

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 29, 2018

Thomas D. Johnston, P.S., P.E.
TGC Engineering
330 Louisiana Blvd NE
Albuquerque, NM, 87108

RE: 1422 Van Cleave Road NW
Grading and Drainage Plan
Stamp Date: 06/27/18
Hydrology File: G13D034

Dear Mr. Johnston:

PO Box 1293

Based upon the information provided in your resubmittal received 06/27/2018, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Once the grading is complete, a pad certification will be required prior to release of Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter and the pad certification approval letter.

NM 87103

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required and a formal Elevation Certificate needs to be submitted to Hydrology.

www.cabq.gov

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for retention ponds prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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

Sincerely,

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



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) _____

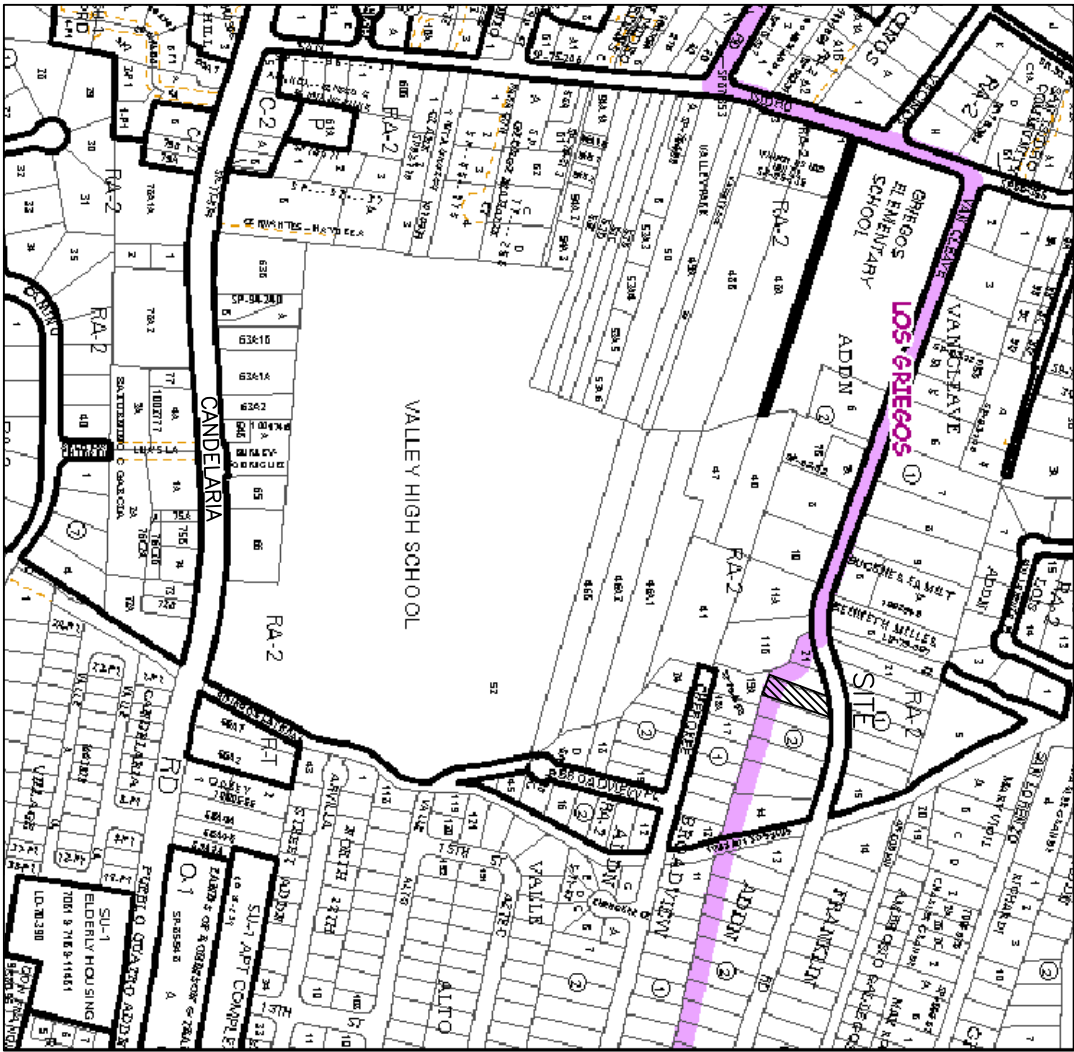
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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

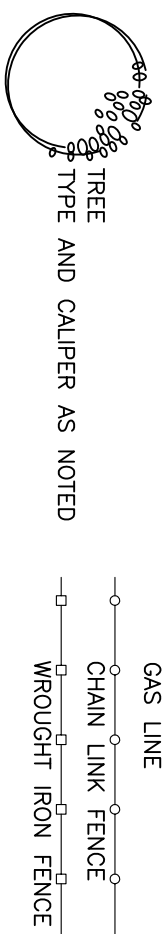
DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



LEGEND

- WATER METER
- FIRE HYDRANT
- UP LIGHT POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE RISER
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- SPOT ELEVATION
- ELEVATIONS ARE TO ANNOTATED SPOTS
- EDGE OF CONCRETE
- TOP OF ASPHALT
- TOP OF CONCRETE
- FLOWLINE
- TOP OF WALL
- BURIED ELECTRIC LINE
- GAS LINE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE



- EXISTING CONTOURS @0.5 FT. INTERVALS
- INDEX CONTOURS @1 FT. INTERVALS
- PROPOSED CONTOURS @ 0.5' INTERVALS
- PROPOSED SPOT ELEVATION
- TOP OF CONCRETE
- FLOW LINE
- TOP OF WALL
- TOP OF ASPHALT

LEGAL DESCRIPTION

Lot numbered Nineteen (19) in Block numbered Two (2) of the FRANKLIN ADDITION, as the same is shown and designated on said plat filed in the office of the County Clerk of Bernillo County, New Mexico on May 8, 1946 in Plat Book C1, Page 7.

FLOOD ZONE DESIGNATION

It is hereby certified that this property is not located within a 100-year flood hazard boundary in accordance with current FIRM Map Number 35000201186 dated September 26, 20. Zone X (Reduced Flood Risk Due to Levee).

BENCH MARK

Basis of elevations: ACS STATION "10-G13X" WMD 88 MSL ELEVATION: 4970.872
TBM: TOP OF WATER METER NEAR NORTHWEST CORNER OF PROPERTY MSL: 4971.81

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.
CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.
CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.
SITE IS NOT SUBJECT TO NPDES SWPPP REQUIREMENTS (DISTURBED AREA < 1 ACRE).
NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN EXCAVATION PERMIT.

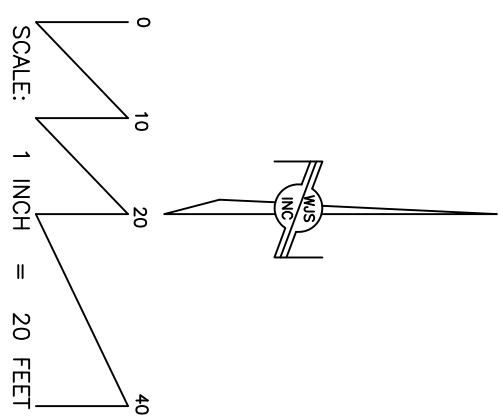
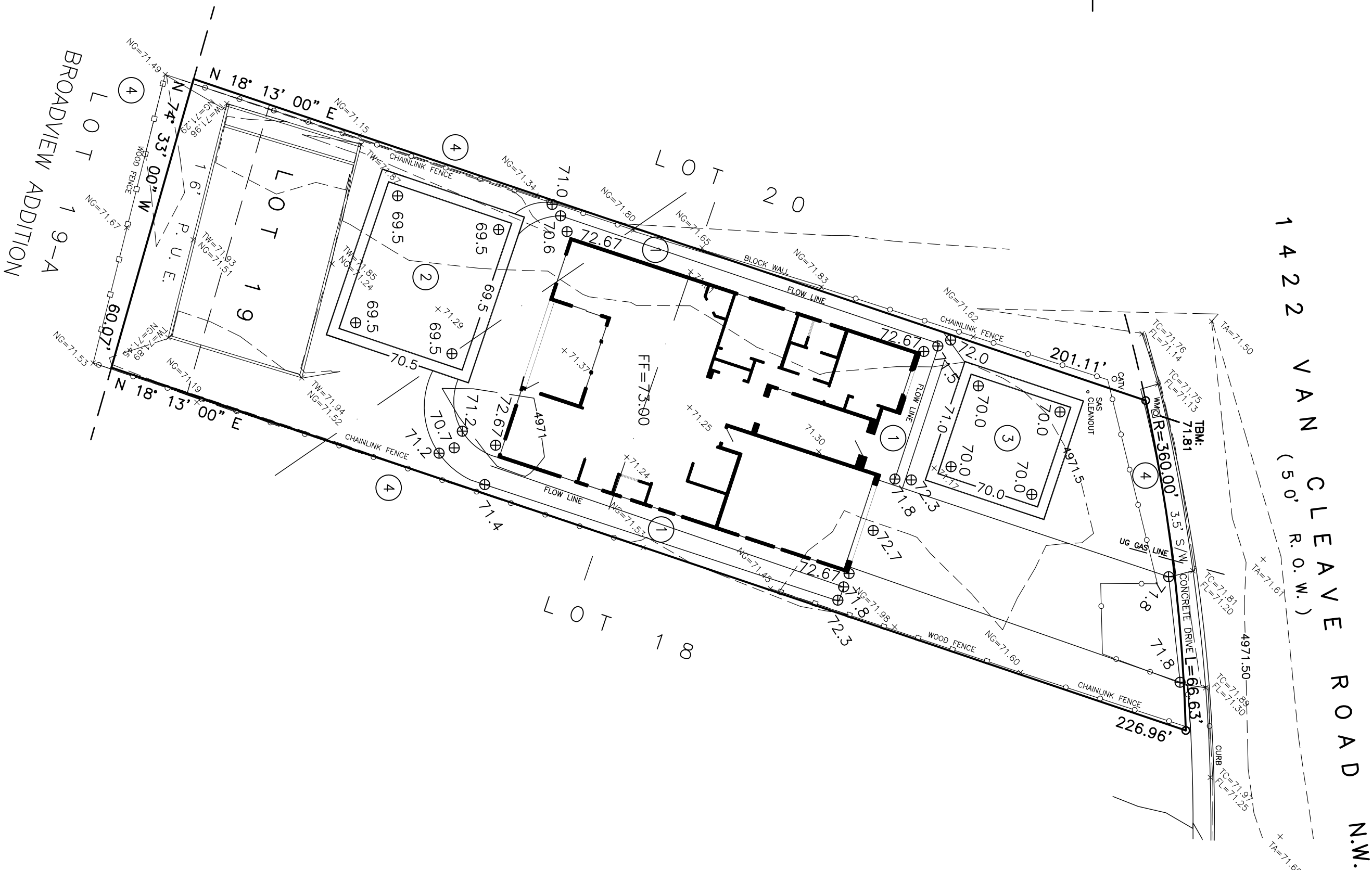
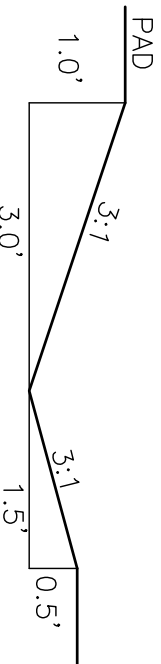
DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO SWALES TO CAPTURE FIRST FLUSH IN RETENTION PONDS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

KEYED NOTES

- SWALE, 6" DEPTH, 3:1 SIDE SLOPES
- POND 1, 30 FEET X 35 FEET WITH 2:1 SLOPE, 928 c.f., 1 FOOT DEPTH
- POND 2, 25 FEET X 25 FEET WITH 2:1 SLOPE, 533 c.f., 1 FOOT DEPTH
- PERMANENT PERIMETER WALL TO CONTAIN 100 YEAR, 24 HOUR STORM DEVELOPED RUNOFF

SWALE CROSS-SECTION
NO SCALE



DRAINAGE CONCEPT

THE DRAINAGE CONCEPT FOR THIS SITE IS TO RETAIN EXCESS RUNOFF FOR FLAN GRADING SCHEME.

ONSITE HYDROLOGY

DRAINAGE DATA					
THIS SITE LIES WITHIN PRECIPITATION ZONE 2					
Condition	Return	Treatment	Area	Precip.	Runoff
	Table 4	Type	(sq. ft.)	(in.)	Volume
	(Years)			(inches)	(cu. ft.)
EXISTING	100	A	0	0.52	0.0
		B	12,910	0.78	839.2
		C	0	1.13	0.0
		D	0	2.12	0.0
EXISTING	10	A	0	0.13	0.0
		B	12,910	0.28	301.2
		C	0	0.52	0.0
		D	0	1.34	0.0
DEVELOPED	100	A	0	0.53	0.0
		B	5,882	0.78	389.0
		C	2,359	1.13	158.2
		D	4,659	2.12	314.0
DEVELOPED	10	A	0	0.13	0.0
		B	5,882	0.28	137.5
		C	2,359	0.52	102.2
		D	4,659	1.34	314.0
TOTAL (EXT)	100				839.2
TOTAL (DEV)	100				389.2
TOTAL (DEV)	10				158.2
					760.0

FLOW RATE INCREASES (100-YR) = 0.3 CFS
FLOW RATE INCREASES (10-YR) = 0.3 CFS
6-HOUR RUNOFF INCREASE (100-YR) = 589.1 CU. FT.
6-HOUR RUNOFF INCREASE (10-YR) = 458.7 CU. FT.
100 YEAR 24 HOUR RUNOFF: 2,482.92 CF.
100 YEAR 10 DAY RUNOFF: 2,949.88 CF.
100 YEAR 10 DAY STORM WATER SURFACE ELEVATION: 4971.45 FT

FIRST FLUSH INFORMATION

THE FIRST FLUSH PRECIPITATION USED IS 0.34" (0.03') OF PRECIPITATION FOR ANY STORM. FIRST FLUSH RETENTION POND VOLUME = (0.03') x IMPERVIOUS SURFACE IN SF.

FIRST FLUSH VOLUME = 132 c.f.
THE FLOODING AREAS WILL CARRY 1,461 c.f.

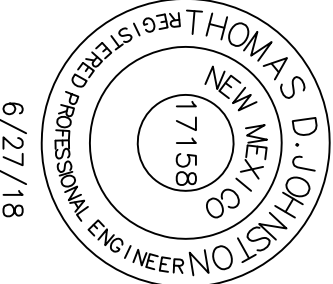
OFFSITE FLOW INFORMATION

OFFSITE FLOWS FROM ADJACENT PROPERTIES ARE NEGLIGIBLE.

RETENTION POND INFORMATION

REQUIRED RETENTION POND VOLUME: 1424.88 CF.
PROVIDED RETENTION POND VOLUME: 1461 CF.

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MAY 4, 2018, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.



THOMAS D. JOHNSTON, NMEPE NO. 17158

DRAINAGE AND GRADING PLAN

1422 VAN CLEAVE ROAD NW RESIDENCE

TGC ENGINEERING, INC. (505) 266-7256
330 LOUISIANA BLVD. NE Fox: (505) 255-2887
ALBUQUERQUE, NM 87108

SHEET NO. C1 DESIGN DATE: 5/18/2018 REVISION: 6/27/2018 CITY PROJECT NO: 613/0034