

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 5, 2020

Michael Balaskovits, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Overlook at Oxbow Subdivision
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: No Stamp Date
Hydrology File: F11D022**

Dear Mr. Balaskovits:

Based upon the information provided in your submittal received 10/20/2020, the Conceptual Grading & Drainage Plan **is not** approved for action by the DRB on Site Plan for Subdivision. The following comments need to be addressed for approval of the above referenced project:

1. Please provide an engineer's stamp with a signature and date on all sheets and drainage report.
2. Since this project ultimately drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be need prior to Hydrology approval. Please contact Nicole Friedt P.E, CFM (nfriedt@amafca.org or 505-884-2215). An email from Nicole in the Appendix of the Conceptual Drainage Report will be ok.
3. Please provide a conceptual drainage report showing the drainage areas, calculations, storm drain layout with pipe sizes, a section about draining into AMAFA's pond and the capacity of it, and a section talking about the LOMR needed to remove the floodplain on the section of lots within the subdivision.
4. 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.
5. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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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

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (⁶⁹# 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) _____

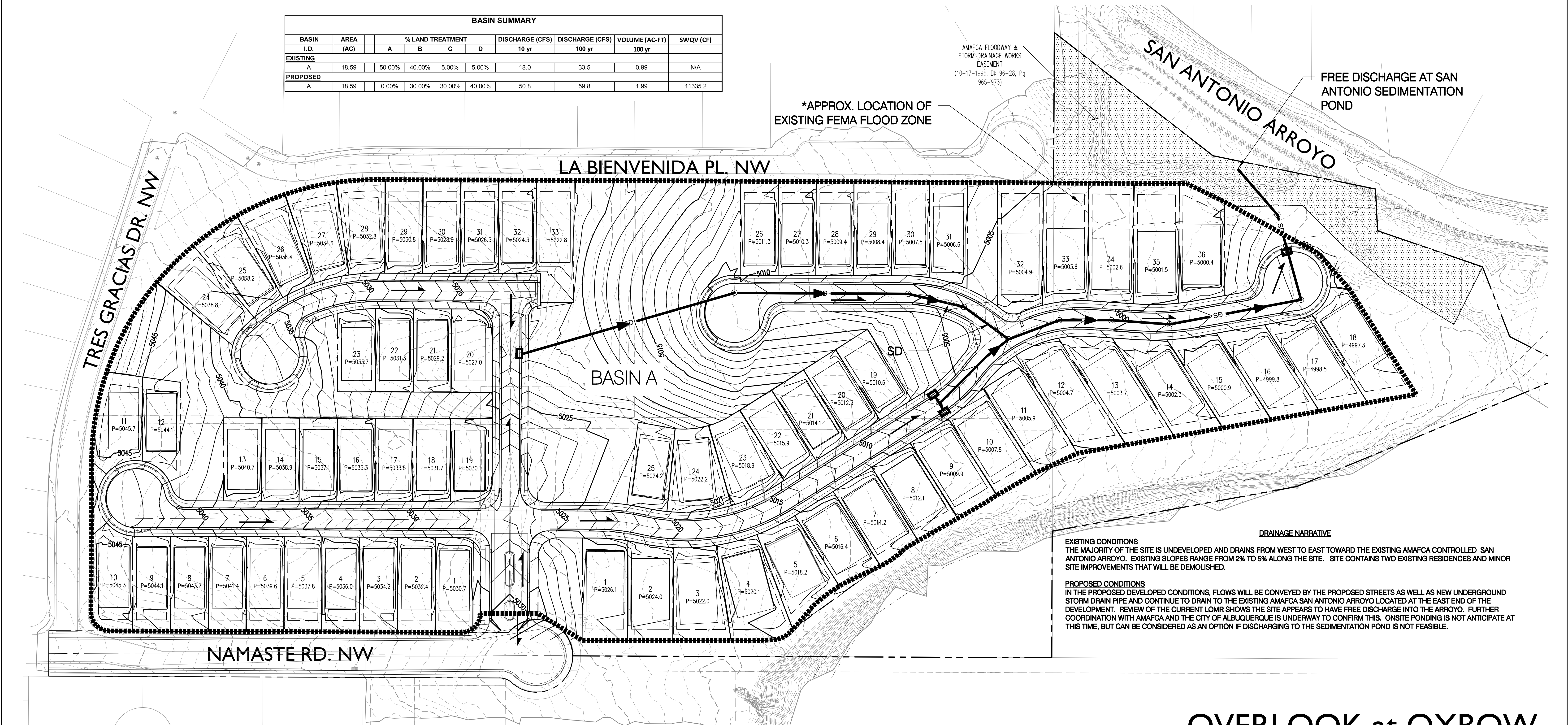
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

| BASIN SUMMARY | | | | | | | | | |
|---------------|-------|------------------|--------|--------|--------|-----------------|-----------------|----------------|-----------|
| BASIN | AREA | % LAND TREATMENT | | | | DISCHARGE (CFS) | DISCHARGE (CFS) | VOLUME (AC-FT) | SWQV (CF) |
| I.D. | (AC) | A | B | C | D | 10 yr | 100 yr | 100 yr | |
| EXISTING | | | | | | | | | |
| A | 18.59 | 50.00% | 40.00% | 5.00% | 5.00% | 18.0 | 33.5 | 0.99 | N/A |
| PROPOSED | | | | | | | | | |
| A | 18.59 | 0.00% | 30.00% | 30.00% | 40.00% | 50.8 | 59.8 | 1.99 | 11335.2 |



EXISTING CONDITIONS
THE MAJORITY OF THE SITE IS UNDEVELOPED AND DRAINS FROM WEST TO EAST TOWARD THE EXISTING AMAFCA CONTROLLED SAN ANTONIO ARROYO. EXISTING SLOPES RANGE FROM 2% TO 5% ALONG THE SITE. SITE CONTAINS TWO EXISTING RESIDENCES AND MINOR SITE IMPROVEMENTS THAT WILL BE DEMOLISHED.

PROPOSED CONDITIONS
IN THE PROPOSED DEVELOPED CONDITIONS, FLOWS WILL BE CONVEYED BY THE PROPOSED STREETS AS WELL AS NEW UNDERGROUND STORM DRAIN PIPE AND CONTINUE TO DRAIN TO THE EXISTING AMAFCA SAN ANTONIO ARROYO LOCATED AT THE EAST END OF THE DEVELOPMENT. REVIEW OF THE CURRENT LOMR SHOWS THE SITE APPEARS TO HAVE FREE DISCHARGE INTO THE ARROYO. FURTHER COORDINATION WITH AMAFCA AND THE CITY OF ALBUQUERQUE IS UNDERWAY TO CONFIRM THIS. ONSITE PONDING IS NOT ANTICIPATE AT THIS TIME, BUT CAN BE CONSIDERED AS AN OPTION IF DISCHARGING TO THE SEDIMENTATION POND IS NOT FEASIBLE.

OVERLOOK at OXBOW

CONCEPTUAL GRADING AND DRAINAGE PLAN

Prepared For: Gamma Development, LLC
Prepared By: Consensus Planning, Inc.
Bohannon Huston, Inc.

CONSENSUS PLANNING, INC.
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(505) 764-9801 Fax 842-5495
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Bohannon Huston
www.bhinc.com 800.877.5332

Scale: 1" = 60'
NORTH
30 0 60 120
OCTOBER 06, 2020
Sheet 6 of 7

| LEGEND | | | |
|----------------------------|--|---------------------------------|--|
| PROPOSED STORM DRAIN | | PROPOSED BASIN BOUNDARY | |
| PROPOSED INLET | | HIGH POINT / WATER BLOCK | |
| EXISTING STORM DRAIN | | LOW POINT / SUMP | |
| FLOW ARROWS | | PROPOSED RETAINING WALL (2'-8') | |
| PROPOSED SPOT ELEVATION | | PHASE BOUNDARY | |
| LINED SWALE | | | |
| EXISTING FLOODPLAIN LIMITS | | | |
| PROPOSED FLOODPLAIN LIMITS | | | |

GRADING AND DRAINAGE NOTES

- A LOMR WILL BE REQUIRED TO REMOVE THE FLOOD PLAIN FROM LOTS 33, 34, 35 AND 36.
- AMAFCA APPROVAL IS REQUIRED FOR CONNECTION TO THEIR STORM WATER HOLDING AND SEDIMENT TRAPPING POND, THE SAN ANTONIO ARROYO CHANNEL, AND FOR GRADING ADJACENT TO THEIR R.O.W.
- NO FILL IS PROPOSED OR PERMITTED IN ANY DESIGNATED WATERS OF THE U.S.
- A PRUDENT SETBACK WILL BE ESTABLISHED TO ALLOW FOR THE FUTURE CONSTRUCTION OF BANK PROTECTION BY THE HOA ON THE HOA'S PROPERTY WITHOUT ANY ENCROACHMENT INTO THE OPEN SPACE PROPERTY OR ANY OF THE LOTS.
- BANK STABILIZATION MAY BE CONSTRUCTED TO PREVENT LATERAL MIGRATION OF THE RIVER AND EROSION OF THE SLOPE IF NEEDED.

*FEMA FLOOD MAP ZONE IS APPROXIMATE AT THIS TIME. FURTHER COORDINATION WITH REVIEWING AGENCIES INCLUDING AMAFCA, CITY OF ALBUQUERQUE AND FEMA WILL BE NECESSARY TO CONFIRM EXACT LOCATION OF FLOOD ZONE AND HOW THE LOTS ADJACENT TO THIS FLOOD ZONE ARE ADDRESSED MOVING FORWARD.