

CITY OF ALBUQUERQUE



July 1, 2015

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

RE: **HLP Endodontics, 10429 Lagrima Del Oro NE**
Grading and Drainage Plan
Engineer's Stamp Dated 6-29-15 (File: F21-D063)

Dear Mr. Soule:

Based upon the information provided in your submittal received 6-29-15, the above referenced plan is approved for DRB Action for Site Development Plan for Building Permit. It is also approved for Building Permit with the following conditions prior to CO Approval:

PO Box 1293

- A. On cross-section B-B, indicate a vertical dimension for the swale similar to A-A to ensure that there is a defined swale size. Provide minimum vertical depth of 8 inches.
- B. Provide a site benchmark.
- C. At the southwest corner of the parking lot, there is a 53.50 elevation which is a low spot and looks like it needs a curb cut. Provide a curb cut at this location.

Albuquerque

Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

New Mexico 87103

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

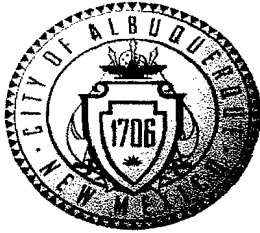
www.cabq.gov

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf via Email: Recipient, Monica Ortiz



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: hLP ENDODONTICS Building Permit #: _____ City Drainage #: F21D063
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 1A LANDS OF BRYANT AND WITAKER
City Address: 10429 LAGRIMA DEL ORO NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: SELIGMAN RVT AND SCHAEFER Contact: _____
Address: 12124 HICKORY CT NE 87111
Phone#: _____ Fax#: _____ E-mail: _____

Architect: JOE SLAGEL Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS
Address: _____
Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☒ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL ☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 6/29/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

June 29, 2015

Ms. Jeanne Wolfenbarger, PE
Senior Engineer, Planning Department
Development Review
City of Albuquerque

**RE: Grading and Drainage Plan
F21-D063
10429 Lagrima del Oro**

Dear Ms. Wolfenbarger:

The purpose of this letter is to accompany the revised drainage submittal. The plan has been modified to address your written comments dated June 15, 2015. The following is a response to your comments:

1. We have revised the plan due to the slope concerns, we have proposed a first flush retention trench rather than the small ponds. The trench allows for the slope and swale to be constructed, the volume of the trench is provided.
2. We have added the reference.
3. We have modified the plan such that all the flow passes through a first flush system.
4. We have revised the plan to provide the first flush with a trench and have labeled as such.
5. We have revised the cross sections and added slope protection.
6. We have labeled the bio swale as 4-6" fractured rock.
7. There is no detail sheet, the comment was a remnant from a different response letter.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

CITY OF ALBUQUERQUE



June 15, 2015

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

**RE: HLP Endodontics, 10429 Lagrima Del Oro NE
Grading and Drainage Plan
Engineer's Stamp Dated 6-03-15 (File: F21-D063)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 6-03-15, the above referenced plan is approved for DRB Action on the Site Development Plan for Building Permit. However, it cannot be approved for Building Permit and for SO-19 until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- 1) The swale along the west property line is listed as 1 foot deep with a 6-inch check dam. The middle elevation shown only has a difference in elevation of 0.5 feet between berm and flowline. The invert elevations for the sidewalk culverts also appear to be 30 feet too low from what the elevations are intended to be. Revise as needed, and provide slope of swale as applicable. On cross-section A-A, it would be helpful to show the one foot depth and the 6-inch check dams that are installed every 30 feet. If the check dams are 30 feet apart, label them as such. Also provide the flowline elevations at each of the curb cuts along the west edge of the parking lot. Show the relationship between the curb cut elevation and depth of swale to ensure drainage to swale. Provide riprap for the short distance from the curb cut to the rock swale.
- 2) Reference COA Standard Drawing 2236 for the construction of the sidewalk culvert.
- 3) Approximately 10% of the site drains to the first flush ponds on the east side as indicated by the roof drainage boundary. An insufficient percentage of the first flush volume is provided along the west side even though this is where the vast majority of the site drains. Is there opportunity to provide first flush volumes within the landscaped areas at the northwest and southwest corners of the site?
- 4) Where it says "Volume – 24 cf per dam", add language indicating that this is for the "first flush", and provide the total volume for the first flush within this area.

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- 5) On cross-section A-A along the west property boundary, the slope to the west of the berm be called out as 3:1 since it is right along the property boundary without protection.
 - 6) Call out depth of 4-6" cobble within the bioswale.
 - 7) The referenced detail sheet in the letter also needs to be provided.

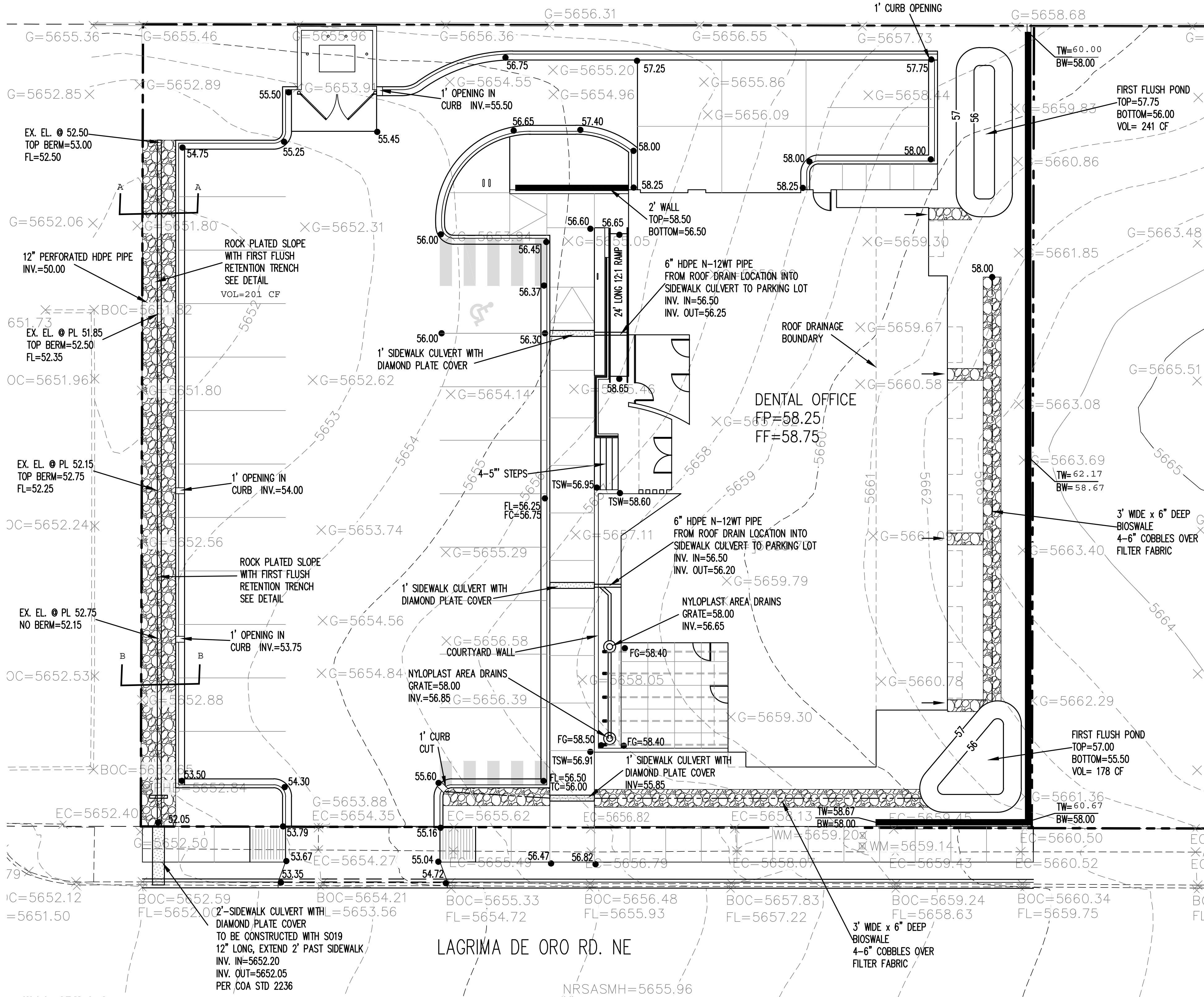
If you have any questions, you can contact me at 924-3924.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeanne Wolfenbarger', with a long horizontal flourish extending to the right.

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email



Weighted E Method

LAGRIMA DEL ORO														
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-in.		10-day	
			Weighted A	% (acres)	Weighted B	% (acres)	Weighted C	% (acres)	Weighted D	% (acres)	Flow cfs	Area (ac-ft)	Flow cfs	Area (ac-ft)
UPLAND	6480	0.149	60%	0.08926	20.0%	0.030	20.0%	0.02975	0%	0.000	0.988	0.012	0.39	0.012
OVERALL EXISTING	20121	0.462	60%	0.39562	20.0%	0.092	0.0%	0.000	0.0%	0.000	3.633	0.043	1.33	0.043
BASIN A	3662	0.082	0%	0.000	40.0%	0.033	33.0%	0.02698	27%	0.022	1.027	0.011	0.31	0.014
BASIN B	1969	0.038	0%	0.000	0.0%	0.000	0.0%	0.000	0.0%	0.000	2.640	0.008	0.20	0.014
BASIN C	1918	0.044	0%	0.000	5.0%	0.002	95%	0.042	2.58%	0.002	2.581	0.009	0.23	0.004
BASIN D	12972	0.298	0%	0.000	12.0%	0.036	18.0%	0.0536	80%	0.238	1.627	0.024	0.54	0.024
OVERALLPROPOSED	20121	0.462	0%	0.000	14.8%	0.068	17.9%	0.083	74%	0.340	2.368	0.091	2.30	0.137

Equations:

Weighted E = Ea* $\frac{A_a}{A}$ + Eb* $\frac{A_b}{A}$ + Ec* $\frac{A_c}{A}$ + Ed* $\frac{A_d}{A}$ / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * $\frac{A_a}{A}$ + Qb * $\frac{A_b}{A}$ + Qc * $\frac{A_c}{A}$ + Qd * $\frac{A_d}{A}$

Where for 100-year, 6-hour storm (zone 4)

Ea= 0.8
Eb= 1.08
Ec= 1.48
Ed= 2.64

Qa= 2.2
Qb= 2.92
Qc= 3.73
Qd= 5.25

HARVEST SWALE VOLUME
AREA OF PIPE= 785 SF
AREA OF GRANULAR FILL= 3.21 SF
UNIT VOLUME
115 #/sf

CONTRIBUTING TO CULVERT
A 0.71 CFS
B 1.98 CFS

Pond volume required
FIRST FLUSH REQUIRED
EXISTING ONSITE DISCHARGE
PROPOSED ONSITE DISCHARGE
UPLAND
NARRATIVE

1.08 CFS
2.30 CFS
0.39 CFS

420.20 cf
715.00 cf

THIS SITE IS AN INFILL DEVELOPMENT NEAR THE BOTTOM OF THE BEAR CANYON ARROYO WATER SHED. THIS SITE HAS BEEN APPROVED FOR FREE DISCHARGE ON TWO PRIOR SUBMITTALS. (F210069). IN ADDITION THE BOTH ADJUTING PROPERTIES (F210076/F210078) WERE APPROVED FOR FREE DISCHARGE. WE PROPOSE FREE DISCHARGE WITH THE INCLUSION OF THE FIRST FLUSH PONDING VOLUME. THE PROPOSED SIDEWALK CULVERT WILL BE CONSTRUCTED WITH THE S019 PERMIT PROCESS

PRIVATE DRAINAGE IMPROVEMENT IN PUBLIC ROW NOTICE TO CONTRACTORS (SPECIAL ORDER "SO-19")

- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR 505-260-1990.) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- PRIOR TO POURING CONCRETE, CONTRACTOR SHALL NOTIFY THE STORM DRAIN INSPECTOR, 505-857-8074, TO INSPECT REINFORCEMENT.

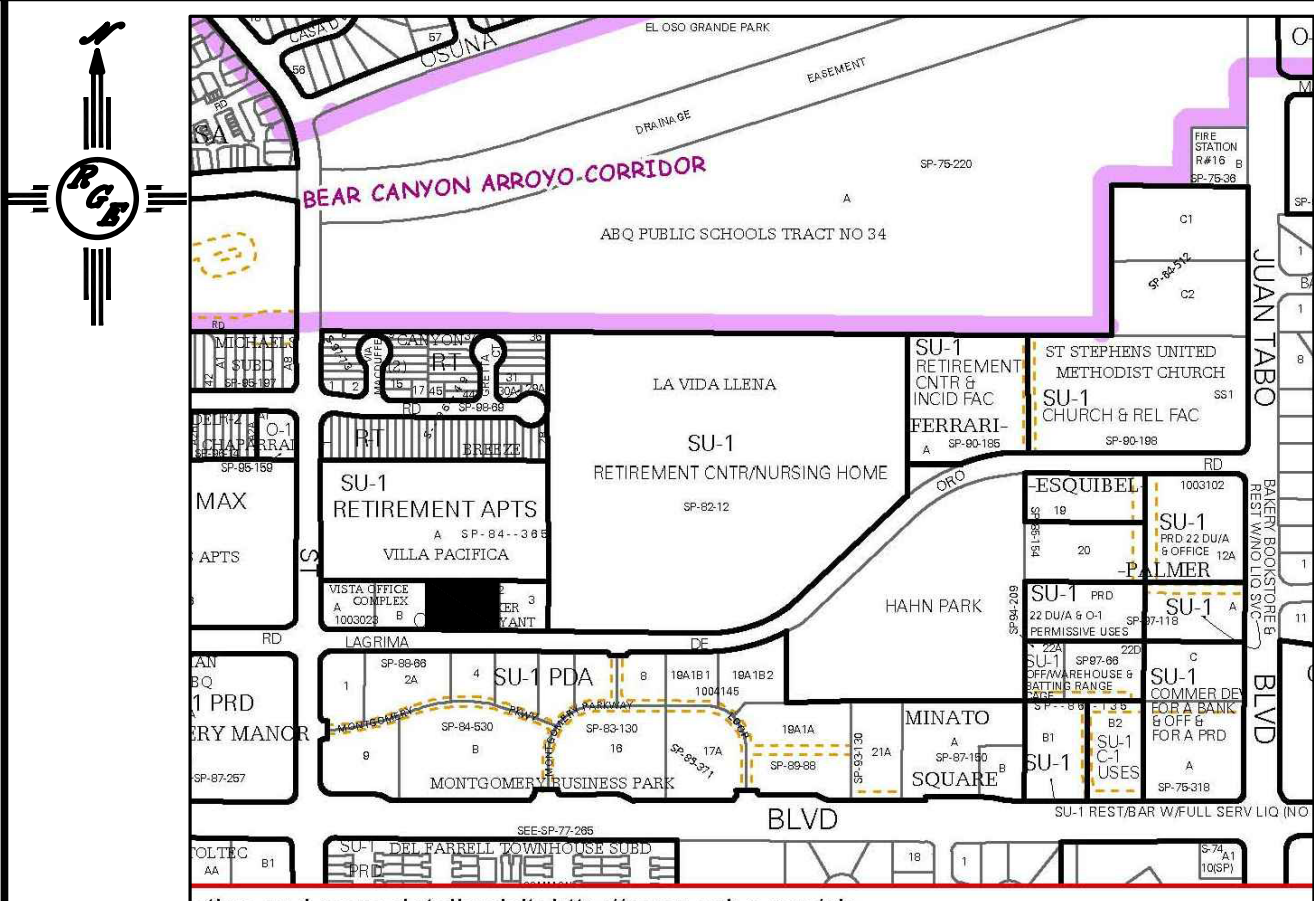
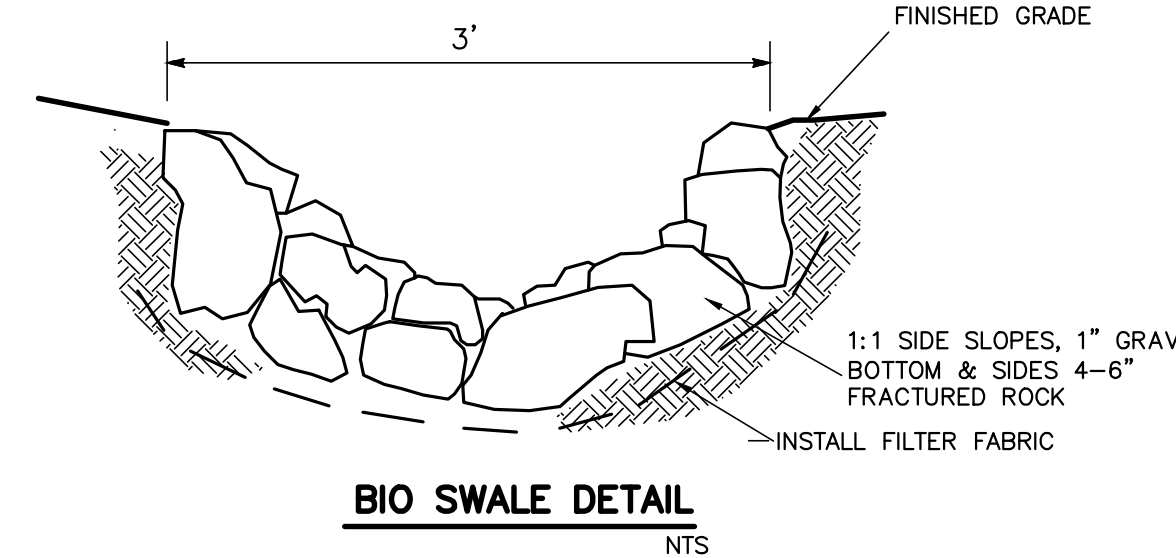
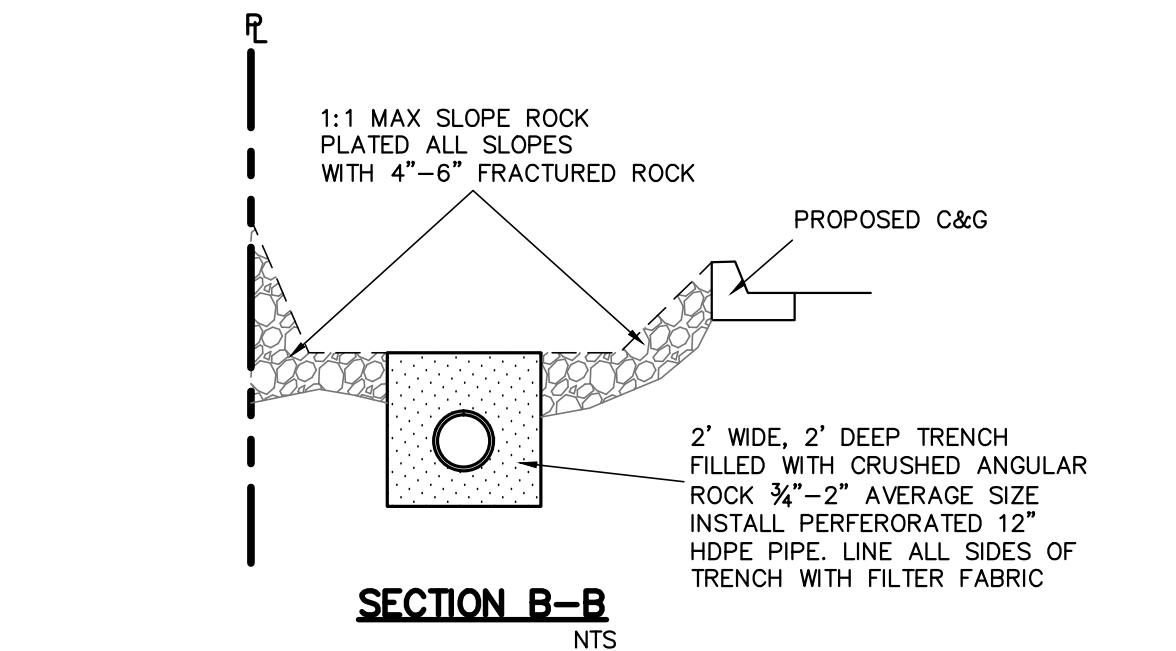
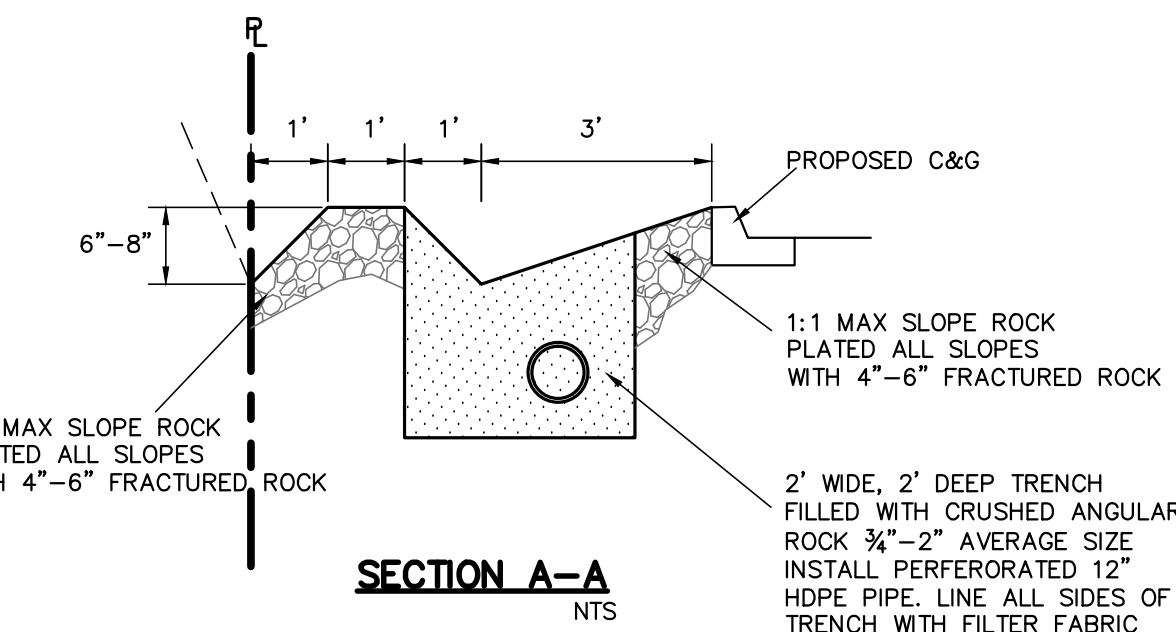
APPROVAL	NAME:	DATE:
INSPECTOR		

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

FIRST FLUSH REQUIREMENTS

15100 x .34 /12=427.83 CF
PROVIDED 515 CF



VICINITY MAP: F-21-Z



FIRM MAP: FM35001C144G

LEGAL DESCRIPTION:

LOT #2, BLOCK 19, PRIMROSE POINTE UNIT 6
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- RETAINING WALL HEIGHTS AT EAST PROPERTY LINE ACCOUNT FOR FINISHED DESIGN GRADES FOR ADJACENT TRACT BEING DESIGNED BY THIS OFFICE

LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY
---	EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
---	PROPOSED ROCK FACE WALL
---	EXISTING CURB AND GUTTER
---	PROPOSED EDGE OF CONCRETE
---	PROPOSED FLOWLINE
---	EXISTING WALL

ENGINEER'S SEAL 6/29/15 DAVID SOULE P.E. #14522	10429 LAGRIMA DE ORO DENTAL OFFICE CONCEPTUAL GRADING AND DRAINAGE PLAN	DRAWN BY DEM DATE 4-14-15
	 Rio Grande Engineering 1808 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0088	SHEET # 1 of 2 JOB # XXXXX