

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 27, 2020

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

**RE: Monterey Walk Townhomes
12001 Sierra Grande Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: 07/20/20
Hydrology File: J22D012E**

Dear Mr. Hensley:

PO Box 1293

Based upon the information provided in your submittal received 07/22/2020, the Grading & Drainage Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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.

www.cabq.gov

Also as a reminder, please provide a Drainage Covenant for the proposed Stormwater Quality Ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: MONTEREY WALK TOWNHOMES **Building Permit #:** _____ **Hydrology File #:** J22D012
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TR 1-A-2 BLK A PLAT FOR TRACTS 1-A-1 & 1-A-2, BLOCK AMONTEREY MANOR SUBDIVISION (BEING COMPRISED OF TRACTS1 & 1-A MONTEREY MANOR
City Address: 12001 SIERRA GRANDE AV NE

Applicant: THE Group **Contact:** Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124
Phone#: 505-410-1622 **Fax#:** _____ **E-mail:** ron@thegroup.cc
Owner: CLEARBROOK LLC **Contact:** Scott Henry
Address: 8801 Jefferson NE Bldg. A, ALBUQUERQUE, NM 87113
Phone#: 505-858-1800 **Fax#:** _____ **E-mail:** scotth@stillbrooke.com

TYPE OF SUBMITTAL: _____ PLAT (____# 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: 7/21/20 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



The **H**ENSLEY **E**NGINEERING **G**ROUP

July 20, 2020

Hydrology Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: 12001 Sierra Grande Ave. N.E. – Grading and Drainage Plan

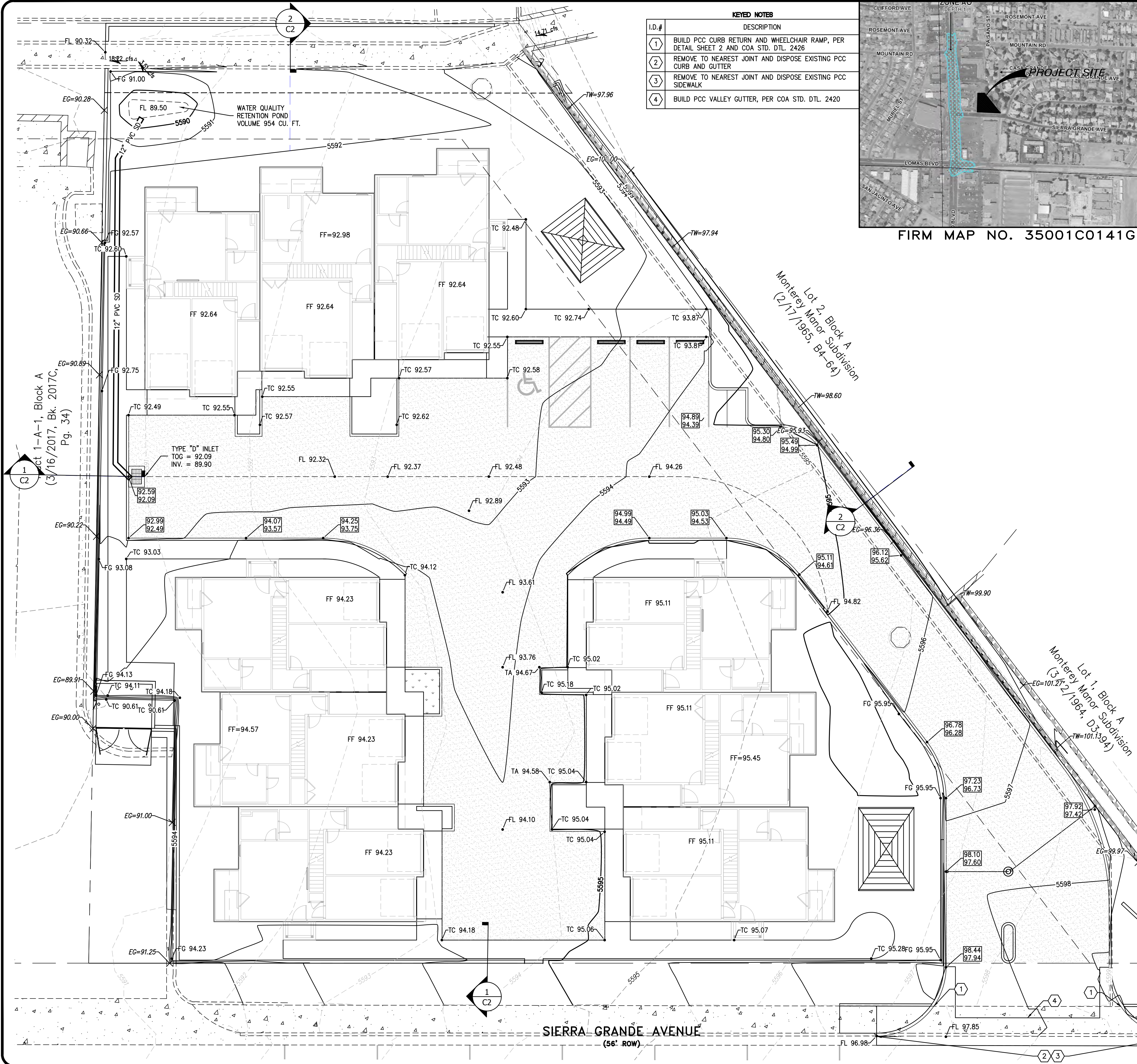
We are requesting a review of the attached plan in support of the Building Permit for Monterey Walk Townhomes and the construction of required improvements. The site is located at 12001 Sierra Grande Ave. N.E. and described as “TR 1-A-2 BLK A PLAT FOR TRACTS 1-A-1 & 1-A-2, BLOCK AMONTEREY MANOR SUBDIVISION (BEING COMPRISED OF TRACTS1 & 1-A MONTEREY MANOR”, and the submittal covers the impact of the development.

Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

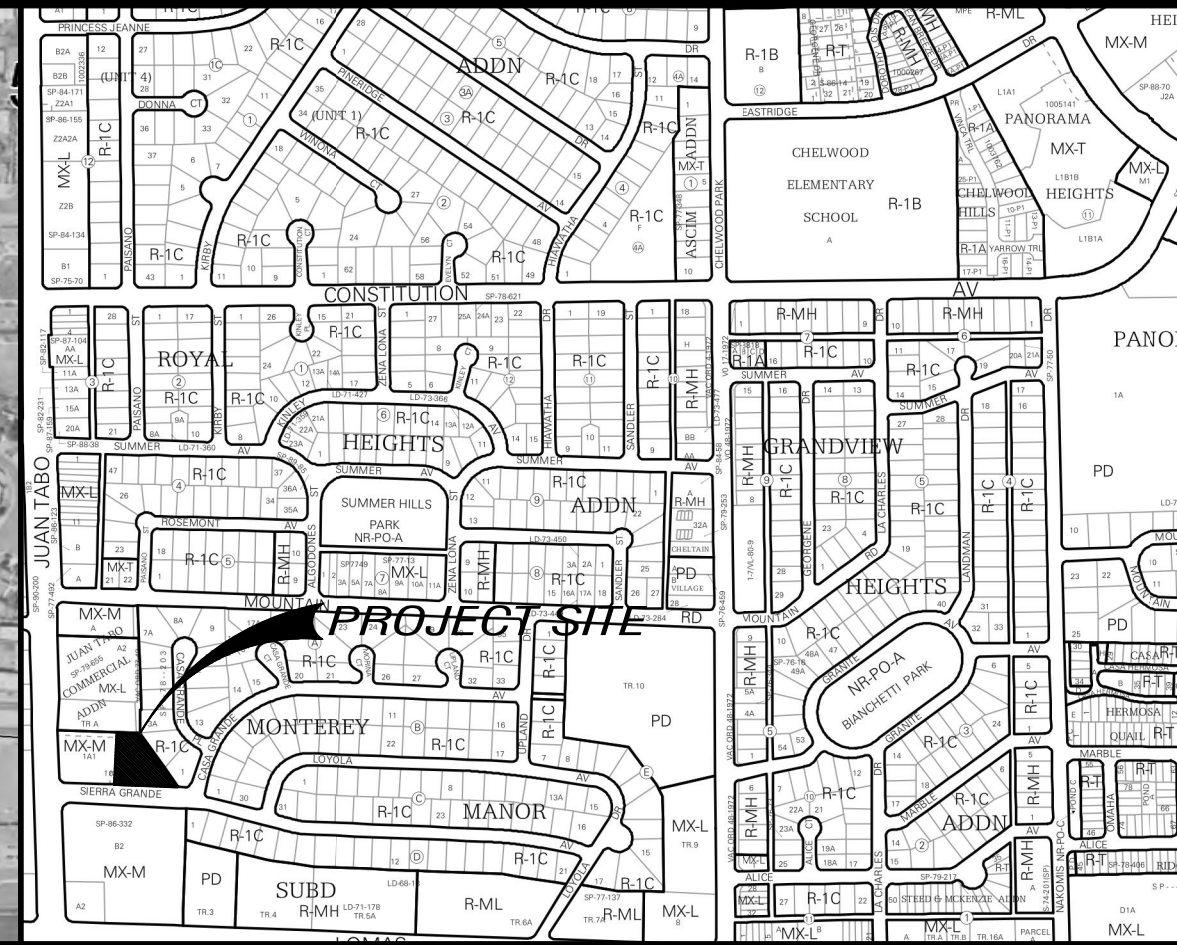
ron@thegroup.cc



KEYED NOTES	
I.D.#	DESCRIPTION
1	BUILD PCC CURB RETURN AND WHEELCHAIR RAMP, PER DETAIL SHEET 2 AND COA STD. DTL. 2426
2	REMOVE TO NEAREST JOINT AND DISPOSE EXISTING PCC CURB AND GUTTER
3	REMOVE TO NEAREST JOINT AND DISPOSE EXISTING PCC SIDEWALK
4	BUILD PCC VALLEY GUTTER, PER COA STD. DTL. 2420



FIRM MAP NO. 35001C0141G



VICINITY MAP H-229-Z

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 CONTRACTOR.

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:

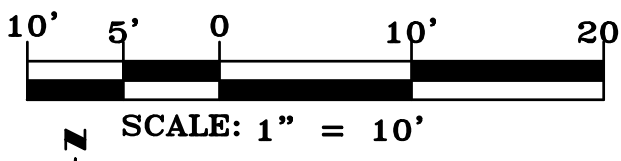
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8.
2. THE EROSION PROTECTION SPECIFIED 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 RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDDED 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 FACILITIES 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.

LEGEND

- FLOW ARROW
- EL=11.28
x66.33
PROPOSED ELEVATION
EXISTING ELEVATION
- GRADE BREAK
- 9999 PROPOSED CONTOUR
- 9999 EXISTING CONTOUR
- EASEMENT
- 4.00% GRADE
- EXISTING WALL
- PROPOSED WALL



THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

REVISIONS	BY



Stillbrooke
STILLBROOKE HOMES
8801 JEFFERSON NE BLDG. A
ALBUQUERQUE, NM 87113

GRADING AND DRAINAGE PLAN
MONTEREY WALK TOWNHOMES
12001 SIERRA GRANDE N.E.

DRAWN
DATE 7/20/20
JOB NUMBER
PLAN #
SHEET C201

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.79 ACRES LOCATED ON THE SOUTH SIDE OF SIERRA GRANDE AVENUE EAST OF JUAN TABO BLVD. AS SEEN ON THE VICINITY MAP. THE SITE WAS PREVIOUSLY DEVELOPED AND THE TRACT WAS SPLIT WITH DEVELOPMENT OF A RESTAURANT ON THE TRACT TO THE WEST. THE ADJACENT PROPERTIES TO THE EAST ARE TWO DEVELOPED SINGLE FAMILY LOTS.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THE GRADING PLAN.

EXISTING DRAINAGE

THE SITE DRAINAGE AND THE DRAINAGE CONDITIONS OF THE ADJACENT PROPERTIES HAS BEEN QUANTIFIED ON THE PLANS FOR J22D012D PETER PIPER PIZZA PLANS. HISTORIC DRAINAGE WHICH ENTERED THE SITE FROM THE EAST HAS BEEN ROUTED TO THE EXISTING CONCRETE CHANNEL LOCATED ON THE NORTH AREA OF THE SITE AS 14.71 CFS. NO OTHER ADJACENT PROPERTIES DRAIN TO THIS SITE. THIS SITE DRAINS TO THE TRACT TO THE WEST AND TO THE EXISTING CHANNEL TO BE ROUTED THROUGH TRACT 1-A-1 TO JUAN TABO BLVD. THE ALLOWED FLOW TO ENTER TRACT 1-A-1 DRAINAGE PLAN (J22D012D) FROM THIS SITE IS 18.68 CFS.

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS A MULTI-FAMILY USE WITH THE MAJORITY OF THE SITE RUNOFF DIRECT TO THE PARKING AREA. THE RUNOFF FROM THE PARKING AREA IS CAPTURED BY INLET AND ROUTED TO THE SITE RETENTION (WATER QUALITY) AREA VIA A 12" PIPE. THE TOTAL RUNOFF ENTERING TRACT 1-A-1 FROM THE SITE WILL BE 18.23 CFS. THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE WEIGHTED E METHOD..

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 4 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EQUATIONS:

WEIGHTED E = E_a*A_a + E_b*A_b + E_c*A_c + E_d*A_d / (Total Area)

FLOW = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d

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

E_a= 0.80 Q_a= 2.09
E_b= 1.08 Q_b= 2.73
E_c= 1.46 Q_c= 3.41
E_d= 2.64 Q_d= 4.78

BASIN	AREA (sf)	TREATMENT A		TREATMENT B		TREATMENT C		TREATMENT D		WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)
EXISTING	34264	0%	0	0%	0	100%	34264	0%	0	1.4600	4169	2.68
PROPOSED	34264	0%	0	15%	5140	0%	0	85%	29124	2.4060	6870	3.52

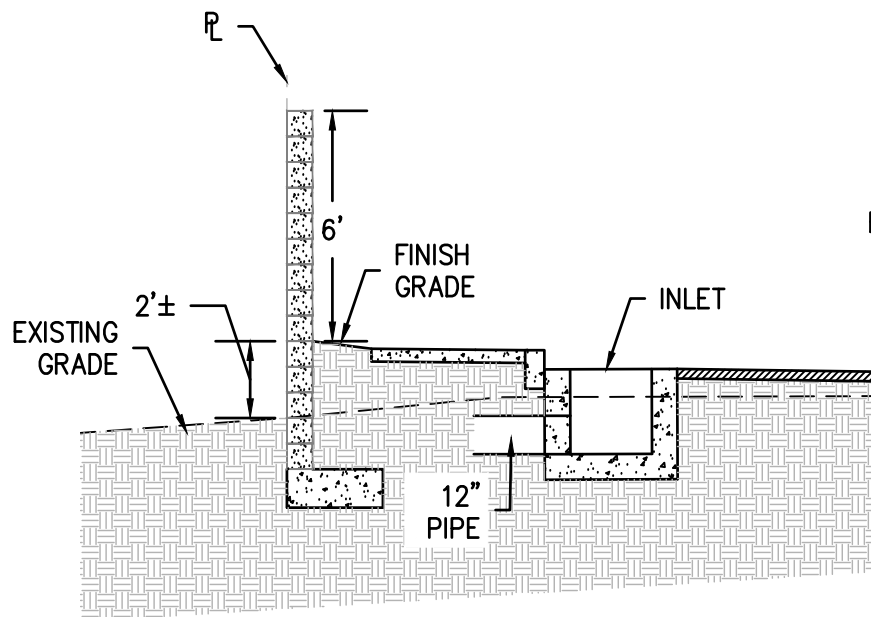
REQUIRED WATER QUALITY VOLUME

SITE DRAINAGE AS DEPICTED ON THE GRADING PLAN SHALL BE MAINTAINED.

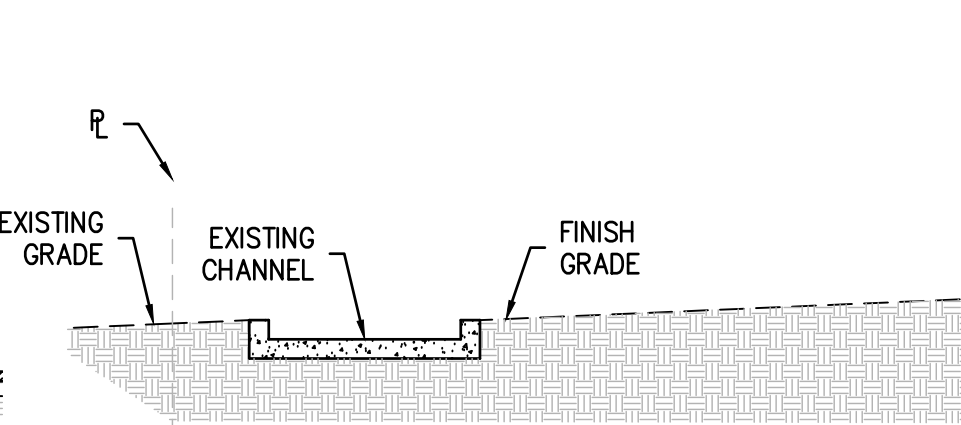
LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.

IMPERVIOUS AREA = 29,124 SQ.FT.

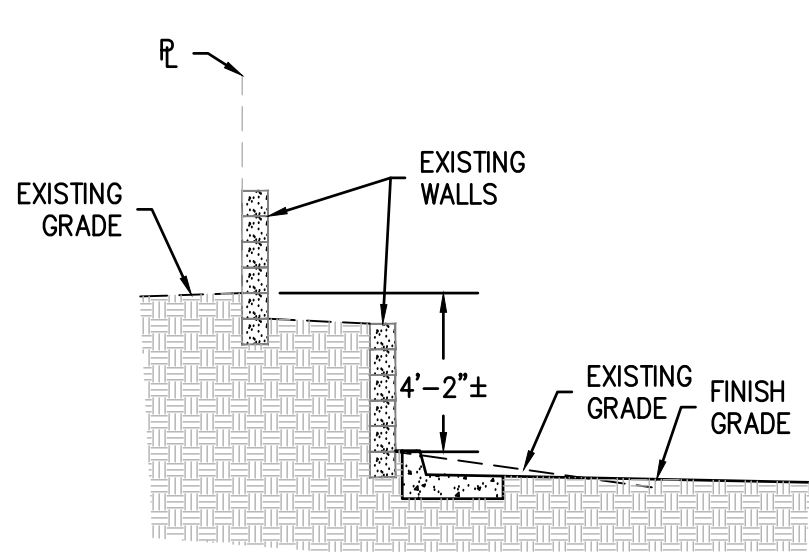
REQUIRED VOLUME = 29,214 * (0.44-0.10)/12 = 825 CU.FT.
VOLUME PROVIDED = 954 CU.FT.



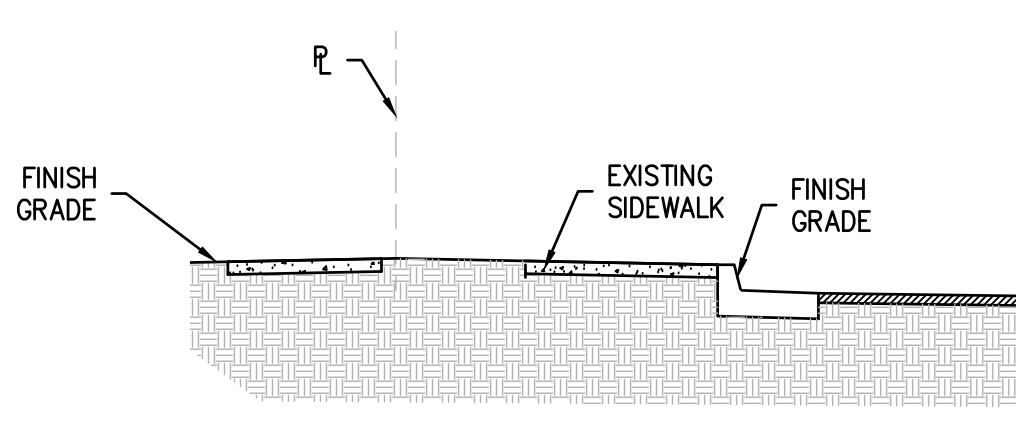
1 SECTION AT PROPERTY LINE
Scale: 1"=5'



2 SECTION AT PROPERTY LINE
Scale: 1"=5'



3 SECTION AT PROPERTY LINE
Scale: 1"=5'



4 SECTION AT PROPERTY LINE
Scale: 1"=5'

REVISIONS	BY



Stillbrooke

STILLBROOKE HOMES
8801 JEFFERSON NE BLDG. A
ALBUQUERQUE, NM 87113

GRADING AND DRAINAGE DETAILS
MONTEREY WALK TOWNHOMES
12001 SIERRA GRANDE N.E.



THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

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