

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 4, 2022

Mike Walla, P.E.
Walla Engineering
6501 Americas Pwky NE, Suite 301
Albuquerque, NM 87110

**RE: Weems Law Office Addition
106 Wellesley Dr. SE
Permanent C.O. - Accepted
Engineer's Certification Date: 10/26/22
Engineer's Stamp Date: 04/21/20
Hydrology File: K16D090**

Dear Mr. Walla:

PO Box 1293

Based on the Certification received 11/02/2022, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

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

Sincerely,

NM 87103

www.cabq.gov

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 (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ 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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 2
DESIGN STORM: (IN)

EXISTING CONDITIONS - ENTIRE SITE	AREA (ACRE)	PERCENT IMPERVIOUS (%)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	156	0.00	0	0	0
B	0.004	2%	0.18	228	0.01	11	11	11
C	0.000	0%	1.13	314	0.00	0	0	0
D	0.153	98%	2.12	4.10	0.75	1,224	1,454	1,712

TOTALS 0.163 100% 0.76 1,235 1,466 1,783 2,158

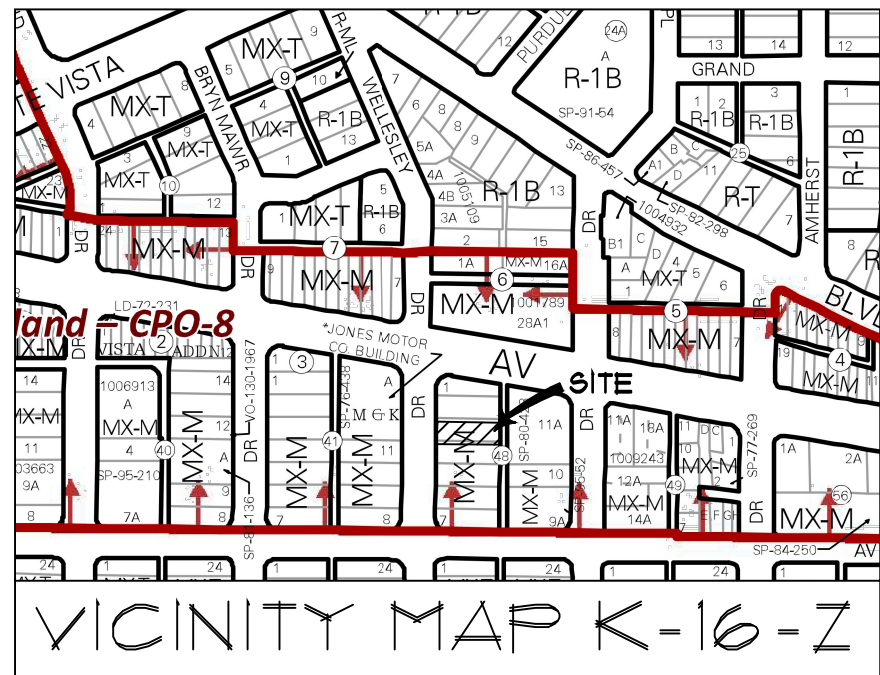
PROPOSED CONDITIONS	AREA (ACRE)	PERCENT IMPERVIOUS (%)	Q (CFS/AC)	Q (CFS)	V6 (CF)	V24 (CF)	V4DAY (CF)	V10DAY (CF)
A	0.000	0%	0.53	156	0.00	0	0	0
B	0.001	4%	0.18	228	0.02	20	20	20
C	0.023	14%	1.13	314	0.01	94	94	94
D	0.133	82%	2.12	4.10	0.63	1,024	1,211	1,482

TOTALS 0.163 100% 0.71 1,138 1,331 1,536 1,910

REDEVELOPED IMPERVIOUS AREA:
4218 SF ROOF - 1119 SF (ORIGINAL ROOF) = 2559 SF

FONDING REQUIRED : 0.26 IN X (2559 SF) = 55 CF

FRENCH DRAIN VOLUME PROVIDED : 45 X 38 CF = 171 CF + OPEN CHAMBER = 38 CF
TOTAL = 55 CF



GRADING and DRAINAGE DESIGN NARRATIVE

SUBJECT PROPERTY: 106 WELLESLEY DR. SE, ALBUQUERQUE, NEW MEXICO

AREA OF SITE: 0.163 ACRE

REFERENCE: CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM)

PROJECT DESCRIPTION: THE DEVELOPMENT IS THE CONSTRUCTION OF A NEW ADDITION TO AN EXISTING SINGLE STORY STRUCTURE. EXISTING PARKING AREA WILL BE REDUCED BY THE NEW BUILDING AREA BUT A PORTION OF THE EXISTING BUILDING WILL BE DEMOLISHED AND THE SITE PARKING RECONFIGURED.

UNDEVELOPED CONDITIONS: THE EXISTING SITE IS ALMOST COMPLETELY IMPERVIOUS WITH A SMALL PLANTER AREA. THE WEST PORTION OF THE SITE IS SLOPED TO DIRECT RUNOFF TO WELLESLEY DRIVE WHILE THE EAST HALF OF THE SITE SLOPES TOWARD THE PAVED PUBLIC ALLEY LOCATED ADJACENT TO THE SITE. ALL OF THE SITE DEVELOPED RUNOFF FLOWS TO THE ADJACENT STREET AND ALLEY AND THE SUBJECT SITE DOES NOT DRAIN TO PROPERTIES ON THE NORTH OR SOUTH NOR DOES IT ACCEPT ANY APPRECIABLE RUNOFF FLOWS FROM THESE SITES.

DEVELOPED RUNOFF: STORY RUNOFF VOLUME FROM THE DEVELOPED PROJECT WILL BE DIRECTED TO THE PUBLIC FACILITIES IN WELLESLEY DRIVE AND THE PUBLIC ALLEY IN MUCH THE SAME MANNER AS THIS SITE HAS HISTORICALLY DRAINED. THE NEW DEVELOPMENT WILL NOT CHANGE THE EXISTING RUNOFF VOLUMES IN ANY APPRECIABLE WAY. THE IMPERVIOUS SURFACE AREA IS IDENTICAL TO THE EXISTING IMPERVIOUS AREA.

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 (NM ONE CALL "811") 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.

EROSION CONTROL PLAN

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

LEGAL DESCRIPTION

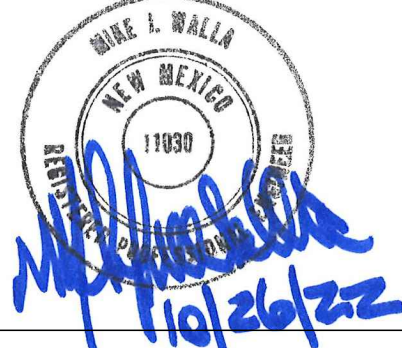
LOT NUMBERED THREE (3) IN BLOCK NUMBERED FORTY-EIGHT (48) OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 1916 IN PLAT BOOK D, FOLIO 21.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. 15-1621 HAVING AN ELEVATION OF 5114.054', NAVD 1988

DRAINAGE CERTIFICATION

I, MIKE WALLA, NMPE 11030, OF THE FIRM WALLA ENGINEERING, LTD., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4-21-2022. THE RECORD INFORMATION EDITED INTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM WAYJOHN SURVEYING INC., THOMAS D. JOHNSTON, NMPS 14269. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10-21-2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

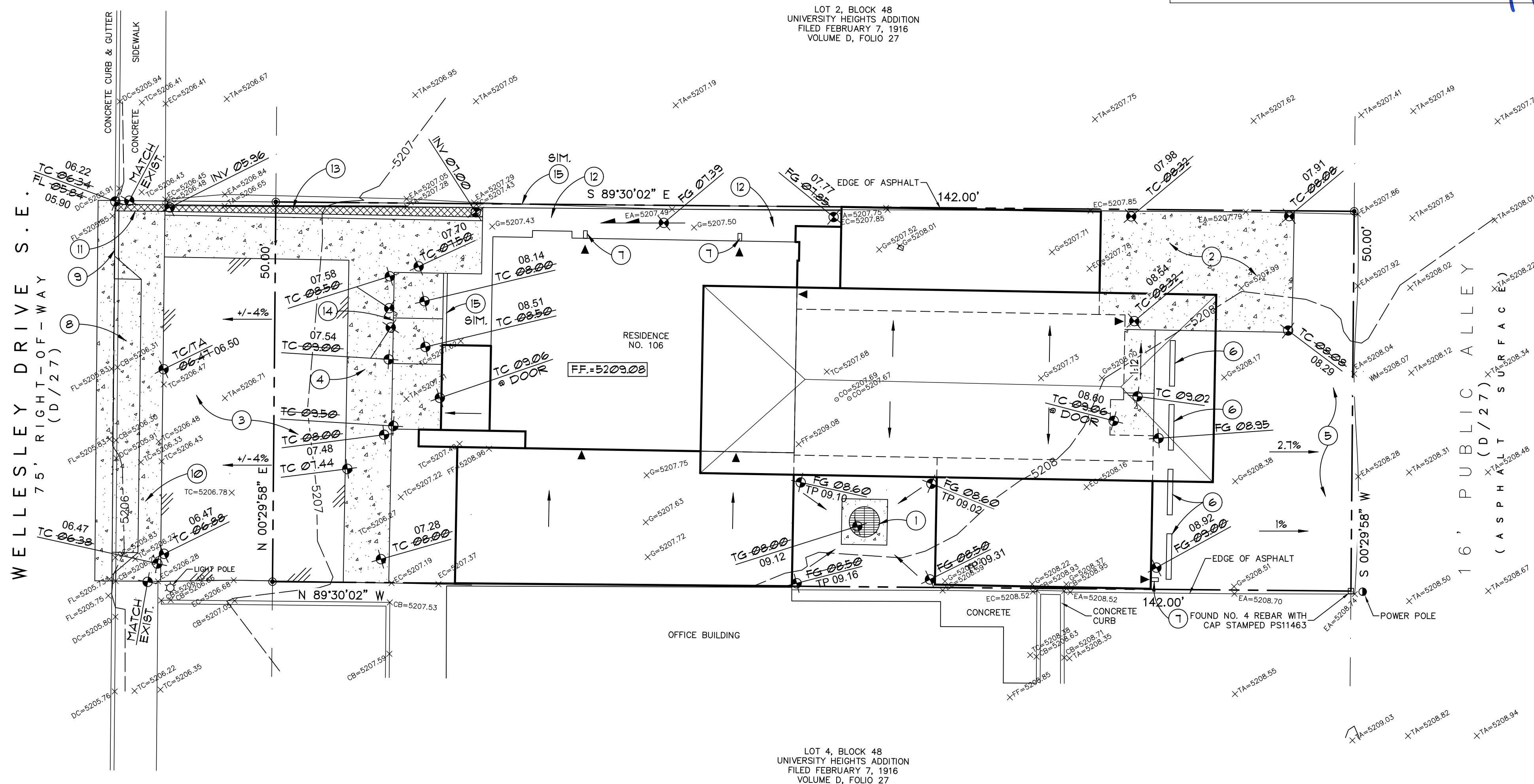


LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- 5207 ----- EXISTING CONTOUR
- +TC=5206.77 EXISTING SPOT ELEVATION
- 06.50 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- FF FINISH FLOOR
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISH GRADE
- TG TOP OF GRATE
- INV INVERT
- FL FLOW LINE
- ▲ ROOF DRAIN LOCATION
- SWALE
- NEW CONCRETE PAVING
- NEW AC PAVING
- 07.98 AS BUILT SPOT ELEVATION
- TP TOP OF PAVER

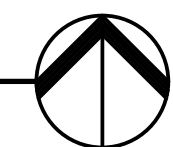
KEYED NOTES

- FRENCH DRAIN PER DETAIL 1/C2.1
- 6" THICK, 4000 PSI, CONCRETE PAVED PARKING PER DETAIL 2/C2.1
- ASPHALT PAVED PARKING AREA PER DETAIL 3/C2.1
- 4" THICK, 4000 PSI, CONCRETE SIDEWALK
- 6" THICK AGGREGATE BASE COURSE PARKING SURFACE COMPACTED TO 95% OF MAXIMUM DENSITY
- CONCRETE PARKING BUMPERS - SEE ARCHITECTURAL SITE PLAN
- CONCRETE SPLASH BLOCK AT SCUPPER
- NEW CONCRETE DRIVE PAD PER CITY OF ALBUQUERQUE STANDARD DRAWING #2425
- REMOVE AND REPLACE CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD DRAWING #2415
- REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD DRAWING #2430
- 1'-0" WIDE SIDEWALK CULVERT PER CITY OF ALBUQUERQUE STANDARD DRAWING #2236
- 6" DEEP LANDSCAPE SWALE
- CONCRETE CHANNEL PER DETAIL 4/C2.1
- 6" CONCRETE CURB PER DETAIL 5/C2.1
- 6" CONCRETE CURB PER DETAIL 6/C2.1



GRADING and DRAINAGE PLAN

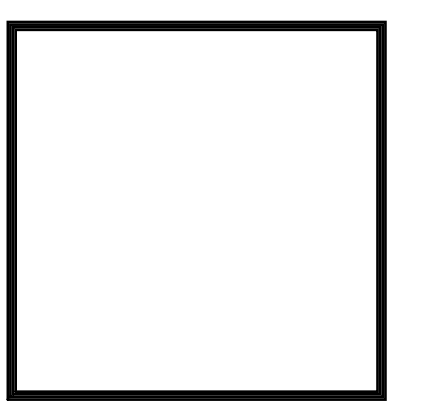
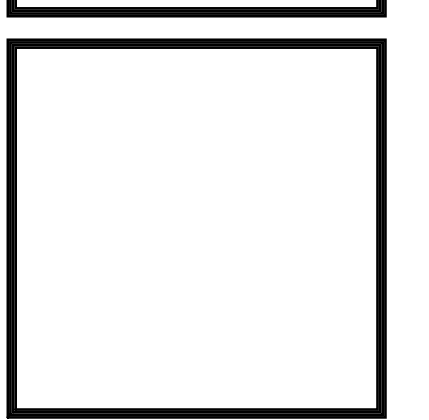
1" = 10'



Walla
ENGINEERING LTD
Structural Engineering
Civil Engineering
6501 Americas Parkway, NE • Suite 301
Albuquerque, New Mexico 87110
881-3008 • Facsimile 881-4025



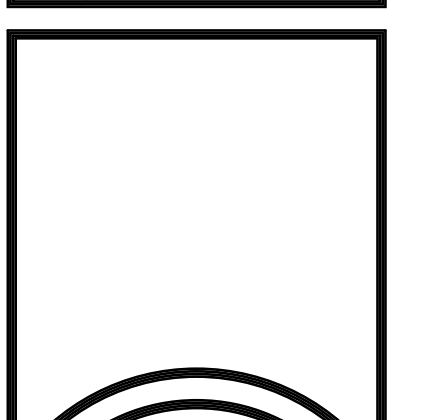
MARTIN M GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



WEEMS LAW OFFICE
ADDITION & REMODEL
106 WELLESLEY DR. SE
ALBUQUERQUE, NM 87106
GRADING/DRAINAGE PLAN

DATE: 21 APR 2020
DRAWN BY: LEK
CHECKED BY: MJW
VERIFIED BY:

REVISIONS
5 MAY 2020



SHEET NO:
C1.1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.