

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

January
~~December~~ 4, 2017

AC 1/4/17

Mr. Philip W. Clark, P.E.
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 87015

RE: **Signal Pointe Subdivision**
Release of Financial Guarantee Certification
Engineer's Stamp Date 7-21-2016 (File: C20D0070)

Dear Mr. Clark:

Based upon the information provided in your submittal received 9-20-2016 (electronic copy received 7-21-2016), the above referenced Grading and Drainage Plan is approved for Release of Financial Guarantee. The conditions described in the Pad Certification are satisfied (turn blocks).

PO Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file

See Pad Cert
for Hard File

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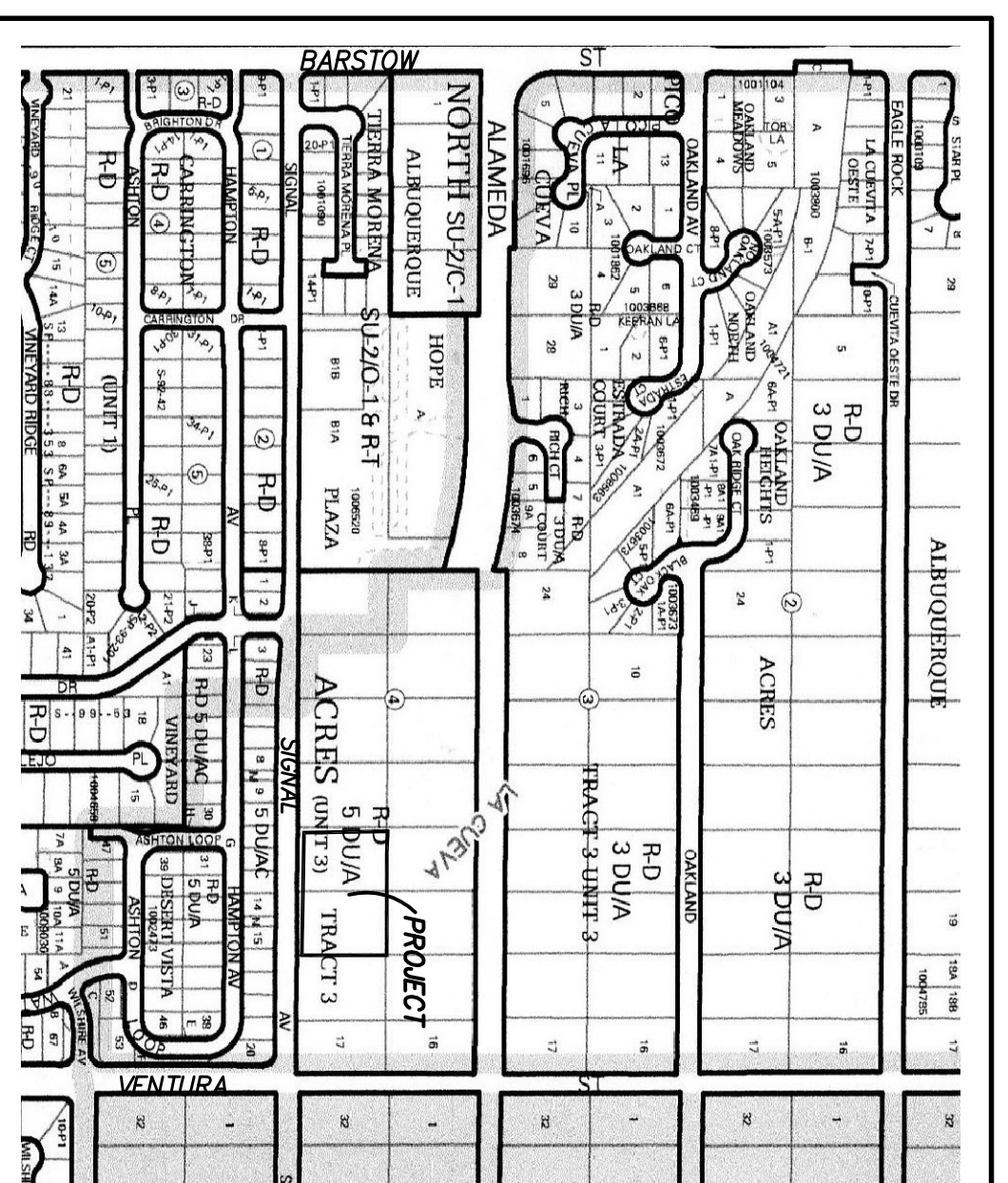
Sincerely,

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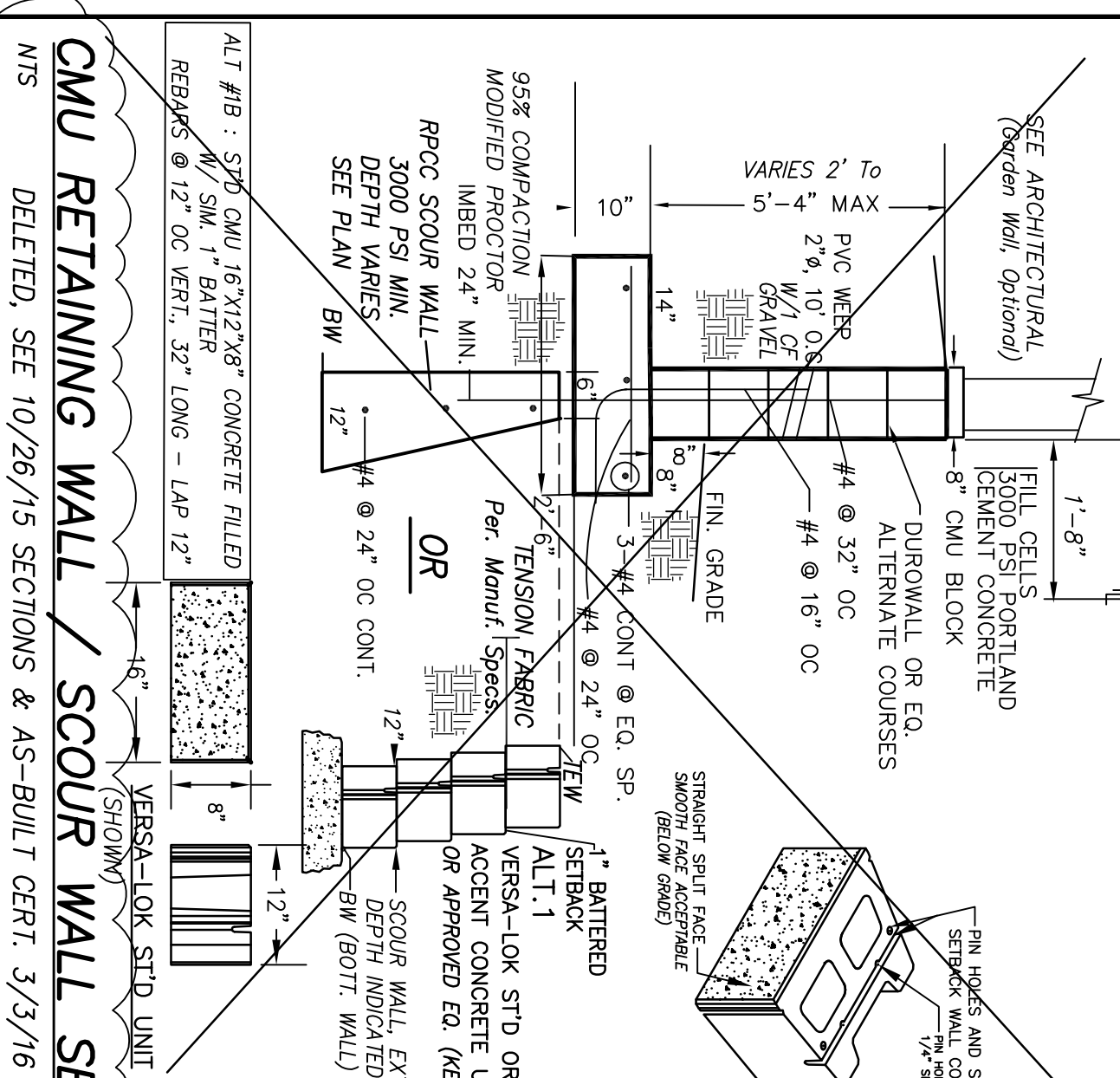
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VICINITY MAP
ZONE C-20



CMU RETAINING WALL / SCOUR WALL SECT. A
DELETED, SEE 10/26/15 SECTIONS & AS-BUILT CERT. 3/3/16

DESIGN CRITERIA
HYDROLOGIC METHODS PER SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM)
REVISED JANUARY 1993 FOR CITY OF ALBUQUERQUE, ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: Q-PEAK X AREA, Peak Discharge Rates for Small Watersheds
VOLUMETRIC DISCHARGE: VOLUME = Elongated x AREA
P100 = 2.60 inches, Zone 3
Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

HISTORIC CONDITIONS PER EXIST. LOT
100% A
PROJECT AREA = 0.89 ACRES, WHERE EXCESS PRECIP. Weighted = 0.66 in. [0.19]
PEAK DISCHARGE: Q100 = 1.8 CFS [1.06] WHERE UNIT PEAK DISCHARGE $\gamma = 1.9$ CFS/AC. [0.60]
THEREFORE: VOLUME 100 = 2132 CF [614]

DEVELOPED CONDITIONS DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

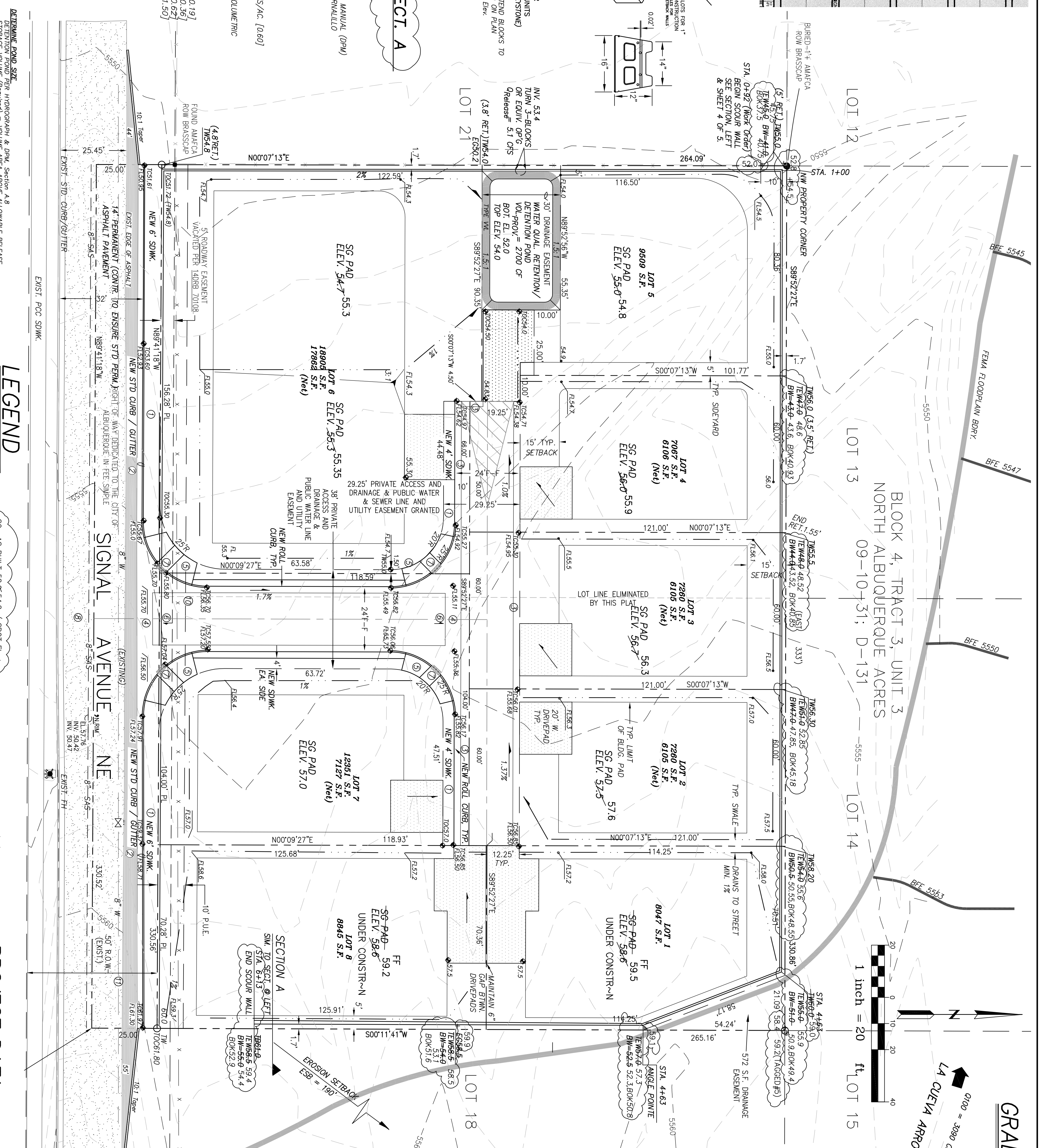
AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	0.22 Ac.	1.87 [0.56]	0.66 [0.19]
LANDSCAPING	0.29 Ac. (17%) B	2.00 [1.07]	0.92 [0.36]
COMPACTED SOIL & Slopes >	1.20 Ac. (67%) C	5.02 [3.39]	2.36 [1.50]
ROOF - PAVEMENT	1.78 Ac.		

THEREFORE: $E_{weighted} = 1.95$ in. [1.16] & VOLUME 100 = 12800 CF
Q100 = 7.75 CFS
Q10 = 5.0 CFS

UNIT DISCHARGE = 7.75 CFS/1.78 AC. = 4.35 CFS/AC.
CALC. 1ST FLUSH, P4-GMO) = 0.6" Per Table 2 Water Qual. Storm
PRO-RATE: $7.75 \times 0.35 \times 0.9 = 0.03+0.27 = 0.3$ INCHES X 1.78 (4360/12) = 1838 CF
ON THE WITH CITY HYDROLOGY (REF. C-20/D/35) (REVISED 11/8/12)
PER RI STUDY, Q100 = 3090 CFS AT VENTURA ST. (SEE LOMR2012)
EROSION SET BACK ANALYSIS - PER SEDIMENT EROSION DESIGN GUIDE (SEDO)
 $Q_{100} = 3090$ CFS...LA CUESTA ARROYO
 $Q_{10} = 0.20$, $Q_{100} = 618$ CFS $W = 4.66$ ft, $L = 60$ FEET
LANDU = $(0.8 + 4.0(0.2)) W = 718$ FEET BANK SETBACK = LANDU/4 = 179 FEET
CENTER LINE SETBACK = $BSB + W/2 = 190$ FEET
THEREFORE, EROSION CONTROL IMPROVEMENTS REQUIRED - PER DISCUSSION WITH CITY AND AMFCA CONSTRUCT SCOUR WALL ON EAST/NORTH SIDE OF DEVELOPMENT

CLASSIFICATION AND GRADATION OF RIPRAP

DESIGNATION	SIZE RANGE (IN)	PERCENTAGE (%)	TEST METHOD
TYPE I	70-100	9	4
TYPE II	50-70	4	4
TYPE III	35-50	4	2
TYPE IV	2-10	2	4



DETERMINE POND SIZE
DRAINAGE FROM PER HYDROGRAPH & PPM Section A8
STORAGE VOLUME (Required) = VOLUME AREA ABOVE ALLOWABLE RELEASE

LEGEND

- EXIST. SPOT ELEVATION
- EXIST. CONTOUR
- NEW SPOT ELEVATION
- NEW CONTOUR
- EXIST. CURB & GUTTER
- NEW SWALE
- DRAINAGE DIRECTION
- NEW P.C.C. CONCRETE
- NEW RIPRAP, BURIED

KEYED NOTES

- NEW PCC SWIM PER COA STD 2430
- NEW STD CURB/GUTTER PER COA STD 2415A
- NEW ROLL CURB PER COA STD 2415A
- BUILD NEW PRIVATE ENTRANCE PER COA STD 2420 AND 2026
- NEW PCC WHEEL CHAIR RAMP PER COA STD 2441
- PROVIDE 3" WIDE ADA PATHWAY, 2% MAX. CROSS SLOPE W/ TRUNCATED DOMES

PROJECT DATA

LEGAL DESCRIPTION
LOT 18, 20, BLOCK 4, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO

PROJECTED BENCHMARK
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK
7-C18, ELEVATION OF WHICH IS 5463.72. BENCHMARK IS LOCATED
AT THE INTERSECTION OF BARSTOW ST AND WOODSTOCK AVE.

TOPOGRAHIC DESIGN SUBLET
COMPLETED BY CLARK CONSULTING ENGINEERS FROM DESIGN SURVEY
BY PHILIP W. CLARK, P.E., DATED 04/17/2014

NOTES

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, W/ 8 UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN WORK AREA, AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
- AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1 ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.

AS-CONSTRUCTED
SCOUR WALL ONLY -> NOTED ABOVE

NOTE: ADDED SUBGRADE PAD / SPOT ELEVATIONS @ NW & NE CORNER OUTSIDE WALL GRADABLE OBTAINED BY PHIL TURNER, N.M.P.S. 10204, OF TERRAMETRICS NM. 7/20/16

PHILIP W. CLARK, P.E. #0285
3/17/16

PHILIP W. CLARK, P.E. #0285
3/17/16

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3/17/16

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tel: (505) 281-2444
Fax: (505) 281-2444

LOTS 18 & 20, BLOCK 4, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO
SIGNAL POINT SUBDIVISION
Grading & Drainage Plan

DESIGNED BY: PWC
DRAWN BY: COE
DATE: 2/28/15
JOB #: SignalPoint
SHEET: 1 OF 1

GRADING & DRAINAGE PLAN

THE RESIDENTIAL HOME PROJECT IS LOCATED IN UNIT 3 OF NORTH ALBUQUERQUE ACRES APPROXIMATELY 11 MILES FROM THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

- EXISTING CONTOURS, SPOT ELEVATIONS, AND EXISTING DRAINAGE PATTERNS.
- PROPOSED IMPROVEMENTS: 8 RESIDENTIAL HOME PAD SITES, NEW PERIMETER SOIL WALL, CONCRETE DRIVEWAYS, AND NEW GRADE ELEVATIONS.
- UTILITY BETWEEN EXISTING AND PROPOSED ELEVATIONS, FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS, AS TO WATER SURFACE MODEL AND EROSION SETBACK.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY, PRESENTLY, THE SITE IS BOUNDED ON THE EAST SOUTH AND NORTH BY UNDEVELOPED PROPERTY, SIGNAL AVENUE ON THE SOUTH IS THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOWS IS ACCEPTABLE SINCE DOWNSCREEN CAPACITY (LA CUESTA CHANNEL) EXISTS.

AMAFCA

**Albuquerque, NM 87122
(505)**

Mr. Shahab Biazar, PE
City Engineer
Development Review Services Division
600 2nd St. NW
Suite 201
Albuquerque, NM 87102
(505) 924-3999

Re: Signal Pointe Subdivision

Dear Mr. Biazar,

AMAFCA is the Owner of Lots 21, Block 4, Tract 3, Unit 3, NAA adjacent on the west side of formerly Lot 20, Block 4, Tract 3, Unit 3, NAA now incorporated into Signal Pointe Subdivision. AMAFCA is satisfied with the final grading on its property and requires nothing more to be done.

Sincerely,


Jerry Lovato
Engineer

8/31/2016

Cc: sbiazar@cabq.gov
acarillo@cabq.gov
CCEAlbq@aol.com
llavehomes@hotmail.com

**Llave Enterprises, Inc.
8830 Keeran Ln. NE
Albuquerque, NM 87122
(505) 249-1502**

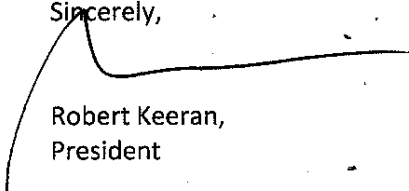
Mr. Shahab Biazar, PE
City Engineer
Development Review Services Division
600 2nd St. NW
Suite 201
Albuquerque, NM 87102
(505) 924-3999

Re: Signal Pointe Subdivision

Dear Mr. Biazar,

Llave Enterprises, Inc. is the Owner of Lot 13, Block 4, Tract 3, Unit 3, NAA adjacent on the north side of formerly Lot 20, Block 4, Tract 3, Unit 3, NAA now incorporated into Signal Pointe Subdivision. Llave is satisfied with the final grading on its property and requires nothing more to be done.

Sincerely,



Robert Keeran,
President

Cc: Clark Consulting Engineers

Signal Pointe Shahab Final Grading Letter