CITY OF ALBUQUERQUE

Planning Department Alan Varela, Interim Director



Mayor Timothy M. Keller

August 24, 2021

J. Graeme Means, P.E. High Mesa Consulting Group 6010 B Midway Park Blvd NE Albuquerque, NM 87109

RE: Elliott Residence Garage 1200 Stagecoach Rd. SE Grading and Drainage Plan Engineer's Stamp Date: 07/28/21 Hydrology File: M23D021

Dear Mr. Means:

Sincerely,

- PO Box 1293 Based upon the information provided in your submittal received 07/29/2021, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Since this project is only for a garage with associate grading, a pad certification is not needed for this project.
- Albuquerque 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.

NM 87103

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

www.cabq.gov

Renée C. Brissette

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

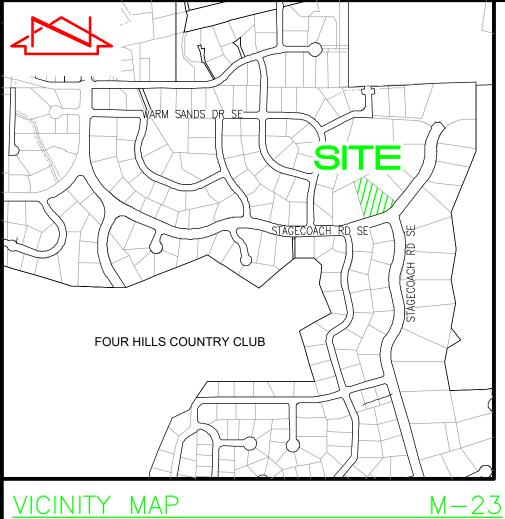


City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

| Project Title: | Building Per | rmit #: Hydrology File #: |
|---|---------------------------------|---|
| DRB#: | EPC#: | Work Order#: |
| Legal Description: | | |
| City Address: | | |
| Applicant: | | Contact: |
| Address: | | |
| | | E-mail: |
| Other Contact: | | Contact: |
| Address: | | |
| Phone#: | Fax#: | E-mail: |
| TYPE OF DEVELOPMENT: | PLAT (# of lots) | RESIDENCEDRB SITEADMIN SITE |
| IS THIS A RESUBMITTAL? | Yes No | |
| DEPARTMENT TRANSPORT | ATIONHYI | DROLOGY/DRAINAGE |
| Check all that Apply: | | TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL |
| TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTI PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYO TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING? | PERMIT APPLIC PUT (TCL)) | 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: | | C SUBMITTAL RECEIVED: |



SCALE: 1'' = 750'

GENERAL NOTES

- 1. A PARTIAL TOPOGRAPHIC SURVEY WAS PERFORMED IN JULY, 2021. THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY.
- 2. ALL DISTANCES ARE GROUND DISTANCES.
- 4. SITE LOCATED WITHIN PROJECTED SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
- 5. THIS SURVEY HAS BEEN PREPARED BASED UPON NAVD 88 DATUM. PREVIOUS SURVEYS OF THIS AREA CONDUCTED BY OTHER CONSULTANTS MAY HAVE BEEN CONDUCTED BASED UPON NGVD 29 DATUM. SPECIAL CARE SHOULD BE EXERCISED WHEN COMPARING ELEVATIONS FROM THIS SURVEY TO CURRENT AND PREVIOUS SURVEYS, PLANS AND AS-BUILT DOCUMENTS.

CONTROL SURVEY NOTE

A CONTROL SURVEY WAS CONDUCTED AT THE SITE ON JULY 08, 2021. CONTROL WAS PROJECTED ONTO THE SUBJECT SITE UTILIZING RTK GPS OBSERVATIONS COMBINED WITH GEOID MODEL 12B TO ESTABLISH HORIZONTAL AND VERTICAL POSITIONS BASED UPON NAD 83/NAVD 88 DATUM. THE RTK OBSERVATIONS WERE USED TO ESTABLISH THE TEMPORARY BENCHMARKS AT THE PROJECT SITE.

THE POINTS OBSERVED HAVE BEEN QUALITY CONTROLLED FOR RELATIVE ACCURACY. AN AGRS BENCHMARK "9-M23" IN THE VICINITY OF THE PROJECT WERE OBSERVED IN ORDER TO PROVIDE REFERENCE TIES TO THE SITE. ALL HORIZONTAL COORDINATES ARE MODIFIED NAD 83 GRID VALUES AND HAVE BEEN ADJUSTED TO THE GROUND AT THE PROJECTION POINT (THE SCALE FACTOR USED IS 1/CF=1.00037802538387). THE CONTROL STATION USED TO PROJECT FROM GRID TO GROUND FOR THIS PROJECT IS THE PROJECT BENCHMARK "9-M23" WITH NAD GRID COORDINATES OF:

NORTHING= 1,471,822.78 FEET EASTING= 1,571,173.88 FEET

FIFVATION = 5991.67 FFFT

THE ELEVATIONS ARE BASED UPON THE NAVD DATUM AND REQUIRE NO FURTHER ADJUSTMENT.

PROJECT BENCHMARK

AN AGRS BRASS DISK STAMPED "9-M23", SET IN A CONCRETE POST 0.3 FEET ABOVE GROUND, 1100' EAST FROM THE INTERSECTION OF STAGECOACH RD AND PEDREGOSA PL ON THE NORTH SIDE OF THE DIRT ROAD. ELEVATION = 5991.67 FEET (NAVD 1988)

TEMPORARY BENCHMARK #201 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR CURB NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.

ELEVATION = 5791.17 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT TO THE NORTH OF THE GROUP OF SMALL TREES IN THE SOUTHWEST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET. ELEVATION =5782.92 FEET (NAVD 1988)

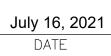
TEMPORARY BENCHMARK #203 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET. ELEVATION = 5785.03 FEET (NAVD 1988)

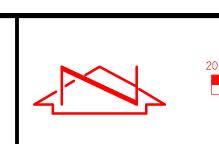
SURVEYORS CERTIFICATION

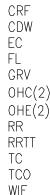
I, CHARLES G. CALA, JR., NEW MEXICO PROFESSIONAL SURVEYOR NO. 11184, DO HEREBY CERTIFY; THAT THIS TOPOGRAPHIC SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.













CONTOUR INTERVAL: 1.0'

SCALE: 1'' = 20'

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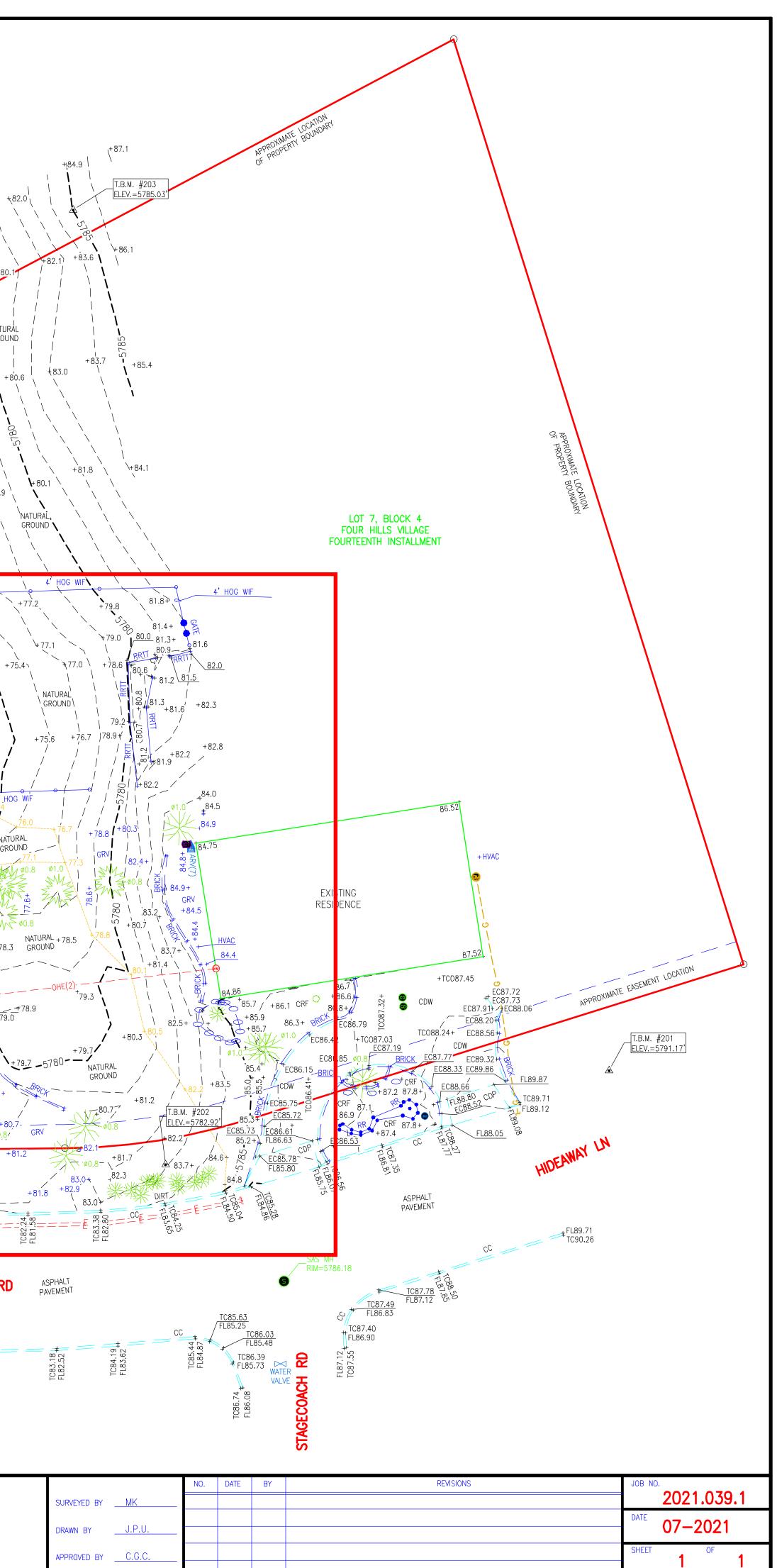
FOR INFORMATION ONLY. SEE SHEET 3 OF 7 FOR GRADING AND DRAINAGE PLAN

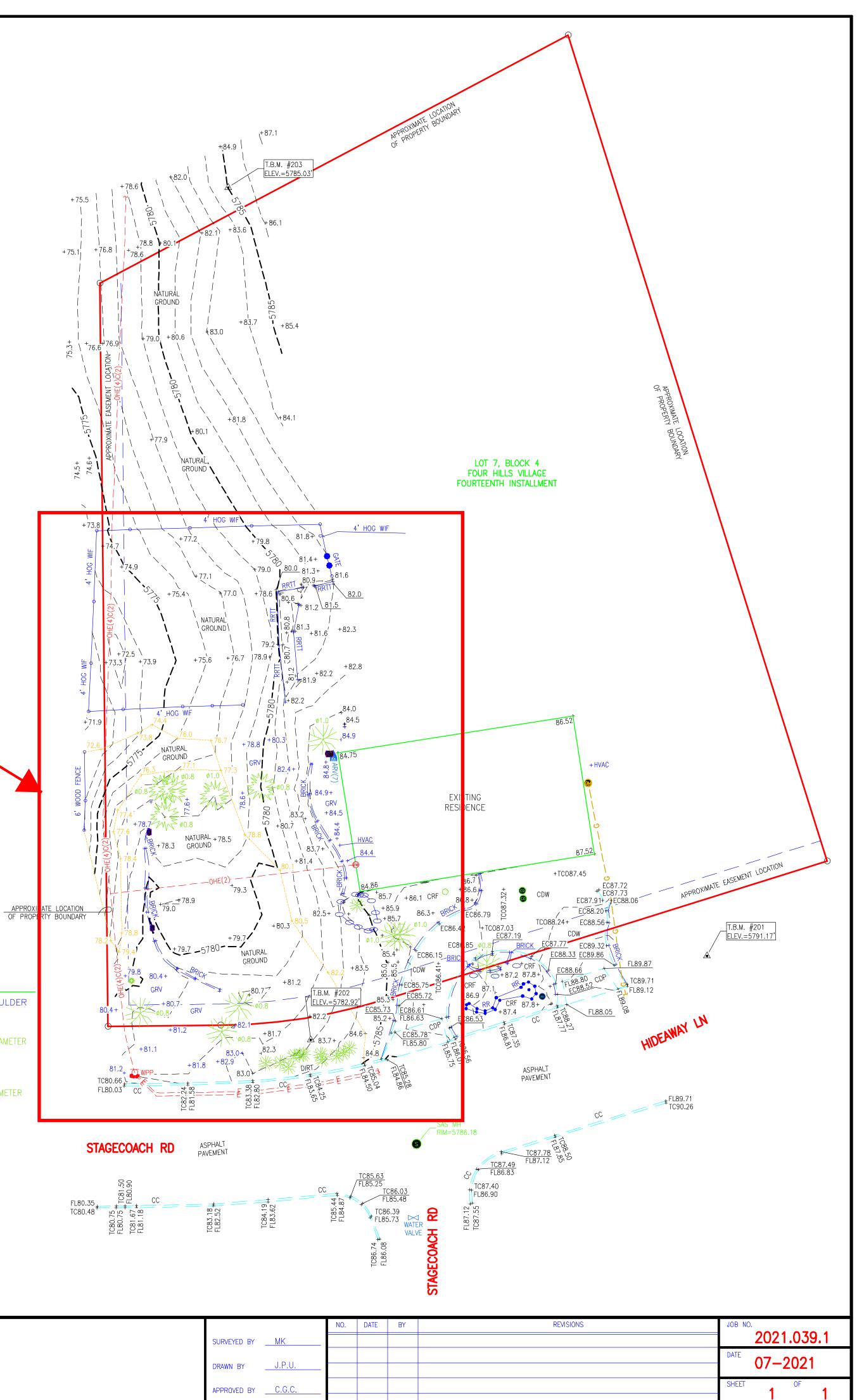
LEGEND

- C&G CDP CURB AND GUTTER CONCRETE DRIVEPAD CRUSHER FINES CONCRETE DRIVEWAY EDGE OF CONCRETE FLOWLINE GRAVEL OHC(2)OVERHEAD COMMUNICATION (# OF LINES) OVERHEAD ELECTRIC (# OF LINES) RIVER ROCK RAILROAD TIES TOP OF CURB TOP OF CONCRETE WIRE FENCE
- ELEC CONDUIT ELEC METER (EM) **WPP** ELEC PP GATEPOST GAS METER IRR CONTROL TIMER IRR VALVE BOX SAS SINGLE CO SAS MANHOLE WATER METER BOX Δ_{ARV} water air release value
- M 1.2'ø NWL N 1.2'ø ⋇ 0
- \bigcirc
- LANDSCAPE ROCK/BOULDER XERISCAPE PLANT
- CONIFEROUS TREE AND DIAMETER
- DECIDUOUS TREE AND DIAMETER
- SMALL DECIDUOUS TREE SMALL SHRUB

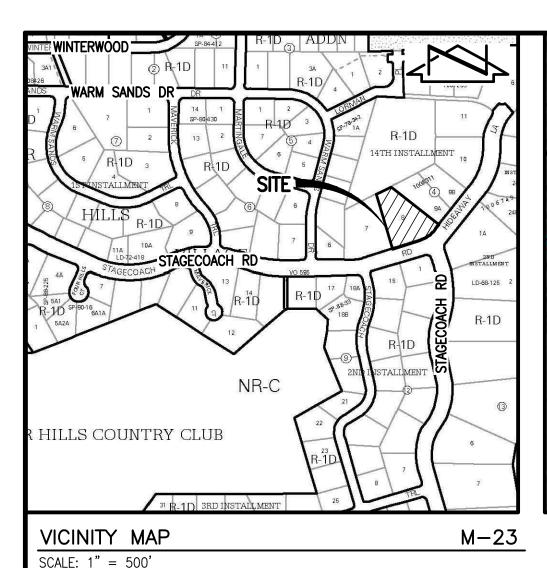
APWA UTILITY COLOR CODE

| RED – ELECTRIC POWER LINES, CABLES, <u>e – e – e – e – e – e – e – e – e – e </u> |
|--|
| CONDUIT AND LIGHTING CABLES |
| |
| YELLOW – GAS, OIL, STEAM, PETROLEUM OR – G – – – G – – – G – – – G – – – G – – – – G – – – – G – – – – G – – – – G |
| GASEOUS MATERIALS |





PARTIAL TOPOGRAPHIC SURVEY 1200 STAGECOACH RD SE ALBUQUERQUE, NM



AN AGRS BRASS DISK STAMPED "9-M23". SET IN A CONCRETE POST 0.3 FEET

ABOVE GROUND, 1100' EAST FROM THE INTERSECTION OF STAGECOACH RD AND

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184". SET IN DIRT TO THE

A #5 REBAR W/CAP STAMPED "HMCG CONTROL NMPS 11184", SET IN DIRT NEAR

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT

SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1987, PUBLISHED BY

THE NEW MEXICO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION. (REVISED

. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD

SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES

4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS

INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND

INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME

CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION

PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY

LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY

PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES

UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY

THEREFORE. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY

RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE

IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES.

IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY

WITH STATE STATUES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND

. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND

PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.

. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS

PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S)

SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJÀCÉNT

/ OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN

. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND

UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 07/16/2021 AND INCLUDED AS SHEET 1 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE

UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE. WERE

A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING

SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE

. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION

CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD

WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.

THE NORTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.

NORTH OF THE GROUP OF SMALL TREES IN THE SOUTHWEST CORNER OF THE

CURB NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS

PEDREGOSA PL ON THE NORTH SIDE OF THE DIRT ROAD.

TEMPORARY BENCHMARK #201 (T.B.M.)

TEMPORARY BENCHMARK #202 (T.B.M.)

TEMPORARY BENCHMARK #203 (T.B.M.)

(LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES.

CONCERNING CONSTRUCTION SAFETY AND HEALTH.

PROJECT BENCHMARK

SHEET.

ELEVATION = 5991.67 FEET (NAVD 1988)

ELEVATION = 5791.17 FEET (NAVD 1988)

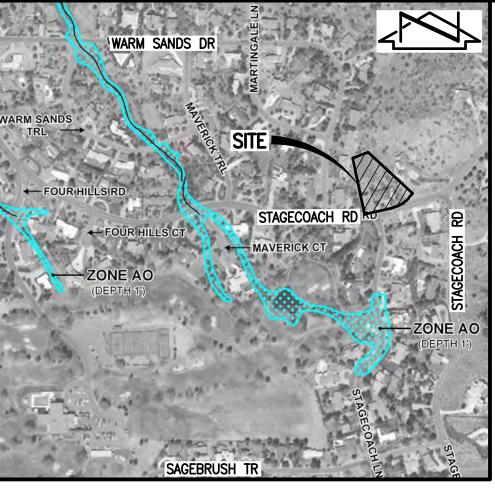
PROJECT SITE, AS SHOWN ON THIS SHEET.

ELEVATION =5782.92 FEET (NAVD 1988)

ELEVATION = 5785.03 FEET (NAVD 1988)

CONSTRUCTION NOTES:

12/06)



SCALE: 1'' = 500'

F.I.R.M.

LEGEND

C&G

CDP

CRF

CDW

GRV

OHC(2)

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CURB AND GUTTER CONCRETE DRIVEPAD CRUSHER FINES CONCRETE DRIVEWAY EDGE OF CONCRETE FLOWLINE GRAVEL OVERHEAD COMMUNICATION (# OF LINES) OVERHEAD ELECTRIC (# OF LINES) RIVER ROCK RAILROAD TIES TOP OF CURB TOP OF CONCRET WIRE FENCE ELEC CONDUIT ELEC METER ELEC PP GATEPOST GAS METER IRR CONTROL TIMER IRR VALVE BOX SAS SINGLE CO SAS MANHOLE WATER METER BOX WATER AIR RELEASE VALVE LANDSCAPE ROCK/BOULDER

386 OF 825

XERISCAPE PLANT

CONIFEROUS TREE AND DIAMETER

SMALL CONIFEROUS TREE

DECIDUOUS TREE AND DIAMETER

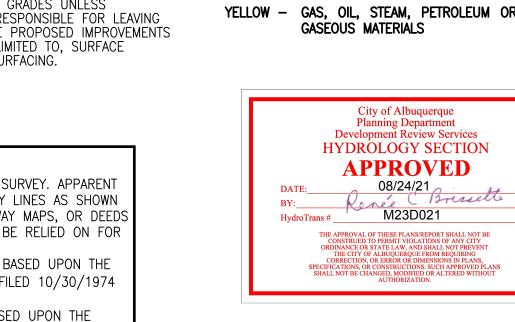
SMALL DECIDUOUS TREE

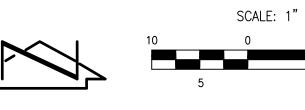
SMALL SHRUB

INVERT TOP OF ASPHALT PAVEMENT TOP OF CURB TOP OF GRATE EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING FLOWLINE PROPOSED FLOWLINE EXISTING CONTOUR PROPOSED CONTOUR EXISTING DIRECTION OF FLOW PROPOSED DIRECTION OF FLOW RIGHT OF WAY LINE PUBLIC EASEMENT LINE HIGH POINT / DIVIDE

APWA UTILITY COLOR CODE

| ED — | ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES -EE |
|---------|--|
| ELLOW - | GAS, OIL, STEAM, PETROLEUM OR |



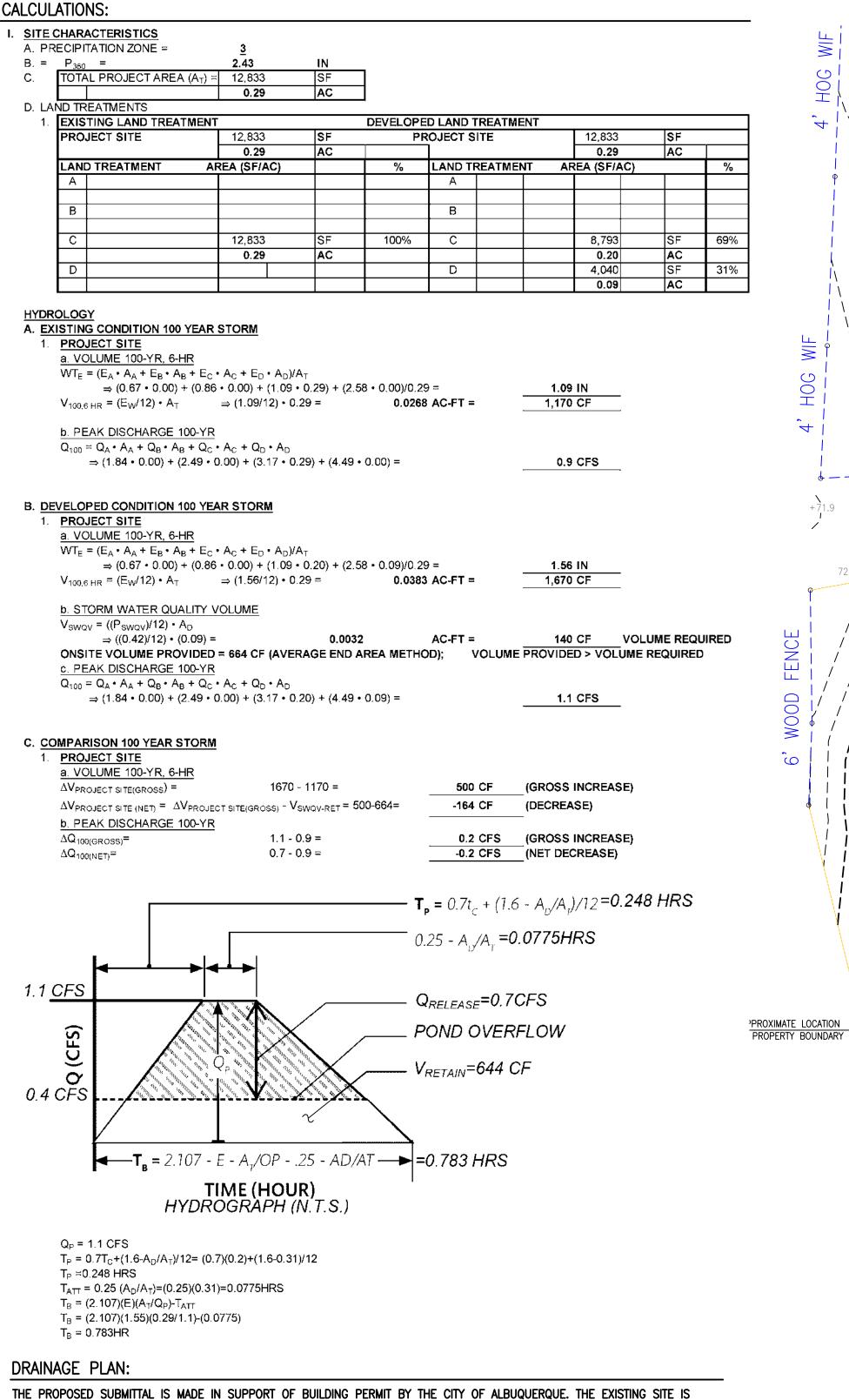


SCALE: 1'' = 10'

TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING. NOTE: THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE PLAT OF FOUR HILLS VILLAGE FOURTEENTH INSTALLMENT FILED 10/30/1974 (D6-94). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE PARTIAL TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP NMPS NO. 11184, DATED 07/16/2021 (2021.039.1)



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LOCATED IN THE FOUR HILLS VILLAGE AREA OF SOUTHEAST ALBUQUERQUE NEAR THE INTERSECTION OF STAGECOACH RD AND STAGECOACH LN. THE SITE IS BOUNDED UNDEVELOPED NATURAL LANDSCAPING TO THE NORTH, DEVELOPED RESIDENTIAL SITES TO THE EAST AND WEST AND STAGECOACH RD TO THE SOUTH. AS SHOWN BY THE FIRM LOCATED ON THIS SHEET, THE EXISTING SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THE EXISTING SITE IS AN UNDEVELOPED SIDEYARD PORTION OF A SINGLE FAMILY HOME SITE. THAT GENERALLY SLOPES FROM EAST TO WEST. EXISTING RUNOFF FREELY LEAVES THE SITE ON THE WEST EDGE OF THE SITE BETWEEN THE RESIDENTIAL SITES TOWARDS WARMS SANDS DR.

THIS PROPOSED PROJECT IS THE DEVELOPMENT OF AN EXISTING SIDEYARD WITH A NEW GARAGE, PAVED DRIVEWAY AND NEW DRIVEPAD. THE PROPOSED PROJECT WILL NOT EXCEED 1 ACRE OF DISTURBANCE AREA. THE PROJECT WAS DESIGNED TO DIRECT RUNOFF AROUND THE NEW GARAGE BUT STILL MAINTAIN THE EXISTING DRAINAGE PATTERN OF THIS SITE. THE MAJORITY OF THE SITE INCLUDING THE ROOF DRAINAGE WILL BE DIRECTED NORTH TO A NEW WATER QUALITY RETENTION AREA LOCATED AT THE WEST EDGE OF THE SITE. THE NEW POND IS SIZED TO HOLD 664 CF WHICH EXCEED THE CITY'S WATER QUALITY EVENT VOLUME REQUIREMENT OF 140 CF AND THE 100-YEAR 6 HOUR STORM VOLUME INCREASE OF 500 CF. THIS VOLUME RETENTION WILL ALSO RESULT IN A NET DECREASE IN PEAK DISCHARGE FOR THE PROJECT AREA FROM 0.9 CFS TO 0.7CFS. THE RETENTION AREA WILL OVERFLOW TO THE WEST TO THE HISTORICAL OUTFALL.

TO SUMMARIZE, THIS PROJECT WILL ACCOMPLISH THE FOLLOWING:

• THE PROPOSED DEVELOPMENT FOLLOWS THE EXISTING DRAINAGE PATTERNS ONSITE AND WILL CONTINUE FREE DISCHARGE.

- THE SITE'S DISCHARGE WILL NOT ADVERSELY IMPACT THE DOWNSTREAM CONDITION.
- THE SITE WILL RETAIN THE CITY OF ALBUQUERQUE'S REQUIRED WATER QUALITY EVENT AND INCREASE IN RUNOFF
- GENERATED BY THE NEW DEVELOPMENT.
- THE PROPOSED ONSITE RETENTION WILL RESULT IN A NET DECREASE IN RUNOFF AND PEAK DISCHARGE
- THE DISTURBED AREA OF SITE WILL NOT EXCEED 1 ACRE

GRADING AND DRAINAGE PLAN ELLIOTT RESIDENCE GARAGE 1200 STAGECOACH RD SE, ALBUQUERQUE, NM

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| DRAV |
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GROUND

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