CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

March 2, 2016

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

RE: Oakland Heights Subdivision (File: C19D063) Grading and Drainage Plan, Engineer's Date 2-24-16

Dear Mr. Hensley:

Based upon the information provided in your submittal received 2-29-16, the above referenced Plan is approved for Grading Permit.

Prior to Building Permit approval, Engineer Certification per the DPM checklist will be required.

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

PO Box 1293

\$

Albuquerque

New Mexico 87103

www.cabq.gov

Drainage file Addressee via Email

Orig:

c.pdf

Sincerely,

Rita Harmon, P.E. Senior Engineer, Planning Dept. Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title:	Building Permit #:	City Drainage #:
DRB#: EPC#:		Work Order#:
Legal Description:		
City Address:		
Engineering Firm:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Owner:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Architect:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Surveyor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	IT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL	_
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	ANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	ANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	PROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	DVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	N OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	ppy Provided
DATE SUBMITTED:	By:	

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

4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



February 25, 2016

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

Re: C19D063 Oakland Heights Subdivision - Grading and Drainage Plan

We are requesting a review of the attached plan in support of the Grading Permit of Oakland Heights Subdivision. The subdivision is a replat of "Lot 12 Block 3 Unit 3 Tract 2 of North Albuquerque Acres" and is located at 7420 Oakland Ave. between Wyoming Blvd. and Louisiana Blvd.

The comments of January 25, 2016 have been addressed with the following:

- 1. The land treatments and runoff for existing condition were changed.
- 2. Elevations adjacent to the site have been included.
- 3. The elevations for the wall east of site have been included.
- 4. Narrative was modified.

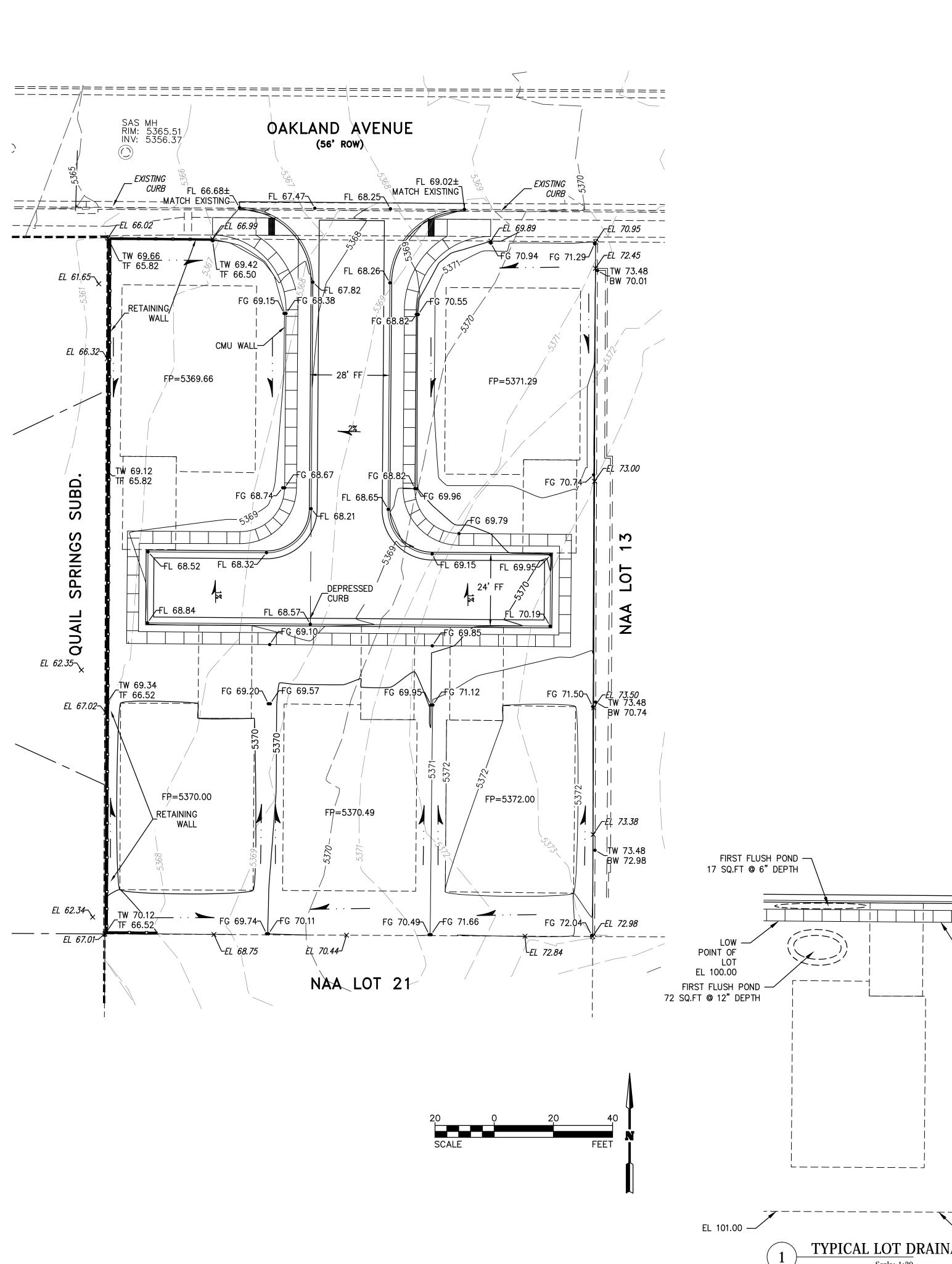
The plan covers the impact of the development on existing drainage infrastructure. We are requesting a review for compliance with City requirements.

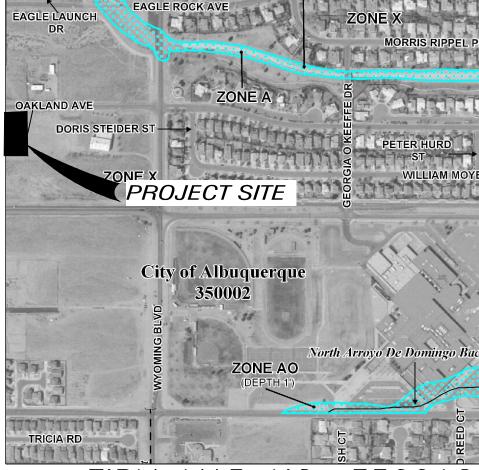
Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

densla

Ron E. Hensley P.E. ron@thegroup.cc





BASINS	AREA (acres)	PE	YIELD (cfs/ac)				
		A	В	С	D		
A	0.72	0	25	15	50	4.05	

BASINS	AREA (acres)					YIELD (cfs/ac)	
		A	В	С	D		
A	0.72	0	0	45	55	4.28	

	EAGLE ROCK AVE DR COAKLAND AVE DORIS STEIDER ST DORIS STEIDER ST DORIS STEIDER ST DORIS STEIDER ST			U/A B BERT 1 10 10 10 10 10 10 10 10 10 10 10 10 1	DUA DUA 100 100 100 100 100 100 100 10	INFORMA TION	DATE DATE DATE	INFORMATION	DATE
	City of Albuquerque 350002	VILLIAM MOYERS AVE			Image: state	AS BUILT CONTRACTOR	WORK STAKED BY INSPECTOR'S ACCEPTANCE BY FIELD VERIFICATION BY	E DRAWINGS CORRECTED BY A MICRO-FILM	RECORDED BY NO.
	TRICIA RD	Domingo Baca Tributary TIERRA SERE UNLSHIRE AVE UNLSHIRE AVE UNLSHIR			SU- 1 (SU-1 FOR A HIGH SCHOOL & WELL STTE) (SU-	<pre></pre>	VARD 1.0 MILES TO IS A 1 3/4" THE WEST BACK OF	OF THE APPPROXIMAT FEET NORTHWEST OF ACS BM	
	FIRM MAP NO. 350	01C0141G	VICIN	NITY MAP C-1	9-Z	MARP BOULEV	BOULE HMARK OP OF	D, NORTH C NUE, 19.0 F STAMPED ",	и си лоз Ү=1547745
	DRAINAGE INFORMATION LOCATION & DESCRIPTION		LOCATION, DE	R HAS UNDERTAKEN LIMITED FI PTH, SIZE, OR TYPE OF EXISTII	NG UNDERGROUND UTILITY	VCH .	COMING E BENC THE T	ARD, N AVENUE, D. STAN	5.03) 8)
	THE PROPOSED SITE IS 0.72 ACRES LOCATED ON THE SOUTH BLVD. AS SEEN ON THE VICINITY MAP. THE SITE WAS DEVELO ADJACENT PROPERTIES TO THE WEST ARE DEVELOPED HIGHER THE CONSTRUCTION OF A GROUP LIVING SITE. THE PROPOSED RESIDENTIAL LOTS ON A CUL-DE-SAC. FLOODPLAIN STATUS	OPED AS AN ATHLETIC FIELD AND BUILDINGS. TH DENSITY WALLED COMMUNITY. TO THE EAST IS	RESPONSIBILIT E ITSELF OF TH THE WORK IN CONTRACTOR BY ITS FAILUF EXISTING UTIL STATUTES, M PERTAINING TO PLANNING AN	Y OR LIABILITY THEREFORE. T	CAVATION WORK. THE NY AND ALL DAMAGE CAUSED PRESERVE ANY AND ALL L COMPLY WITH STATE CES, RULES AND REGULATIONS IES AND FACILITIES IN IETHER BY CALLING OR	BEA M 20-C18" ON WY	. NORTH /ENUE N SK EPO)	DF WYOMING BOULEV LINE OF MODESTO A SEWER MANHOLE LII	4 <u>8</u> 4
	THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIB INCLUDED ON THIS SHEET.		OR OTHERWIS		ARY COMPONENTS FOR	"ACS B	TE AND TF MODES METALL	CURB OF W CENTERLINE STORM SEWE	20-C18 ELEV=5
	METHODOLOGY THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AF PRECIPITATION THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESI		ARE INTENDEI WHOLE OR IN AUTHORIZATIO UNAUTHORIZEI WHICH RESUL	TS.	AND IS NOT TO BE USED, IN TCT WITHOUT THE WRITTEN	AA TION S	DA		
	SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQU MANUAL, SECTION 22.2. EXISTING DRAINAGE		1. ALL WORH UNDER THIS PROVIDED H CITY OF ALE	<u>NOTES:</u> CONTRACT SHALL, EXCEPT EREIN, BE CONSTRUCTED IN BUQUERQUE STANDARD SPEC STRUCTION 1986 EDITION	AS OTHERWISE STATED OR ACCORDANCE WITH THE IFICATIONS FOR PUBLIC	<u>y inforn</u> Ild note	В		
	THE SITE IS WITHIN THE AREA OF THE NORTH A ALBUQUERQU DRAINAGE WHICH ENTERED THE SITE FROM THE EAST HAS BEE AND WALL (SEE C19D062). NO OTHER ADJACENT PROPERTIES PERCENTAGES OF THAT STUDY ARE UTILIZED IN THE ANALYSIS EXISTING CURB AND GUTTER IN OAKLAND AVENUE.	EN DIVERTED TO OAKLAND AVE. BY DEVELOPMENT S DRAIN TO THIS SITE. THE LAND USE	2. THE ERO MINIMUM REO INCORPORAT		D ON THIS PLAN IS THE	SURVE FIE			
	DEVELOPED CONDITION THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCE		EROSION CO	BLE FOR THE INSTALLATION NTROL FEATURES NECESSAF NT OF THE GRADING PLAN.	AND MAINTENANCE OF ALL RY TO PRESERVE THE		OZ .	A.	
	WILL FREE DISCHARGE INTO OAKLAND AVENUE. OAKLAND AVE INLETS LOCATED WEST OF THE SITE IN OAKLAND AVENUE. TH RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WI	ENUE WILL CONVEY FLOW ALONG THE CURB TO HE 0.16 CFS INCREASE, FOR THE 100-YEAR PEAK		NAGE INFRASTRUCTURE SHO TY OF THE PROPERTY OWN		SEAL	1 A	LI COLER	
	FACILITIÉS. HYDROLOGIC DATA – NAADMP			JRBED AREAS OUTSIDE THE R LANDSCAPED	BUILDING PAD MUST BE	R'S S	EX C	200	HIN IS
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	HYDROLOGICDATAPROPOSEDBASINSAREA (acres)LAND TREATMENT PERCENTAGES BY TYPEABCD	YIELD Q100 V100-24 (cfs/ac) (cfs) (acft)	AND VERIFY OBSTRUCTION EXIST, THE O SURVEYOR S MINIMUM OF	O CONSTRUCTION, THE CONT THE HORIZONTAL AND VERT NS AND EXISTING PAVEMENT CONTRACTOR SHALL NOTIFY SO THAT THE CONFLICT CAN DELAY. N CONTROL NOTE	ICAL LOCATIONS OF ALL SHOULD A CONFLICT THE ENGINEER OR BE RESOLVED WITH A		B		. 2016 . 2016 . 2016
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				ING CONSTRUCTION. TOR IS RESPONSIBLE FOR (CLEANING ALL SEDIMENT		S		
			4. REPAIR C	TS INTO EXISTING RIGHT-OF) CLEANUP OF SEDIMENT		MARK	SNC	
	— EL 100.75	LEGAL DESCRIPTION	FACILITES		THE CONTRACTOR.		RE	REVISIONS DESIGN	
	Ŵſ	ALEESA SUBDIVISION AT OF LOT 12, BLOCK 3, UNIT 3, 1 THIN NORTH ALBUQUERQUE ACRES	RACT 2)						REH REH
	ELENA GALLEGOS	CTION 17, TOWNSHIP 11 NORTH, RANC 3 LAND GRANT NEW MEXICO PRINCIPAL IQUERQUE BERNALILLO COUNTY, NEW	MERIDIAN	THE	Group				
	REQUIRED FIRST FLUSH VOLUME			300 Brandii	∎ ng Iron Rd. SE ew Mexico 87124		. DA		
	LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.	FLOW ARROW			05)514-0995		N N	DFSIG	DRAWN BY CHECKED
	LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE	EL=11.28 PROPOSED ELEVATION		FN	CITY OF ALBUQUER PUBLIC WORKS DEPAR GINEERING DEVELOPMEN	TMENT			
	EQUAL TO: ROOF AREA * (0.44–0.10)/12 IN CUBIC FEET.	GRADE BREAK		<u>OA</u>	KLAND HEIGHTS SUI OF LOT 12, BLOCK 3,	BDIVIS	SION		
 	ROOF AREA = 2734 SQ.FT.	EXISTING CONTOUR			GRADING & DRAINAGE	PLAN	N		
	VOLUME PROVIDED = 80 CU.FT.	PROPOSED EASEMENT		DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	UPDAT	Mo./DAY/YF	<u> Mo./</u>	/DAY/YR.
<u> </u>	– EL 101.40	4.00% PROPOSED GRADE				DESIGN			
PICAL LOT DRAINA		PROPOSED WALL				LAST			
Scale: 1:20		DRB No. 1009843		CITY PROJECT No.	ZONE MAP I C - 19 - 1	7 .	SHEET 1	OF	1