

Wolfenbarger, Jeanne

From: Wolfenbarger, Jeanne
Sent: Tuesday, March 31, 2015 7:52 AM
To: 'David Soule'
Subject: RE: G11D014D32 - 5001 Grey Hawk Court NW

See updated comments below. Thanks!

Jeanne

From: Wolfenbarger, Jeanne
Sent: Monday, March 30, 2015 5:11 PM
To: David Soule
Subject: G11D014D32 - 5001 Grey Hawk Court NW

David, as discussed on the phone earlier, we still need the following comments below addressed prior to you obtaining approval for a Building Permit. (For this submittal, I will mark down a verbal “no”, wait for the updated plan you said you were preparing, and have it routed to me for a quicker response for the next review.)

- 1) Show the extent of limits of the off-site basin area that is contributing to the on-site pond area, and include contours.
- 2) For each of the proposed on-site pipe runs, show capacity calculations. Label the flow that each pipe run is conveying.
- 3) Because this site is part of Basin L in the Oxbow Bluff Subdivision, indicate this in the “Drainage Narrative” on the plan. If the site is draining to the beehive inlet, call out the beehive grate and the grate elevation of the beehive grate. Show how the site is draining to this beehive inlet. (You mentioned you would be moving the overflow area to direct the flow to the beehive inlet better, but you mentioned that you could **not** provide a channel on the opposite side of the wall. If there is a wall east of the overflow area, show how drainage gets to this beehive inlet. Will there be an opening in the wall, and how wide/high will it be?) Also, call out cobble size for the overflow and height of overflow area. Judging from the contours, it looks like not all of the flow from the overflow area will be directed to the beehive inlet without creating a channel. Could you explain this? Also, include capacity calculations for the beehive grate, and show existing downstream pipe from beehive grate.
- 4) In the “Drainage Narrative”, also talk about the number of lots that contribute to the off-site flow that is entering the site and contributing to the 4.09 cfs. With the amount of flow entering the pond, shouldn’t the “required flow” be larger than 4.09 cfs? Shouldn’t it include both the on-site and off-site flows? Discuss whether this off-site flow area is contained within “Basin L” from the Oxbow Bluff Subdivision. Discuss that the flow is being conveyed from the storm drain to the river.
- 5) When providing the necessary acceptance letter from Bohannon-Huston, Inc., please include the flow that is being accepted into the beehive inlet from the on-site pond. (If there is updated information from B-H that supports your report from the 1997 report, provide excerpts. From what you are saying, there was a lot of information that Bohannon-Huston had updated from the 1997 report.)

Jeanne



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SPUHLER-LASASTER Building Permit #: _____ City Drainage #: F11-D014G
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: LOT 32P1
 City Address: 5001 GREY HAWK COURT

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
 Address: PO BOX 93924, ALBUQUERQUE, NM 87199
 Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: PANARAMA HOMES Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Architect: MIKE GRAHSUIS Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS
 Address: _____
 Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION
- SO-19 APPROVAL
- ESC PERMIT APPROVAL
- ESC CERT. ACCEPTANCE
- OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes No _____ Copy Provided

DATE SUBMITTED: 2/9/15 By: _____

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 defines 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

February 9, 2015

Ms. Rita Harmon
Senior Engineer
Hydrology Department
Public Works Department
City of Albuquerque

**RE: Revised Grading Plan (F11-1D014G)
Lot 32P1 Oxbow bluff
Albuquerque, New Mexico**

Dear Ms. Harmon:

The purpose of this letter is to accompany the enclosed revised grading plan. The plan has been revised to accommodate your written comments dated 2/5/154. The following is a summary of your comment and the narrative as to how we addressed

1. Correct drainage basin

The site is in basin L rather than F. The land treatment assumptions for both basins are the same. I have included excerpts of the report.

2. Provide ACC approval letter.

We have enclosed the approval letter.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Basins

Basin F (3,480 ac. O_{10} - Q_{12}) consists of units 7) via, 10) through 16), and is assumed to be developed with 30% impervious and 67% natural areas. It is located on the eastern edge of the site and adjacent to Basin D. Run-off from Basin F is directed to the Rio Grande with cross-lot drainage to the Rio Grande.

Basin L (5,179 ac. O_{10} - Q_{17} each) is located on the northern and northeastern edge of our site which consists of units 11) via, 11) through 15) and 20) through 32), and 14) via. It is assumed to be developed with 42% impervious and 58% natural areas. Run-off from Basin L is directed to the Rio Grande with cross-lot drainage to the Rio Grande.

Basin A (3,080 ac. O_{10} - Q_{18}) consists of the (5) via, 5) through 12), and is assumed to be developed with 28% impervious and 62% natural areas. It is located at the southwest corner of the Outlook Blvd Subdivision. Basin A contains three down Snow Course Court to a double gate Type 16, with wings on both sides in a wing formation (Unit 12). The inlet accepts 24 the 100-year 1-hour event. The inlet discharges to storm water to

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



February 5, 2015

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Richard J. Berry, Mayor

**RE: Lot 32 P1 - Oxbow Bluff (File: G11D014D32)
Grading and Drainage Plan, Engineer's Stamp Date 1-15-15**

Dear Mr. Soule:

Based upon the information provided in your submittal received 1-15-15, the above referenced submittal cannot be approved for Building Permit until the following comments are addressed:

1. The Drainage is per the Oxbow Bluff Subdivision (Tract F) Drainage Report (Nov. 26, 1997) File G11D014D, Basin L.
2. Per the Master Drainage Report all proposed Grading and Drainage plans need to be reviewed and approved through the subdivision's architectural review committee prior to Hydrology approval being issued. Oxbow Bluff ACC has a contract with Bohannan-Houston to perform the reviews. Please submit the approval letter from BHI.

PO Box 1293

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely,

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

Orig: Drainage file
c.pdf: via Email: Recipient



Home Owners Association
C/O HOAMCO
P.O. Box 67590
Albuquerque, NM 87193
Phone: 505-888-4479
Emergency: 855-210-0353
Fax: 505-888-4483

March 4, 2015

RE: Spuhler, Lasater ACC Submittal Lot 32

To Whom It May Concern:

After review of initial plans and submittal of request information for clarification, the ACC has agreed the House Plans titled Lasater Spuhler, sheets 01 through 10, dated 11/26/2014, reference #14081 by YCD Designs and the Lot 32-P1 Grading and Drainage Plan sheet 1 of 1 by Rio Grande Engineering dated 03-04-2015 are in substantial compliance with the specifications and design guidelines as set from by the Oxbow Bluff HOA.

This approved does not supersede/grant approve to any missed conditions that might arise during construction. The project will be inspected on a regular basis by the HOA Liaison, Stephen Dixon for adherence to the design guidelines. Any deviations must be corrected before additional construction can proceed.

The ACC grants permission to proceed with the necessary permitting required by the City of Albuquerque and/or the County of Bernalillo. We look forward to the addition of your beautiful home in our community.

Sincerely Yours,

Brian Jones

President of the HOA
And ACC member

CC: Stephen Dixon
ACC Liaison

- 12 A ten foot (10') Public Utility Easement, and incidental purposes thereto, reserved along the front lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 99C, Page 32, records of Bernalillo County, New Mexico.
- 13 A one hundred foot (100') Public Storm Drain and Sanitary Sewer Easement and Private Easement, and incidental purpose thereto, reserved along the easterly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 99C, Page 32, records of Bernalillo County, New Mexico.
- 14 A seventeen and one-half foot (17.5') Public Storm Drain and Sanitary Sewer Easement and Private Easement, and incidental purpose thereto, reserved along the southerly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 99C, Page 32, records of Bernalillo County, New Mexico.
- 15 Conservation, Landscape and Walkway Easement recorded February 18, 1999, in Book 9903, Page 1986, as Doc. No. 1999022047, records of Bernalillo County, New Mexico.
- 16 Landscape and Signage Easement recorded February 18, 1999, in Book 9903, Page 1986, as Doc. No. 1999022048, records of Bernalillo County, New Mexico. (Does Not Affect Property Off Site)
- 17 Access and Landscape Easement recorded February 18, 1999, in Book 9903, Page 1987, as Doc. No. 1999022049, records of Bernalillo County, New Mexico.

EASEMENT LEGEND

- A 10' Building setback for heated portions of any dwelling unit. Privacy walls, patios and porches are allowed within this 10' area.

KEYED INVERT DATA

- | | |
|---|--|
| A Sanitary Sewer MH
Rim = 5038.90'
Inv. = 5028.85' (W)
Inv. = 5028.60' (E)
Inv. = 5028.75' (N) | D Storm Drain Inlet
Top of Grate = 5036.61'
Inv. = 5031.36' |
| B Sanitary Sewer MH
Rim = 5027.40'
Inv. = 5019.50' (W)
Inv. = 5019.30' (N)
Inv. = 5019.60' (S) | E Storm Drain MH
Rim = 5029.60'
Inv. = 5014.30' (W)
Inv. = 5012.00' (N)
Inv. = 5012.10' (S) |
| C Sanitary Sewer MH
Rim = 5023.95'
Inv. = 5018.55' (NM)
Inv. = 5018.75' (S) | F Storm Drain Inlet
Top of Grate = 5022.60'
Inv. Full of Trash |

Basin	Area	Volume	Retention Time							
Current	10297.00	1822.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Proposed	47863.00	1099.34	0.37	0.20	0.20	0.20	0.20	0.20	0.20	0.20
Allowed	47863.00	1099.34	0.37	0.20	0.20	0.20	0.20	0.20	0.20	0.20

Equations:
 Weighted E = E₁A₁ + E₂A₂ + E₃A₃ + E₄A₄ / (Total Area)
 Volume = Weighted E * Total Area
 Flow = Q₁ + Q₂ + Q₃ + Q₄ + Q₅ + Q₆ + Q₇ + Q₈ + Q₉ + Q₁₀ + Q₁₁ + Q₁₂ + Q₁₃ + Q₁₄ + Q₁₅ + Q₁₆ + Q₁₇ + Q₁₈ + Q₁₉ + Q₂₀ + Q₂₁ + Q₂₂ + Q₂₃ + Q₂₄ + Q₂₅ + Q₂₆ + Q₂₇ + Q₂₈ + Q₂₉ + Q₃₀ + Q₃₁ + Q₃₂ + Q₃₃ + Q₃₄ + Q₃₅ + Q₃₆ + Q₃₇ + Q₃₈ + Q₃₉ + Q₄₀ + Q₄₁ + Q₄₂ + Q₄₃ + Q₄₄ + Q₄₅ + Q₄₆ + Q₄₇ + Q₄₈ + Q₄₉ + Q₅₀ + Q₅₁ + Q₅₂ + Q₅₃ + Q₅₄ + Q₅₅ + Q₅₆ + Q₅₇ + Q₅₈ + Q₅₉ + Q₆₀ + Q₆₁ + Q₆₂ + Q₆₃ + Q₆₄ + Q₆₅ + Q₆₆ + Q₆₇ + Q₆₈ + Q₆₉ + Q₇₀ + Q₇₁ + Q₇₂ + Q₇₃ + Q₇₄ + Q₇₅ + Q₇₆ + Q₇₇ + Q₇₈ + Q₇₉ + Q₈₀ + Q₈₁ + Q₈₂ + Q₈₃ + Q₈₄ + Q₈₅ + Q₈₆ + Q₈₇ + Q₈₈ + Q₈₉ + Q₉₀ + Q₉₁ + Q₉₂ + Q₉₃ + Q₉₄ + Q₉₅ + Q₉₆ + Q₉₇ + Q₉₈ + Q₉₉ + Q₁₀₀ + Q₁₀₁ + Q₁₀₂ + Q₁₀₃ + Q₁₀₄ + Q₁₀₅ + Q₁₀₆ + Q₁₀₇ + Q₁₀₈ + Q₁₀₉ + Q₁₁₀ + Q₁₁₁ + Q₁₁₂ + Q₁₁₃ + Q₁₁₄ + Q₁₁₅ + Q₁₁₆ + Q₁₁₇ + Q₁₁₈ + Q₁₁₉ + Q₁₂₀ + Q₁₂₁ + Q₁₂₂ + Q₁₂₃ + Q₁₂₄ + Q₁₂₅ + Q₁₂₆ + Q₁₂₇ + Q₁₂₈ + Q₁₂₉ + Q₁₃₀ + Q₁₃₁ + Q₁₃₂ + Q₁₃₃ + Q₁₃₄ + Q₁₃₅ + Q₁₃₆ + Q₁₃₇ + Q₁₃₈ + Q₁₃₉ + Q₁₄₀ + Q₁₄₁ + Q₁₄₂ + Q₁₄₃ + Q₁₄₄ + Q₁₄₅ + Q₁₄₆ + Q₁₄₇ + Q₁₄₈ + Q₁₄₉ + Q₁₅₀ + Q₁₅₁ + Q₁₅₂ + Q₁₅₃ + Q₁₅₄ + Q₁₅₅ + Q₁₅₆ + Q₁₅₇ + 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