CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

August 14, 2020

Dennis Lorenz, P.E. Lorenz Design & Consulting 2501 Rio Grande NW Albuquerque, NM 87104

RE: 6800 Blanket Flower Place NE Grading & Drainage Plan Engineer's Certification Date: 08/13/20 Engineer's Stamp Date: 07/20/20 Hydrology File: E23D036

Dear Mr. Lorenz:

PO Box1293
Based upon the information provided in your Certification received on 08/13/20 and site photos sent on 08/13/20, the above referenced Certification is acceptable for Building Pad Certification for 6800 Blanket Flower Place NE.

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer
NM 87103
Certification per the DPM checklist will be required.

www.cabq.gov If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

Sincerely,

Renée C. Brissette

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

City of Alb Planning Dep Development & Buildin DRAINAGE AND TRANSPORT	uquerque partment g Services Division CATION INFORMATION SHEET (REV 6/2018)
Project Title: \mathcal{P}_{ITCHIE} $HOME$ Building PermDRB#:——EPC#:—Legal Description: $LOT 9A$ $WESTHIGH$ City Address: 6800 $BLANKET$ FLO Applicant: $LOPENZ$ $DESIGN + COT$	Work Order#:
Address: 2501 R10 GRANDE NW Phone#: 505 220 0869 Fax#: Other Contact: WASZAK ENTERPR Address: 2000 L05 P05LANDS NW	HA ABO NM 87104 E-mail: DENNISL & LOPENZNM COM -1SES Contact: D. WASZAK LOS RANCHOS NM 87107
TYPE OF DEVELOPMENT: PLAT (# of lots) X IS THIS A RESUBMITTAL? X Yes No DEPARTMENT TRANSPORTATION X HYDR	E-mail: WATER CONTENTS C
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION XPAD CERTIFICATION	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: <u>X</u> BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL
CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT APPLIC	SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL
ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	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 FLOODPLAIN DEVELOPMENT PERMIT
DATE SUBMITTED: 8-6-2020 By: 17	ENNIS LOPEENZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



Harris Surveying 1308 Cielo Vista Del Sur N.W. Corrales, NM 87048 Phone (505) 250-2273

August 06, 2020

To whom it may concern:

This letter is to verify that on August 4, 2020, Harris Surveying Inc. Made an inspection of the building pads located at 6800 Blanket Flower N.W. Below are those findings:

Plan Grade:	6112.67	Field Grade:	6112.65
Plan Grade:	6114.67	Field Grade:	6114.64
Plan Grade:	6117.00	Field Grade:	6116.50

If there are any questions, please contact me at (505) 250-2273.

Sincerely,

anthony L A

Anthony L. Harris NMPS11463



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD DISTANCE	CHORD BEARING
C1	1223.00'	132.33'	06°11'58"	132.26'	S 80°23'33" W
	(1223.00')	(132.45')	(06°12'18")	(132.38')	(S 80°24'31"₩)
C2	25.00'	43.74'	100°14'41"	38.37'	N 52°33'42"W
	(25.00')	(43.74')	(100°14'41")	(38.37')	(N 52°34'18"₩)
С3	25.00'	18.50'	42°23'58"	18.08'	N 18°45'37"E
	(25.00')	(18.50')	(42°23'58")	(18.08')	(N 18°45'02" E)
C4	40.00'	17.28'	24°45'06"	17.15'	N 27°35'03" E
	(40.00')	(17.28')	(24°45'06")	(17.15')	(N 27°34'28" E)

DRAINAGE PLAN NOTES

- 1. LDC recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
- 3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- 4. This Plan is prepared to establish on-site drainage and grading criteria only. LDC assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- 5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes LDC to prepare the Certification, we must be notified PRIOR to placement of the fill.
- 6. LDC recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- 8. All spot elevations are top of pavement unless noted otherwise.

O KEYED NOTES

- 1. EXISTING STANDARD CURB & GUTTER. 2. EXISTING RUNDOWN CURB. 3. EXISTING WATER METER.
- 4. EXISTING DRY UTILITIES.
- 5. EXISTING DRIVEWAY WITH CONCRETE CURB. . CONSTRUCT CONCRETE DRIVE.
- CONSTRUCT CONCRETE SIDEWALK.
- 8. CONSTRUCT LANDSCAPED DETENTION POND.
- 10. CONSTRUCT 4' WIDE GRAVEL LINED SWALE. SEE SECTION A/C.2. 11. CONSTRUCT 12' SIDEWALK CULVERT.
- SEE DETAIL C/C.2. 13. TURN ONE CMU BLOCK 90° FOR DRAINAGE THRU WALL WITH EROSION
- CONTROL PAD. SEE DETAIL C/C.2.
- TO ROOF DRAINS AT GARAGE. 15. CONSTRUCT 4" STORM DRAIN WITH END SECTIONS.
- 16. CONSTRUCT 4" CURB PENETRATION PER COA STD DWG 2235.
- 17. CONSTRUCT 8" CULVERT UNDER SIDEWALK. 18. NATIVE LANDSCAPING. SEE LANDSCAPE PLAN.





9. CONSTRUCT OVERFLOW SPILLWAY AT EACH POND. SEE DETAIL B/C.2.

12. CONSTRUCT EROSION CONTROL PAD AT CANALES AND DOWNSPOUTS.

14. CONSTRUCT 8" STORM DRAIN WITH END SECTION AT POND. CONNECT

DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR **BUILDING PAD CERTIFICATION**

I, Dennis A. Lorenz, NMPE 9647, of the firm Lorenz Design & Consulting, LLC, hereby certify that Building Pad for this project has been graded in substantial compliance with and in accordance with the design intent of the approved plan dated 07-20-2020. The record information edited onto the original design document has been obtained by Anthony Harris, NMPS 11463 of the firm Harris Surveying, Inc. I further certify that I have personally visited the project site on 8-06-2020 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Building Permit.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



DENNIS A. LORENZ, NMPE 9647

LEGEND					
ITEM	EXISTING	PROPOSED			
CONTROL MONUMENT (AS NOTED	D) 🔺				
UTILITY POLE	PPO				
EX. EDGE OF PAVING					
PROPERTY LINE					
SPOT ELEVATION	imes 75.5	01.5 🕈			
CONTOUR W/ ELEVATION	5800	5800			
BLOCK WALL		0			
STORM DRAIN		SD			
DRAINAGE SWALE		4			
DRAINAGE BASIN DIVIDE					
DRAINAGE BASIN ID		OS-1			
ELECTRIC TRANSFORMER	E				
TELCOM PEDESTAL	Т				
WATER METER BOX	0				
CONCRETE HATCH		<" <" <" <" <" <			
LANDSCAPED SWALE					
RIP RAP ROCK					
CANALE WITH EROSION CONTROL	L PAD				
AS-BUILT PAD ELEVATION		FP= 6117:00 (16.			

GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

Pursuant to the Drainage Ordinance for the City of Albuquerque, the Development Process Manual and the High Desert Guidelines for Sustainability, Estate and Premier Homes, and the Drainage Report for High Desert - The West Highlands and the Extension of Blue Grama Road), this Drainage Plan outlines the drainage management criteria for controlling developed runoff from the project site. A single-family residence is proposed on the 0.50-acre property, together with access, landscaping, drainage and utility improvements.

EXISTING CONDITIONS

Presently the 0.50-acre site is undeveloped. The site is located at 6800 Blanket Flower Place NE. The site is bounded on the north and east by existing single-family residences, on the south by Sand Cherry Place, and on the west by Blanket Flower Place. The site is vegetated with native shrubs and grasses.

The lot slopes from east to west. Flows from the site drain in two directions: Flows from Basin 1 drain to Blanket Flower Place, existing at the back of the cul-de-sac, draing through Lot 13-A, then on to the existing roadside ditch located along the south side of Simms Park Road NE. Flows from Basin 2 drain into Sand CHerry Place. In each case, existing drainage improvements safely convey historic runoff to regional downstream improvements.

As shown by the attached FIRM Panel, the site is not impacted by a mapped 100-year Floodzone. However, the site is located within a Zone "X" 500-year Floodzone.

DRAINAGE MASTER PLAN

The Drainage Master Plan for the property entitled "Drainage Report for High Desert - The West Highlands and the Extension of Blue Grama Road)" prepared by Bohannan Huston, Inc., October 3, 2000 outlines drainage management methodology to be used for lots in the subdivision. Storm drainage infrastructure was constructed to accept developed flows from all lots in the subdivision. Every lot in the subdivision was platted with a cross lot drainage easement outside of the building envelope that requires landowners to accept existing offsite flows. The Masterplan established a 1.61 cfs developed peak flowrate threshold for the subject property.

The High Desert Guidelines for Sustainability require each lot to limit developed discharge to historic values. For this property, developed peak discharge will be limited to 1.36 cfs.

PROPOSED CONDITIONS

As shown by the Plan, the site is divided into 4 on-site drainage basins. Basins A and D will discharge developed flows to Blanket Flower Place, where the flows will drain through Lot 13-A, then on to Simms Park Road as described above. Basins "B and C" will drain to Sand Cherry Place. Downstream drainage infrastructure collects and drains this runoff to regional drainage facilities. Two Detention Ponds will be constructed to limit peak developed discharge to 1.36cfs, in accordance with the High Desert Guidelines for Sustainability.

All roof drainage will exit the building by canales, gutters and downspouts at location indicated on the Plan. All roof drainage will will discharge onto erosion control pads. Improved yard swales will convey all runoff to discharge locations.

The peak developed flowrate discharged by the site during the 100 year/6 hour storm is estimated at 1.27 cfs, slightly less than the 1.36 cfs allowed by the Guidelines.

TEMPORARY EROSION CONTROL

Temporary erosion control measures shall be implemented during construction to limit the discharge of sediment from the site to adjacent properties. Silt fencing is recommended along the construction boundaries. It is the contractor's responsibility to obtain a SWPPP, if necessary, and maintain all temporary erosion control measures until completion of all site paving, grading, drainage and landscape improvements.

The contractor must comply with all grading specifications outlined in the High Desert Guidelines for Sustainability.

CALCULATIONS

The calculations shown on Sheet C.2 define the 100 year/6 hour design storm impacting the site and contributing off-site drainage basins under existing and developed conditions. The AHYMO method of estimating peak runoff is presented as outlined in the Development Process Manual, Volume 2, Section 22.2, Part 'A,' updated June 1997. Calculations demonstrating compliance with First Flush crietria are provided on Sheet C.2

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DRAWN BY: DAL CHECKED BY: DAL FILE: 20-006 G&D Plan

DATE: April 2020

C.1