

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 25, 2021

Joseph Casares, Jr., P.E.  
JCII Group  
8105 Sand Springs Cir NW  
Albuquerque, NM 87114

**RE: 3821 12<sup>th</sup> Street NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 05/11/21**  
**Hydrology File: G14D096**

Dear Mr. Casares:

Based upon the information provided in your submittal received 05/11/2021, the Grading and Drainage Plan is approved for 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.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

Please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact me if you have any question pertaining to the Drainage Covenant and email me the Covenant and Exhibit prior to executing it for completeness.

Please do one of the following:

- Drop off the original executed drainage covenant, the exhibit, and the \$ 25.00 recording fee check made payable to Bernalillo County at the drop box outside the building and labeled the package using the address below.
- Mail the original executed drainage covenant, the exhibit, and the \$ 25.00 recording fee check made payable to Bernalillo County to:

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

Planning Dept./DRC  
Attn: Curtis Cherne  
600 2nd St. NW, Ste. 400  
Albuquerque, NM, 87102

Once approved and recorded, you will get a pdf copy of the recorded Drainage Covenant via email.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,



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

PO Box 1293

Albuquerque

NM 87103

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Insight Construction Building Permit #: \_\_\_\_\_ Hydrology File #: G140096

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1 of Anderson-Harris Addition

City Address: 3821 12th St.

Applicant: IC II Group, LLC Contact: Joseph Casares

Address: 8105 Sand Springs Cr. NW

Phone#: 505-264-6918 Fax#: \_\_\_\_\_ E-mail: ICIIgroup@gmail.com

Owner: Insight Construction Contact: Damian Chimenti

Address: 3901 12th St. NW

Phone#: 505-888-7927 Fax#: \_\_\_\_\_ E-mail: damian@insightm.com

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: 5/11/2021 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

GENERAL NOTES

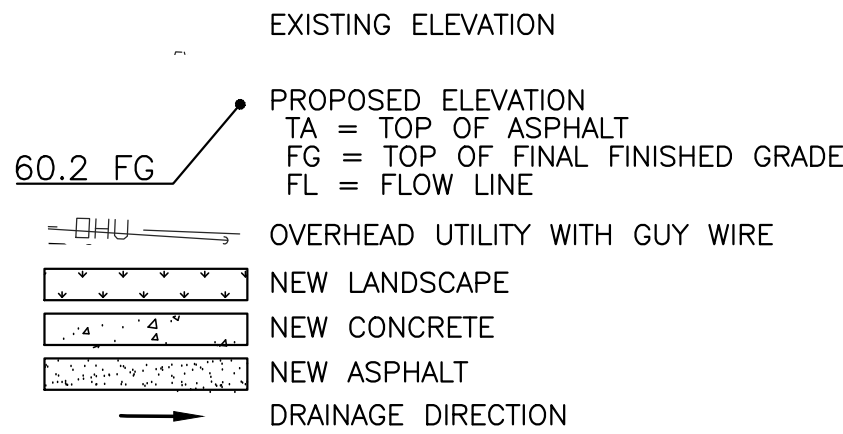
1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. ALL UTILITIES NOT SHOWN ON THIS PLAN, PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. SCARIFY AREA UNDER NEW CONCRETE AND PAVEMENT BASECOURSE TO A DEPTH OF 6" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
12. OWNER IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION REPORT PREFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION, AND A SITE SOIL PERCOLATION RATE. COORDINATE THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN WITH RESULTS FROM THE GEOTECHNICAL INVESTIGATION REPORT. IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
13. WHEN BUTTING NEW CONCRETE TO EXISTING, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING CONCRETE UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
14. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES. RIPRAP/SPLASHPADS SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE TOWARDS ROW.
16. THIS IS NOT A BOUNDARY SURVEY OR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE PER RECORDED PLAT.
17. SITE SURVEY IS BASED FROM ARBITRARY HORIZONTAL AND VERTICAL VALUES SET FOR CONTROL POINT CP-201. PROPOSED ELEVATIONS SHOWN ON THIS PLAN SHALL BE RELATIVE TO CP-201 MAG NL, WHICH IS SET AT X=10,000 FEET (EASTING) AND Y=30,000 FEET (NORTHING) AND Z=200.00 (ELEVATION).
18. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH THE OWNER.
19. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT OR ALTA; OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
20. ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES MAY EXIST IN THE AREA OTHER THAN WHAT IS SHOWN. NEW MEXICO ONE-CALL SHALL BE CONTACTED ALONG WITH UTILITY OWNERS PRIOR TO ANY DISTURBANCE OF EXISTING GRADE.

KEYED NOTES

- A. CUT EXISTING PAVEMENT AND DEPRESS NEW LANDSCAPE/PERVIOUS AREA 4" AT CENTER, AND 4" AT CONCRETE EDGE. TOTAL ON-SITE LANDSCAPE AREA TO BE 246 SF.
- B. CONSTRUCT SITE WALL PER ARCHITECTURAL DETAIL. PROVIDE 8"x16" DRAINAGE OPENING AT 6" O.C. ALONG EAST WALL AND ALONG NORTH WALL.
- C. FINAL GRADE IN THIS AREA TO SPLIT NORTH AND SOUTH AT GRADE BREAK. DIRECT DRAINAGE TOWARDS LANDSCAPE AREAS. FINAL GRADE SHALL NOT IMPEDE FLOW.
- D. CONSTRUCT 4" THICK MESH REINFORCED CONCRETE WALKWAY PER ELEVATIONS SHOWN. PROVIDE SLOPE TO FACILITATE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPED AREA.
- E. CONSTRUCT NEW PAVEMENT PER ELEVATIONS SHOWN. PROVIDE 4" A.C. ON 4" BASE COURSE OVER 6" COMPACTED SUBGRADE. COMPACT TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557. MATCH EXISTING PAVEMENT/CONCRETE EDGE.

3821 12TH. ST. NW  
LOT NUMBERED ONE ANDERSON-HARRIS ADDITION  
ALBUQUERQUE, NEW MEXICO

LEGEND

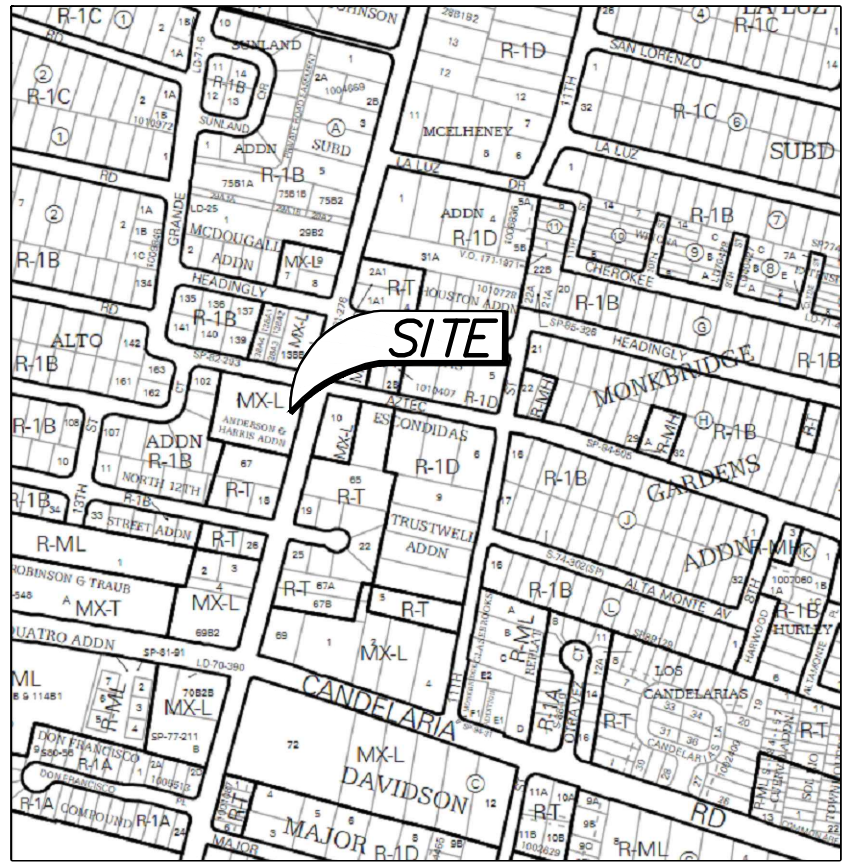


OWNER INFORMATION

INSIGHT CONSTRUCTION  
3909 12TH STREET, NW  
ALBUQUERQUE NM 87107  
505-888-7927  
DAMIAN CHIMENTI

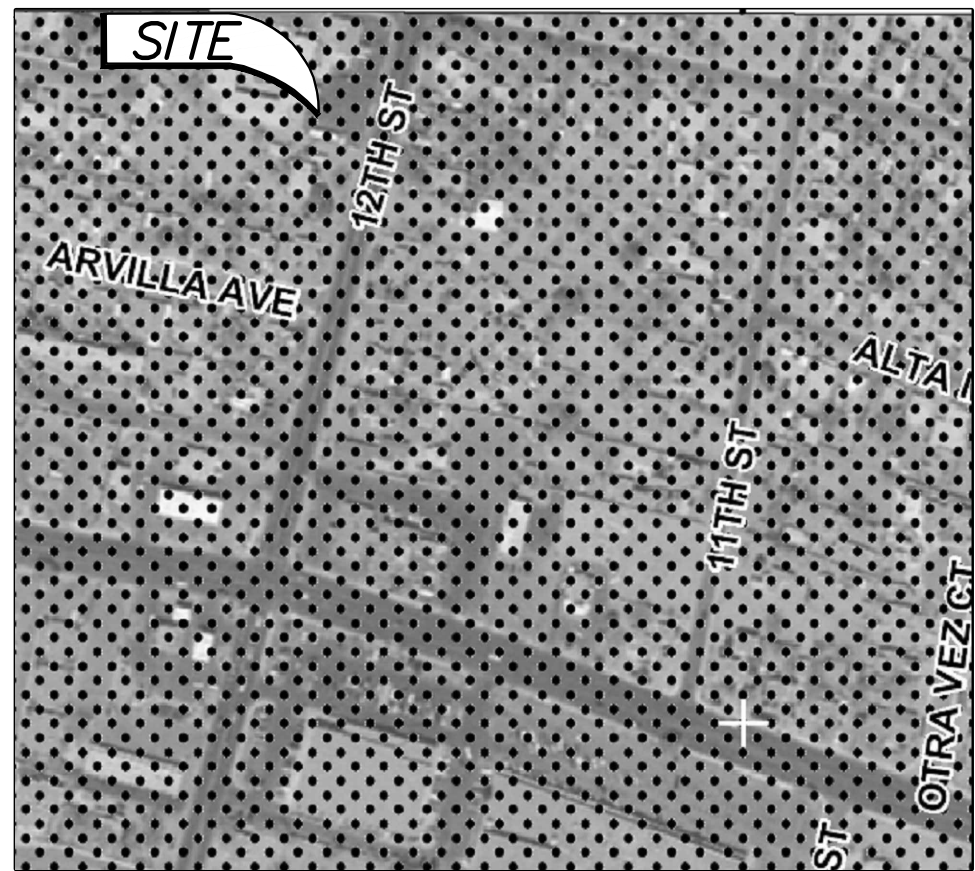
PROPERTY DESCRIPTION

LOT NUMBERED ONE (1) EXCEPT THE WESTERLY 150 FEET THEREOF, OF ANDERSON-HARRIS ADDITION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 20, 1946, IN BOOK "C" OF MAPS AND PLATS, PAGE 59.



LOCATION MAP

ZONE ATLAS MAP G-13-Z



FEMA MAP

FIRM: 35001C0332G  
ZONE: X

DRAINAGE CALCULATIONS

THE CALCULATIONS HEREON UTILIZE PROCEDURES FOR 40 ACRES AND SMALLER BASINS AS OUTLINED IN THE COA DEVELOPMENT PROCESS MANUAL (DPM) (SIGNED 06/08/20) ARTICLE 6-2(a). BELOW ARE ANALYSIS RESULTS FOR BOTH THE EXISTING AND PROPOSED CONDITIONS DURING THE 100-YEAR, 6-HOUR STORM EVENT.

ANALYSIS FOR PEAK RATE OF DISCHARGE (Q) AND PEAK VOLUME (V):

SITE CHARACTERISTICS:  
LAND TREATMENT (PER DPM, TYPES: A, B, C, D)  
PRECIPITATION ZONE = 2 (PER DPM)  
TOTAL SITE AREA, A = 18,500 SF = 0.253 ACRES

EXISTING ESTIMATED RUN OFF

LAND TREATMENT  
D = 18,500 SF = 100%  
ANALYSIS RESULTS  
V = 3,269 CF (RUNS OFF SITE)  
Q = 2.0 CFS

PROPOSED ESTIMATED RUN OFF

LAND TREATMENT  
B = 1,240 SF = 7%  
D = 17,260 SF = 93%  
ANALYSIS RESULTS  
V = 3,124 CF (RUNS OFF SITE)  
Q = 1.9 CFS

RETENTION BASIN DESCRIPTION AND ESTIMATE VOLUME (V)

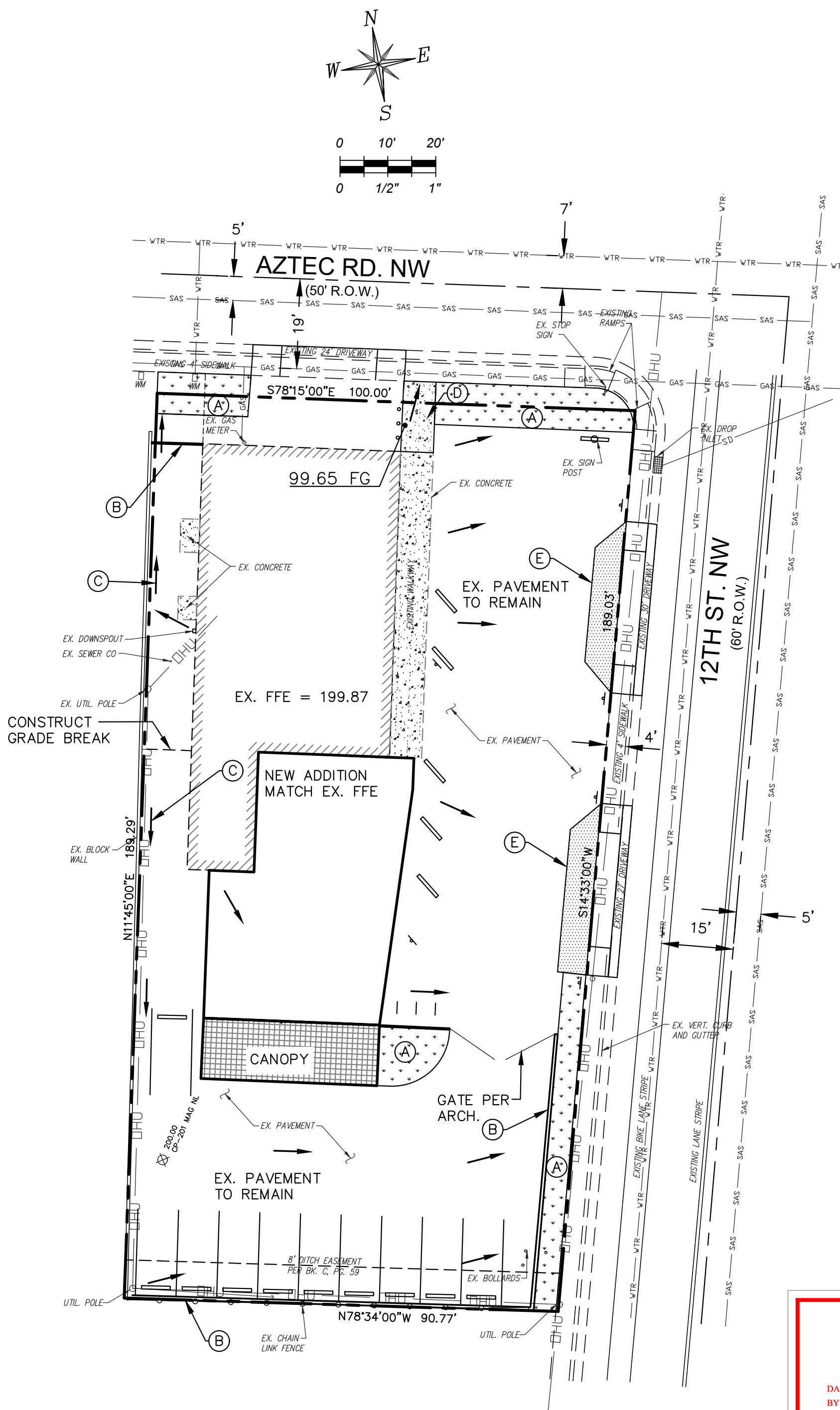
RETENTION BASINS DO NOT CURRENTLY EXIST ON-SITE. NEW LANDSCAPE/PERVIOUS AREAS WILL BE DEPRESSED 4-INCHES.

STORM WATER CONTROL MEASURES

NO STORMWATER CONTROL MEASURES EXIST ON-SITE. IN ACCORDANCE WITH THE DRAINAGE ORDINANCE, § 14-5-2-6 (H) ENACTED 10/2/18 (COUNCIL BILL C/S 0-18-2) AND AS OUTLINED IN DPM (SIGNED 06/08/20) ARTICLE 6-12, ON-SITE MANAGEMENT IS REQUIRED FOR THE THE SWQV ON NEW IMPERVIOUS AREAS (@ 0.26" FOR REDEVELOPMENT).

TOTAL NEW IMPERVIOUS AREA = 2,830 SF  
SWQV = (2,830/12)(0.26") = 62 CF

TOTAL NEW PERVIOUS AREA = 246 SF  
VOLUME PROVIDED = (246)(4") = 81 CF



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05/11/2021

Project:

INSIGHT CONSTRUCTION  
3821 12th St. NW.  
Albuquerque, New Mexico

Project:	120.623	1st Revised:	Date:	11-24-2020
Drawn by:	JC	2nd Revised:	Date:	04-13-2021
Scale:	As Shown	3rd Revised:	Date:	
Checked by:	JC			

Sheet:

GRADING &  
DRAINAGE  
PLAN

Number:

C101