

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director



Mayor Richard J. Berry

February 26, 2016

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

**Re: 809 Locust Ave. SE
Grading & Drainage Plan
Engineer's Stamp dated: 1-20-16 (K15D096)**

Dear Mr. Valdez,

Based on the information provided in your submittal received 2/9/2016, this plan is approved for building Permit.

PO Box 1293 Please attach a copy of this approved plan, dated 10-26-15, to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

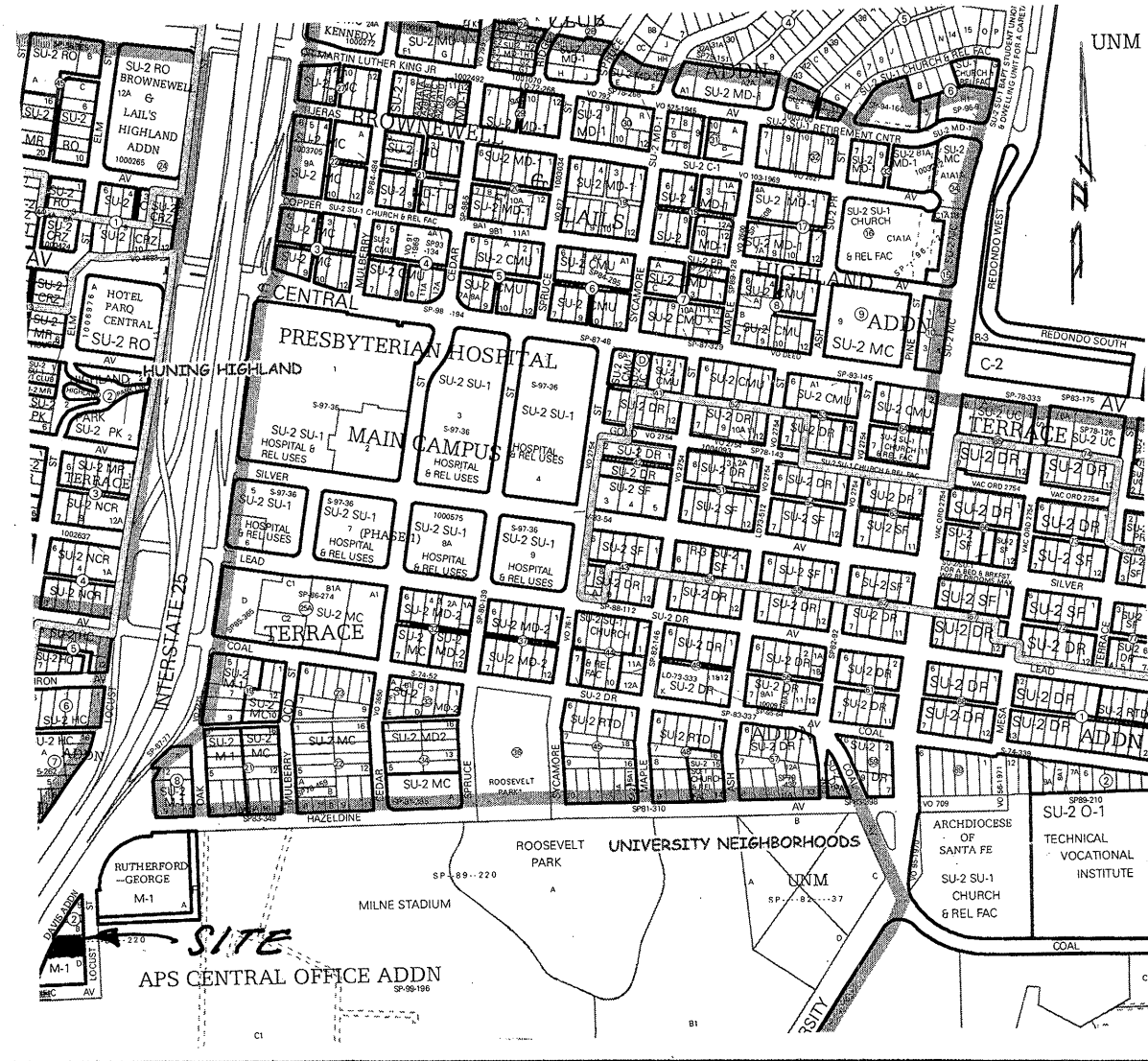
New Mexico 87103 If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

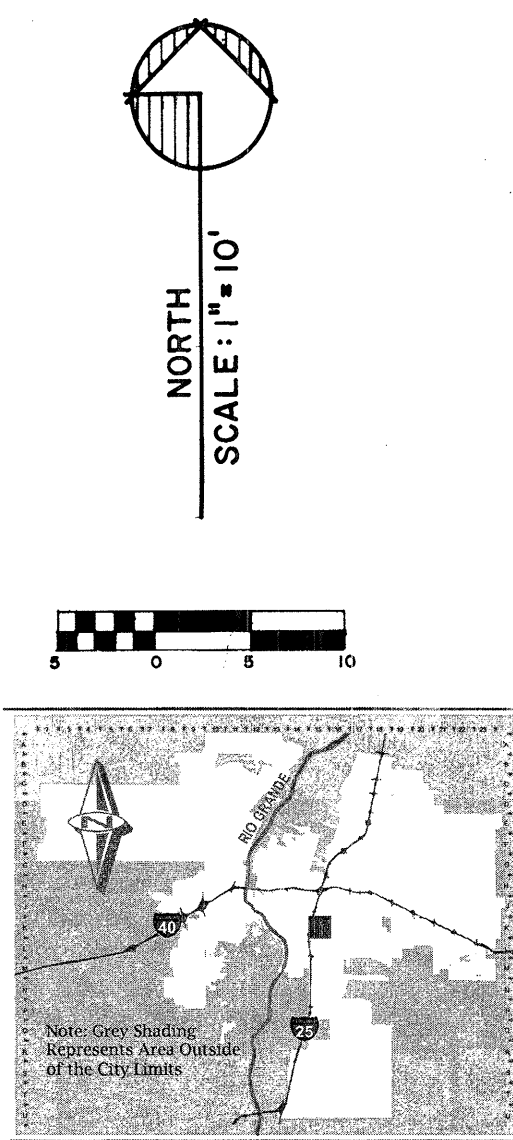
Shahab Biazar, P.E.
City Engineer, COA
Planning Department

RR/SB
C: email

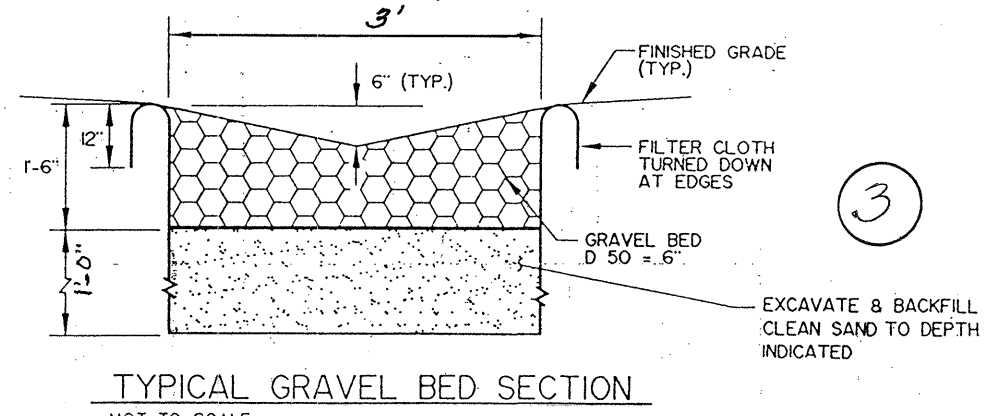
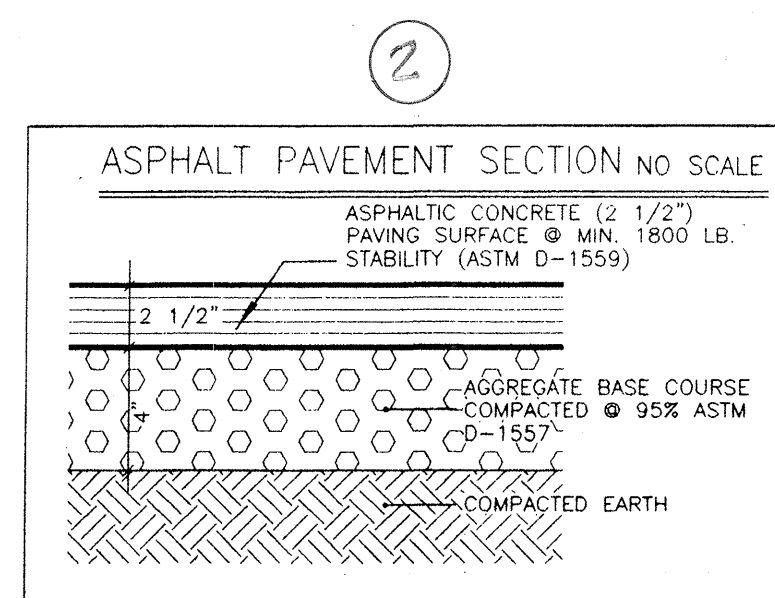
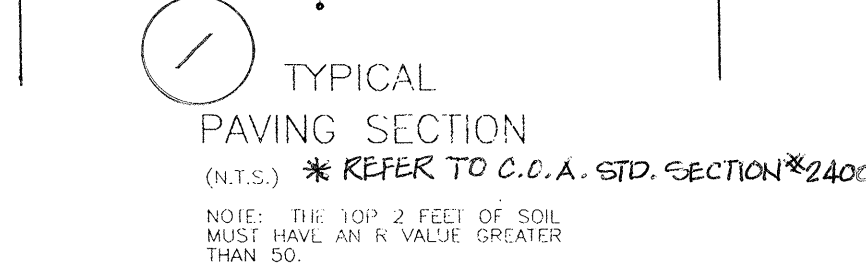
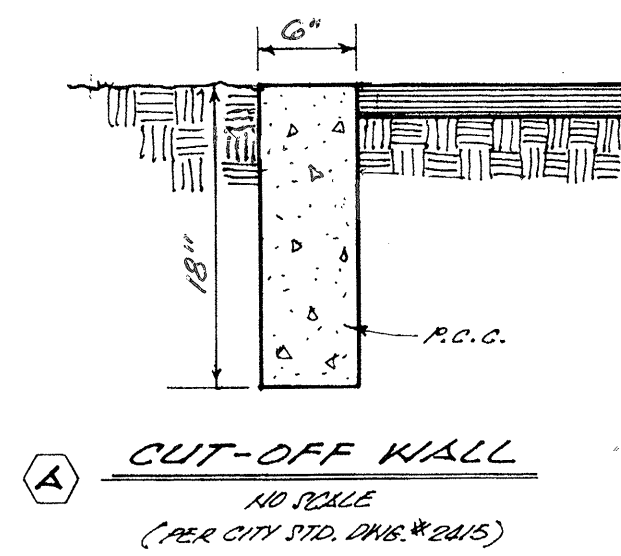


VICINITY MAP

K-15-Z



LOCATION MAP



A-1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES	
ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

TABLE A-10. PEAK INTENSITY (INCHES AT 1-HOUR)	
Zone	Intensity
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	5.38 (2.11, 3.65)
4	5.61 (2.34, 3.83)

TABLE A-4. LAND TREATMENTS	
Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical dense with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unimproved Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Unimproved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (lowest landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

TABLE A-9. PEAK DISCHARGE (cfs/acre)				
Zone	Treatment			
	A	B	C	D
1	1.29 (0.00, 0.24)	2.03 (0.33, 0.76)	2.87 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.50 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (1.86, 3.14)
3	1.87 (0.00, 0.58)	2.60 (0.21, 1.19)	3.45 (0.78, 2.09)	5.02 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.92 (0.38, 1.45)	3.73 (1.00, 2.26)	5.25 (2.17, 3.57)

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

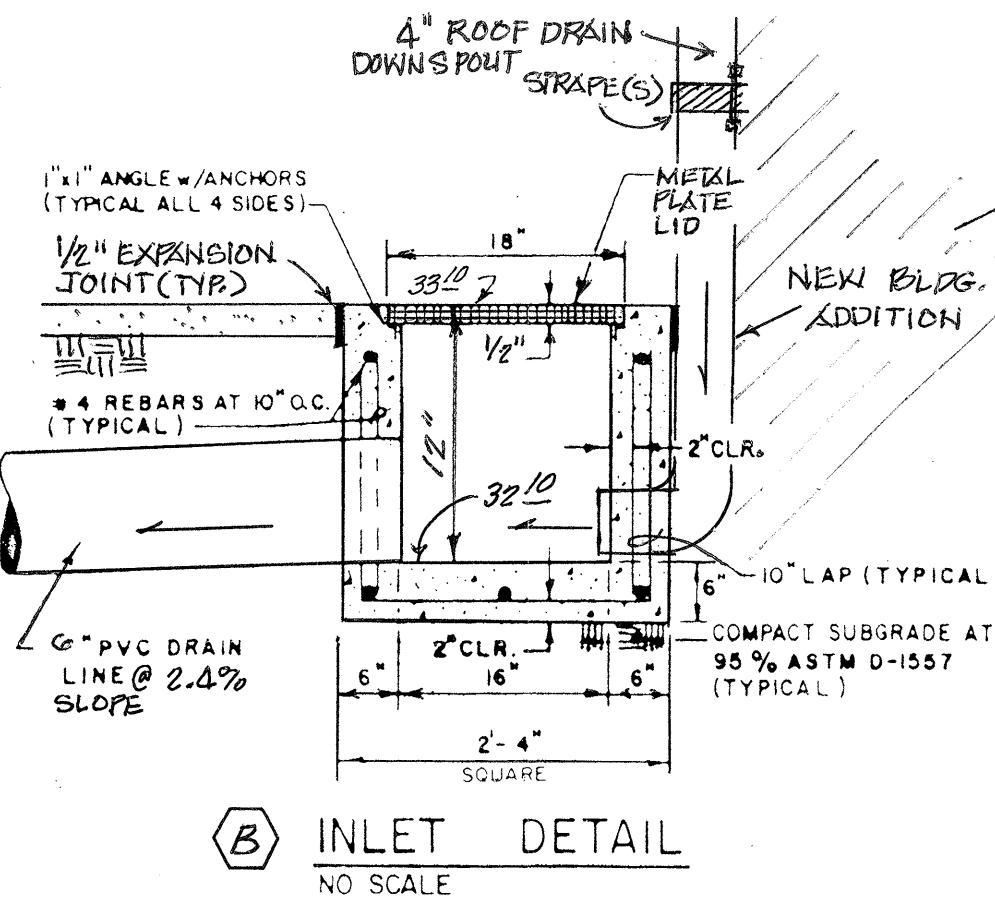
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:

TOP OF CURB ELEVATION = 70.34.00
CURB FLOWLINE ELEVATION = 69.33.33
EXISTING SPOT ELEVATION = 69.31.54
EXISTING CONTOUR ELEVATION = 28.0
PROPOSED SPOT ELEVATION = 28.50
PROPOSED CONTOUR ELEVATION = 25.0
PROPOSED OR EXISTING CONCRETE SURFACE = 25.0
EXISTING FENCE LINE = N/A



Drainage Facilities within City Right-of-Way Notice to Contractor

- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets shall be performed on a 24-hour basis.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

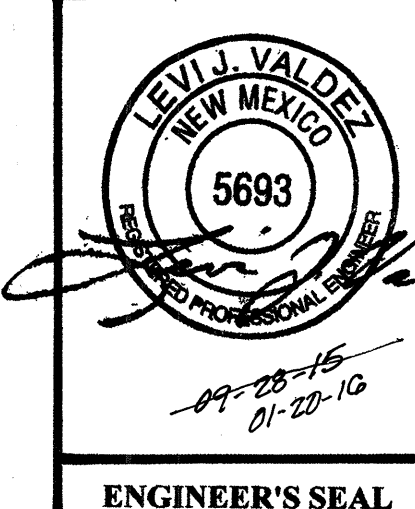
Legal Description:

Lot Six (6), Block Two (2), DAVIS ADDITION, Albuquerque, New Mexico.

Bench Mark Reference:

A.C.S. Station "G-10", (N.A.V.D. 1988), Elevation = 4980.32; T.B.M. as shown on plan hereon.

Note: Provide new 25.0' wide concrete Driveway per C.O.A. Std. Dwg. No. 2425.



A PROPOSED
GRADING AND DRAINAGE PLAN
FOR A BUILDING ADDITION TO
ALLIED PLUMBING FACILITIES
(809 LOCUST AVENUE S.E.)
ALBUQUERQUE, NEW MEXICO