

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 19, 2022

Thomas D. Johnston, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

RE: Romero Residence
10928 Cartagena Rd. NW
Grading and Drainage Plan
Engineer's Stamp Date: 2/9/22
Hydrology File: M08D006

Dear Mr. Johnston:

Based upon the information provided in your submittal received 2/15/22, the Revised Grading and Drainage Plan is approved for grading and Building 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.

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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

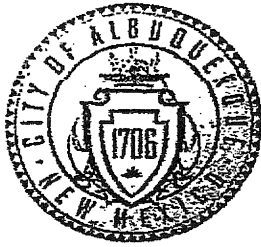
David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: ROMERO RESIDENCE Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 8, TRACT 'A', ATRISCO VILLAGE, UNIT J-T, ALBUQ, N.M.
City Address: 10928 CARTAGENA AVENUE, S.W.
Applicant: THOMAS D. JOHNSTON, P.E. THOMAS D. JOHNSTON, P.E.
LEVI T. VALDEZ, P.E. LEVI T. VALDEZ
Applicant: GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT Contact: GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEV MEXICO 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: pa.wrod@hotmail.com
DESIGNER
Owner: ST PRICE DESIGN STUDIO Contact: SUSAN PRICE
Address: 3700 COORS BLVD. N.W., SUITE 'E', ALBUQUERQUE, N.M. 87120
Phone#: 505-345-3850 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: 02-09-22 01-04-22 By: GEORGE T. RODRIGUEZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE WEST END OF A CUL-DE-SAC STREET BEING CARTAGENA AVENUE S.W. AND WEST OF DELGADO DRIVE S.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS "M-08-Z").

THE SUBJECT SITE, 1, IS AN UNDEVELOPED PROPERTY THAT 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 THE ADDRESS OF 10928 CARTAGENA AVENUE S.W., ALBUQUERQUE, NEW MEXICO), 2, DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3, DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES.

* 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 = 0.27 ACRE

PRECIPITATION ZONE : ONE (1)
"LAND TREATMENT METHOD" FOR CALCULATION OF "Q_P"

PRECIPITATION : 100-YR/6 HR. = 2.17 IN.

EXCESS PRECIPITATION : PEAK DISCHARGE :

TREATMENT	AREA	DISCHARGE
TREATMENT A	0.55 IN.	1.54 CFS/AC.
TREATMENT B	0.73 IN.	2.16 CFS/AC.
TREATMENT C	0.95 IN.	2.87 CFS/AC.
TREATMENT D	2.24 IN.	4.12 CFS/AC.

EXISTING CONDITIONS : PROPOSED CONDITIONS :

TREATMENT	AREA	DISCHARGE
TREATMENT A	0.27 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.00 AC.	0.14 AC.
TREATMENT D	0.00 AC.	0.13 AC.

EXISTING EXCESS PRECIPITATION :

WEIGHTED "E" = (0.55 X 0.27) + (0.73 X 0.00) + (0.95 X 0.00) + (2.24 X 0.00) / 0.27 = 0.55 IN.
V100-360 = (0.55 X 0.27) / 12 = 0.01238 AC. FT. = 539.3 CU. FT.

EXISTING PEAK DISCHARGE :

Q-100 = (1.54 X 0.27) + (2.16 X 0.00) + (2.87 X 0.00) + (4.12 X 0.00) = 0.42 CFS

PROPOSED EXCESS PRECIPITATION :

WEIGHTED "E" = (0.55 X 0.00) + (0.73 X 0.00) + (0.95 X 0.14) + (2.24 X 0.13) / 0.27 = 1.57 IN.
V100-360 = (1.57 X 0.27) / 12 = 0.03533 AC. FT. = 1,538.8 CU. FT.

PROPOSED PEAK DISCHARGE :

Q-100 = (1.54 X 0.00) + (2.16 X 0.00) + (2.87 X 0.14) + (4.12 X 0.13) = 0.94 CFS

INCREASE : V100-360 = 1,000.0 CU. FT. Q-100 = 0.39

LEGAL DESCRIPTION : LOT EIGHT (8), TRACT "A", ATRISCO VILLAGE, UNIT J-T, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BUILDING DATA :
HEATED AREA = 2,033.0 SQ. FT.
GARAGE AREA = 1,040.0 SQ. FT.
PORCH AREAS = 305.0 SQ. FT.
DRIVEPAD/WALKS = 2,184.0 SQ. FT.
TOTAL "D" AREA = 5,562.0 SQ. FT. = 0.13 ACRE

NOTE: EXISTING OFF-SITE FLOWS WILL CONTINUE TO BE ACCEPTED AND PASSED THRU THE SUBJECT PROJECT SITE AS SHOWN ON THE PLAN HEREON, (BASIN 'A').

GEORGE T. RODRIGUEZ
LAND USE-DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
LEVI J. VALDEZ, P.E.
12800 SAN JUAN AVENUE, N.E.
ALBUQUERQUE, NEW MEXICO 87123
(505)610-0593

NOTES :

- BUILDING PAD COMPACTION TO BE PER SOILS ENGINEER TEST RESULTS AND RECOMMENDATIONS.
- CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS WITH SPLASH BOXES.

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:

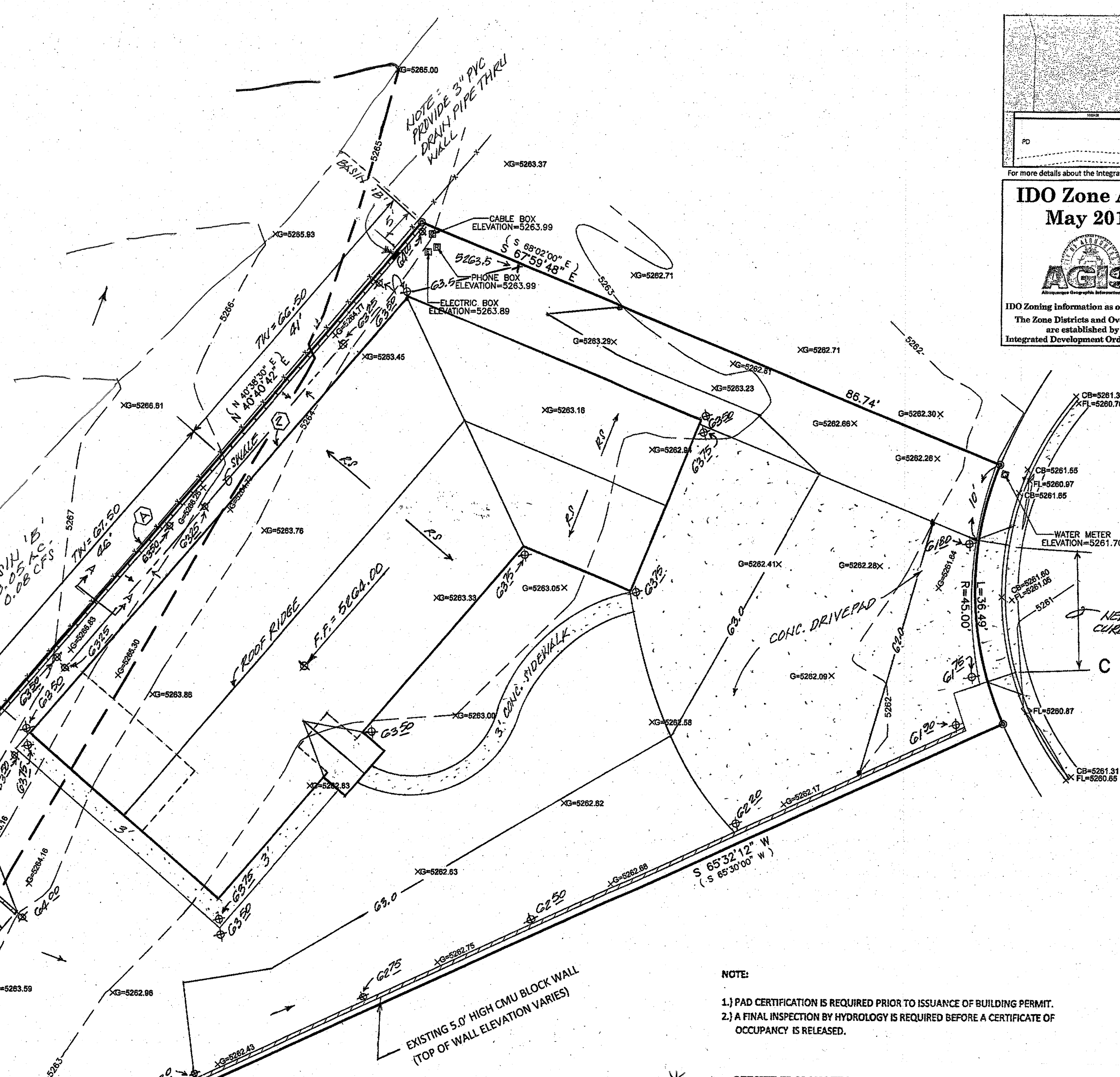
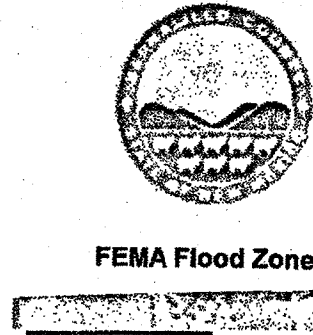
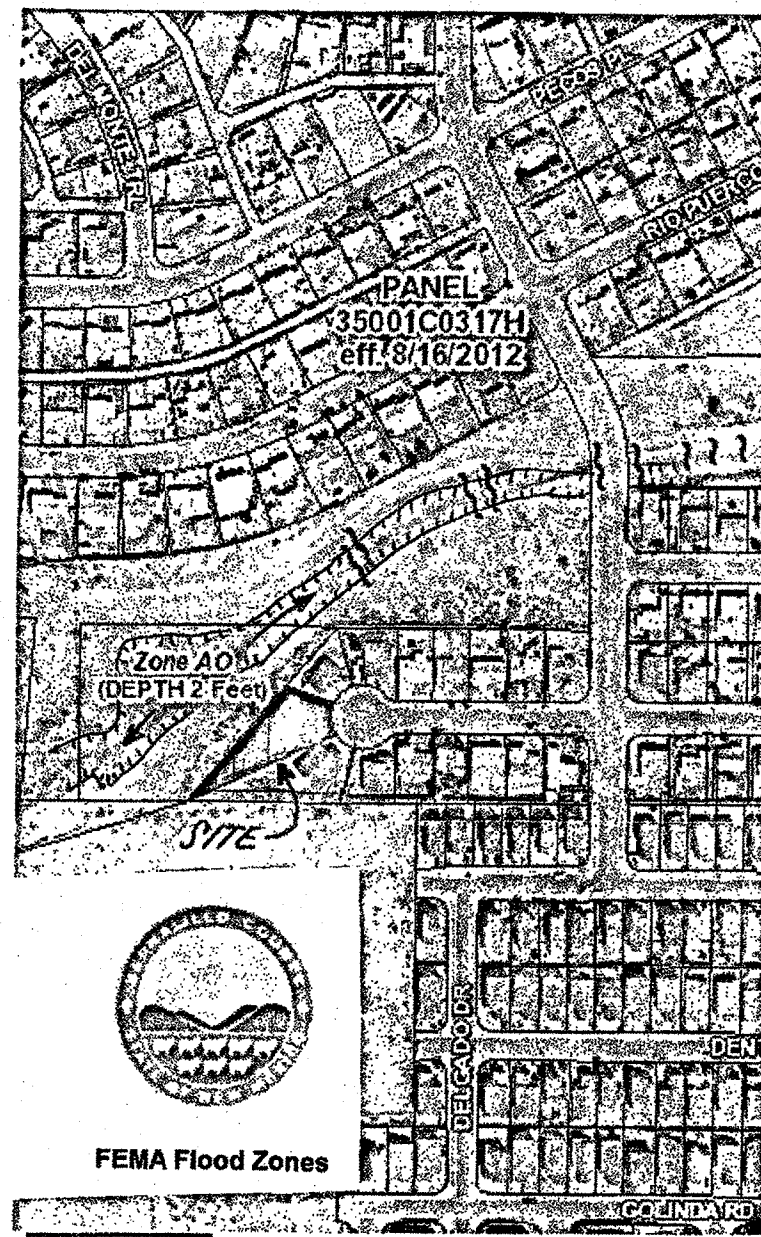
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, Dikes, SWALES, POND, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM 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 LOCATION(S) 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.

LEGEND:

TOP OF CURB ELEVATION = CB = 5261.31
CURB FLOWLINE ELEVATION = FL = 5260.65
EXISTING SPOT ELEVATION = X = 5263.29
EXISTING CONTOUR ELEVATION = 5264
PROPOSED SPOT ELEVATION = 63.22
PROPOSED CONTOUR ELEVATION = 63.0
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =

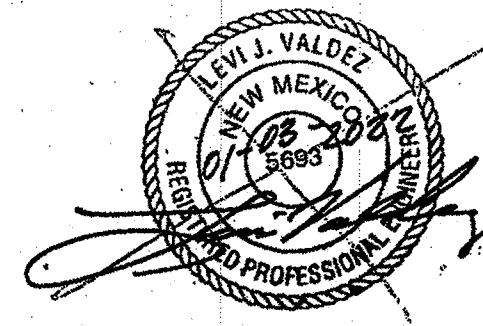
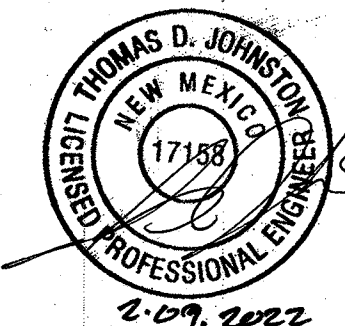
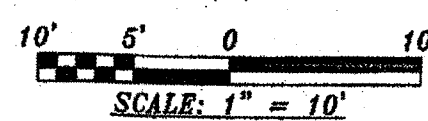


NOTE:

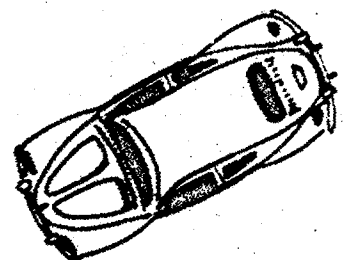
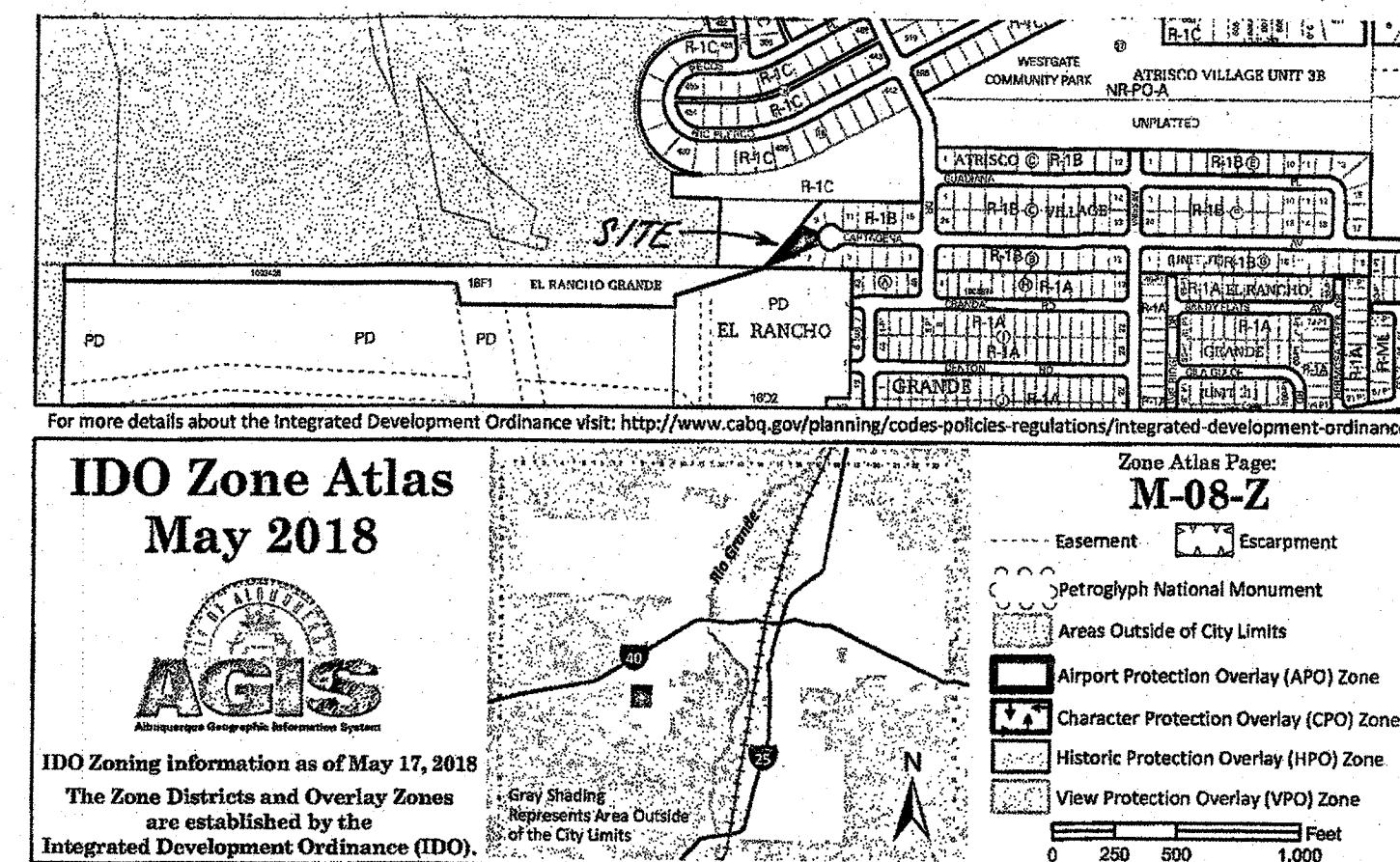
- PAD CERTIFICATION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- A FINAL INSPECTION BY HYDROLOGY IS REQUIRED BEFORE A CERTIFICATE OF OCCUPANCY IS RELEASED.

OFFSITE FLOW NOTES:

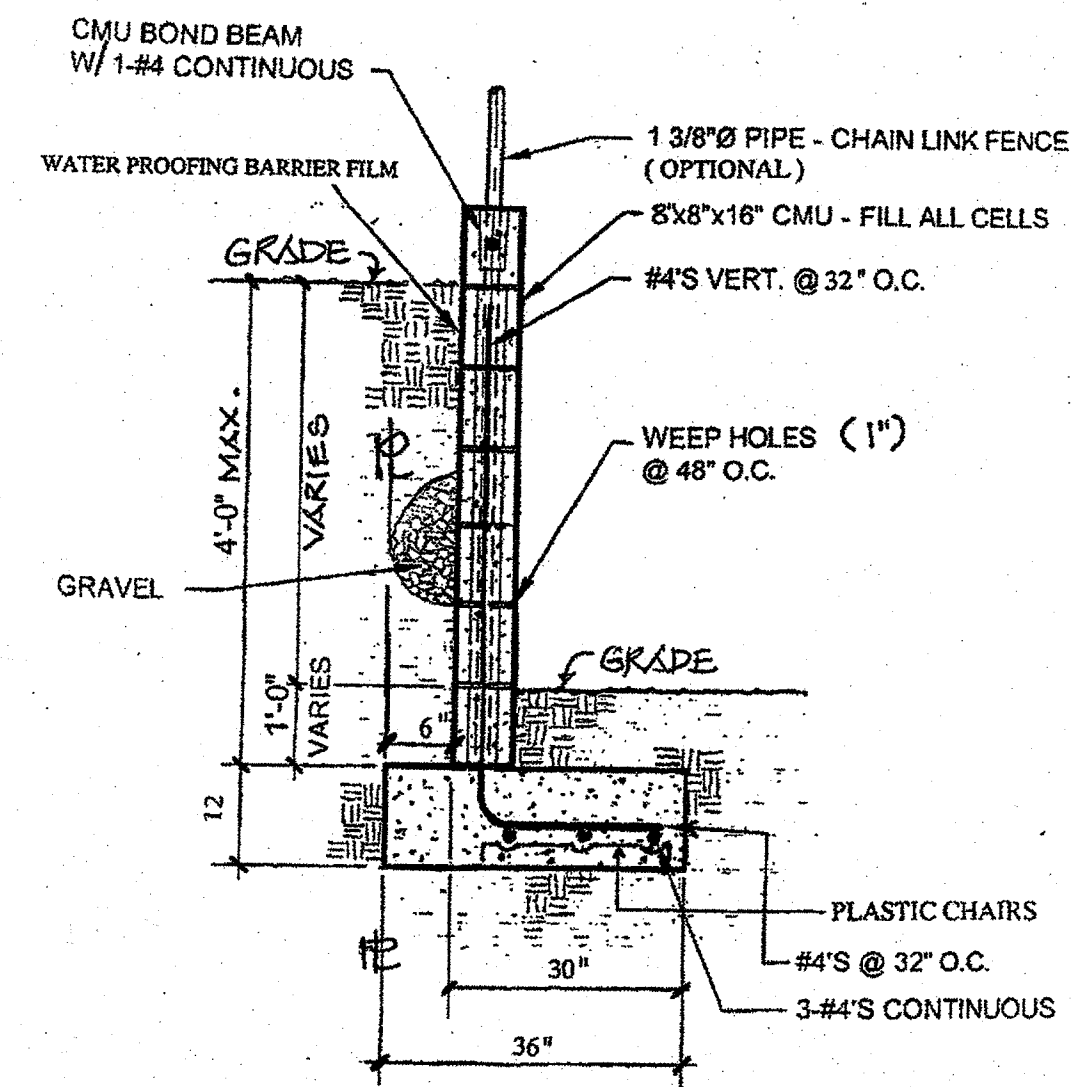
- OFFSITE FLOW AREA SURFACE IS VERY SANDY.
- OFFSITE FLOW BASIN 'A': 0.07 AC. X 1.54 (TREATMENT 'A') = 0.11 CFS (HISTORICAL FLOWS BEING ACCEPTED AND PASSED THRU SUBJECT PROJECT SITE).
- OFFSITE FLOW BASIN 'B': 0.05 AC. X 1.54 (TREATMENT 'A') = 0.08 CFS (BASIN 'B' AREA FLOW OF 0.08 CFS SHOULD NOT CAUSE A SCOUR ISSUE FOR THE PROPOSED WALL SHOWN FOR THE PROJECT SITE OR CAUSE ISSUES FOR THE ADJACENT PROPERTY OWNERS).



ENGINEER'S SEAL



SANITARY SEWER MANHOLE
ELEVATION=5260.65
T.E.M.



RETAINING WALL DESIGN
SECTION 'A-A'
NTS

GRADING AND DRAINAGE PLAN

A PROPOSED PLAN
FOR
ROMERO RESIDENCE
10928 CARTAGENA AVENUE S.W.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2021