

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

April 7, 2016

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

**Re: Life Springs Christian Church
1130 Griegos Rd. NW
Grading & Drainage Plan
Engineer's Stamp dated: 3-28-16 (F14D058)**

Dear Mr. Valdez,

Based on the information provided in your submittal received 4/4/2016, this plan is approved for Grading and Paving Permits.

PO Box 1293

Please attach a copy of this approved plan, dated 3-28-16, to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

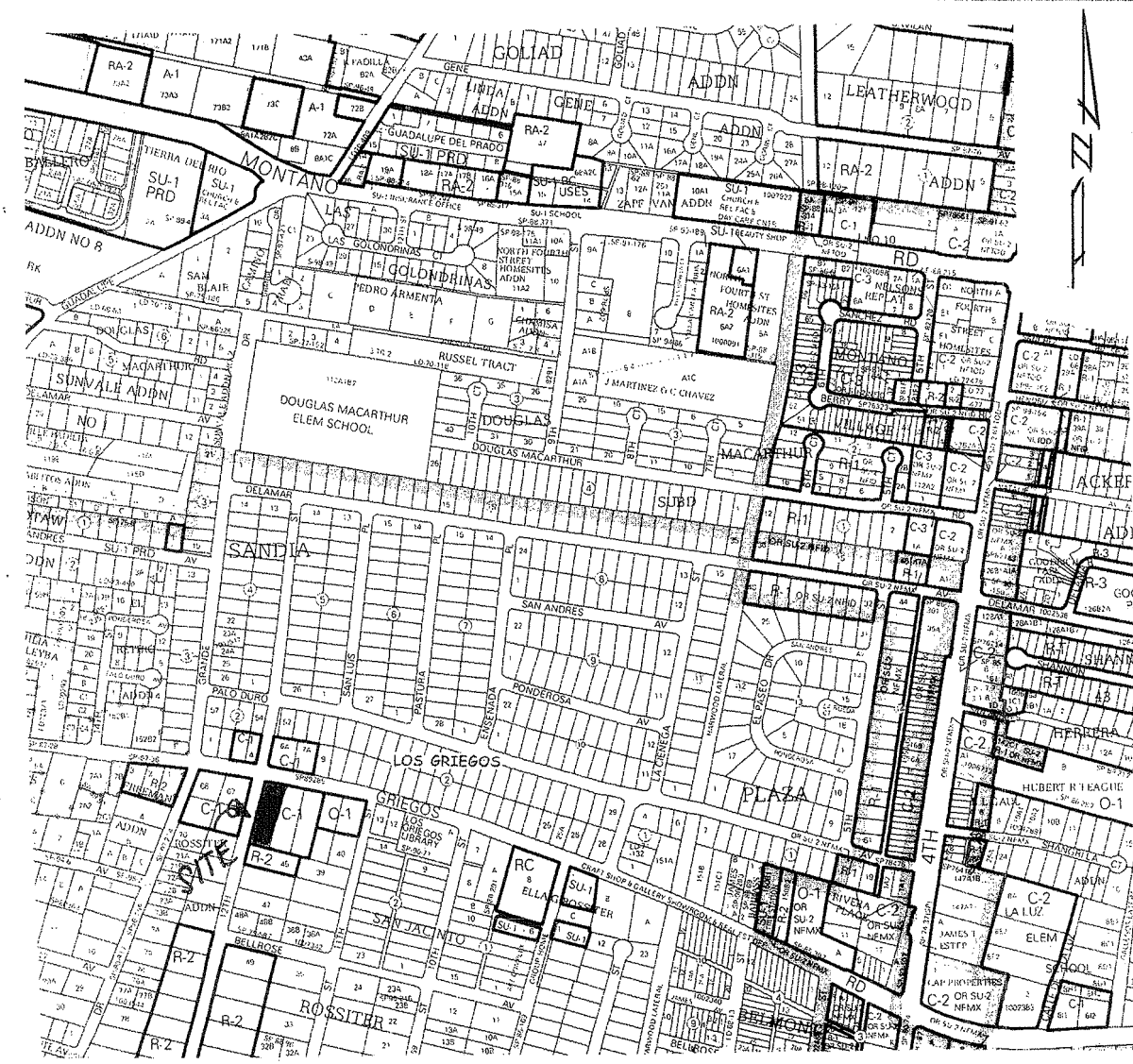
If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: email



VICINITY MAP F-14-Z



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:

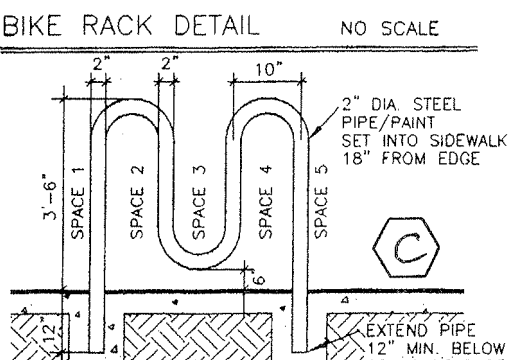
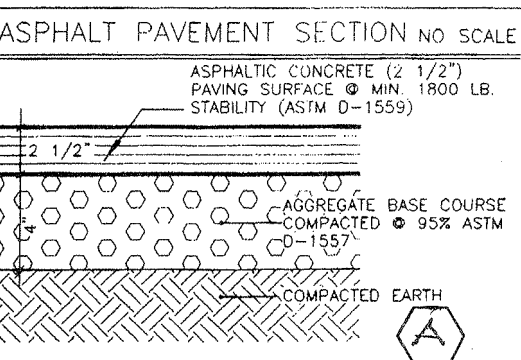
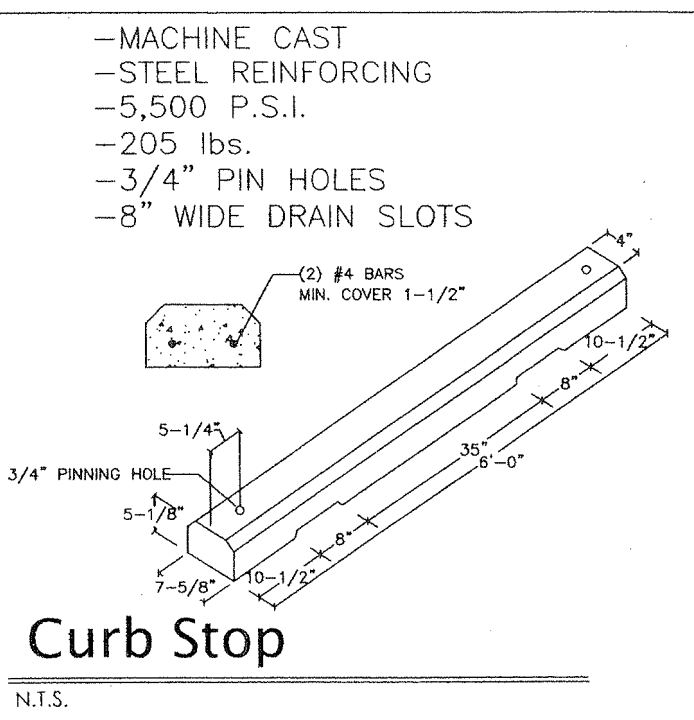
TOP OF CURB ELEVATION = $TC=72.38$
 CURB FLOWLINE ELEVATION = $FL=71.79$
 EXISTING SPOT ELEVATION = $SS=72.72$
 EXISTING CONTOUR ELEVATION = 74.0
 PROPOSED SPOT ELEVATION = $PS=72.80$
 PROPOSED CONTOUR ELEVATION = 74.0
 PROPOSED OR EXISTING CONCRETE SURFACE = $CS=72.80$
 EXISTING FENCE LINE = $FL=72.80$

LEGAL DESCRIPTION: REMAINING PORTION OF LOT 44, ROSSITER ADDITION, ALBUQUERQUE, NEW MEXICO.

BENCH MARK REFERENCE: AS SHOWN ON THE PLAN HEREON; T.B.M. AS SHOWN ON THE PLAN HEREON.

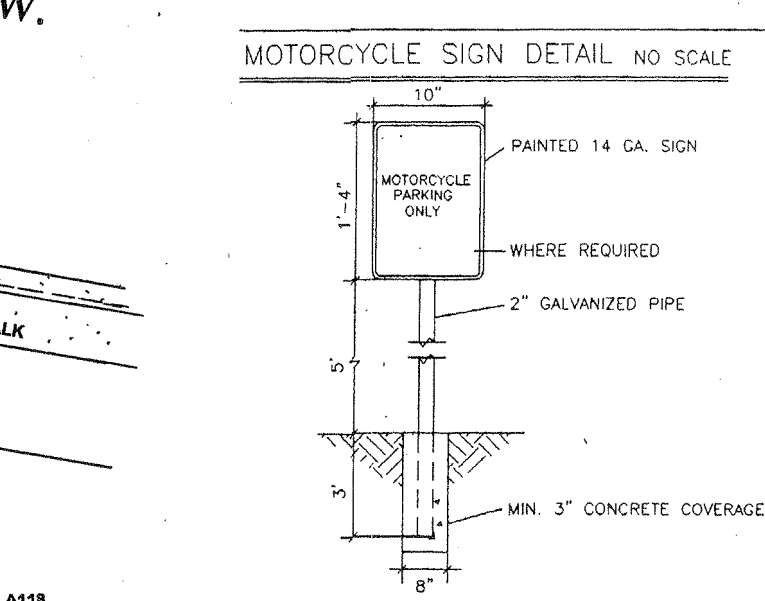
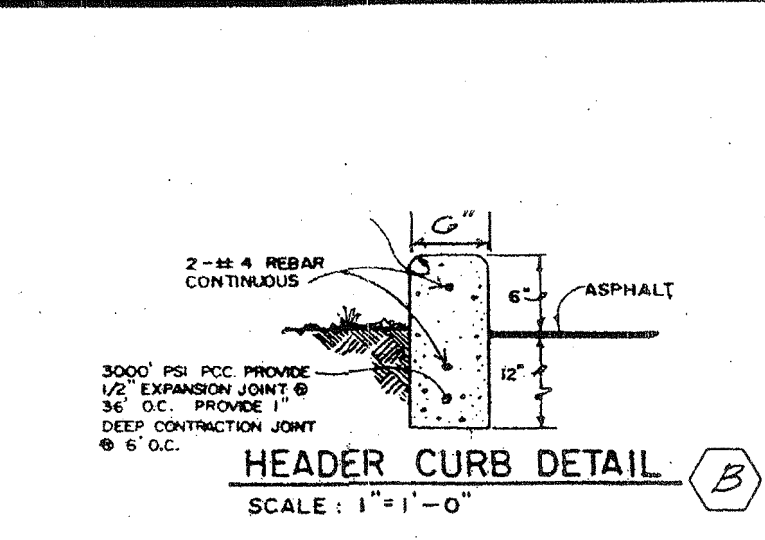
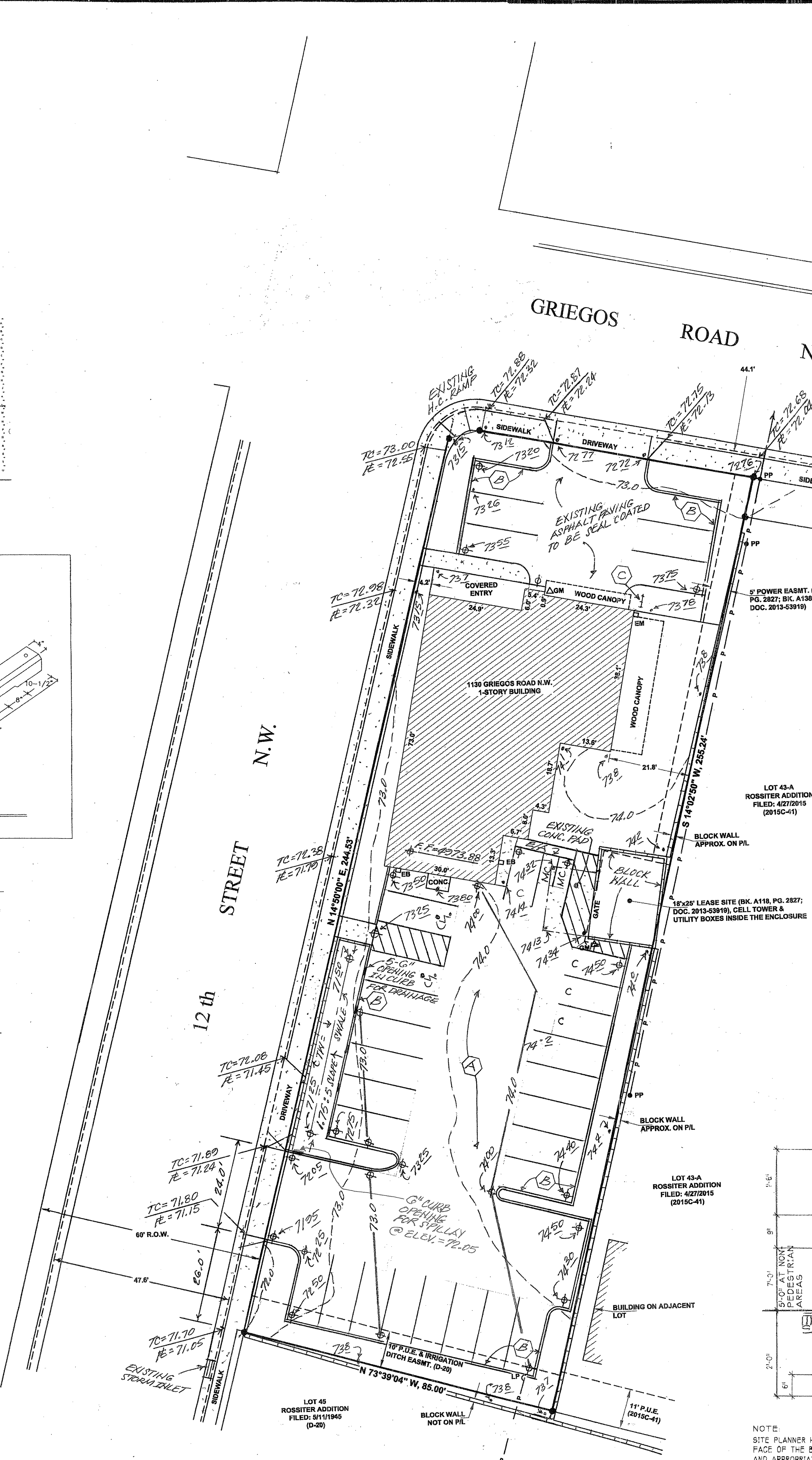
UTILITY PRECAUTIONS:

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



LEGAL DESCRIPTION: REMAINING PORTION OF LOT 44, ROSSITER ADDITION, ALBUQUERQUE, NEW MEXICO.

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DRAINAGE COMMENTS:

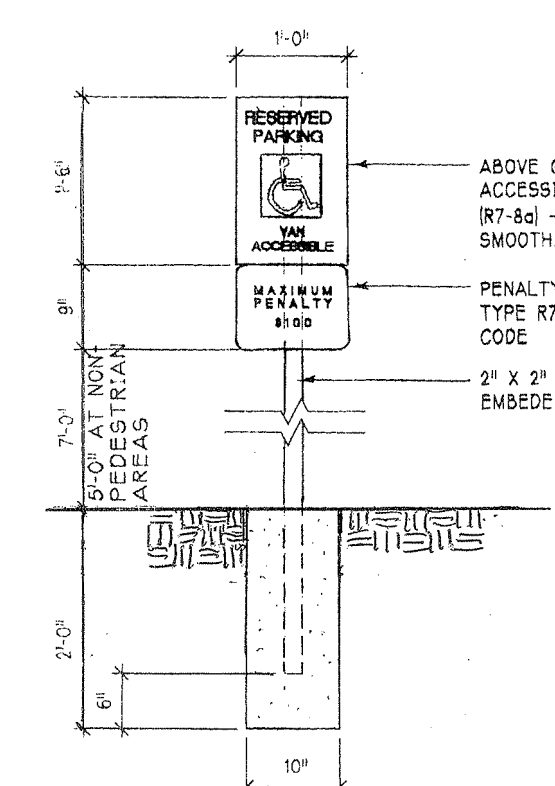
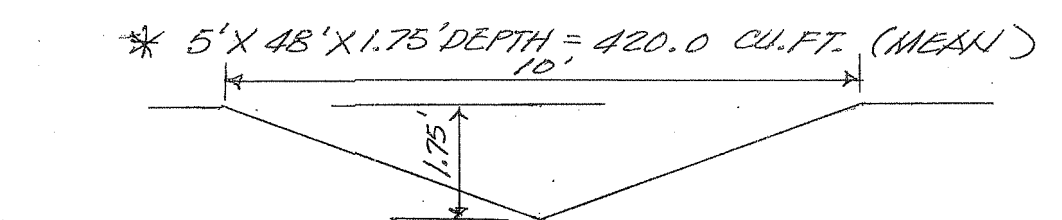
AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GRIEGOS ROAD N.W. AND 12TH STREET N.W., IN THE CITY OF ALBUQUERQUE, NEW MEXICO.

THE SUBJECT SITE IS PRESENTLY A DEVELOPED PROPERTY WITH AN EXISTING VACANT BUILDING; THE PROPOSED PLAN AS SHOWN HEREON IS TO PROVIDE A TENANT IMPROVEMENT DEVELOPMENT (T-I) OF THE EXISTING STRUCTURE TOGETHER WITH REQUIRED NEW ASSOCIATED IMPROVEMENTS THEREON.

DRAINAGE CALCULATIONS ARE PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

NOTE: * 1ST FLUSH RETENTION POND VOLUME: (TOTAL REQUIRED) 0.34⁷ (0.03⁷) x 15,246.0 SQ. FT. = 457.4 CU. FT.

RETENTION PONDS PROVIDED:



NOTE: SITE PLANNER HAS THE OPTION TO LOCATE ACCESSIBILITY SIGNS ON FACE OF THE BUILDING AT LOCATIONS DEEMED ALLOWABLE BY CODE AND APPROPRIATE.

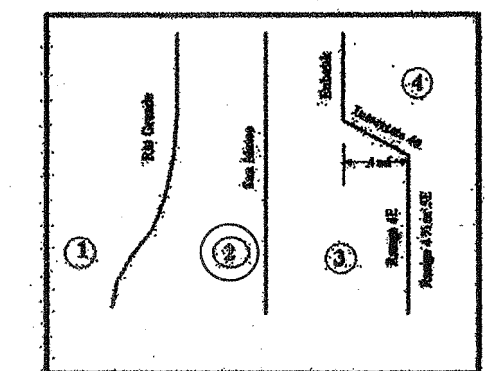
A.D.A. PARKING SIGN

A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

Zone	Intensity	100-YR (2-YR, 10-YR)
1	4.70	(1.84, 3.14)
2	5.05	(2.04, 3.41)
3	5.38	(2.21, 3.65)
4	5.61	(2.34, 3.83)



Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grazing, groundwater and infiltration capacity. Croplands. Unlined Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Unimproved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Zone	Treatment	100-YR (2-YR, 10-YR)
1	A	1.29 (0.00, 0.24)
2	B	2.28 (0.00, 0.34)
3	C	1.87 (0.00, 0.58)
4	D	2.20 (0.05, 0.87)

THE SUBJECT SITE: 1) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 2) DOES NOT CONTRIBUTE OFFSITE FLOWS TO ADJACENT PROPERTIES, 3) DEVELOPED FLOWS SHOWN ON THE PLAN HEREON ARE TO BE DIRECTED TO A "FIRST FLUSH RETENTION POND" AND DISCHARGED AT A DESIGNATED SPILLWAY ELEVATION INTO 12TH STREET N.W., (SAID FLOWS WILL HAVE NO ADVERSE AFFECT TO DOWNSTREAM PROPERTIES).

SITE AREA = 0.48 ACRE ZONE: TWO (2)
 PRECIPITATION: 360 = 2.35 in.
 1440 = 2.75 in.
 10day = 3.95 in.

EXCESS PRECIPITATION: PEAK DISCHARGE:

TREATMENT A 0.53 in. 1.56 cfs/ac.
 TREATMENT B 0.78 in. 2.28 cfs/ac.
 TREATMENT C 1.13 in. 3.14 cfs/ac.
 TREATMENT D 2.12 in. 4.70 cfs/ac.

EXISTING CONDITIONS: PROPOSED CONDITIONS:

TREATMENT A 0.00 ac. 0.00 ac.
 TREATMENT B 0.00 ac. 0.00 ac.
 TREATMENT C 0.33 ac. 0.13 ac.
 TREATMENT D 0.15 ac. 0.35 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53)x(0.00)+(0.78)x(0.00)+(1.13)x(0.33)+(2.12)x(0.15)/0.48 = 1.44 in.
 V100-360 = (1.44)x(0.48)/12 = 0.05760 ac-ft = 2,509.1 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.56)x(0.00)+(2.28)x(0.00)+(3.14)x(0.33)+(4.70)x(0.15) = 1.74 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53)x(0.00)+(0.78)x(0.00)+(1.13)x(0.13)+(2.12)x(0.35)/0.48 = 1.85 in.
 V100-360 = (1.85)x(0.48)/12 = 0.07400 ac-ft = 3,223.4 cf

V100-1440 = (0.07)+(0.35)x(2.75 - 2.35)/12 = 0.081667 ac-ft = 3557.4 cf

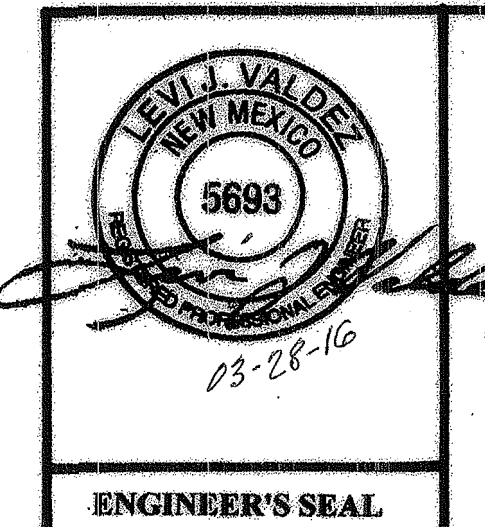
V100-10day = (0.07)+(0.35)x(3.95 - 2.35)/12 = 0.11667 ac-ft = 5,082.1 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.56)x(0.00)+(2.28)x(0.00)+(3.14)x(0.13)+(4.70)x(0.35) = 2.05 cfs

INCREASE: Q100 = 0.31 CFS V100-360 = 714.3 CU. FT.

GRADING AND DRAINAGE PLAN



A PROPOSED PLAN
 FOR
LIFE SPRINGS CHRISTIAN CHURCH
 1130 GRIEGOS ROAD N.W.
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2016