

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 5, 2018

Ron Hensley, P.E.
GND LLC
11032 Dreamy Way Dr. NW
Albuquerque, NM, 87114

RE: 615 La Jolla Place NE
Grading and Drainage Plan
Engineer's Stamp Date: 05/01/18
Hydrology File: K12D029

Dear Mr. Hensley:

PO Box1293

Based upon the information provided in your submittal received 05/18/2018, the Grading Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Also prior to Certificate of Occupancy release, please have the consent for drainage statement signed and notarized.

NM 87103

www.cabq.gov

Please provide a Drainage Covenant per Chapter 17 of the DPM for detention ponds prior to Certificate 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

EXISTING CONDITIONS

THE SITE HAD A HISTORIC DISCHARGE POINT LOCATED AT THE WEST BOUNDARY OF THE LOT. HOWEVER, DEVELOPMENT OF THE ADJACENT LOT TO THE WEST HAS LIMITED DISCHARGE. THE HISTORIC HYDROLOGY IS BASED ON THE EXISTING LAND TREATMENT TYPE.

HYDROLOGIC DATA – HISTORIC

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/acre)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰ (acft)
		A	B	C	D			
EX-1	0.3536	0	100	0	0	2.92	1.03	0.032

PROPOSED CONDITIONS

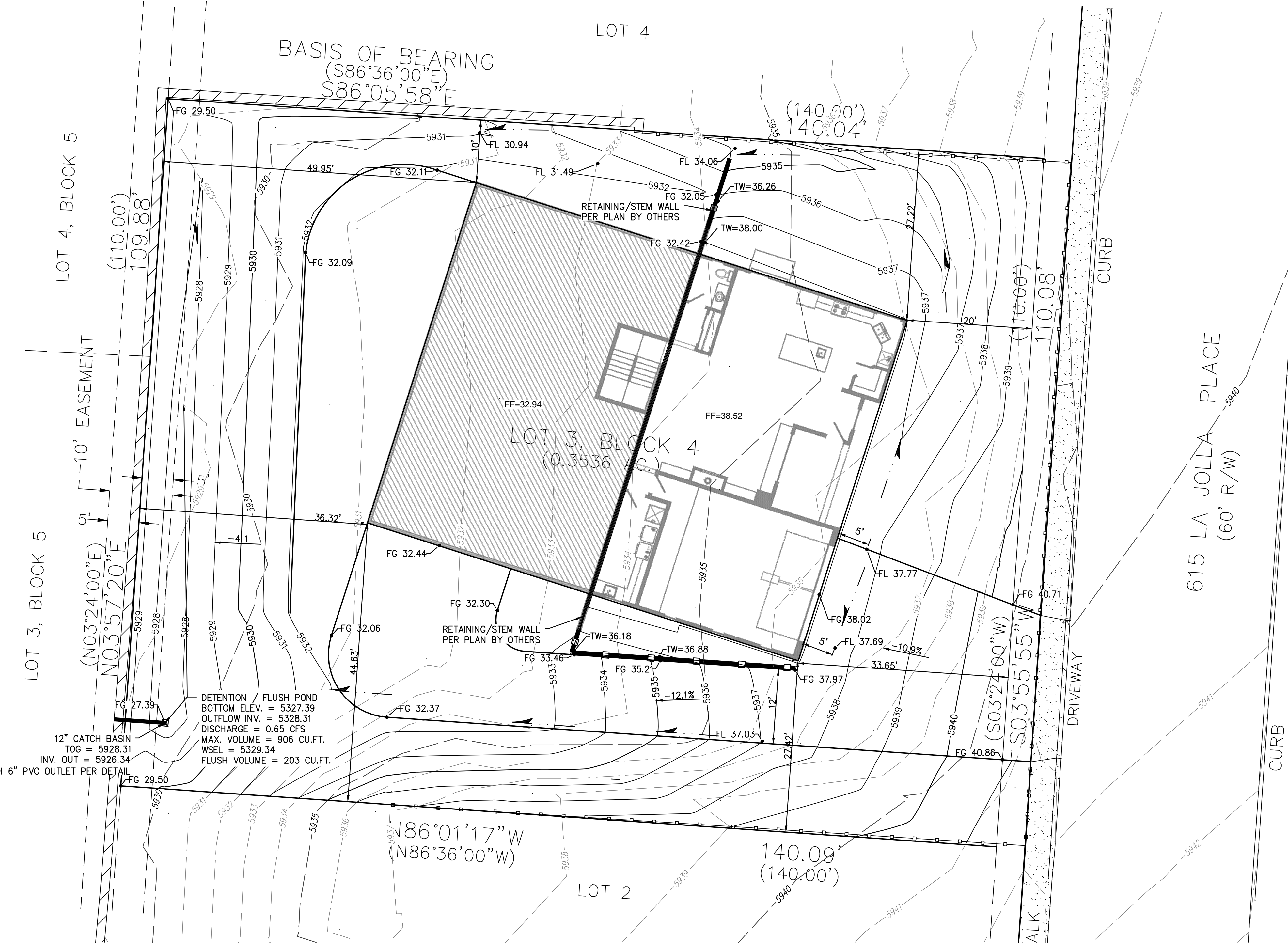
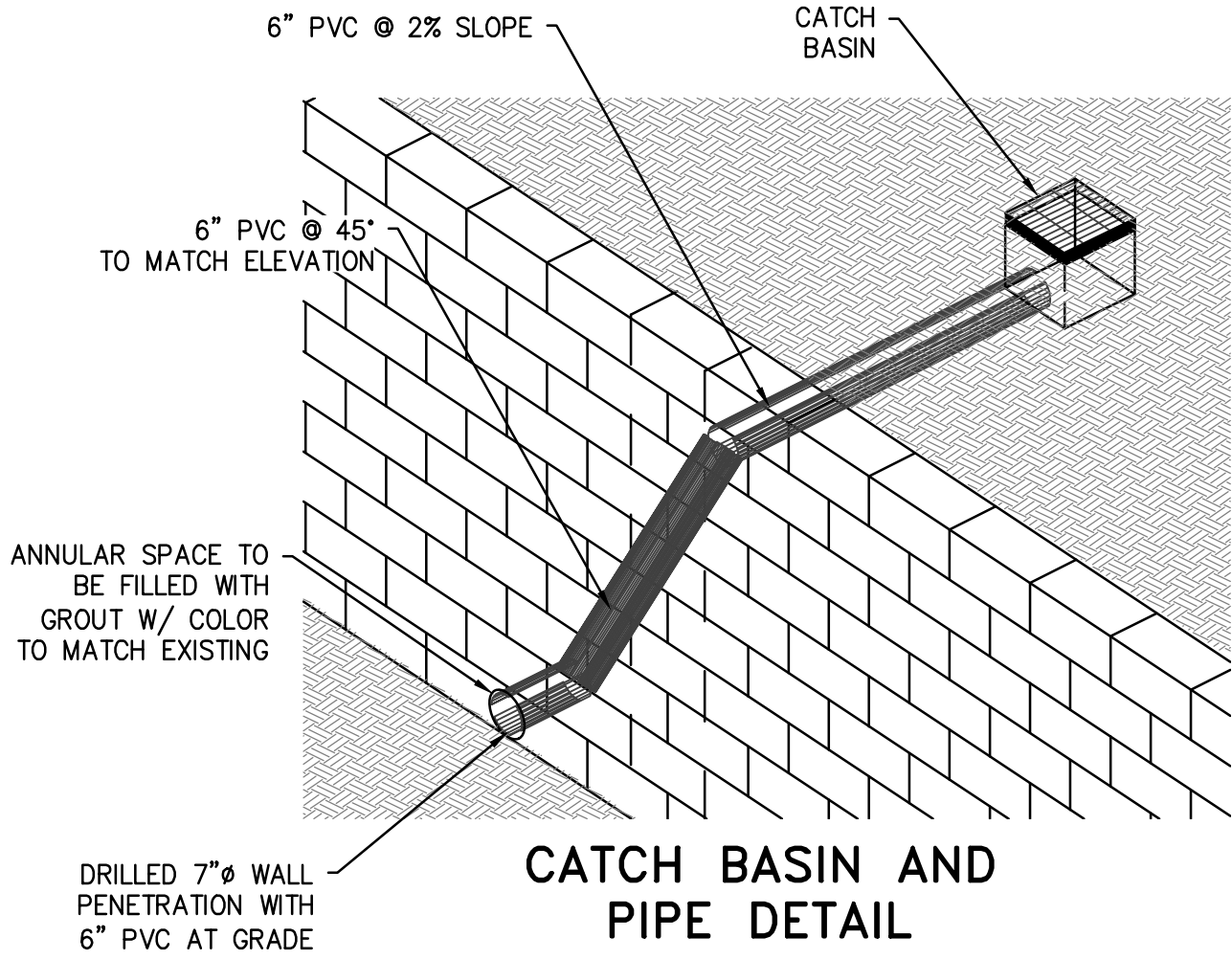
PROPOSED IMPROVEMENTS INCLUDE A SINGLE FAMILY RESIDENTIAL HOME, DRIVEWAY, AND SITE GRADING AND THE PROPOSED ADDITION. A DETENTION POND WITH A MAXIMUM VOLUME OF 1,200 CU.FT. WILL PROVIDE FOR THE ATTENUATION OF THE PEAK FLOW RATE BELOW THE HISTORIC PEAK FLOW RATE IN THE 100 YEAR EVENT. THE POND DISCHARGES INTO A CATCH BASIN AND ROUTED VIA A 6" PVC PIPE TO THE HISTORIC DISCHARGE LOCATION ON THE ADJACENT LOT. THE GRATE ELEVATION OF THE CATCH BASIN SHALL BE INSTALLED 0.97 FEET ABOVE GRADE TO ACCOMMODATE THE REQUIRED FIRST FLUSH VOLUME.

HYDROLOGIC DATA – PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/acre)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰ (acft)
		A	B	C	D			
P-1	0.3536	0	0	55	45	4.42	1.56	0.064
POND OUT	0.3536					1.77	0.63	0.064

REQUIRED FIRST FLUSH VOLUME

OWNER SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION INDICATED. THE TOTAL VOLUME SHALL BE EQUAL TO:
IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.
IMPERVIOUS AREA = 6,987
REQUIRED VOLUME = 6,987 * (0.44-0.10)/12 = 198 CU.FT.
RETENTION VOLUME PROVIDED = 203 CU.FT.



NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

- GENERAL NOTES:**
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO 8.
 2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
 3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED
 5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
 6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

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 (CITY) ACCEPTANCE OF ANY PROJECT.

LEGEND

- EL=11.28 PROPOSED ELEVATION
- 66.33 EXISTING ELEVATION
- GRADE BREAK
- 66 EXISTING CONTOUR
- 65 PROPOSED CONTOUR
- PROPOSED EASEMENT
- XX% PROPOSED GRADE
- EXISTING WALL
- PROPOSED WALL

CONSENT FOR DRAINAGE STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER OF LOT 3 BLOCK 5, SANDIA MANOR AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT DRAINAGE CONDITIONS SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND I FURTHER AFFIRM THAT I AM GRANTING THE RIGHTS TO DISCHARGE STORM WATER IN ACCORDANCE WITH THIS PLAN. IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

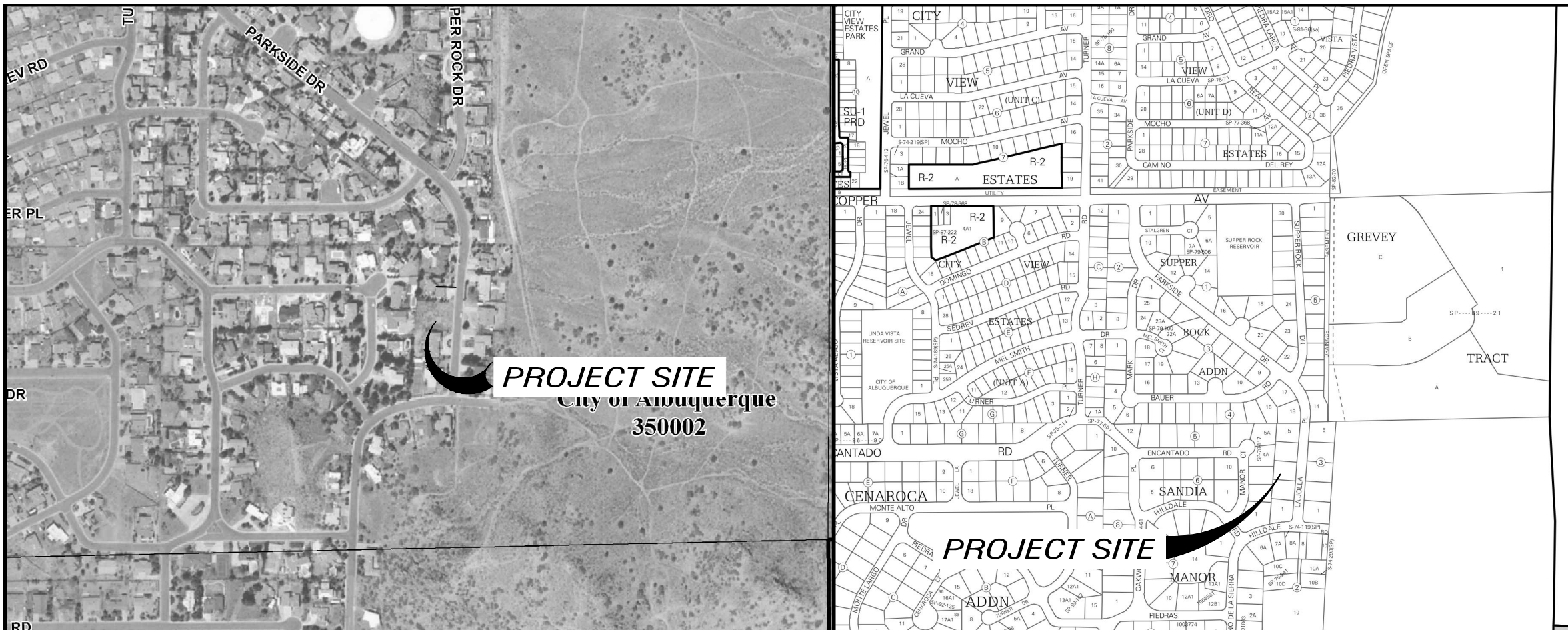
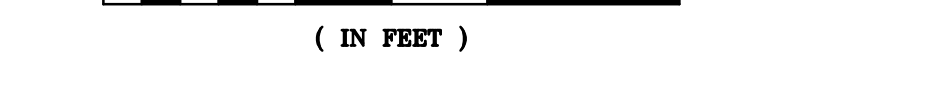
ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2018, BY

NOTARY PUBLIC

MY COMMISSION EXPIRES ____ / ____ / ____



FIRM MAP NO. 35001C0378G

VICINITY MAP K-23-Z

LEGAL DESCRIPTION

LOT 3 BLOCK 4
SANDIA MANOR
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF IT IS THE SOLE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE DATA SHOWN ON THESE DRAWINGS AS EACH SHEET CONTAINS A REFERENCE TO THEIR RESPECTIVE ENGINEERS.

2. DUE TO POTENTIAL FOR DISCREPANCIES IN THE DRAWING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DATA SHOWN ON THESE DRAWINGS.

PROJECT ADDRESS:
ALBUQUERQUE, NM

PROJECT NAME:
615 LA JOLLA PLACE

DRAWING NAME:
GRADING PLAN

PROJECT NUMBER:
615 LA JOLLA PLACE

PROJECT PROGRESS:
PERMIT

DRAWN BY:
REH

CHECKED BY:
REH / REH

DATE:
MARCH 29, 2018

SCALE:
AS NOTED

SHEET:
C1

DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

DMC Office: (505) 296-7100
Fax: (505) 296-7105