

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 27, 2024

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

**RE: Tierra Linda Apartments
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 9/17/24
Hydrology File: P09D004**

Dear Ms. Villa:

Based upon the information provided in your submittal received 09/18/2024, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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, 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.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

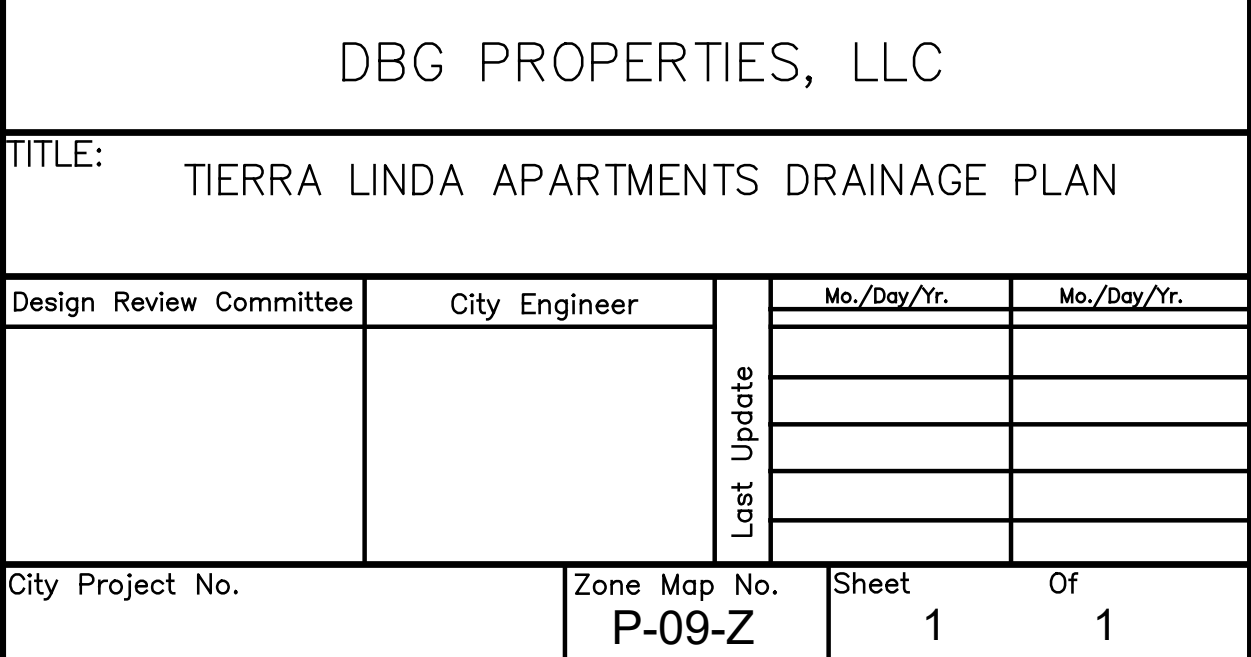
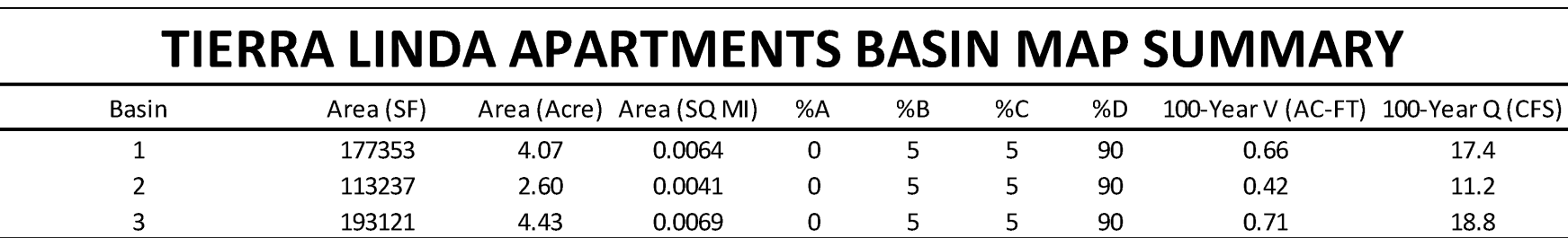
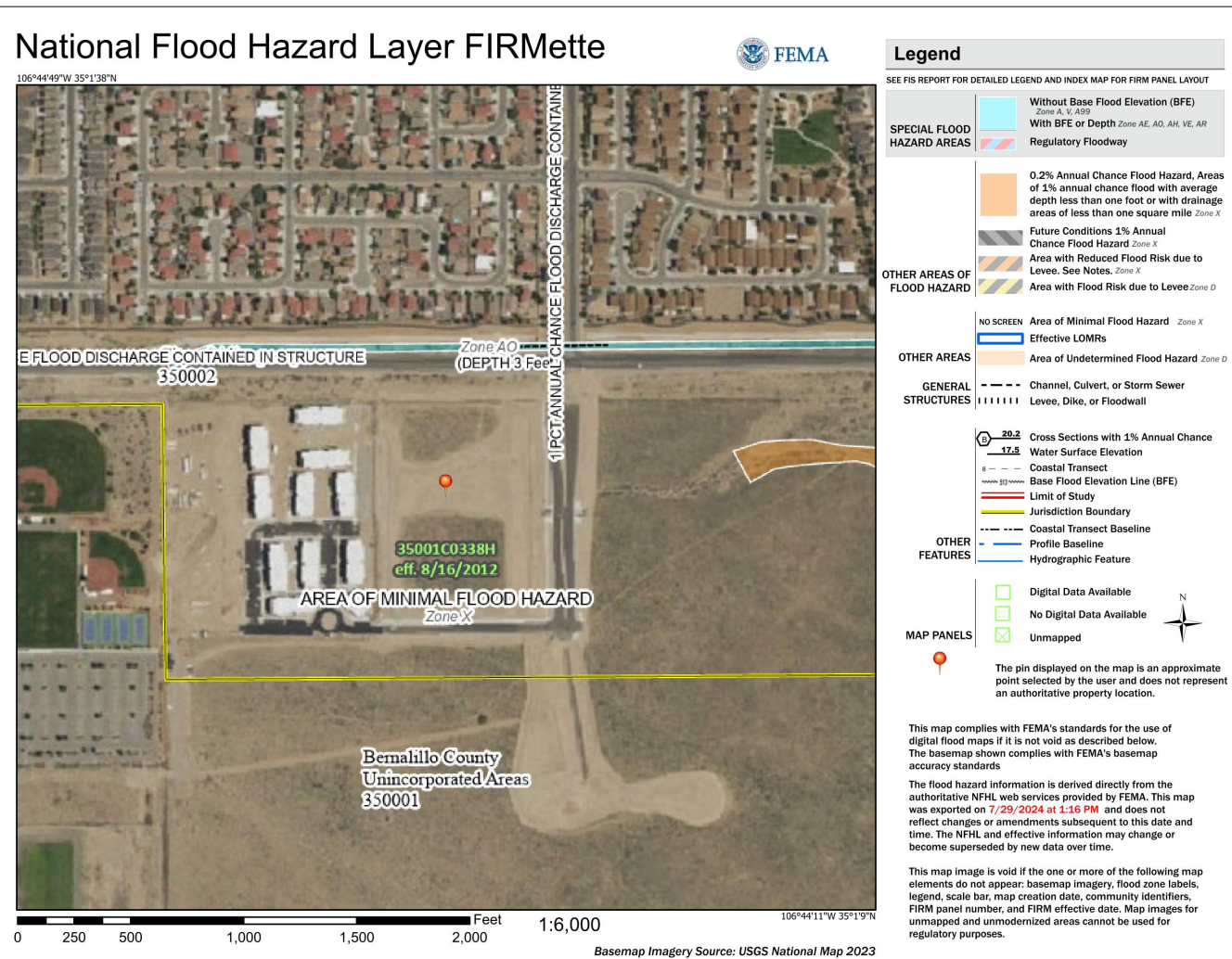
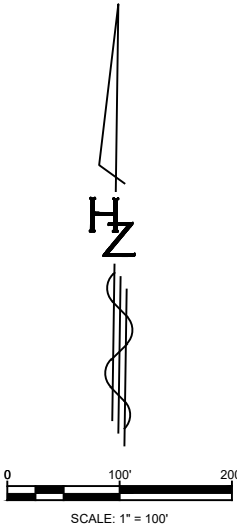
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



THIS REPORT REFERENCES THE DRAINAGE STUDY FOR "VALLE DE
ATRISCO APARTMENT DEVELOPMENT DRAINAGE MASTER PLAN"
COMPLETED BY MARK GOODWIN & ASSOCIATES, DATED SEPTEMBER
2018. THIS PLAN INDICATES THAT THERE ARE TWO STUB OUTS THAT OUR
PROJECT CAN UTILIZE TO DISCHARGE FLOW INTO THE STORM DRAIN
LOCATED IN CEJA VISTA ROAD. THE MASTER PLAN HAS RESERVED 47
CFS FOR OUR PROJECT TO DISCHARGE INTO THE SYSTEM.

THE PROJECT SITE IS CURRENTLY UNDEVELOPED. THE RUNOFF DRAINS FROM WEST TO EAST AND SHEET FLOWS DOWN TO A TEMPORARY POND THAT OVERFLOWS TO THE ADJACENT ROAD. THIS RUNOFF EVENTUALLY DISCHARGES TO A RETENTION POND LOCATED TO THE SOUTH OF THE APARTMENT COMPLEX,

THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE PER THE NATIONAL
FLOOD HAZARD LAYER FIRMETTE FEMA MAP NUMBER 35001C0338H DATED
8/16/2012.

DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE "VALLE DE ATRISCO APARTMENT DEVELOPMENT DRAINAGE MASTER PLAN" & ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

THE TOTAL SITE AREA IS APPROXIMATELY 11.2 ACRES.

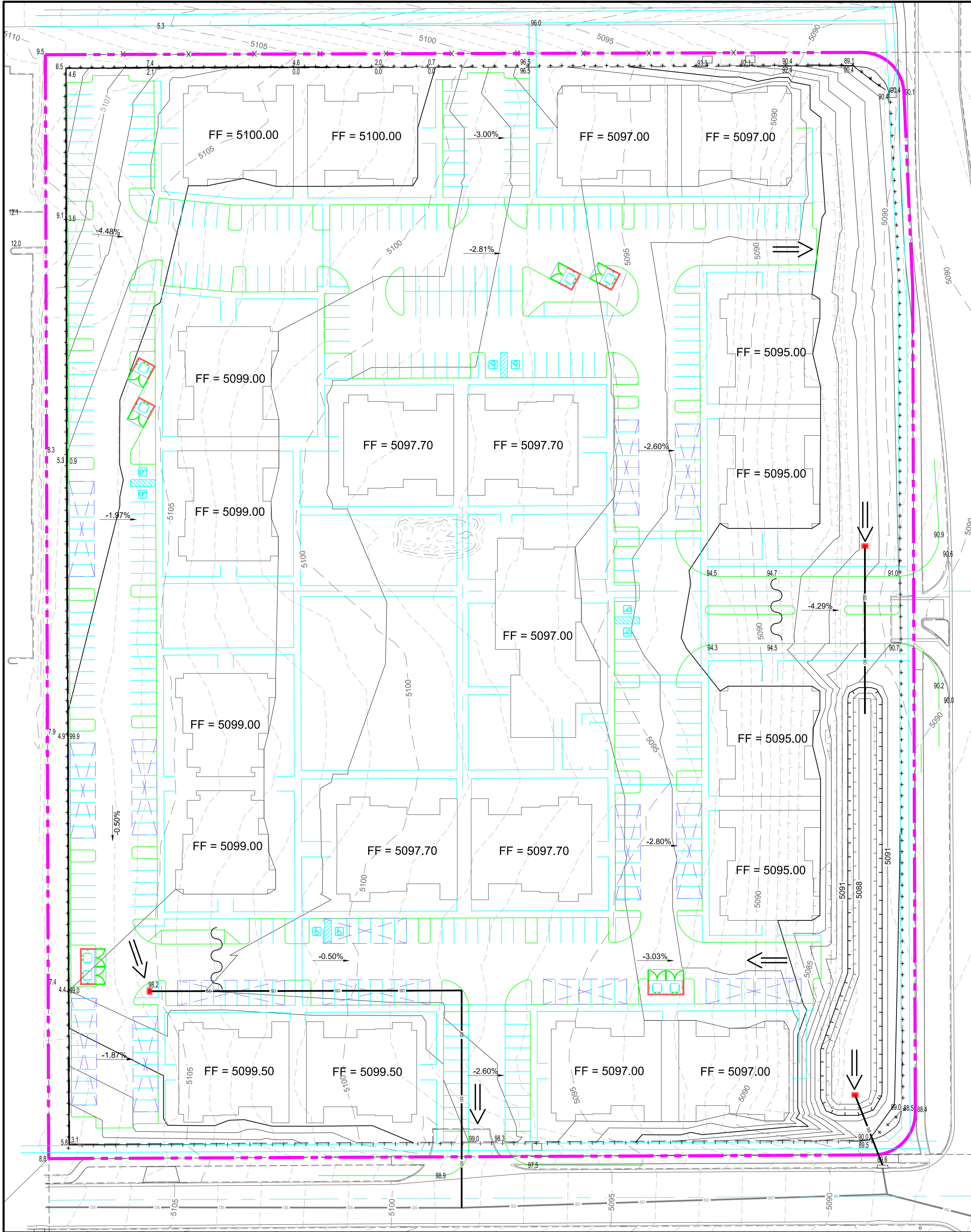
PROPOSED CONDITION SITE DISCHARGE IS 30.3 CFS. THIS AMOUNT WILL BE DISCHARGED BETWEEN TWO DIFFERENT LOCATIONS. THE FIRST LOCATION WILL BE AT THE SOUTHERN ENTRANCE ON THE BASIN MAP LAYOUT AND WILL DISCHARGE 11.2 CFS INTO THE STORM DRAIN LOCATED IN CEJA VISTA RD. THE SECOND LOCATION WILL BE LOCATED AT THE OUTFALL OF THE DETENTION POND AND WILL DISCHARGE 19.1 CFS INTO THE STORM DRAIN LOCATED IN CEJA VISTA RD. THE TOTAL CFS ADDED TO THE DRAINAGE NETWORK WILL TOTAL 30.3 CFS AND IS BELOW THE MASTER PLAN AMOUNT OF 47 CFS.

STORMWATER QUALITY REQUIREMENTS TOTAL AN AMOUNT OF 15,368 CF TO BE TREATED. THE DETENTION POND HAS A TOTAL AMOUNT OF 22,859 C AND HAS SUFFICIENT CAPACITY TO TREAT THE STORMWATER.

STORM WATER QUALITY VOLUME = 11.2 ACRES (0.90) (0.42") = 15,368 CF

[illegible][illegible]

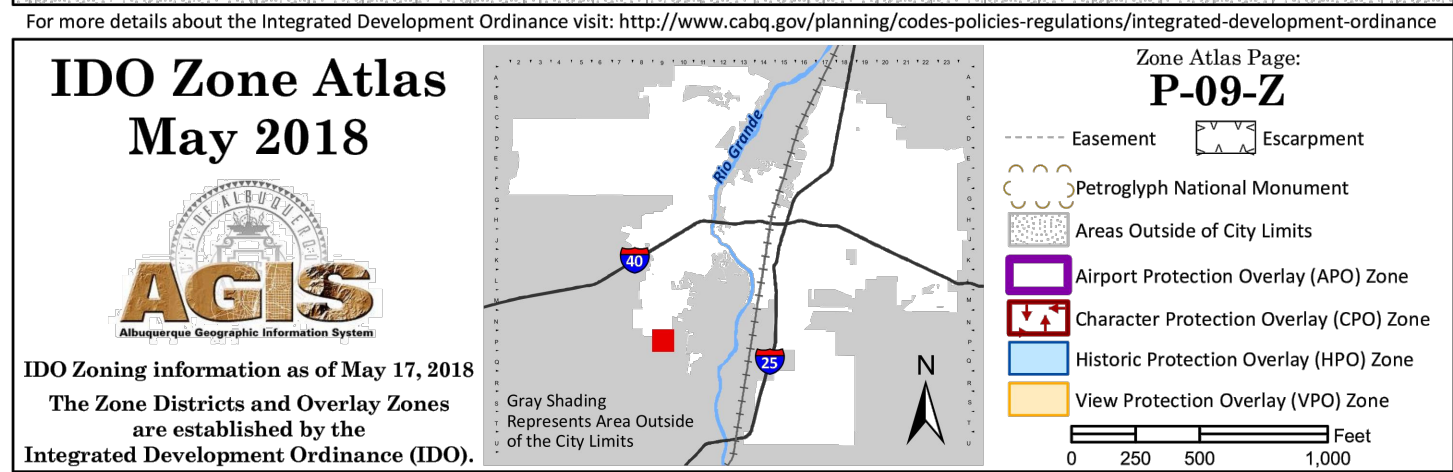
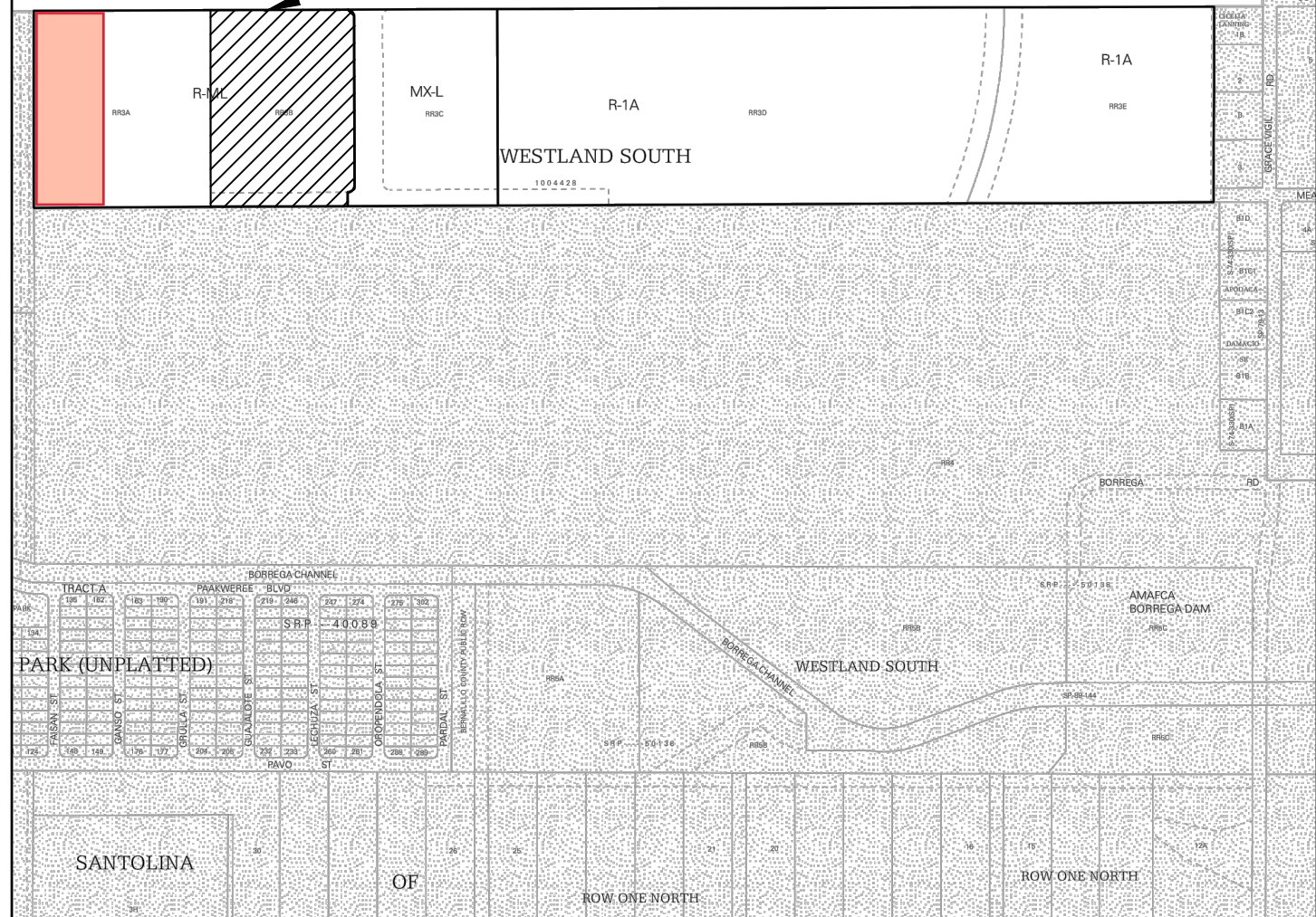
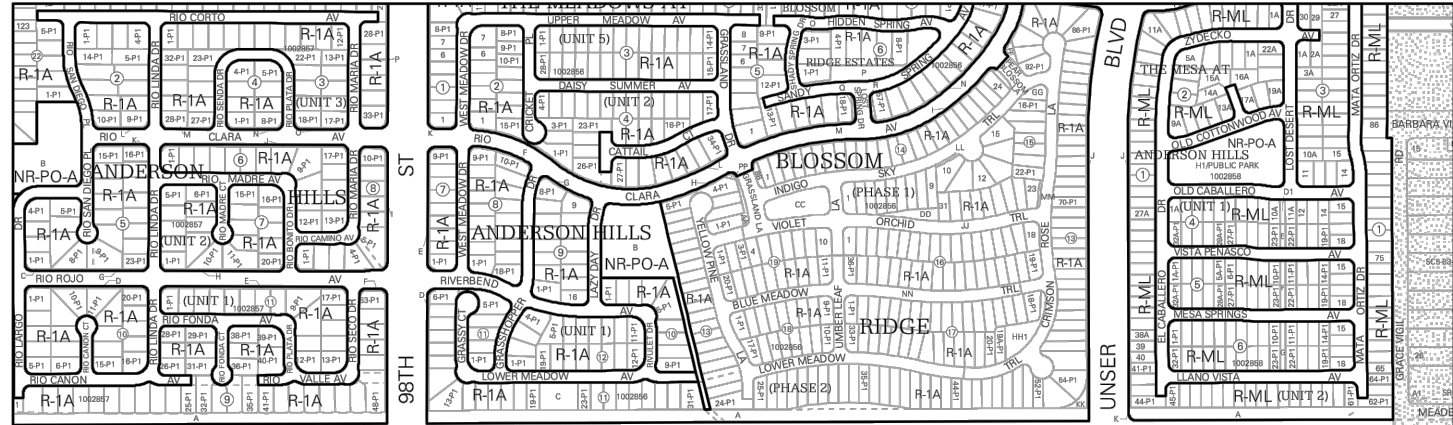
Plotted: 9/18/2024 12:03:30 PM, By: Villa, Nina
Last Saved: 9/18/2024 12:03:37 PM, milla



City of Albuquerque
Planning Department
Development Review Services
PRELIMINARY APPROVED
DATE: 9/27/2024
BY: *[Signature]*
HydroTrans # P09D004
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

LEGEND

- ← DISCHARGE LOCATION
→ FLOW DIRECTION
~ HIGH POINT



EROSION SEDIMENT CONTROL PLAN

SHALL BE SUBMITTED UNDER SEPARATE COVER

GENERAL NOTES

- 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.
- 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.
- 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 THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY CITY OF ALBUQUERQUE FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Dr. NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DBG PROPERTIES, LLC

TITLE: TERRIA LINDA APARTMENT COMPLEX
GRADING PLAN

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No. P-09-Z	Sheet SDP 3.0	

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	DATE	DATE	AGS BRASS CAP STAMPED "ACS BM 4-IP"	DATE	DATE	DATE	FIELD NOTES	BY	NO.					
INSPECTOR'S	DATE	DATE	DATE	COORS. BLVD. SW. TRAVEL WEST ON DENNIS CHAVEZ BLVD.											
FIELD CHECK BY	DATE	DATE	DATE	1.8 MILES TO THE BENCHMARK ON THE RIGHT.											
VERIFICATION BY	DATE	DATE	DATE	THE CAP IS ON THE SOUTH TOP OF A CONCRETE CHANNEL											
CORRECTED BY	DATE	DATE	DATE	GEOGRAPHIC POSITION IN FEET (NAD83)											
MICRO-FILM INFORMATION	DATE	DATE	DATE	NM STATE PLANE COORDINATES (CENTRAL ZONE)											
RECORDED BY	DATE	DATE	DATE	ELEVATION IN FEET (NAVD83) = 5129.396											
NO.															

