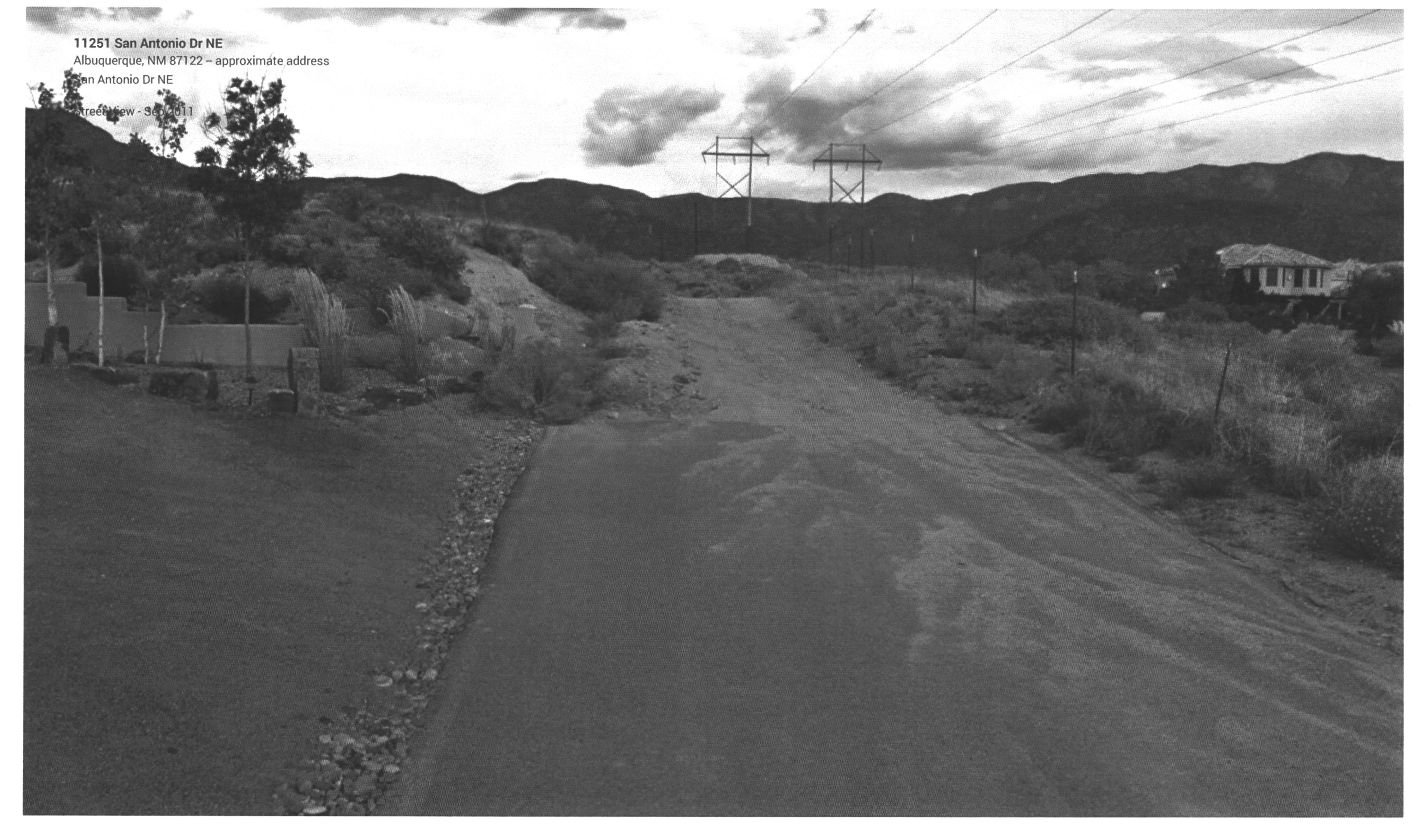
Google Maps
Page 1 of 1





## DRAINAGE AND TRANSPORTATION INFORMATION SHEET Ath: Shahab (Rev. 12/05)

PROJECT TITLE: Toodnow Res.	ZONE MAP/DRG. FILE # D.22 00/
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: LOT 19, BIK. 20, 7	2, 42 N. A/bus 4 cres
CITY ADDRESS:	
CIT I ADDICEOU.	
ENGINEERING FIRM CONSULTING En	gineers CONTACT: Phil
	PHONE: 281-2444
ADDRESS:	TP CODE:
CITY, STATE Edgewood, New Mexico 8701	· · · · · · · · · · · · · · · · · · ·
The state of the s	CONTACT:
<u></u>	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	
ARCHITECT:	CONTACT:
ARCHIECI. ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CILI, OIIXID.	
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CALLY CALLADA	• •
TYPE OF SUBMITTAL:	K TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
X DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER/ARCHITECT CERT (DRB S.P.)	GRADING PERMIT APPROVAL
ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ORDER APPROVAL
	OTHER (SPECIFY)   同同同同例言同
<b>1</b>	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	1 1 2 2042
YES	JUL 1.8 2013
NO	
COPY PROVIDED	LAND DEVELOPMENT SECTION
	7/19/13
SUBMITTED BY:	DATE:

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 define 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.

#### Biazar, Shahab

From:

Biazar, Shahab

Sent:

Wednesday, July 17, 2013 12:11 PM

To:

'tchen@bernco.gov'; 'Don R. Briggs'; 'CCEAlbq@aol.com'

Cc:

'Kevin Grovet'; Dodge-Kwan, Paula N.; Dickson, Jesse S.

Subject: RE: City Hydrology Letter For the Grading and Drainage Plan for 11301 San Antonio (D22/D001),

(PWDN 20130031)

Mr. Chen

It is ok to release a building permit for the lot located at 11301 San Antonio based on the following conditions:

No grading/work can occur within the City right-of-way until a Work Order is obtained after approval of the construction plan through DRC.

Curb and gutter, sidewalk, as well as a turn around area/easement may be required as part of the road improvements on San Antonio.

Certification of Occupancy should not be released until the road is accepted by City of Albuquerque.

Mr. Clark

If you please submit your latest grading and drainage plan with engineer stamp date 7/10/2013. Please also submit the construction plan for San Antonio to DRC as soon as possible.

Thanks and have a nice day.

#### Shahab Biazar, P.E.

Senior Engineer Planning Department Development & Building Services Division 600 2nd St. NW, Suite 201 Albuquerque, NM 87102 t 505-924-3695 f 505-924-3864

From: Don R. Briggs [mailto:drbriggs@bernco.gov]

**Sent:** Monday, July 15, 2013 5:52 PM To: 'CCEAlbq@aol.com'; Biazar, Shahab Cc: jkenht@aol.com; Kevin Grovet

Subject: RE: City Hydrology Letter For the Grading and Drainage Plan for 11301 San Ant...

Hi Phil,

Regarding release of the building permit, BCPWD will require acknowledgement from the City of Albuquerque that legal access is available to this property. How we get there is between the builder and the City.

If Shahab will respond to this email in the affirmative, Kevin will release the permit.

Best Regards

Don

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]

**Sent:** Wednesday, July 10, 2013 12:28 PM

**To:** sbiazar@cabq.gov

Cc: Don R. Briggs; jkenht@aol.com

Subject: Re: City Hydrology Letter For the Grading and Drainage Plan for 11301 San Ant...

#### Shahab,

Pursuant to our end of the day telecon yesterday which was interrupted - although I think we addressed your concerns in total, please allow the following:

1st bullet - Work Order for San Antonio, I spoke with Moncia O. and according to her the two neighbors to our west were not required to go to Work Order. As discussed with you, this may be that the non-st'd roadway was extended as temporary - 21-22' paved width, without curb/gutter nor sidewalk, within a non-standard Right-of-Way (measured 43 feet) from the north R.O.W. to the Tanoan improvements (permanent-type fencing).

- 2/8 The plan shows 1/4 of the 0.88 lot remaining undisturbed, and is not to be stripped of natural vegetation during clear/grub operations. Additionally, please note that any soil disturbed must be revegetated to City spec. 1011 per note 4. A SWPPP, therefore should not be required.
- 3 I checked the 27%(D) and it calced correctly The pool and deck has been deleted.
- 4 The pond calcs are clarified, and will spill out the Turned CMU (equiv. alternate to 4" pipe)
- 5 A small, appropriately sized desilting pond could be incorporated during construction although is not recommended.
- 6 Septic Access According to Alpha Septic, an intermediate pump is/can be employed in longer runs for maintenance operations.
- 7 Upstream basin calculation is verified/reduced in the calcs section + see plan upper left corner. As discussed this plan is within the previous overall study provided by RTLto the County back in 1999. Maintaining historic flow paths are preferred in the County. From my experience, even slight diversions as you suggested should be discouraged. The current County review fee in NAA is 220\$ and continues to pay for/reimburses the cost of this study.

It is my understanding in discussions with Don Briggs, the County is ready and willing to release for Building Permit - pending your (COA) release of the access permit with proper documentation. The contractor Ultima Homes (Ken Hightower) has scheduled initial work for next week, therefore please let me know if acceptable and I can bring a hard copy plan for your records.

Thank you,

Phil / (1) attachment Philip W. Clark, PE

#### Clark Consulting Engineers

505.281-2444, c/t 505.264-6042

In a message dated 7/9/2013 1:16:12 P.M. Mountain Daylight Time, sbiazar@cabq.gov writes:

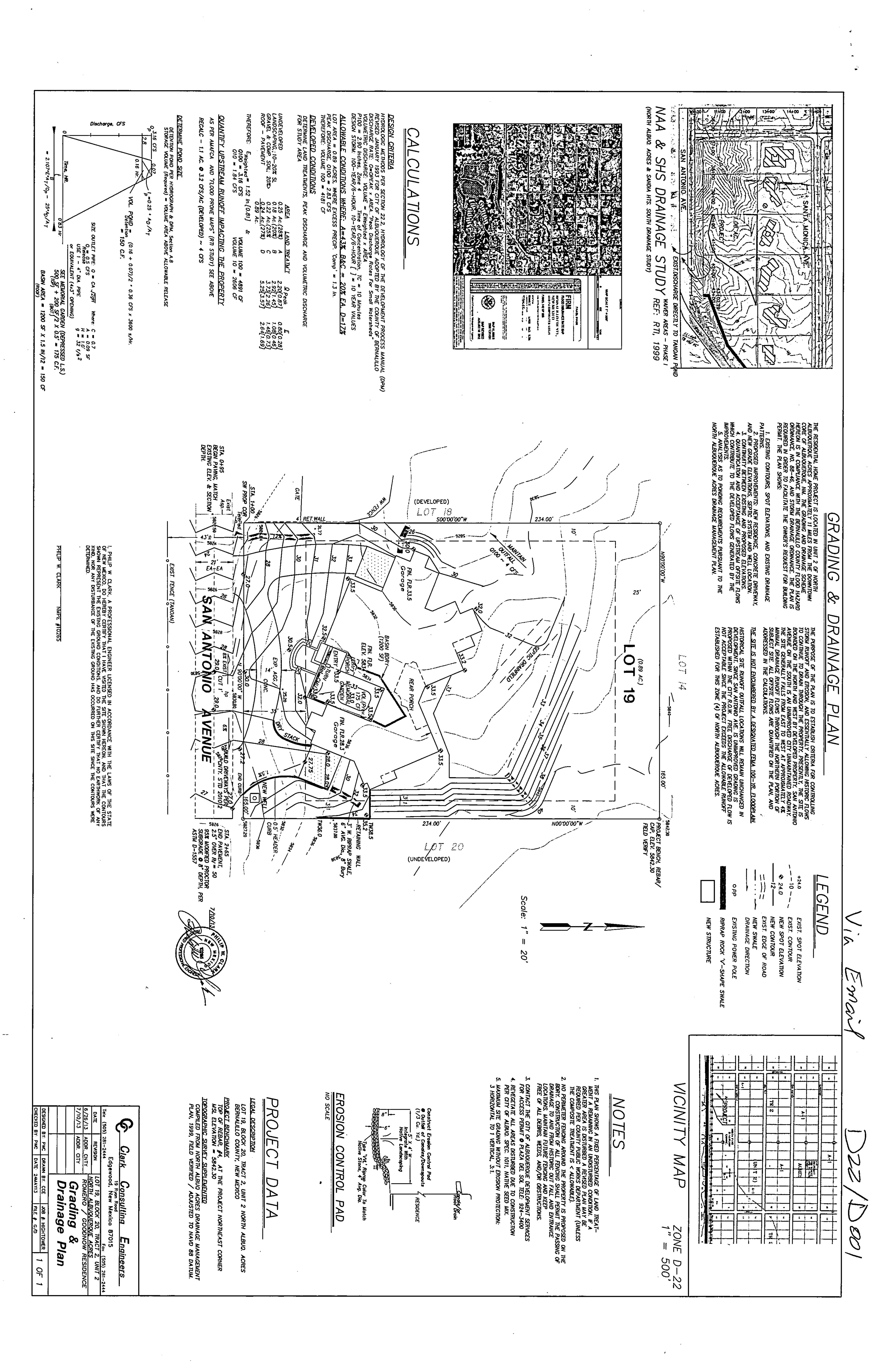
Hi,

Attached please find the City Hydrology letter for the Grading and Drainage Plan for 11301 San Antonio - Lot 19 (D22/D001).

Thanks and have a nice day.

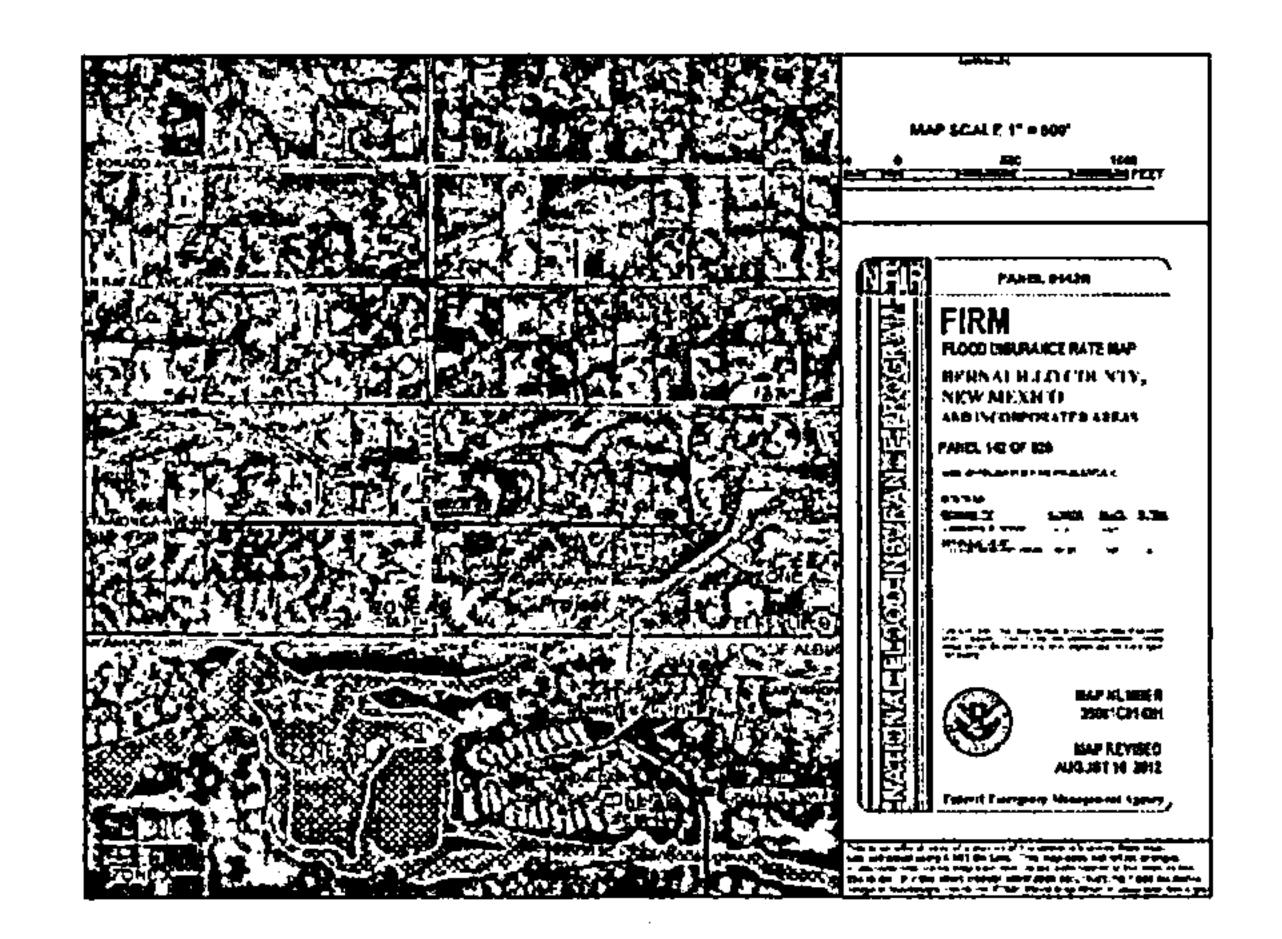
Shahab Biazar, P.E.
Senior Engineer

Planning Department
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864



# SAN ANTONIO AVE. 多种植物 化二氯酚磺胺 不 新 经 概 義 海绵经 不

NAA & SHS DRAINAGE STUDY REF: RTI, 1999 (NORTH ALBUQ. ACRES & SANDIA HTS. SOUTH DRAINAGE STUDY)



#### CALCULATIONS

#### **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=QPEAK × AREA.."Peak Discharge Rates For Small Watersheds"

VOLUMETRIC DISCHARGE: VOLUME = EWeighted × AREA
P100 = 2.90 Inches, Zone 4 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [] = 10 YEAR VALUES

ALLOWABLE CONDITIONS WHERE: A=43% B&C = 20% EA. D=17% LOT AREA = 0.89 ACRES, WHERE EXCESS PRECIP. 'Comp' = 1.3 In. PEAK DISCHARGE, 0100 = 2.83 CFS

#### DEVELOPED CONDITIONS

THEREFORE: VOLUME 100 = 4181 CF

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

	<u>AREA LAND</u>	TREATM'T	Ω <sub>Peak</sub>	E
UNDEVELOPED	0.25 Ac.(28%)	A	2.20[0.87]	0.80[0.28]
LANDSCAPING,;10-20% SL	0.18 Ac.(20%)	В	2.92[1.45]	1.08[0.46]
GRAVEL & COMP. SOIL; 20%>	0.22 Ac.(25%	С	3.73[2.26]	1.46[0.73]
ROOF - PAVEMENT	0.24 Ac.(27%)	D	<i>5.25[3.57]</i>	2.64[1.69]
	0.89 Ac.			
THEREFORE: E = + 60	in [0.81] .			

IHEREFURE: EWeighted = 1.52 In.[0.81] &  $Q100^{\circ} = 3.16 \text{ CFS}$  $010 = 1.84 \ CFS$ 

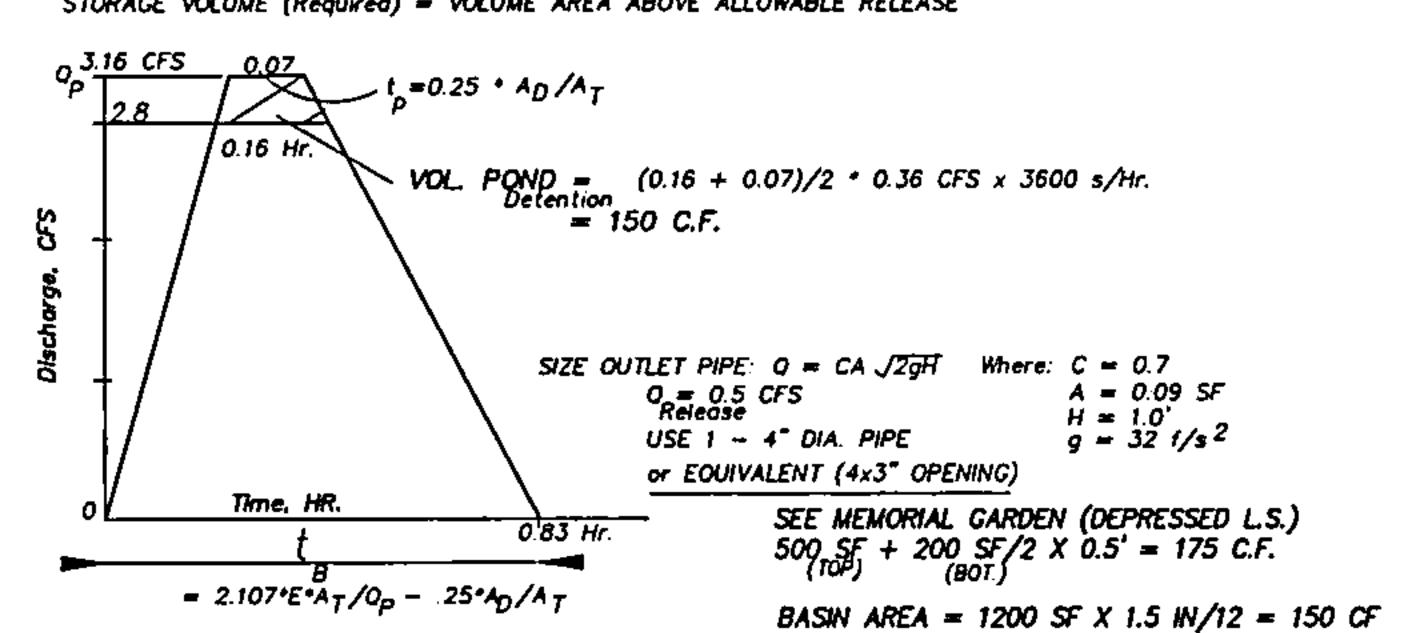
**VOLUME 100 = 4891 CF** VOLUME 10 = 2606 CF

QUANTIFY UPSTREAM RUNOFF IMPACTING THE PROPERTY

AS PER AMAFCA AND "FLOOD PRONE MAPS" (RTI STUDY)

#### DETERMINE POND SIZE

DETENTION POND PER HYDROGRAPH & DPM, Section A.8 STORAGE VOLUME (Required) - VOLUME AREA ABOVE ALLOWABLE RELEASE



#### GRADING & DRAINAGE PLAN

THE RESIDENTIAL HOME PROJECT IS LOCATED IN UNIT 2 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 BERNAULLO COUNTY FLOOD HAZARD ORDINANCE, NO. 88-46, AND STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, SPOT ELEVATIONS, AND EXISTING DRAINAGE PATTERNS. 2. PROPOSED IMPROVEMENTS: NEW RESIDENCE, CONCRETE DRIVEWAY,

AND NEW GRADE ELEVATIONS, SEPTIC SYSTEM AND WELL LOCATION.

3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS. 4. QUANTIFICATION AND ACCEPTANCE OF UPSTREAM OFFSITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.

5. ANALYSIS AS TO PONDING REQUIREMENTS PURSUANT TO THE NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN.

GATE

SW PROP COR

STA. 0+95

BEGIN PAVING, MATCH

EXISTING ELEV. & SECTION ?

N90'00'00"W

STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS AVENUE ON THE SOUTH IS AN UNIMPROVED CITY UNMAINTAINED ROADWAY.
THE SITE GENERALLY FALLS FROM EAST TO WEST AT APPROXIMATELY 4%
MINIMAL DRAINAGE RUNOFF FLOWS THROUGH THE NORTHERN PORTION OF
SUBJECT SITE. ALL OFFSITE FLOWS ARE QUANTIFIED ON THE PLAN, AND ADDRESSED IN THE CALCULATIONS.

#### THE SITE IS NOT ENCUMBERED BY A DESIGNATED FEMA 100-YR. FLOODPLAIN.

165.00\*

PROJECT BENCH, REBAR/ CAP, ELEV. 5842.30

-3' W. RIPRAP SWALE, 6" AVG. Dia., 8" Bury

STA. 2+65

END PAVEMENT, 2.5" OVER Ry = 50

ASTM D-1557

95% MODIFIED PROCTOR

SUBGRADE • 8" DEPTH, PER

FIELD VERIFY

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED IN DEVELOPMENT. SINCE SAN ANTONIO AVE. IS UNIMPROVED GRADING IS PROPOSED WITHIN THE CITY R.O.W. FREE DISCHARGE OF DEVELOPED FLOW IS NOT ACCEPTABLE SINCE THE PROJECT EXCEEDS THE ALLOWABLE RUNOFF ESTABLISHED FOR THIS ZONE (4) OF NORTH ALBUQUERQUE ACRES.

LOT 14

(0.89 AC.)

REAR PORCH

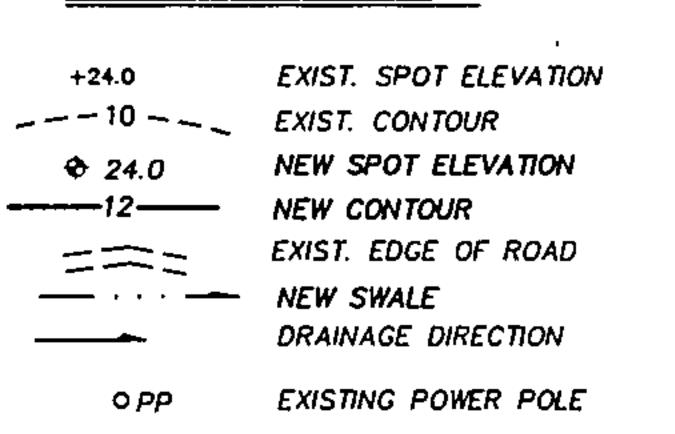
FIN. FLR.28.3

AVENUE

6% BUILD DRIVEWAYS PER

BASIN BDRY \_\_(1200 SF)

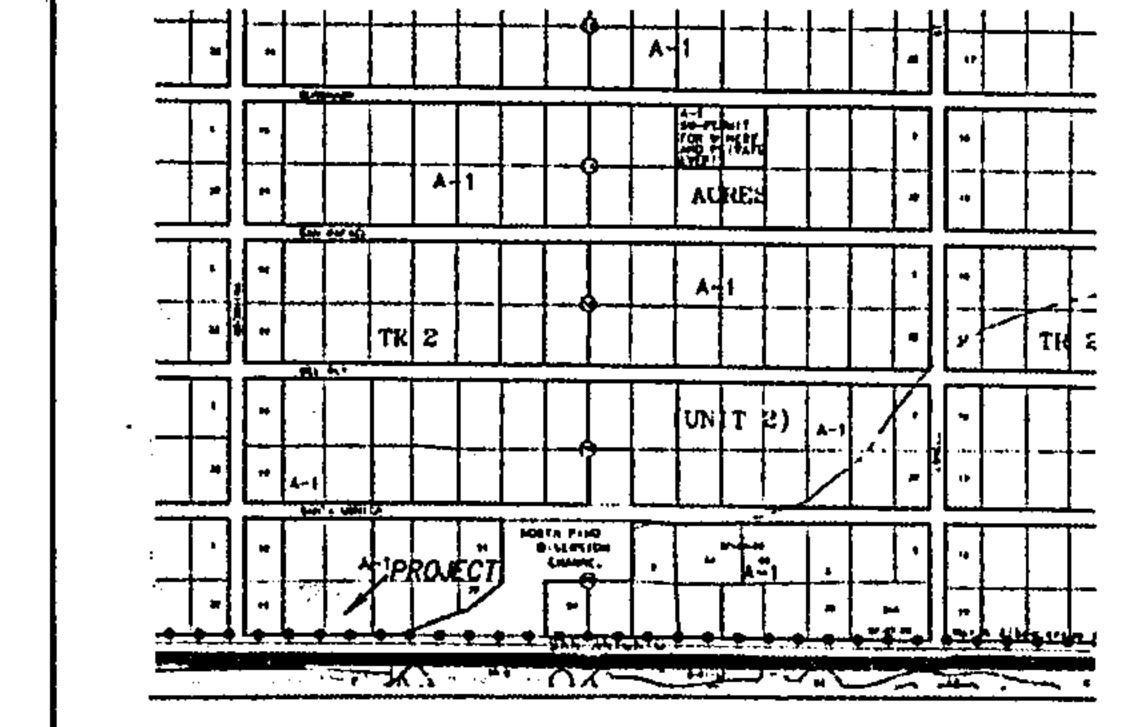
#### <u>LEGEND</u>



NEW STRUCTURE

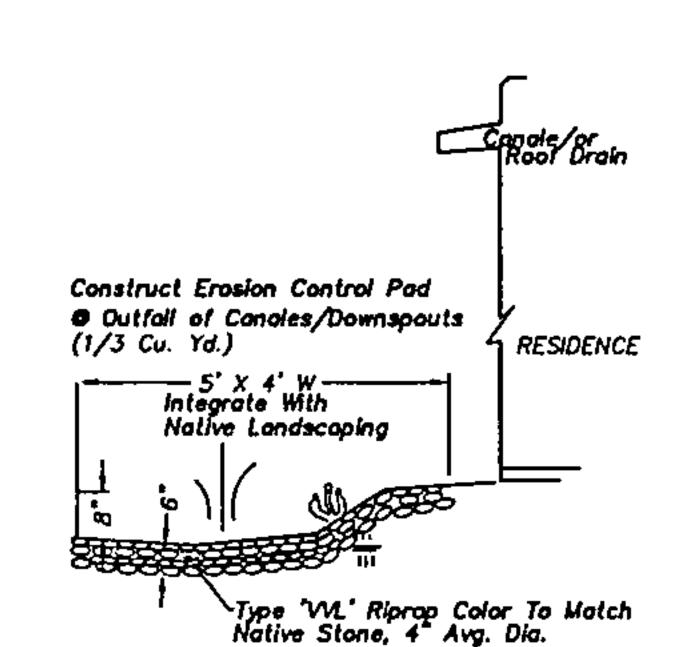
Scale: 1" = 20'

RIPRAP ROCK 'V'-SHAPE SWALE



ZONE D-22

- 1. THIS PLAN SHOWS A FIXED PERCENTAGE OF LAND TREAT-MENT A REMAINING IN AN UNDISTURBED CONDITION, IF A GREATER AREA IS DISTURBED A REVISED PLAN MAY BE REQUIRED PER COUNTY PUBLIC WORKS DEPARTMENT (UNLESS THE COMPOSITE TREATMENT IS < ALLOWABLE).
- 2. NO PERIMETER FENCING AROUND THE PROPERTY IS PROPOSED ON THE BDRY. CONSTRUCTION OF ALL FENCING SHALL PERMIT THE PASSING OF DRAINAGE TO AND FROM HISTORIC OUT FALL AND ENTRANCE LOCATIONS. MAINTAIN FUTURE FENCING AND KEEP FREE OF ALL DEBRIS, WEEDS, AND/OR OBSTRUCTIONS.
- 3. CONTACT THE CITY OF ALBUQUERQUE DEVELOPMENT SERVICES FOR ACCESS PERMIT O PLAZA DEL SOL TELE: 924-3895
- 4. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
- 5. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1.



EROSION CONTROL PAD

NO SCALE

#### PROJECT DATA

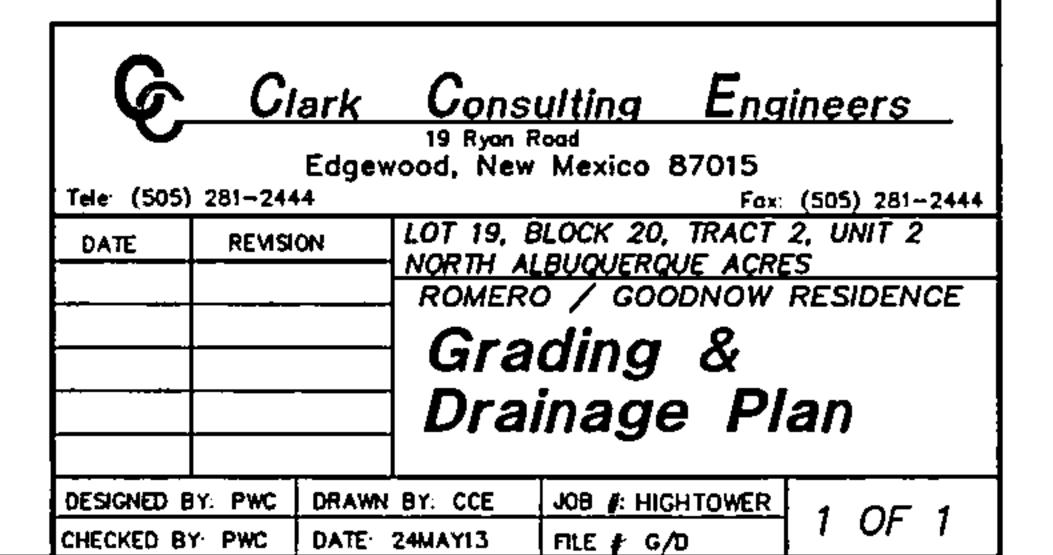
#### LEGAL DESCRIPTION

LOT 19, BLOCK 20, TRACT 2, UNIT 2 NORTH ALBUQ. ACRES BERNALILLO COUNTY, NEW MEXICO

PROJECT BENCHMARK TOP OF REBAR, #4, AT THE PROJECT NORTHEAST CORNER MSL ELEVATION = 5842.30

TOPOGRAPHIC SURVEY SUPPLEMENTED

COMPILED FROM NORTH ALBUQ ACRES DRAINAGE MANAGEMENT PLAN, 1999, FIELD VERIFIED / ADJUSTED TO NAVD 88 DATUM.



I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE

PHILIP W. CLARK NMPE #10265

EXIST. FENCE (TANOAN)

### CITY OF ALBUQUERQUE



July 9, 2013

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

Re: Lot 19, Block 20, Tract 2, Unit 2, North Albuquerque Acres 11301 San Antonio Dr. NE Grading and Drainage Plan Engineer's Stamp dated 6-07-13 (D22/D001)

Dear Mr. Clark,

PO Box 1293

Based upon the information provided in your submittal dated 6-17-13, the above referenced plan cannot be approved for the proposed discharge into San Antonio Dr. until the following comments have been addressed:

Albuquerque

• Any work on San Antonio should be submitted and approved through Design Review Committee (DRC) and constructed through the work order process. The driveways must be constructed under the work order. Curb and gutter and sidewalk may be required.

New Mexico 87103

• In most cases the entire site is disturbed as part of clearing and grubbing. Therefore, under the developed conditions Treatment A=0%.

www.cabq.gov

- Please double check the "D" treatment. It appears that the D treatment is more than 27%. Clearly show all the concrete work around the pool area and other walkways.
- It is not clear how and how much runoff will drain to the proposed detention pond. Show the 4" pipe.
- A desilting pond may be required at the east end of the San Antonio Dr.

#### Other comments and recommendation:

 How will the septic system be accessed? A retaining wall may have to be constructed along the westerly boundary to create the necessary access to the back. Mr. Clark, July 9, 2013 Page 2

- 7 cfs is shown to drain to Lot 18. Does this flow include the developed runoff from the back of the house? We recommend that the 7 cfs to be routed south to San Antonio. Provide more spot elevation around the pool area and the back of the house. Provide an offsite drainage basin and calculations.
- Total disturbed area included the road work will be more than one acre. Therefore, SWPPP will be required.

If you have any questions, you can contact me at 924-3695.

Singerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: e-mail

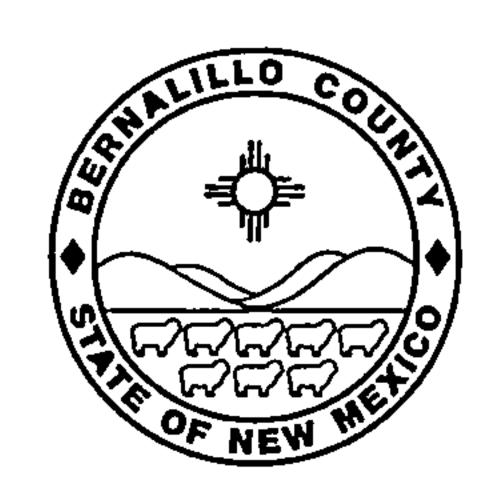
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05) V.A.A.

PROJECT TITLE: DRB#:	Comero - G	sod now	ZONE MAP/DRG. F WORK ORDER#:	TILE #	D-22/D001
DRD#.	· · · · · · · · · · · · · · · · · · ·	^	<del></del>		<u></u>
LEGAL DESCRIPTION:	LOT 19	, B/K. 20	72,42, ours XE	S.A.	<i>f</i> ,
CITY ADDRESS:	11.301	San And	ours X/E	C041	2/4
			(		
ENGINEERING FIRM	Glark C	onsulting Er	gineers CONTACT:	Phil	· · · · · · · · · · · · · · · · · · ·
ADDRESS:		9 Ryan Road	PHONE:	281-24	44
CITY, STATE	Edgawoo	d, New Mexico 8701	5 : IP CODE: _		
	<u> </u>		CONTACT:		
OWNER:	Komero		PHONE:		·
ADDRESS:	·	<u>.,</u>	ZIP CODE:		· · · · · · · · · · · · · · · · · · ·
CITY, STATE:					<del></del>
ARCHITECT:	Spy-lock	* **** det	CONTACT:		
ADDRESS:			PHONE:		
CITY, STATE:			ZIP CODE:		<u></u>
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CITY, STATE:	<u> </u>	<u>, ,</u>			
TYPE OF SUBMITTAL	•	CHEC	K TYPE OF APPROVA	AL SOUGHT:	
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	LAN RESUBMITTAL		S. DEV. PLAN FOR	SUB'D APPRO	DVAL
<del></del>	LG&DPLAN		S. DEV. FOR BLDG	. PERMIT APP	ROVAL
GRADING PL	AN	<del></del>	SECTOR PLAN API	PROVAL	•
EROSION CO		· · · · · · · · · · · · · · · · · · ·	FINAL PLAT APPR		•
	CERT (HYDROLOGY	<i>-</i>	FOUNDATION PER		AL
CLOMR/LOM	• •	<del></del>	BUILDING PERMIT		
TRAFFIC CIRC			CERTIFICATE OF C		
<del></del>	RCHITECT CERT (TO RCHITECT CERT (D)	_	CERTIFICATE OF € GRADING PERMIT		(TEIVIE)
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YES				111/1 7	UN 1 / ZOID JU
NO				11111	- STAIT SECTION
COPY PROVII	DED /		•	I AND DI	EVELOPMENT SECTION
	M/11		T- 1 ****		1
SUBMITTED BY:			DATE:	0//	
				•	

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 define 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.



## County of Bernalillo Case Comments Report

Permit: PWDN 20130031

Department: PDEV

Activity: (PWDRAN) PW GRADING & DRAINAGE PLAN REVIEW

Action: (PWDRAN) REVIEW GRADING & DRAINAGE COMMENTS

1. Note Date: 21-JUN-2013

Description: PUBLIC WORKS COMMENTS

Comments: COMMENTS FOR PLAN WITH ENGINEER'S SEAL DATED 6/7/2013

1) Please provide FEMA Flood Insurance Rate Map the shows the relationship of the proerty to the nearest flood zone.

2) Indicate on the plan the the driveway access points are to be constructed as per Standard Drawing 201012.

3) Plan must show adequate basin area to provide required detention volume to memorial garden. Pond volume calculation assumes the whole site runs through the detention pond.

4) Show pond discharge pipe and associated inverts on the plan.

5) Indicate the 33 contour location in backyard.

Date: 21-JUN-2013 Page 1 of 1