

CITY OF ALBUQUERQUE



October 6, 2017

D. Mark Goodwin, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

**RE: Puerta del Bosque
Grading Plan
Engineers Stamp Date: 9/25/17
Hydrology File: G12D035**

Dear Mr. Goodwin:

Based on the information provided in your submittal received on 9/26/17, the Grading Plan is approved for Grading Permit.

The adjustment of the access easement across the two north lots will need to be reflected on the Final Plat. If you have any questions, you can contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Puerta del Bosque Subdivision Building Permit #: _____ City Drainage #: _____
DRB#: 1010812 EPC#: _____ Work Order#: _____
Legal Description: MRGCD Map No. 34, Lots 15-A and 16-A, Alvarado Gardens Unit 2.
City Address: 2854 Campbell Road

Engineering Firm: Mark Goodwin & Associates, PA Contact: Hiram Crook
Address: PO BOX 90606, Albuquerque, NM 87199
Phone#: 828-2200 Fax#: _____ E-mail: hiram@goodwinengineers.com

Owner: Alfeld 4, LLC Contact: David Kleinfeld
Address: PO BOX 37438, Albuquerque, NM 87176
Phone#: 875-1641 Fax#: _____ E-mail: dkabq@me.com

Architect: NA Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: NA Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

CHECK 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
- PRE-DESIGN MEETING
- OTHER (SPECIFY) _____

TYPE OF SUBMITTAL:

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN *(revised entrance during W.O. approved 8/14/17)*
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: September 26, 2017 By: Hiram Crook

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

HYDROLOGY NOTES

OVERALL HYDROLOGY PLAN:

THIS SITE IS LOCATED ON THE ZONE ATLAS MAP G-14-Z AND IS ZONED RA-2. THE PROPERTY IS BOUNDED ON THE WEST BY ALVARADO GARDENS, UNIT NO. 2, ON THE EAST BY CAMPBELL ESTATES, ON THE NORTH BY CAMPBELL ROAD, AND ON THE SOUTH BY THOMAS VILLAGE ESTATES PHASE II. THE PROJECT PROPOSES TO USE DRAINAGE PATTERNS THAT WILL DIRECT RUNOFF TO A DETENTION POND LOCATED ALONG THE EAST SIDE OF THE PROJECT SITE. THIS DRAINAGE POND WILL RETAIN THE REQUIRED FIRST FLUSH VOLUME.

THE SITE WILL BE GRADED TO DIRECT FLOWS TO THE OPEN SPACE POND EAST OF THE SITE. THE POND HAS BEEN SIZED TO HOLD THE 100 YEAR 10 DAY STORM EVENT. FRENCH DRAINS WILL BE INSTALLED TO ALLOW FOR INFILTRATION OF THE COLLECTED WATER.

THERE ARE NO OFFSITE FLOWS ENTERING THE SITE.

THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.

THE HYDROLOGY FOR THE PROJECT SITE WAS CALCULATED USING AHYMO FOR THE 100 YEAR 6 HOUR STORM EVENT FOR ZONE 2. THE RESULTS ARE SUMMARIZED BELOW:

DEVELOPED CONDITIONS:

SITE AREA = 2.6 ACRES
 LAND TREATMENTS: A=0%, B=20%, C=30%, D=50%
 TOTAL PROJECT SITE: Q=8.83cfs V=0.3071 AC-FT

POND CALCS

Design Pond Volume = 16,930 Cu.Ft.
 Maximum Storage Volume = 17,907 Cu.Ft.
 Pond Bottom Elevation = 63.50
 Pond Top Elevation = 65.00
 Pond Side Slopes = 3:1
 MAX. WSEL = 63.91

GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- ALL GARDEN WALLS TO BE CONSTRUCTED WITH THE CONSTRUCTION OF THE HOMES ON EACH LOT.



VICINITY MAP

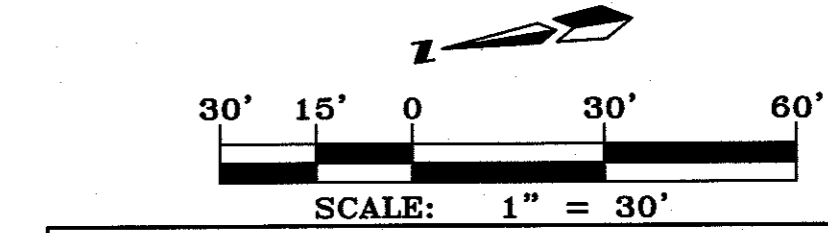
ZONE ATLAS MAP G-14-Z

LEGAL DESCRIPTION

LOTS 15-A AND 16-A, ALVARADO GARDENS UNIT No. 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LEGEND

- EXISTING STANDARD CURB & GUTTER
- EXISTING ROLL CURB & GUTTER
- EXISTING TOP CURB/FLOWLINE
- EXISTING CONCRETE/SIDEWALK
- EXISTING WALL OR HEAD WALL
- EXISTING TOP WALL/BOTTOM WALL
- EXISTING CONTOUR-MAJOR
- EXISTING CONTOUR-MINOR
- EXISTING SPOT ELEV
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN/DROP INLET
- EXISTING CMP/PVC DRAIN PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING POWER POLE-WOOD
- EXISTING POLE ANCHOR
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE TV PEDESTAL
- EXISTING SIGN
- EXISTING TREE/DIAMETER
- EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- NEW ESTATE CURB & GUTTER
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW WATER BLOCK
- 5:1 SLOPE
- NEW POND AREA
- NEW WATER METER



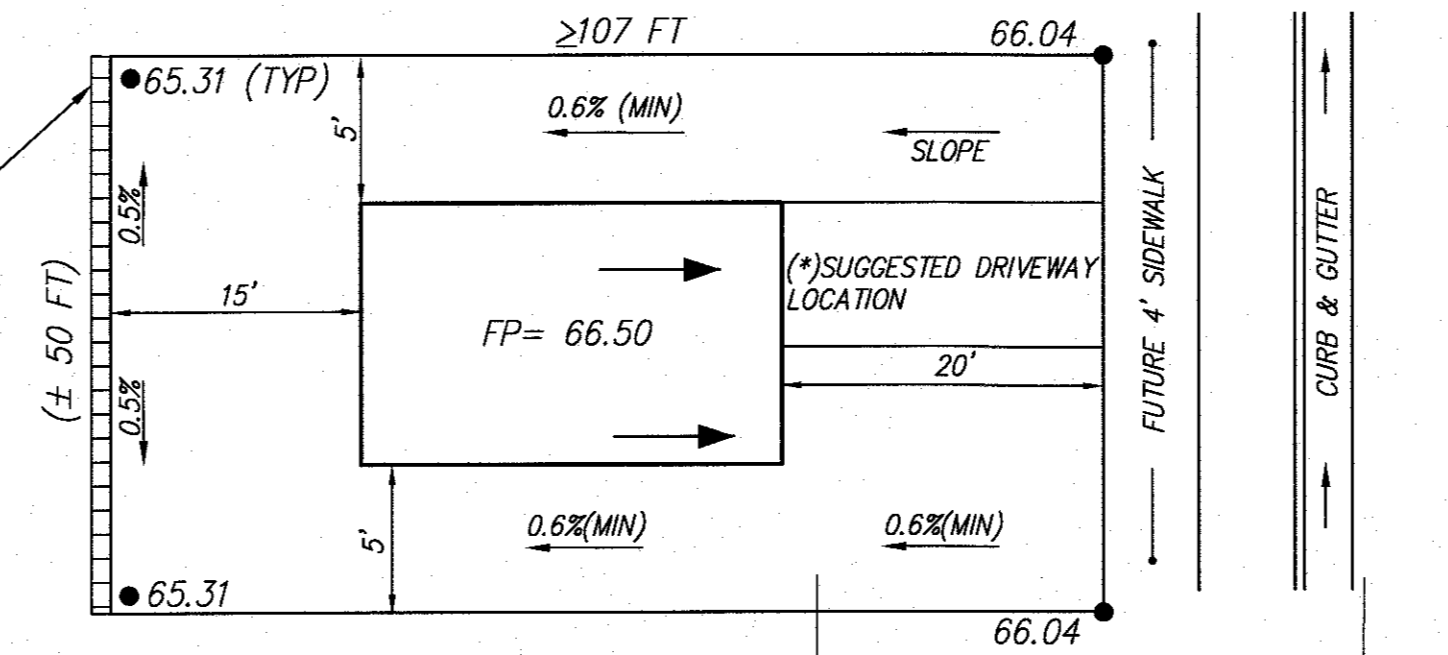
dmg
 MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 OFFICE (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT**

**TITLE: PUERTA DEL BOSQUE
 GRADING & DRAINAGE PLAN**

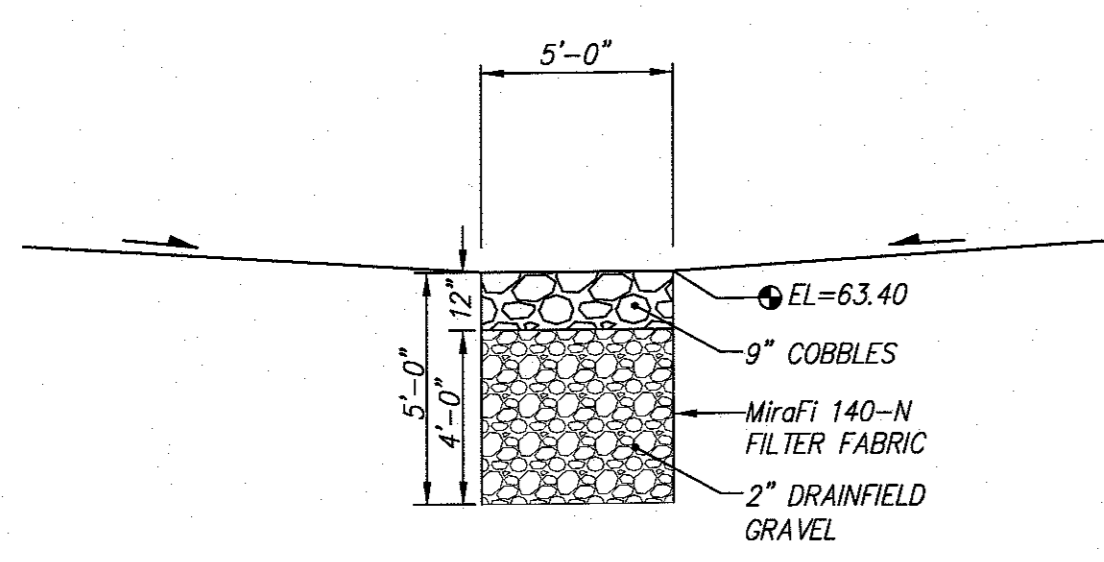
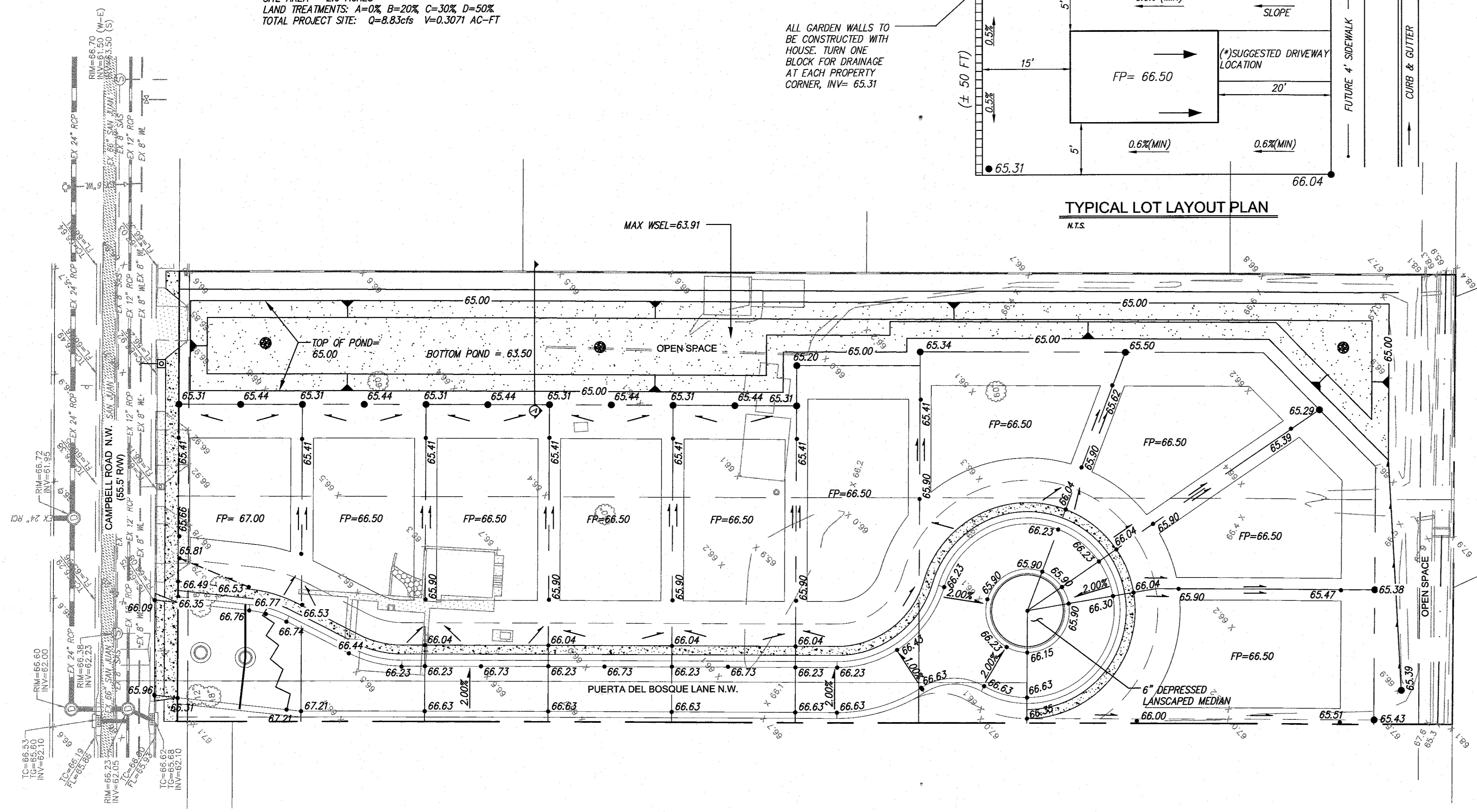
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. _____ ZONE MAP NO. **G-14-Z** SHEET **3** OF **5**

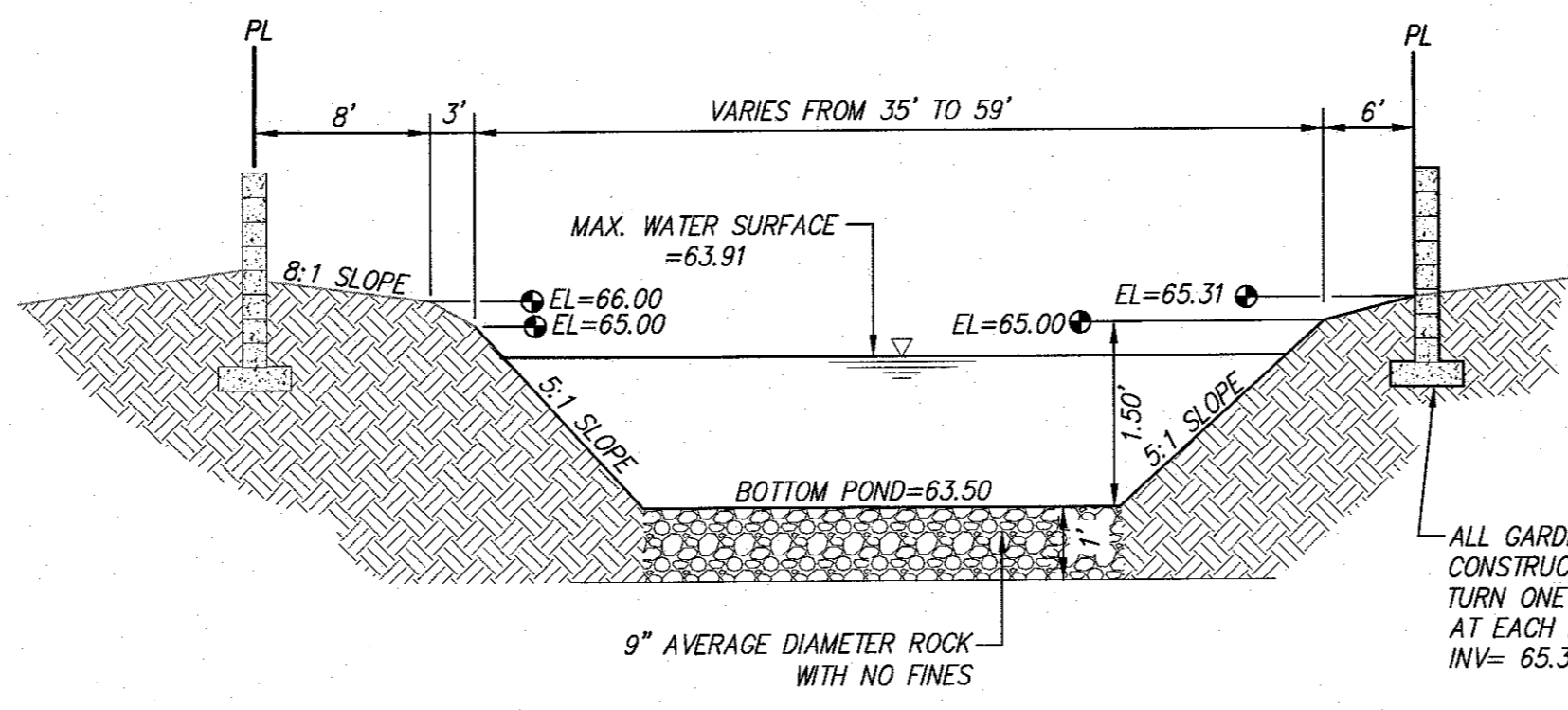


TYPICAL LOT LAYOUT PLAN
 N.T.S.

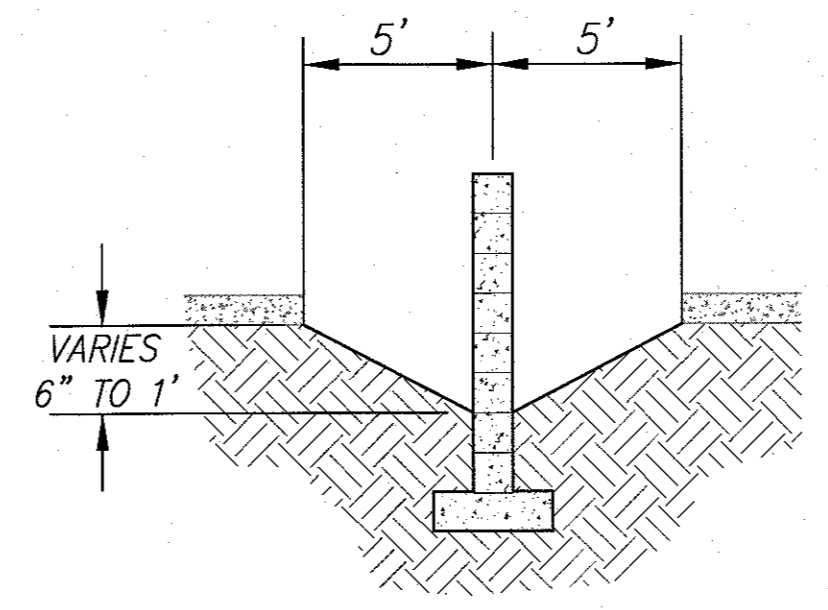
ALL GARDEN WALLS TO BE CONSTRUCTED WITH HOUSE. TURN ONE BLOCK FOR DRAINAGE AT EACH PROPERTY CORNER, INV = 65.31



FRENCH DRAIN DETAIL
 N.T.S.



DRAINAGE POND/ OPEN SPACE LAYOUT
 N.T.S.



TYPICAL WALL LOCATION/ SIDE YARD LAYOUT
 N.T.S. NOTE: TO BE CONSTRUCTED WITH THE HOUSE