# CITY OF ALBUQUERO

Planning Department Alan Varela, Director



April 4, 2022

Ron Hensley, P.E. THE Group 300 Branding Iron Rd. SE Rio Rancho, NM 87124

RE: **Sequoia Apartments** 8100 Sequoia Rd. NW **Grading and Drainage Plan** Engineer's Stamp Date: 02/22/2022 **Hydrology File: G11D058** 

Dear Mr. Hensley:

Based upon the information provided in your submittal received 1/4/2022, the Grading & Drainage Plan is not approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

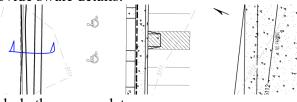
#### General Notes

Albuquerque

NM 87103

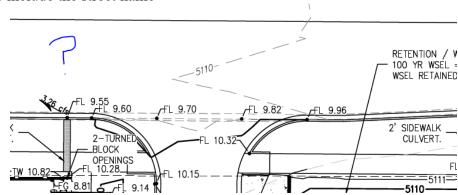
www.cabq.gov

1. Please provide swale details.



- 2. Please include the survey data.
  - a. What are you tying into.
- 3. An SO-19 Permit will be required and should be included on the request. Please include the standard SO-19 notes on the grading plan. (attached)
- Please include the street name

a.



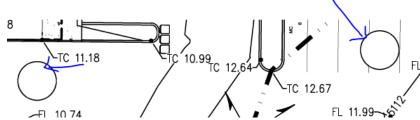
# CITY OF ALBUQUER

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

5. What are these circles?



- 6. Please provide sections of the ponds with water surface elevations of storage for the 100
- 7. Reference standard details (drive entrance with proper water block check existing elevations – and sidewalk culverts)
- 8. Please include project benchmark and datum.
- 9. Retention is 100 year 10 day volume. If you are going to call out retention, please provide the proper calculations. If it is SWQV, simply state such.
- 10. Is there a basin break? If so please label the line separating them. It is not clear.
- 11. Show the roof flow direction and where it discharges to.
- 12. Please update your notes. You are calling out update no 8. Etc... Please take a look.
- 13. Please provide inverts on the pipes connecting the larger pond. And please label the ponds for reference to requested sections.

PO Box 1293

Albuquerque

NM 87103

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 924-3695 or dggutierrez@cabq.gov

www.cabq.gov

Sincerely,

David G. Gutierrez, P.E. Senior Engineer, Hydrology Planning Department

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COA STAFF:

# City of Albuquerque

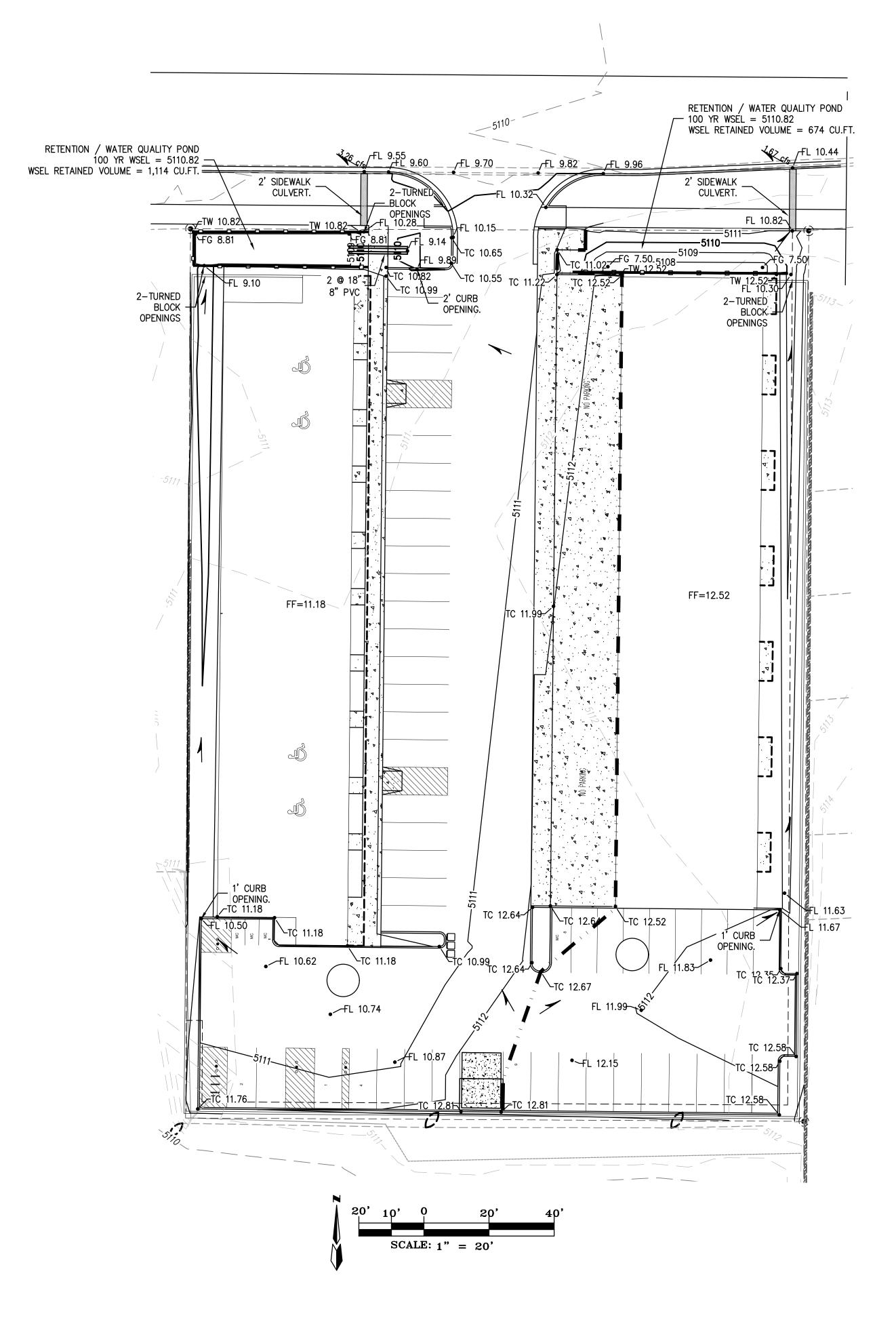
# Planning Department Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: SEQUOIA APARTMENTS	Building Permit #: BP-2022-0467	Hydrology File #: G11D058
DRB#:	EPC#:	Work Order#:
Legal Description: LOT 20, CORONA DEL	SOL SUBDIVISION	
City Address: 8100 SEQUOIA ROAD N.W.		
Applicant: THE Group		Contact: Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Ranche	o, NM 87124	
Phone#: 505-410-1622	Fax#:	E-mail: ron@thegroup.cc
Owner: ESMAIL HAIDARI		Contact:
Address:		
TYPE OF SURMITTAL: PLAT ( #	OF LOTS) RESIDENCE D	ORB SITE ADMIN SITE
		ADMIN SITE
IS THIS A RESUBMITTAL?:	Yes No	
DEPARTMENT: TRAFFIC/ TRANSF	PORTATION HYDROLOGY/	DRAINAGE
Check all that Apply:		
THE OF GUIDAVETA		
TYPE OF SUBMITTAL:		
ENGINEER/ARCHITECT CERTIFICAT PAD CERTIFICATION	CERTIFIC	
CONCEPTUAL G & D PLAN		
GRADING PLAN		
DRAINAGE MASTER PLAN		
DRAINAGE MASTER TEAN DRAINAGE REPORT		
FLOODPLAIN DEVELOPMENT PERM		
ELEVATION CERTIFICATE	100ND/	
CLOMR/LOMR		
TRAFFIC CIRCULATION LAYOUT (T	ICT )	
TRAFFIC IMPACT STUDY (TIS)		
OTHER (SPECIFY)		
PRE-DESIGN MEETING?		
THE BESTON WEETH NO.		
	OTHER (	(SPECIF 1)
	1/-25//	la a
DATE SUBMITTED: 2/21/2022	Contact: Ron Hensley    Contact: Ron Hensley	

ELECTRONIC SUBMITTAL RECEIVED:\_\_\_

FEE PAID:\_\_\_





FIRM MAP NO. 35001C0327J

#### DRAINAGE INFORMATION

#### LOCATION & DESCRIPTION

THE SITE IS LOCATED ON TRACT 20 OF CORONA DEL SOL SUBDIVISION ON SEQUOIA ROAD . AS SEEN ON THE VICINITY MAP.

#### FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0327J, DATED 11/4/16 AND IS WITHIN ZONE X WITH MINIMAL FLOOD HAZARD. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

#### <u>METHODOLOGY</u> **EQUATIONS:**

WEIGHTED E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

FLOW = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

WHERE FOR 100-YEAR, 6-HOUR STORM(ZONE1)

Ea= 0.55 Qa= 1.54 Eb = 0.73 Qb = 2.16

Ec= 0.95 Qc= 2.87Ed= 2.24 Qd= 4.12

#### <u>PRECIPITATION</u>

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6-2.

#### EXISTING DRAINAGE

THE SITE IS LOCATED WITHIN THE PRECIPITATION ZONE 1. THE RUNOFF FROM THE SITE IS A SHEET FLOW TO THE NORTH DISCHARGING TO SEQUOIA ROAD. THEN WESTWARD TO INLETS OF THE SEQUOIA STORM DRAIN.

#### BASIN A

	AREA	TREATI	ΛΕΝΤ A	TREATI	MENT B	TREATI	MENT C	TREATI	MENT D		VOLUME	FLOW
BASIN	(sf)	%	sf	%	sf	%	sf	%	sf	WEIGHTED E	(cuft.)	(cfs)
EXISTING	34346	100%	34346	0%	0	0%	0	0%	0	0.4400	1259	1.02
PROPOSED	34346	0%	0	10%	3435	0%	0	90%	30911	1.8400	5266	3.26
BASIN B												
	AREA	TREATMENT A TREATMENT B TREATMENT C TREATMENT D							VOLUME	FLOW		
BASIN	(sf)	%	sf	%	sf	%	sf	%	sf	WEIGHTED E	(cuft.)	(cfs)
EXISTING	17611	295%	51957	0%	0	0%	0	0%	0	0.4400	646	0.52
PROPOSED	17611	0%	0	10%	1761	0%	0	90%	15850	1.8400	2700	1.67

#### DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS MULTI FAMILY APARTMENTS WITH DEVELOPED RUNOFF ROUTED TO RETENTION OVERFLOW PONDS WITH COMBINED VOLUME OF 1,788 CU.FT.

## REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA \* 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 46,761 SQ.FT.

REQUIRED VOLUME = 46,761 \* 0.42/12 = 1,637 CU.FT. VOLUME PROVIDED = 1,788 CU.FT.

NOTES
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

#### THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

#### **GENERAL NOTES:**

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8.

2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.

3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBLITY OF THE PROPERTY OWNER.

4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED

5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

#### **EROSION CONTROL NOTES** 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

- 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

#### **LEGAL DESCRIPTION**

LOT 20, CORONA DEL SOL SUBDIVISION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

### **LEGEND**

FLOW ARROW

SLOPE ARROW

EL=11.28 PROPOSED ELEVATION

66.33 EXISTING ELEVATION GRADE BREAK

----- PROPOSED CONTOUR EXISTING CONTOUR — — PROPOSED EASEMENT

EXISTING WALL

PROPOSED WALL

RIO RANCHO, NEW MEXICO 87124 Phone:(505) 410-1622

THE THE HENSLEY ENGINEERING GROUP 300 BRANDING IRON RD. SE

**APARTMENTS** G DRAINA  $\infty$ **ADING** SE SE <u>ত</u> -PROJECT NUMBER-SITE PLAN REH -CHECKED BY- / -APPROVED BY-REH / REH FEB. 20 2022

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