

CITY OF ALBUQUERQUE



January 12, 2017

Richard J. Berry, Mayor

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

RE: Carmel Ridge Subdivision
Grading and Drainage Plan
Engineer's Stamp Date 12-16-2016 (File: C20D075)

Dear Mr. Hensley:

Based upon the information provided in your submittal received 12-16-2016, the above referenced Grading Plan is approved for Preliminary Plat action by the DRB.

When submitting for Grading approval please address the following comments:

1. Provide a retaining wall on the north of lot 3 and lot 4, where difference between existing and proposed grades is 2 feet or greater.
2. Provide FG grades in the south east area of lot 4. There are TW grades, but no BW/FG grades
3. Please check the grade elevation between the flow line and back of side walk, as it seems to not meet the city standard; curb height plus 2% from top of curb to back of sidewalk.

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB



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 15, 2016

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

Re: Carmel Ridge Subdivision – Grading Plan

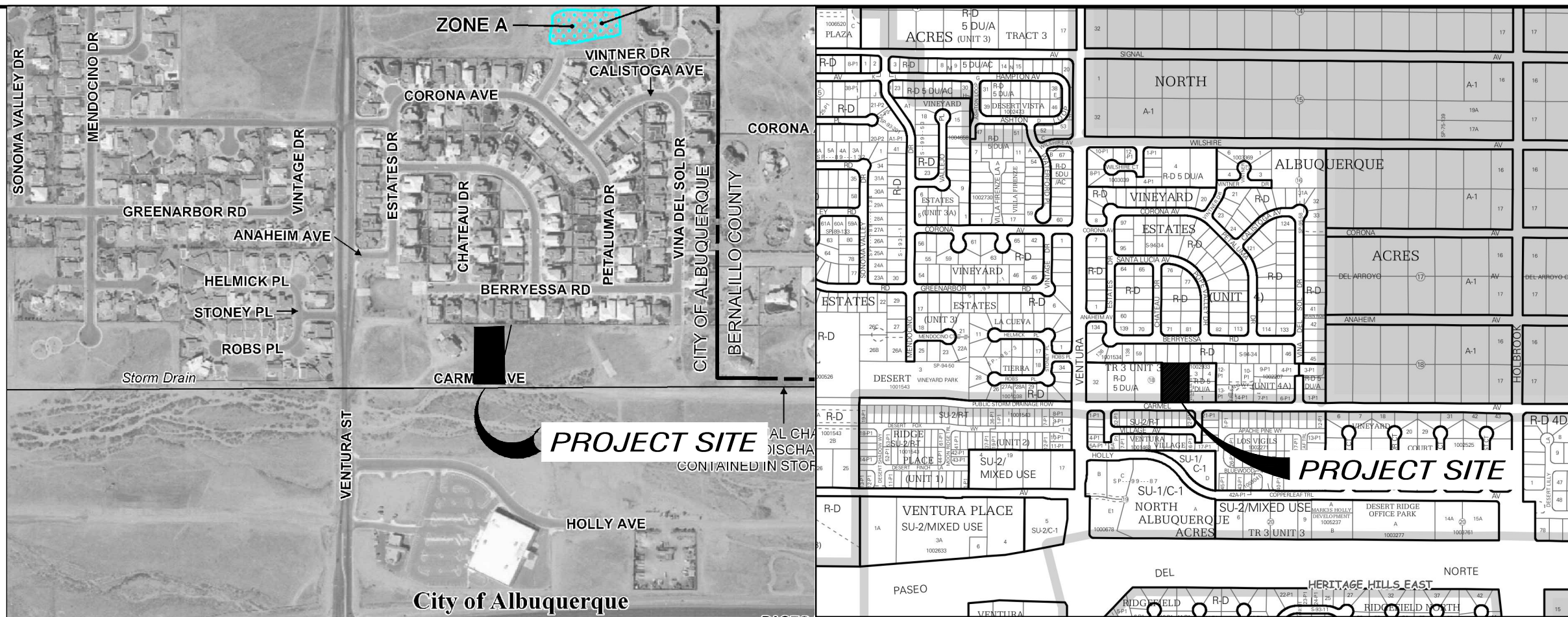
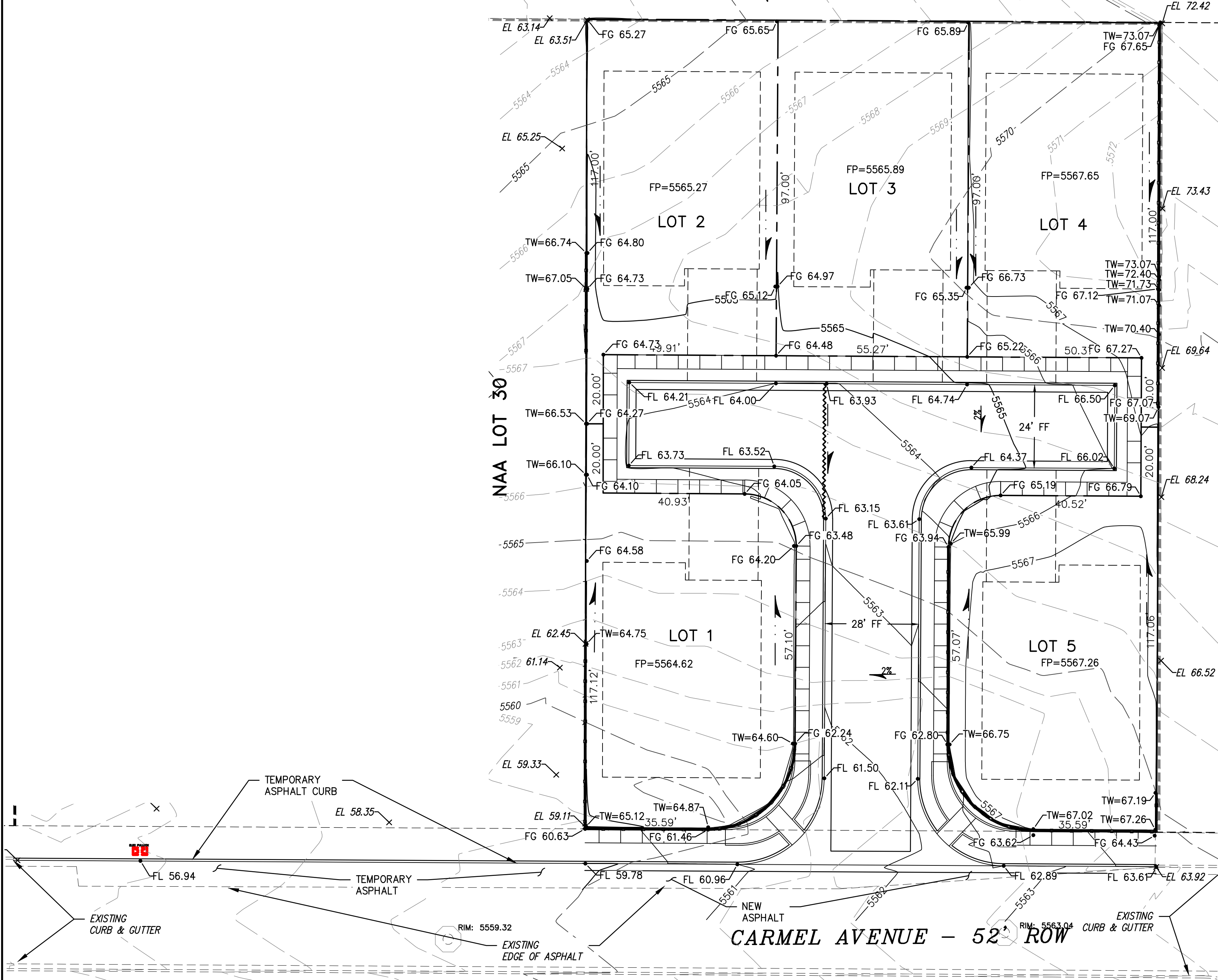
We are requesting a review of the attached plan in support of the Preliminary Plat and Grading Permit of Carmel Ridge Subdivision. The subdivision is a replat of “Lot 29 Block 3 Unit 3 Tract 2 of North Albuquerque Acres” and is located at 9154 Carmel Ave. east of Ventura. The plan covers the impact of 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,

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

VINEYARD ESTATES V
(4-21-03; 2003C-109)



FIRM MAP NO. 35001C0141G

VICINITY MAP C-20-Z

DRAINAGE INFORMATION

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 WEST AND HIGHER DENSITY WALLED COMMUNITIES TO THE EAST 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

THERE ARE NO OFF SITE FLOWS ENTERING THE SITE. THE SOUTH HALF OF CARMEL AVE. HAS BEEN CONSTRUCTED ADJACENT TO THIS PROPERTY AND A FULL STREET SECTION IS EXISTING EAST OF THE SITE. CARMEL AVE. CONVEYS FLOW TO AN EXISTING DROP INLET LOCATED PRIOR TO THE INTERSECTION OF VENTURA B.VD.

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH A SINGLE STREET INTERCEPTING ALL OF THE SITE RUNOFF. THE RUNOFF WILL FREE DISCHARGE INTO CARMEL AVENUE. CARMEL AVENUE WILL CONVEY FLOW ALONG THE CURB TO A EXISTING INLET IN CARMEL AVE. (COA PROJ. #705284) PER C20D069 DRAINAGE PLAN, THE FLOW TO THE INLET IS CURRENTLY 23.66 CFS. THE 1.03 CFS INCREASE OF FLOW, FOR THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES WITH A TOTAL FLOW OF 24.69 CFS.

HYDROLOGIC DATA - EXISTING

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (acft)
		A	B	C	D			
A	0.88	0	80	20	50	3.26	2.87	0.089

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (acft)
		A	B	C	D			
A	0.88	0	10	20	70	4.41	3.90	0.147

LEGAL DESCRIPTION

CARMEL RIDGE SUBDIVISION
(BEING A REPLAT OF LOT 29, 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

REQUIRED FIRST FLUSH VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: ROOF AREA * (0.44-0.10)/12 IN CUBIC FEET.

ROOF AREA = 2734 SQ.FT.

REQUIRED VOLUME = 2734 * (0.44-0.10)/12 = 78 CU.FT.
VOLUME PROVIDED = 83 CU.FT.

LEGEND

—>	FLOW ARROW
—	SLOPE ARROW
EL=11.28	PROPOSED ELEVATION
x 66.33	EXISTING ELEVATION
~~~~~	GRADE BREAK
---	EXISTING CONTOUR
---	EXISTING CONTOUR
- - - - -	PROPOSED EASEMENT
---	PROPOSED GRADE
---	EXISTING WALL
---	PROPOSED 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:

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 RESEDED 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 ARE 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

CARMEL RIDGE SUBDIVISION

BEING A REPLAT OF LOT 29, BLOCK 3, UNIT 3, TRACT 2, NAA  
GRADING & DRAINAGE PLAN

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

CITY PROJECT No.	ZONE MAP No.	SHEET	OF
	C-20-Z	1	1