

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 13, 2020

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

RE: Palomas Peak
8310 Palomas Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: 01/03/20
Hydrology File: D19D031

Dear Mr. Hensley:

Based upon the information provided in your submittal received 01/09/2020, the Grading & Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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 (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also as a reminder, please provide a Drainage Covenant for the proposed detention pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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



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 #:** D19-031
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 (30 # 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: 1/6/20 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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

January 6, 2020

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

Re: D19D031 Palomas Peak – Grading and Drainage Plan

We are requesting a review of the amended documents in support of the Building Permit of the Palomas Peak Office Offices that are attached. The site has been chanced to “Lots 12 and 13 Block 22, Tract A – Unit A” and is located at 8301 Palomas Avenue NE. Previous comments have been addressed.

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

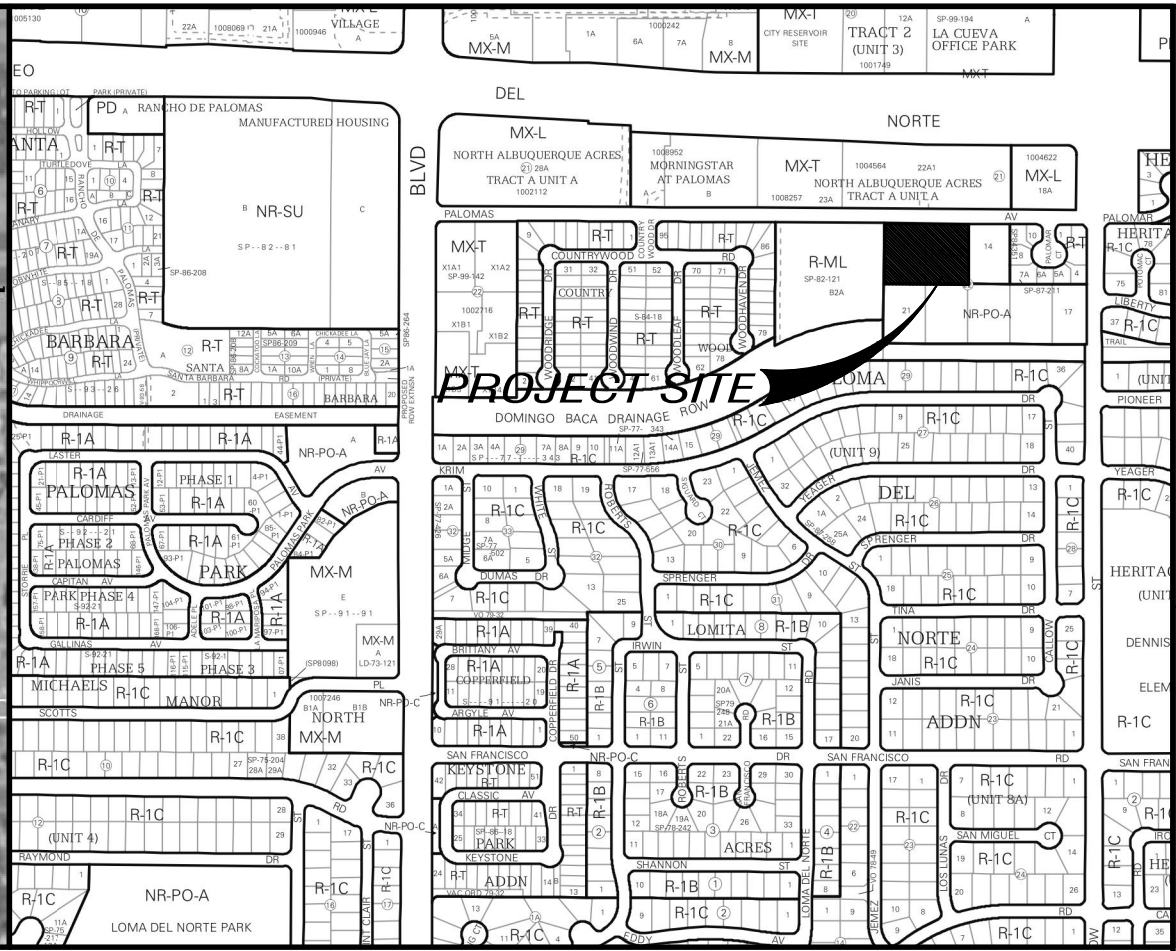
BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (acft)
		A	B	C	D			
P1	1.77	0	100	0	0	1.72	3.06	0.10

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

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL MAKE NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. 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:

- 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.
- 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.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 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

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

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.

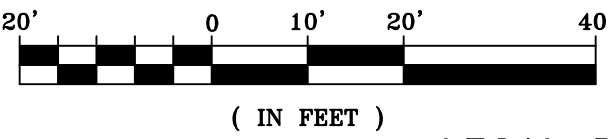
REQUIRED VOLUME = 32,773 * (0.44-0.10)/12 = 929 CU.FT./LOT

= 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.



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
- 66.33 EXISTING ELEVATION
- GRADE BREAK
- 00 PROPOSED CONTOUR
- 00 EXISTING CONTOUR
- PROPOSED EASEMENT
- PROPOSED GRADE
- EXISTING WALL
- PROPOSED WALL

THE Group

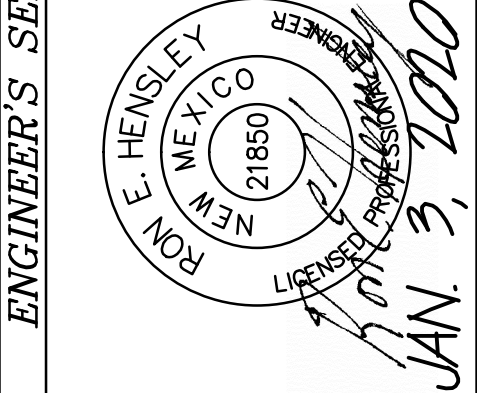
300 Branding Iron Rd. SE
Rio Rancho, New Mexico 87124
Phone:(505)514-0995

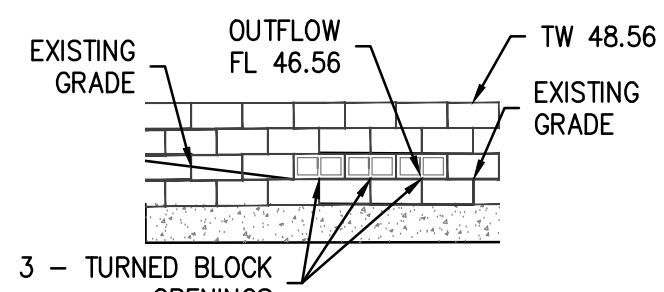
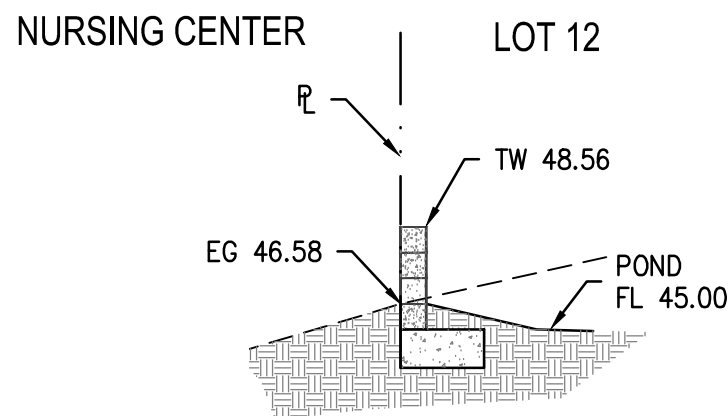
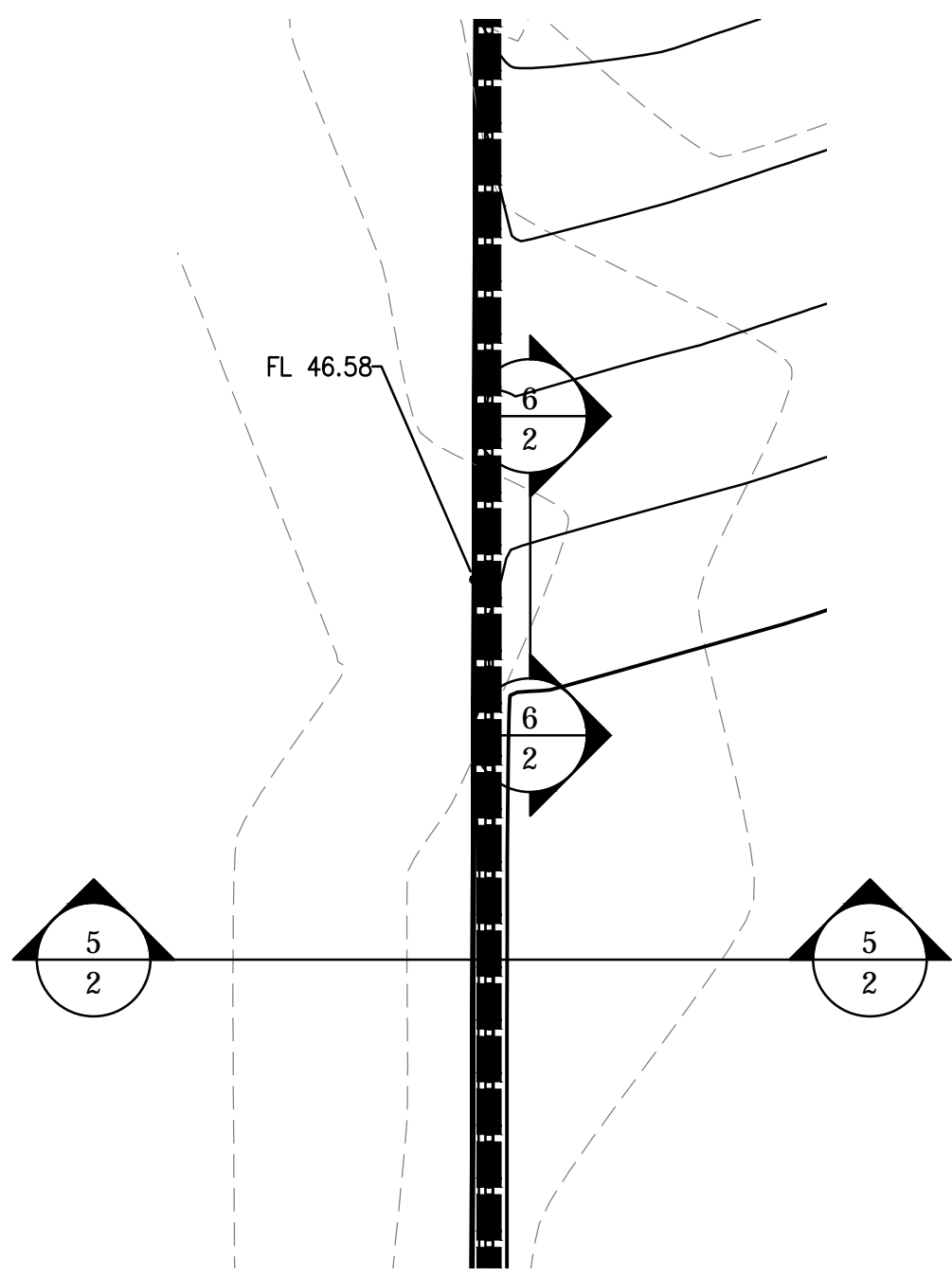
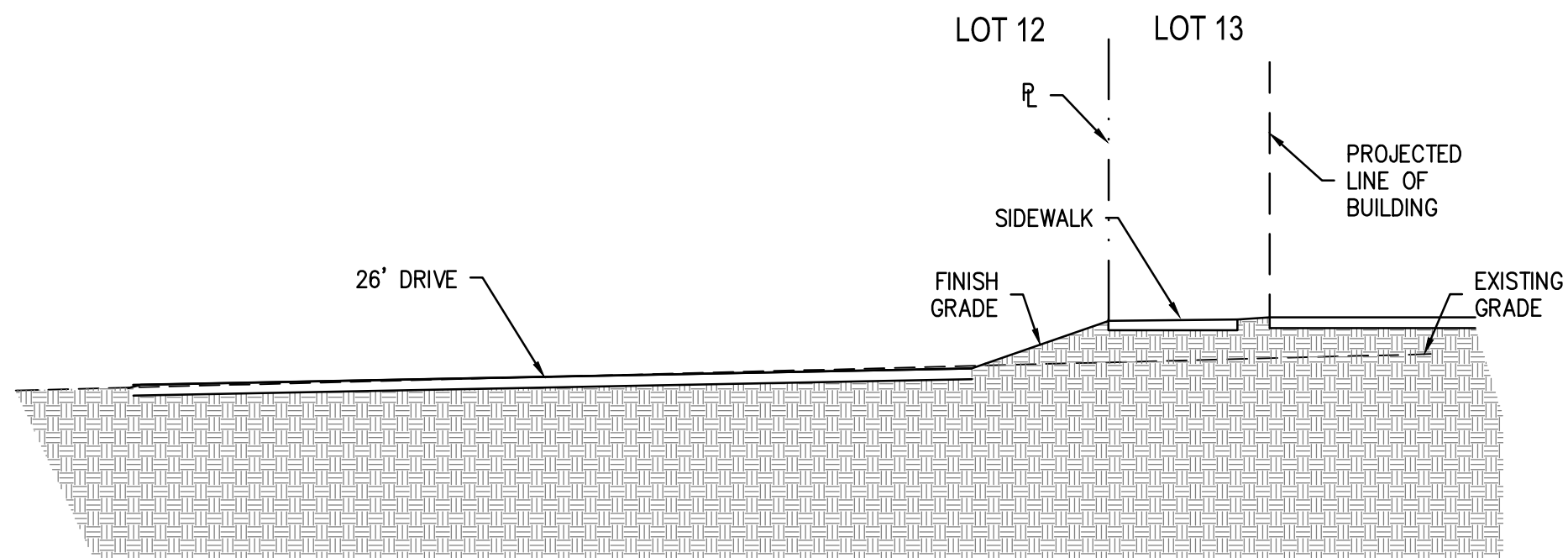
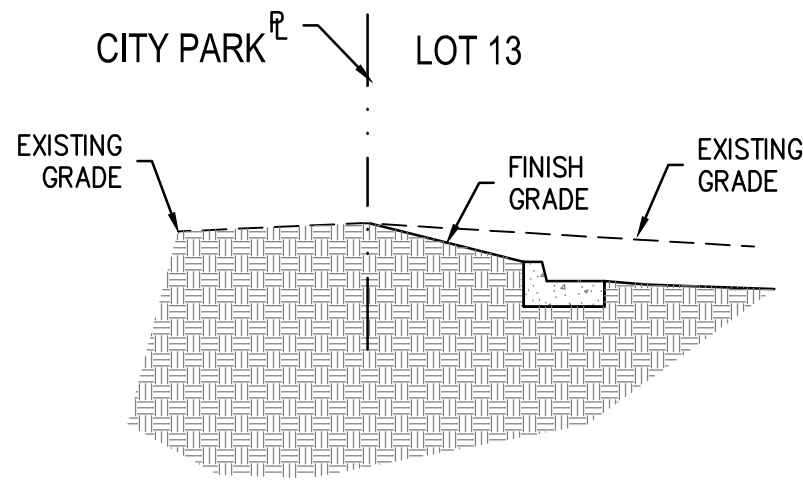
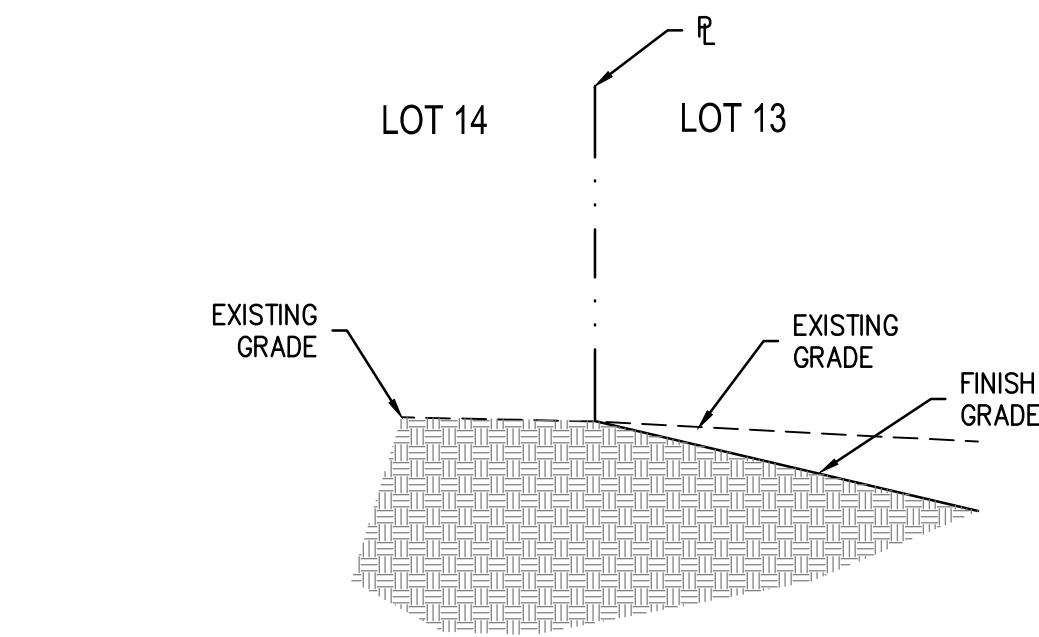
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

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

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

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





AHYMO DRAINAGE CALCUATIONS

* Project PALOMAS
* PROPOSED Conditions
* 100 YEAR 24 HOUR RAINFALL TABLE

TYPE=2 RAIN QUARTER=0
RAIN ONE=1.87 IN RAIN SIX=2.20 IN
RAIN DAY=2.66 IN DT=0.03333 HRS

*S COMPUTE HYD BASIN X1
COMPUTE NM HYD ID=1 HYDNO=101 AREA=0.00415 SQ MI
PER A=0 PER B=100 PER C=0 PER D=0
TP=, 1667 HR MASS RAIN=-1
ID=1 CODE=5

PRINT HYD
*
*S COMPUTE HYD BASIN P1
COMPUTE NM HYD ID=1 HYDNO=101 AREA=0.00138 SQ MI
PER A=0 PER B=100 PER C=0 PER D=0
TP=, 1667 HR MASS RAIN=-1
ID=1 CODE=5

PRINT HYD
*
*S COMPUTE HYD BASIN P2
COMPUTE NM HYD ID=2 HYDNO=101 AREA=0.00277 SQ MI
PER A=0 PER B=0 PER C=15 PER D=85
TP=, 1667 HR MASS RAIN=-1
ID=2 CODE=5

PRINT HYD
*
ADD HYD ID=3 HYDNO=501
ID=1 ID=2
PRINT HYD ID=3 CODE=5
*

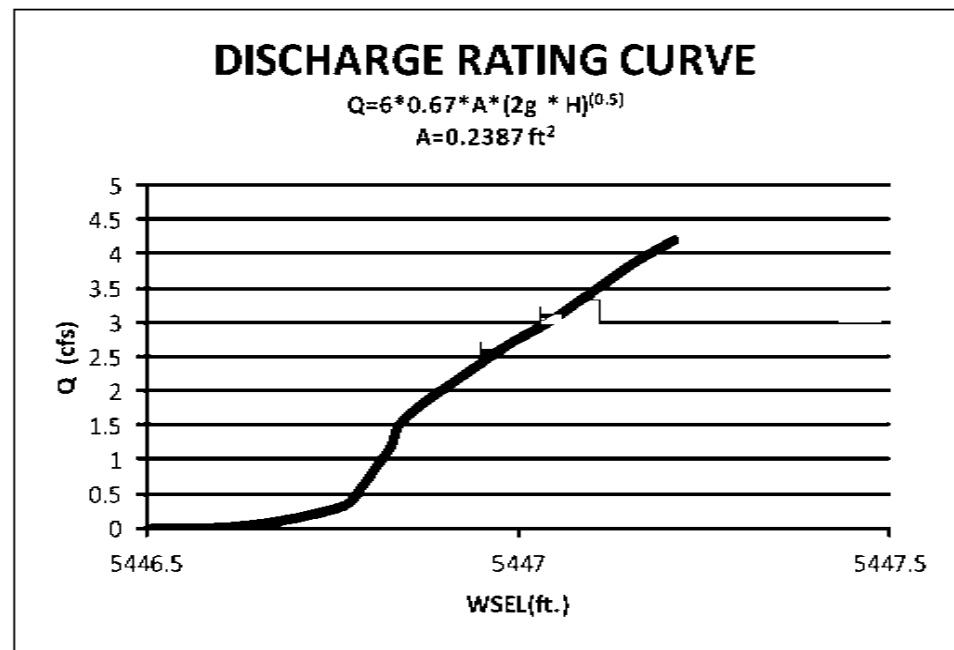
*DETENTION / RETENTION POND

ROUTE RESERVOIR ID=20 HYD=301 INFLOW ID=3 CODE=5

OUTFLOW (CFS)	STORAGE (AC-FT)	ELEV (FT)
0.00	0.0	5445
0.01	0.0558	5446
0.02	0.0901	5446.5
2.70	0.1283	5447
5.70	0.1705	5447.5
5.14	0.2168	5448
7.65	0.2671	5448.5
8.00	0.2672	5448.56

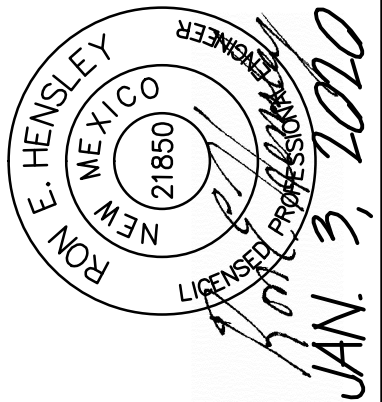
PRINT HYD ID=20 CODE=5

FINISH



COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
RAINFALL	TYPE= 2									RAIN24= 2.660
*S COMPUTE HYD BASIN X1										
COMPUTE NM HYD	101.00	-	1	.00415	4.57	.148	.66738	1.567	1.722 PER IMP=	.00
*S COMPUTE HYD BASIN P1										
COMPUTE NM HYD	101.00	-	1	.00138	1.53	.049	.66738	1.567	1.728 PER IMP=	.00
*S COMPUTE HYD BASIN P2										
COMPUTE NM HYD	101.00	-	2	.00277	6.65	.316	2.14166	1.533	3.751 PER IMP=	85.00
ADD HYD	501.00	18	2	.00415	8.16	.366	1.65140	1.533	3.073	
ROUTE RESERVOIR	301.00	3	20	.00415	3.99	.275	1.24361	1.766	1.502 AC-FT=	.146
FINISH										

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BY	CONTRACTOR	DATE
				TRAVEL NORTH ON WYOMING BOULEVARD 1.0 MILES TO MODESTO AVENUE NE. THE BENCHMARK IS A 1 3/4" METALLIC DISK EPOXIED TO THE TOP OF THE WEST BACK OF CURVE 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"1989" X=1547745.03 Y=1547745.68 (NAD 83)	DATE
ENGINEER'S SEAL		REVISIONS		MICRO-FILM INFORMATION	
NO.	DATE	REMARKS	BY	RECORDED BY	DATE
		DESIGN			
		REH			
		REH			
		REH			



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	
LOTS 12 AND 13, 8301 PALOMAS AVENUE GRADING & DRAINAGE PLAN		DESIGNED BY REH DRAWN BY REH CHECKED BY REH	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.
CITY PROJECT No.	ZONE MAP NO. D-19-2	SHEET 2	OF 2