

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

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

www.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

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.



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 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND PERMITS PRIOR TO THE 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 ORDINANCES, AND FEDERAL REGULATIONS REGARDING RECORDING, MARKING, AND PROTECTING 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.

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 RESEEDING 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.











1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

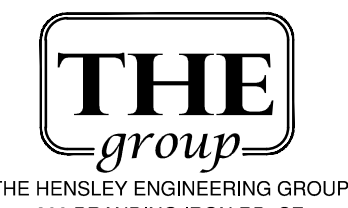
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

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.

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



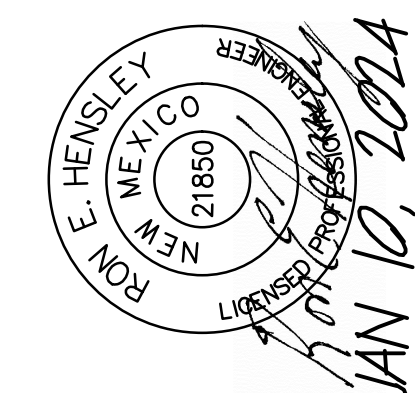
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

GRADING PLAN
GRADING PLAN 1 OF 2

	DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.		ZONE MAP NO. L-10-Z	SHEET 1 OF 3		

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK ORDER	DATE
STAKED BY	DATE
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
REVISION	DATE
DEFINITION BY	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
"ACS BM 12-L11"	ON COORS BOULEVARD SW, NORTH OF THE
APPROXIMATE CENTERLINE OF SAN YONACIO ROAD.	
X=1547745.03	
Y=1547745.68	(NAD 83)
ELEV=5010.76	(NAVD 1988)

[illegible]

7016 PROCESSION
JAN 10, 2024

[illegible]

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.

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.

$$\text{REQUIRED VOLUME} = 291,570 * (0.42)/12 = 9,589 \text{ CU.FT.}$$

VOLUME PROVIDED = 14,083 CU.FT.



NOTES

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GENERAL NOTES:

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EROSION CONTROL NOTES

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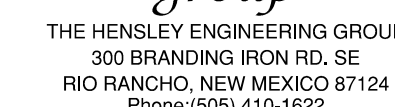
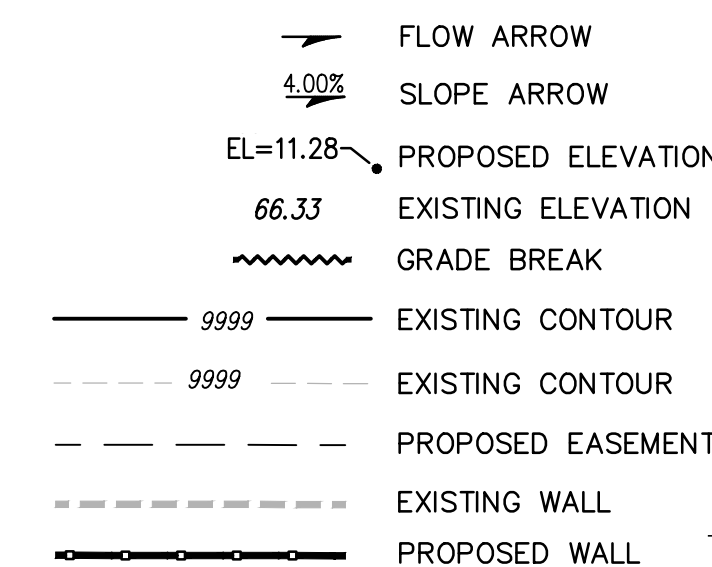
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LEGEND



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

GRADING PLAN
GRADING PLAN 2 OF 2

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

AS BUILT INFORMATION	
CONTRACTOR	
WORK ORDER NO.	
INSPECTOR'S NAME	DATE
ACCEPTED BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

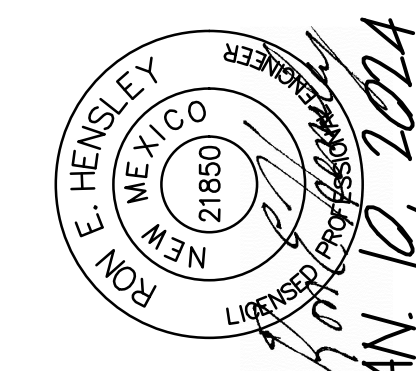
BENCH MARKS

"ACS BM 12-111" ON COORS BOULEVARD SW, NORTH OF THE
APPROXIMATE CENTERLINE OF SAN YGNACIO ROAD.

X=1547745.03

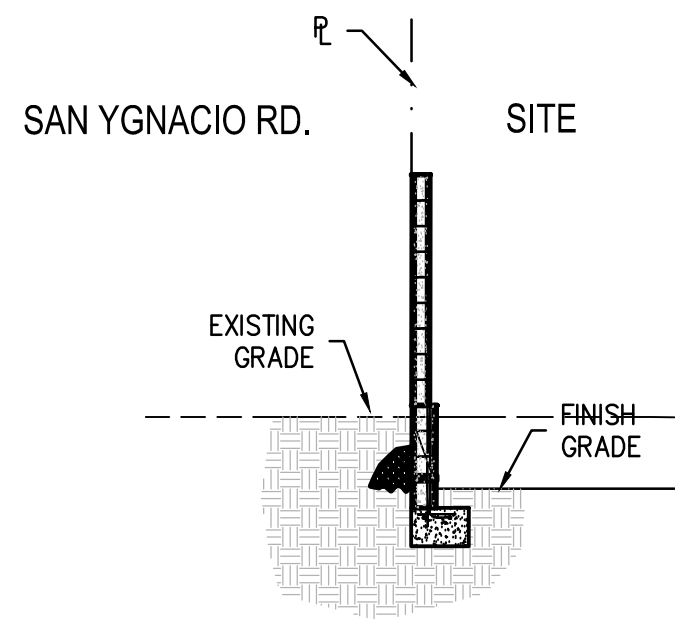
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ELEV=5010.76 (NAVD 1988)

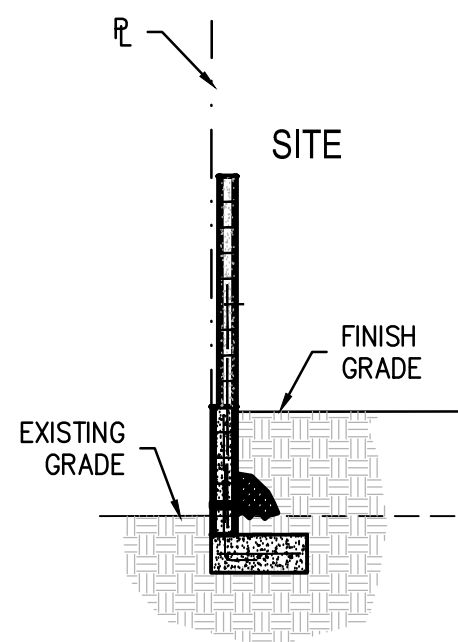
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3016 PROCEEDINGS
JAN. 10. 2024

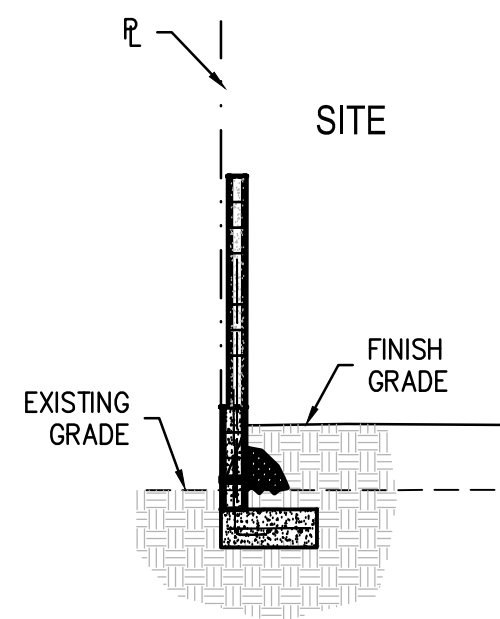
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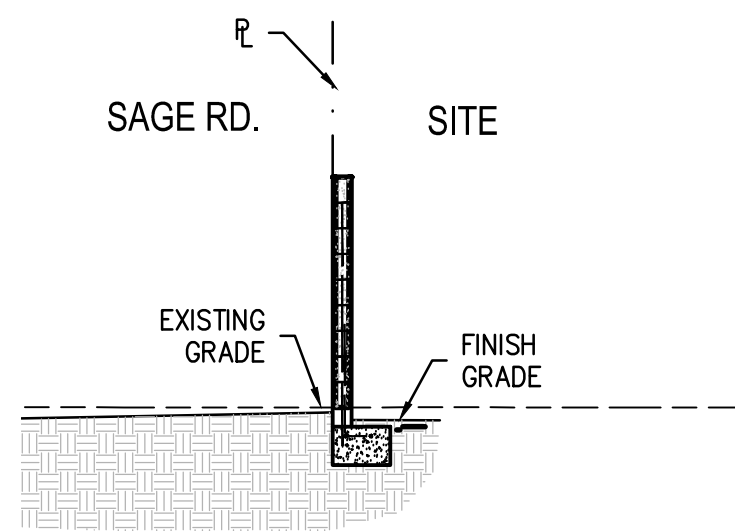
1 SECTION AT PROPERTY LINE
Scale: 1"=5'



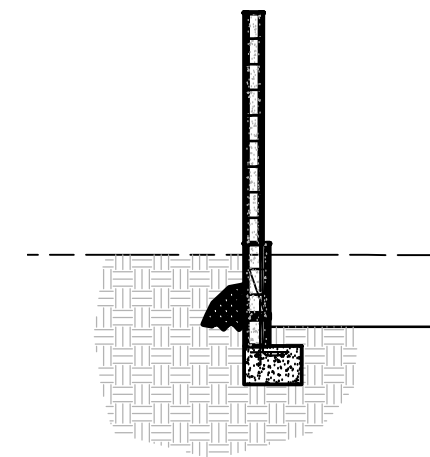
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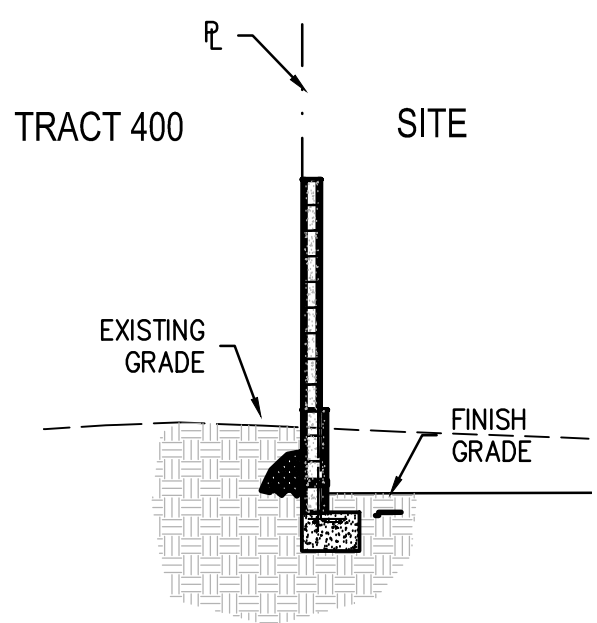
3 SECTION AT PROPERTY LINE
Scale: 1"=5'



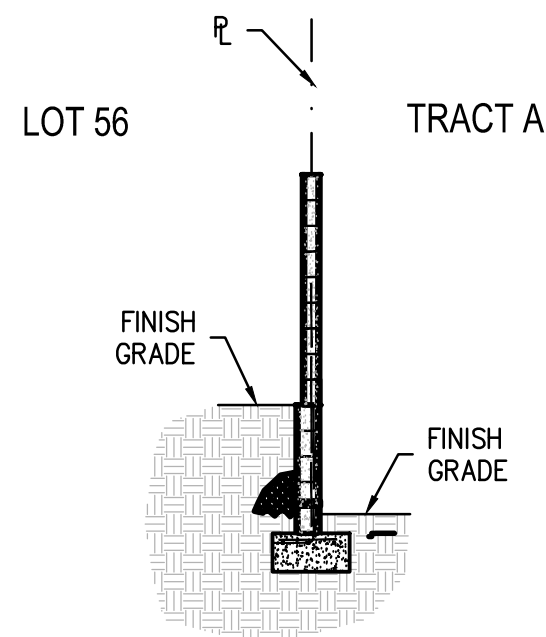
4 SECTION AT PROPERTY LINE
Scale: 1"=5'



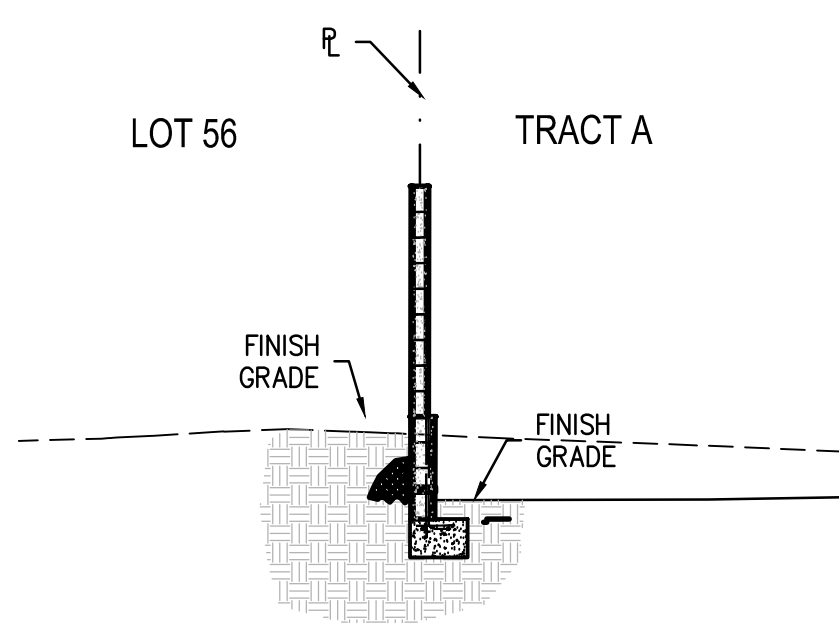
5 SECTION AT PROPERTY LINE
Scale: 1"=5'



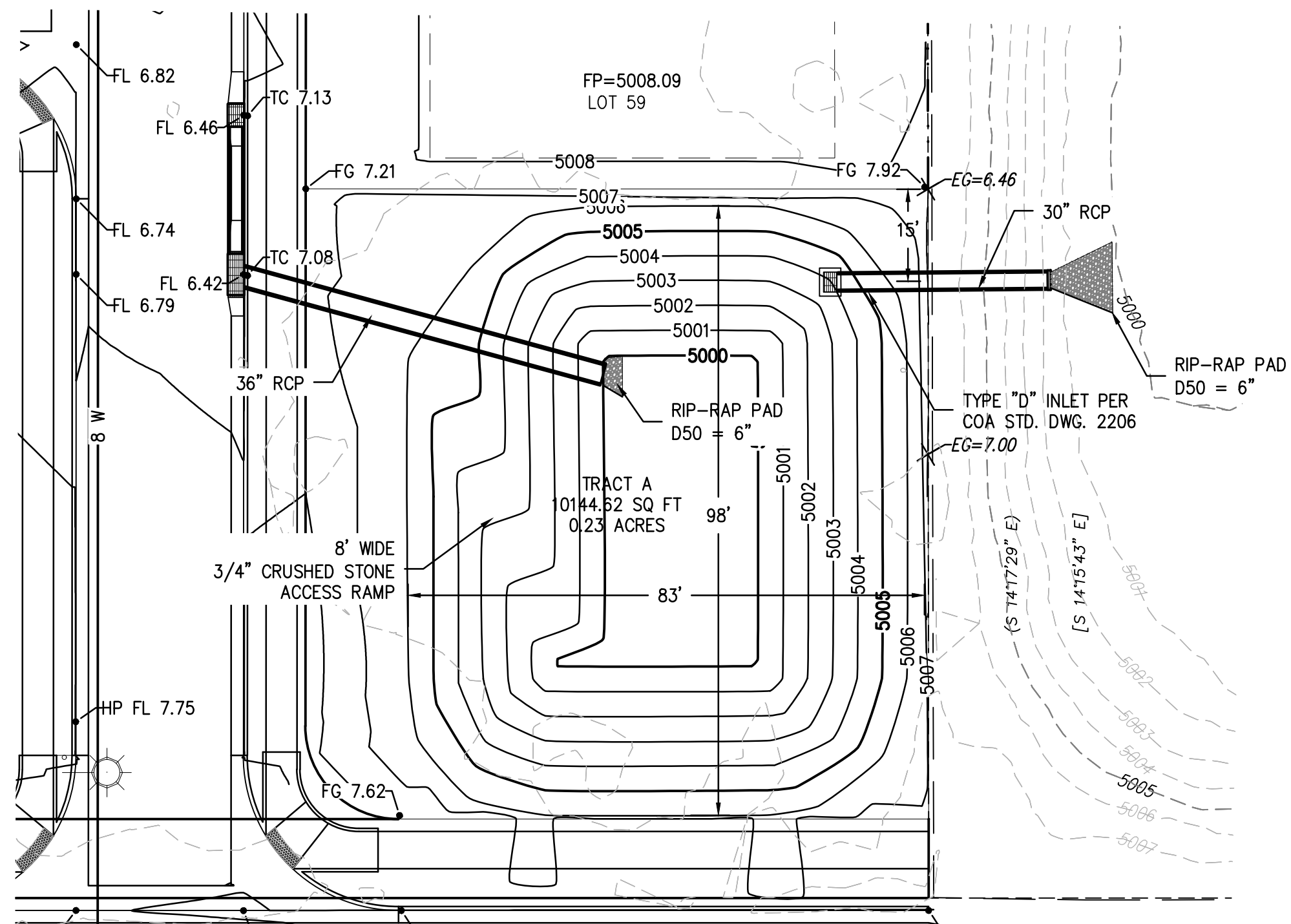
6 SECTION AT PROPERTY LINE
Scale: 1"=5'



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



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



9 POND PLAN
Scale: 1"=20'



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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

SAGE PARK SUBDIVISION

GRADING PLAN
GRADING SECTIONS AND DETAILS

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

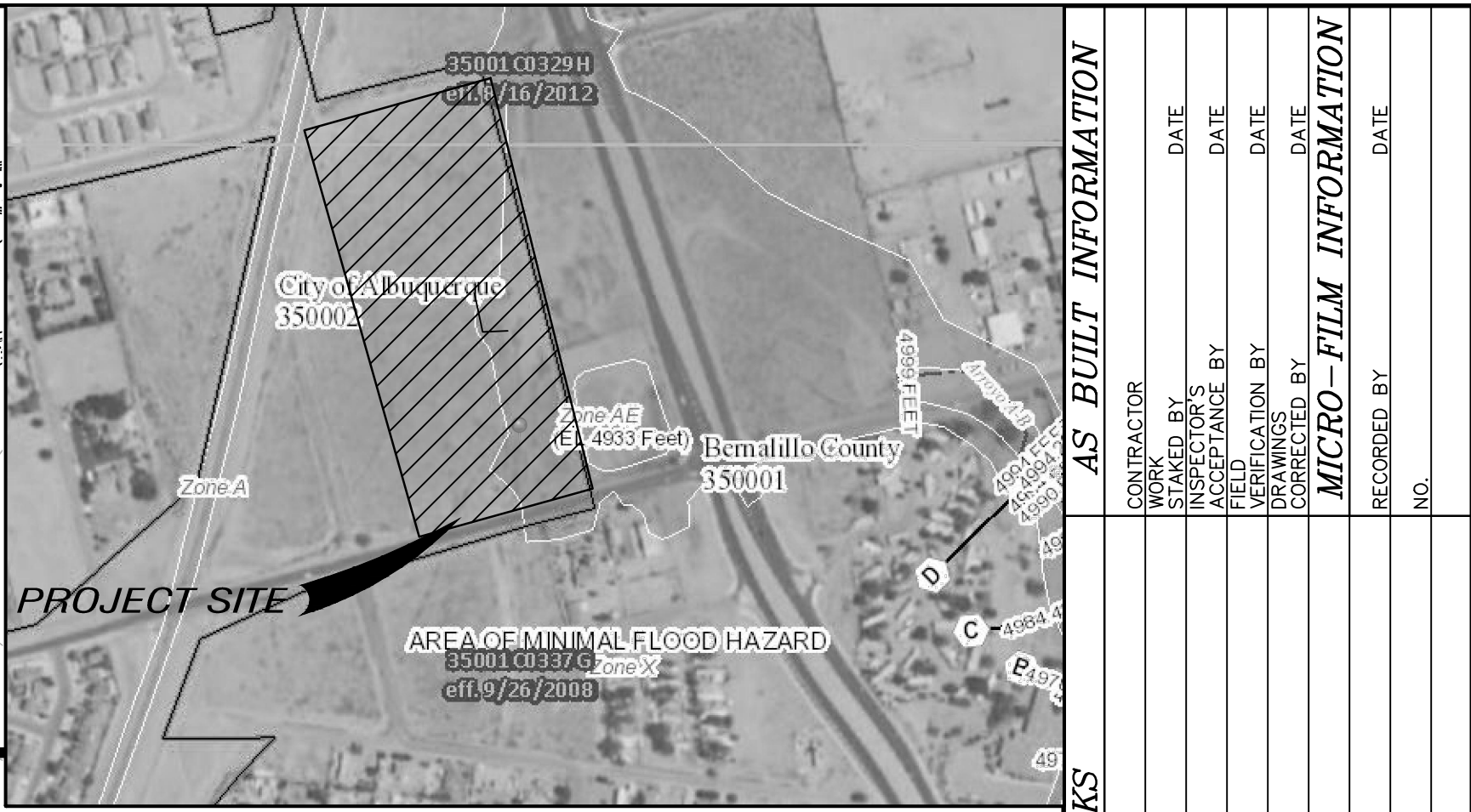
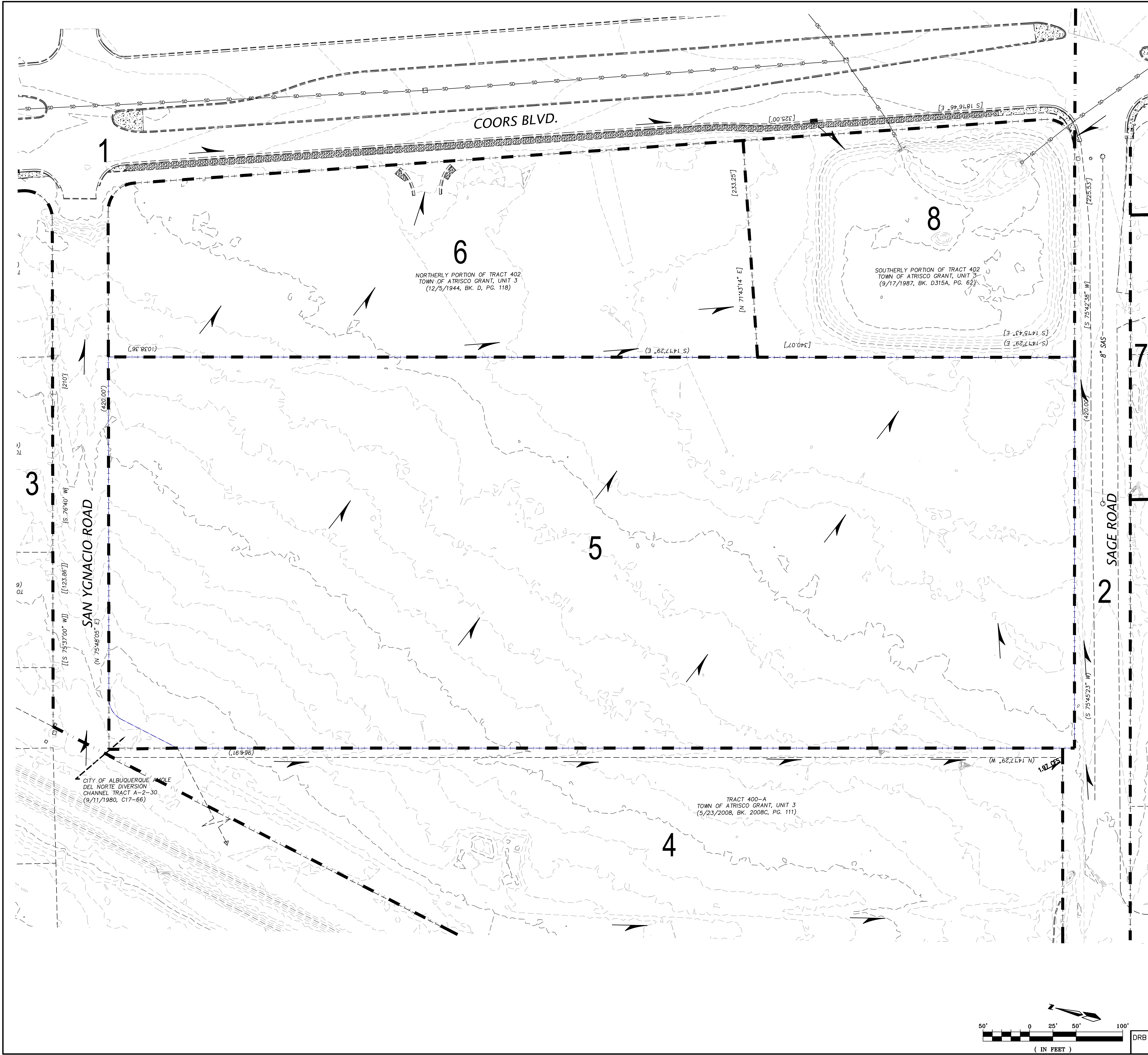
DRB No.
2019-003169

CITY PROJECT No.

ZONE MAP No.
L-10-Z

SHEET 3 OF 3

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BY	CONTRACTOR	DATE
				INSPECTOR'S	DATE
				FIELD CHANGE BY	DATE
				VERIFICATION BY	DATE
				CORRECTED BY	DATE
ENGINEER'S SEAL		MICRO-FILM INFORMATION		REVISIONS	
		*ACS BM 12-LIT" ON COURTS BOULEVARD SW, NORTH OF THE APPROXIMATE CENTERLINE OF SAN YGNACIO ROAD. X=1547745.03 Y=1547745.88 (NAD 83) ELEV=5010.76 (NAD 1988)		DESIGNED BY	REH
				DRAWN BY	REH
				CHECKED BY	REH
				DATE DEC. 2019	
				DATE JAN. 2020	
				DATE JAN. 2020	



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.

HYDROLOGIC DATA - EXISTING

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (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	100	0	0	1.72	14.61	0.47
4	6.36	0	100	0	0	1.72	10.95	0.35
5	9.76	0	100	0	0	1.72	16.79	0.54
6	3.82	0	100	0	0	1.72	6.58	0.21
7	1.99	0	0	15	85	3.75	7.46	0.36
8	1.63	0	0	100	0	1.72	2.82	0.09
POND OUT	49.54						2.53	4.97

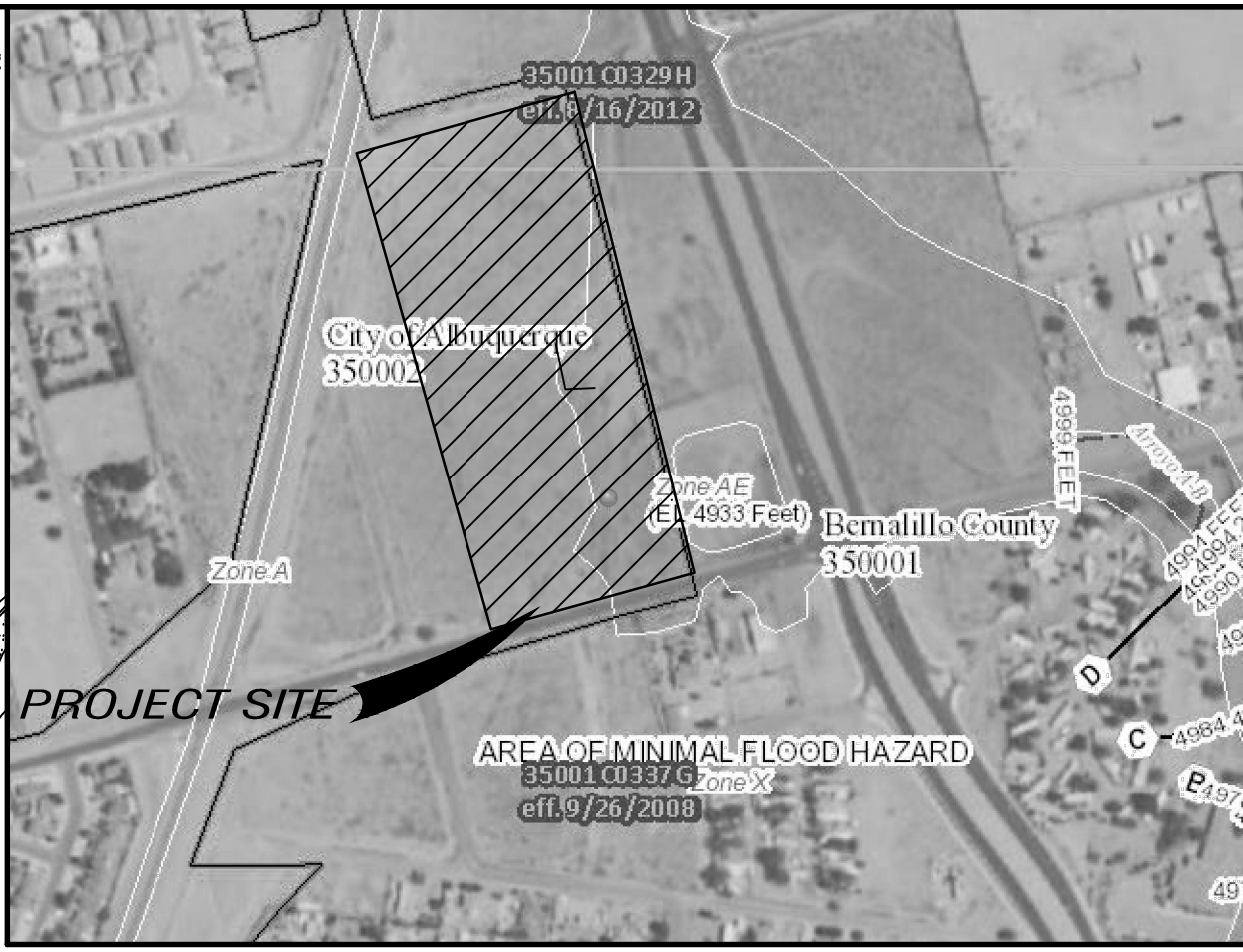
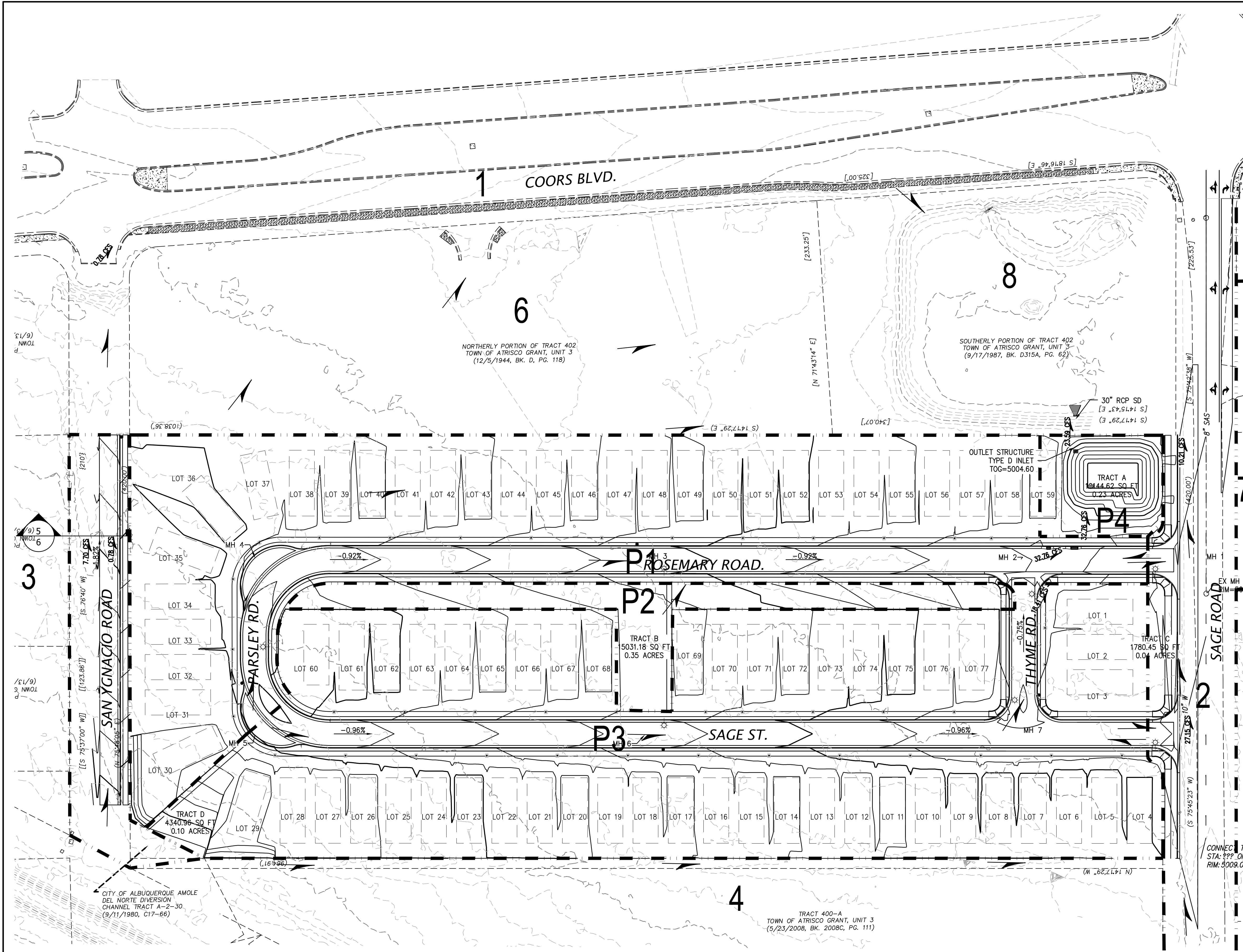


CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
SAGE PARK SUBDIVISION			
DRAINAGE PLAN EXISTING DRAINAGE / BASIN MAP			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT No.		ZONE MAP No.	SHEET OF
2019-003169		L-10-Z	1 2

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
INSPECTOR'S	DATE						
FIELD	DATE						
VERIFICATION BY	DATE						
CORRECTED BY	DATE						
MICRO-FILM INFORMATION							
RECORDED BY	DATE						
NO.							

RON E. HENSLEY
NEW MEXICO
21850
JAN 10, 2024

REMARKS	BY
REVISIONS	
DESIGN	
DESIGNED BY	REH
DRAWN BY	REH
CHECKED BY	REH
DATE DEC. 2019	
DATE JAN. 2020	
DATE JAN. 2020	



FIRM MAP NO. 35001C0337G

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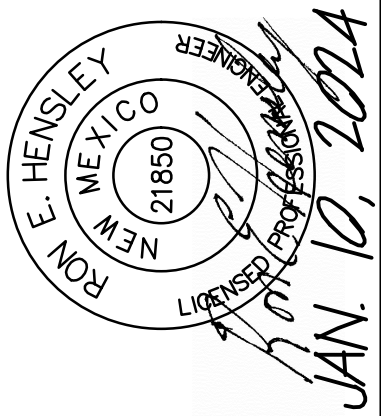
DEVELOPED CONDITION

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)	Q ₁₀₀ (cfs)	V ₁₀₀₋₂₄ (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
5	3.76	0	15	15	70	3.40	12.78	0.61
P2	0.61	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				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	DATE	INSPECTOR'S	DATE	STAKED BY	DATE	FIELD	DATE	NO.	BY	DATE	NO.	NO.	DATE	BY	DATE
MICRO-FILM INFORMATION															
RECORDED BY	DATE	NO.													



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.

LAST DESIGN UPDATE

CITY PROJECT No.

2019-003169

ZONE MAP No.

L-10-Z

SHEET

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