

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 6, 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: 09/19/23
Hydrology File: G13D045

Dear Mr. Casares:

Based upon the information provided in your submittal received 01/30/2024, the Grading Plans **are not** approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Since this site is in the Valley region, please follow Article 6-5 Valley Drainage Criteria of the DPM. The following conditions must be applied to the site:

- The maximum percent impervious of the lot and the contributing area may not be greater than 45%.
- Pad elevation shall be a minimum of one (1) foot above the 100 year 10-day stormwater surface elevation.
- The flow between the front yard and back yard cannot be obstructed. The stormwater must be allowed to equalize to the same level between the front yard and back yard.
- A permanent perimeter wall or barrier around the development is required to contain the 100 year 24 hour storm developed runoff.
- The high point of the street should be four inches above the 100 year 10-day stormwater surface elevation.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

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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.
3. 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.
4. 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.
5. 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.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
7. 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, 24-HOUR 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)

EXISTING ESTIMATED VOLUME

TOTAL SITE AREA = 0.84 AC. (VACANT)
EXCESS PRECIPITATION (TABLE 6.2.13)
ZONE 2, TREATMENT B = 0.80 IN
PEAK VOLUME ANALYSIS RESULTS
V = 2,439 CF

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
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)(8,277 SF) = 318 CF

VOLUME PROVIDED

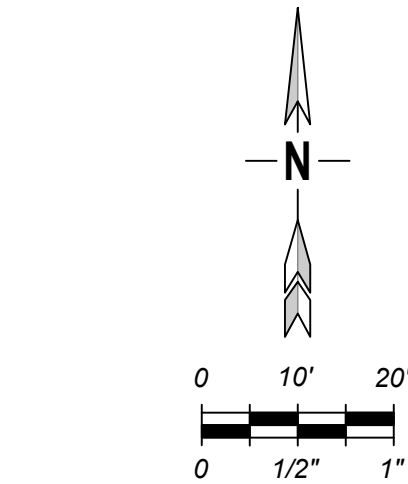
RETENTION BASINS
BASIN 1 = 1/2(1,196 SF + 212 SF)(0.6 FT) = 422 CF
BASIN 2 = 1/2(2,180 SF + 500 SF)(0.6 FT) = 804 CF
TOTAL VOLUME PROVIDED
V = 1,226 CF

CONCLUSION

THE PROPOSED SITE WILL INCREASE RUNOFF VOLUME BY 1,148 CF. 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

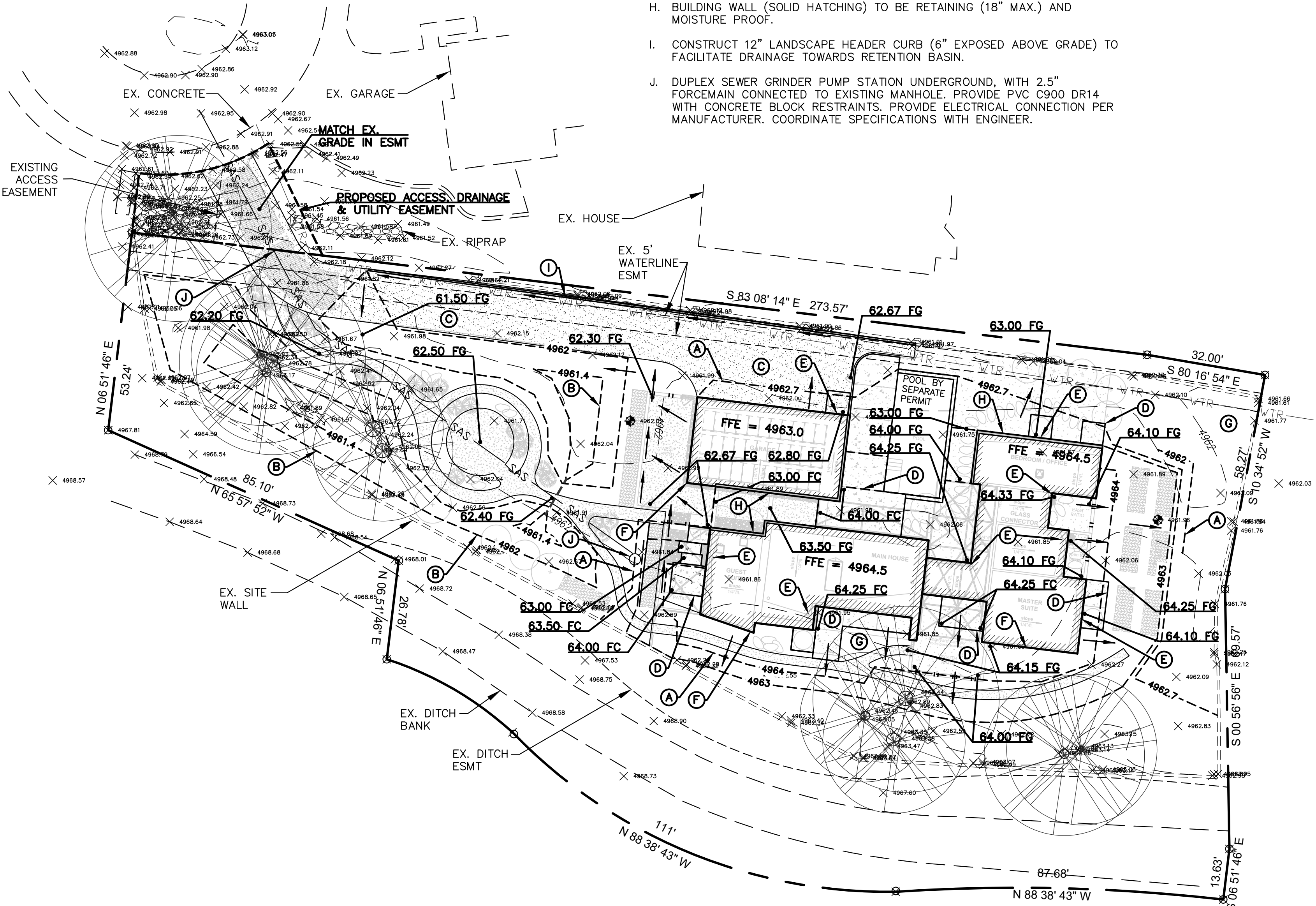
KEYED CONSTRUCTION NOTES

- 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 7" DEEP RETENTION BASIN AS SHOWN ON PLAN. PROVIDE 6" PVC SCH 40 EQUALIZER PIPE AT INVERT EL.=4961.4
- 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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09/19/23

Project:

NORTH VALLEY HOUSE

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

Project#	122.676	1st Revised Date	100% CD 9/19/23
Drawn by	MD	2nd Revised Date	
Scale		3rd Revised Date	
Checked by	JC	4th Revised Date	

Sheet:

GRADING & DRAINAGE PLAN

Number:

C100