

CITY OF ALBUQUERQUE



October 20, 2008

Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

**Re: 10800 Golf Course Rd Conceptual Grading and Drainage Plan
Engineer's Stamp dated 10-1-08 (A12/D8B)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 10-15-08, the above referenced plan is approved for DRB action.

If you have any questions, you can contact me at 924-3695.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: 10800 GOLF COURSE ROAD ZONE MAP: A12 *Dec 8B*
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: TRACTS D & E, PARADISE HEIGHTS, UNIT 1
CITY ADDRESS: 10800 GOLF COURSE RD. NW

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Calabacillas Group CONTACT: J. Youndblood
ADDRESS: 3313 Girard NE PHONE: 263-7311
CITY, STATE: Albuquerque, NM ZIP CODE: 87107

ARCHITECT: H. Barker Architects CONTACT: H. Barker
ADDRESS: 209 Gold Ave. SW PHONE: 842-6789
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: Baseline Field Services, Inc. CONTACT: P. Jayson
ADDRESS: P.O. Box 27589 PHONE: 244-3326
CITY, STATE: Albuquerque, NM ZIP CODE: 87125

CONTRACTOR: NA CONTACT: ---
ADDRESS: --- PHONE: ---
CITY, STATE: --- ZIP CODE: ---

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

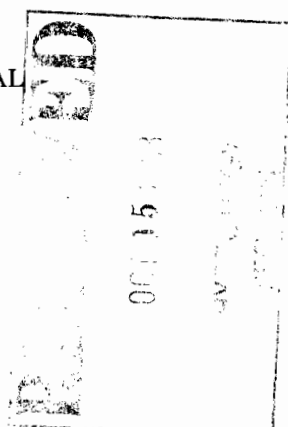
CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☒ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

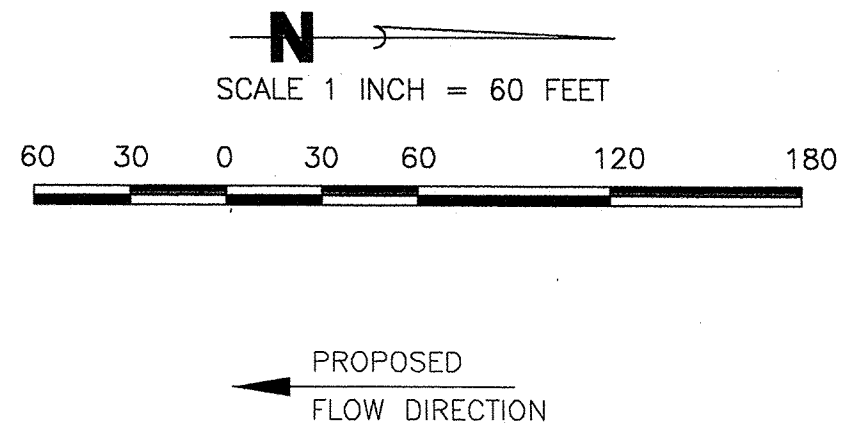
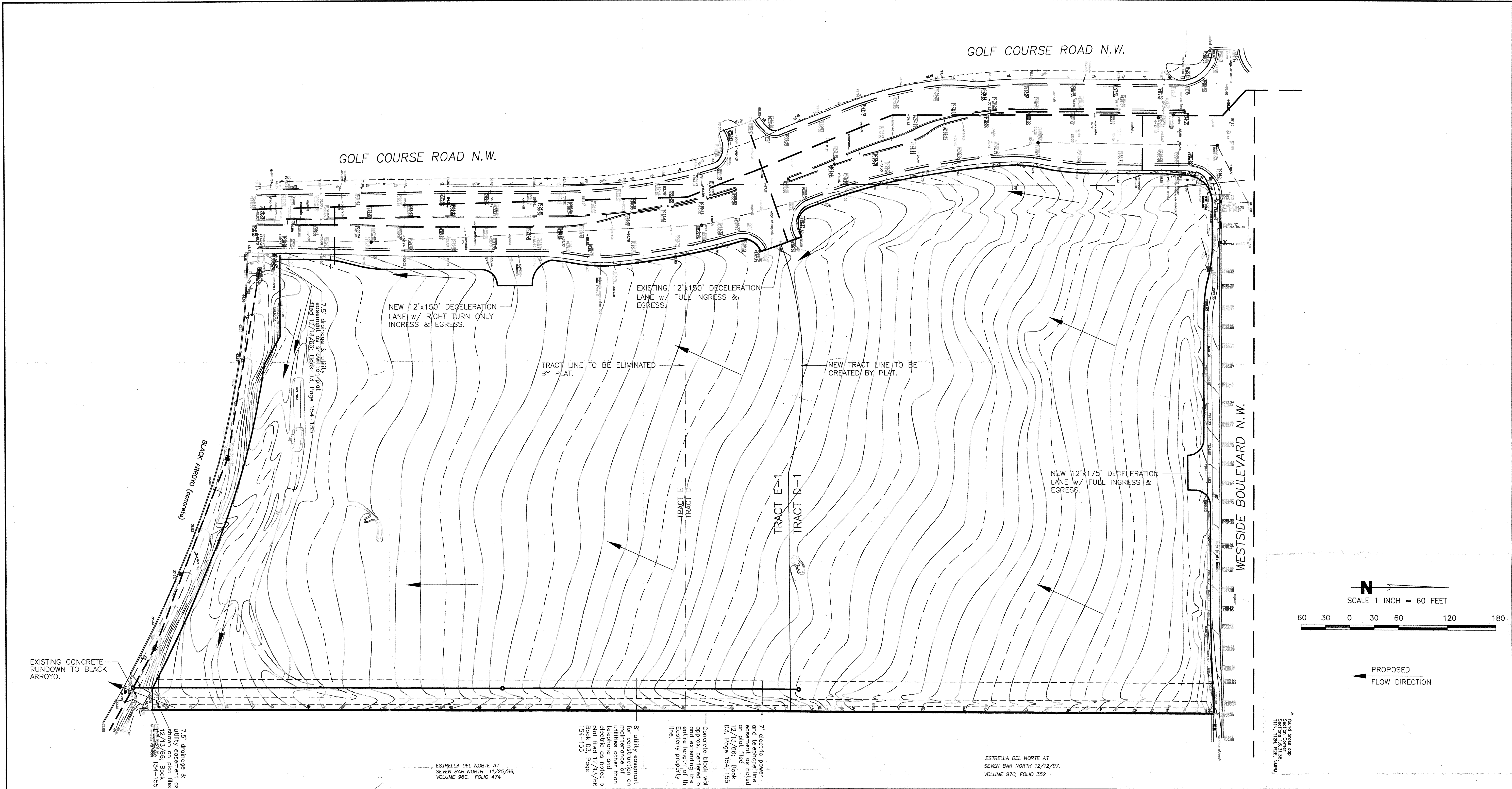
Qwe 7-20



DATE SUBMITTED: October 13, 2008 BY: Jake Bordenave

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



DRAINAGE DATA

CONDITION	SITE	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
EXISTING	SITE	10	(table 4)	(table 4)	(table 8)	(table 9)	(table 9)	(table 9)
			A	722961	0.08	0.24	4820	3.98
			B	0	0.22	0.76	0	0.00
			C	0	0.44	1.49	0	0.00
			TOTAL	722961	1.24	2.89	4820	3.98
DEVELOPED	SITE	100	A	722961	0.44	1.29	26509	21.41
			B	0	0.67	2.03	0	0.00
			C	0	0.99	2.87	0	0.00
			D	0	1.97	4.37	0	0.00
			TOTAL	722961			26509	21.41
DEVELOPED	SITE	10	A	0	0.08	0.24	0	0.00
			B	72296	0.22	0.76	1325	1.26
			C	0	0.44	1.49	0	0.00
			TOTAL	650665	1.24	2.89	67235	43.17
			TOTAL	722961			68561	44.43
DEVELOPED	SITE	100	A	0	0.44	1.29	0	0.00
			B	72296	0.67	2.03	4037	3.37
			C	0	0.99	2.87	0	0.00
			D	650665	1.97	4.37	106818	65.28
			TOTAL	722961			110854	68.64

DRAINAGE NOTES

EXISTING CONDITIONS:
THE SITE HAS BEEN DISTURBED BY MISCELLANEOUS GRADING, AND DUMPING WITH ASSORTED DIRT ROADS. VEGETATION IS SPARSE AND TYPICAL OF THE WEST MESA. DRAINAGE IS FROM NORTHEAST TO SOUTHWEST AND GRADES ARE RELATIVELY UNIFORM. FLOWS ARE PREDOMINATELY OVERLAND WITH A DEFINED DRAINAGE COURSE ALONG THE EAST SIDE OF GOLF COURSE RD. AND THE NORTH SIDE OF THE BLACK ARROYO CHANNEL DIRECTING FLOW TO AN EXISTING CONCRETE RUNDOWN AT THE SOUTHEAST CORNER OF THE SUBDIVISION.

PROPOSED CONDITIONS:
NO GRADING IS PROPOSED AT THIS TIME. DRAINAGE WILL CONTINUE TO FLOW TO THE BLACK ARROYO CHANNEL IN IT'S PRESENT MANNER. A WATER QUALITY IMPROVEMENT SYSTEM AT THE ENTRANCE TO THE CHANNEL (REQUIRING AMAFCA'S APPROVAL) WILL BE REQUIRED UPON DEVELOPMENT OF EITHER TRACT D-1 OR E-1.

THE SITE IS LOCATED IN AN AREA DESIGNATED ZONE X PER FEMA FIRM MAP NO. 108.

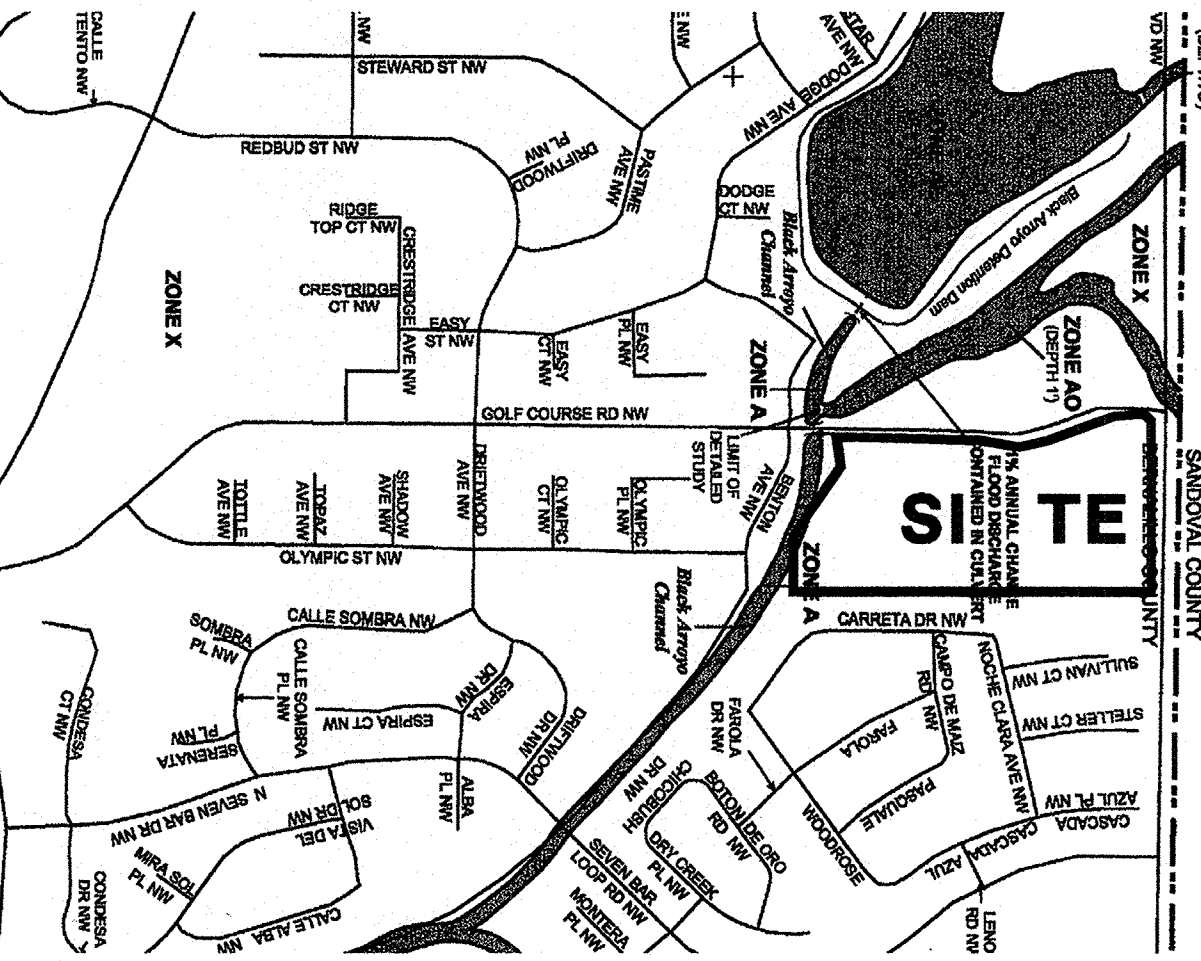
LEGAL DESCRIPTION

TRACTS D & E, PARADISE HEIGHTS, UNIT 1

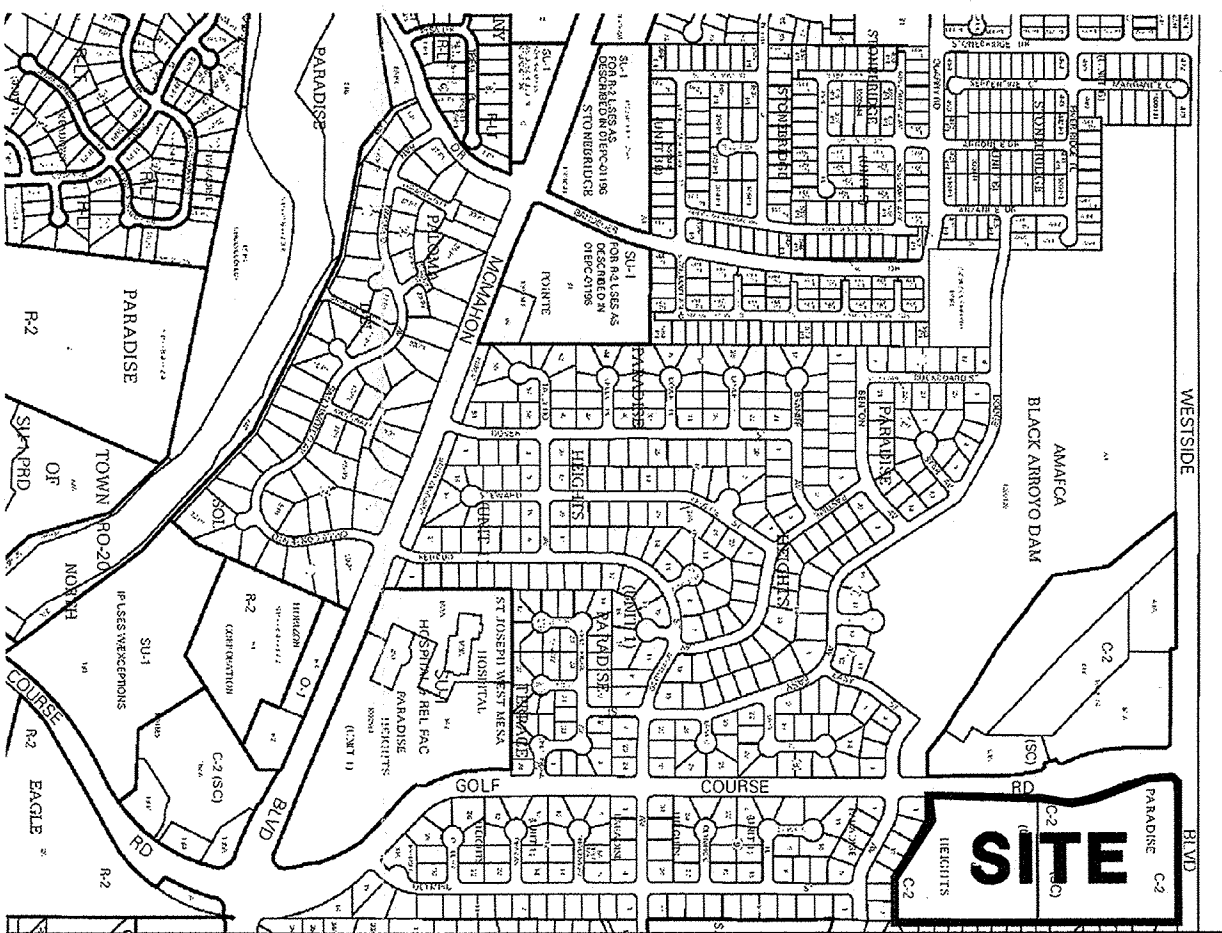
PERMANENT BENCHMARK

ACS 5-A12 ELEVATION 5140.43 (NGVD 1929)

FEMA FIRM MAP NO. 108



VICINITY MAP NO A-12



H BARKER ARCHITECTS
ARCHITECTS and PLANNERS
209 GOLD AVE S.W.
ALBUQUERQUE, NEW MEXICO 87102
505-842-6789

DATE
OCT. 1, 2008
REVISIONS

10800 GOLF COURSE RD NW
CONCEPTUAL DRAINAGE PLAN

SHEET #
of

