



Timothy M. Keller, Mayor

February 21, 2018

Mark Goodwin, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM, 87199

**RE: Sage Ranch Subdivision
Grading and Drainage Plan
Stamp Date: 01/19/18
Hydrology File: M09D025A**

Dear Mr. Goodwin:

PO Box 1293

Based upon the information provided in your submittal received 01/26/2018, the Grading and Drainage Plan **is not** approved for action by the DRB on the Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. The Sage Marketplace Drainage Report dated September 2005 by Tierra West, stated the commercial part of the site will discharge to a detention pond which will discharge at a rate of 8.57 cfs. It further states that the total discharge for both the commercial and residential sites will be 17.49 cfs which is less than the allowed 18.4 cfs in the Sun Sage Hills Subdivision Drainage Report dated September 1996. Therefore the residential is only allowed 8.92 cfs according to the 2005 drainage report. The above project states that the residential is free discharge of 15.24 cfs. This is much higher than the allowable 8.92 cfs. Therefore a detention pond will be needed to hold the volume from the 6.32 cfs difference. Lot 14-P1 will have to be changed to a detention pond tract.
2. Since a detention pond is needed, required first flush volume can be handled in the new detention pond instead of separated.
3. Please add Grading and Drainage Plan to the title of this sheet.

Just a reminder, this site currently shows more than 1 acre of disturbance is being proposed. An Erosion and Sediment Control Plan is required and has to be submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov). Hydrology's approval for Grading or Building Permit will not be given until the submittal of the ESC Plan.

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

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

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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:** _____

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY SNOW VISTA BLVD TO THE WEST AND SOUTH OF THE SAGE MARKET COMMERCIAL DEVELOPMENT. A DEVELOPED LOT TO THE EAST AND A CONCRETE DRAINAGE CHANNEL TO THE SOUTH. A 33-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IS BEING PROPOSED TO BE CONSTRUCTED ON THE 3.76 ACRE PROPERTY. IT WILL HAVE ONE ACCESS ENTRANCE ROAD; ON THE WEST SIDE OF THE PROPERTY. THE SITE IS SHOWN ON ZONE ATLAS PAGE M-9-Z.

THIS SITE IS PART OF THE OVERALL MASTER DRAINAGE PLAN FOR SAGE MARKET PLACE (BY TIERRA WEST STAMPED 9/2005). A PREVIOUS DRAINAGE REPORT WAS WRITTEN FOR THE SAGE RANCH SUBDIVISION (BY TIERRA WEST STAMPED 9/2006). THE SITE IS SUBJECT TO ALL RESTRICTIONS, CONDITIONS, AND REQUIREMENTS AS SET FORTH WITHIN THE PREVIOUSLY STATED DOCUMENTS.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP 35001C0336H, AUGUST 2012.

EXISTING CONDITIONS:

THE 3.76 ACRE SITE IS CURRENTLY UNDEVELOPED AND THE FLOW PATTERN FOR THIS AREA IS IN A GENERAL WEST TO EAST DIRECTION. THE EXISTING CHANNEL ALONG THE EASTERN PROPERTY BOUNDARY WAS DESIGNED TO INTERCEPT RUNOFF FROM THE LOTS AND FROM THE CONTROLLED RELEASE POND WITHIN THE COMMERCIAL PROPERTY TO THE NORTH AT A RATE OF 14.10 cfs AND TO NOT EXCEED 18.40 cfs. THE RUNOFF GENERATED FROM THE 26-LOT RESIDENTIAL PROPERTY IN THE REPORT IS 13.54 cfs. THIS EXISTING CHANNEL CONVEYS ALL RUNOFF THROUGH A 20' DRAINAGE EASEMENT TO THE EXISTING SUN SAGE HILLS SUBDIVISION.

PROPOSED DEVELOPED CONDITIONS:

ALL DEVELOPED FLOWS FROM THE 33-LOT RESIDENTIAL SITE WILL DRAIN INTO SAGE RANCH COURT SW. ALL STREET FLOWS WILL BE COLLECTED BY A 8" CONCRETE RUNDOWN TO A FIRST FLUSH POND LOCATED BETWEEN LOTS 14 AND 15. THE POND WILL THEN OUTFALL BY AN 8" CONCRETE RUNDOWN TO AN EXISTING CONCRETE CHANNEL ON THE EASTERN PROPERTY LINE FOR THE SITE. WITHIN THE EXISTING CHANNEL THE COMBINED FLOWS FROM THE COMMERCIAL POND AND THE RESIDENTIAL SITE WILL DRAIN TO JENNY COURT. FROM JENNY COURT THE RUNOFF DISCHARGES TO SAPHIRE STREET AT CORRIZ DRIVE. ALL RUNOFF IS THEN INTERCEPTED BY A SERIES OF SEVEN TYPE "C" INLETS AND A 40" WIDE TRANSVERSE DROP INLET.

THE 100 YR PEAK DISCHARGE FROM THE SITE IS 15.24 CFS. THE SITE DOES NOT ACCEPT ANY OFFSITE FLOWS.

THE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO $P_d=2.60"$ FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

ACCORDING TO THE SAGE MARKET PLACE DRAINAGE REPORT ALL FLOWS FROM BOTH THE COMMERCIAL AND RESIDENTIAL SITE ARE RESTRICTED TO 18.4 cfs. THE DISCHARGE FROM THE POND ON THE COMMERCIAL SITE IS RESTRICTED TO AN ORIFICE PLATE THAT WAS PREVIOUSLY CONSTRUCTED WITH THE POND. THE DISCHARGE FROM THE RESIDENTIAL PROPERTY, 15.24 cfs, WILL DISCHARGE FREELY TO JENNY COURT VIA THE EXISTING 12" CONCRETE CHANNEL. THE TOTAL DISCHARGE OF ALL COMBINED FLOWS FOR THE RESIDENTIAL AND COMMERCIAL SITES WILL STILL REMAIN LESS THAN THE RESTRICTED 18.4 cfs.

BASIN DATA

BASIN ID	% D	% C	AREA	Q(100)	VOLUME
100	77.0	23.0	3.76 AC.	15.24 cfs	.6407 AC-FT

THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED, 100 YEAR, 24 HR. STORM.

FIRST FLUSH

THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH THE DETENTION POND ON SITE.

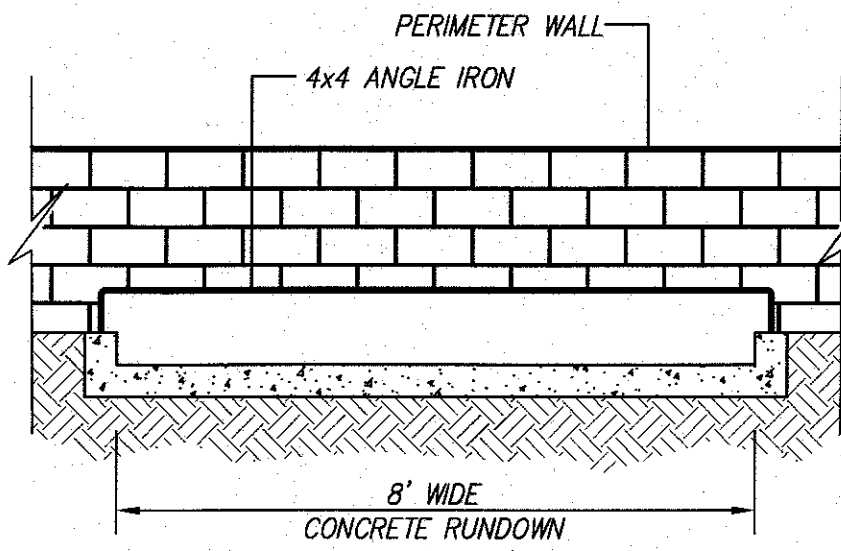
$$\begin{aligned}\text{REQUIRED VOLUME} &= 0.34" \times \text{IMPERVIOUS AREA} \\ &= 0.34" / 12 \times (126115 \text{ SF}) \\ &= 3573 \text{ CF} \\ &= .08 \text{ AC-FT}\end{aligned}$$

GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

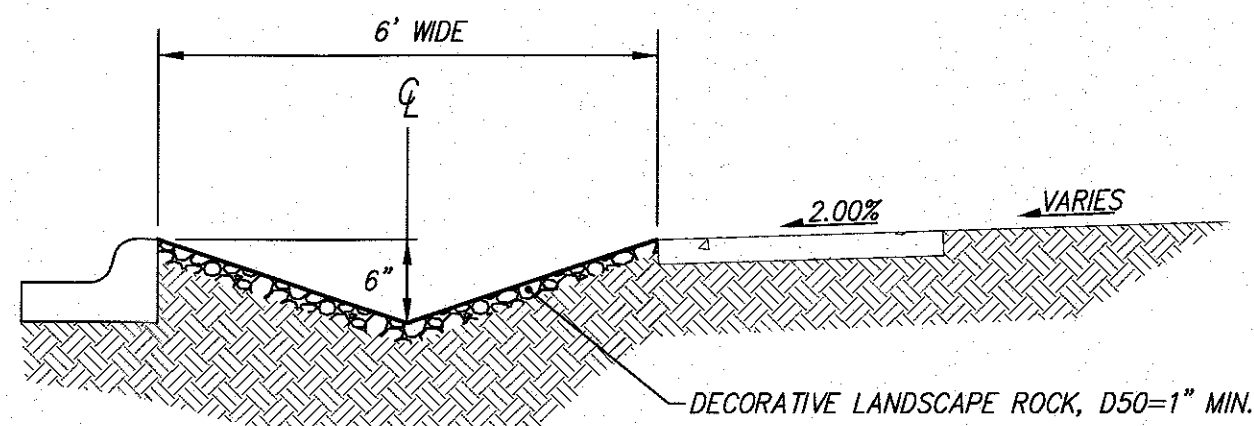
CAUTION:

NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.



WALL OPENING DETAIL

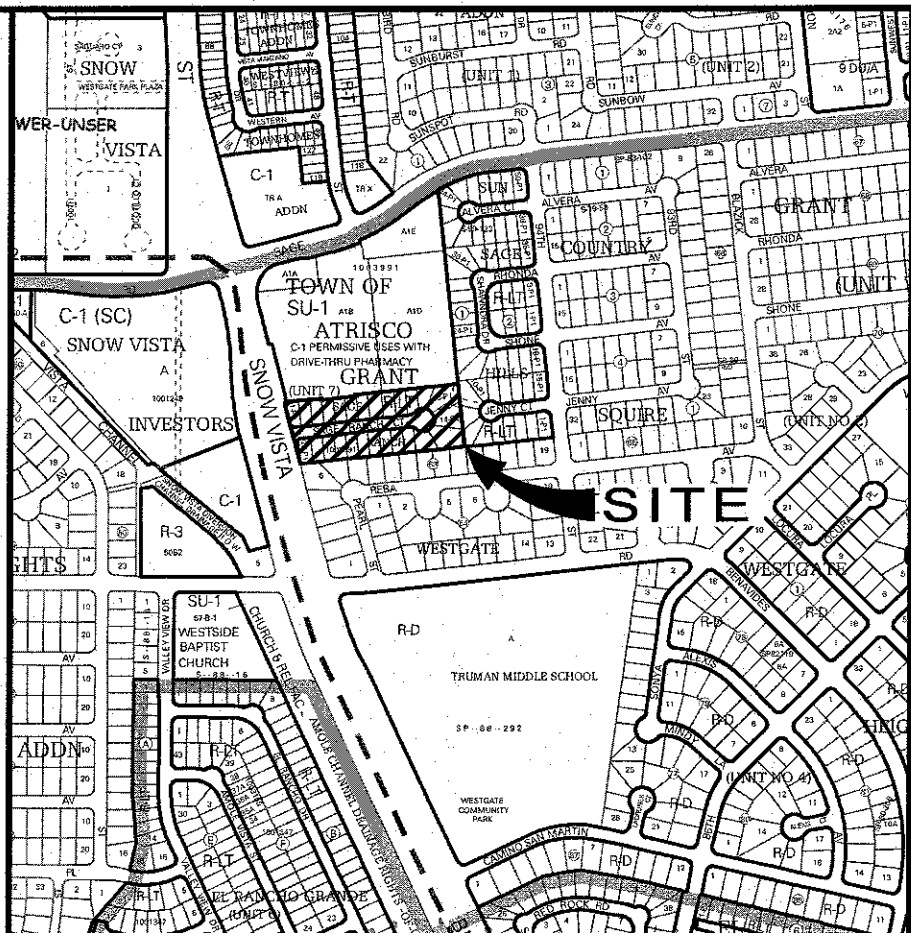
N.T.S.



SECTION A-A

DEPRESSED LANDSCAPED DETAIL (TYP.)

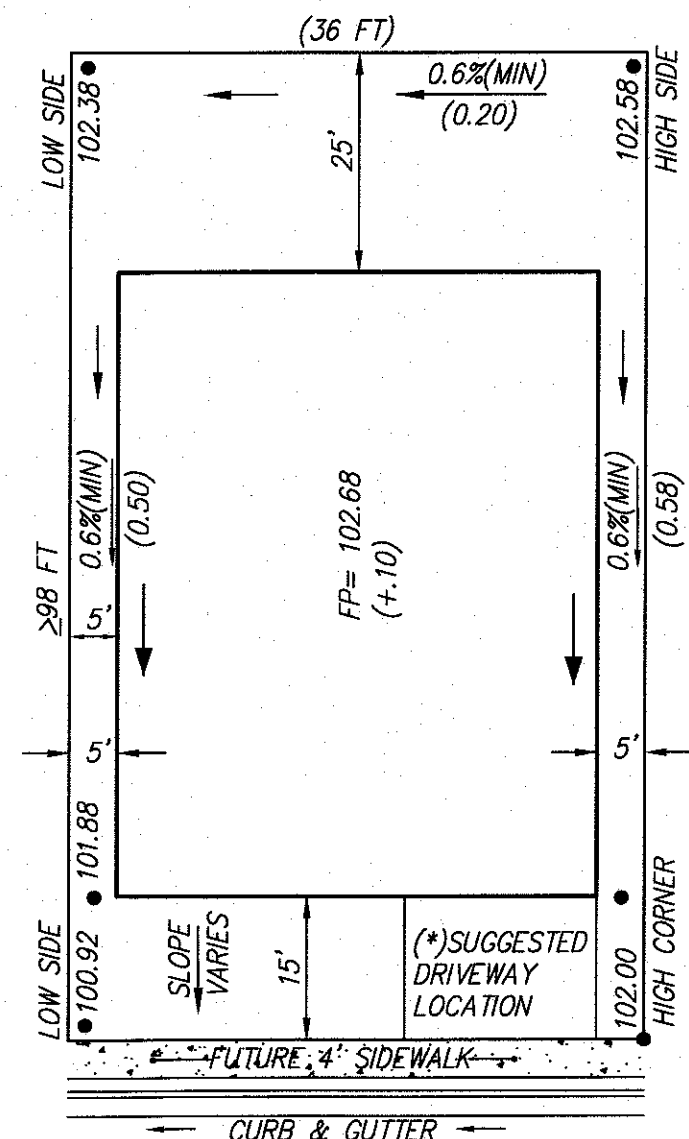
N.T.S.



VICINITY MAP (NTS) ZONE ATLAS MAP: M-9-Z

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 1-P1 THROUGH 33-P1, TOGETHER WITH SAGE RANCH COURT SOUTH OF WAY OF SAGE RANCH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAGE RANCH, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 31, 2006, IN VOLUME 2006C, PAGE 337 BEING 3.76 ACRES MORE OR LESS.

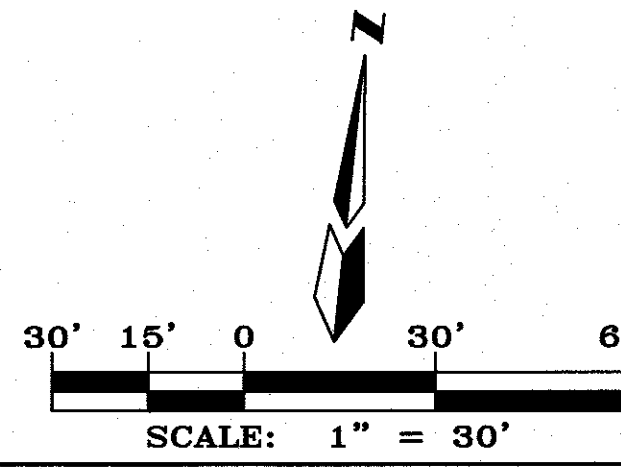


TYPICAL LOT LAYOUT PLAN

SCALE: 1"=20' (FOR LOTS 1-P1 THRU 33-P1)

(S) SPECIAL NOTE FOR DRIVEWAYS

ON ALL LOTS WHERE FINISHED PAD IS > 2.0 FEET HIGHER THAN LOW CORNER OF LOT, DRIVEWAY SHOULD BE CONSTRUCTED ON HIGH SIDE OF PAD/LOT. THIS WILL HELP MINIMIZE THE STEEPNESS OF DRIVEWAY SLOPE.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SAGE RANCH SUBDIVISION

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO./DAY/YR.

MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO.

M-9-Z

SHEET

OF

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