

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

April 18, 2018

Mark Goodwin, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM, 87199

**RE: Las Lomas Plaza – Unit 2
Grading and Drainage Plan
Engineer's Stamp Date: 03/28/18
Hydrology File: H10D031**

Dear Mr. Goodwin:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 03/29/2018, the Grading Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

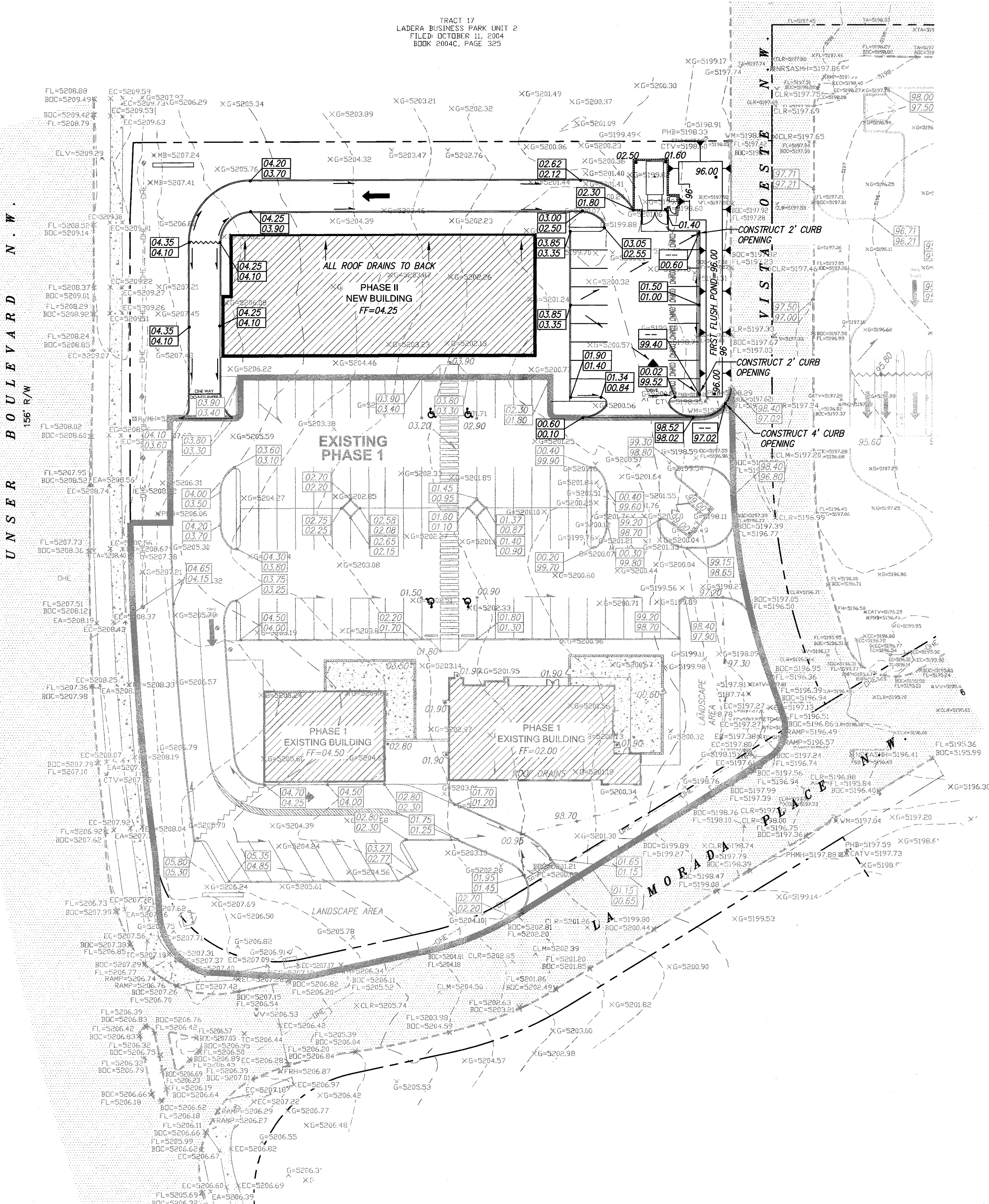
Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush pond prior to Certificate of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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

Sincerely,

Renée C. Brissette

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



DRAINAGE SUMMARY

THE PROJECT ENTAILS PHASE 2 CONSTRUCTION OF 1 BUILDING WITHIN THE MASTER PLANNED LADERA BUSINESS PARK. DIRECT DISCHARGE IS TO THE EXISTING PAVED VISTA OESTE FOR CONVEYANCE DOWNSTREAM. THE LANDSCAPE AREA WILL BE DEPRESSED TO ACCOMMODATE THE "FIRST FLUSH".

HYDROLOGY CALCULATIONS

EXISTING PHASE 2

AREA = 0.78 Ac.
LAND TREATMENT B=100%
 $P_{100-6} = 2.3$ in.
 $Q_{100} = 1.01$ cfs.
 $Vol_{100} = 1628$ c.f.

PROPOSED PHASE 2

AREA = 0.78 Ac.
LAND TREATMENT A = 0
LAND TREATMENT B = 15%
LAND TREATMENT C = 10%
LAND TREATMENT D = 75%
 $P_{100-6} = 2.3$ in.
 $Q_{100} = 2.72$ cfs.
 $Vol_{100} = 4884$ c.f.

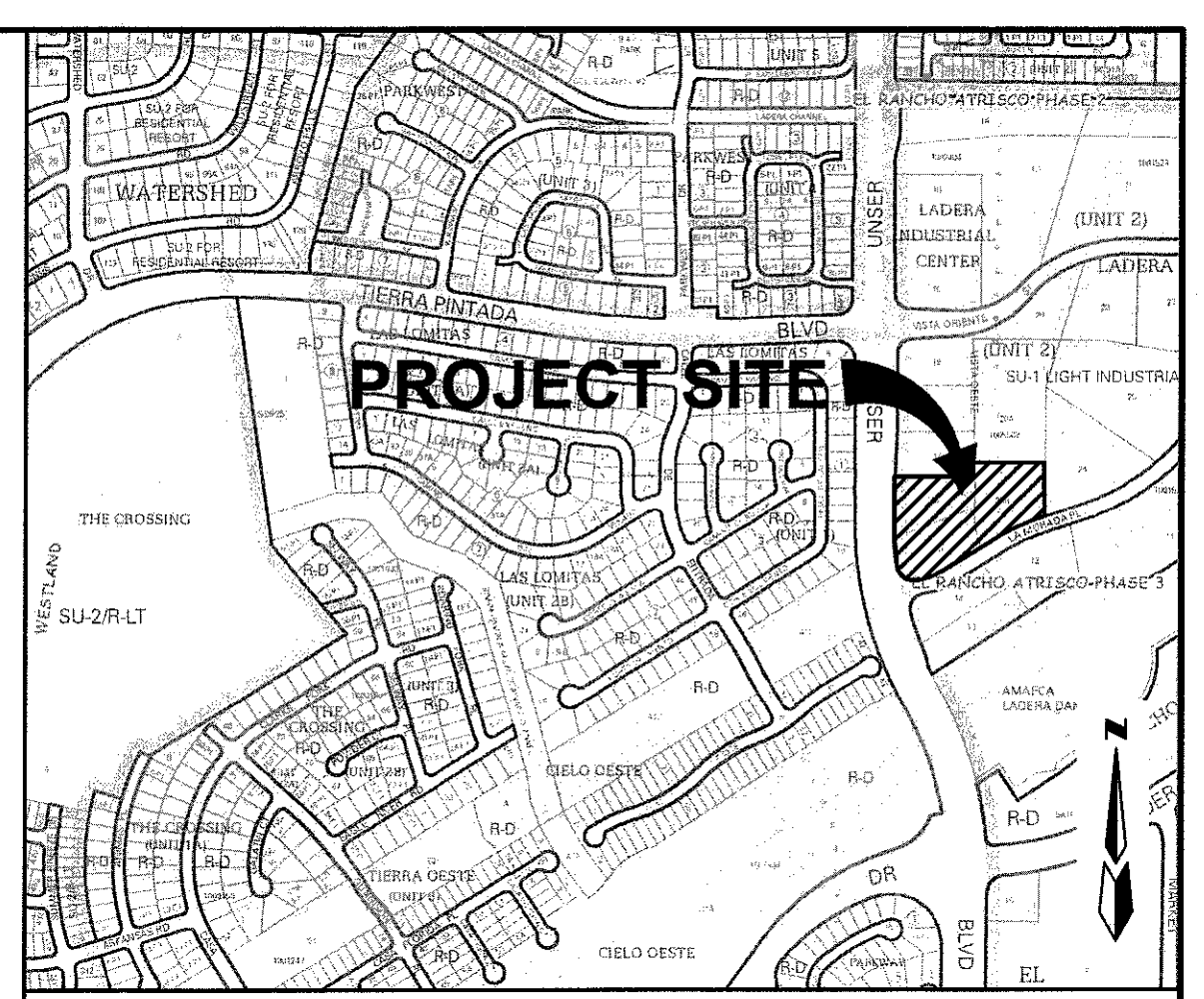
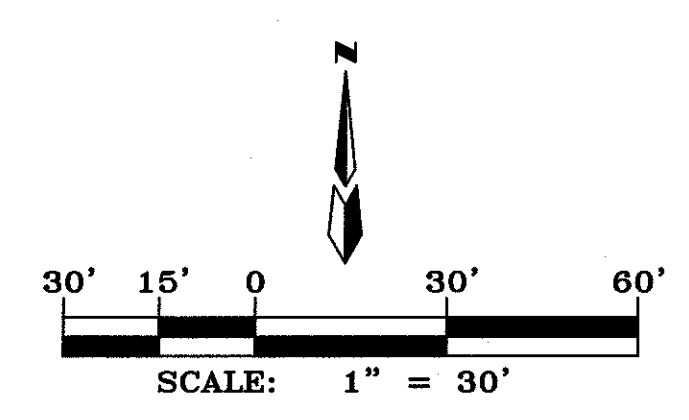
FIRST FLUSH PHASE 2

IMPERVIOUS AREA = 27,181 s.f.
FIRST FLUSH VOL REQ. = $(IA)(0.34)(1/12")$
= $(27,181)(.34)(1/12)$
= 770 c.f.
LANDSCAPED AREA = 1100 s.f.
TOTAL FIRST FLUSH VOLUME PROVIDED = $(1100)(0.75) = 825$ c.f.

CURB OPENING CAPACITY

FOR 3' WIDE OPENING IN 6" CURB
 $Q = CLH^{3/2} = (3)(3)(.5)^{3/2} = 3.18$ c.f.s.

- NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE PER F.I.R.M. PANEL 35001C0326J, DATED 11/14/16.
 7. ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
 8. ALL LANDSCAPED AREAS TO BE DEPRESSED 6".
 9. ELEVATIONS SHOWN FOR FUTURE PHASES ARE FOR INFORMATION ONLY.
 10. FUTURE PHASE ON THE NORTH SIDE OF THE PROJECT WILL REQUIRE A PRIVATE CROSS LOT DRAINAGE AGREEMENT.



VICINITY MAP **ZONE MAP: H-9-Z**

ACS BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "4-H9", HAVING AN ELEVATION OF 5208.315, NAVD 1988

LEGAL DESCRIPTION

TRACTS NUMBERED FIFTEEN (15) AND SIXTEEN (16) OF PLAT FOR LADERA BUSINESS PARK, UNIT 1, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 9 AND 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 2004, IN PLAT BOOK 2004C, PAGE 24.

TRACT 20-B, LADERA BUSINESS PARK UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 7, 2007, IN MAP BOOK 2007C, FOLIO 155.

LEGEND	
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
X G=5190.20	EXISTING GROUND SPOT ELEVATION
X FL=5190.20	EXISTING FLOWLINE ELEVATION
X BOC=5190.20	EXISTING BACK OF CURB ELEVATION
---	EXISTING ASPHALT PAVEMENT
---	EXISTING CONCRETE
---	EXISTING CURB & GUTTER
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING GUY WIRE
---	EXISTING POWER POLE
---	EXISTING VALT/PEDESTAL
---	NEW STANDARD CURB & GUTTER
---	NEW RIGHT-OF-WAY
---	NEW CENTERLINE
---	NEW LOT LINES
---	NEW EASEMENTS
---	NEW RETAINING WALL
---	NEW STORM DRAIN
.81.77	NEW SPOT ELEVATION
99.20	TOP OF CURB ELEVATION
98.70	FLOWLINE ELEVATION
.00.00TW	TOP OF RETAINING WALL
.00.00BW	BOTTOM OF RETAINING WALL
---	NEW FLOW DIRECTION
---	NEW WATER BLOCK
---	DRAINAGE SWALE

LAS LOMITAS PLAZA - PHASE II

GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: DER	Checked: DMG	Sheet	of	1
Scale: AS SHOWN	Date: 3/26/18	Job: A17040			