CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

March 11, 2024

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

RE: 7003 Signal Ave. NE Grading and Drainage Plan Engineer's Stamp Date: 02/20/24 Hydrology File: C19D072

Dear Mr. Hensley:

PO Box 1293 Based upon the information provided in your submittal received 02/02/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque **PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For
Non-Subdivision is required.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Renée C. Brissette

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



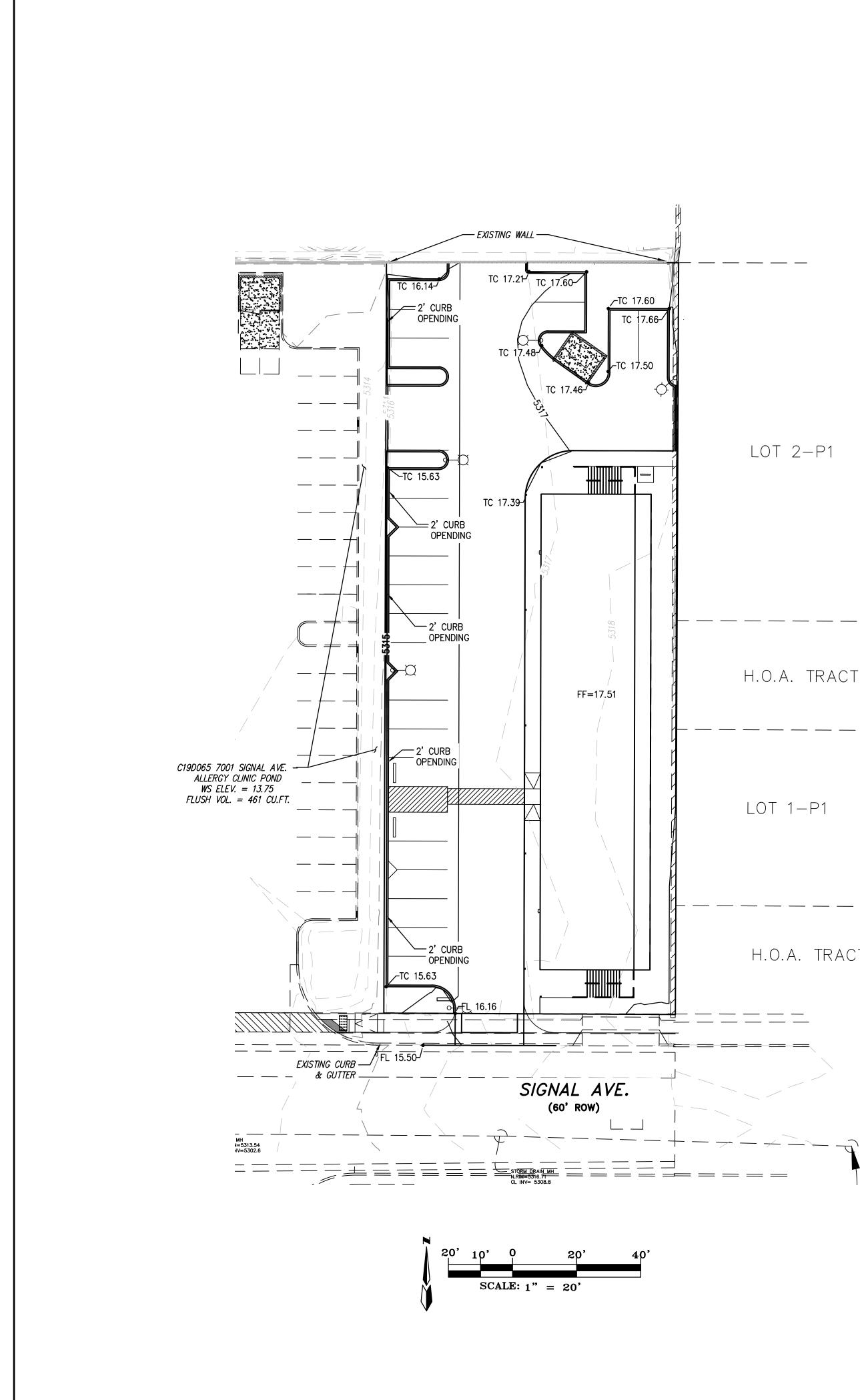
City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

| Project Title: 7003 SIGNAL AVE. NE | Hydrology File # C19 |
|--|--|
| Legal Description: Lot 31A, BLOCK 4, UNIT 3, TRACT 2 | |
| City Address, UPC, OR Parcel: UPC #1019064028331 | 21802 |
| Applicant/Agent: THE Group | Contact: Ron E. Hensley |
| Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 8712 | |
| Email: ron@thegroup.cc | |
| Applicant/Owner:DESIGN DEVELOPMENT GROUP | Contact: Adil Rizvi |
| Address: 8504 Waterford Pl. N.E., Albuquerque, NM, 8712 | |
| Email: scotth@stillbrooke.com | |
| (Please note that a DFT SITE is one that needs Site Plan A | Approval & ADMIN SITE is one that does not need it.) |
| TYPE OF DEVELOPMENT: PLAT (#of lots)_ | RESIDENCE |
| | ADMIN SITE |
| | V ADMINSTIL |
| RE-SUBMITTAL: YES 🖌 NO | |
| DEPARTMENT: TRANSPORTATION | HYDROLOGY/DRAINAGE |
| Check all that apply under Both the Type of Submittal | |
| | |
| TYPE OF SUBMITTAL: | TYPE OF APPROVAL SOUGHT: |
| ENGINEER/ARCHITECT CERTIFICATION | BUILDING PERMIT APPROVAL |
| PAD CERTIFICATION | CERTIFICATE OF OCCUPANCY |
| CONCEPTUAL G&D PLAN | CONCEPTUAL TCL DFT APPROVAL |
| GRADING & DRAINAGE PLAN | PRELIMINARY PLAT <u>APPROVAL</u> |
| DRAINAGE REPORT | FINAL PLAT APPROVAL |
| DRAINAGE MASTER PLAN | SITE PLAN FOR BLDG PERMIT DFT |
| CLOMR/LOMR | APPROVAL |
| TRAFFIC CIRCULATION LAYOUT (TCL) | SIA/RELEASE OF FINANCIAL GUARANTEE |
| ADMINISTRATIVE | FOUNDATION PERMIT APPROVAL |
| TRAFFIC CIRCULATION LAYOUT FOR DFT | GRADING PERMIT APPROVAL |
| TRAFFIC IMPACT STUDY (TIS) | SO-19 APPROVAL |
| STREET LIGHT LAYOUT | PAVING PERMIT APPROVAL |
| OTHER (SPECIFY) | GRADING PAD CERTIFICATION |
| | WORK ORDER APPROVAL |
| | CLOMR/LOMR |
| | OTHER (SPECIFY) |

DATE SUBMITTED: 2/2/24







Martin and State and State of State

FIRM MAP NO. 35001

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.49 ACRES OF THE 1.49 ACRE SITE LOCATED ON AVENUE EAST OF LOUISIANA BLVD. AS SEEN ON THE VICINITY MAP. THE UNDEVELOPED. THE ADJACENT PROPERTY TO THE EAST IS A DEVELOPED COMMUNITY. TO THE WEST IS THE PREVIOUSLY DEVELOPED COMMERCIAL DEVELOPMENT WILL BE A MULTI-FAMILY SITE ON LOT 31A WITH AN EXIST

FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSU DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODF SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY EQUATIONS:

WEIGHTED E = $Ea^*Aa + Eb^*Ab + Ec^*Ac + Ed^*Ad / (Total Area)$

FLOW = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

| WHERE FOR 100- | YEAR, 6-HOUR STORM(ZONE 3) |
|----------------|----------------------------|
| Ea= 0.67 (| Qa= 1.84 |
| Eb= 0.86 (| Qb= 2.49 |

Ec= 1.09 Qc= 3.17 Ed= 2.58 Qd= 4.49

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, S

EXISTING DRAINAGE THIS SITE DRAINS SURFACE DRAINS TO LOT 32A THEN TO SIGNAL AVENUE SIGNAL AVENUE.

DEVELOPED CONDITION THIS SITE WILL BE DEVELOPED WITH THE THE RUNOFF DIRECTED AS DESCI - ALLERGY CLINIC WITH THE INLET INTERCEPTING THE MAJORITY OF THE INCREASE, FOR THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT MINIMAL IMPACT ON DOWNSTREAM FACILITIES.

| | AREA | TREATN | 1ent a | TREAT | MENT B | TREAT | MENT C | TREAT | MENT D | WEIGHTED E | VOLUME | |
|----------|---------|--------|--------|-------|--------|-------|--------|-------|--------|------------|---------|--|
| BASIN | (sf) | % | sf | % | sf | % | sf | % | sf | | (cuft.) | |
| NAADMP | 21344.4 | 0% | 0 | 34% | 7257 | 16% | 3415 | 50% | 10672 | 1.7568 | 3125 | |
| PROPOSED | 21344.4 | 0% | 0 | 15% | 3202 | 0% | 0 | 85% | 18143 | 2.3220 | 4130 | |

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 18,143 SQ.FT.

REQUIRED VOLUME = $18,143 \times 0.42/12 = 635$ CU.FT. VOLUME PROVIDED = 0 CU.FT.

LEGAL DESCRIPTION

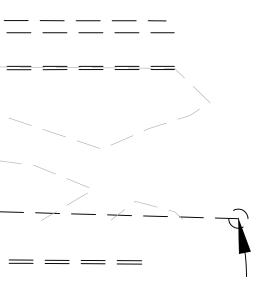
(BEING A REPLAT OF LOTS 31 & 32 CITY OF ALBUQUERQUE) WITHIN NORTH ALBUQUERQUE ACRES IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST ELENA GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

LOT 2-P1

H.O.A. TRACT

LOT 1-P1

H.O.A. TRACI



| | | 1 1 | | | 1 | | | | |
|--|--|----------|-----------|----------------------------------|---------------------------------|---|---------------|----------|------------|
| | | NC | | | | | TION | | |
| | NORTH ALBUQUERQUE R-D 12 SU-2/O-1 ACRES LA LA LA LA LA LA LA LA LA LA | NA TI | | DATE | DATE | DATE | ORMA | DATE | |
| | | FORM | | | | | INFOI | | |
| | 6 indexted <td>T /N</td> <td></td> <td></td> <td></td> <td></td> <td>TM /</td> <td></td> <td></td> | T /N | | | | | TM / | | |
| | ACCEVAD STATES AND STA | BUIL | R | | N BY | l ml | O-FI | BҮ | |
| | | AS | TRACTO | WORK STAKED BY INSPECTOR'S | <u>EPTANCE</u> D FICATION | | MICR (| RECORDED | |
| | | | CON | WOR STAI | ACCEF FIELD VERIFI | DRA COR | ~ | REC | N N |
| | ПО 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | THE | | РF | 6 | | | |
| HAZARD AMAFCA KINNEY DAM | NORTH DOMINGO BACA PARK | | ED IN | AND | TOP | "7-C1 | AD 83 | | |
| Supervision Supervision State Stat | SU-1 A CUEVA A STATE OF A STATE O | | LOCATED | STREET | - [] | APED " | 520 (N/ | | |
| | AV SU 2/ VILLAGE VILLAGE VILLAGE RU VILLAGE | SXS | <u>s</u> | | DISK S | STAMPED | 2068.52 | | |
| 5001C0137H | VICINITY MAP C-19-Z | MAF | BENCHMARK | BARSTOW | 2 ≥ | RETURN, | =1522(| 8) | |
| T | IOTES HE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE DCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY | NCH | | OF STAT | | | 8 ⊀= | 198 | |
| ב ה וו | NES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO ESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM SELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF | BEN | ΗH | DRANT | | W CURI | 417.138 | (NAVD | |
| TY MAP. THE EAST PORTION OF THE SITE IS | HE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE ONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED Y ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL | | _C19" | ST QUAD | i m | HE NNW | =155041 | 723 | |
| COMMERCIAL PORTION THE SITE. THE PROPOSED | XISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE TATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS ERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN LANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR | | BM 7_ | WEST | UERQL | ON THE | × | 5485.7 | |
| N C | OTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, R OTHERWISE. | | "ACS E | NORTHWES | ALBUQUERQUE | CURB | 1995". | ELEV=! | |
| -YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE C | HESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR ONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE ONTRACTOR. | | * | | , 4 | | - | | |
| A | HIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, RE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN 'HOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN | NO | . | DA | _ | | | | |
| Area) A | UTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF NAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY HICH RESULTS. | A T/ | ഗ | | | | | | |
| | ENERAL NOTES: | ORM | OTE | | | | | | |
| 1 | . ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER HIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED EREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF | , INF | N D | B | | | | | |
| ŀ | LBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS ONSTRUCTION, 1986 EDITION, UPDATE NO 8. | ΡEΥ | FIEL | | | | | | |
| | . THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE IINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE | SUR | | | | | | | |
| (| ROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY CCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE OR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL | | | NO. | | | | | |
| F | EATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE RADING PLAN. | AL | I | | | | | • | |
| RITY OF THE SITE RUNOFF. THE 0.29 CFS | . THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE ESPONSIBLITY OF THE PROPERTY OWNER. | SE, | | | X | ER | NON | ma | 4 |
| | . ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE ESEEDED OR LANDSCAPED | ER'S | l Í | HENS | WE + | 21850) | 2 | SSIGNE | 2/2 |
| | . TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR | ENGINE | | | 1 | 218 4 5 5 18 5 5 5 18 5 5 5 5 5 5 5 5 5 5 5 5 | | ROLE | 2/C |
| (cuft.) (cfs) (cfs) (cfs) (cfs/ac) | IUST CONTACT LINE LOCATING SERVICE, (260–1990) FOR LOCATION OF XISTING UTILITIES. | EN | | | A | LIC | ENS | X | |
| 4130 2.05 1.86 4.19 3.80 | . PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND ERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL INSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, | | | | | | | <u>N</u> | 0 10 |
| F 1 | HE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT HE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY. | | | | <u> </u> | | | | 2023 |
| NED. | | | | | | | | | SEP. |
| | ONTROL NOTES | | | | | | | DATE | DATE |
| 1. CONTRACTOR IS TO BEGINNING | S RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR WORK. | | | | S | | | | |
| 2. CONTRACTOR IS CONSTRUCTION | S RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING | | | | REMARK | SN | z | | |
| 3. CONTRACTOR IS RIGHT-OF-WAY | S RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING | | | | REN | \sum | ESIG | | |
| ADJACENT PRO | AGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON PERTIES AND IN PUBLIC FACILITES IS THE RESPONSIBILITY OF THE | | | | | RE | | | |
| CONTRACTOR. 5. ALL EXPOSED I | ARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION | 1 | | | | | | - - | |
| | _ (CITY) ACCEPTANCE OF ANY PROJECT. | | | | | | | | REH REH |
| LEGEND | THE HENSLEY ENGINEERING GROUP 300 BRANDING IRON RD. SE RIO | | | | DAT | | | ED BY | ы ED BY |
| FLOW ARROW | RANCHO, NEW MEXICO 87124 Phone:(505) 410-1622 | | | | NO. | | | DESIGNED | CHECKED |
| SLOPE ARROW | CITY OF ALBUQUERQUE | | | | | | | | <u>0</u> |
| EL=11.28 PROPOSED ELEVATION × 66.33 EXISTING ELEVATION | PUBLIC WORKS DEPARTME ENGINEERING DEVELOPMENT | GRO | | > | | | | | |
| GRADE BREAK | <u>7003 Signal ave. n.e</u> grading and drainage f | | ٨N | | | | | | |
| EXISTING CONTOUR | DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL | Ш | Мо | ./DAY | /YR. | | Mo | ./DA` | ſ∕YR. |
| — — — — PROPOSED EASEMENT | | N UPDATE | | | | | | | |
| 4.00% PROPOSED GRADE | | DESIGN | | | | | | | |
| | | LAST | | | | | | | |
| | CITY PROJECT No. ZONE MAP NO. $C-19$ |) | S | HEET | 1 | С |)F | 1 | |