

# CITY OF ALBUQUERQUE



July 16, 2015

Vince Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, New Mexico 87109

**RE: 4th & Montano Dental Office  
Grading and Drainage Plan  
Engineers Stamp Date 7/6/15 (F14D055)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 7/7/15, the above plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

New Mexico 87103

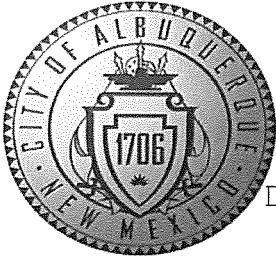
[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.  
Principal Engineer, Hydrology  
Planning Department

RR/CC *RTH*  
C: File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 4th & Montano Dental Office City Drainage #: F-14-Doss  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 9A Vista Addition  
City Address: 5508 4th Street NW Albuquerque, NM

Engineering Firm: Tierra West, LLC Contact: Jon Niski  
Address: 5571 Midway Park Place NE Albuquerque NM 87109  
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com

Owner: Patrick Sauerland- InSite Real Estate, LLC Contact: 630-617-9100 x 115  
Address: 1400 16th Street, Suite 300 Oak Brook, IL 60523  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: psauerland@insiterealestate.com

Architect: Rick Bennett Architects Contact: Rick Bennett  
Address: 1104 Park Avenue SW Albuquerque, NM 87102  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: rick@rba81.com

Surveyor: Precision Surveys Inc Contact: Larry Medrano  
Address: P.O. Box 90636 Albuquerque, NM 87199  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: Larry@presurv.com

Contractor: TBD Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☒ Copy Provided  
DATE SUBMITTED: 07/06/2015 By: Vincent Carrica

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

gaw

**TIERRA WEST, LLC**

June 30, 2015

Ms. Rita Harmon  
Planning Department- Hydrology  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: 4<sup>TH</sup> AND MONTANO DENTAL OFFICE  
GRADING AND DRAINAGE PLAN (F14-D055)**

Dear Ms. Harmon:

Please find the following responses addressing your comments listed below:

1. Are the west and south areas of the building landscaped?  
**Response: Yes they are landscaped.**
2. A cross lot drainage agreement is needed from the owners to the south.  
**Response: Per discussion with Mr. Rael, additional information was added to the plan to show that a cross lot drainage agreement is not necessary as the drainage is maintained onsite.**
3. Is curbing in place at the existing south parking area? If so, curb cuts will be needed.  
**Response: No. curbing is not in place in the existing south parking area.**
4. How are flows from the roof directed away from the building?  
**Response: Flows from the roof are directed to 3 down spouts on the west side of the building. These are indicated on the grading plan along with splash blocks. The runoff is captured in the drainage swale that runs along the west side of the building.**
5. What is the double line in the north landscaped area? Is this a sidewalk culvert?  
**Response: The double lines are existing contour lines. The sidewalk and concrete area along the north side of the building have been revised per comments from Planning to include a ramp and stair connection to the existing Montano Blvd sidewalk. The remaining area on the north side is now to be landscaped.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

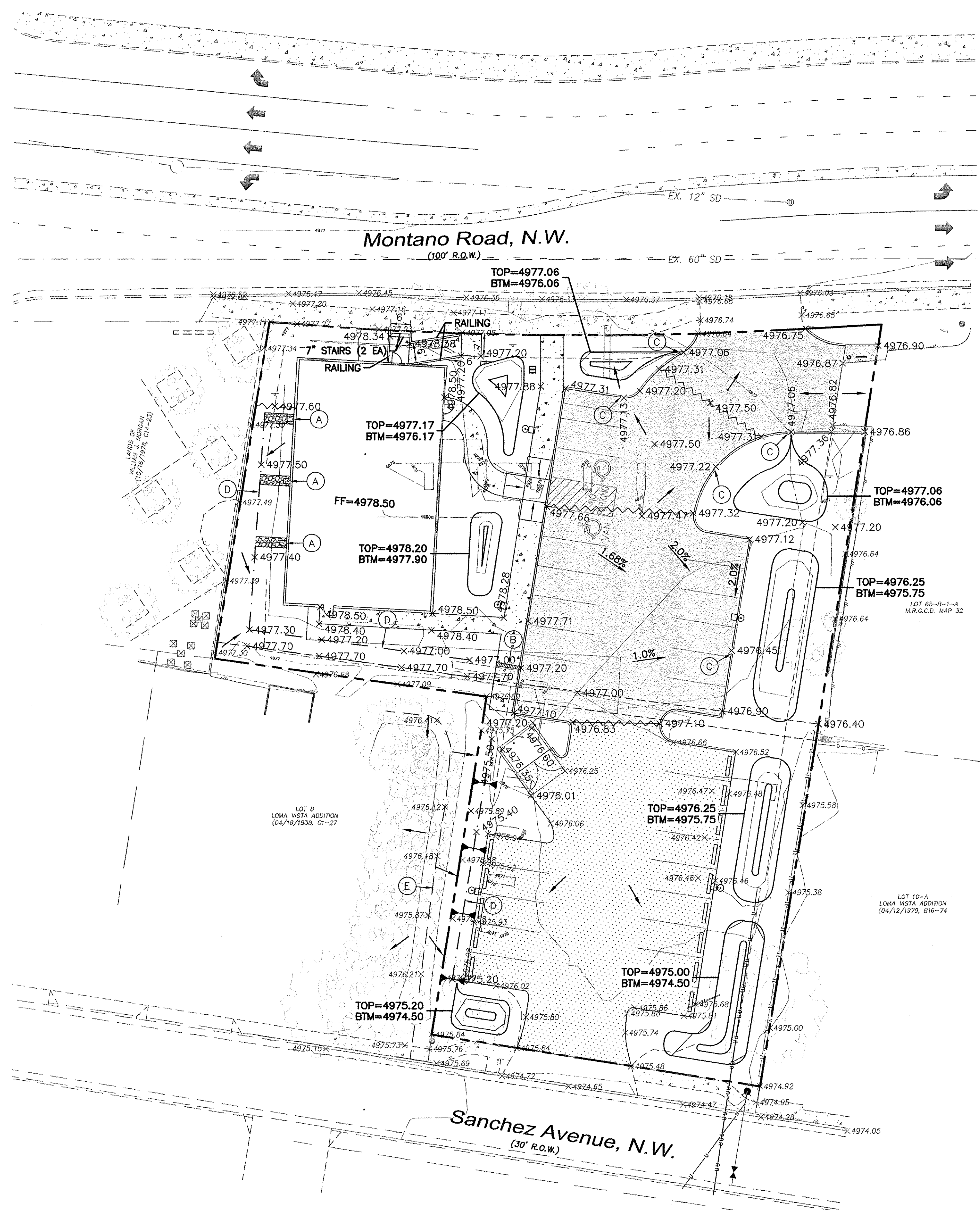
Sincerely,



Vincent P. Carrica, P.E.

JN: 2014099  
dc



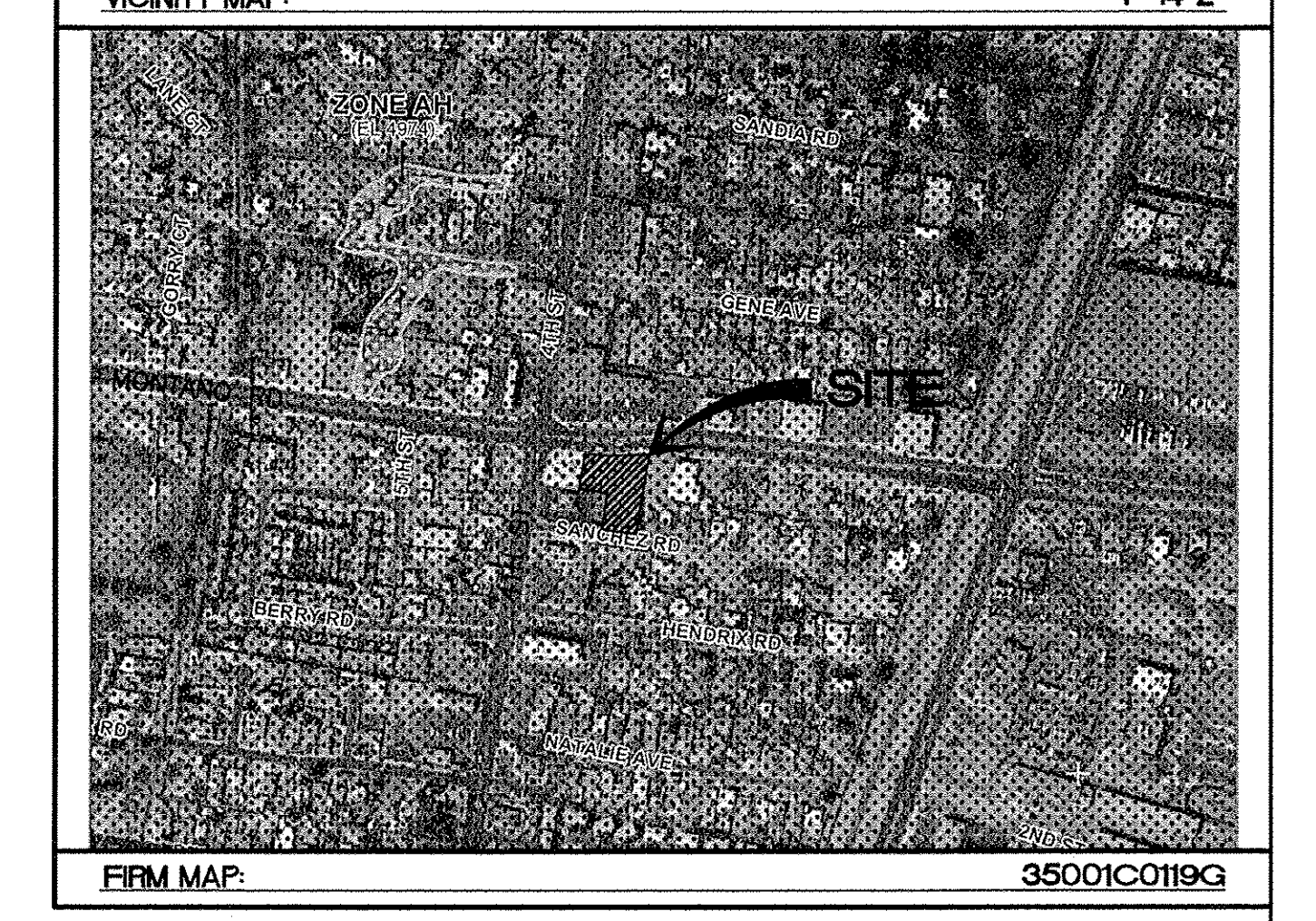
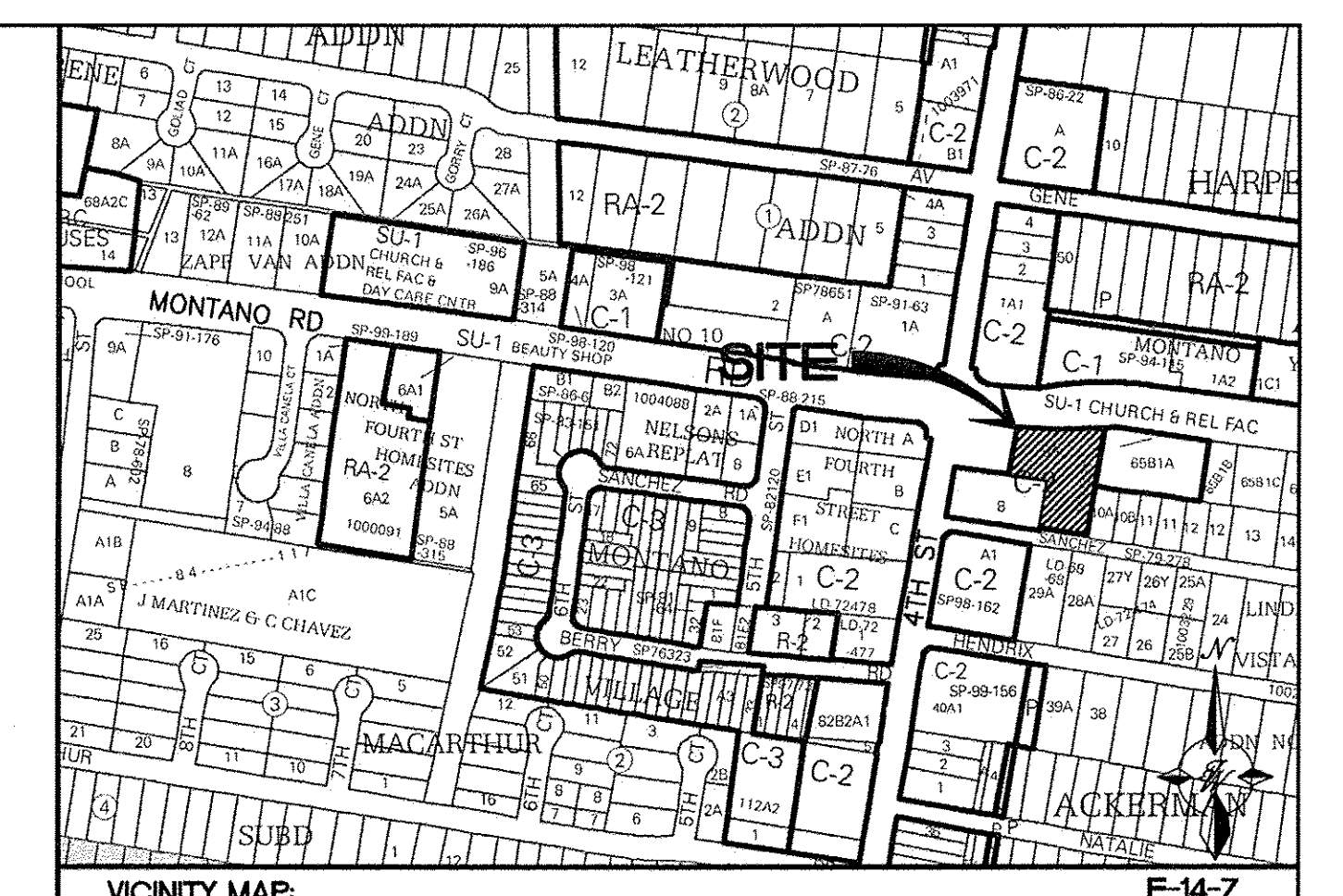
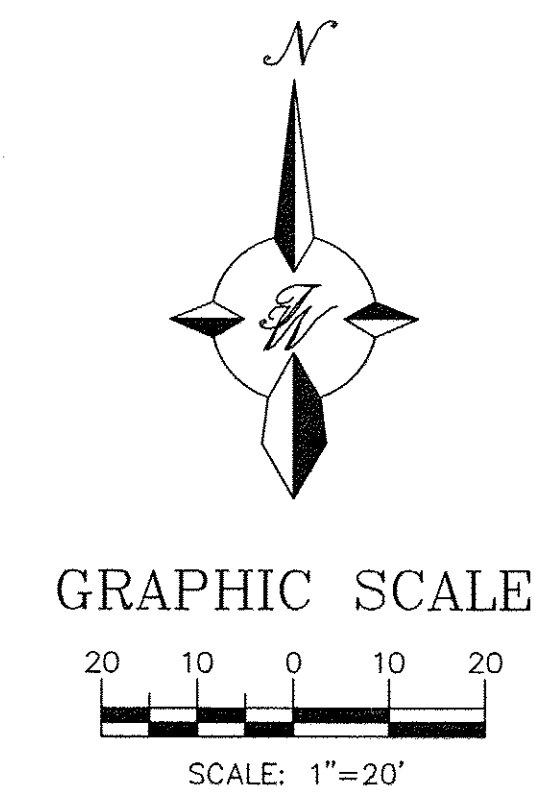
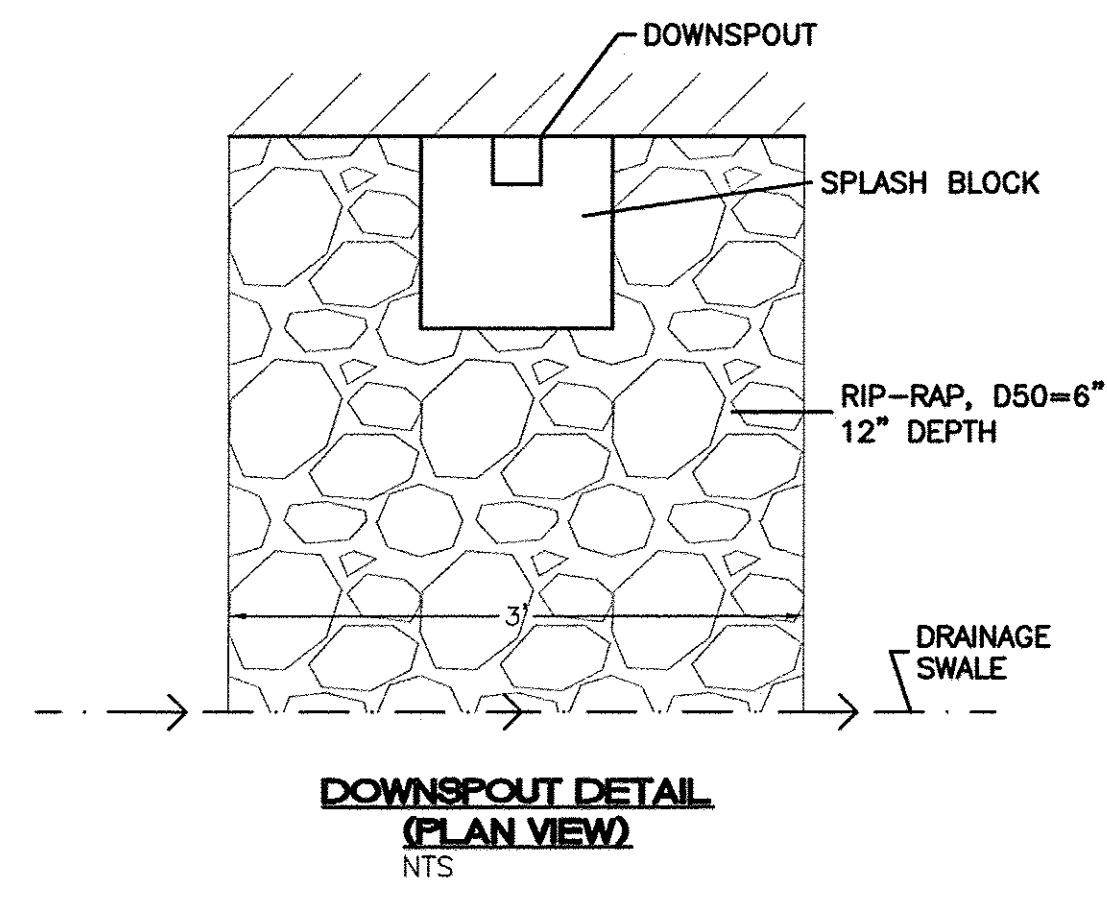


- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - BUILDING
  - SIDEWALK
  - SCREEN WALL
  - CONTOUR MAJOR
  - CONTOUR MINOR
  - SPOT ELEVATION
  - FLOW ARROW
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - EXISTING CONTOUR MAJOR
  - EXISTING CONTOUR MINOR
  - EXISTING SPOT ELEVATION
  - PROPOSED PAVEMENT
  - EXISTING PAVEMENT TO REMAIN
  - PROPOSED DRAINAGE SWALE

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS 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 (CITY) ACCEPTANCE OF ANY PROJECT.

**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL 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 PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

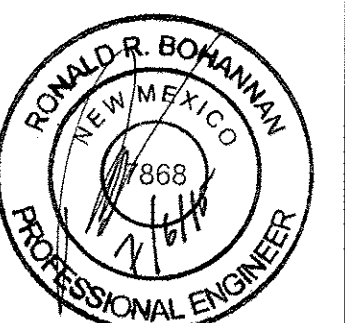
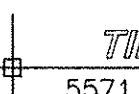
- KEYED NOTE:**
- (A) DOWNSPOUT WITH SPLASH BLOCK (SEE DETAIL THIS SHEET)
  - (B) SIDEWALK CULVERT, 12" PER COA STD DWG #2236
  - (C) 2 FT CURB CUT
  - (D) DRAINAGE SWALE
  - (E) EXISTING TOP OF LANDSCAPE BERM



- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  - 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.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
  - 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.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

**ROUGH GRADING APPROVAL** \_\_\_\_\_ DATE \_\_\_\_\_

 RONALD R. BOHANNAN P.E. #7868	<b>4TH ST AND MONTANO DENTAL OFFICE</b>	DRAWN BY DY
	<b>GRADING AND DRAINAGE PLAN</b>	DATE 6/30/15
 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		2014099-GRE
		SHEET # <b>C3</b>
		JOB # 2014099