

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 11, 2023

Thomas D. Johnston, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

RE: 518 Pacific Ave. SE
Grading and Drainage Plan
Engineer's Stamp Date: 07/27/23
Hydrology File: K14D230

Dear Mr. Johnston:

Based upon the information provided in your submittal received 08/04/2023, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. **Since this site is relatively flat, a pad certification is not needed for this project.** Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

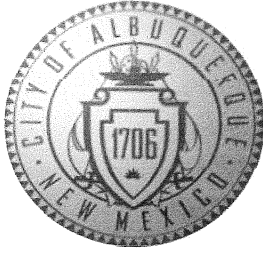
PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

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

Sincerely,

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

Project Title: 518 PACIFIC S.E. Building Permit # _____ Hydrology File # _____
DRB# _____ EPC# _____
Legal Description: W 60' OF LOT 1, BLK. 11 City Address OR Parcel 518 PACIFIC AVE. S.E.
EASTERLI ADDITION
Applicant/Agent: GEORGE T. RODRIGUEZ Contact: GEORGE T. RODRIGUEZ
Address: 12800 SAN JUAN N.E. Phone: 505-610-0593
Email: pawrod@hotmail.com

INVOICE Applicant/Owner: YVETTE ARANA FRANCO Contact: YVETTE ARANA FRANCO
Address: 518 PACIFIC AVE. S.E. Phone: 505-363-6254
Email: jaguars1323@gmail.com

TYPE OF DEVELOPMENT: ___ PLAT (#of lots) ☒ RESIDENCE ___ DRB SITE ___ ADMIN SITE: ___
RE-SUBMITTAL: ___ YES ☒ NO

DEPARTMENT: ___ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

___ ENGINEER/ARCHITECT CERTIFICATION
___ PAD CERTIFICATION
___ CONCEPTUAL G&D PLAN
☒ GRADING PLAN
☒ DRAINAGE REPORT
___ DRAINAGE MASTER PLAN
___ FLOOD PLAN DEVELOPMENT PERMIT APP.
___ ELEVATION CERTIFICATE
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ADMINISTRATIVE
___ TRAFFIC CIRCULATION LAYOUT FOR DRB
___ APPROVAL
___ TRAFFIC IMPACT STUDY (TIS)
___ STREET LIGHT LAYOUT
___ OTHER (SPECIFY)
___ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY
___ CONCEPTUAL TCL DRB APPROVAL
___ 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
___ FLOOD PLAN DEVELOPMENT PERMIT
___ OTHER (SPECIFY) _____

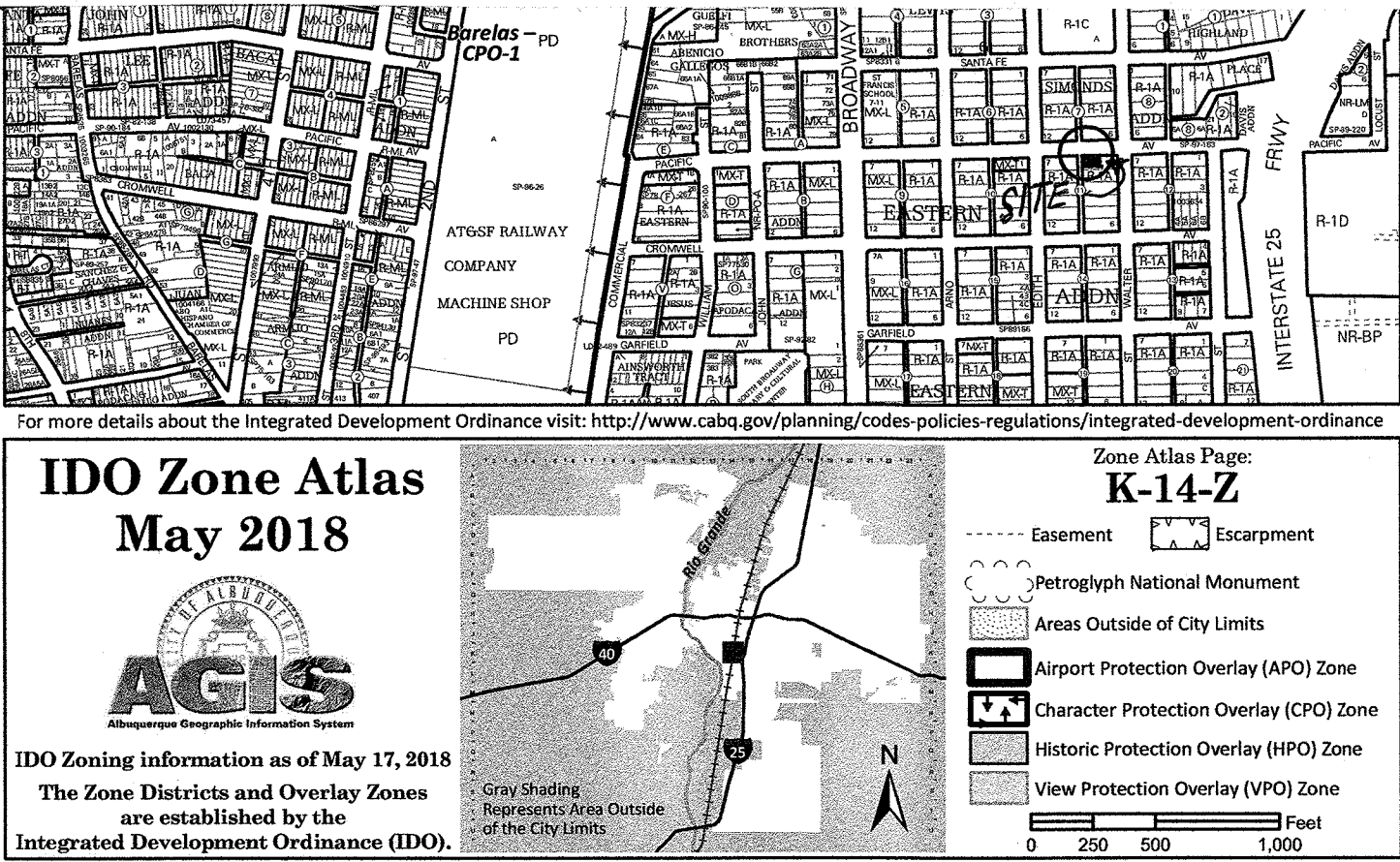
DATE SUBMITTED: 07-28-2023

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- * 2: ELEVATIONS ARE BASED ON CARLSON BRX7 GPS UNIT. ELEVATIONS SHOWN ARE NAVD 1988
- 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-SIDERATIONS.
- 4: THIS IS **NOT** A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON

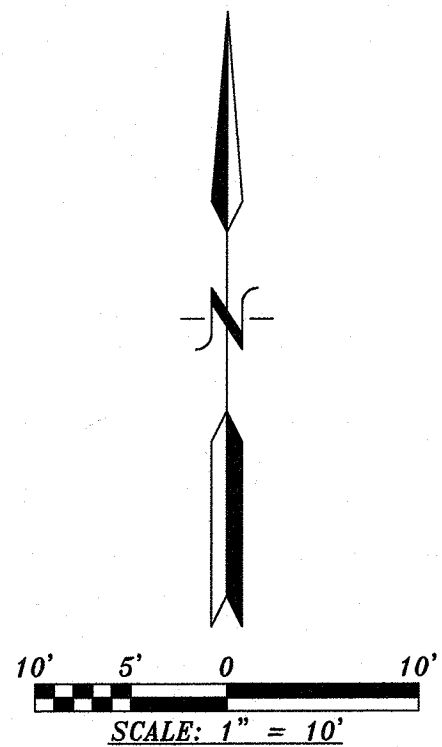


F.E.M.A. PANEL NO. 35001C0342G
EFFECTIVE DATE : 09-26-2008



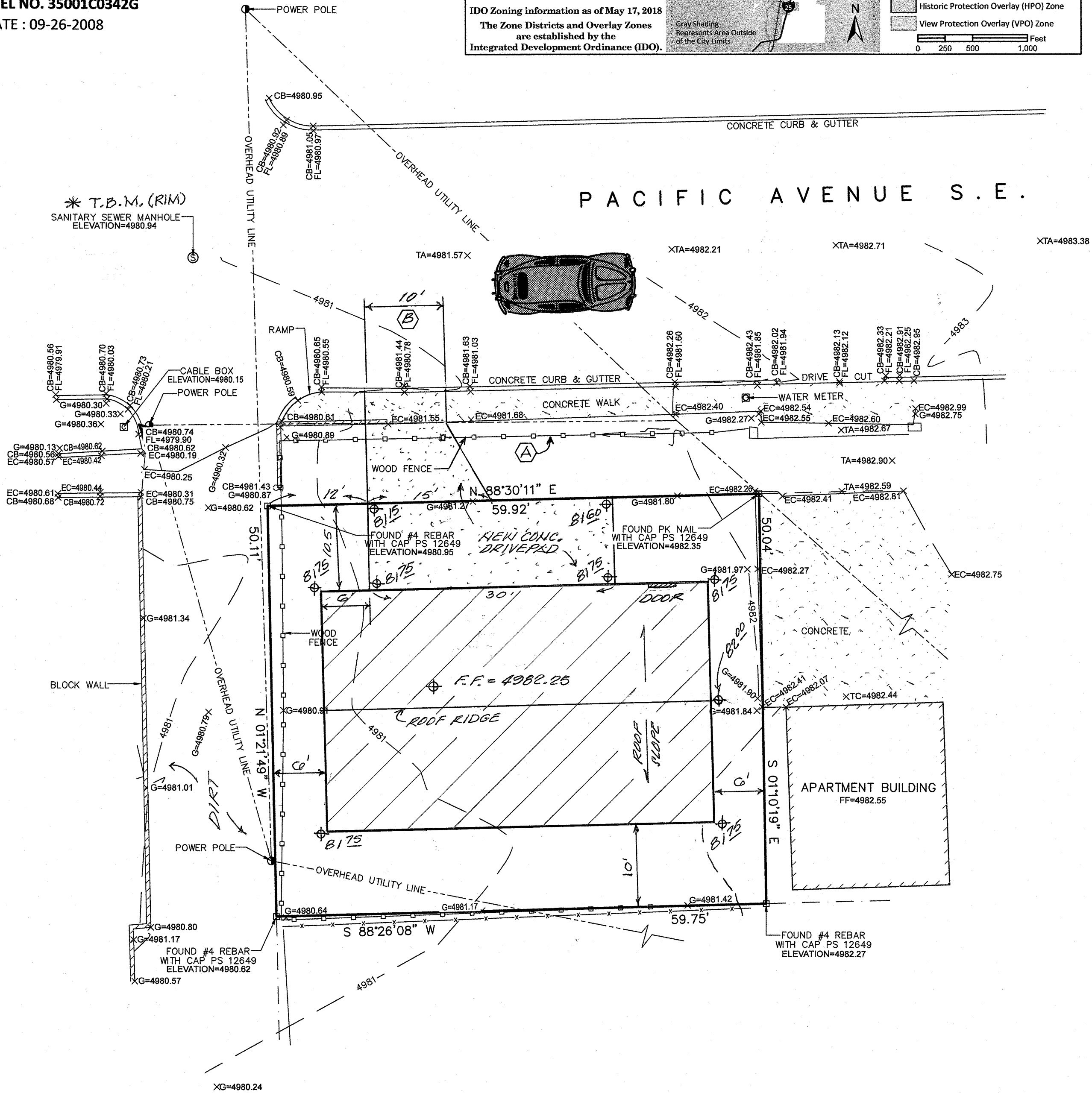
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGEND
CB = CURB
EC = EDGE OF CONCRETE
FF = FINISH FLOOR
FL = FLOWLINE
G = GROUND
TA = TOP OF ASPHALT

NEW SPOT ELEVATION



NOTES:

BUILDING PAD COMPACTION TO BE PER SOILS ENGINEER'S TEST RESULTS AND RECOMMENDATIONS.

CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS (AS SHOWN) WITH SPLASH BOXES TO DISSIPATE DRAIN FLOW ENERGY.

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM STRUCTURE.

PROJECT T.B.M. : AS SHOWN ON THE PLAN HEREON.

*** PAD CERTIFICATION IS REQUIRED PRIOR TO BUILDING PERMIT RELEASE.

*** ENGINEER'S CERTIFICATION IS REQUIRED FOR "CERTIFICATE OF OCCUPANCY" RELEASE.

(A) EXISTING WOOD FENCE TO BE REMOVED OR RELOCATED TO PROPERTY LINE.

NOTE: PROVIDE NEW 10.0' WIDE

(B) CURB CUT AND DRIVEPAD PER C.O.A. STD. DWG. #2425

LEGAL DESCRIPTION : WEST 60' OF LOT ONE (1), BLOCK ELEVEN (11), EASTERN ADDITION, ALBUQUERQUE, NEW MEXICO.

BENCH MARK : AS REFERENCED ON THE PLAN HEREON: T.B.M. AS SHOWN.

DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE SOUTH SIDE OF PACIFIC AVENUE S.E. AND WEST OF INTERSTATE HIGHWAY 25, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS "K-14-Z").

THE SUBJECT SITE, 1.) IS TO HAVE A SINGLE FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR SAID PROPOSED RESIDENCE, 2.) DOES ACCEPT MINIMAL OFFSITE FLOWS FROM THE ADJACENT PROPERTY TO THE EAST AND WILL CONTINUE TO ACCEPT AND PASS THESE FLOWS THROUGH , 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (DESIGNATED ZONE "X", REFERENCE FEMA PANEL NO. 35001C0342G, EFFECTIVE 09-26-2008).

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a.), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 0.07 ACRE

PRECIPITATION ZONE : TWO (2)
"LAND TREATMENT METHOD" FOR CALCULATION OF "Qp"

PRECIPITATION : 100-YR./6 HR. = 2.29 IN.

EXCESS PRECIPITATION :	PEAK DISCHARGE :
TREATMENT A 0.62 IN.	1.71 CFS/AC.
TREATMENT B 0.80 IN.	2.36 CFS/AC.
TREATMENT C 1.03 IN.	3.05 CFS/AC.
TREATMENT D 2.33 IN.	4.34 CFS/AC.

EXISTING CONDITIONS : PROPOSED CONDITIONS :

AREA	AREA
TREATMENT A 0.07 AC.	0.00 AC.
TREATMENT B 0.00 AC.	0.00 AC.
TREATMENT C 0.00 AC.	0.03 AC.
TREATMENT D 0.00 AC.	0.04 AC.

EXISTING EXCESS PRECIPITATION :
WEIGHTED "E" = (0.62 X 0.07)+(0.80 X 0.00)+(1.03 X 0.00)+(2.33 X 0.00) / 0.07 = 0.62 IN.
V100-360 = (0.62 X 0.00) / 12 = 0.05167 AC. FT. = 2,251.0 CU. FT.

EXISTING PEAK DISCHARGE :
Q-100 = (1.71 X 0.07)+(2.36 X 0.00)+(3.05 X 0.00)+(4.34 X 0.00) = 0.12 CFS

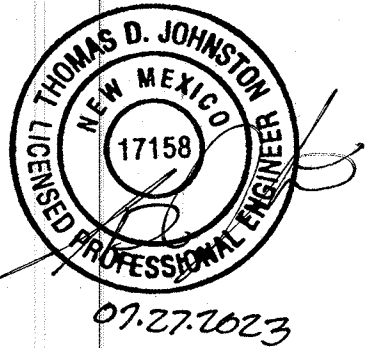
PROPOSED EXCESS PRECIPITATION :
WEIGHTED "E" = (0.62 X 0.00)+(0.80 X 0.00)+(1.03 X 0.03)+(2.33 X 0.04) / 0.07 = 1.77 IN.
V100-360 = (1.77 X 0.04) / 12 = 0.0059 AC. FT. = 257.0 CU. FT.

PROPOSED PEAK DISCHARGE :
Q-100 = (1.71 X 0.00)+(2.36 X 0.00)+(3.05 X 0.03)+(4.34 X 0.04) = 0.27 CFS

NOTE: REQUIRED "SWQV" (NEW DEVELOPMENT @ 0.42")
PROPOSED "D" = 1,911.0 SQ. FT. (0.04 ACRE)
0.42" (0.035') X 1,911.0 SQ. FT. = 67.0 CU. FT. (REQUIRED VOLUME)
67.0 CU. FT. X \$6.00 / CU. FT. = \$ 402.00 (CASH IN LIEU AMOUNT TO BE PAID)
***REQUEST FOR "CASH IN LIEU" FOR REQUIRED RETENTION POND VOLUME.



ENGINEER'S SEAL



A GRADING AND DRAINAGE PLAN
FOR A SINGLE FAMILY RESIDENCE
AT
518 PACIFIC AVENUE S.E.
ALBUQUERQUE, NEW MEXICO
JULY, 2023

GRADING AND DRAINAGE PLAN