CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

August 9, 2021

Robert Fierro, P.E.
Fierro & Company
6300 Montano Rd. NW
Albuquerque, NM 87120

RE: Albuquerque Ranch Estates, Unit II
Grading and Drainage Plans
Engineer's Stamp Date: 07/08/21
Hydrology File: E22D002

Dear Mr. Fierro:

Based upon the information provided in your submittal received 07/08/2021, the Grading and Drainage Plans are approved for action by the DRB for Platting.

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 (REV 11/2018)

Project Title: Albuquerque Ranch Estates, Unit II Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Lots 1-A, 2-A & 3-A of the Plat of Tract A-1, Albuquerque Ranch Estates

City Address: 6012 Royal Oak Street NE, Albuquerque, NM 87111

Applicant: Fierro & Company, LLC Contact: Robert Fierro

Address: 6300 Montano Rd. NW., Suite C, Albuquerque, NM 87120

Phone#: (505) 348-8930 Fax#: _____ E-mail: _____

Owner: 505 Solutions, LLC Contact: Rachel Bevan

Address: 46 County Road 4275, Blanco, NM 87419

Phone#: 505-948-4115 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: X PLAT (11 # OF LOTS) ____ RESIDENCE ____ DRB SITE ____ ADMIN SITE

IS THIS A RESUBMITTAL?: X Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

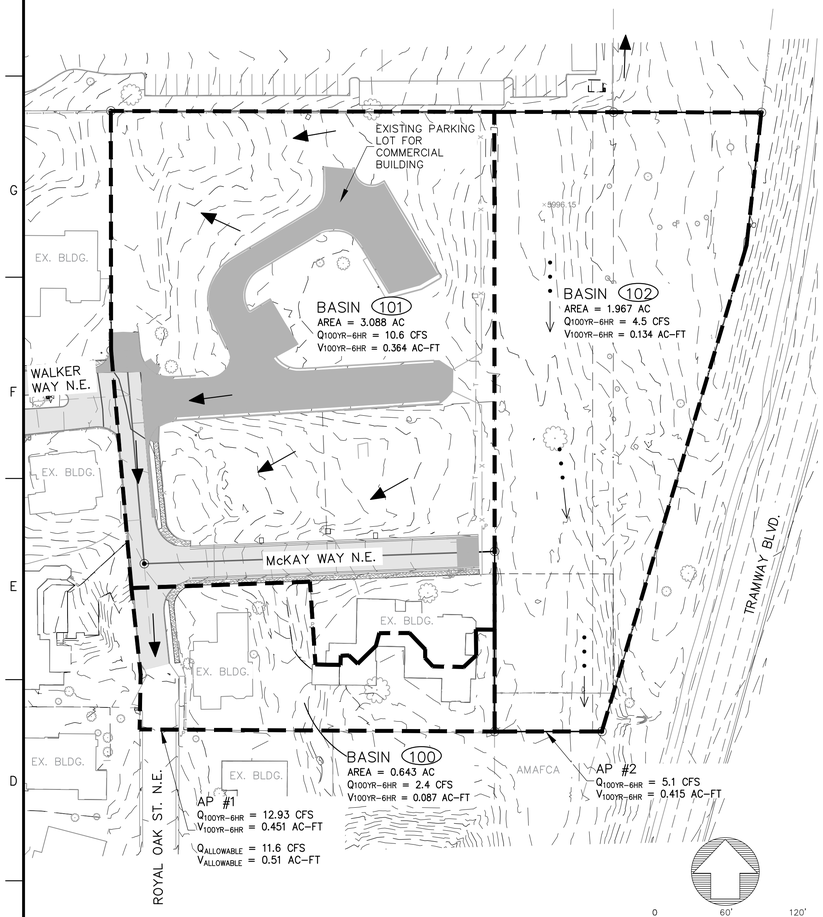
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
X 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) _____

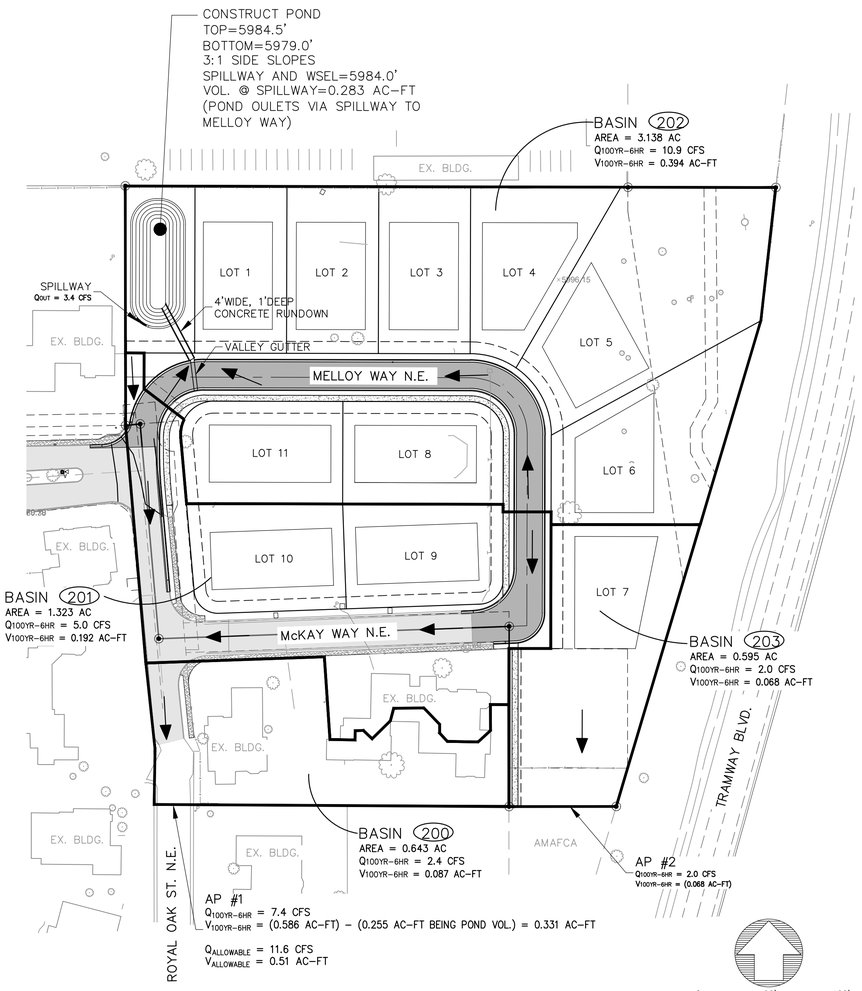
DATE SUBMITTED: 7/8/2021 By: Robert Fierro

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



EXISTING BASIN MAP



PROPOSED BASIN MAP

FLOOD INSURANCE RATE MAP
MAP NO. 35001C0163H
EFFECTIVE DATE: 08/16/2012

Introduction

The site is 4.6 acres and located within Albuquerque Ranch Estates near the intersection of Royal Oak Street and Mckay Way NE. It is bound north by an aparment complex, East by Tramway Boulevard NE, South by McKay Way, and West by Royal Oak Street NE. An 11 lot subdivision is being proposed. Supporting infrastructure includes a new road, storm drain, and detention pond. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) satisfy the Stormwater Quality Volume requirement, and 3) seek approval to facilitate in the approval of preliminary and final plat approvals.

Methodology

Hydrologic procedures presented in Chapter 6 of City of Albuquerque's the Development Process Manual, effective as of June 8, 2020 were followed.

Existing Condition

The site outlets it's runoff to Royal Oak Street and AMAFCA's property located south of Basin 102. The site does not receive offsite flows. The existing site was most recently used for a business. An existing driveway and parking lot is currently located with Basin 101. An approximately 4,000 sq.ft. building has been removed. A Grading & Drainage Plan for the existing site was approved in 1994 under file E22-D13. Under this plan, Basin 100 and Basin 101 as shown on this sheet are allowed to drain to Royal Oak Street NE. Royal Oak Street ends just north of Walkerway NE. This intersection is higher in elevation than the vacant area at the NW corner; therefore, runoff puddles before entering Royal Oak Street. Refer to the Existing Basin Map on this sheet for drainage pattern and runoff rates.

Proposed Condition

An 11 lot subdivision is proposed on the 4.6 acre site. Mellow Way is a new road which will loop and connect to Royal Oak Street NE and McKay Way NE. Drainage improvements Includes a valley gutter, concrete rundown, and a detention pond. Refer to the Proposed Basin Map. As in the existing condition, the site will discharge at the same two location: 1) Royal Oak Street and 2) AMAFCA's facility located south of Basin 203. Building pad sizes vary from approximately 4,000 sq.ft. to 6,200 sq.ft. Refer to the "Lot Land Treatment Percentage Table" for the allowable land treatments of each lot.

Basin 200 drainage pattern and flow rates will not change from existing.

Basin 201's drainage pattern remains the same as under the existing. The excess runoff from this Basin is not a concern since the pond In Basin 202 will store the site's excess runoff. Storing the Storm Water Quality Volume in this Basin is challenging due to the lot sizes and existing road frontages. A payment-in-lieu is being requested for the SWQV in this Basin.

Basin 202 will discharge to the proposed detention pond located at the NW corner of the site. The detention pond will retain the SWQV plus the site's excess runoff from the 100-year, 6-hour storm. The pond will outlet runoff through the spillway, which will then drain toward Royal Oak Street.

Basin 203 will discharge to AMAFCA's facility located south of Basin 203. Basin 203 will be required to store the Storm Water Quality Volume of 197 cu.ft. Runoff discharging to AMAFCA's property is less under the proposed condition.

Conclusion

The proposed development will not increase the peak discharge or volumetric runoff into neither of the two discharge points (Royal Oak Street and AMAFCA's property). Refer to Analyzes Point #1 and #2. The City's drainage criteria has been met. This drainage report seeks COA Hydrology and AMAFCA's approval.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 08/09/21
BY: Renee Brissette
HydroTrans # E22D002
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

Lot Land Treatment Percentages

Basin	Total Area (acres)	Land Treatment (%) A	B	C	D
Lot 1	0.247	0.0	42.0	0.0	58.0
Lot 2	0.247	0.0	42.0	0.0	58.0
Lot 3	0.247	0.0	42.0	0.0	58.0
Lot 4	0.280	0.0	42.0	0.0	58.0
Lot 5	0.622	0.0	75.0	0.0	25.0
Lot 6	0.397	0.0	65.0	0.0	35.0
Lot 7	0.595	0.0	65.0	0.0	35.0
Lot 8	0.262	0.0	65.0	0.0	35.0
Lot 9	0.259	0.0	65.0	0.0	35.0
Lot 10	0.265	0.0	65.0	0.0	35.0
Lot 11	0.261	0.0	65.0	0.0	35.0
Tract B	0.187	0.0	0.0	100.0	0.0

LOT LAND TREATMENT PERCENTAGE TABLE

Weir Calculation Concrete Rundown
Equation 6.64 $Q=CLH^{\frac{3}{2}}$
Where;
C=2.7, L=4-ft, and H=1'
$Q=2.7*4*1^{(\frac{3}{2})}=10.8$ CFS
Therefore, Concrete rundown will convey flow from Basin 202

WEIR CALCULATION

Stage-Storage Table

Depth (ft)	Area Pond 1 (ac)		Volume (ac-ft)	Cum Volume (ac-ft)	Cum Volume (cu-ft)	
5979	962	0.022	0	0.000	0.0	
5980	1496	0.034	0.028	0.028	1226.2	SWQP Elev.
5981	2086	0.048	0.041	0.069	3013.1	
5982	2734	0.063	0.055	0.125	5417.5	
5983	3437	0.079	0.071	0.195	8496.0	
5984	4197	0.096	0.088	0.283	12304.2	Spillway Elev.
5984.5	4598	0.106	0.050	0.334	14497.9	

STAGE-STORAGE TABLE

STORMWATER QUALITY VOLUME POND (BASIN 201):
TOTAL NEW LAND TREATMENT "D" AREA = 37,721 SQ.FT.
WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT)=35,449 SQ.FT.*(0.26")*(1'/12") =768 CU.FT.

Wavier for Payment-in-lieu is requested for the SWQV from Basin 200.
Payment-in-Lieu amount = 768 cu.ft. * $6/cu.ft. = $4,608.00

STORMWATER QUALITY VOLUME POND (BASIN 202):
TOTAL NEW LAND TREATMENT "D" AREA = 57,757 SQ.FT.
WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT)=59,727 SQ.FT.*(0.26")*(1'/12")=1,294 CU.FT.=0.0297 ac.ft.
Store stormwater quality volume of 1,294 cu.ft. stored in Detention Pond.
SWQP ELEV. = 5960.82'

STORMWATER QUALITY VOLUME POND (BASIN 203):
TOTAL NEW LAND TREATMENT "D" AREA = 9,070 SQ.FT.
WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT)=9,070 SQ.FT.*(0.26")*(1'/12")=197 CU.FT.

PROPOSED DETENTION POND REQUIRED VOLUME:
TOTAL REQUIRED VOL. = (Basin 200 Vol. + Basin 201 Vol. + Basin 202 Vol.) - (Basin 100 Vol. + Basin 101 Vol.) + Basin 202 SWQP VOL.
= (0.087 ac.ft. + 0.192 ac.ft. + 0.394 ac.ft.) - (0.087 ac.ft.+0.364 ac.ft.) + 0.0297 ac.ft.)
= 0.2517 ac.ft.
WATER SURFACE ELEVATION = 5984.25'

STORMWATER QUALITY VOL. CALCULATIONS

LEGEND
PROPERTY BOUNDARY
FLOW PATH
ROOF FLOW
SURFACE DRAINAGE
UTILITY EASEMENT LINE
FLOWLINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED BASIN
EXISTING BASIN

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PH (505) 352-8930
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ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
7-8-2021
PROFESSIONAL ENGINEER

PROJECT NAME
ALBUQUERQUE RANCH ESTATES, UNIT II
ALBUQUERQUE, NEW MEXICO

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	21001
DESIGNED BY:	RJF
DRAWN BY:	RJS
CHECKED BY:	RJF
DATE:	JULY 2021

SHEET TITLE
DRAINAGE PLAN

SHEET NO:
D-1

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AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)                    - Ver. S4.02a, Rel: 02a      RUN DATE (MON/DAY/YR) =07/03/2021
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                          FROM  TO                PEAK          RUNOFF              TIME TO    CFS       PAGE =   1
                    HYDROGRAPH   ID   ID       AREA     DISCHARGE      VOLUME      RUNOFF    PEAK     PER
COMMAND       IDENTIFICATION    NO.  NO.    (SQ MI)      (CFS)       (AC-FT)   (INCHES)  (HOURS)    ACRE     NOTATION

*S  Albuquerque Ranch Estates
*S  Drainage Basin Analysis
*S "Existing" CONDITION MODEL
*S  COMBINED BASIN ANALYSIS
START                                                                                                  TIME=      0.00
LOCATION                    DEFAULT
*S                RAINFALL DATA FROM NOAA ATLAS 14
*S**************************************************************************
*S  100 YEAR 6HR STORM EXISTING CONDITION
RAINFALL  TYPE= 1 NOAA 14                                                                              RAIN6=    2.540
SEDIMENT BULK                                                                                          PK BF =    1.00
*S**************************************************************************
*S**************************************************************************
COMPUTE NM HYD        100.00   -     1       0.00101         2.35       0.087      1.63155    1.530    3.652 PER IMP=  53.50
COMPUTE NM HYD        101.00   -     2       0.00483        10.58       0.364      1.41435    1.530    3.427 PER IMP=  32.47
ADD HYD                  AP1  1& 2   1       0.00583        12.93       0.451      1.45170    1.530    3.466
COMPUTE NM HYD        102.00   -     2       0.00307         4.49       0.134      0.81473    1.540    2.280 PER IMP=   0.00
FINISH
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HYDROLOGIC CALCULATIONS – EXISTING CONDITION

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AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4)                    - Ver. S4.02a, Rel: 02a      RUN DATE (MON/DAY/YR) =07/03/2021
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                          FROM  TO                PEAK          RUNOFF              TIME TO    CFS       PAGE =   1
                    HYDROGRAPH   ID   ID       AREA     DISCHARGE      VOLUME      RUNOFF    PEAK     PER
COMMAND       IDENTIFICATION    NO.  NO.    (SQ MI)      (CFS)       (AC-FT)   (INCHES)  (HOURS)    ACRE     NOTATION

*S  Albuquerque Ranch Estates
*S  Drainage Basin Analysis
*S "Proposed" CONDITION MODEL
*S  COMBINED BASIN ANALYSIS
START                                                                                                  TIME=      0.00
LOCATION                    DEFAULT
*S                RAINFALL DATA FROM NOAA ATLAS 14
*S**************************************************************************
*S  100 YEAR 6HR STORM PROPOSED CONDITION
RAINFALL  TYPE= 1 NOAA 14                                                                              RAIN6=    2.540
SEDIMENT BULK                                                                                          PK BF =    1.00
*S**************************************************************************
*S**************************************************************************
COMPUTE NM HYD        200.00   -     1       0.00101         2.35       0.087      1.63155    1.530    3.652 PER IMP=  53.50
COMPUTE NM HYD        201.00   -     2       0.00207         5.03       0.192      1.74353    1.530    3.797 PER IMP=  61.50
COMPUTE NM HYD        202.00   -     3       0.00490        10.89       0.394      1.50668    1.530    3.470 PER IMP=  43.70
ROUTE RESERVOIR         Pond    3    30       0.00490         3.39       0.233      0.89093    1.790    1.080 AC-FT=    0.279
ADD HYD               201sum 30& 2   2       0.00697         5.06       0.425      1.14382    1.770    1.133
ADD HYD                  AP1  1& 2   1       0.00798         7.40       0.513      1.20525    1.530    1.451
COMPUTE NM HYD        203.00   -     2       0.00093         1.95       0.068      1.37259    1.530    3.284 PER IMP=  35.00
FINISH
```

HYDROLOGIC CALCULATIONS – PROPOSED CONDITION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 08/09/21
BY: Renée C. Brissette
HydroTrans # E22D002

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ALBUQUERQUE, NEW MEXICO

REV.	DATE	DESCRIPTION	BY

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CHECKED BY:	RJF
DATE:	JULY 2021

SHEET TITLE

DRAINAGE PLAN

SHEET NO:

D-2

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CONSTRUCTION NOTES

1. CONSTRUCT VALLEY GUTTER.
2. CONSTRUCT CONCRETE RUNDOWN PER DETAIL 5/11.
3. CONCRETE CURB OPENING PER DETAIL 4/11.
4. CONSTRUCT SPILLWAY PER DETAIL 7/11.
5. STABILIZE DETENTION POND SIDE SLOPES WITH NATIVE GRASS SEE WITH AGGREGATE MULCH OR EQUAL. (MUST SATISFY THE "FINAL STABILZATION CRITERIA (GP 2.2.14.6)."

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LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- FLOW DIRECTION
- FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FG26.29 FINISHED GRADE
- TA26.29 TOP ASPHALT
- TW26.29 TOP WALL
- ASPHALT PAVEMENT
- CONCRETE
- BREAKLINE
- EXISTING ASPHALT ROAD
- RETAINING WALL

HORIZONTAL 0 30' 60'
VERTICAL 0 10' 20'

1 OVERALL GRADING

CONSULTANTS
Fierro&Company
ENGINEERING | SURVEYING
6300 Montano Rd. NW, Suite C
Albuquerque, NM
(505) 352-8930

BENCH MARKS

THE STATION IS LOCATED 9.8 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, AND IS LOCATED AT THE INTERSECTION OF TRAMWAY BOULEVARD AND ACADEMY ROAD NE IN THE SOUTHWEST QUADRANT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC SET FLUSH WITH THE CONCRETE ON THE TRAFFIC LIGHT STANCHION BASE IN THE CONTINUOUS TURN LANE MEDIAN AND IS STAMPED "3-E23 1995".

SEAL

ROBERT J. FIERRO NEW MEXICO 20585 REGISTERED PROFESSIONAL ENGINEER 1-7-2022

NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		CONTRACTOR: DATE:	
		WORK STAKED BY: DATE:	
		INSPECTOR'S ACCEPTANCE BY: DATE:	
		FIELD VERIFICATION BY: DATE:	
		DRAWINGS CORRECTED BY: DATE:	

DESIGNED BY: RJF
DRAWN BY: RJS
CHECKED BY: RJF
DATE 5/2021

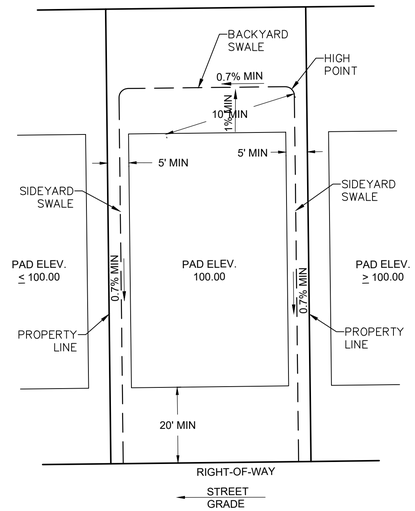
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

ALBUQUERQUE RANCH ESTATES

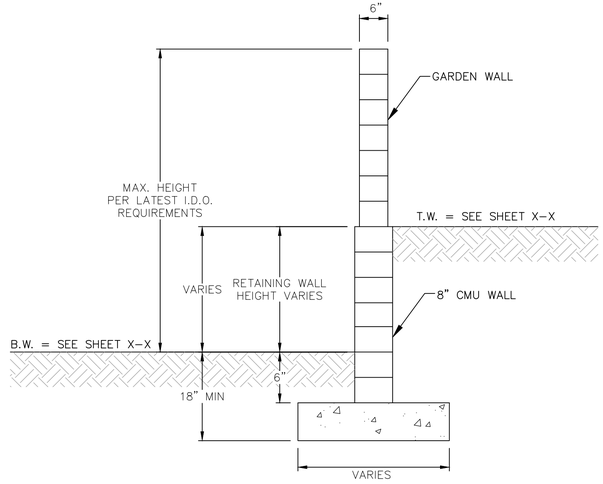
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. E-22-Z
		CITY PROJECT NO. 491680
		SHEET NO. 10

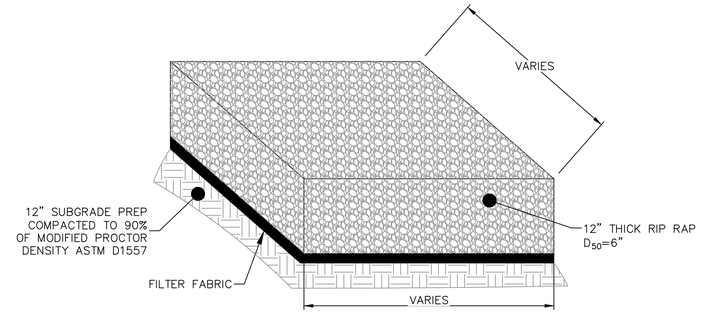
Z:\2021\21001\CADD\SHEETS\ENG PLANS\05_GRADING\21001-GRADING.dwg August 09, 2021 - 1:01pm



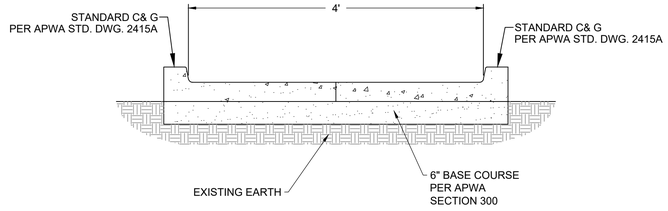
1 LOT GRADING DETAIL



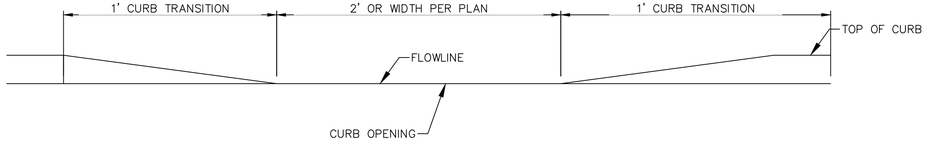
2 TYPICAL RETAINING WALL NOMENCLATURE
SCALE: NTS



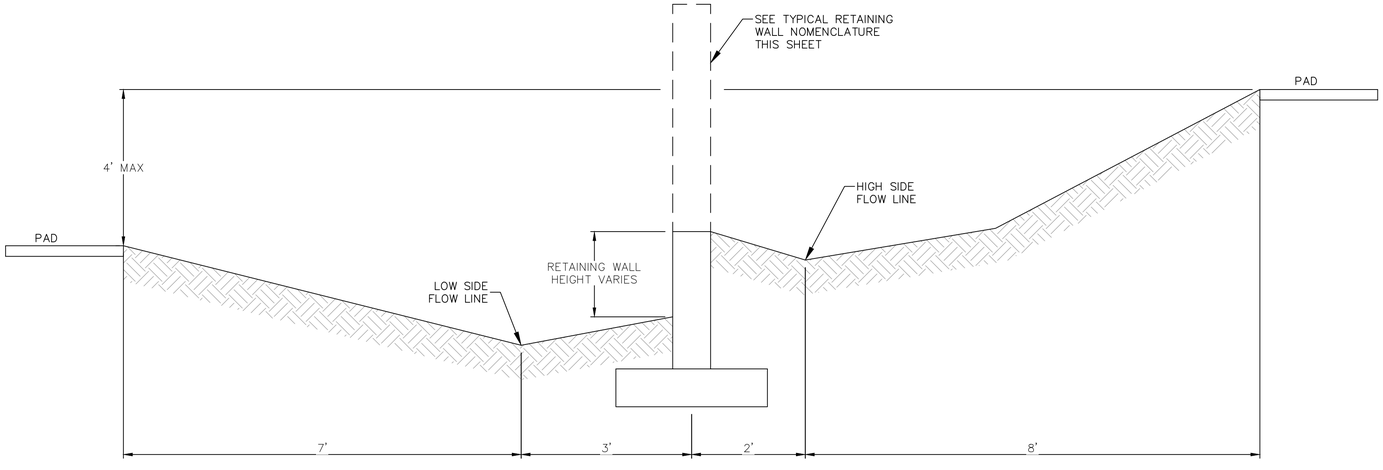
3 RIP RAP DETAIL
SCALE: NTS



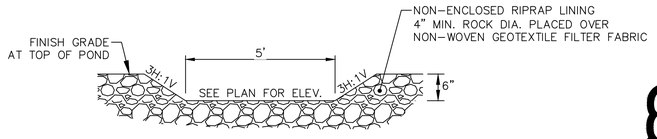
5 4' WIDE CONCRETE RUNDOWN
SCALE: NTS



4 TYPICAL CURB OPENING
SCALE: NTS



6 TYPICAL SIDE LOT LINE SECTION
SCALE: NTS



7 SPILLWAY DETAIL
SCALE: 1" = 1'

CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

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ROBERT J. FIERRO NEW MEXICO 20585 PROFESSIONAL ENGINEER 7-8-2021

NO.	DESCRIPTION	BY
	AS-BUILT INFORMATION	
	CONTRACTOR:	
	WORK STAKED BY: DATE:	
	INSPECTOR'S ACCEPTANCE BY: DATE:	
	FIELD VERIFICATION BY: DATE:	
	DRAWINGS CORRECTED BY: DATE:	

DESIGNED BY: RJF
DRAWN BY: RJS
CHECKED BY: RJF
DATE 5/2021

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

ALBUQUERQUE RANCH ESTATES

GRADING DETAILS AND NOTES

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. E-22-Z
		CITY PROJECT NO. 491680
		SHEET NO. 11

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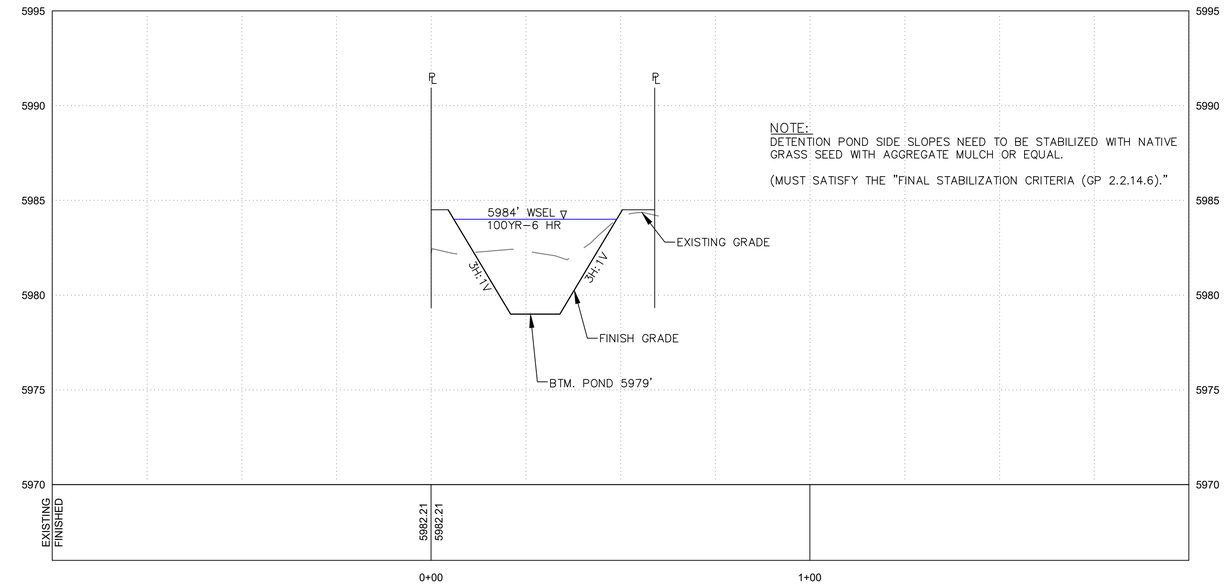
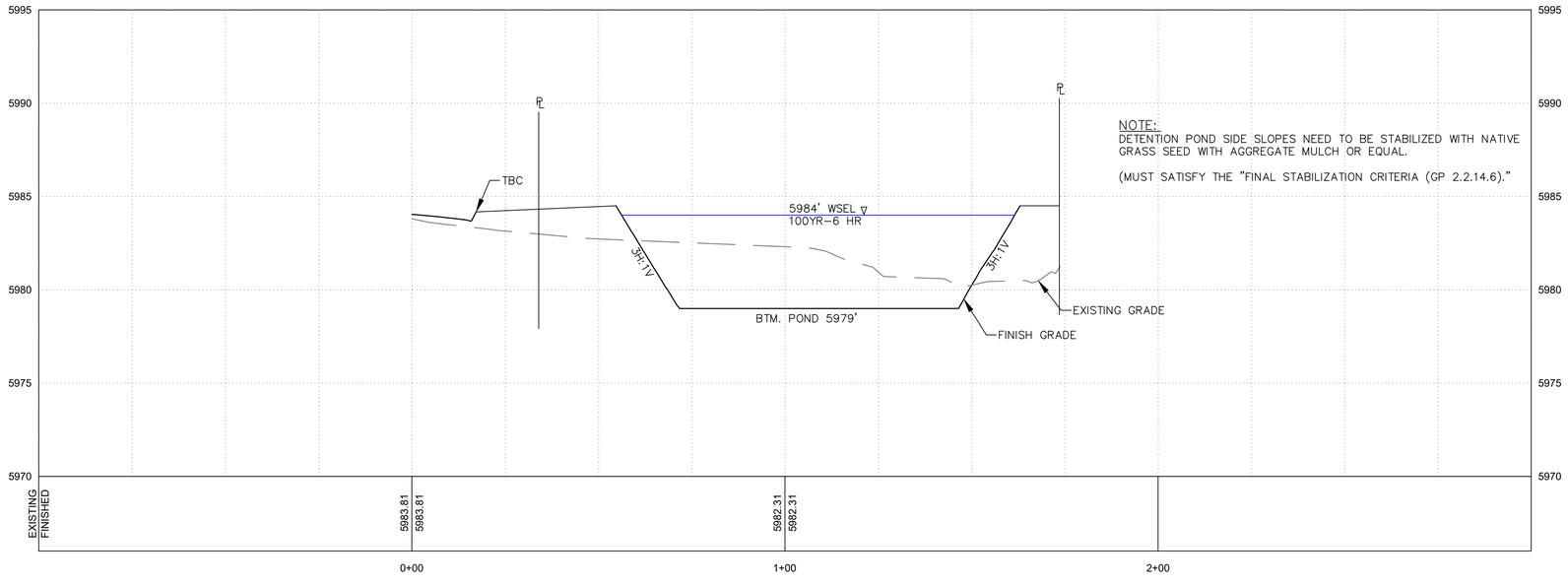
CROSS SECTION A PROFILE



SECTION A–A

CROSS SECTION B PROFILE



SECTION B–B

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 08/09/21
BY: Rose's C Brissette
HydroTrans # F22D002
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

CONSULTANTS
Fierro&Company
ENGINEERING | SURVEYING
6300 Montano Rd. NW, Suite C
Albuquerque, NM
(505) 352-8930

BENCH MARKS

THE STATION IS LOCATED 9.8 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, AND IS LOCATED AT THE INTERSECTION OF TRAMWAY BOULEVARD AND ACADEMY ROAD NE IN THE SOUTHWEST QUADRANT. THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3 1/4 INCH ALUMINUM DISC SET FLUSH WITH THE CONCRETE ON THE TRAFFIC LIGHT STANCHION BASE IN THE CONTINUOUS TURN LANE MEDIAN AND IS STAMPED "3-E23 1995".

SEAL

ROBERT J. FIERRO
NEW MEXICO
20585
7-8-2021
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		CONTRACTOR:	
		WORK STAKED BY: DATE:	
		INSPECTOR'S ACCEPTANCE BY: DATE:	
		FIELD VERIFICATION BY: DATE:	
		DRAWINGS CORRECTED BY: DATE:	

DESIGNED BY: RJF
DRAWN BY: RJS
CHECKED BY: RJF
DATE 5/2021

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

ALBUQUERQUE RANCH ESTATES

POND CROSS-SECTIONS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. E-22-Z
		CITY PROJECT NO. 491680
		SHEET NO. 22

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