

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 14, 2018

Ron Hensley, P.E.
THE Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

**RE: Wilshire Place Subdivision
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 02/15/18
Hydrology File: C18D103**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 05/11/2018, the Conceptual Grading and Drainage Plan **is not** approved for action by the DRB for Preliminary Plat and Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box1293

Albuquerque

NM 87103

www.cabq.gov

1. Please provide a vicinity map showing the location of the site.
2. Please provide the benchmark information for the survey contour information provided.
3. Please add a note that this site is within the North Albuquerque Acres Master Drainage Plan. This site has an allowable discharge of 3.47 cfs/ac. Therefore this 2.65 ac site can discharge 9.20 cfs.

Please remember that an Erosion and Sediment Control Plan is required and has to be submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov) prior to Hydrology's approval for Work Order.

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

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

WILSHIRE PLACE

Project Title: SUBDIVISION Building Permit #: _____ Hydrology File #: C18
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lots 28-30 Block 30 Tract A Unit B of North Albuquerque Acres
City Address: WILSHIRE AVE. NE

Applicant: SPASHTOON KHALID A & NAFEESA Contact: Adil Rizvi
Address: 9423 BLACK FARM LN NW, ALBUQUERQUE, NM 87114
Phone#: 505-315-6484 Fax#: _____ E-mail: _____

Other Contact: THE Group Contact: Ron Hensley
Address: 300 Branding Iron Rd. SE
Phone#: 505-410-1622 Fax#: _____ E-mail: ron@thegroup.cc

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☒ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

PRE-DESIGN MEETING?

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 5/11/18 By: Ron Hensley - THE Group

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



The **H**ENSLEY **E**NGINEERING **G**ROUP

May 11, 2018

Hydrology Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Wilshire Place Site Plan for Subdivision – Grading and Drainage Plan

We are requesting a review of the attached plan in support of the Site Plan for Subdivision of Wilshire Place Subdivision. The subdivision is a replat of “Lots 28-30 Block 30 Tract A Unit B of North Albuquerque Acres” and is located on Wilshire Ave., between Louisiana Blvd. and San Pedro. The plan covers the impact of the development on existing drainage infrastructure. We are requesting a review for compliance with City requirements.

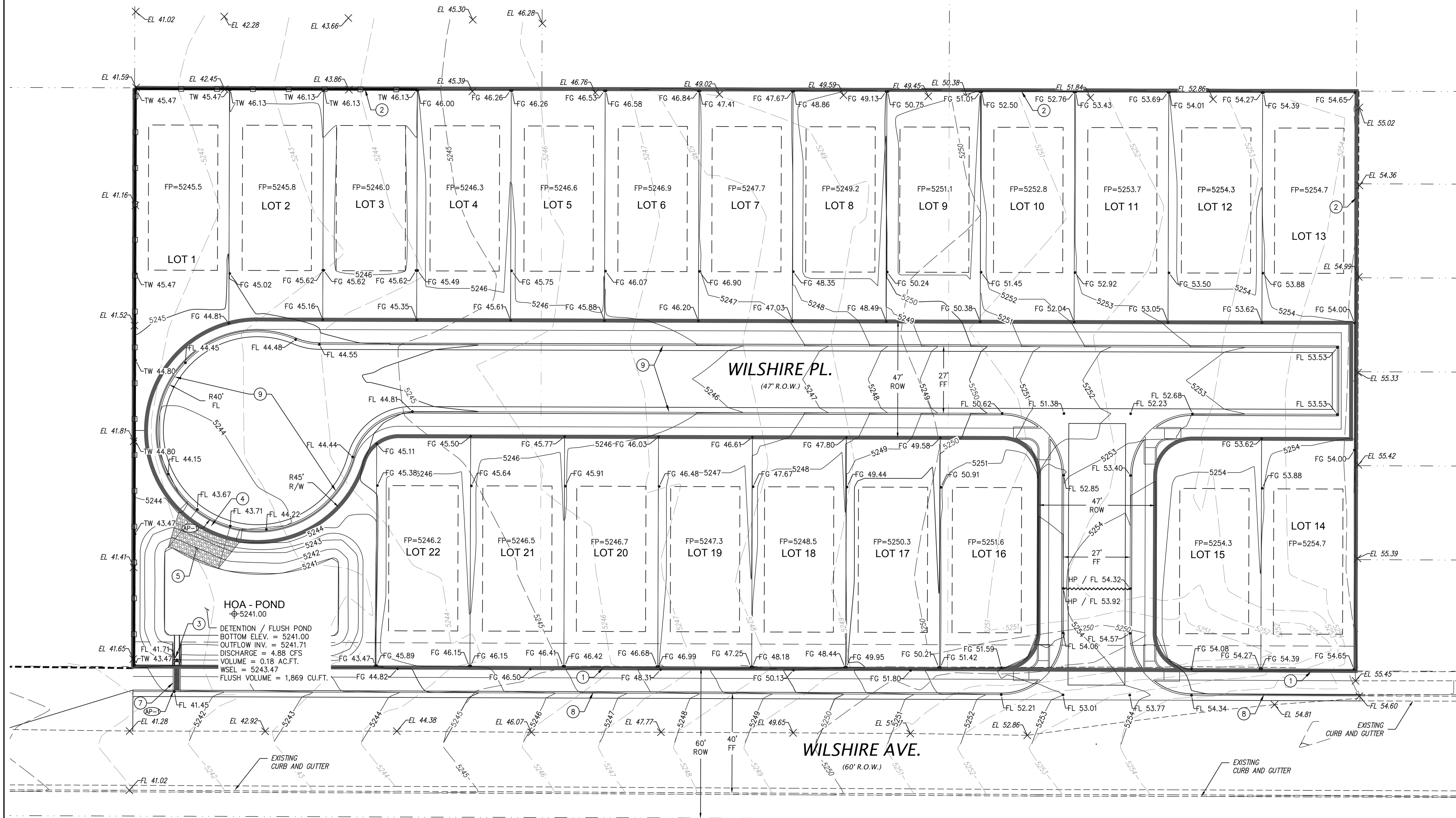
Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc

SITE DEVELOPMENT PLAN FOR SUBDIVISION - WILSHIRE PLACE SUBDIVISION



DRAINAGE INFORMATION **LOCATION & DESCRIPTION**

THE PROPOSED SITE IS 2.65 ACRES LOCATED ON THE SOUTH SIDE OF WILSHIRE AVENUE EAST OF SAN PEDRO BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS UNDEVELOPED. THE ADJACENT PROPERTY TO THE EAST IS DEVELOPED HIGH DENSITY WALLED COMMUNITY AND TO THE WEST WITH A COMMERCIAL SITE. THE PROPOSED DEVELOPMENT WILL BE TWENTY TWO (22) SINGLE FAMILY RESIDENTIAL LOTS ON A CUL-DE-SAC.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 G, DATED APRIL 2, 2002 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EXISTING DRAINAGE

THE EXISTING DSCHAERGE FROM THE SITE IS 5.88 CFS. THE FLOW DISCHARGES TO THE LOT WEST OF THE SITE AND ARE ACCEPTED IN THE GRADING AND DRAINAGE PLAN FOR THE LOT (C18D070). THE FLOW THEN CONTINUES TO WILSHIRE AVENUE.

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF. THE RUNOFF WILL DISCHARGE INTO THE PROPOSED DETENTION POND. THE POND OUTFALL WILL BE CONSTRUCTED TO RESTRICT FLOWS TO 4.88 CFS.

REQUIRED FIRST FLUSH VOLUME

OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION INDICATED. THE TOTAL VOLUME SHALL BE EQUAL TO:
IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.
IMPERVIOUS AREA = 2,050 SQ.FT./LOT * 22 + 30,100 SQ.FT. ROW = 75,069 SQ.FT

REQUIRED VOLUME = 75,069 * (0.44-0.10)/12 = 1,274 CU.FT.
VOLUME PROVIDED = 1,869 CU.FT.

HYDROLOGIC DATA -- EXISTING

| BASINS | AREA (acres) | LAND TREATMENT PERCENTAGES BY TYPE | | | | YIELD (cfs/ac) | Q ¹⁰⁰ (cfs) | V ¹⁰⁰⁻²⁴ (acft) |
|--------|--------------|------------------------------------|-----|---|---|----------------|------------------------|----------------------------|
| | | A | B | C | D | | | |
| X1 | 2.65 | 0 | 100 | 0 | 0 | 2.21 | 5.88 | 0.20 |

HYDROLOGIC DATA -- PROPOSED

| BASINS | AREA (acres) | LAND TREATMENT PERCENTAGES BY TYPE | | | | YIELD (cfs/ac) | Q ¹⁰⁰ (cfs) | V ¹⁰⁰⁻²⁴ (acft) |
|--------|--------------|------------------------------------|---|----|----|----------------|------------------------|----------------------------|
| | | A | B | C | D | | | |
| P1 | 2.65 | 0 | 0 | 35 | 65 | 4.02 | 10.68 | 0.50 |
| POND | | | | | | 1.84 | 4.88 | 0.46 |

HYDRAULIC SUMMARY

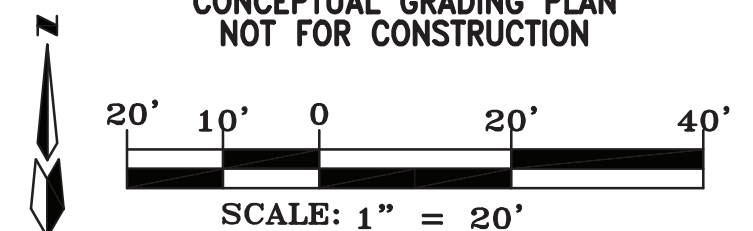
| AP | DESCRIPTION | Q ¹⁰⁰ (cfs) |
|------|-------------|------------------------|
| AP-1 | POND IN | 10.68 |
| AP-2 | POND OUT | 4.88 |

○ KEYED NOTES

- PERIMETER MASONRY DECORATIVE WALL 6" TO 8" HEIGHT
- MASONRY PLAIN FACE WALL 6" HEIGHT
- POND DISCHARGE STRUCTURE WITH INLET CONTROL DISCHARGE
- 15" CURB OPENING WITH DEPRESSED SIDEWALK
- COBBLE EROSION PROTECTION - D50x6"
- RETAINING WALL
- SIDEWALK CULVERT
- INSTALL STANDARD CURB AND GUTTER
- INSTALL MOUNTABLE CURB AND GUTTER



FEB. 15, 2018
CONCEPTUAL GRADING PLAN
NOT FOR CONSTRUCTION



LEGEND

- AP-1 HYDRAULIC ANALYSIS POINT
- RIP RAP
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- DRAINAGE / GRADE BREAK
- 99 PROPOSED CONTOUR
- 99 EXISTING CONTOUR
- PROPOSED EASEMENT
- GRADE % PROPOSED GRADE
- EXISTING WALL
- PROPOSED WALL
- PROPERTY LINE
- NEW CURB AND GUTTER & SIDEWALK
- EX CURB AND GUTTER & SIDEWALK

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |
| | | |
| | | |

WILSHIRE PLACE SITE DEVELOPMENT PLAN Albuquerque, New Mexico



THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1622

Sheet Title
**DRAINAGE AND
CONCEPTUAL GRADING PLAN**
Date
FEBRUARY 15, 2018
Project No.

Sheet Number

SP2