

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

July 10, 2019

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM 87111

**RE: 1623 MKL Townhomes
Grading and Drainage Plan
Engineer's Stamp Date: 06/21/19
Hydrology File: K15D104**

Dear Mr. McGee:

Based upon the information provided in your submittal received 06/26/2019, the Grading and Drainage Plan is approved for Building Permit and SO-19 Permit.

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 approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

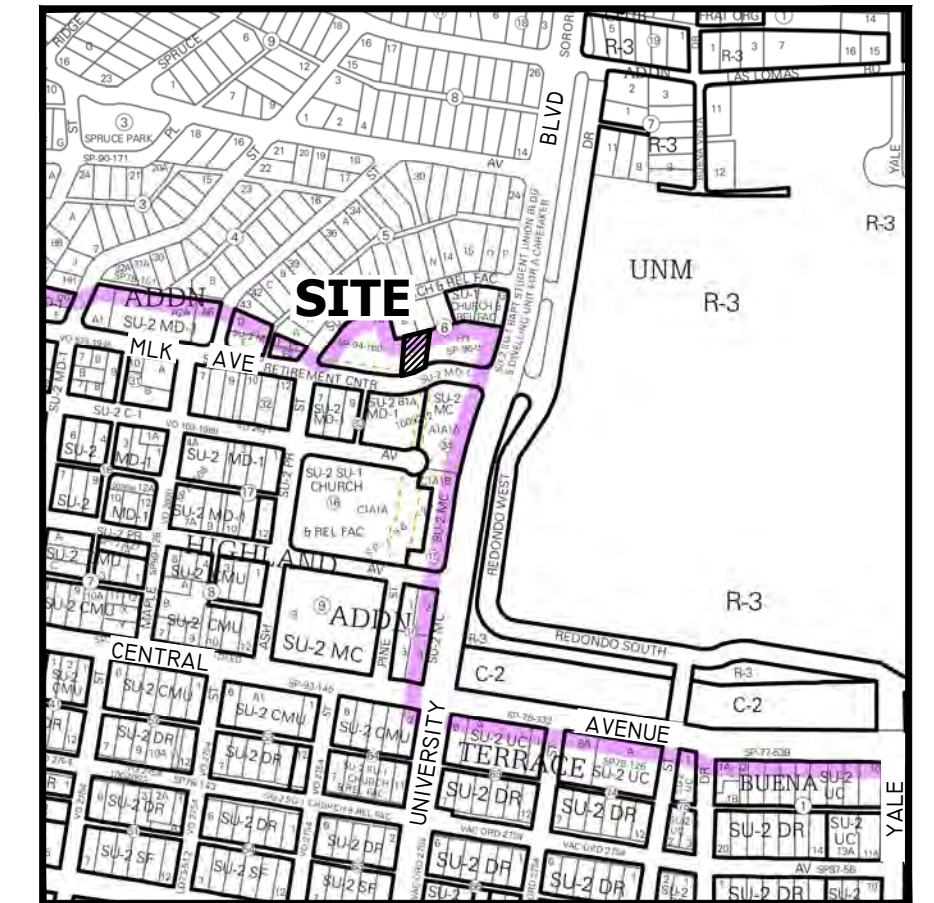
As a reminder, please provide a Drainage Covenant per Chapter 17 of the DPM for water quality ponds prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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

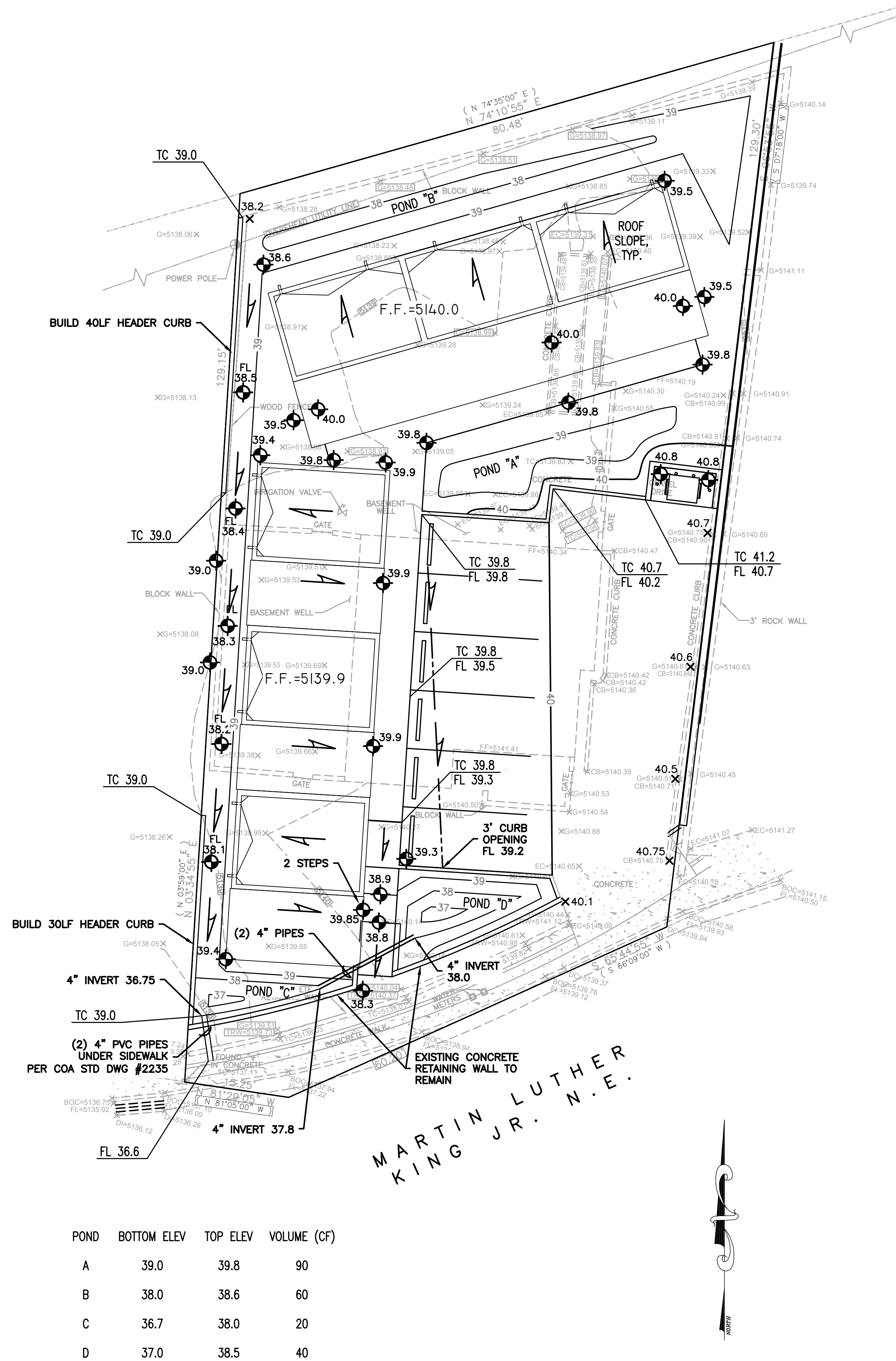
Sincerely,

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

GRADING PLAN
TOWNHOMES
1623 DR. MARTIN LUTHER KING
JR. AVENUE NE
JUNE, 2019



VICINITY MAP K-15



POND	BOTTOM ELEV	TOP ELEV	VOLUME (CF)
A	39.0	39.8	90
B	38.0	38.6	60
C	36.7	38.0	20
D	37.0	38.5	40

ADDRESS: 1623 Martin Luther King Blvd NE, Albuquerque, NM

LEGAL DESCRIPTION: LOT 5 & A PORTION OF LOT 6, BLOCK 6 COUNTRY CLUB ADDITION

SITE AREA: 9,468 SF (0.20 acre)

BENCHMARK: City of Albuquerque Station '10-J15' being a brass cap with ELEV= 5104.733 (NAVD 1988)

SURVEYOR: The Survey Office dated May 2019

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0334G (9/26/08), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: Offsite flow does not enter this site.

EXISTING CONDITIONS: The site is a developed residential site with a house and separate garage building. It is fairly flat but slopes down to the west.

PROPOSED IMPROVEMENTS: Two triplex units (approximately 1,400 SF each) are proposed along with paved parking and access drives and several xeric landscape areas. Landscaped areas will be depressed to retain the first flush volume onsite.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention ponds for the first flush volume.

Existing land treatment: 10% B, 68% C and 22% D Precipitation Zone: 2
 $Q = [(.10)(2.28) + (0.68)(3.14) + (0.22)(4.70)](0.20) = 0.70$ CFS

Proposed land treatment: 0% B, 32% C and 68% D
 $Q = [(0.32)(3.14) + (0.68)(4.70)](0.20) = 0.84$ CFS

1ST FLUSH $V = (0.34/12)(6,438) = 182$ CF
The proposed retention storage area will provide $V = 210$ CF (210 > 182 OK)

WEIR Calculations for 3' by 6" high curb opening:
 $Q = K (2g)^{1/2} (L)(H)^{3/2} = (0.6)(8.0)(3)(0.35) = 5.0$ CFS

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. 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.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. 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.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Contractor must contact Augie Armijo at 857-8607 and Construction Coordination at 924-3416 to schedule an inspection.

STREET MAINTENANCE INSPECTOR
APPROVAL _____

Legend

---	EXISTING CONTOUR
---	NEW CONTOUR - MAJOR
---	NEW CONTOUR - MINOR
●	SPOT ELEVATION
→	FLOW DIRECTION
F.F.=5140.0	FINISH FLOOR ELEVATION



Scott M McGee PE

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