

CITY OF ALBUQUERQUE



February 19, 2015

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

**Re: Assisted Living Home, 7500 Oakland Ave NE
Grading and Drainage Plan
Engineer's Stamp Date 2-2-15 (C19/D062)**

Dear Mr. Hensley,

Based upon the information provided in your submittal received 2-3-15, the above referenced plan is approved for Site Plan for Building Permit action by the DRB and for Grading Permit.

When submitting for Building Permit approval, please address the following comments:

1. The application is to request SO-19 approval and provide the appropriate notes. A second copy of the plan is required as one copy goes to the DMD inspector.
2. Provide TW/BW grades for the retaining wall(s). Ensure a TW/BW is provided at the terminus of the retaining wall(s).
3. Provide Volume Required, Volume Provided and WSE for the detention pond. The Landscape Plan shows approximately 40 plants in this area. Therefore, the Volume Provided should be larger than the Volume Required by some factor.
4. Provide calculations for the sizing of the detention pond.
5. The monument sign is proposed in the flow line of the drainage swale along the northern part of the building. How is that going to work?
6. The 4" drain under the sidewalk along Oakland Ave seems undersized for 1.2 cfs.

If you have any questions, you can contact me at 924-3986.

PO Box 1293

Albuquerque

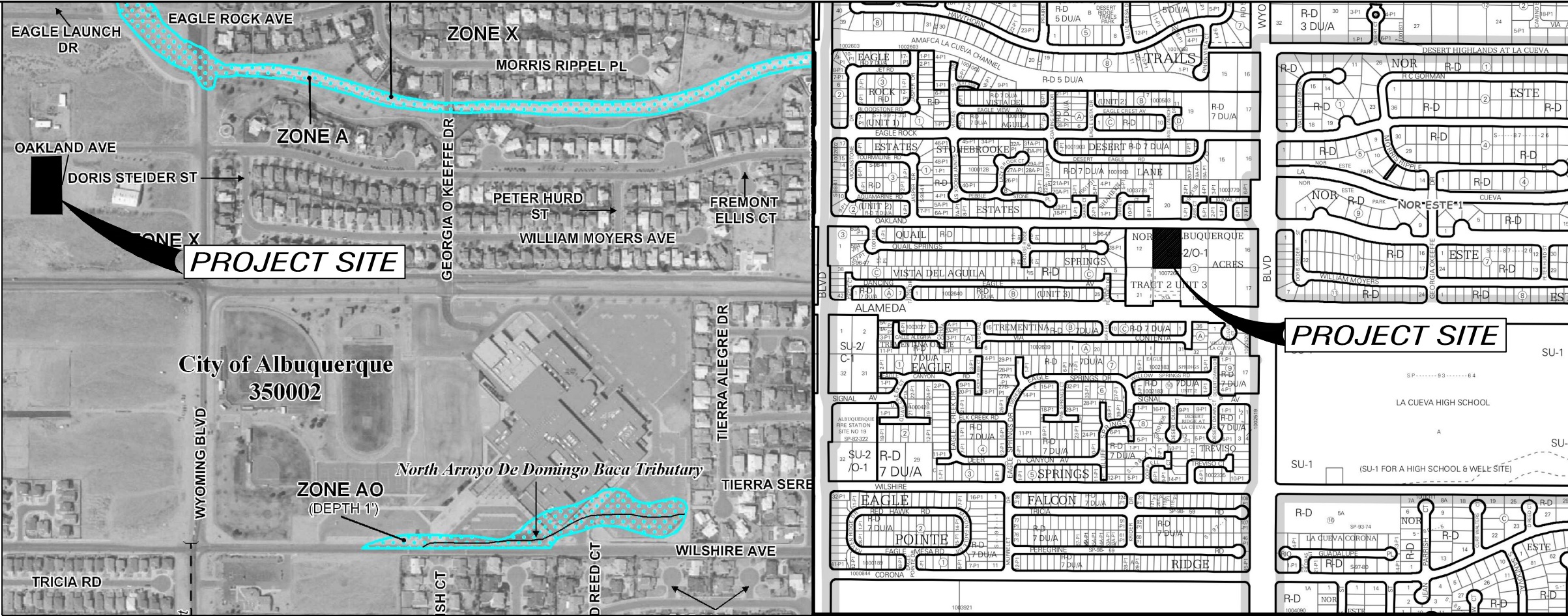
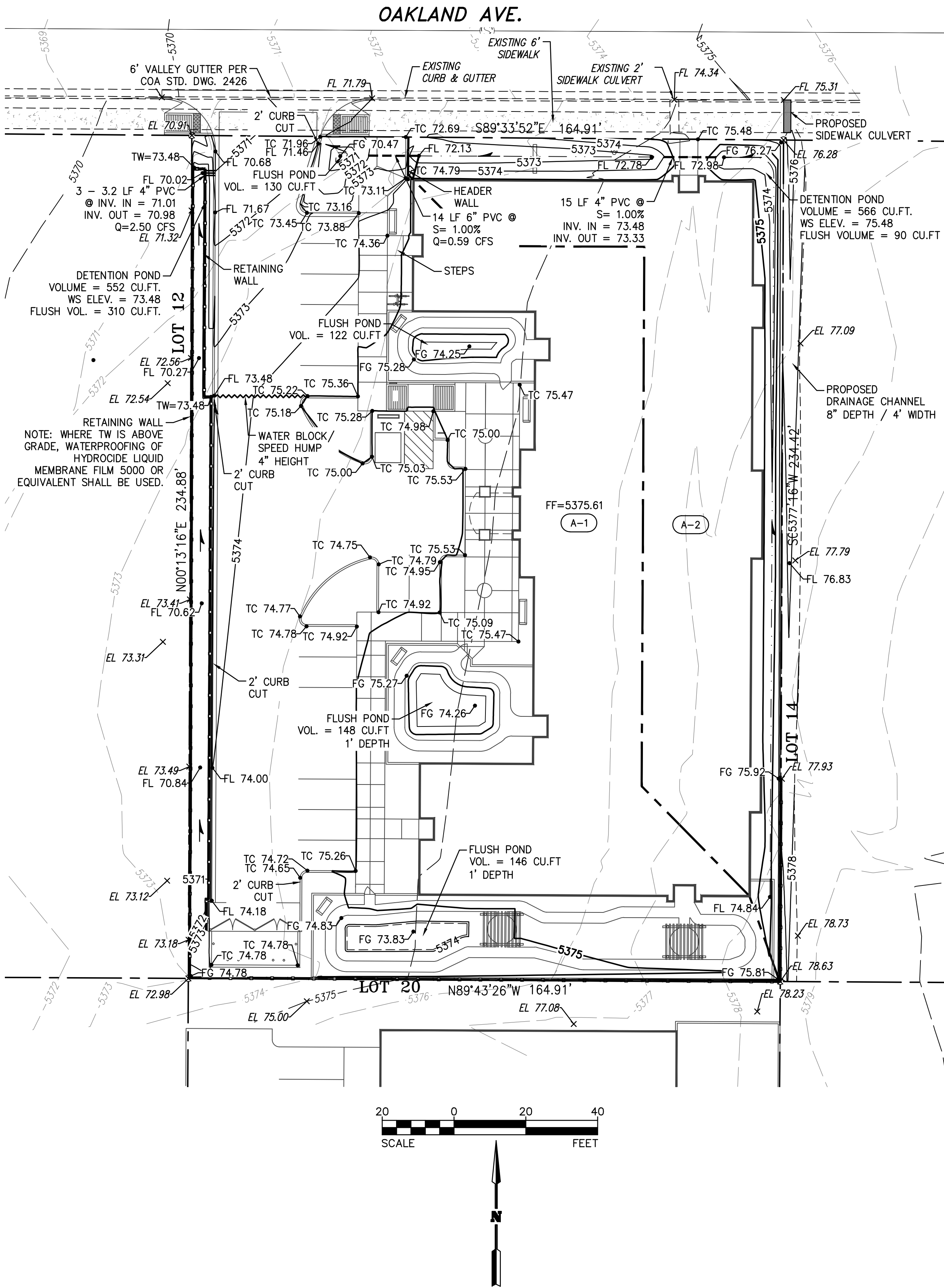
New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

copy: e-mail



FIRM MAP NO. 35001C0141G

VICINITY MAP C-19-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.72 ACRES LOCATED ON THE SOUTH SIDE OF OAKLAND AVENUE WEST OF WYOMING BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS CURRENTLY DEVELOPED AS A BASEBALL FIELD WITH ASSOCIATED STRUCTURES. THE ADJACENT PROPERTY TO THE WEST IS UNDEVELOPED. THE PROPERTIES TO THE SOUTH AND EAST ARE DEVELOPED AS A CHURCH. THE PROPOSED DEVELOPMENT WILL BE AN ASSISTED CARE FACILITY.

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 & REPORTS

THE SITE IS WITHIN THE NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN. THERE ARE TWO PREVIOUSLY APPROVED DRAINAGE PLANS ADJACENT TO THE SITE. THE SITE TO THE EAST, DRG.#C190005 DATED 4/12/1985, WAS APPROVED FOR ALL DISCHARGE TO BE DIRECTED TO OAKLAND AVENUE VIA POND DISCHARGE PIPE. THE SITE TO THE SOUTH, DRG.#C1900051, WAS APPROVED FOR ALL DISCHARGE TO BE DIRECTED TO ALAMEDA BLVD. THEREFORE, THERE ARE NO OFFSITE FLOWS THAT WERE TO HAVE IMPACTED THE SITE. THIS SITE DRAINS TO THE EXISTING CURB AND GUTTER IN OAKLAND AVENUE VIA SURFACE FLOW AND A SIDEWALK CULVERT.

DEVELOPED CONDITION

THE DETENTION POND AND DISCHARGE WAS NOT CONSTRUCTED AS REQUIRED ON LOT 14. THEREFORE, AN ADDITIONAL SIDEWALK CULVERT WILL BE INSTALLED ADJACENT TO THE PROPERTY LINE TO ACCOMMODATE THE 4.41 CFS AS QUANTIFIED IN PREVIOUS PLAN. THE SITE WILL BE DEVELOPED WITH A SINGLE STRUCTURE WITH ALL OF THE SITE RUNOFF ROUTED TO THE EXISTING CURB AND GUTTER. RUNOFF WILL BE ROUTED THROUGH THE TWO DETENTION PONDS THAT WILL DISCHARGE THROUGH INLET CONTROL PIPES. THE POND ROUTING DECREASES THE PEAK DISCHARGE TO BELOW THE RATE OF 3.47 CFS AS PRESCRIBED IN THE NAADMP. THE RUNOFF FROM SITE WILL BE ROUTED THROUGH THE PONDS ALONG EAST AND WEST PROPERTY LINES THEN DISCHARGED INTO OAKLAND AVENUE. OAKLAND AVENUE WILL CONVEY FLOW ALONG THE CURB TO INLETS LOCATED WEST OF THE SITE IN OAKLAND AVENUE. THE LACK OF INCREASE TO THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WILL HAVE NO ADDITIONAL IMPACT ON DOWNSTREAM FACILITIES.

FIRST FLUSH

THERE ARE FOUR FLUSH PONDS ADJACENT TO THE BUILDING. IN ADDITION, THE DETENTION PONDS WILL HAVE ADDITIONAL DEPTH BELOW OUTFALL TO ACCOMMODATE THE FOLLOWING FIRST FLUSH REQUIREMENTS: IMPERVIOUS AREA = 33,341 FT²
REQUIRED FLUSH VOLUME = 33,341 FT² * 0.34/12 FT. = 945 CU.FT.
PROVIDED FLUSH VOLUME = 310 CU.FT. + 146 CU.FT. + 122 CU.FT. + 130 CU.FT. + 90 CU.FT. = 946 CU.FT.

HYDROLOGIC DATA - EXISTING

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q100 (cfs)	V100-24 (acft)
		A	B	C	D			
A	0.89	0	34	16	50	3.91	3.47	0.125

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q100 (cfs)	V100-24 (acft)
		A	B	C	D			
A-1	0.63	0	0	5	95	4.89	3.04	0.120
A-2	0.26	0	0	36	64	4.46	1.18	0.044
A*	0.89	0	0	14	86	3.45	3.06	0.163

* INDICATES DISCHARGE AFTER POND ROUTINGS

LEGAL DESCRIPTION

LOT 13, BLOCK 3 UNIT 2, TRACT 2
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

LEGEND

- FLOW ARROW
- SLOPE ARROW
- PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED EASEMENT
- PROPOSED GRADE
- EXISTING WALL
- PROPOSED RETAINING WALL

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL BE OTHERWISE STATED OR PROVIDED HEREIN. BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

AS BUILT INFORMATION		BENCH MARKS		CONTRACTOR		INSPECTOR'S		DATE		DATE		DATE		DATE		DATE		DATE	
ACS BM 20-C18 ON WYOMING BOULEVARD NE, TURN LEFT AND TRAVEL NORTH ON WYOMING BOULEVARD 1.0 MILES TO MODESTO AVENUE NE. THE BENCHMARK IS A 1 3/4" METALLIC DISK EXPOSED TO THE TOP OF THE WEST BACK OF CURB OF WYOMING BOULEVARD, NORTH OF THE APPROXIMATE CENTERLINE OF MODESTO AVENUE, 19.0 FEET NORTHWEST OF A STORM SEWER MANHOLE I.D. STAMPED "ACS BM 20-C18*1989" X=1547745.03 Y=1547745.66 (NAD 83) ELEV=5393.48 (NAD 1988)		CONTRACTOR		INSPECTOR'S		DATE		DATE		DATE		DATE		DATE		DATE		DATE	
SURVEY INFORMATION		FIELD NOTES		DATE		BY		NO.		NO.		NO.		NO.		NO.		NO.	
ENGINEER'S SEAL		REVISIONS		REMARKS		BY		DATE		DATE		DATE		DATE		DATE		DATE	
THE Group		300 Branding Iron Rd. SE		Rio Rancho, New Mexico 87124		Phone:(505)514-0995		CITY OF ALBUQUERQUE		PUBLIC WORKS DEPARTMENT		ENGINEERING DEVELOPMENT GROUP		ASSISTED LIVING HOME		LOT 13, BLOCK 3, UNIT 2, TRACT 2, NAA		GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		LAST DESIGN UPDATE		Mo./DAY/YR.		Mo./DAY/YR.		Mo./DAY/YR.		Mo./DAY/YR.		Mo./DAY/YR.		Mo./DAY/YR.		Mo./DAY/YR.	
CITY PROJECT No.		ZONE MAP NO.		SHEET		1		OF		1		1		1		1		1	