CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



May 25, 2023

Ronald Bohannan, P.E. Tierra West, LLC 5571 Midway Park Place NE Albuquerque, NM 87109

RE: Glass Rite

Grading and Drainage Plans Engineer's Stamp Date: 05/24/23

Hydrology File: B18D026

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 04/10/2023, the Grading & Drainage Plans are approved for Building Permit, Grading Permit, and Work Order. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

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

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

Sincerely,

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

Renée C. Brissette



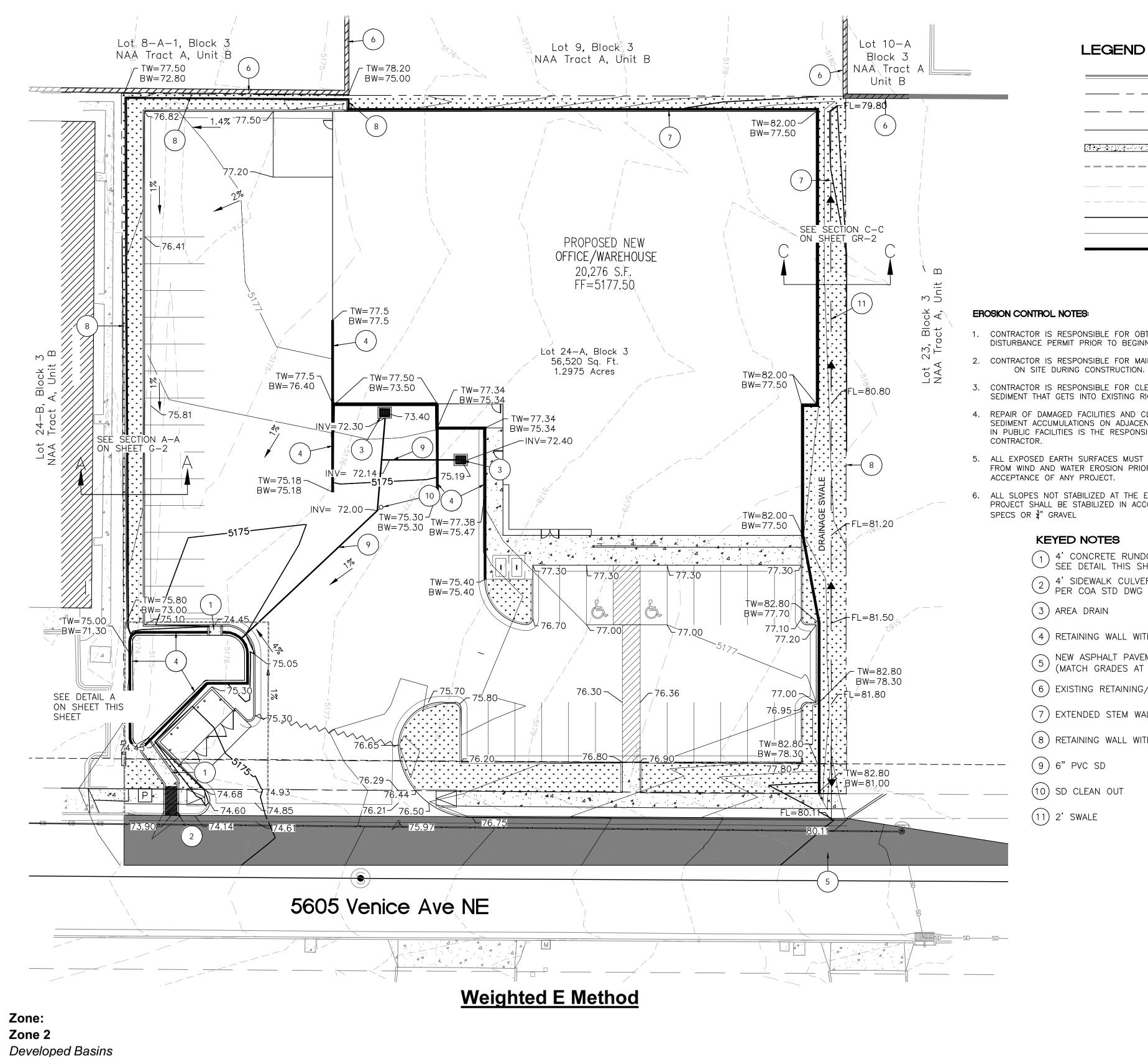
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

	Building Permit #	Hydrology File #
DRB#	EPC#	
Legal Description: LT 24-A AND 24-B BLOCK 3 TR	RACT A UNIT B City Address	s OR Parcel 5605 Venice Ave NE Albuquerque, NM 8711:
		101806513427620105
Applicant/Agent: Tierra West, LLC	Contact: Vi	nce Carrica
Address: 5571 Midway Park Place NE Albuquerque,	NM 87109 Phone: 5	05-858-3100
Email: vcarrica@tierrawestllc.com	 	
Vanias Dartners	G	
Applicant/Owner: Venice Partners Address: 11017 Greenview NE Albuquerque	Contact:	
Email:		
TYPE OF DEVELOPMENT:PLAT (#of learners		
Check all that apply:	N / III DROLOGI	DICAINAGE
TYPE OF SUBMITTAL:	TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	BUILDING	PERMIT APPROVAL
PAD CERTIFICATION	CEDTIEIC	ATE OF OCCUPANCY
	CERTIFICA	ATE OF OCCUPANCY
CONCEPTUAL G&D PLAN		UAL TCL DRB APPROVAL
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	Ba	Basin Area			Treatments						100-Year			
Basin	Area	Area	Area	Treatr	nent A	Treatr	nent B	Treatr	nent C	Treatr	nent D	Weighted E	Volume	Flow
	(sf)	(acres)	(sq miles)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs
D-2W/75'	56,520.0	1.30	0.002	0%	0.00	0%	0.00	15%	0.19	75%	0.97	1.902	0.206	4.82
Total	56,520.0	1.298	0.00203		0.00		0.000		0.195		0.973		0.206	4.82

FIRST FLUSH VOLUME REQUIRED = 1554.37 Cu.Ft. < POND VOLUME PROVIDED = 1,700 Cu.Ft.

CAUTION

NARRATIVE:

THIS CURRENTLY VACANT SITE IS LOCATED IN THE DRAINGE BASIN ANALYZED WITHIN A MASTER DRAINAGE PLAN (B17D03).PER THE MASTER PLAN IT IS ALLOWED FREE DISCHARGE TO THE EXISTING STREET AND STORM DRAIN IN VENICE AVE., NE.THE PROPOSED ON-SITE IMPERVIOUS AREAS FIRST DRAIN TO A PROPOSED POND WHERE THE FIRST FLUSH VOLUME WILL BE RETAINED ON SITE.

LEGEND

CURB & GUTTER
BOUNDARY LINE
EASEMENT
BUILDING
SIDEWALK
EXISTING CURB & GUTTER
EXISTING INDEX CONTOUR
EXISTING CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED CONTOUR
RETAINING WALL

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
- 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
- 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- 6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR ¾" GRAVEL

KEYED NOTES

- 1 4' CONCRETE RUNDOWN, SEE DETAIL THIS SHEET
- 2 4' SIDEWALK CULVERT PER COA STD DWG 2236
- (3) AREA DRAIN
- (4) RETAINING WALL WITH RAILING
- NEW ASPHALT PAVEMENT
 (MATCH GRADES AT EXISTING PAVEMENT EDGE)
- (6) EXISTING RETAINING/PERIMETER WALL
- (7) EXTENDED STEM WALL/RETAINING WALL
- (8) RETAINING WALL WITHOUT RAILING
- 9 6" PVC SD
- (10) SD CLEAN OUT
- (11) 2' SWALE

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION

NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL

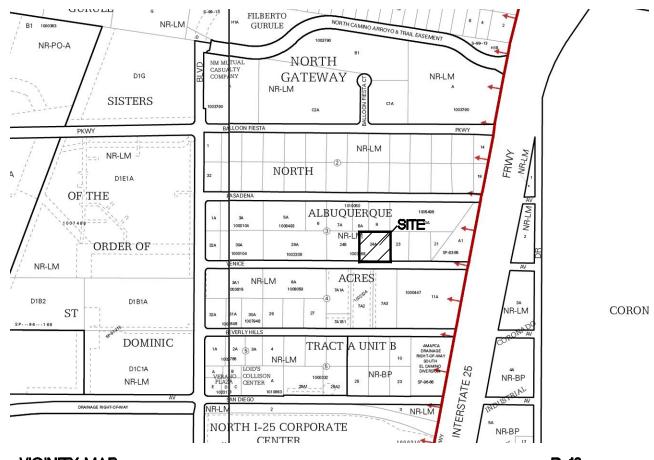
LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS

PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL

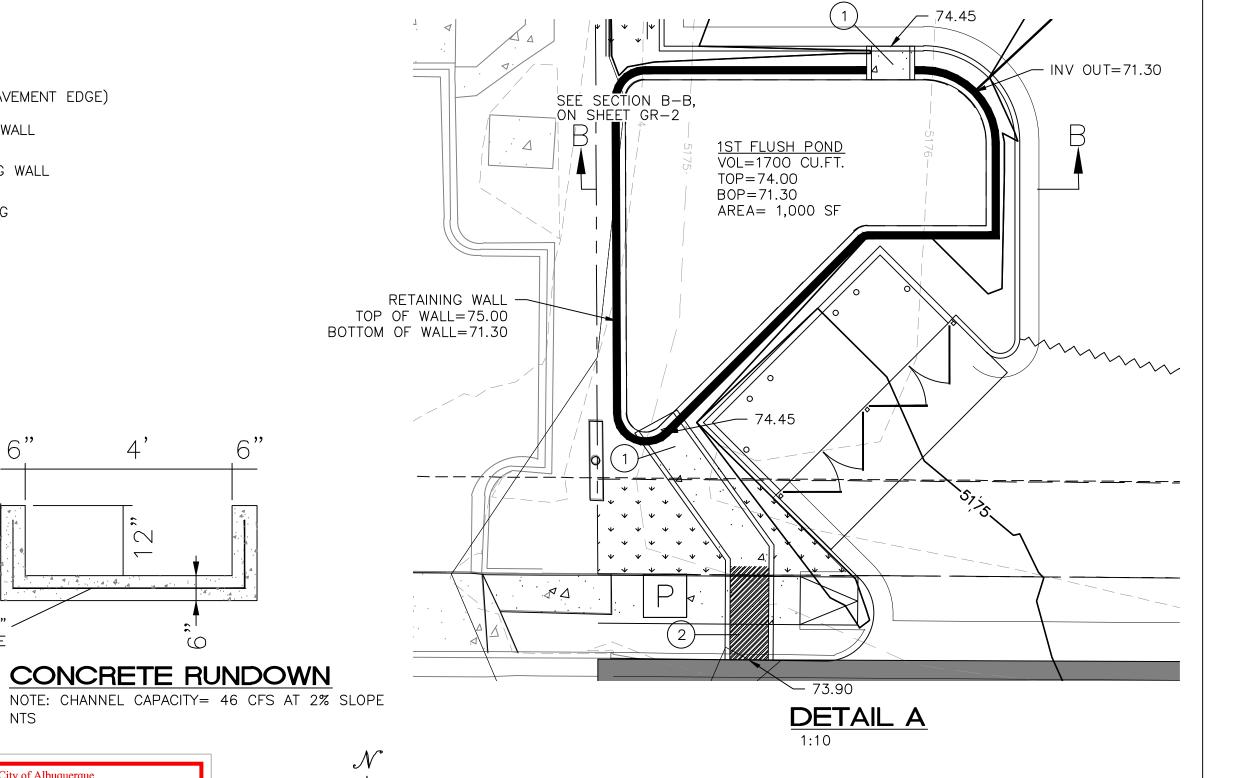
PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

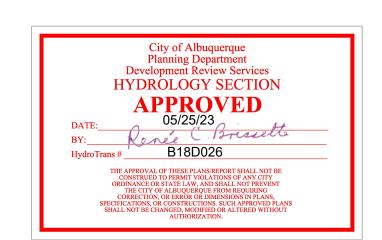
NOTICE TO CONTRACTORS

- 1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY
- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

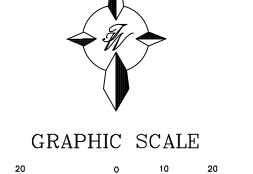








10"X10"X10" WOVEN WIRE **FABRIC**



(IN FEET)

1 inch = 20 ft.

ENGINEER'S SEAL	GLASS RITE 5605 VENICE AVE	<i>DRAWN BY</i> JL
	SOUS VENICE AVE	DATE
CENT P. CAO	GRADING AND DRAINAGE	5/24/2023
16212	PLAN PLAN	DRAWING
Jost a		SHEET #
POFESSIONAL	TIERRA WEST, LLC	GR-1
5/24/2023	T 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	

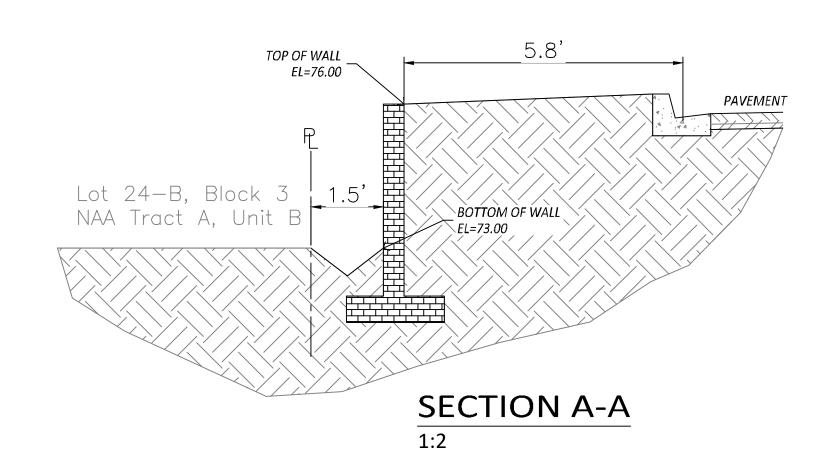
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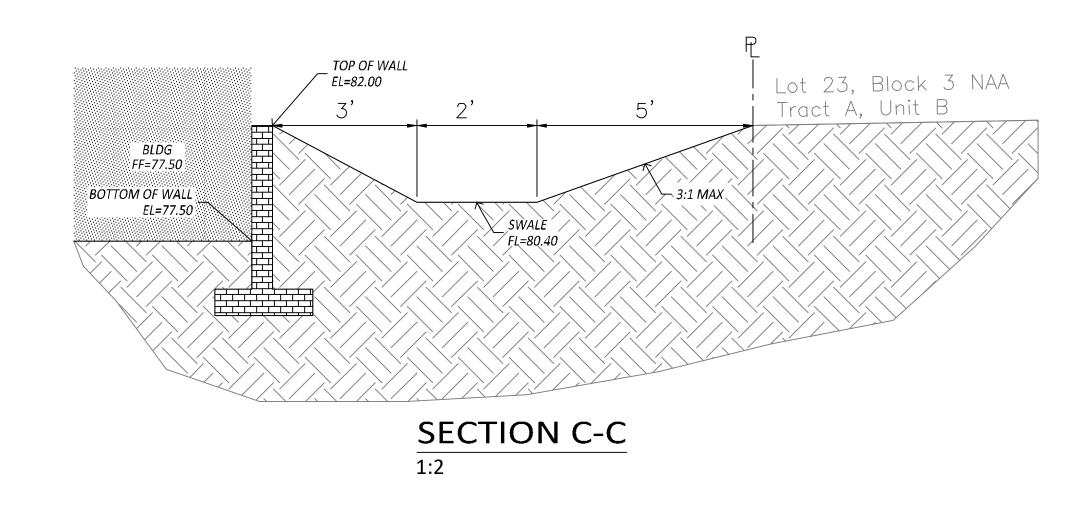
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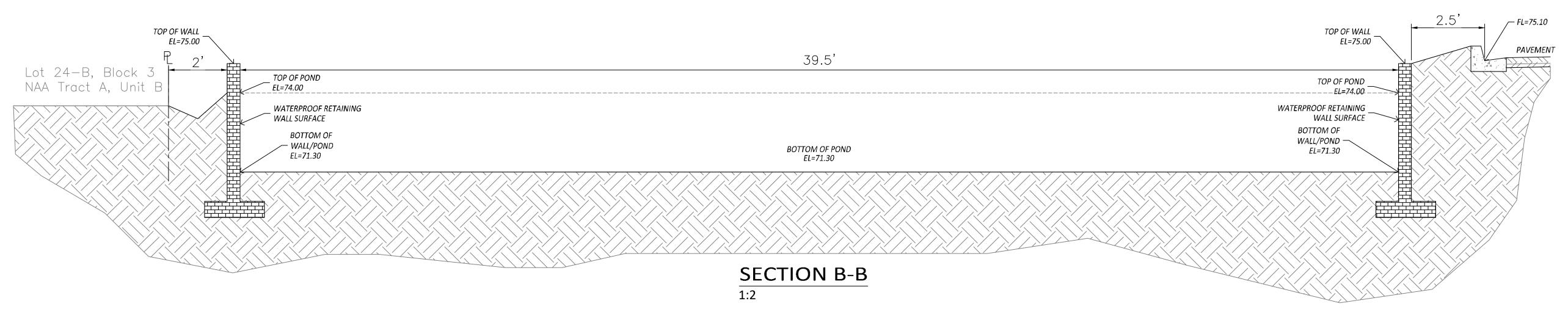
(505) 858-3100

www.tiérrawestllc.com

| P.E. #16212







City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

05/25/23

BY:
HydroTrans #
B18D026

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE
CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY
ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT
THE CITY OF ALBUQUERQUE FROM REQUIRING
CORRECTION, OR ERROR OR DIMENSIONS IN PLANS
SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.

ENGINEER'S SEAL	GLASS RITE 5605 VENICE AVE	<i>DRAWN BY</i> JL
CENT P. CAPA MELO P (16212) (5)	GRADING AND DRAINAGE	<i>DATE</i> 5/24/2023
	NOTES	DRAWING
1 Ste		SHEET #
5/24/2023	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109	GR-2
VINCENT P. CARRICA P.E. #16212	(505) 858-3100 www.tierrawestllc.com	<i>JOB #</i> 2022092