

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 28, 2018

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, NM, 87199

RE: **Jomar/Martinez Residence**
2123 Candelaria NW
Grading Plan Stamp Date: 8/23/18
Hydrology File: G13D035

Dear Mr. Soule,

Based on the submittal received 8/23/18, the Grading Plan is approved for Plat and Grading Permit. On the Plat, provide a drainage easement over the ponds and annotate using the [Plat Drainage Easement Note](#). This note replaces the need for a separate drainage covenant.

Prior to Building Permit (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Subdivision* is required.
2. The Plat will need to be recorded.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: JOMAR/MARTINEZ RES **Building Permit #:** _____ **Hydrology File #:** G13Z

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: LOT 1 AND 2 LANDS OF WINGER AND MARTINEZ

City Address: 2123 CANDELARIA

Applicant: JOSE MARTINEZ **Contact:** _____

Address: _____

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

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: ☐ PLAT ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 8, 2018

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, NM, 87199

RE: **Jomar/Martinez Residence**
2123 Candelaria NW
Grading Plan Stamp Date: 8/1/18
Hydrology File: G13D035

Dear Mr. Soule,

Based on the submittal received 8/1/18, the Grading Plan cannot be approved for Plat or Grading Permit until the following are corrected:

PO Box 1293

Prior to Plat/Grading Permit:

Albuquerque

1. Include project benchmark. **ADDED**

NM 87103

2. Provide topographic survey for the adjoining properties (~10' across the property line); ensure your proposed grades tie in at the property line. **SURVEYOR COULD NOT ACCESS ADJOINING LOTS, WE HAVE PROVIDED GIS LIDAR TO SHOW AREA IS FLAT**

www.cabq.gov

3. Add note on the plan that "No work shall be performed in the public ROW without an approved Work Order or Excavation Permit."

ADDED NOTE #4

4. On the Plat, provide a drainage easement over the ponds and annotate using the [Plat Drainage Easement Note](#). This note replaces the need for a separate drainage covenant.

PLAT WILL INCLUDE LANGUAGE

Prior to Building Permit (For Information):

5. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Subdivision* is required.

6. The Plat will need to be recorded.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Peterson', is written over a light gray rectangular background.

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

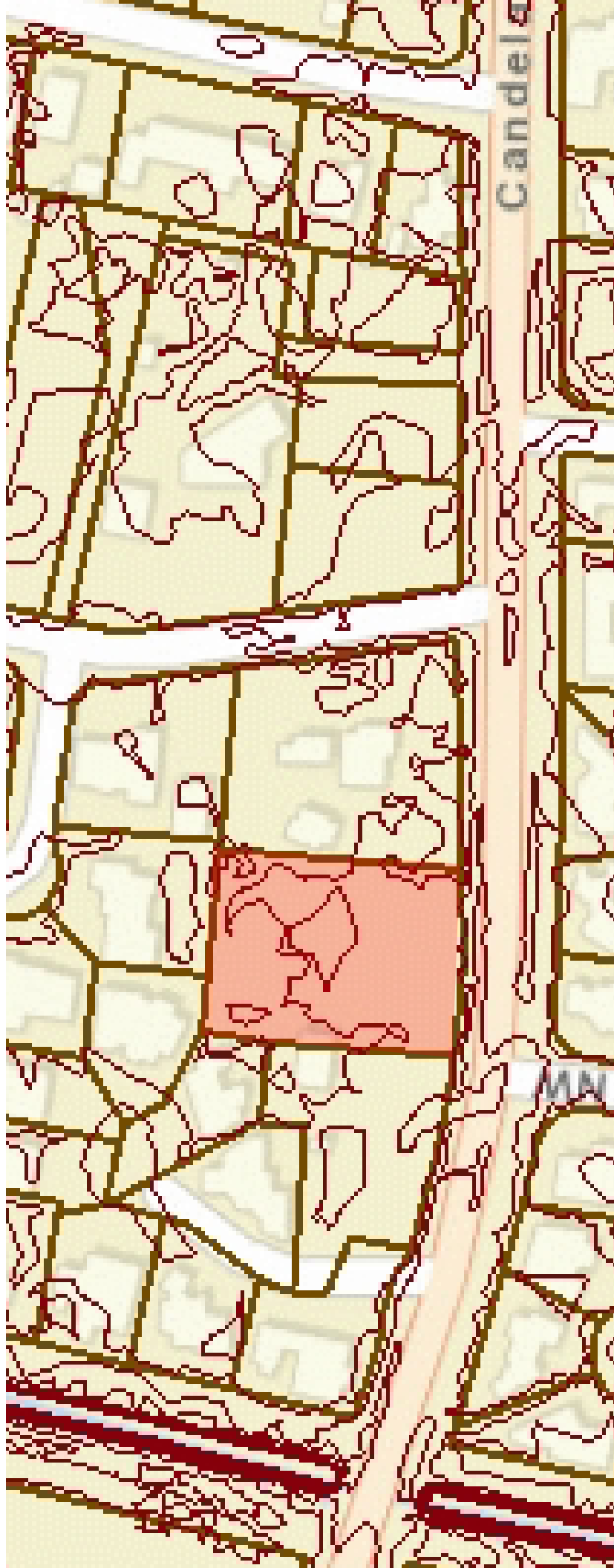
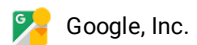




Image capture: Mar 2017 © 2018 Google

Albuquerque, New Mexico



Street View - Mar 2017

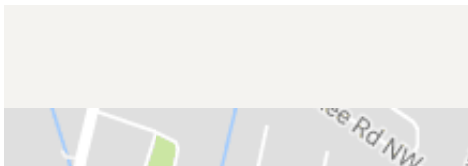
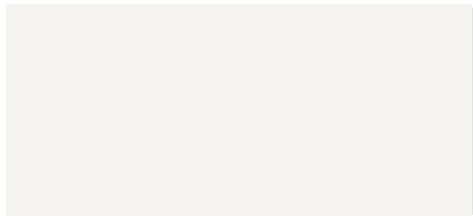




Image capture: Mar 2017 © 2018 Google

Street View



Weighted E Method														
										100-Year, 6-hr.			100 yr 10-DA	
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
LOT 1	14666.00	0.337	0%	0	42%	0.141	28%	0.094	33%	0.111	1.344	0.038	1.14	0.053
LOT 2	12433.00	0.285	0%	0	46%	0.131	25%	0.071	29%	0.083	1.256	0.030	0.91	0.041

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm(zone2)

Ea= 0.53
Eb= 0.78
Ec= 1.13
Ed= 2.12

Qa= 1.56
Qb= 2.28
Qc= 3.14
Qd= 4.7

Developed Conditions

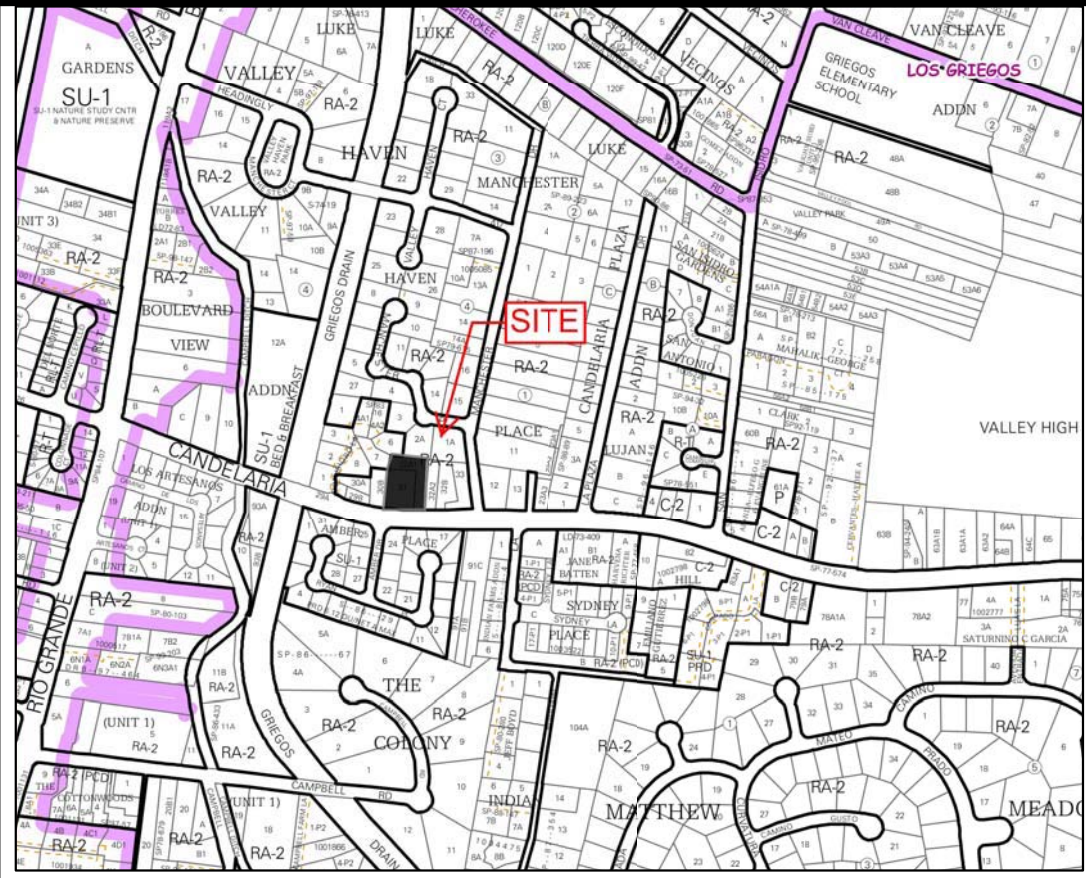
FLAT GRADING SCHEME

POND	LOT 1	PROVIDED	GENERATED
POND	LOT 2	2314	2287
		2440	1782

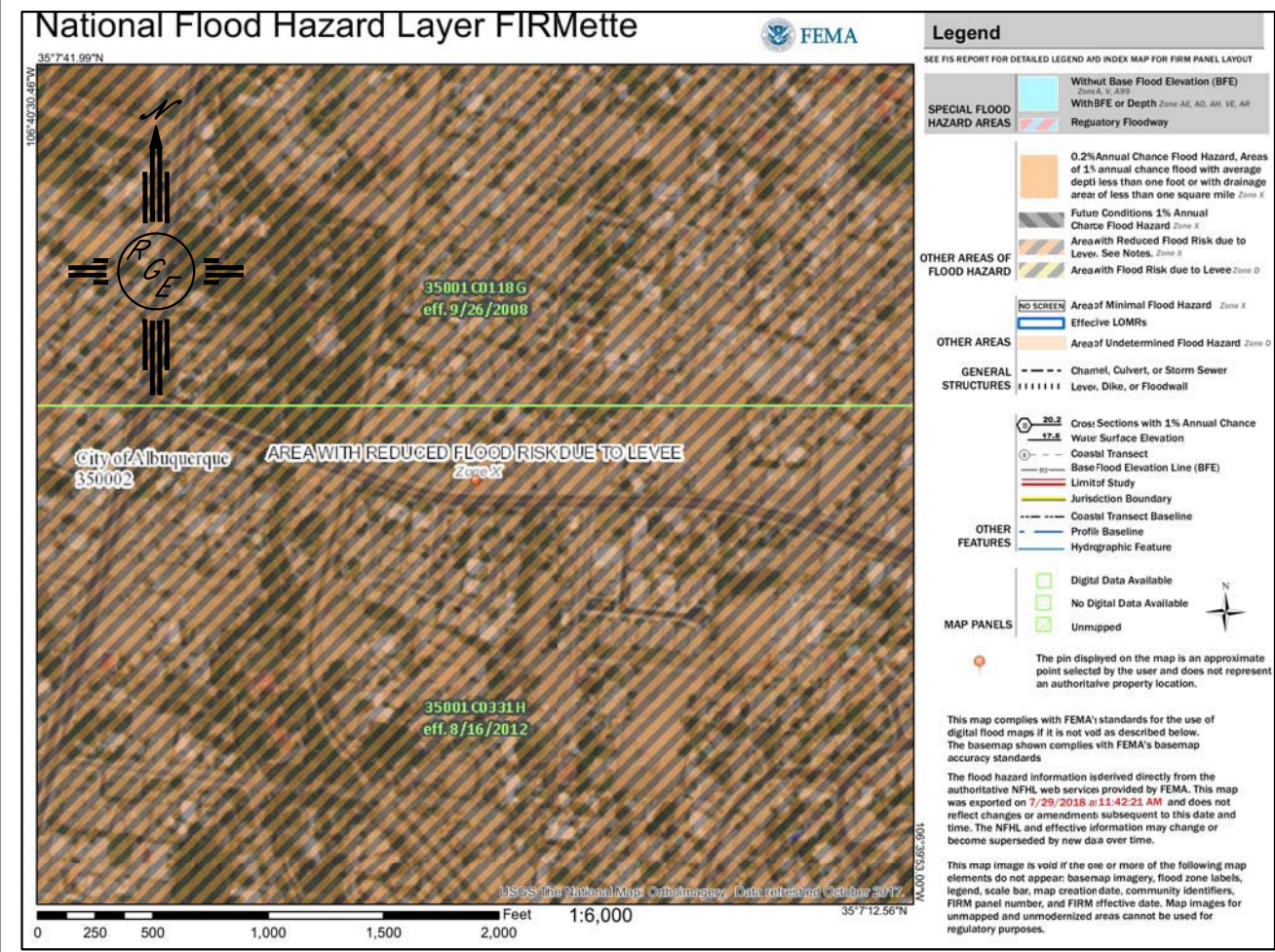
This site is an redevelopment of a previously developed lot. The site has been subdivided. Each lot will retain the 100-year 10-day volume. The ponds will overflow to the street in the event of a storm exceeding the 100-year event. The surrounding are is flat, minor offsite flows are allowed to enter the site and pass thru to the right of way. The first flush volume is retained on site

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.



VICINITY MAP:



FIRM MAP:

LEGAL DESCRIPTION:

LOTS 1 AND 2, LANDS OF WINGER & MARTINEZ

NOTES:

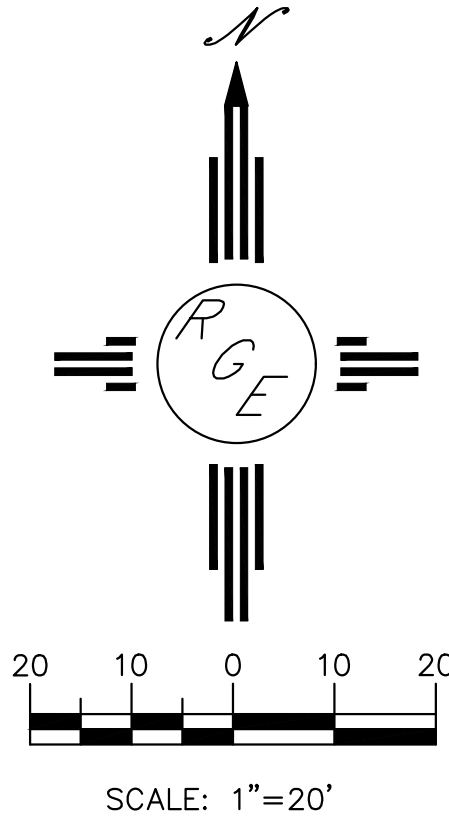
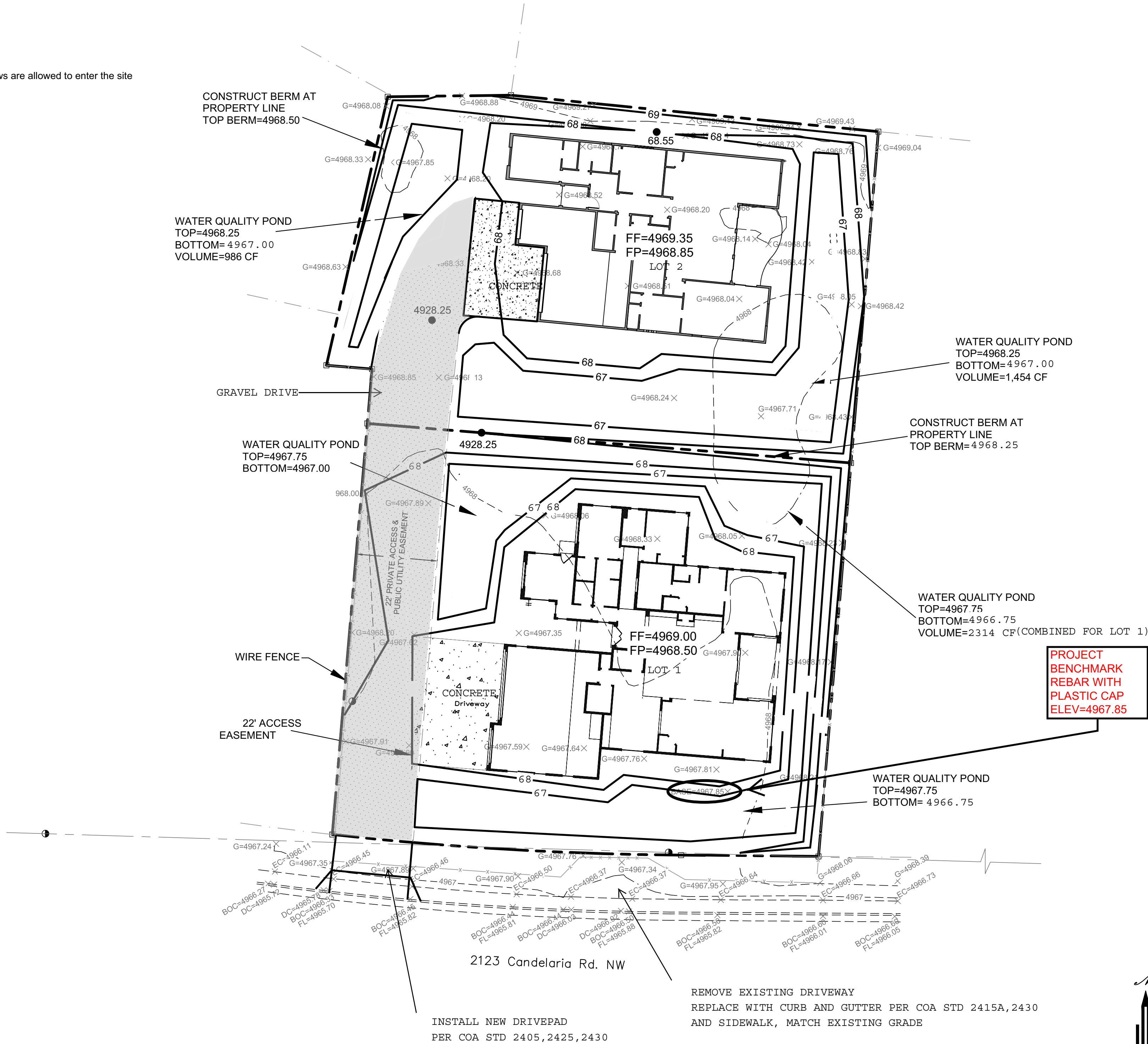
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT

LEGEND

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
+ XXXX	EXISTING SPOT ELEVATION
+ XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	CENTERLINE
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ENGINEER'S SEAL	2123 CANDELARIA RD JOMAR CANDELARIA RESIDENCE	DRAWN BY DEM
	GRADING AND DRAINAGE PLAN	DATE 7-31-18
8/23/18 8/1/18	 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 972-0899	JAMAR CANDELARIA G&D
DAVID SOULE P.E. #14522		SHEET # C1
		JOB #