

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 25, 2024

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

**RE: Sage Park Subdivision Grading and Drainage Plan
Tract 401, Unit 3, Atrisco Grant
Engineer's Stamp Date: 1/10/2024
Hydrology File: L10D030**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 1/25/2024, the Grading & Drainage Plan is approved for Grading Permit, Work Order plans approval.

PRIOR TO FINAL PLAT:

PO Box 1293

On the Final Plat, provide a drainage easement over the pond and annotate using the Plat Drainage Easement Note. This note replaces the need for a separate drainage covenant.

Albuquerque

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, 505-924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: SAGE PARK SUBDIVISION Hydrology File # L30D030

Legal Description: TRACT 401, UNIT 3, ATRISCO GRANT

City Address, UPC, OR Parcel: 101005652511340513

Applicant/Agent: THE Group Contact: Ron E. Hensley

Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124 Phone: 505-410-1622

Email: ron@thegroup.cc

Applicant/Owner: CLEARBROOK LLC Contact: _____

Address: 8801 Jefferson NE Bldg. A, ALBUQUERQUE, NM 87113 Phone: 505-858-1800

Email: scotth@stillbrooke.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) 77 RESIDENCE
 DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING & DRAINAGE PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

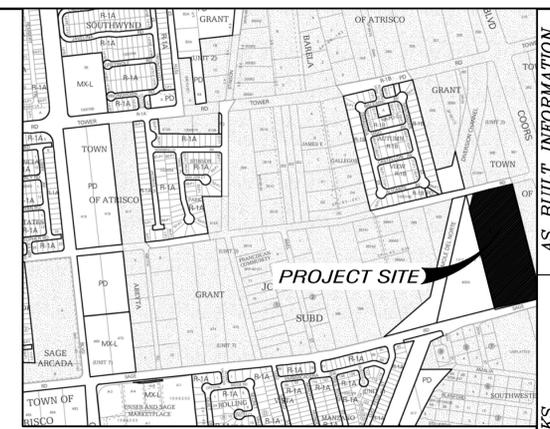
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DFT APPROVAL
- PRELIMINARY PLAT APPROVAL
- FINAL PLAT APPROVAL
- SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- OTHER (SPECIFY) _____

DATE SUBMITTED: 1/04/24

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 1/25/2024
 BY: *Hege Cha*
 HydroTrans # L10D030

THE APPROVAL OF THESE PLANS SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR OMISSIONS IN PLANS, SPECIFICATIONS OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



VICINITY MAP L-10-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 THEREFOR. 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 RESEEDED OR LANDSCAPED.
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LEGEND

- FLOW ARROW
- 4.00% SLOPE ARROW
- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- ~~~~ GRADE BREAK
- EXISTING CONTOUR
- 9999 EXISTING CONTOUR
- - - - PROPOSED EASEMENT
- EXISTING WALL
- ===== PROPOSED WALL

REVISIONS

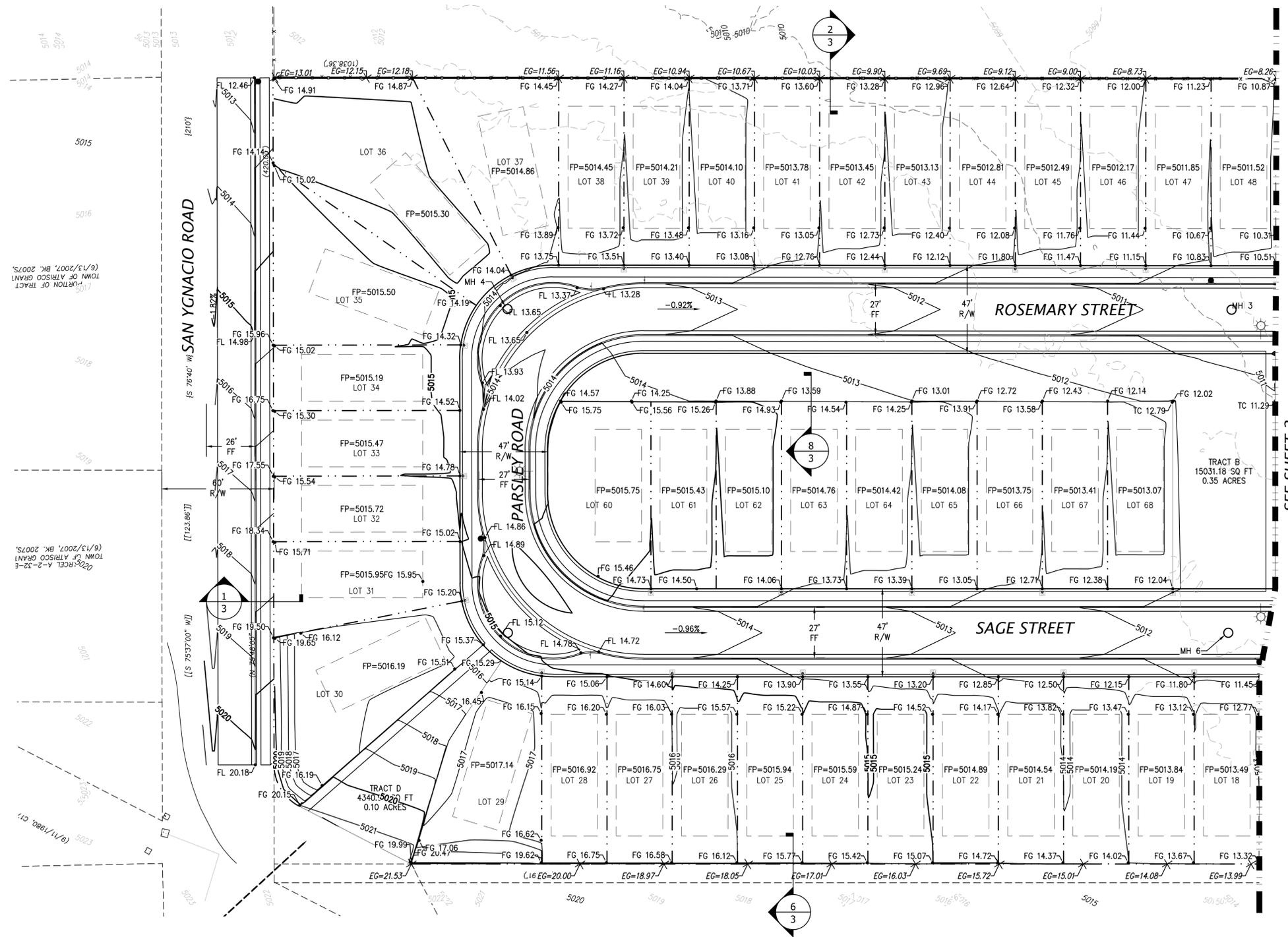
NO.	DATE	REMARKS	BY
		DESIGN	

THE HENSLEY ENGINEERING GROUP
 300 BRANDING IRON RD, SE
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1822

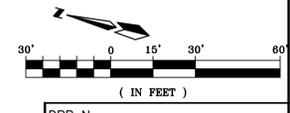
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
SAGE PARK SUBDIVISION
GRADING PLAN 1 OF 2

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.

DRB No. 2019-003169 CITY PROJECT No. ZONE MAP No. L-10-Z SHEET 1 OF 3



SEE SHEET 2



AS BUILT INFORMATION

CONTRACTOR	DATE

BRANCH MARKS

STAKED BY	DATE

SURVEY INFORMATION

FIELD NOTES	DATE

ENGINEER'S SEAL

RON E. HENSLEY
 NEW MEXICO
 21860
 1/25/2024

REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY REH
DRAWN BY REH
CHECKED BY REH

DATE DEC. 2019
 DATE JAN. 2020
 DATE JAN. 2020

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 1/25/2024
 BY: *[Signature]*
 HydroTrans # L10D030

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 CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY
 ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT
 THE CITY OF ALBUQUERQUE FROM ENFORCEMENT OF
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REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

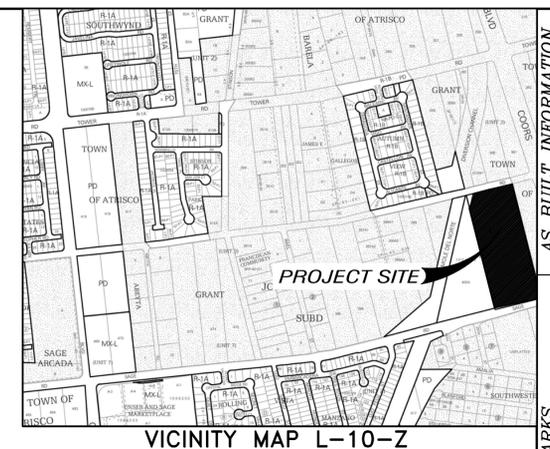
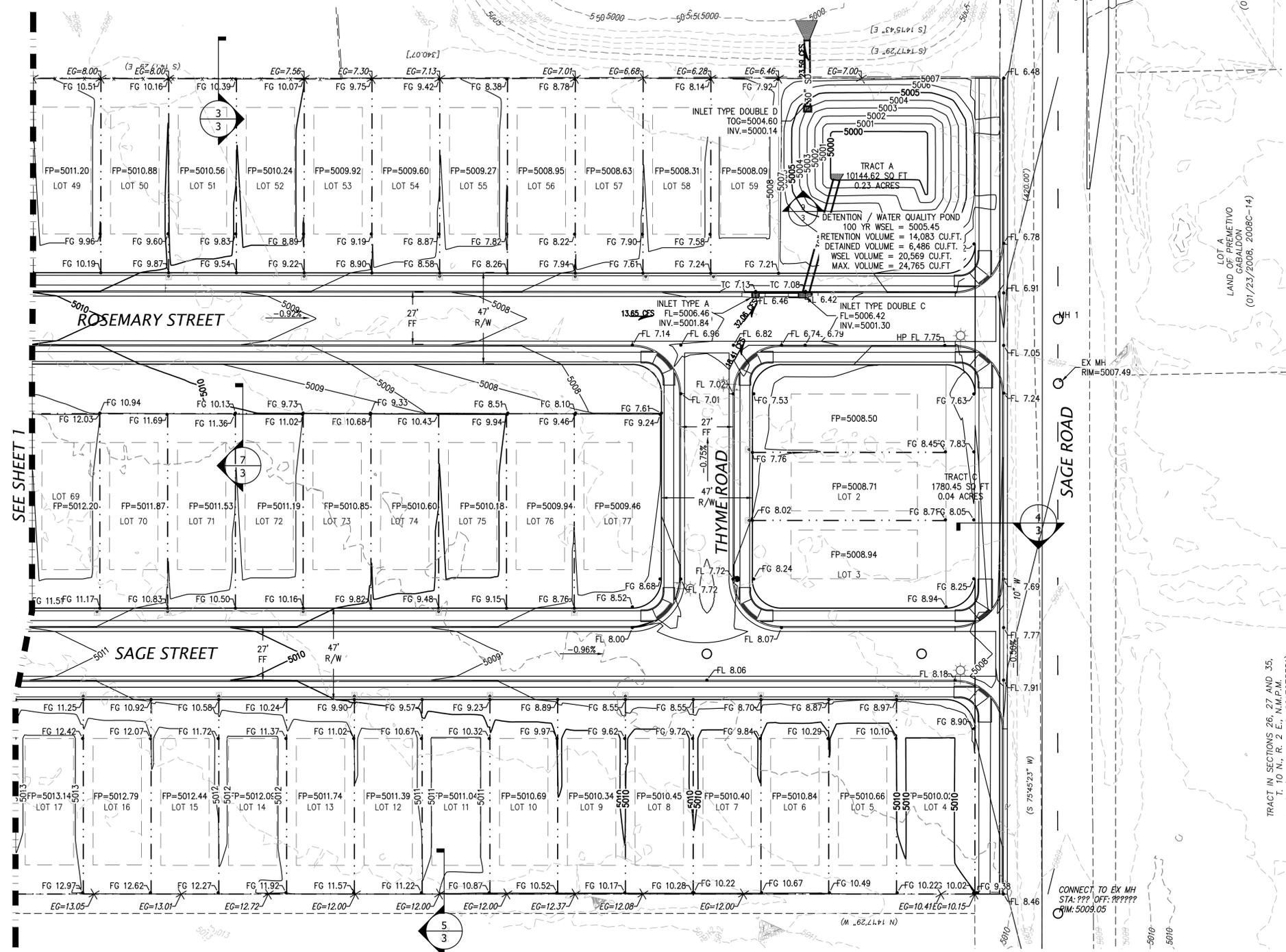
SITE DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF
 RETENTION ON THE SITE IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE
 EQUAL TO: IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.

IMPERVIOUS AREA = 273,963 SQ.FT.

REQUIRED VOLUME = 291,570 * (0.42)/12 = 9,589 CU.FT.

VOLUME PROVIDED = 14,083 CU.FT.

SOUTHERLY PORTION OF TRACT 402
 TOWN OF ATRISCO GRANT, UNIT 3
 (9/17/1987, BK. D315A, PG. 62)



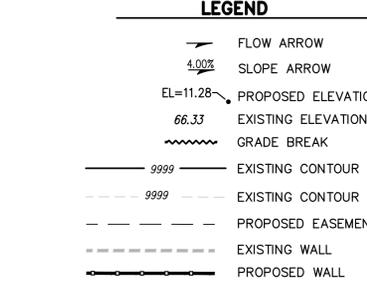
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CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEPARTMENT GROUP
SAGE PARK SUBDIVISION
GRADING PLAN
GRADING PLAN 2 OF 2

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
LAST DESIGN UPDATE			
DRB No.	CITY PROJECT No.	ZONE MAP No.	SHEET OF
2019-003169		L-10-Z	2 OF 3

AS BUILT INFORMATION

CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD CHECKED BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE

BENCH MARKS

ACS BM 12-LIT ON COURTS BOULEVARD SW, NORTH OF THE APPROXIMATE CENTERLINE OF SAN YONACIO ROAD.	DATE
X=1547745.03	
Y=1547745.68 (NAD 83)	
ELEV=5010.76 (NAVD 1988)	

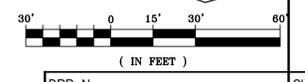
SURVEY INFORMATION

NO.	DATE	BY



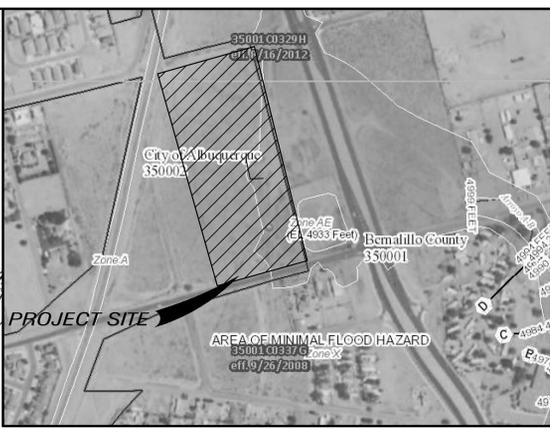
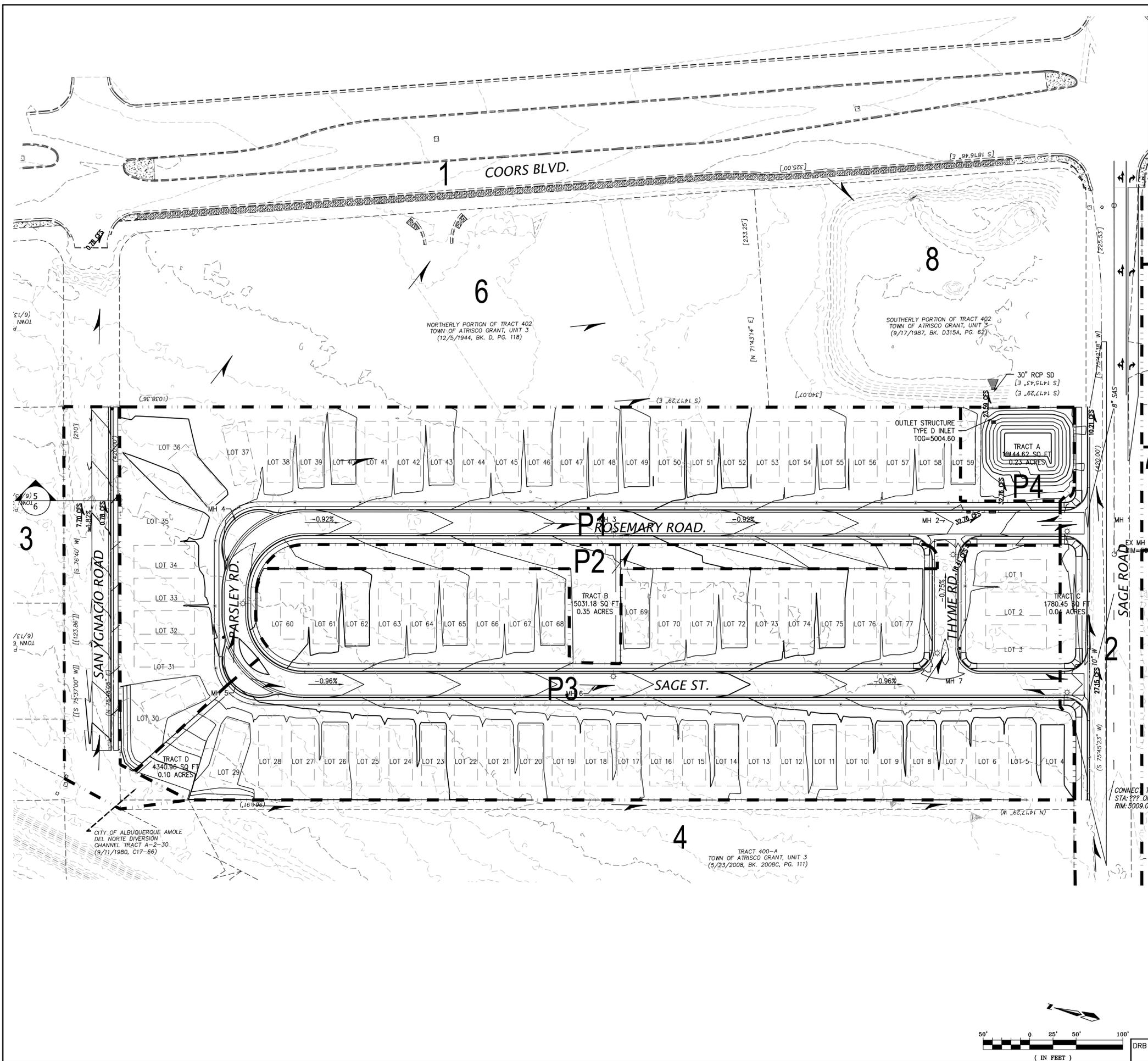
REVISIONS

NO.	DATE	REMARKS	BY
		DESIGN	



TRACT IN SECTIONS 26, 27 AND 35,
 T. 10 N., R. 2 E., N.M.P.M.,
 (08/02/2017, DOC. NO. 2017075381)

CONNECT TO EX MH
 STA: ??? OFF: ?????
 RIM: 5009.05



FIRM MAP NO. 35001C0337G

DRAINAGE INFORMATION
LOCATION & DESCRIPTION

THE PROPOSED SITE IS A TRACT ENCOMPASSING APPROXIMATELY 10 ACRES LOCATED ON THE NORTH SIDE OF SAGE ROAD WEST OF COORS BLVD. ADJACENT TO THE CITY LIMITS AS SEEN ON THE VICINITY MAP. THE SITE IS UNDEVELOPED. THE ADJACENT PROPERTIES ARE UNDEVELOPED.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0337G, DATED 9/26/2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

PRECIPITATION

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 CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EXISTING DRAINAGE

THE SITE CURRENTLY DISCHARGES RUNOFF TO THE EXISTING POND ADJACENT TO THE SOUTHEAST CORNER OF THE SITE. THE POND IS A REGIONAL FACILITY CONSTRUCTED WITH THE COORS STORM DRAIN TO CAPTURE EXCESS FLOWS FROM COORS BLVD. AND LAND BOUNDED TO THE WEST BY THE AMOLE DIVERSION CHANNEL.

DEVELOPED CONDITION

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF 62 RESIDENTIAL LOTS AND ASSOCIATED STREETS AND DRAINAGE IMPROVEMENTS, AND IT WILL MAINTAIN THE RUNOFF CONDITIONS SHOWN HEREON. RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED VIA SURFACE FLOW TO THE PROPOSED DETENTION POND VIA A DROP INLET IN THE ROADWAY ADJACENT TO THE POND.

HYDROLOGIC DATA - DEVELOPED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q100 (cfs)	V100-24 (acft)
		A	B	C	D			
1	14.88	0	0	10	90	3.82	56.76	2.74
2	2.61	0	0	10	90	3.82	9.97	0.48
3	8.49	0	0	15	85	3.74	31.78	1.52
4	6.36	0	0	15	85	3.74	23.82	1.14
P1	3.76	0	15	15	70	3.40	12.78	0.61
P2	0.51	0	100	0	0	1.73	0.88	0.03
P3	5.41	0	15	15	70	3.59	18.41	0.88
P4	0.28	0	0	100	0	2.51	0.70	0.02
6	0.79	0	0	15	85	3.75	14.32	0.11
7	1.98	0	0	15	85	3.75	7.46	0.08
8	1.63	0	0	15	85	2.51	6.13	0.03
POND OUT	49.54						2.52	6.36

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S FIELD CHANGE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	
BENCH MARKS	
NO.	DATE
SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE
ENGINEER'S SEAL	
REMARKS	BY
REVISIONS	
DESIGNED BY: REH	DATE DEC. 2019
DRAWN BY: REH	DATE JAN. 2020
CHECKED BY: REH	DATE JAN. 2020

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SAGE PARK SUBDIVISION
DRAINAGE PLAN
PROPOSED DRAINAGE / BASIN MAP

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.

DRB No. 2019-003169

CITY PROJECT No. ZONE MAP No. L-10-Z SHEET 2 OF 2

