CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

May 10, 2024

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

RE: Valentino Subdivision
Revised Grading & Drainage Plan
Engineer's Stamp Date: 05/03/24
Hydrology File: C20D089

Dear Mr. Hensley:

Based upon the information provided in your submittal received 05/03/2024, the Revised Grading Plan is approved for Work Order and Grading Permit. Please place this stamp approved Grading & Drainage Plan to the Work Order set of construction drawings.

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 rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: VALENTINO SUBDIVISION Hydrology File # C20D089
Legal Description: LOTS 4 AND 5, BLOCK 16, TRACT 3, UNIT3 NORTH ALBUQUERQUE ACRES
City Address, UPC, OR Parcel: UPC #102006432125040529 AND 102006433825040528

Applicant/Agent: THE Group Contact: Ron E. Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124 Phone: 505-410-1622
Email: ron@thegroup.cc

Applicant/Owner: DESIGN DEVELOPMENT GROUP Contact: Adil Rizvi
Address: 8504 Waterford Pl. N.E., Albuquerque, NM, 87122 Phone: 505-315-6563
Email: scotth@stillbrooke.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☑ PLAT (#of lots) 8 ☐ RESIDENCE
☐ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☑ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

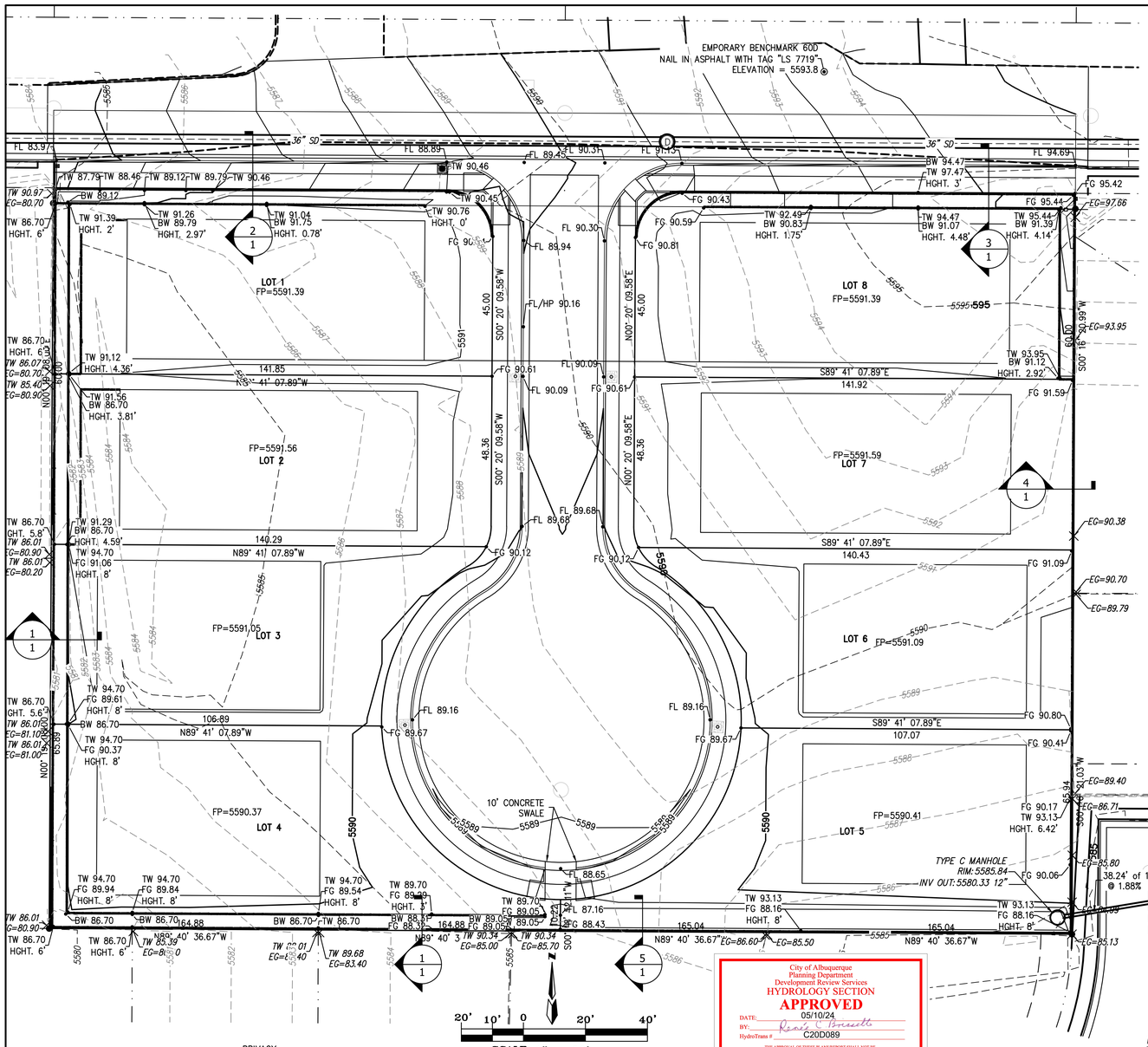
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

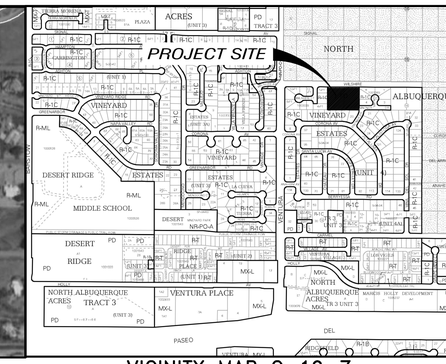
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☑ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☑ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 5/03/24

REV. 09/13/23



FIRM MAP NO. 35001C0141G



VICINITY MAP C-19-Z

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 FACILITES 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.

DRAINAGE INFORMATIONS

LOCATION & DESCRIPTION

THE PROPOSED SITE IS COMPRISED OF 2 LOTS OF 0.85 ACRES LOCATED ON WILSHIRE AVE. EASTL FO VENTURA. AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE 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 FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE

THIS SITE IS AN INFILL DEVELOPMENT LOCATED WITHIN A DEVELOPED AREA OF THE NORTH ALBUQUERQUE ACRES DMP THAT HAS ALTERED HISTORIC DRAINAGE PATTERNS. HISTORIC FLOW IS DIRECTED TO WILSHIRE AND ROUTED TO INTERCEPTED BY THE STORM DRAIN INLETS IN VENTURA.

BASIN	AREA (sf)	TREATMENT A %	TREATMENT A sf	TREATMENT B %	TREATMENT B sf	TREATMENT C %	TREATMENT C sf	TREATMENT D %	TREATMENT D sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC (cfs)
EXISTING	78799	100%	78799	0%	0	0%	0	0%	0	0.6700	4400	3.33	1.84
PROPOSED	78799	0%	0	0%	0	40%	31520	60%	47279	1.9840	13028	7.17	3.96

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS 8 SINGLE FAMILY LOTS WITH DEVELOPED RUNOFF DIRECTED TO A WATER QUALITY POND. DISCHARGE WILL BE VIA INLET MANHOLE TO EXISTING STORM DRAIN IN VINTNER DRIVE.

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE MAINTAINING THE DEPICTED WATER QUALITY VOLUME WITH A CASH IN LIEU PAYMENT FOR THE REMAINING WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 47,279 SQ.FT.

REQUIRED VOLUME = 47,279 * 0.42/12 = 1,655 CU.FT.
VOLUME PROVIDED = 479 CU.FT.

NOTES

ALL WORK WITHIN CITY ROW SHALL REQUIRE WORK ORDER.

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 THE GROUP. 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, 2020 EDITION.

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.

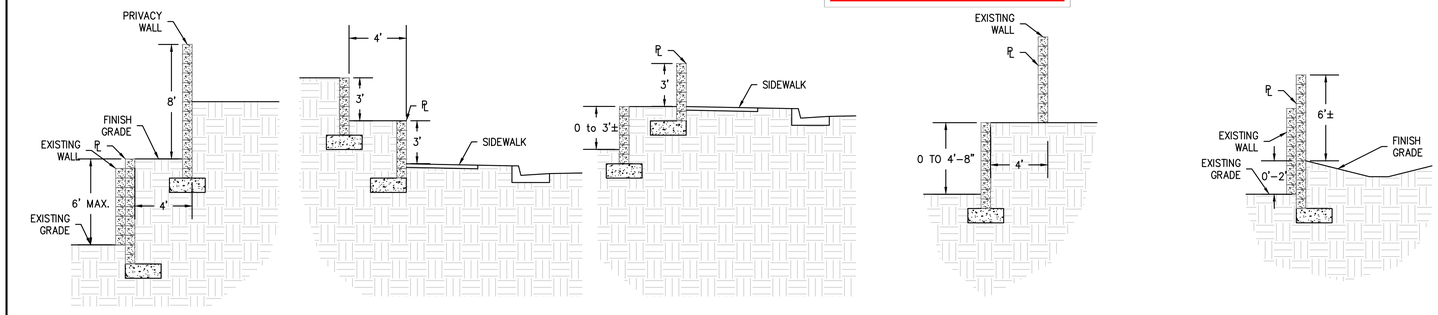
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.

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.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- WATER BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE
- SPLASH PAD



1 SECTION AT PROPERY LINE Scale: 1"=5'
2 SECTION AT PROPERY LINE Scale: 1"=5'
3 SECTION AT PROPERY LINE Scale: 1"=5'
4 SECTION AT PROPERY LINE Scale: 1"=5'
5 SECTION AT PROPERY LINE Scale: 1"=5'

LEGAL DESCRIPTION

WILSHIRE PLACE SUBDIVISION
(BEING A REPLAT OF LOTS 4 AND 5, BLOCK 16, TRACT 3)
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

AS BUILT INFORMATION
CONTRACTOR WORK STAKED BY — DATE
STAKING CHECKED BY — DATE
ACCEPTANCE BY — DATE
VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
RON E. HENSLEY
NEW MEXICO
21850
LICENSED PROFESSIONAL ENGINEER
MAY 2, 2024

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY REH DATE 3/23
DRAWN BY REH DATE 3/23
CHECKED BY REH DATE 3/23

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

VALENTINO SUBDIVISION

GRADING AND DRAINAGE PLAN

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

CITY PROJECT No.	ZONE MAP NO.	SHEET 1	OF 1