

DRAINAGE INFORMATION SHEET

III

TITLE: Eastridge Residential Development ZONE ATLAS/DRNG. FILE #: J-22/D49

DESCRIPTION: Tract A, Block 12-A Panorama Heights

DRESS: N/A

RING FIRM: Tom Mann & Assoc

CONTACT: Tom Mann

DRESS: 811 Dallas NE

PHONE: 265-5611

Roger Smith
4101 Morris NE

CONTACT: Roger Smith

DRESS: 126 Ger. Cherault Suite F 87111

PHONE: 294 1525

CT: Dan Krueger

CONTACT: Dan Krueger

DRESS: 126 Ger. Cherault

PHONE: 293-7888

R: Tom Mann & Assoc

CONTACT: _____

DRESS: _____

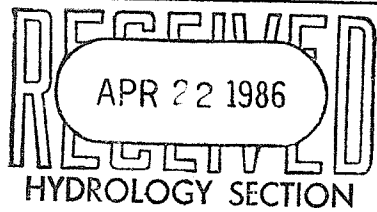
PHONE: _____

TOR: Unknown

CONTACT: _____

DRESS: _____

PHONE: _____



IGN MEETING:

DRB NO. 86-171

EPC NO. _____

Y OF CONFERENCE RECAP
ET PROVIDED

PROJ. NO. _____

SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

INAGE REPORT

☐ SKETCH PLAT APPROVAL

INAGE PLAN

☒ PRELIMINARY PLAT APPROVAL

CEPTUAL GRADING & DRAINAGE PLAN

☐ SITE DEVELOPMENT PLAN APPROVAL

ADING PLAN

☒ FINAL PLAT APPROVAL

SION CONTROL PLAN

☐ BUILDING PERMIT APPROVAL

SINEER'S CERTIFICATION

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

MITTED: 4/21/86

1. Resubmitted as per Goolsby
letter dated 4/10/86

Tom Mann



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER

GENE ROMO

DEPUTY CAO
PUBLIC SERVICES

FRANK MARTINEZ

DEPUTY CAO
PLANNING/DEVELOPMENT

BILL MUELLER

April 4, 1988

Roger Smith
4101 Morris, NE Suite F
Albuquerque, New Mexico 87111

Dear Mr. Smith:

Our office has been contacted in referenced to a potential drainage problem at the Eastridge Development.

A field inspection has revealed that a raised landscape area along the north property line has been graded to drain through a turned block between the recently constructed retaining wall and the existing garden wall. This condition could result in seepage of Eastridge runoff through the garden wall into private property. Please be advised that this situation is inconsistent with the approved grading and drainage plan submitted to the Hydrology Office. Additionally, there were some concerns about the pad elevations but a survey has verified that the pad elevations are at or below the designed elevation.

Also, there were some questions concerning height requirements and setback requirements which have been referred to Zoning for investigation.

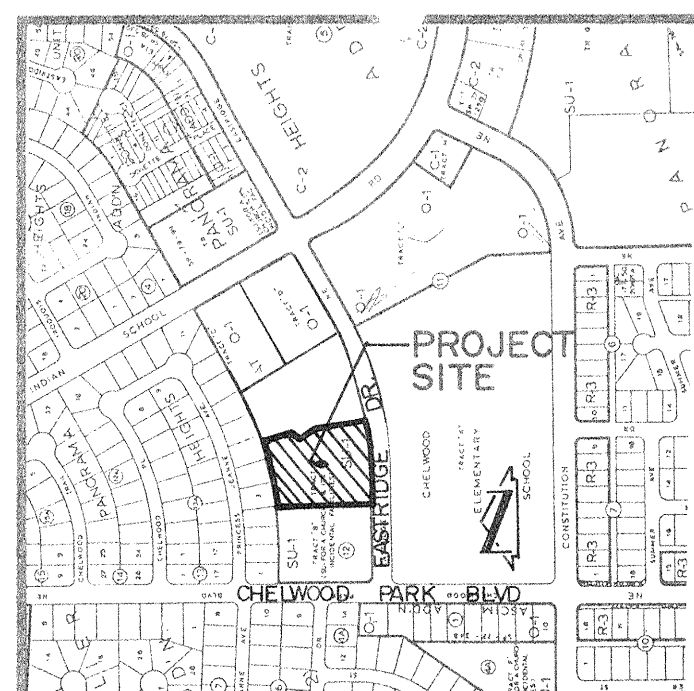
To avoid any damage to adjacent properties, please look into this matter at your earliest convenience. If you have any questions or comments, please feel free to call me at 764-1699.

Cordially,

Richard L. Duran
Drainage Inspector

xc: Joseph Stewart
12416 Princess Jeanne

RLD/bsj



LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 56 PROPOSED CONTOUR
- 5556 EXISTING CONTOUR
- SWALE
- PROPERTY LINE
- CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- EXISTING FENCE
- T.C. 02.00 TOP OF CURB
- FL. 01.65 FLOW LINE

CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 78-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS.

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR INTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AT THE PROPERTY LINES AND KEEPING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

PROJECT BENCHMARK

A STANDARD ACS BENCHMARK TABLET STAMPED "11-J-22-1979" SET FLUSH WITH THE SIDEWALK LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CONSTITUTION AVE. N.E. & LA CHARLES DR. N.E. ELEVATION = 5730.41 FEET (M.S.L.D.)

LEGAL DESCRIPTION

TRACT A, BLOCK 12-A, PANORAMA HEIGHTS

DRAINAGE PLAN

The following items concerning the Eastridge Court Drainage Plan are contained hereon:

- Vicinity Map
- Grading Plan
- Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the north side of Eastridge Drive N.E. and east of Chelwood Park Drive N.E. At present the site is undeveloped. All of the surrounding parcels with the exception of the one parcel to the east are developed.

As shown by Plate J-22 of the Albuquerque Master Drainage Study, the site does not lie within a designated Flood Hazard Zone. Further study of this plate reveals that the site is an infill site and that flooding does not occur in the immediate vicinity. There is an existing storm drain system in Eastridge Drive and in Chelwood Park Boulevard. Flooding will occur in the vicinity of Juan Tabo and Lomas, but this is some distance downstream and this site will not impact that flooding.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1' 0" intervals, 2) continuity between the existing and proposed elevations, 3) the limit and character of the existing improvements, and 4) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the construction of 32 patio homes with associated streets, landscaping and parking. The project is serviced by a "U" shaped street entering and exiting from the north and west is developed. The land to the north is separated from the project site by a wall, while the land to the west is lower than the project site. Eastridge Drive is along the south side of the project and approximately parallel to it. The one remaining undeveloped parcel to the east is higher than the project site and will contribute approximately 3.5 cfs of flow during the 100-year event. As shown by the grading plan, there is a swale in the site to the east which will collect waters from that site. A weir (a three foot opening) will be placed in the retaining wall as a temporary outlet to receive the offsite waters onto the project site. When the eastern parcel is developed, that parcel will be responsible for diverting their waters to Eastridge Drive. Until that time, the existing flows will be accepted into the project site. Storm water runoff within the site will be routed to the streets of the subdivision. Although the streets are private streets, standard 8" curb will be utilized to convey the flows along the streets. The runoff is conveyed to Eastridge Drive at the western most intersection where it will be accepted by an existing catch basin in Eastridge Drive. Excess runoff will continue west to Chelwood Park Boulevard where it will be accepted by the existing catch basins. Any further runoff will continue south in Chelwood Park Boulevard to Constitution Avenue, west in Constitution Avenue to Juan Tabo Boulevard where another storm drain system will accept runoff. Runoff then flows south in Juan Tabo Boulevard to the above mentioned site where flooding does occur.

At the present time only the parcel to the east and the Blue Cross parcel on the south side of Eastridge contribute flows to Eastridge. The existing flows are less than the capacity of the street plus the storm sewer system.

Head fully developed
The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method, as previously submitted for this project (J-22/D49), has been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the proposed improvements will result in an increase of runoff discharged from the site. This runoff will not exceed the capacity of Eastridge Drive, nor will it contribute to any flooding in the vicinity. Because of existing storm drain in Eastridge Drive and Chelwood Park Boulevard, and the fact that this is an infill site, the free discharge of runoff from this site is appropriate.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey, Plate 32:
EhM Embudo
Hydrologic Soil Group B

Rational Method

Discharge: $Q = C i A$
where C varies
 $i = P_6 (6.84) T_c^{-0.51} = 5.28 \text{ in./hr}$
 $P_6 = 2.5 \text{ in (DPM Plate 22.2 D-1)}$
 $T_c = 10 \text{ min (minimum)}$
 $A = \text{area, acres}$

Volume: $V = C P_6 A (1/12)$
where C varies
 $P_6 = 2.5 \text{ in (DPM Plate 22.2 D-1)}$
 $A = \text{area, acres}$

Existing Condition

$A_{\text{total}} = 117,176 \text{ sf} = 2.69 \text{ Ac}$
 $A_{\text{imp}} = 0 \text{ sf; \% impervious} = 0\%$
 $C = 0.34 \text{ (DPM Plate 22.2 C-1)}$
 $Q_{100} = C i A = 0.34 (5.28) (2.69) = 4.8 \text{ cfs}$
 $V_{100} = C P_6 A = 0.34 (2.5/12) (117,176) = 8,300 \text{ cf}$

Developed Condition

$A_{\text{total}} = 117,176 \text{ sf} = 2.69 \text{ Ac}$
 $A_{\text{imp}} = 99,600 \text{ sf; \% impervious} = 85\%$
 $C = 0.81 \text{ (DPM Plate 22.2 C-1)}$
 $Q_{100} = C i A = 0.81 (5.28) (2.69) = 11.5 \text{ cfs}$
 $V_{100} = C P_6 A = 0.81 (2.5/12) (117,176) = 19,773 \text{ cf}$

Comparison

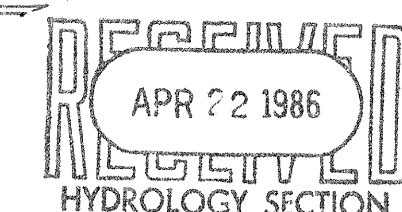
$Q_{100} = 11.5 - 4.8 = 6.7 \text{ cfs (increase)}$
 $V_{100} = 19,773 - 8,300 = 11,473 \text{ cf (increase)}$

Street Capacity

$Q = 1.49/n A R^{2/3} S^{1/2}$
 $Q = \{0.33 \times 22\}^{1/2} + 0.33 \times 22 = 10.89 \text{ s.f.}$
 $R^{2/3} = (10.89/22.67)^{2/3} = 0.61$
 $S^{1/2} = (0.008)^{1/2} = 0.0894$
 $Q = 1.49/0.003 \{10.89\} 0.61 (0.0894) = 29.5 \text{ cfs}$

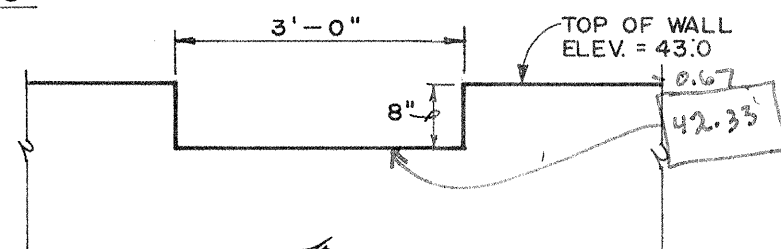
Weir Capacity

$Q = 3.33 \sqrt{h} L$
 $Q = 3.33 (3) (0.5)^{3/2} = 3.53 > 3.5 \text{ cfs}$

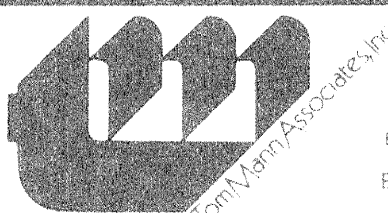


SECTION A-A

SCALE: 1" = 2'



- NOTE:**
- FINISH FLOOR ELEVATION EQUALS PAD ELEVATION + 4 INCHES.
 - THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR RETAINING WALL CONSTRUCTION.



BLDG. DIVISION - ALBUQUERQUE - NEW MEXICO - 87102
ENGINEERS

NO. DATE BY REVISIONS
A 4/21/86 TM Revised as per City's letter dated 4/16/86

DESIGNED BY T.T.M.
DRAWN BY S.G.H.
APPROVED T.T.M.

JOB NO.
40952
DATE
3-86

GRADING & DRAINAGE PLAN EASTRIDGE RESIDENTIAL DEVELOPMENT