

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 24, 2023

John Stapleton, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: American Home Furniture
Grading & Drainage Plan
Engineer's Stamp Date: 03/23/23
Hydrology File: H17D097C**

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 03/20/2023, the Grading & 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.

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

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.

www.cabq.gov

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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: _____ **By:** _____

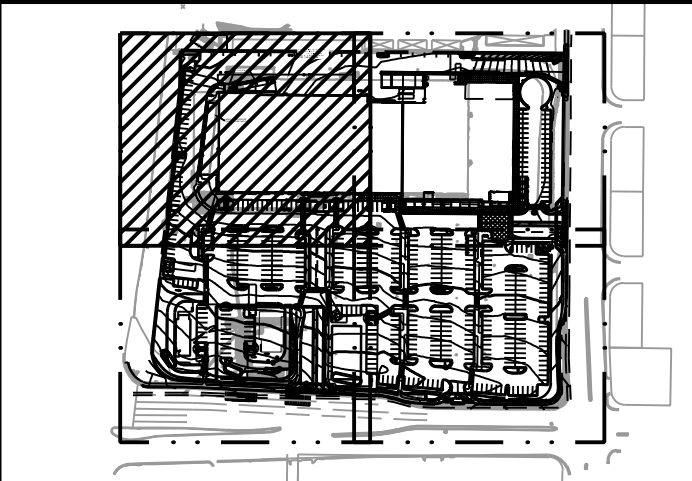
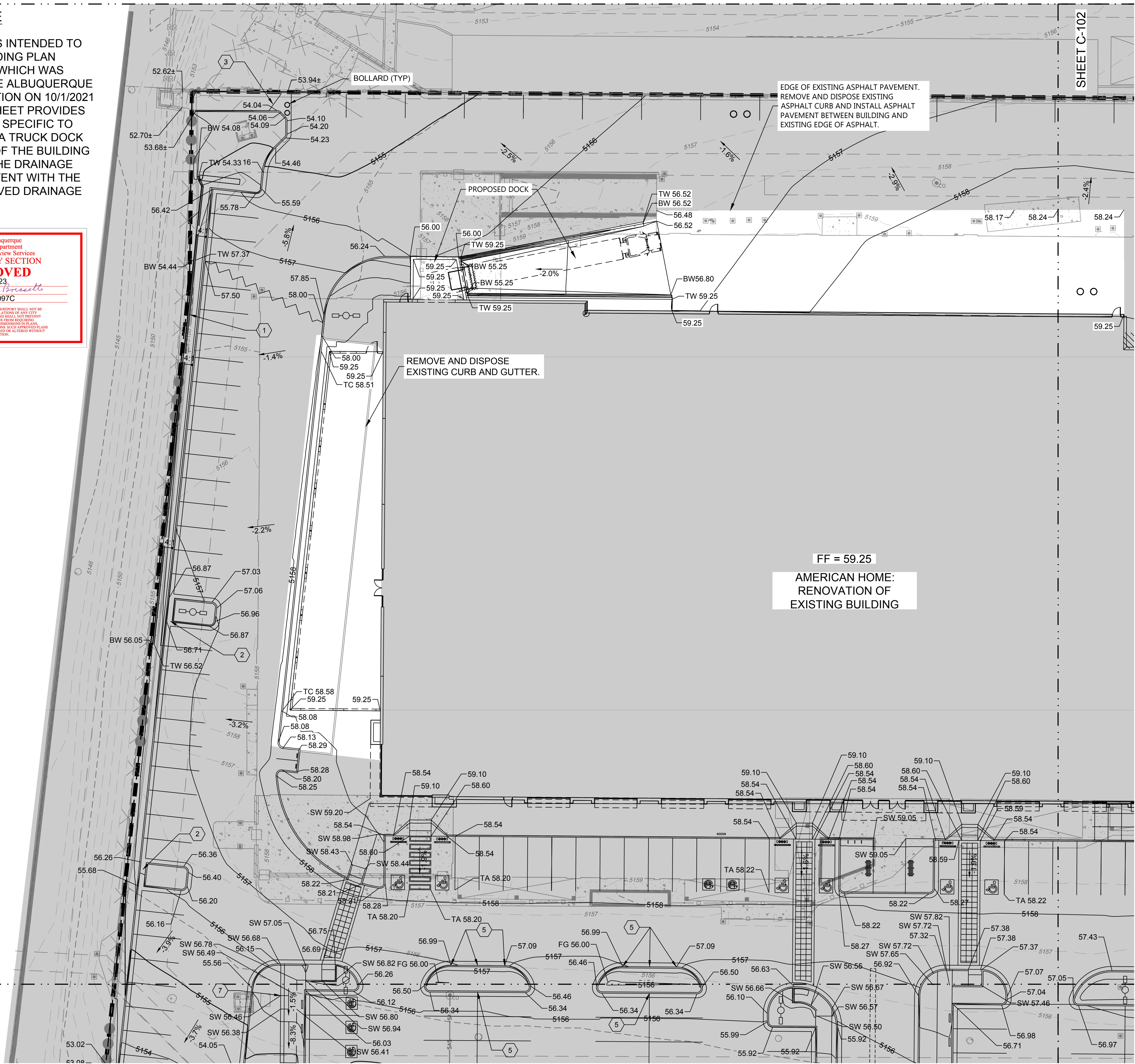
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL NOTE

THIS SUBMITTAL IS INTENDED TO UPDATE THE GRADING PLAN DATED 07/05/2021 WHICH WAS APPROVED BY THE ALBUQUERQUE HYDROLOGY SECTION ON 10/1/2021 (H17D097). THIS SHEET PROVIDES GRADING DETAILS SPECIFIC TO THE ADDITION OF A TRUCK DOCK AND EXTENSION OF THE BUILDING ON THE NORTH. THE DRAINAGE REMAINS CONSISTENT WITH THE PREVIOUS APPROVED DRAINAGE REPORT.



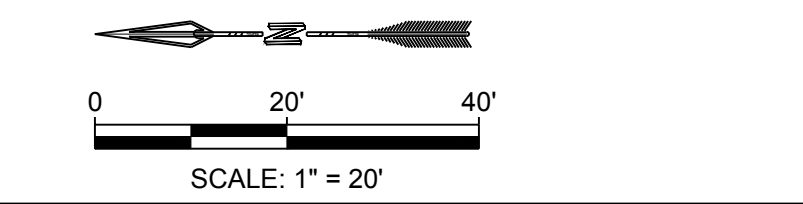
- NOTE:
- THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
 - PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER.

KEYED NOTES	
I.D.#	DESCRIPTION
1	INSTALL CMU RETAINING WALL. SEE DETAIL SHEET C-501.
2	INSTALL 2' CURB OPENING AND CHANNEL. SEE DETAIL SHEET C-500.
3	INSTALL CONCRETE DRAINAGE CHANNEL. SEE DETAIL SHEET C-501.
5	INSTALL 1' CURB OPENING. SEE DETAIL SHEET C-500.
7	INSTALL HANDRAIL FOR ADA RAMP BOTH SIDES OF RAMP.

- GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
 - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEEDING PER LANDSCAPE PLAN PROVIDED BY OTHERS.
 - REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT PRELIMINARY GEOTECHNICAL ENGINEERING REPORT BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 4, 2021.

LEGEND	
GRADING LIMITS	
MAJOR CONTOUR	4985
MINOR CONTOUR	4985
EXISTING MAJOR CONTOUR	4985
EXISTING MINOR CONTOUR	4985
SLOPE ARROW	-1.5% -51.2%
SWALE	
HIGH POINT	
MATCHLINE	
EXISTING DEVELOPMENT	

- SPOT ELEVATION SYMBOLS
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
 - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
 - BW 20.00 BOTTOM WALL
 - TW 20.00 TOP WALL
 - SW 20.00 SIDEWALK
 - FG 20.00 FINISHED GROUND
 - BS 20.00 BOTTOM STEP
 - TS 20.00 TOP STEP
 - TA 20.00 TOP ASPHALT
- WALL SPOT GRADE LOCATIONS



DESIGNED: BE
DRAWN: BE
CHECKED: JS
DATE: 3.23.2023

RESPEC
5871 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NM 87109
WWW.RESPEC.COM 505.253.9718

RESPEC

STAMP

HIGH W. FLOOD
NEW MEXICO
16633
REGISTERED PROFESSIONAL ENGINEER
03/23/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811
Know what's below.
Call before you dig.

PROJECT NAME:

AMERICAN HOME FURNITURE

SHEET TITLE:

GRADING PLAN

SUBMITTED FOR:

CONSTRUCTION

SHEET NUMBER:

C-101