



Timothy M. Keller, Mayor

August 22, 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: 08/10/18
Hydrology File: C18D103**

Dear Mr. Hensley:

Based upon the information provided in your resubmittal received 08/14/2018, the Conceptual Grading and Drainage Plan is approved for Preliminary Plat and Site Plan for Building Permit. This letter replaces the letter written on 8/17/2018.

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 and Grading Permit. The following Comments must be addressed prior to Grading Permit, Final Plat, and Work Order.

1. Clearly identify all retaining walls on the G&D Plan with a symbol in the legend and on the plan view. Differentiate between walls required by the developer (>2') and walls to be differed to home builders (<2').
2. Show a typical lot grading detail or swales on the individual lots. Include typical sections through the swales at the front of the pads, including both with and without side yard retaining wall.
3. Resolve overlapping text particularly on the pad elevations.
4. Provide hydrology and hydraulic calculations for the detention pond.
5. Provide typical sections of the streets, flow depth calculations, and inlet capacity calculations.
6. Verify downstream capacity or provide a temporary onsite retention pond to remain until the downstream capacity is provided by a separate project.

If you have any questions, please contact me at 924-3986 or jhughes@cabq.gov.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

WILSHIRE PLACE

Project Title: SUBDIVISION **Building Permit #:** _____ **Hydrology File #:** C18D103
DRB#: 1010656 **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 & NAFFESA **Contact:** adil rIZVI
Address: 9423 BLACK FARM LN NW, ALBUQUERQUE, NM 87114
Phone#: 505-215-5464 **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

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

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8/14/2015 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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.

SITE DEVELOPMENT PLAN - WILSHIRE PLACE SUBDIVISION

EXISTING DRAINAGE

THE EXISTING DISCHARGE 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. PER THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN, THE SITE HAS AN ALLOWABLE DISCHARGE OF 3.47 CFS/AC WITH A TOTAL DISCHARGE OF 9.20 CFS. THE POND OUTFALL WILL BE CONSTRUCTED TO RESTRICT FLOWS TO 8.12 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 * 21 + 32,471 SQ.FT. ROW
= 75,395 SQ.FT.

REQUIRED VOLUME = 75,395 * (0.44-0.10)/12 = 2,136 CU.FT.
VOLUME PROVIDED = 2,259 CU.FT.

HYDROLOGIC DATA - EXISTING

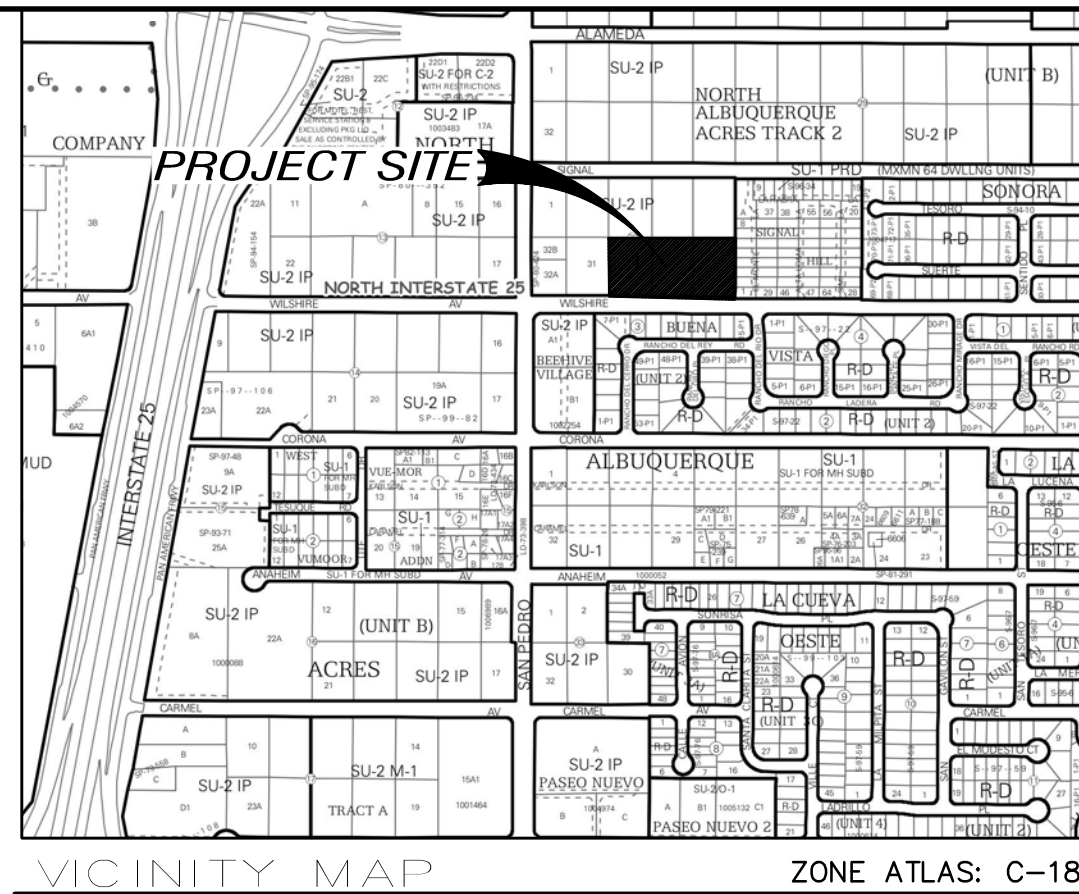
BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (acft)
		A	B	C	D			
X1	2.65	0	100	0	0	2.21	5.88	0.20

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						3.07	8.16	0.46

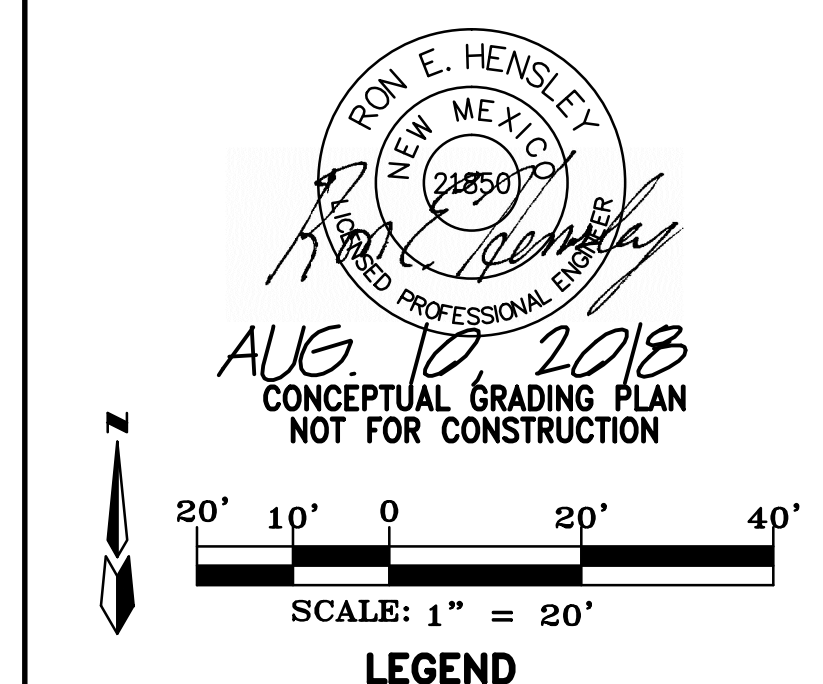
HYDRAULIC SUMMARY

AP	DESCRIPTION	Q ¹⁰⁰ (cfs)
AP-1	POND IN	10.68
AP-2	POND OUT	8.12



- 1 PERIMETER MASONRY DECORATIVE WALL 6" TO 8" HEIGHT
- 2 MASONRY PLAIN FACE WALL 6" HEIGHT
- 3 POND DISCHARGE STRUCTURE WITH INLET CONTROL DISCHARGE
- 4 15" CURB OPENING WITH DEPRESSED SIDEWALK
- 5 COBBLE EROSION PROTECTION - D50>6"
- 6 RETAINING WALL
- 7 SIDEWALK CULVERT
- 8 INSTALL STANDARD CURB AND GUTTER
- 9 INSTALL MOUNTABLE CURB AND GUTTER

ACS BM 9-C18. THE STATION IS LOCATED 7.75 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE. FROM THE INTERSECTION OF I-40 AND LOUISIANA BOULEVARD NE GO NORTH ON LOUISIANA BOULEVARD 5.8 MILES TO WILSHIRE AVENUE. GO WEST ON WILSHIRE AVENUE 0.5 MILE TO SAN PEDRO BOULEVARD AND THE STATION ON THE LEFT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC RIVETED TO A PIPE 0.05 FEET BELOW GROUND AND IS STAMPED 8-C18 1985/1 X=1542501.428 Y=1521497.624 (NAD 83) ELEV=5232.47 (NAVD 1988)



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

Sheet Title	Sheet Number
DRAINAGE AND CONCEPTUAL GRADING PLAN	SP2
Date	
AUGUST 10, 2018	
Project No.	

