City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: PALOMAS PEAK Building Permit #: _____ Hydrology File #: D19D031

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 13 and 14 Block 22, Tract A – Unit A, North Albuquerque Acres

City Address: 8301 Palomas Avenue NE

Applicant: THE Group Contact: Ron Hensley

Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124

Phone#: 505-410-1622 Fax#: _____ E-mail: ron@thegroup.cc

Owner: Hagen Properties LLC Contact: Eric Tidmore

Address: PO Box 10837

Phone#: 505-459-1969 Fax#: _____ E-mail: ericwtidmore@gmail.com

TYPE OF SUBMITTAL:_____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE ✓ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ✓ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
✓ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT 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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/24/20 By: THE Group / Ron Hensley Ron E. Hensley

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

FEE PAID:_____

The HENSLEY ENGINEERING GROUP

September 24, 2020

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

Re: D19D031 Palomas Peak – Grading and Drainage Plan

The Grading Certification of Palomas Peak Office Offices is attached. The site is "Lots 12 and 13 Block 22, Tract A – Unit A" and is located at 8301 Palomas Avenue NE.

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

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS TWO NORTH ALBUQUERQUE ACRES LOTS ENCOMPASSING APPROXIMATELY 2 ACRES LOCATED ON THE SOUTH SIDE OF PALOMAS ROAD WEST OF WYOMING BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS UNDEVELOPED. THE ADJACENT PROPERTY TO THE WEST IS A RESIDENT NURSING FACILITY. TO THE EAST IS A VACANT LOT TO THE SOUTH IS A CITY PARK WITHOUT LANDSCAPE. THE PROPOSED DEVELOPMENT IS THE FIRST PHASE OF AN OFFICE COMPLEX DEVELOPMENT.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 G, DATED 9/26/2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

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

THE SITE CURRENTLY DISCHARGES RUNOFF TO LOT 12 AND THE SITE ADJACENT TO THE WEST. THE DRAINAGE PLAN FOR THE LAS PALOMAS NURSING CENTER (D19-D0122) PRESCRIBES A DISCHARGE HISTORIC FLOW OF 5.17 CFS (100YR-24HR) (1.72 CFS/AC.) ALLOWED TO FLOW THROUGH TO THE ARROYO WHICH LIES TO THE SOUTHWEST.

DEVELOPED CONDITION

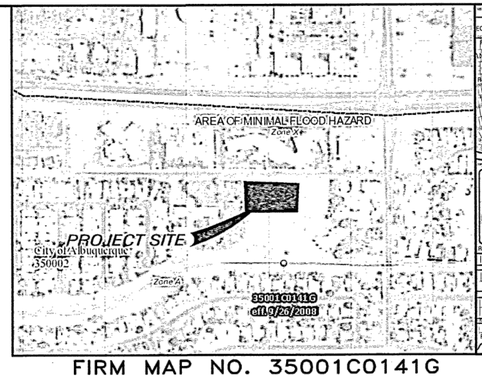
THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF AND PARKING FOR A MEDICAL OFFICE COMPLEX, AND IT WILL BE CONSTRUCTED IN TWO PHASES. LOT 12 WILL COMPRISE THE SECOND PHASE, AND IT WILL MAINTAIN THE RUNOFF CONDITIONS SHOWN HEREON. RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED VIA SURFACE FLOW TO THE PROPOSED DETENTION POND WHICH DISCHARGES VIA WALL OPENINGS TO THE HISTORIC OUTFALL LOCATION AT A PEAK RATE OF 5.17 CFS AFTER COMPLETION OF CONSTRUCTION ON LOT 12.

HYDROLOGIC DATA – EXISTING

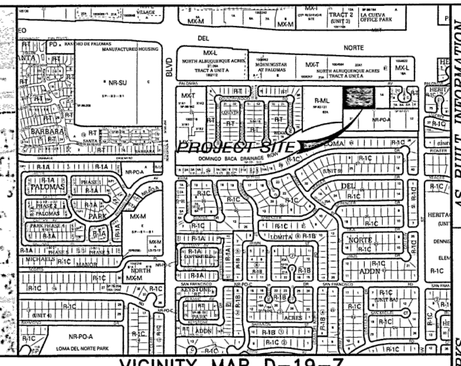
BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q_{100} (cfs)	V_{100-24} (acft)
		A	B	C	D			
P1	1.77	0	100	0	0	1.72	3.06	0.10

HYDROLOGIC DATA – DEVELOPED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q_{100} (cfs)	V_{100-24} (acft)
		A	B	C	D			
P1	1.77	0	0	15	85	3.75	6.65	0.37
POND OUT							3.99	0.16



FIRM MAP NO. 35001C0141G

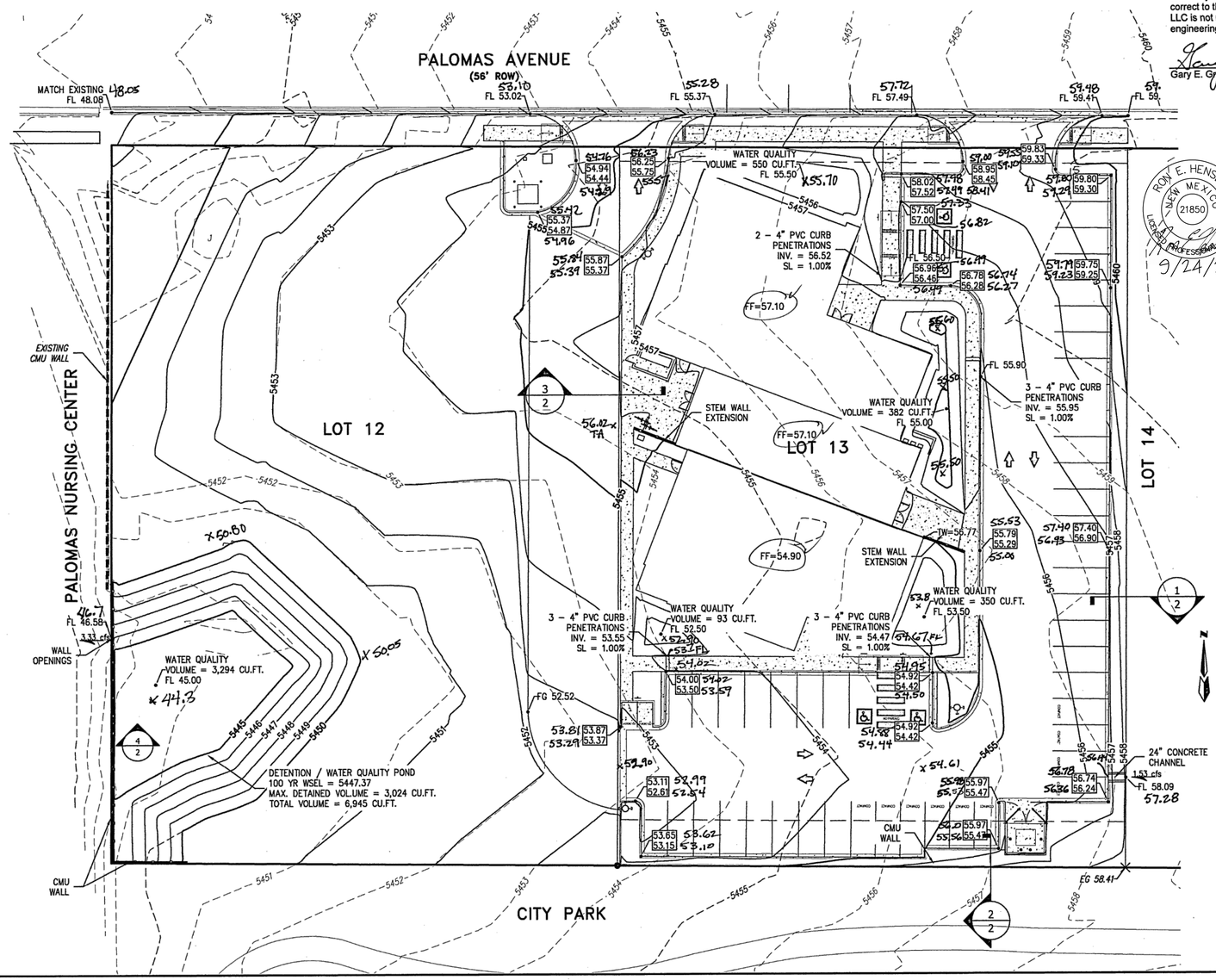


VICINITY MAP D-19-Z

SURVEYOR'S CERTIFICATION:

I, Gary E. Gritsko, a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that the as-built information shown on these drawings was obtained from field construction and as-built surveys performed by me or under my direct supervision, that the as-built information shown on these drawings was added by me or under my supervision, and that this as-built information is true and correct to the best of my knowledge and belief. Alpha Pro Surveying LLC is not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Gary E. Gritsko, NMPS No. 8686 — Date: Sept 18, 2020



DRAINAGE CERTIFICATION

I, RON E. HENSLEY, NMPE 21850, OF THE FIRM THE GROUP, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/3/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY GARY E. GRITSKO, NMPS 8686, OF THE FIRM ALPHA PRO SURVEYING LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY WSITED THE PROJECT SITE ON 9/23/2020, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONY E. HENSLEY — NEW MEXICO — 21850 — LICENSED PROFESSIONAL ENGINEER — 9/24/20

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

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

IMPERVIOUS AREA = 38,556 * 0.85 = 32,773 SQ.FT.

REQUIRED VOLUME = 32,773 * (0.44-0.10)/12 = 929 CU.FT./LOT
= 1,858 CU.FT
VOLUME PROVIDED = LOT 13 = 1,375 CU.FT.
LOT 12 = 3,294 CU.FT.
TOTAL PROVIDED VOLUME = 4,669 CU.FT.

20' 0 10' 20' 40'
(IN FEET)

LEGAL DESCRIPTION

LOTS 13 AND 14, BLOCK 22, TRACT A - UNIT A
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

LEGEND

- FLOW ARROW
- SLOPE ARROW
- EL=11.28 — PROPOSED ELEVATION
- 66.33 — EXISTING ELEVATION
- GRADE BREAK
- 00 — PROPOSED CONTOUR
- 00 — 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 RESPONSIBLITY OF THE PROPERTY OWNER.

4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED 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 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.

AS BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

	DATE
RECORDED BY	
NO.	

BENCH MARKS

"ACS BM 20-C18" ON WYOMING BOULEVARD NE, TURN LEFT AND TRAVEL NORTH ON WYOMING BOULEVARD 1.0 MILES TO MODESTO AVENUE NE. THE BENCHMARK IS A 1 3/4" METALIC DISK EPOXIED TO THE TOP OF THE WEST BACK OF CURB OF WYOMING BOULEVARD, NORTH OF THE APPROXIMATE CENTERLINE OF MODESTO AVENUE, 19.0 FEET NORTHWEST OF A STORM SEWER MANHOLE LID, STAMPED "ACS BM 20-C18" 1969" X=1547745.03 Y=1547745.68 (NAD 83) ELEV=5393.48 (NAVD 1988)

SURVEY INFORMATION

NO.	BY	DATE

FIELD NOTES

ENGINEER'S SEAL

RON E. HENSLEY — NEW MEXICO — 21850 — LICENSED PROFESSIONAL ENGINEER — JAN. 3, 2020

NO.	DATE	REMARKS	BY	DATE
		REVISIONS		
		DESIGN		DATE NOV. 2020
				DATE DEC. 2020
				DATE JAN. 2020

THE Group
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone:(505)514-0995

DESIGNED BY REH
DRAWN BY REH
CHECKED BY REH

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PALOMAS PEAK
LOTS 12 AMD 13, 8301 PALOMAS AVENUE
GRADING & DRAINAGE PLAN

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

CITY PROJECT No. — ZONE MAP NO. D-19-Z — SHEET 1 OF 2