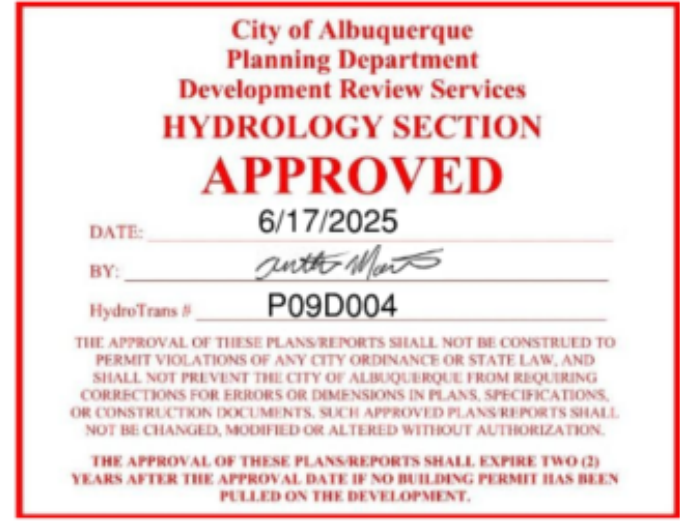
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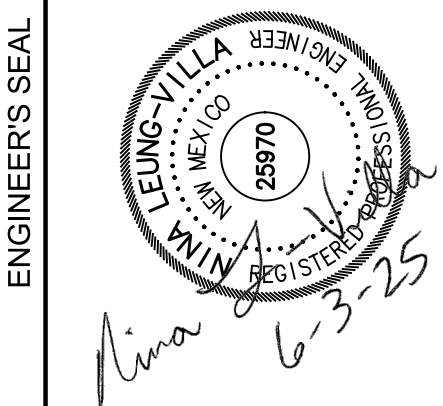
DETENTION POND 1  
TOP OF POND ELEV. = 5091  
BOTTOM OF POND ELEV. = 5088  
FULL CAPACITY VOLUME = 22859 CF  
100-YEAR INFLOW = 36.2 CFS  
100-YEAR OUTFLOW = 19.1 CFS  
100-YEAR VOLUME = 19859 CF  
100-YEAR MSEL = 5090.6  
SPILLWAY CREST ELEV. = 5090.8  
STORMWATER QUALITY VOLUME = 15368 CF  
STORMWATER QUALITY ELEV. = 5090.3



DBG PROPERTIES, LLC  
TIERRA LINDA APARTMENT COMPLEX  
9901 CEJA VISTA RD SW, ALBUQUERQUE, NM

TITLE: DETAILED GRADING PLAN

|                         |               |             |             |
|-------------------------|---------------|-------------|-------------|
| Design Review Committee | City Engineer | Mo./Day/Yr. | Mo./Day/Yr. |
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| XXXX.XX                 | P-09-Z        | C1.7        |             |



| NO. | DATE | REMARKS              | BY |
|-----|------|----------------------|----|
|     |      | DESIGN               |    |
|     |      | REVISIONS            |    |
|     |      | DESIGNED BY: SE      |    |
|     |      | DRAWN BY: LT         |    |
|     |      | DWG NAME: 2_GRAD.dwg |    |
|     |      | CHECKED BY: NV       |    |

| AS BUILT INFORMATION   |      | BENCH MARKS   |      | SURVEY INFORMATION |     | ENGINEER'S SEAL |  |
|------------------------|------|---|------|--------------------|-----|-----------------|--|
| CONTRACTOR             | DATE | FOUND MONUMENT "1" H19A                                 | DATE | FIELD NOTES        | NO. | ENGINEER'S SEAL |  |
| INSPECTED BY           | DATE | A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST | DATE | BY                 |     |                 |  |
| PERFORMANCE BY         | DATE | 0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "H19A, 1989"  | DATE |                    |     |                 |  |
| VERIFICATION BY        | DATE | X = 1348955.44  | DATE |                    |     |                 |  |
| CORRECTED BY           | DATE | Y = 1493076.47  | DATE |                    |     |                 |  |
| MICRO-FILM INFORMATION |      | ELEVATION IS 5326.611 (NAVD 1988)                       |      |                    |     |                 |  |
| RECORDED BY            | DATE |   |      |                    |     |                 |  |
| NO.                    |      |   |      |                    |     |                 |  |