

LEGAL DESCRIPTION:
LOT 17, BLOCK 1, NAA, TRACT 2, UNIT 3, CONTAINING 0.7277 ACRE

- GENERAL NOTES:
1. CONTOUR INTERVAL IS HALF (1.00) FOOT.
 2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 9_D15, HAVING AN ELEVATION OF 4988.802 FEET ABOVE SEA LEVEL.
 3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SLOPES ARE AT 3:1 MAXIMUM.
 6. IF THE DRIVEWAY LOCATIONS CONFLICTS WITH THE PROPOSED LOCATION OF A FIRST FLUSH PONDS, CONTRACTOR MUST RELOCATE THE PONDS WITH THE SAME VOLUME ELSEWHERE ON THE LOT, EXCEPT IN THE REAR LOT AREA.

NOTICE TO CONTRACTORS

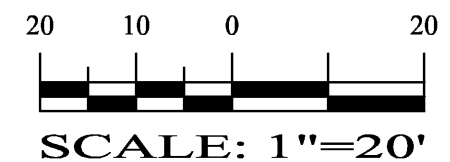
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

- 5100 — EXISTING CONTOUR (MAJOR)
- 5102 — EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- ✕ 85.46 PROPOSED SPOT ELEVATION
- ✕ 4986.40 EXISTING GRADE
- AC-PA
- ===== PROPOSED RET. WALL



GRAPHIC SCALE



SBS CONSTRUCTION AND ENGINEERING, LLC



REZA AFAGHPOUR
P.E. #11814

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

LOTS 1 THRU 4, ROHAN SUBDIVISION
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201605-GR.DWG	SH-B	03-22-2016	1

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = HAYDARI.txt

- VERSION: 1997.02d RUN DATE (MON/DAY/YR) =04/24/2016
USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1	NOTATION
START RAINFALL	TYPE= 1								TIME= .00		
COMPUTE NM HYD		101.00	-	1	.00017	.30	.92230	1.526	2.731	RAIN6= 2.600	
COMPUTE NM HYD		103.00	-	1	.00114	1.93	.92024	1.526	2.646	PER IMP= .00	
START RAINFALL	TYPE= 1								TIME= .00		
COMPUTE NM HYD		111.00	-	1	.00017	.13	.35547	1.533	1.209	RAIN6= 1.730	
COMPUTE NM HYD		113.00	-	1	.00114	1.43	.60463	1.500	1.971	PER IMP= .00	
START RAINFALL	TYPE= 1								TIME= .00		
COMPUTE NM HYD		103.10	-	1	.00114	3.18	1.93606	1.500	4.368	RAIN6= 2.600	
START RAINFALL	TYPE= 1								TIME= .00		
COMPUTE NM HYD		113.10	-	1	.00114	1.99	1.15661	1.500	2.739	PER IMP= 68.00	

REQUIRED FIRST FLUSH PONDING CALCULATIONS

LOT 1-P1, IMPERVIOUS AREA = 5,430 CF
PONDING VOLUME REQUIRED = 5,430 X 0.34/12 = 153.85 CF
LOT 2-P1, IMPERVIOUS AREA = 5,770 CF
PONDING VOLUME REQUIRED = 5,770 X 0.34/12 = 163.48 CF
LOT 3-P1, IMPERVIOUS AREA = 4,547.50 CF
PONDING VOLUME REQUIRED = 4,547.50 X 0.34/12 = 153.85 CF
LOT 4-P1, IMPERVIOUS AREA = 5,142.50 CF
PONDING VOLUME REQUIRED = 5,142.50 X 0.34/12 = 145.70 CF

PROPOSED FIRST FLUSH PONDING VOLUME CALCULATIONS

LOT 1-P1, TOP AREA=260 SF, BOTTOM AREA=50 SF, DEPTH= 1.25'
PONDING VOLUME PROVIDED = (260 + 50)/2 * 1 = 193.75 CF
LOT 2-P1, TOP AREA=260 SF, BOTTOM AREA=50 SF, DEPTH= 1.25'
PONDING VOLUME PROVIDED = (260 + 50)/2 * 1 = 193.75 CF
LOT 3-P1, TOP AREA=260 SF, BOTTOM AREA=50 SF, DEPTH= 1.25'
PONDING VOLUME PROVIDED = (260 + 50)/2 * 1 = 193.75 CF
LOT 4-P1, TOP AREA=312 SF, BOTTOM AREA=120 SF, DEPTH= 1.0'
PONDING VOLUME PROVIDED = (312 + 120)/2 * 1 = 216.00 CF

DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 17, BLOCK 1, NAA TRACT 2, UNIT 3

SITE AREA: 0.7277 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED AUGUST 16, 2012 (PANEL NO. 35001C0133G & 35001C0141G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE NORTH LA CUEVA CHANNEL AT THE SOUTHWEST CORNER HAS A FLOOD HAZARD ZONE A WITH A 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL.

LOCATION AND DESCRIPTION: THE LOT IS LOCATED ON EAGLE ROCK AVENUE WEST OF WYOMING BOULEVARD. AT THE SOUTHWEST CORNER OF THE PROPERTY IS THE NORTH LA CUEVA CHANNEL.

EXISTING DRAINAGE CONDITIONS:

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.60 INCHES.

THE SITE CURRENTLY DRAINS FROM EAST TO WEST TO THE NORTH LA CUEVA CHANNEL. CURRENTLY THERE ARE OFFSITE FLOWS FROM THE EAST AND NORTH.

DEVELOPED DRAINAGE CONDITIONS:

THERE IS ONE OFF-SITE BASINS DRAINING ONTO LOT 17. OFF-SITE BASIN A IS LOCATED NORTH OF LOT 17. RUNOFF FROM OFF-SITE BASIN B WILL DRAIN TO THE POND PROVIDED JUST NORTH OF THE LOT 17, 377.50 CFS. THE PEAK FLOW OF 0.71 CFS WILL BE CONVEYED TO THE POND.

RUNOFF FROM ON-SITE BASIN 1, WHICH INCLUDES ALL OF LOT 17, WILL BE DIRECTED TO EAGLE ROCK AVENUE THROUGH THE PAVED DRIVEWAY. THE ROOF OF THE BUILDINGS WILL DRAIN TO THE WEST AND EAST. EACH LOT WILL HAVE A PONDING AREA FOR THE FIRST FLUSH. AFTER SENDING THE WATER INTO THE PONDS, THEN THE FLOWS WILL BE DIRECTED INTO PAVED ROAD AND FINALLY INTO EAGLE ROCK. A TOTAL OF 2.63 CFS FROM LOT 17 WILL DRAIN TO EAGLE ROCK AVENUE AND WILL DRAIN TO THE NORTH LA CUEVA CHANNEL. THE FIRST FLUSH FROM ON-SITE BASIN 1 WILL BE RETAINED IN THE PONDS PROVIDED ON EACH LOT. THE FIRST FLUSH VOLUME FOR A 0.44-INCH RAIN IS 304 CUBIC-Feet.

Rael, Rudy E.

From: Rael, Rudy E.
Sent: Tuesday, June 14, 2016 3:02 PM
To: 'aecllc@aol.com'
Cc: Abiel X. Carrillo
Subject: Rohan Subdivision

Mr. Biazar,

This email is being sent in lieu of an attached comment letter in order to expedite our response to previous comments. Response to comments should continue to be included in the resubmittal. A reply to these comments via email will not be considered a resubmittal.

Based upon the information provided in your resubmittal received 6/14/16, the above referenced Grading and Drainage Report and plan cannot be approved for Preliminary Plat, Grading Permit or Building Permit until the following comments are addressed:

- Provide a drainage easement through lot 3-PI for the acceptance of flows from Basin A, or make Basin A retain the flows with a sedimentation pond and then outfall into Wyoming Blvd. via a sidewalk culvert.

Rudy E. Rael, CE, CFM
Engineer Associate, Hydrology
Planning Department
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