



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ 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:

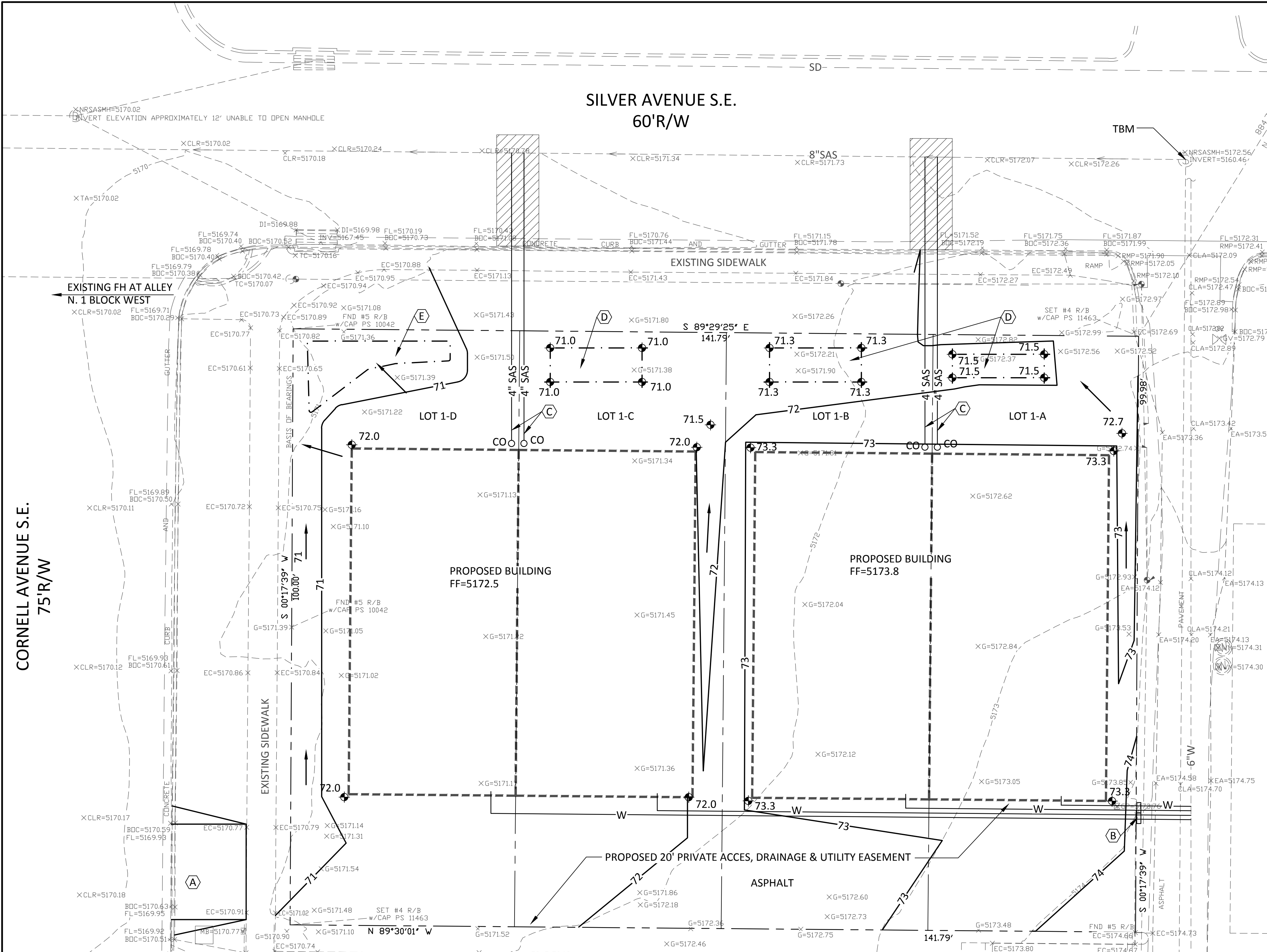
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING 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: _____ 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



LEGEND

EXISTING CONSTRUCTION

REMOVE AND REPLACE PAVING

NEW CONTOUR

NEW SPOT ELEVATION

EXISTING WATER LINE

NEW WATER LINE

EXIST GAS LINE

NEW GAS LINE

EXISTING SAS LINE

NEW SAS LINE

PROPERTY LINE

FINISH FLOOR ELEV

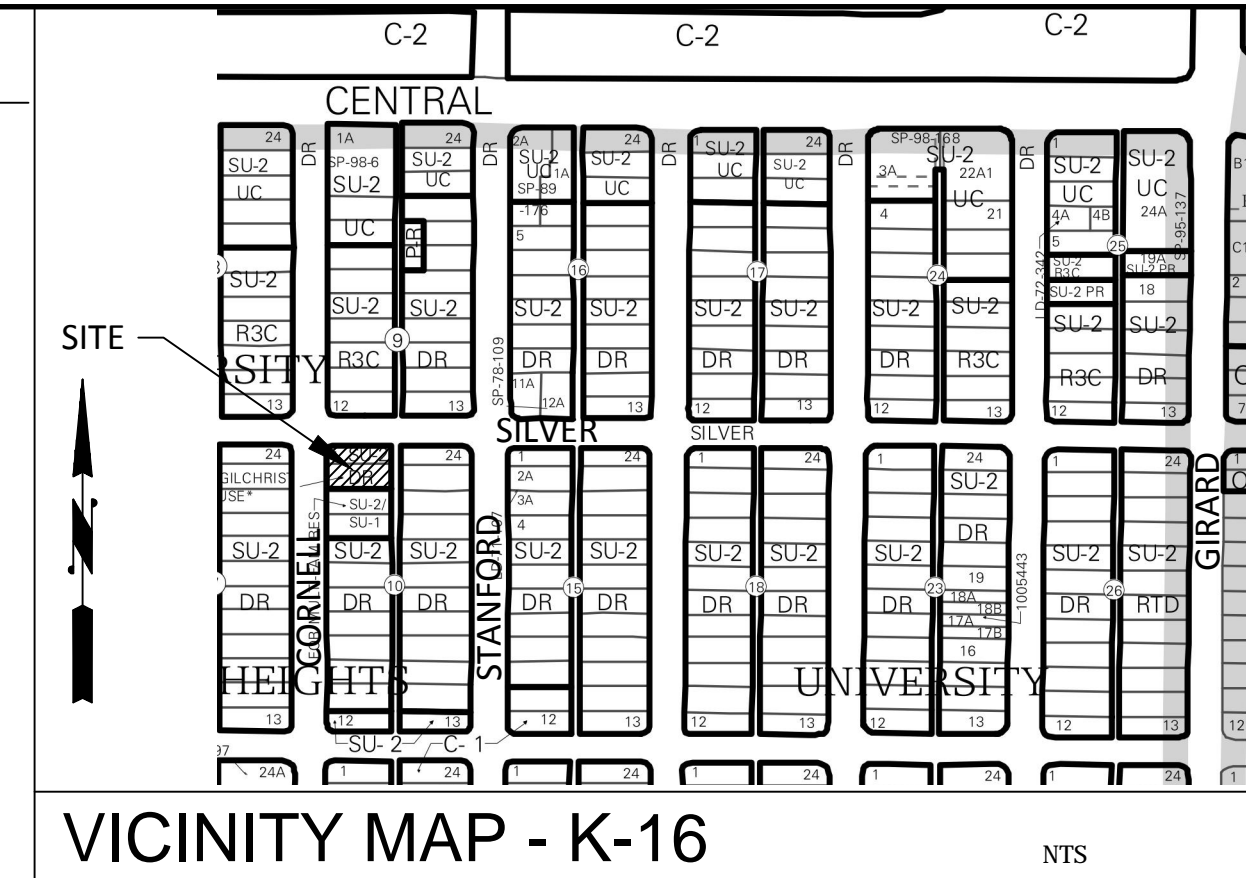
- KEYED NOTES
- A. NEW 16' CURB CUT & DRIVE PAD PER COA STD DRAWING #2425.

B. TWO NEW DOUBLE WATER METER BOXES AND SERVICES (PER STD DWGS # 2362 & 2368) FROM WATER MAIN IN ALLEY TO PROPERTY LINE.

C. NEW 4" SANITARY SEWER SERVICE PER ABCWUA STD DRAWING #2125 TYPICAL OF 4.

D. CREATE DEPRESSED LANDSCAPE AREA WITH 3:1 SLOPED SIDES 8' x 15' x 0.5' (V = 60 CF).

E. CREATE DEPRESSED LANDSCAPE AREA WITH 3:1 SLOPED SIDES 0.5' DEEP WITH V = 95 CF.



LEGAL: Lots 1 & 2, Block 10, UNIVERSITY HEIGHTS ADDITION

AREA: 14,178 SF (0.3255 acre)

Benchmark: COA BM "S-K16A" located on the north side of Central Avenue and 109' west of Columbia Drive set flush in the north side walk. ELEVATION = 5174.054 (NAVD 1988)

TBM: North rim of existing Silver SAS manhole at alley as shown on plan ELEVATION = 5172.56

SURVEYOR: Harris Surveying dated July, 2014

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Panel 35001C0353H (dated 8/16/2012), this site is identified as Zone 'X' which is an area determined to be outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The existing site was developed as two residential structures which have both been removed from the site. It is located at the southeast corner of Silver and Cornell Avenue NE. The site slopes down from the southeast to the northwest at 1.5-3%. Existing site drainage is discharged to the adjacent public streets.

PROPOSED IMPROVEMENTS: The proposed improvements include four town home lots. A paved access is proposed along the south side of the lots that connects Cornell Avenue to the paved alley running along the east side of the site.

OFFSITE FLOWS: The south half of the adjacent alley to the east and a small roof area east of the alley discharges flow to the site. The offsite alley and roof area is 16'x50' + 12'x20' = 1,040 SF and with impervious surface $Q = (.024)(4.7) = 0.1$ CFS which will continue to be accepted onsite and carried west to Cornell via the paved accessway.

DRAINAGE APPROACH: The drainage plan will follow historic drainage patterns. The roof runoff will be directed to the front yard areas which will be depressed slightly to detain runoff onsite.

FIRST FLUSH: The front yards are proposed to be depressed to provide the first flush volume:
 $V = (0.34/12)(9,623 \text{ SF impervious}) = 273 \text{ CF}$ Volume provided is $(60)(3)+95 = 275 \text{ CF}$.

Existing land treatment: 20% B, 32% C, 48% D (typical previous residential development)
 $Q = (0.3255)(3.72) = 1.2 \text{ CFS}$

Proposed land treatment: 16% B, 16% C & 68% D
 $Q = (0.3255)(4.06) = 1.3 \text{ CFS}$

The additional runoff rate of 0.1 CFS is minimal and is less than a 10% increase. There will be no adverse impact to downstream drainage facilities.

Scott M McGee PE

9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com

PROJECT TITLE

SILVER AVENUE TOWN HOMES
202 CORNELL SE, ALBUQUERQUE, NEW MEXICO

SHEET TITLE

MASTER GRADING & UTILITY PLAN

PROJECT NO.

1410

SHEET NO.

C101

DATE

09/18/2014

MASTER GRADING & UTILITY PLAN

1" = 10'

0

10'

20'

CITY OF ALBUQUERQUE



September 22, 2014

Mr. Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87113

**Re: Silver Avenue Townhomes Master Grading Plan
Scott McGee's Engineer's Stamp 9-18-14 (K16D072A)**

Dear Mr. McGee,

Based upon the information provided in your submittal received September 22, 2014, the above referenced plan is approved for Preliminary Plat and Site Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, PE
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

C: e-mail
Project File

New Mexico 87103

www.cabq.gov