

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



January 8, 2016

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

Richard J. Berry, Mayor

RE: Izzat Subdivision (File: C20D069)
Grading and Drainage Plan, Engineer's Date 2-11-2014
Certification Date: 12-20-15

Dear Mr. Hensley:

Based upon your Engineer's Certification submitted on 12-22-2015, the above referenced plan is adequate and satisfies the Grading and Drainage Certification for Release of Financial Guaranty, with the exception of the wall openings and swale along the NE property line. C.O. for Lot 4 will be contingent on a future submittal certifying that the swale and wall openings along the NE property line are built.

PO Box 1293 If you have any questions, you can contact me at 924-3695.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

Orig: Drainage file
c.pdf via Email: Recipient, Rudy Archuleta



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:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy 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



The **H**ENSLEY **E**NGINEERING **G**ROUP

December 22, 2015

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

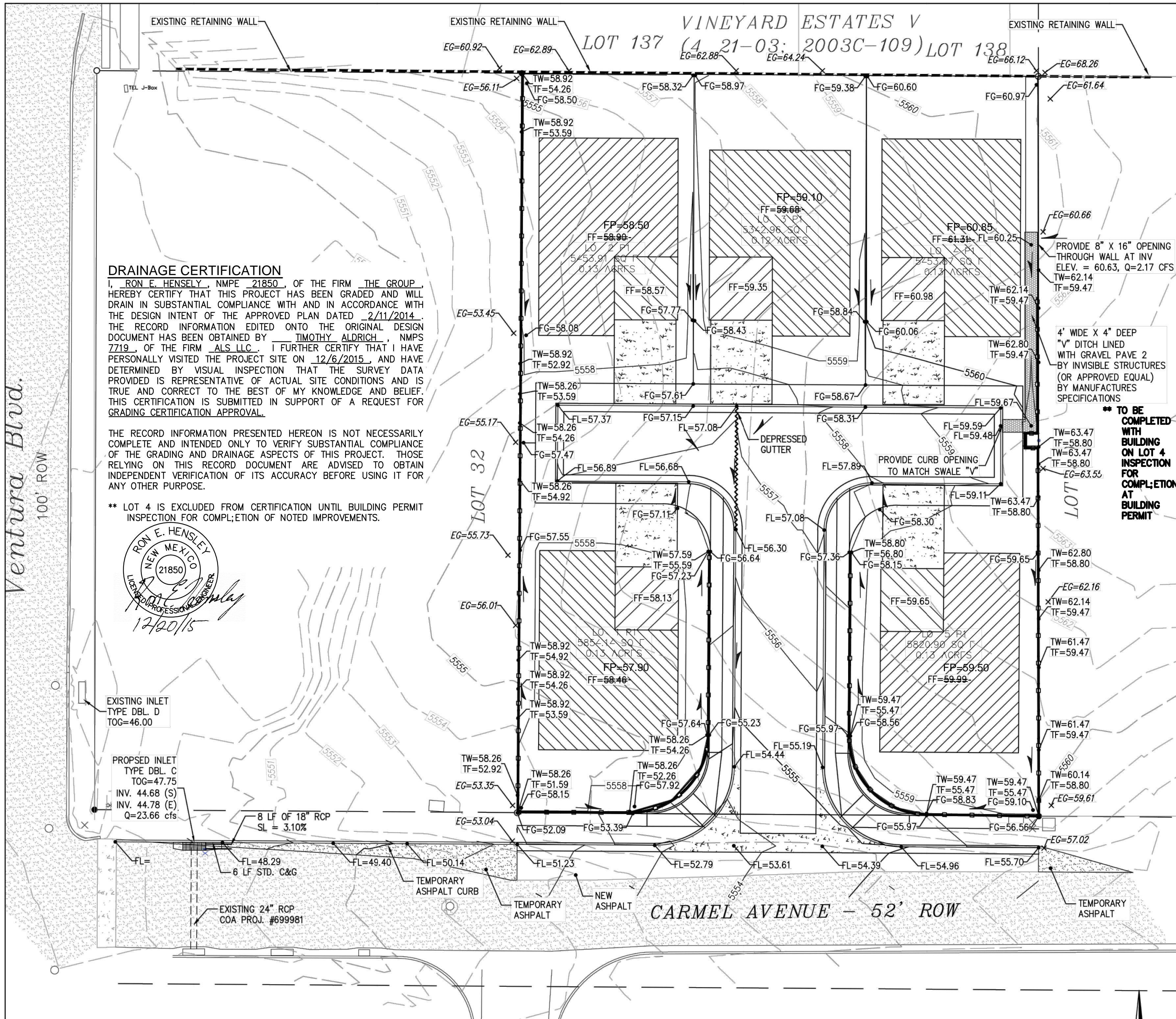
Re: C20D069 – Izzat Subdivision Drainage Certification

The as built Grading Plan for the above site is attached. The subdivision is a replat of “Lot 31 Block 3 Unit 3 Tract 2 of North Albuquerque Acres”. The drainage from and within the subdivision perform as designed, and all grades inside the subdivision do not deviate by more than 18" of the DRB approved grades within 50 feet of the subdivision's perimeter. The pad elevations of all lots have been verified, but Lot 4 is excluded from this certification until completion and certification of the drainage swale at C.O.

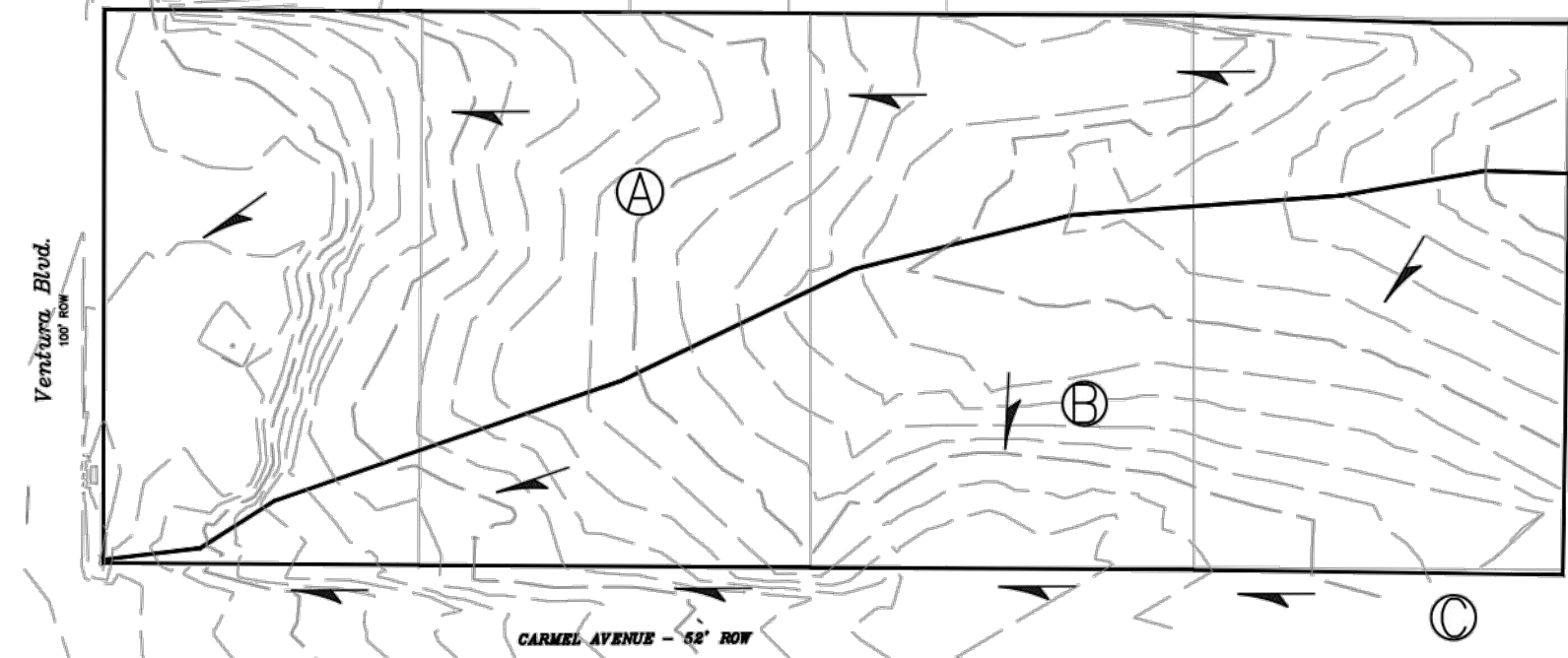
We are requesting a review for Grading Certification Approval. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

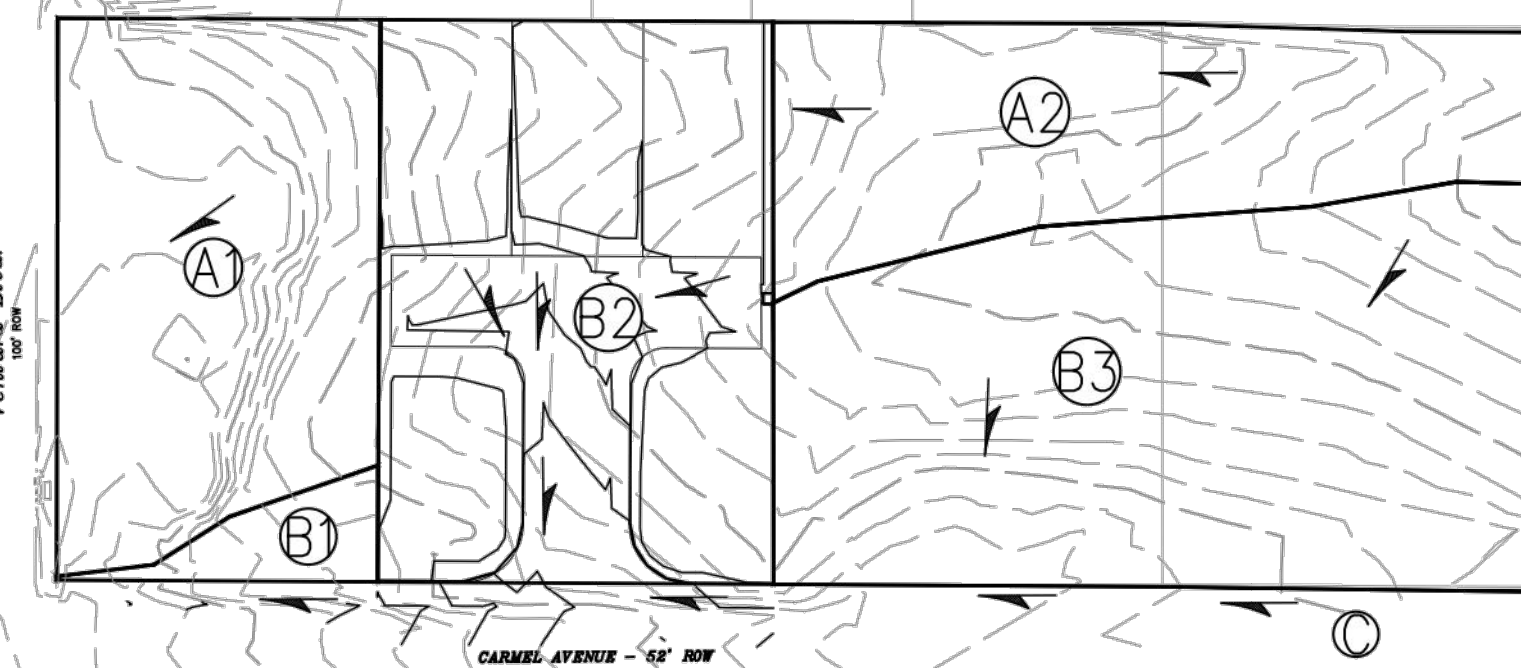
Ron E. Hensley P.E.
ron@thegroup.cc



1 GRADING PLAN



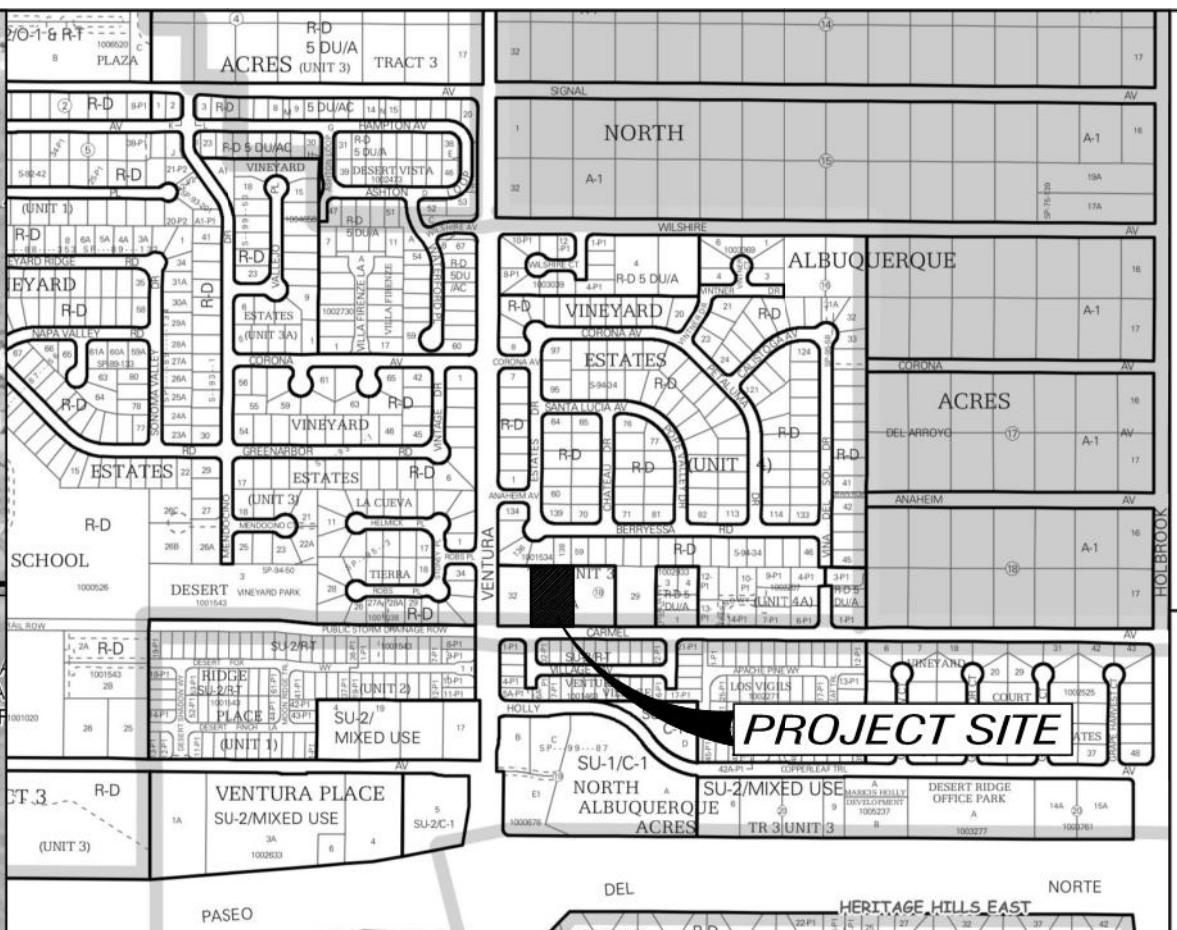
2 EXISTING BASIN MAP



2 PROPOSED BASIN MAP



FIRM MAP NO. 35001C0141G



VICINITY MAP C-20-Z

LOCATION & DESCRIPTION
THE PROPOSED SITE IS 0.88 ACRES LOCATED ON THE NORTH SIDE OF CARMEL AVENUE EAST OF VENTURA BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS CURRENTLY UNDEVELOPED WITH A TYPICAL DEVELOPED ONE ACRE NORTH ALBUQUERQUE ACRES LOT TO THE EAST, UNDEVELOPED PROPERTY TO THE WEST AND HIGHER DENSITY WALLED COMMUNITIES TO THE SOUTH AND NORTH. THE PROPOSED DEVELOPMENT WILL BE FIVE (5) 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.

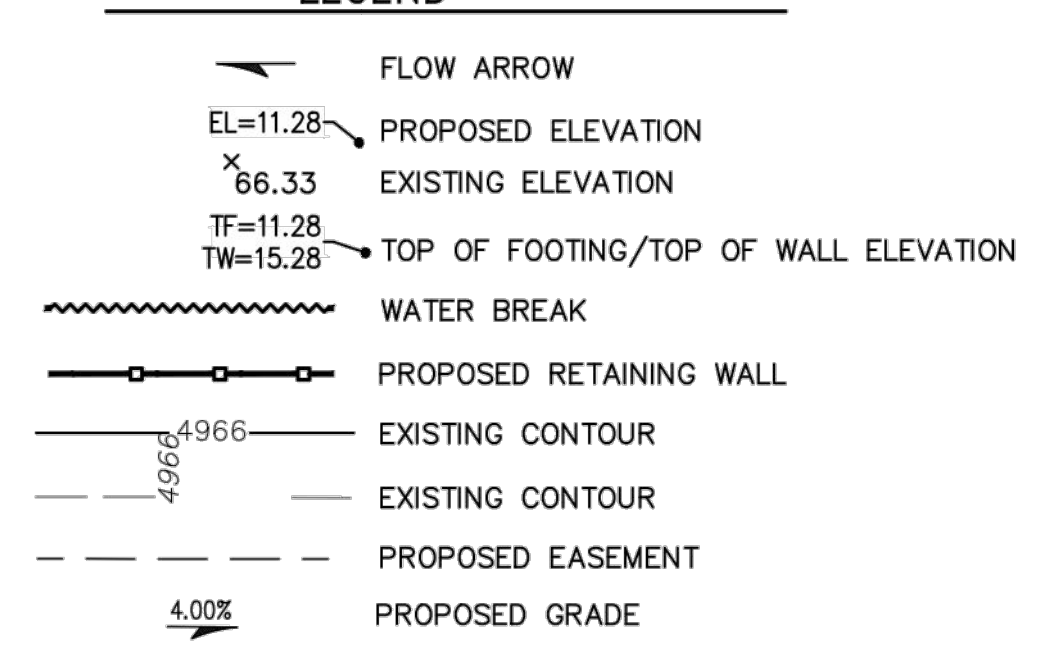
EXISTING DRAINAGE
THIS SITE HAS A NATURAL DRAINAGE COURSE TRAVERSING THE NORTH SIDE OF THE SITE CONVEYING SURFACE DRAINAGE FROM APPROXIMATELY ONE THIRD OF THE SITE AND PORTIONS OF THE TWO LOTS EAST OF THE SITE. THE NORTH ALBUQUERQUE ACRE LOT TO THE EAST IS ALREADY DEVELOPED WITH APPROXIMATELY TWO THIRDS OF IT DRAINING TO CARMEL AVE. AND THE REMAINDER DRAINING ONTO THIS PROPERTY. THIS OFFSITE BASIN IS IDENTIFIED ON THE DRAINAGE PLAN ON THIS SHEET AND IS 70% TYPE C AND 30% TYPE D LAND TREATMENTS. THE SOUTH HALF OF CARMEL AVE. HAS BEEN CONSTRUCTED ADJACENT TO THIS PROPERTY. THERE IS AN EXISTING BAR DITCH EAST AND WEST OF THE SITE ON THE NORTH SIDE OF CARMEL AVE. THAT CONVEYS FLOW FROM THE NORTH SIDE OF CARMEL AVE. TO AN EXISTING DROP INLET LOCATED ADJACENT TO VENTURA B.VD.

DEVELOPED CONDITION
THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF AND THE OFFSITE BASIN. THE RUNOFF WILL FREE DISCHARGE INTO CARMEL AVENUE. CARMEL AVENUE WILL CONVEY FLOW ALONG A TEMPORARY ASPHALT CURB TO A PROPOSED INLET IN CARMEL AVE. A TEMPORARY ASPHALT TRANSITION FROM THE EXISTING BAR DITCH EAST OF THE SITE WILL DIRECT FLOW AND BRING IT INTO THE GUTTER AND ASPHALT STREET. THE 0.95 CFS INCREASE, FOR THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES.

HYDROLOGIC DATA - EXISTING							
BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/acre)	Q ₁₀₀ (cfs)
		A	B	C	D		
A	1.84	0	20	70	10	3.41	6.27
B	1.48	0	20	80	0	3.26	4.82
C	4.12	FROM PREVIOUS STUDIES				3.34	13.75
EXIST	7.44					3.31	24.84

HYDROLOGIC DATA - PROPOSED							
BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/acre)	Q ₁₀₀ (cfs)
		A	B	C	D		
A1	0.65	0	20	80	0	3.26	2.13
A2	0.61	0	20	60	20	3.26	2.17
B1	0.07	0	20	80	0	3.40	0.23
B2	0.88	0	10	20	70	4.41	3.90
B3	1.11	0	20	80	0	3.26	3.61
C	4.12	FROM PREVIOUS STUDIES				3.34	13.75
PROPOSED	7.44					3.47	25.79

LEGAL DESCRIPTION
IZZAT SUBDIVISION
(BEING A REPLAT OF LOT 31, BLOCK 3, UNIT 3, 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



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 THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF 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:
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS 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.
2. 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.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDD OR LANDSCAPED
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. 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
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

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

IZZAT SUBDIVISION
BEING A REPLAT OF LOT 31, BLOCK 3, UNIT 3, TRACT 2, NAA
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.