

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



September 25, 2014

David Thompson, P.E.
Thompson Engineering Consultants, Inc
PO Box 65760
Albuquerque, NM 87193

Richard J. Berry, Mayor

**Re: La Luz del Oeste, Unit 4 Grading and Drainage Plan
Grading and Drainage Plan
Engineer's Stamp Date 9-2-2014 (File: F11D002A)**

Dear Mr. Thompson:

Based upon the information provided in your submittal received 9-3-14, the above referenced Plan is approved for Grading Permit [for the Retaining Wall] with the following conditions/ comments:

- Ponds in Basin 101 and 106 must maintain a percolation rate of 2.9 min/in. Pond volumes in these basins are considerably smaller than in the previously approved submittal. However, it is noted in the narrative that only the roadway drains to those ponds and a percolation rate of 2.9 min/in is used for the soils. The ponds only seem to be sufficient if the percolation rate is factored in. Therefore, provide percolation test data and note the percolation rate on the As-built Certification Plan.
- The Pad Elevations are higher than the previously approved submittal
- Distance between double retaining walls changed to 10' (not shown on section detail)

PO Box 1293

Albuquerque

New Mexico 87103

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

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email, Monica Ortiz

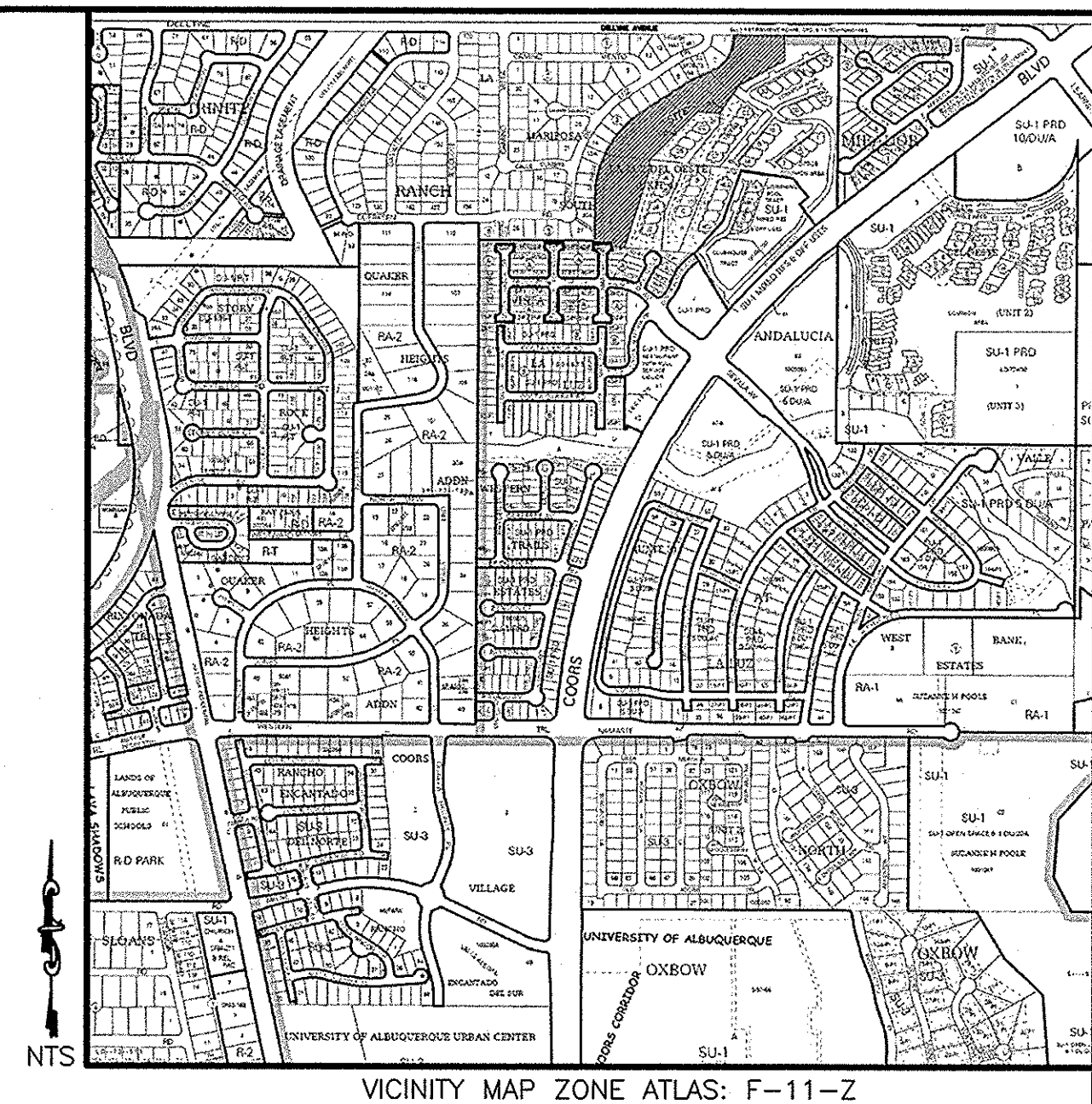
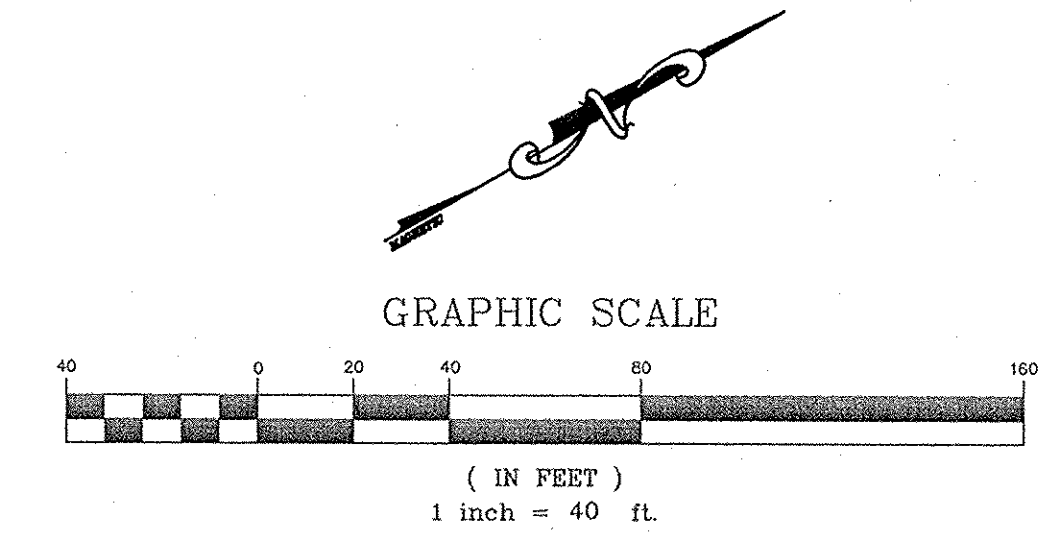
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RETENTION POND DATA		
BASIN	100YR 6HR VOLUME	100-YR WSEL
101	2,592 CF	5112.65
102	7,553 CF	5103.70
103	3,866 CF	5112.18
104	4,064 CF	5104.27
105	2,547 CF	5105.49
106	3,659 CF	5112.52
107	7,314 CF	5105.38

LEGEND	
FF = 93.00	FINISHED FLOOR ELEVATION
92.00	SPOT ELEVATIONS
(dashed line)	EXIST. MAJOR CONTOURS
(solid line)	EXIST. MINOR CONTOURS
(dashed line)	PROP. MAJOR CONTOURS
(solid line)	PROP. MINOR CONTOURS
(arrow)	FLOW DIRECTION
(thick solid line)	PROPOSED BUILDING ENVELOPE
(dashed line)	BOUNDARY
(thick dashed line)	PROP. RETAINING WALL



Tompson Engineering Consultants, Inc.

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NO.	REVISION	BY	DATE

PROJECT: LA LUZ

DRAWN BY: DEM

CHECKED BY: DBT

APPROVED BY: DBT

HORIZ. SCALE: 1"=40'

VERT. SCALE: -

FILE: LA LUZ

LOT K-1 & TRACTS L, M & N

LA LUZ DEL OESTE, UNIT 4

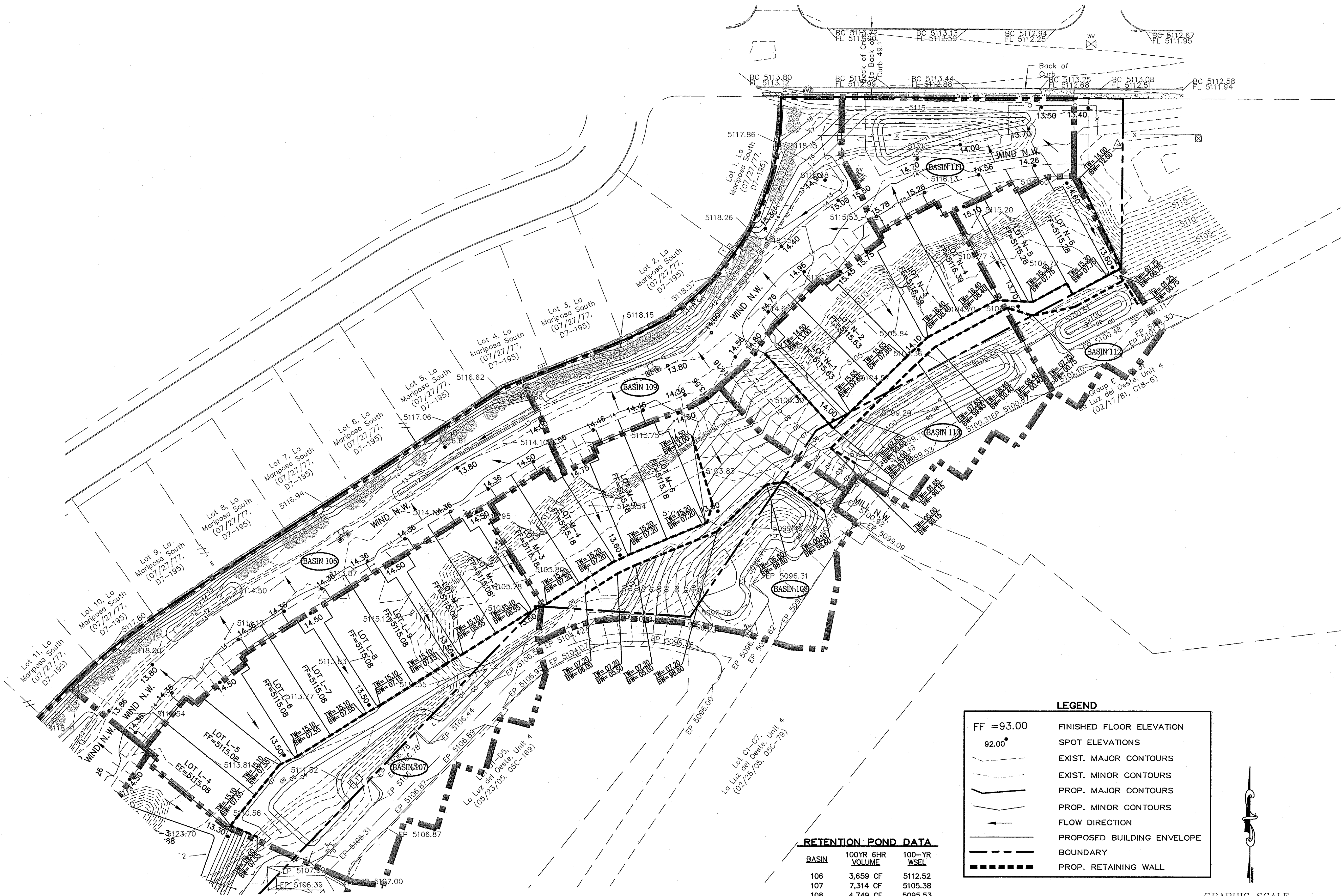
GRADING AND DRAINAGE

PLAN

CITY/COUNTY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

SHEET No. 1 of 3

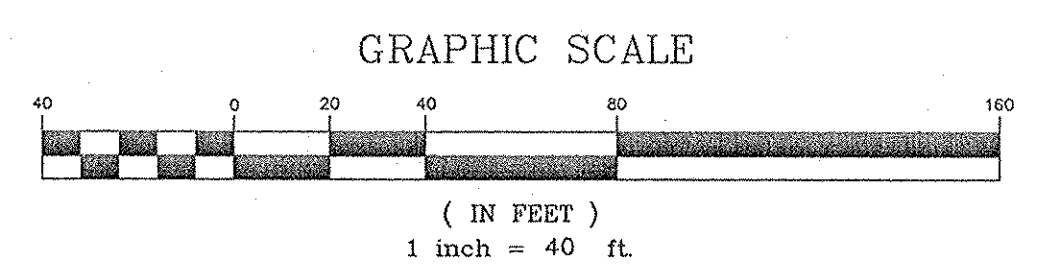
FOR CITY/COUNTY USE ONLY



RETENTION POND DATA			
BASIN	100YR 6HR VOLUME	100-YR WSEL	
106	3,659 CF	5112.52	
107	7,314 CF	5105.38	
108	4,749 CF	5095.53	
109	2,966 CF	5112.67	
110	4,670 CF	5098.61	
111	1,736 CF	5111.96	
112	2,127 CF	5099.86	

LEGEND

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92.00	SPOT ELEVATIONS
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LA LUZ DEL OESTE, UNIT 4

GRADING AND DRAINAGE PLAN

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2 of 3

THE PROPOSED STREET AND PARKING AREAS TO THE WEST OF THE PROPOSED DUPLEXES AND THE DRIVEWAYS WILL ALL DRAIN TO RETENTION PONDS LOCATED WEST OF WIND ROAD. RUNOFF FROM THE ROOFS OF THE PROPOSED DUPLEXES WILL ALL DRAIN TO THE EAST TO RETENTION PONDS LOCATED EAST OF THE HOMES. ALTHOUGH THERE ARE EXISTING RETENTION PONDS TO THE EAST OF THE HOMES THAT THE ROADS AND PORTION OF HOMES EAST OF THE POND DRAIN TO, ALL OF THESE PONDS WILL BE EXPANDED TO ACCOMMODATE THE 100-YEAR, 6-HOUR VOLUME FROM THE PROPOSED DUPLEXES AND EXISTING STREETS AND HOMES THAT CURRENTLY DRAIN TO THE PONDS. ALL POND VOLUMES AND WATER SURFACE ELEVATIONS ARE ON A ONE-FOOT GRADING AND DRAINAGE SHEETS. A TWO-FOOT HIGH WALL WILL BE CONSTRUCTED AT THE DOWNSTREAM END OF BASIN 105 TO RETAIN RUNOFF FROM BASIN 105. HALF OF WIND ROAD WILL DRAIN TO BASIN 108 AND HALF WILL DRAIN TO BASIN 110 TO RETENTION PONDS. BASINS 110 AND 112 DRAINS BOTH THE RUNOFF FROM THE PROPOSED HOMES AND FROM THE ROADS AND PORTION OF HOMES EAST OF THE RETENTION PONDS. THERE WILL BE SILT FENCE ALONG THE EASTERN BOUNDARY OF THE EASTERN MOST PONDS.

$$Q \text{ (cfs)} = (QPA)(AA) + (QPB)(AB) + (QPC)(AC) + (QPD)(AD)$$


SHEET No.

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