

September 19, 1997

Martin J. Chávez, Mayor

Marvin Kortum, P.E.
1605 Speakman Dr. SE
Albuquerque, NM 87123

**RE: OUR LADY OF THE ROSARY CHURCH (K11-D57). GRADING AND DRAINAGE
PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED
AUGUST 27, 1997.**

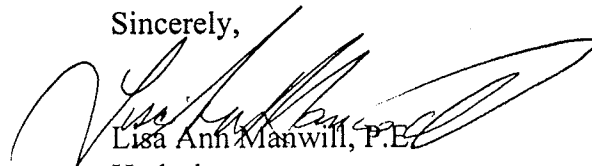
Dear Mr. Kortum:

Based on the information provided on your September 2, 1997 submittal, the above referenced project is approved for Foundation Permit only.

Prior to Building Permit approval, you will need to either re-plat the four lots into one lot, or provide cross lot blanket drainage easements. The plat you submitted is not a very legible copy and I am unable to read it. If you choose to provide a blanket easement, you must show the lot lines on your grading and drainage plan.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Hydrology

c: Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

PROJECT TITLE: Our Lady of the Rosary Church ZONE ATLAS/DRNG. FILE #: K-11 657LEGAL DESCRIPTION: Lots 6, 7, 8, and 9, LAVALAND ADDITIONCITY ADDRESS: 333 58th Street, NWENGINEERING FIRM: Marvin R KortumCONTACT: Marvin R KortumADDRESS: 1605 Speakman Dr. SE
Albuquerque, NM 87123PHONE: (505) 299-0774OWNER: Our Lady of the Rosary Church
333 58th Street, NWCONTACT: Leroy Ortiz
3112 Vega Verde, SW

ADDRESS: _____

PHONE: Albuquerque, NM 87105505 875-7044 (pager)
505 873-3564

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

☒ YES

DRB NO. _____

☐ NO

EPC NO. _____

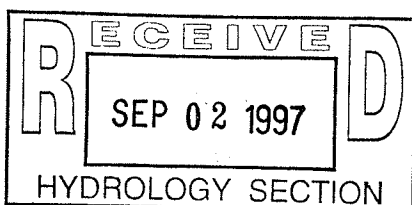
☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAINAGE PLAN☒ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)DATE SUBMITTED: August 29, 1997BY: Marvin R Kortum



Copied from AMAFCA topographic map K-11, date of photography June, 1972. 1"=200'

PURPOSE:

The purpose of this grading and drainage plan is to obtain approval for a construction an addition to the church on the site (lots 6, 7, 8, and 9).

DISCUSSION:

A. The lots 6, 7, 8, and 9 are within a platted subdivision, on a tract of land which is zoned SU-1 for church and school. The existing buildings and sidewalks have an area of about 5100 SF of impervious area. The present parking area for the site consists primarily of gravel over the existing soils, an area of about 15650 SF. The remainder of the area is landscaped with trees, shrubs, and sparse turf and native grasses.

B. The site is located within a fully developed residential subdivision, with adjacent lots to the north and south having residential buildings with mature landscaping consisting of trees, shrubs, turf and gardens. All property lines have chainlink fencing, with well established vines or other vegetation growing along the property lines. Property lines also have portland cement concrete curbs, or berms made from local materials, with some wood and rock curbs which appear to prevent severe cross property line drainage to or from adjacent properties.

C. The site is located between 59th Street and 58th Street, platted public streets, with pavement, curbs and gutters. Runoff from the site generally exits the site along 58th Street, by way of the existing curb cut and driveway. As shown on Table A, the estimated peak runoff from the site for a 100 year-6 hour storm is 1.9 CFS in its present configuration. For the site with the proposed addition to the church building, the estimated peak runoff remains at 1.9 CFS for the 100 year-6 hour storm. The negligible increase in runoff is because the building will be placed on an existing parking area. It is not anticipated that the parking will be paved with impervious materials at any time in the future.

DRAINAGE CONSIDERATIONS:

A. The site is not located within the limits of the 100-year flood, see Flood Insurance Rate Map, panel 329 of 825. The site does not contribute to an identified 100 year floodplain.

B. Runoff from the site enters 58th Street, a paved 32 feet wide street with standard curbs and gutters, the flow then entering a sub-surface drainage system which flows along Avalon Road, then 57th Street to Central Avenue, then to the Rio Grande.

C. The proposed addition to the church will entail very little change to the surface outside of the building perimeter. The area adjacent to the building will be raised to the new pad level, then sloping to the existing lot surface. Runoff will be initially directed to the landscaped areas along the north and east of the building, and to the parking area to the south of the building. Runoff will flow through the landscaped areas before exiting the site at the existing curb cut and drive way.

D. The site itself is located on a gently sloping terrace, sloping generally from northwest to southeast. Surface runoff from further uphill is intercepted by a subsurface storm drainage system within Bluewater Road. Flow along 59th Street to the north, and 58th Street to the south will be only local flow from about 800 feet of residential area, flowing along the paved, curbed and guttered streets, and will not enter the church site

SOILS:

Soils on the subdivision are identified by reference C as Madurez-Wink association, gently sloping. The Madurez is a fine sandy loam, and the Wink is a fine sandy loam. Runoff is slow, and the hazard of soil blowing is moderate to severe. The soils are suited for residential buildings and associated infrastructure. The soils have moderate shrink and swell potential, so care must be taken to direct runoff and landscape watering away from building foundations.

CONCLUSIONS:

A. The proposed construction is not within a designated 100 year floodplain.

B. Construction as proposed will not increase the hazard from flooding to downstream facilities.

C. The proposed grading and construction will protect the property from any off-site or on-site runoff.

REFERENCES:

A. Standard Specifications for Public Works Construction, City of Albuquerque.

B. Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque...Bernalillo County...AMAFCA, January 1993.

C. Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, USDA-SCS.

D. Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, Federal Emergency Management Agency, Panel 329 of 825, effective date: September 20, 1996.

AUGUST 29, 1997

RUNOFF FOR OUR LADY OF THE ROSARY CHURCH
TOTAL AREA IS 0.6371 ACRES.

TABLE A

Runoff Estimate: For on-site Basin A of 0.6371 acres

Runoff Factors			CURRENT USE				PROPOSED USE			
Zone 1										
Land use	Peak	Total	Area Percent		Peak Runoff	Total Runoff	Area Percent		Peak Runoff	Total Runoff
	CFS/acre	inches	SF		CFS	CF	SF		CFS	CF
1 A	1.29	0.44	0.00	0.000	0.0	0.0	0.00	0.000	0.0	0.0
2 B	2.03	0.67	7000.00	0.252	0.3	390.8	7000.00	0.252	0.3	390.8
3 C	2.87	0.99	15650.00	0.564	1.0	1291.1	13750.00	0.495	0.9	1134.4
4 D	4.37	1.97	5100.00	0.184	0.5	837.3	7000.00	0.252	0.7	1149.2
5		1.47				624.7				857.5
TOTALS			27750.00	1.000	1.9	2519.2	27750.00	1.000	1.9	3531.9
			0.6371 acre				0.6371 acre			

NOTES:

a. Runoff factors from Section 22.2, DPM, January, 1993

b. Land use descriptions: A. Uncompacted soil

B. Landscaped soil

C. Compacted soil

D. Impervious areas

c. Peak runoff = Area (acres) x factor (CFS/acre) = CFS

d. Total runoff = Area (SF) x factor (inches) / 12 (inches / foot) = CF

e. Peak and total runoff is based on 6 hour, 100 year frequency storm

f. Line 5 estimates additional contribution for 10 day storm, equation a-9, Section 22.2, DPM [V10 day=V360+ADx(P10 day-P360)/12]; P10 day=3.67'', P360=2.20''so P10-P360=1.47



Copied from Floodway Map, City of Albuquerque, Bernalillo County, Federal Emergency Management Agency, Panel 329 of 825. 1"=500'

Preliminary	Marvin R Kortum	Aug. 29, 1997
Approvals, Revisions	By	Date
MARVIN R. KORTUM, P.E. Civil Engineering NM PE 6519 1605 Speakman Drive, S.E. Albuquerque, New Mexico 87123 (505) 299-0774		
GRADING AND DRAINAGE PLAN		
OUR LADY OF THE ROSARY CHURCH		
DRAINAGE PLAN		
PROJECT NO.	MAP NO.	SHEET OF
K-11/D	K-11	2 3

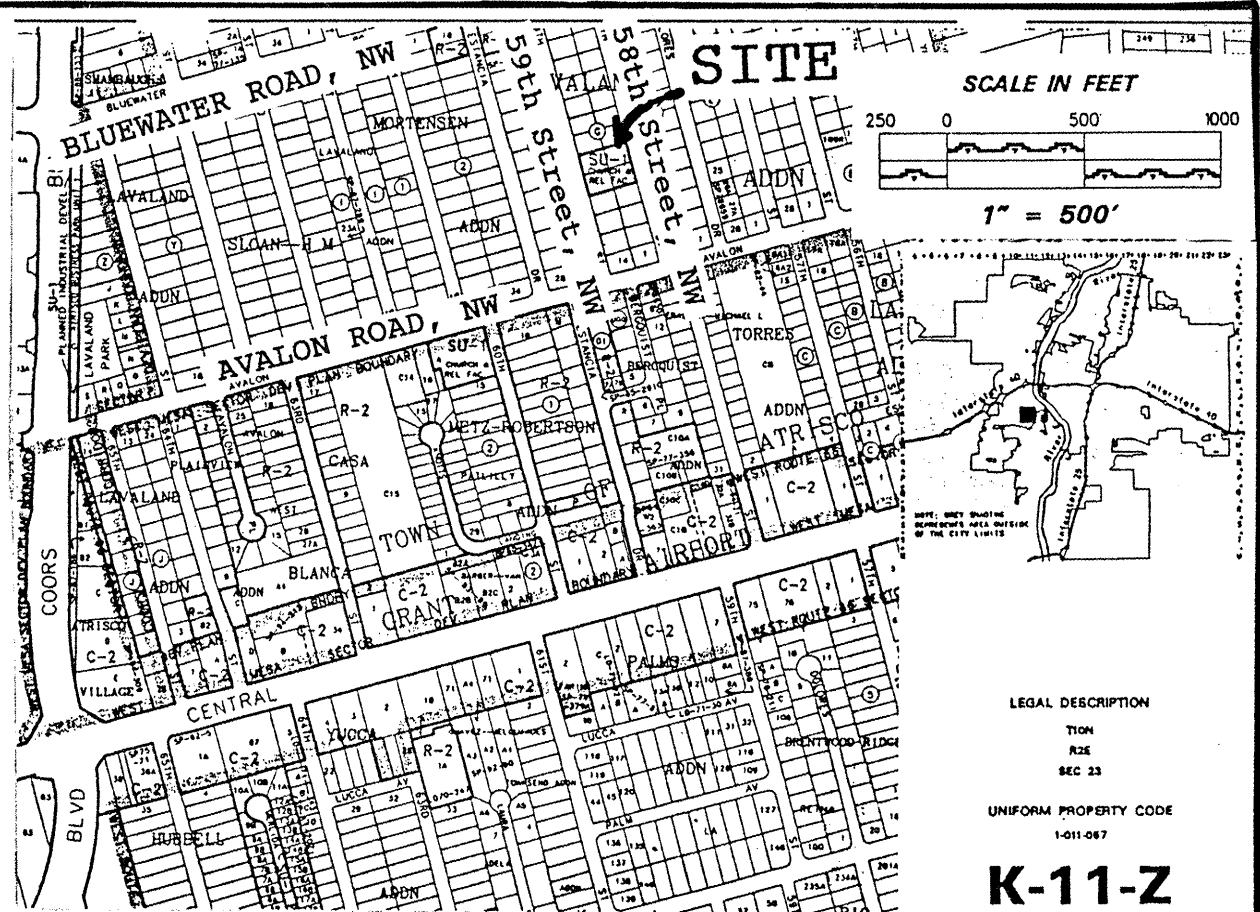
BENCHMARK: ACS 5-K11, located in the NNE corner of the intersection of Bluewater Road, NW and Dolores Drive, NW, an "X" chiseled on the top of the curb in the NNE quadrant. Elevation: 5090.691

TEMPORARY BENCH MARK: "X" marked on the top of the curb at the first curbstone north of the 58th Street driveway. Elevation: 5087.89

LEGAL DESCRIPTION
LOTS 6, 7, 8, and 9 of BLOCK G, LAVA LAND ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

Zoned SU-1 for Church and School

Topography by Marvin R Kortum, August, 1997.



- NOTES
- A Right-of-way line
 - B Property line
 - C Existing paved street with curbs and gutters
 - D Existing PCC sidewalk
 - E Existing building
 - F Existing gravel surfaced parking area
 - G Existing landscaping
 - H Existing chain link fence
 - J Existing portland cement concrete curb along property and fence line
 - K Existing earth berm, wood or rock curb along property and fence line
 - L Existing curb cut and driveway
 - M New building
 - N New sidewalk
 - P Parking area for new building

- LEGEND
- | | | |
|--------------------------|----------|----------|
| Spot Elevation | Existing | Proposed |
| Top of Curb | 64.25 | TC |
| Flow Line Invert | FL | FL |
| Finished Floor Elevation | FFE | FFE |
| Contour Line | 49.12 | 64 |
| Property Line | | |
| Lot Number | | |
| Structure | | |
| Curb and Gutter | | |
| Driveway | | |
| ROOF SLOPE | | |

CONSTRUCT SWALE TO CHANNEL RUNOFF THRU LANDSCAPING TO DRIVEWAY

DRAINAGE BASIN A

TBM 5087.89

Q 100 yr. = 1.9 CFS

Preliminary Approvals, Revisions By Marvin R Kortum Date Aug. 29, 1997

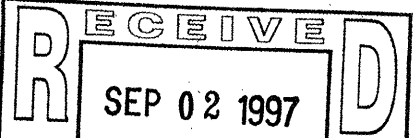


MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 651.
1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 299-0774

GRADING AND DRAINAGE PLAN

OUR LADY OF THE ROSARY CHURCH

GRADING PLAN



PROJECT NO

K-11/D

SHEET OF

K-11 1 3