

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 12, 2024

Joseph Casares, Jr., P.E.  
JCII Group  
8105 Sand Springs Cir NW  
Albuquerque, NM 87114

**RE: 3505 Campbell Farm Lane NW  
Grading & Drainage Plan  
Engineer's Stamp Date: 02/12/24  
Hydrology File: G13D045**

Dear Mr. Casares:

Based upon the information provided in your submittal received 03/05/2024, the Grading & Drainage Plan is approved for Grading Permit (earthwork can get started for the earth pad on the house and retention ponds).

**PRIOR TO BUILDING PERMIT:**

1. Once the grading is complete, a pad certification (meaning that the earthwork and retaining walls are complete) will be required. Please include a site photo with the submittal. Also, at the time of pad certification approval, Hydrology will concurrently approve the Grading & Drainage Plan for Building Permit.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

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 (DTIS)

Project Title: North Valley House Hydrology File # G13D045

Legal Description: Lot 1-A Campbell Farm South

City Address, UPC, OR Parcel: 101306015311330613

Applicant/Agent: JCII Group, LLC Contact: Joseph Casares  
Address: 8105 Sand Springs Cr NW Phone: 505.264-6918  
Email: JCIIGroup@gmail.com

Applicant/Owner: Zack Kelin & Bianca Kelin Contact: \_\_\_\_\_  
Address: 3505 Campbell Farm Ln NW, Albuquerque, NM 87104 Phone: 505.600.3911 / 505.401.4682  
Email: zkelin@daviskelin.com / m.b.kelin@gmail.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) \_\_\_\_\_ ☒ RESIDENCE  
☐ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 2/26/2024



GENERAL CONSTRUCTION NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
2. NOT ALL UTILITIES SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
7. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR REQUIRED RELOCATIONS ARISING FROM CONFLICTS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND/OR POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PROJECT CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY COMPANY IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. CONTRACTOR SHALL SCARIFY AREA UNDER CONCRETE AND FINISHED GRADE FOR CUT AREAS TO A DEPTH OF 8" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
12. CONTRACTOR SHALL COORDINATE WITH SITE SPECIFIC GEOTCHNICAL REPORT PRIOR TO CONSTRUCTION. IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER AND THE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITY.
13. WHEN BUTTING NEW CONCRETE TO EXISTING ONCRETE OR PAVEMENT, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
14. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, PRIVATE PROPERTIES, AND AT ROOF DRAIN DOWNSPOUTS. PROVIDE DRAINAGE OPENING IN FENCE (AS MAY BE REQUIRED) TO FACILITATE POSITIVE DRAINAGE TOWARDS RETENTION BASINS.
15. SITE SURVEY IS BASED FROM CITY OF ALBUQUERQUE CONTROL. DATA WILL BE MADE AVAILABLE UPON REQUEST. TEMPORARY BENCHMARK AS SHOWN ON PLAN.
16. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL OVERSEE AND VERIFY ALL CONSTRUCTION MARKINGS, AND STAKING. PROPOSED ELEVATIONS SHALL BE RELATIVE TO FINISHED FLOOR ELEVATION.

DRAINAGE ANALYSIS

THE COA PROCEDURE FOR 40 ACRES AND SMALLER (DPM CHAPTER 6) IS USED FOR ANALYSIS. THESE CALCULATIONS ANALYZE THE HYDROLOGY FOR THE PROPOSED DEVELOPED CONDITIONS UPON A 100 YEAR RAINFALL EVENT. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

EXISTING CONDITIONS

THE LOT IS CURRENTLY UNDEVELOPED WITH MATURE TREES AND SPARES VEGETATION THROUGHOUT THE LOT. THE EXISTING CONTOURS PREVENT RUNOFF FROM THE LOT, AND THE LOT IS NOT PART OF THE ADJACENT SUBDIVISION.

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT WILL RESULT WITH IMPERVIOUS AREAS AND GRAVEL AREAS. UPON COORDINATION WITH THE CITY, THE SITE WILL BE DESIGN TO RETAIN THE INCREASED RUNOFF GENERATED BY A 100-YEAR, 10-DAY STORM EVENT NO DISCHARGE WILL BE TO THE RIGHT OF WAY. ON-SITE RETENTION FACILITIES (I.E. CISTERN AND RETENTION BASINS) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

HYDROLOGY ANALYSIS

SITE CHARACTERISTICS:  
PRECIPITATION ZONE = 2 (PER DPM CH. 6)

PROPOSED ESTIMATED VOLUME

DEVELOPED SITE AREA BY TREATMENT TYPE  
TREATMENT B = 23,675 SF = 0.54 AC  
TREATMENT C = 4,765 SF = 0.11 AC  
TREATMENT D = 8,150 SF = 0.19 AC (23% IMPERVIOUS)  
EXCESS PRECIPITATION (TABLE 6.2.13)  
ZONE 2, TREATMENT B = 0.80 IN  
ZONE 2, TREATMENT C = 1.03 IN  
ZONE 2, TREATMENT D = 2.33 IN  
PEAK VOLUME ANALYSIS RESULTS  
V = 3,586 CF  
SWQV = (0.46 IN)/(FT/12 IN)(8,150 SF) = 313 CF

VOLUME PROVIDED

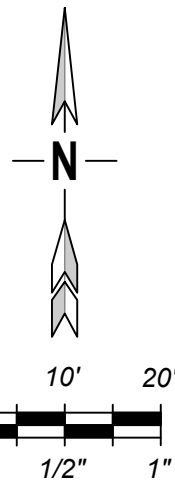
RETENTION BASINS  
BASIN 1 = 1/2(1,349 SF + 182 SF)(1.7 FT) = 1,301 CF  
BASIN 2 = 1/2(2,180 SF + 552 SF)(0.7 FT) = 2,322 CF  
TOTAL VOLUME PROVIDED  
V = 3,623 CF

CONCLUSION

THE PROPOSED SITE WILL INCREASE RUNOFF VOLUME BY 1,148 CF. THE FINISHED FLOOR ELEVATION IS 1.3 FEET OR MORE ABOVE THE 100-YR 10-DAY WATER SURFACE ELEVATION OF THE RETENTION PONDS. ALSO, THE PONDS ARE 0.6 FEET BELOW THE HIGH POINT OF THE STREET. FURTHERMORE, SITE DEVELOPMENT WILL MAINTAIN THE EXISTING PERIMETER WALL, WHICH WILL CONTAIN THE 100-YR 24-HR STORM DEVELOPMENT RUNOFF. LASTLY, THE SITE GRADING IS DESIGN TO EQUALIZE THE WATER SURFACE ELEVATION IN THE FRONT AND BACK YARDS. THIS GRADING AND DRAINAGE PLAN IS DESIGNED TO RETAIN ADDITIONAL STORMWATER GENERATED ON-SITE IN RETENTION BASINS AS SHOWN. ON-SITE STORM DRAINAGE DESIGN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

LEGEND

- 78.50 FC  
FC=TOP OF FINISHED CONCRETE  
FG=TOP OF FINISHED GRADE
- NEW CONCRETE
- PROPERTY LINE  
EASEMENT LINE  
EDGE OF ROAD  
EXISTING CONTOUR  
TEMPORARY BENCHMARK  
DRAINAGE DIRECTION  
2% MIN. SLOPE



OWNER INFORMATION

ZACKEREE KLEIN  
3500 CAMPBELL FARM LN NW  
ALBUQUERQUE NM 87104

PROPERTY INFORMATION

SEC. 6, T. 10N, R. 3E, N.M.P.M.  
LOT SIZE: 0.84 ACRE UNDEVELOPED  
UPC: 101306015311330613

PROPERTY DESCRIPTION

LOT 1-A CAMPBELL FARM SOUTH WITHIN TOWN OF ALBUQUERQUE  
GRANT PROJECTED SECTION 6, TOWNSHIP 10N., RANGE 3E.,  
N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.  
RECORDED JANUARY 2021 IN BOOK 2021C, PAGE 8

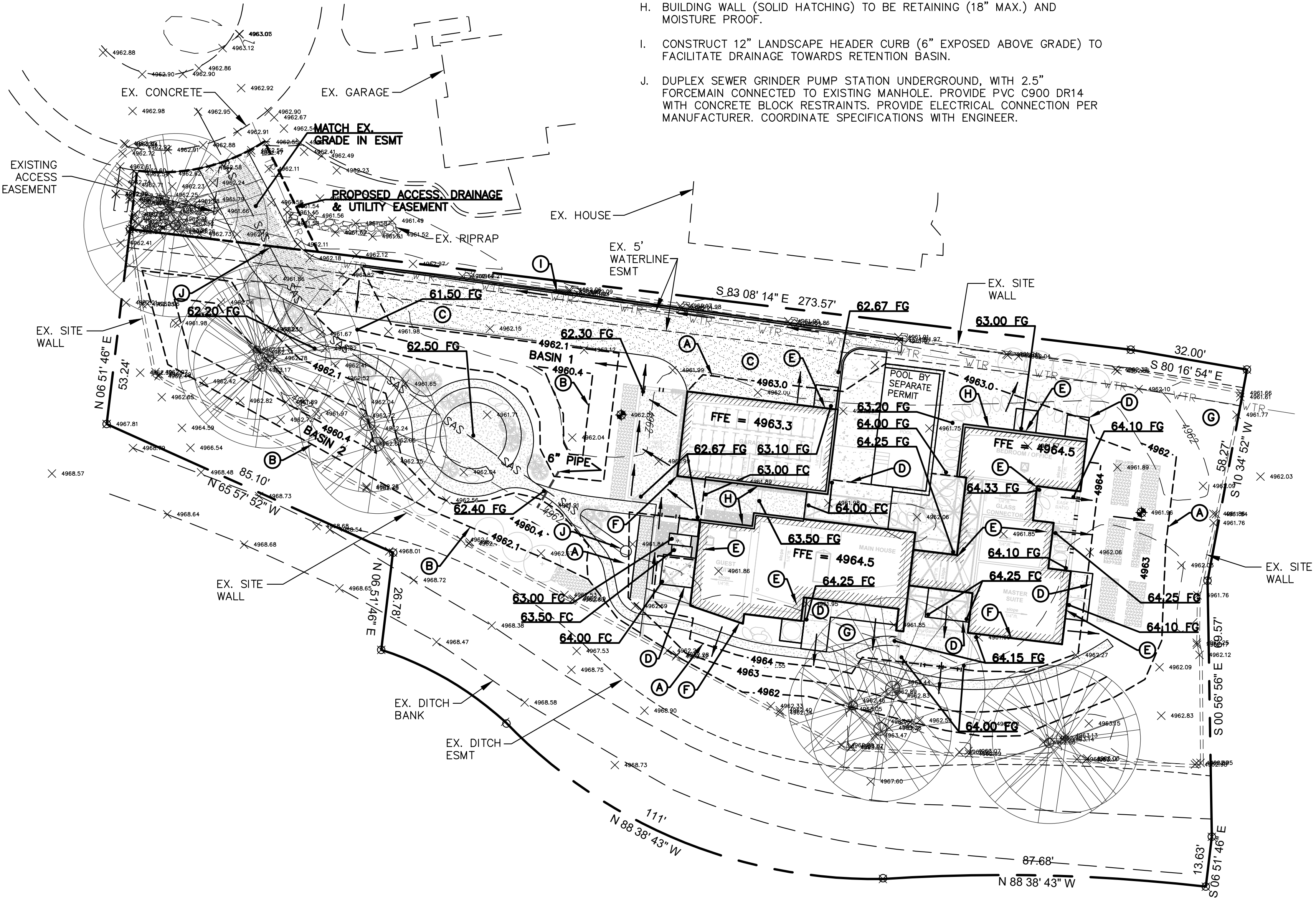
KEYED CONSTRUCTION NOTES

- A. GRADE AREA PER CONTOUR ELEVATIONS AND CALLOUTS SHOWN. 4H:1V MAX. SLOPE ANYWHERE ON SITE. ELEVATIONS SHOWN ARE AT TOP OF FINISHED GRADE, LANDSCAPE, CONCRETE, AND GRAVEL SURFACES.
- B. CONSTRUCT 1.7" DEEP RETENTION BASIN AS SHOWN ON PLAN. PROVIDE 6" PVC SCH 40 EQUALIZER PIPE AT INVERT EL.=4960.9
- C. 3" THICK BASE COURSE LAYER OVER COMPACTED SUBGRADE, TOPPED WITH 3/4" THICK LAYER OF CRUSHED GRAVEL, OR PER ARCHITECTURAL DETAIL. ADD ALT.  
INSTALL 6" THICK UNREINFORCED CONCRETE OVER 3" GRAVEL BED. EXPANSION/CONTRACTION JOINTS AT 10' SQR. SCORE PATTERN AND COLOR BY ARCHITECT. COORDINATE BID ALT. WITH ARCHITECT.
- D. INSTALL 4" THICK CONCRETE WALKWAY OVER 3" GRAVEL BED (LONGITUDINAL SLOPE = 2% MIN. IN ANY DIRECTION UNLESS NOTED OTHERWISE). PROVIDE 6X6-W2.0XW2.0 WELDED WIRE FABRIC REINFORCING. PROVIDE EXPANSION JOINT AT 5'. SCORE PATTERN AND COLOR BY ARCHITECT.
- E. OUTLET ROOF DRAIN TO SPLASH PAD RIPRAP OR CONCRETE. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. PROVIDE 2% SLOPE TO DAYLIGHT. PROVIDE SITE WALL DRAIN OPENING AS APPLICABLE. ADD ALT.  
PLUMB ROOF DRAINS TO CISTERN TANK. PROVIDE OVERFLOW TO FLOW AWAY FROM STRUCTURES. CISTERN TO BE 1,000 GALLONS MAX. (POLY MART 1000 OR PER ARCHITECT/OWNER). PROVIDE CONCRETE PAD UNDER CISTERN PER KEYED NOTE C.
- F. PROVIDE ENGINEERED FILL BUILDING PAD PER GEOTECHNICAL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES AT 2% MIN.
- G. GRADE AREA TO PREVENT PONDING AND TO PROVIDE UNIMPEDED DRAINAGE AS SHOWN. PROVIDE 12"W X 6"H DRAIN OPENING IN PATIO WALLS AT 5' ON CENTER. 2 OPENINGS MIN. EACH WALL.
- H. BUILDING WALL (SOLID HATCHING) TO BE RETAINING (18" MAX.) AND MOISTURE PROOF.
- I. CONSTRUCT 12" LANDSCAPE HEADER CURB (6" EXPOSED ABOVE GRADE) TO FACILITATE DRAINAGE TOWARDS RETENTION BASIN.
- J. DUPLEX SEWER GRINDER PUMP STATION UNDERGROUND, WITH 2.5" FORCEMAIN CONNECTED TO EXISTING MANHOLE. PROVIDE PVC C900 DR14 WITH CONCRETE BLOCK RESTRAINTS. PROVIDE ELECTRICAL CONNECTION PER MANUFACTURER. COORDINATE SPECIFICATIONS WITH ENGINEER.



FEMA FIRM MAP

FIRM# 35001C0331H, ZONE SHADED X  
DATED: 08/16/2012  
ZONE ATLAS MAP G13



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02/12/24

Project:

NORTH VALLEY HOUSE

Klein Residence  
3500 Campbell Farm Lane NW  
Albuquerque, New Mexico 87104

Project#	122.676	1st Revised Date	100% CD 2/13/23
Drawn by	MD	2nd Revised Date	
Scale		3rd Revised Date	
Checked by	JC	4th Revised Date	

Sheet:

GRADING & DRAINAGE PLAN

Number:

C100