

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 16, 2020

Verlyn Miller
Miller Engineering Consultants, Inc.
3500 Comanche NE
Albuquerque, NM 87107

RE: **4517 Las Hermanas NW**
Grading and Drainage Plan
Engineer's Stamp Date: 12/4/19
Hydrology File: G15D066

Dear Mr. Miller,

Based on the submittal received on 1/6/20, the above-referenced Grading and Drainage Plan cannot be approved until the following are corrected:

PO Box 1293

Prior to Grading Permit:

Albuquerque

NM 87103

www.cabq.gov

1. This project is located in a floodplain (AH) and a floodplain development permit must be obtained. The permit application must demonstrate zero rise to the base flood elevation (through displaced volume), unless a Letter of Map Revision (LOMR) is being prepared. Please contact Rudy Rael, CFM for more information regarding floodplain development permits (rrael@cabq.gov or 924-3977).
2. As part of the floodplain development permit, the following criteria will also need to be met (A new elevation certificate will be necessary for the addition):

____ A portion of the proposed Building is located in a SFHA but the project does not include any storm drain improvements and/or channel modifications so:

1. Approved G&D Plan is required (Engineer's Stamp Date _____) prior to issuance of a Floodplain Development Permit,
2. Draft Elevation Certificate (Date _____) is required prior to issuance of a Building Permit, and
3. Final Elevation Certificate and Engineer's Certification is required prior to Certificate of Occupancy.

3. No increased runoff to overcapacity systems can be authorized per § 14-5-2-12 (G) of the Albuquerque Code of Ordinances. Because this site is in a floodplain, capacity has already been exceeded and all increased runoff will need to be ponded onsite. You can use this pond volume to help show displaced volume, per comment 1, above; but the plan must state the excavated soil will be removed and disposed offsite.

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4. Stormwater Quality requirements do not need to be met for individual residences, so this narrative can be removed. Also, sidewalk culverts are not required for less than collector streets, so this work (and the SO-19 permit requirement) can be removed if desired.

Prior to Building Permit (For Information):

5. An Engineer's Certification of the compacted pad and grading (Pad Certification), per the DPM Chapter 22.7: *Engineer's Certification Checklist for Non-Subdivision*, is required prior to issuing Building Permit.
6. A Draft Elevation Certificate is required prior to issuance of a Building Permit.

Prior to Certificate of Occupancy (For Information):

7. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision*, will be required to ensure the pond(s) remained intact and the finished floor was built to the design elevation.
8. A Final Elevation Certificate is required prior to Certificate of Occupancy.

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

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Ambriz Rivas **Building Permit #:** BP 2019-29623 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: *033 Los Hermonos
City Address: 4517 Las Hermanas St. , Albuquerque, New Mexico 87107

Applicant: Jose Rivas **Contact:** _____
Address: 206B Sanchez Rd. NW, Albuquerque, New Mexico 87107
Phone#: 505-730-6971 **Fax#:** _____ **E-mail:** ambrizrivas@gmail.com

Other Contact: Miller Engineering Consultants, Inc. **Contact:** Verlyn Miller
Address: 3500 Comanche NE, Bldg. F, Albuquerque, NM 87107
Phone#: 505-888-7500 **Fax#:** 505-888-3800 **E-mail:** vmiller@mecnm.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) X RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- X 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: 1-6-2019 **By:** Jose Rivas

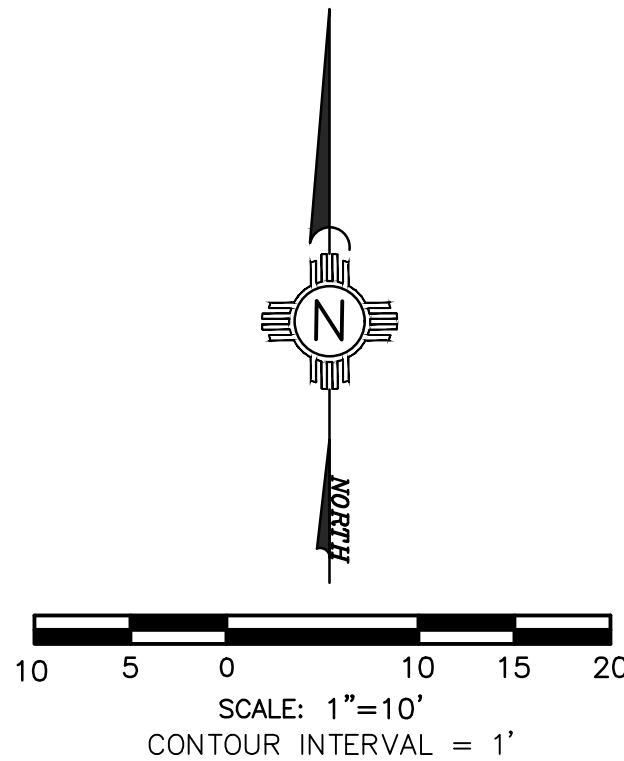
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VOLUME PROVIDED = 152 CF



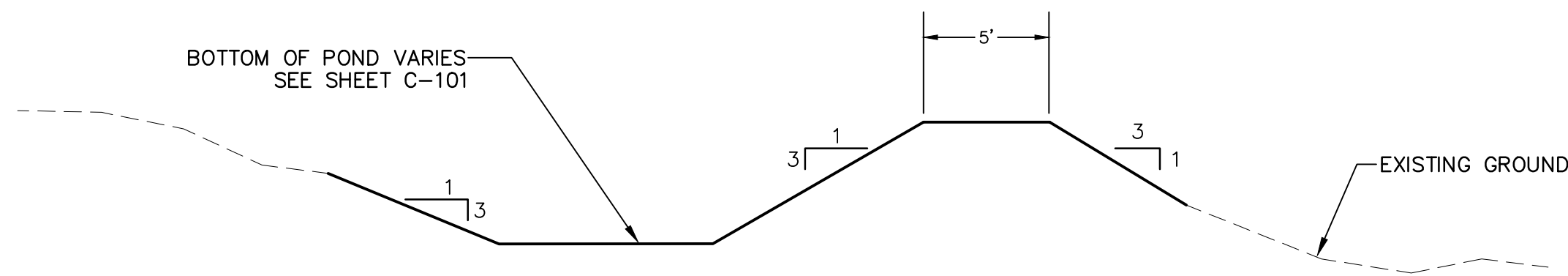
38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)	=====	GRADE BREAK—HIGH POINT
MATCH (95.19)	MATCH EXISTING ELEVATIONS	-----	SWALE
TCON	TOP OF CONCRETE	-----SD-----	STORM DRAIN LINE
FL	FLOW LINE, CURB	=====5895=====	PROPOSED MAJOR CONTOUR
INV	INVERT	=====	PROPOSED MINOR CONTOUR
FG	FINISH GRADE	-----5895-----	EXISTING MAJOR CONTOUR
TBC	TOP OF BASE COURSE	-----	EXISTING MINOR CONTOUR
TC	TOP OF CURB	-----	
TG	TOP OF GRATE	-----	
TA	TOP OF ASPHALT	-----▶-----	TOP OF CUT SLOPE
▶	FLOW ARROW		

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OR EXISTING UTILITIES.
2. BACKFILL AND COMPACTION FOR SITEWORK SHALL BE ACCORDING TO THE GEOTECHNICAL REPORT FOR THE PROJECT.
3. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
4. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL RECEIVE LANDSCAPE FABRIC WITH SEEDING, SEE GENERAL NOTES.
6. CONTRACTOR SHALL FIELD VERIFY THE FINISH FLOOR ELEVATIONS ON THE EXISTING BUILDINGS AND NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IF THERE IS A CONFLICT BETWEEN THE STORM DRAIN LINES AND EXISTING UTILITIES, SO THAT THE PROPER ADJUSTMENTS CAN BE MADE PRIOR TO CONSTRUCTION.

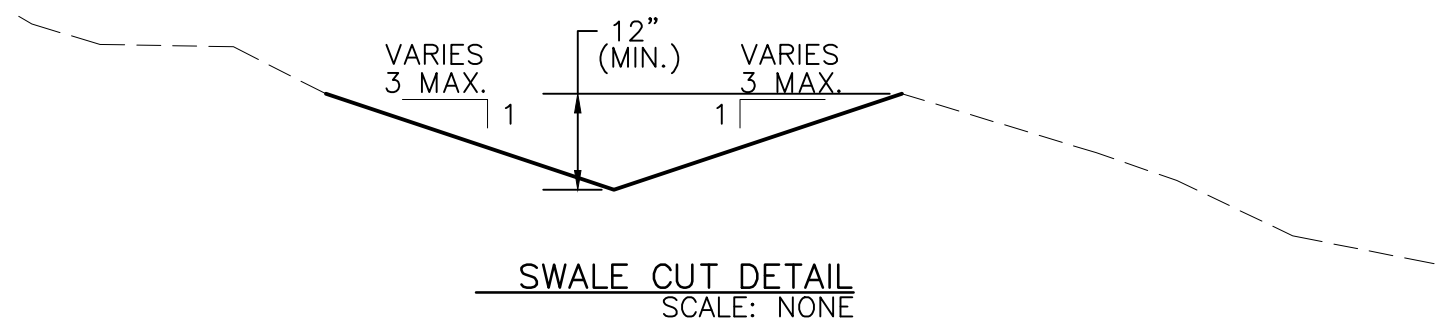
1. EXISTING BUILDING TO REMAIN.
2. PROPOSED NEW BUILDING.
3. NEW EARTHEN SWALE SEE DETAIL SHEET C-501.
4. BUILD NEW FIRST FLUSH POND. SEE DETAIL SHEET C-501 FOR DETAILS.
INV=71.0
DEPTH=6"
5. NEW 1' WIDE SIDEWALK CULVERT. SEE DETAIL SHEET C-501 FOR DETAILS.
INV(IN)=72.05
INV(OUT)=71.95
6. EXISTING CONCRETE DRIVEWAY TO REMAIN.
7. EXISTING CONCRETE SLAB AND SIDEWALK TO REMAIN.

SCALE: 1" = 10'

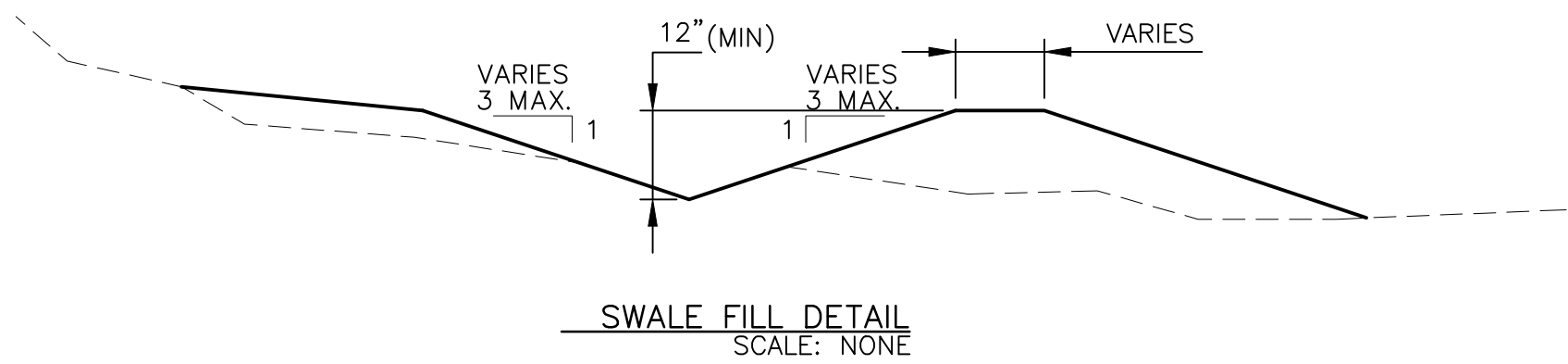
T:\Clients\AMBRIZ RIVAS\LOS HERMANOS G & D\ACAD\SHETS\C-501_MiscDetails.dwg, C-501_Misc_Details, 1/6/2020 9:58:18 AM



B1 TYPICAL WATER HARVEST AREA SECTION
SCALE: NOT TO SCALE

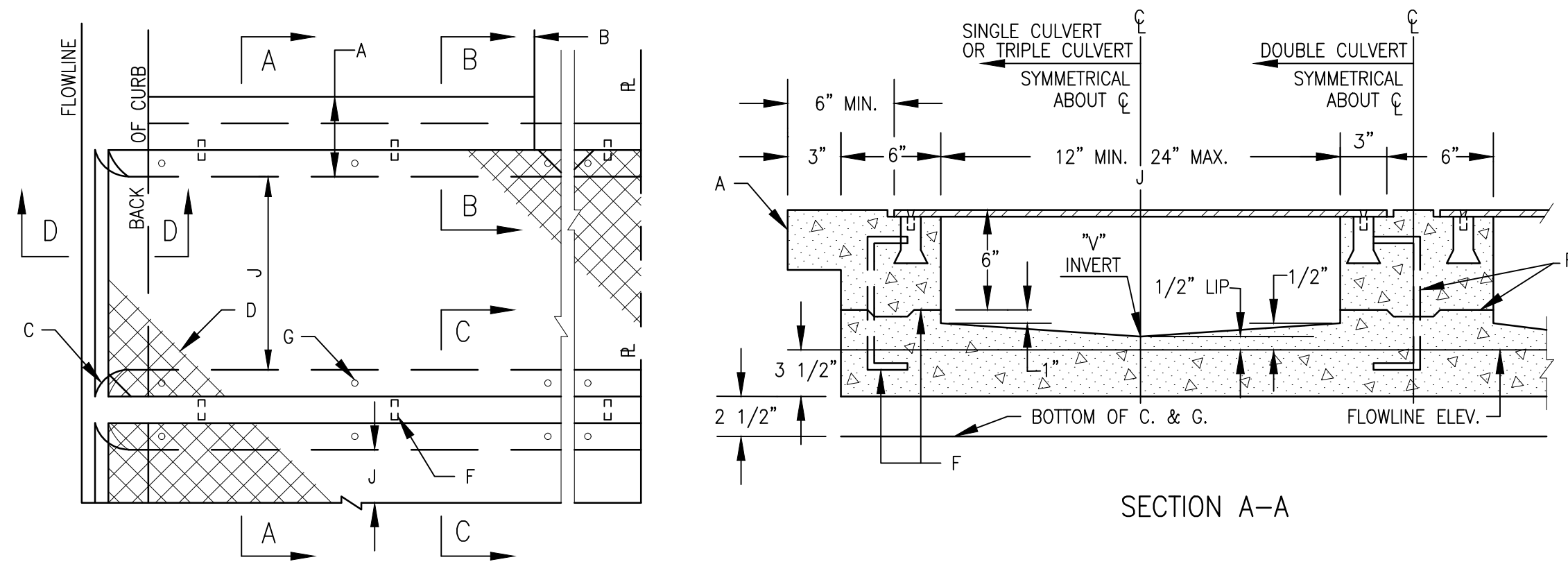


SWAILE CUT DETAIL
SCALE: NONE

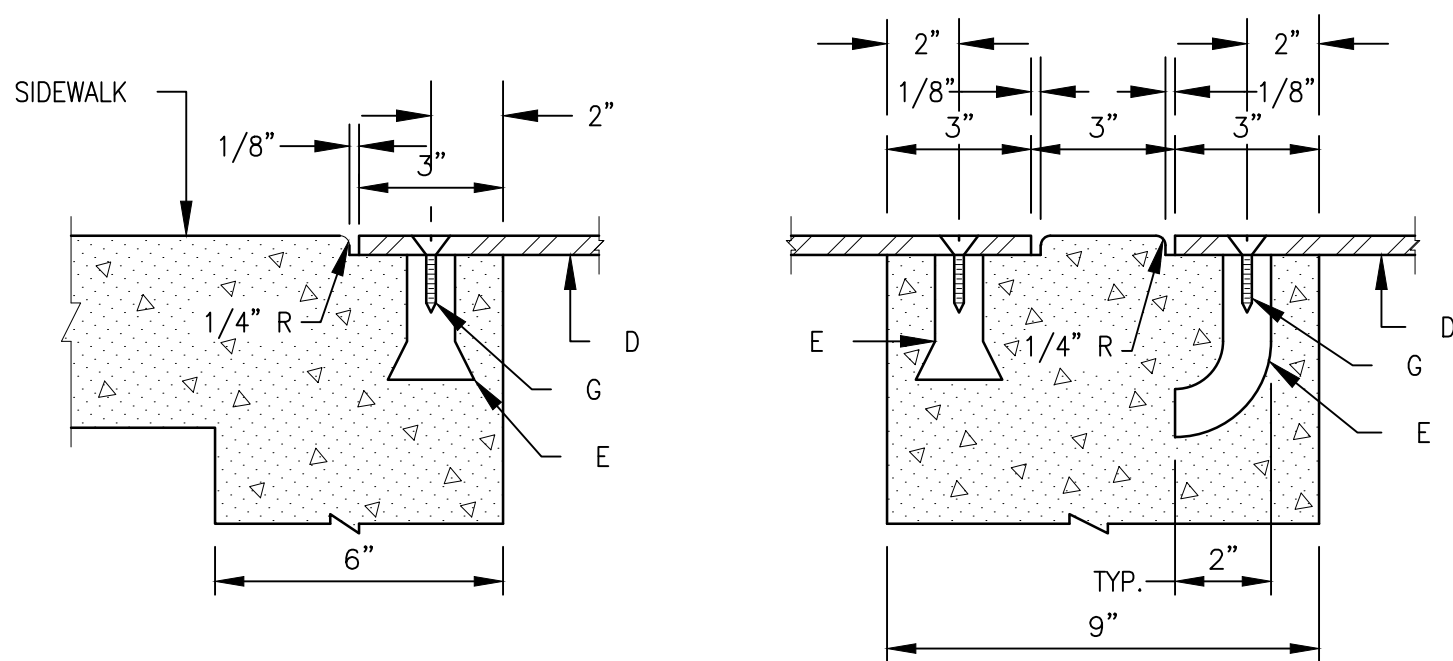


SWAILE FILL DETAIL
SCALE: NONE

A1 EARTHEN SWALE
SCALE: NOT TO SCALE



PLAN
SINGLE AND OR MULTIPLE CULVERT



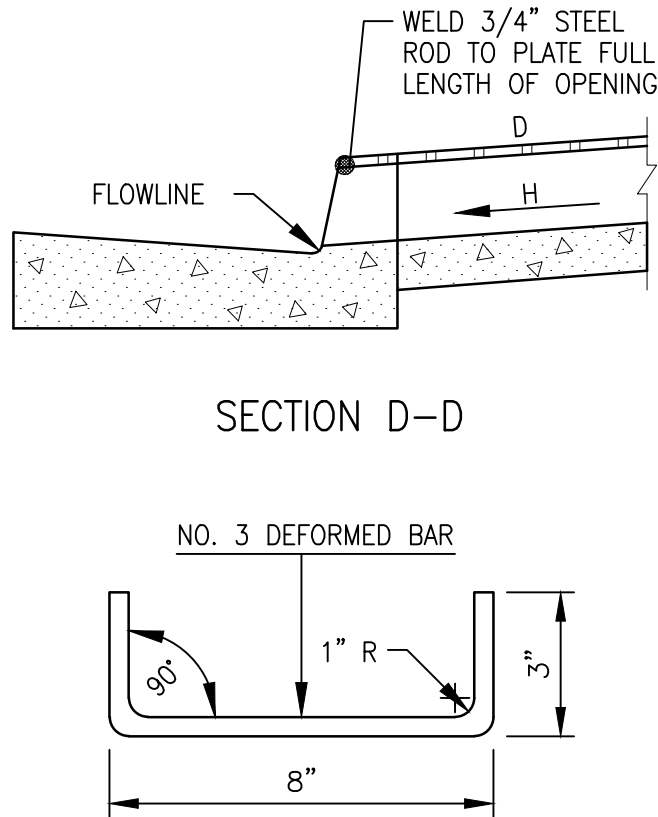
SECTION B-B

SECTION C-C

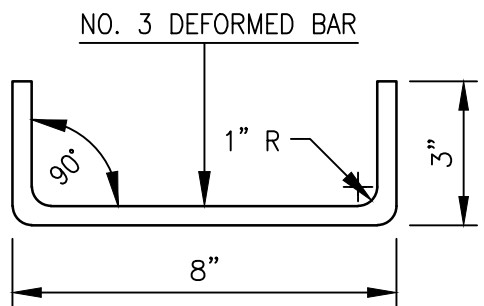
GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT ENTIRE SIDEWALK AND C & G STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX. DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

A4 SIDEWALK CULVERT DETAIL
SCALE: NOT TO SCALE



SECTION D-D



DOWEL DETAIL

SIDEWALK CULVERT CONSTRUCTION NOTES:

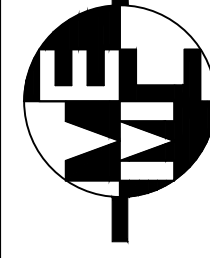
- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
- B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
- C. 3" RADIUS (TYPICAL).
- D. 3/8" CHECKERED STEEL PLATE (PRINT PER NOTE 7, ABOVE).
- E. FOR SECURING PLATE USE 1" x 5" S.S. ROD ANCHOR, "RED HEAD MULTI-SEE II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITH 6" OF EACH END.
- F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1/2" MINIMUM FROM FACE OF CONCRETE.
- G. 3/8 - 16 X 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL MACHINE SCREW.
- H. SLOPE 1/4" PER FT. MIN DRAIN WIDTH PER PLAN (12", MIN., 24" MAX.).

REVISION	DESCRIPTION	DATE	MARK

SHEET
C-501



NEW MEXICO
BERNALILLO COUNTY
AMBRIZ RIVAS
ALBUQUERQUE, NEW MEXICO
MISCELLANEOUS DETAILS

**MILLER ENGINEERING CONSULTANTS**
Engineers • Planners

DESIGNED
MEC

DRAWN
MEC

CHECKED
VAM

JOB #
E

FILE
C-501

DATE
11-6-19

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(505)888-3800 (FAX)