

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 13, 2022

Robert Fierro, P.E.
Fierro & Company
6300 Montano Rd. NW
Albuquerque, NM 87120

RE: 543 Old Coors Dr. SW
Grading and Drainage Plans
Engineer's Stamp Date: 06/11/22
Hydrology File: K11D027

Dear Mr. Fierro:

Based upon the information provided in your submittal received 06/01/2022, the Grading & Drainage Plans **are not** approved for Building Permit, SO-19 Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

SHEET C-1

1. Provide written, signed, and notarized letter giving permission from the adjoining property Owner (Tract A, Rio Grande Heights Addition) for work on their property. Even if the property Owner is the same as Tract B, Rio Grande Heights. Does the Owner of Tract A know that there will be a permeant Detention/Water Quality pond on their Tract for only the benefit of Tract B? Is there a reason to encumber Tract A with this pond?
2. Please provide the attached SO-19 notes.
3. All the lines are the same line weights so it is hard to tell what is being proposed and what is existing. Please change this on all sheets.
4. Please note that 3:1 side slope is the maximum allowed within a detention pond without being concrete or vertical walls.
5. Please add the note, "Side slopes need to be stabilized with Native Grass Seed per the City Specification with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".
6. Please remove Note #14. This is not allowed within a detention pond. Please use the note in Comment #5 instead.

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Albuquerque

NM 87103

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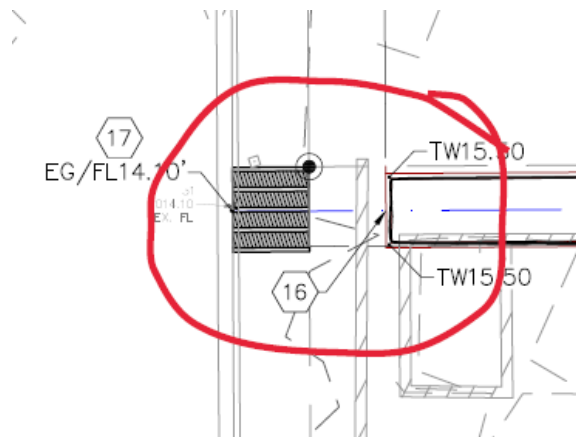
Mayor Timothy M. Keller

XXXX CU.F.T. AT SPILLWAY ELEVATION

- 14 STABILIZE EXISTING SLOPES PER THE FOLLOWING CRITERIA AS LISTED BELOW AND IN PART 6-4(E) MEANS OF EROSION CONTROL OF CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL
- SLOPES BETWEEN 3H:1V TO 4H:1V PROTECT WITH $\frac{3}{4}$ " OR LARGER ROCK
 - SLOPES BETWEEN 2.5H:1V TO 3H:1V PROTECT WITH 1.5" ANGULAR ROCK
 - SLOPES BETWEEN 2H:1V TO 2.5H:1V PROTECT WITH 4" MINIMUM ANGULAR HAND-PLACED WITH NO LANDSCAPE FABRIC
 - SLOPES BETWEEN 1.5H TO 2H:1V PROTECT WITH 6" OR LARGER ANGULAR STONE HAND PLACED WITH NO LANDSCAPE FABRIC.

SHEET C-2

7. Please provide better detail on how this pond is being discharged into the sidewalk culvert. Also, please draw the sidewalk culvert correctly. The steel plates need to extend one foot into the property. The City does not allow more than three -2 feet culverts together. Again, please refer to the standard detail.



8. Please provide a detail for the wall opening. Also, please note that wall appears not to be stable and may need to be replaced.

- 16 CONSTRUCT SPILLWAY BY CREATING WALL OPENING OF 6-FOOT WIDE BY 8-INCH HIGH. INVERT OF OPENING = 5014.2'

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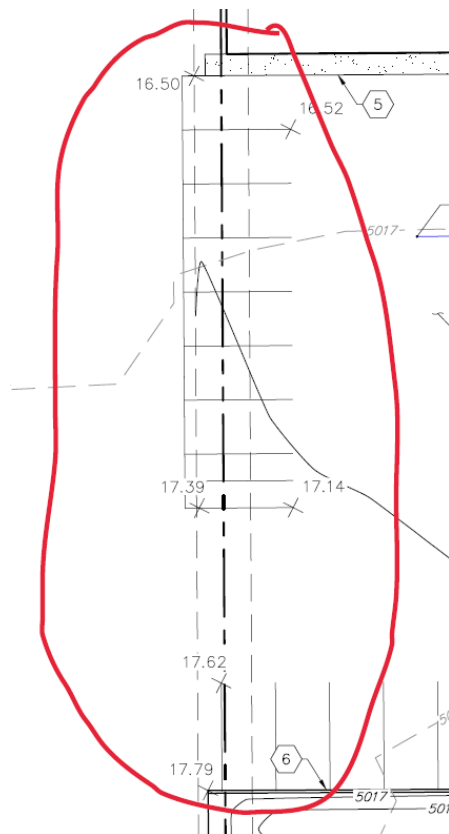
PO Box 1293

9. Why is this portion of the parking over the property line and into Tract A? Also, where is the edge of the asphalt from the parking to the header wall?

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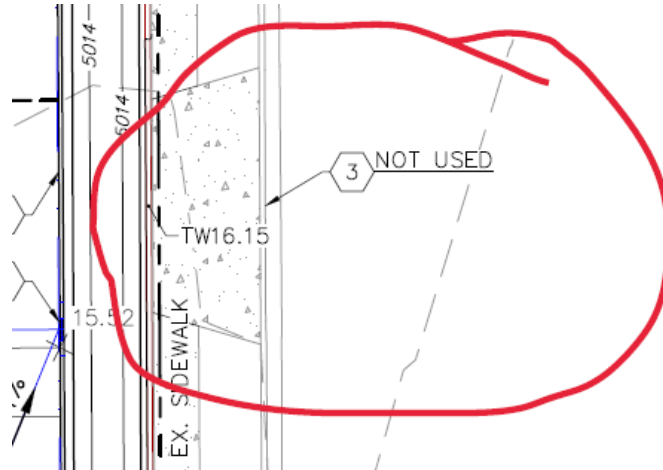
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Mayor Timothy M. Keller

10. The driveway that is not going to be used must be removed and new curb & gutter and sidewalk shown to be installed.



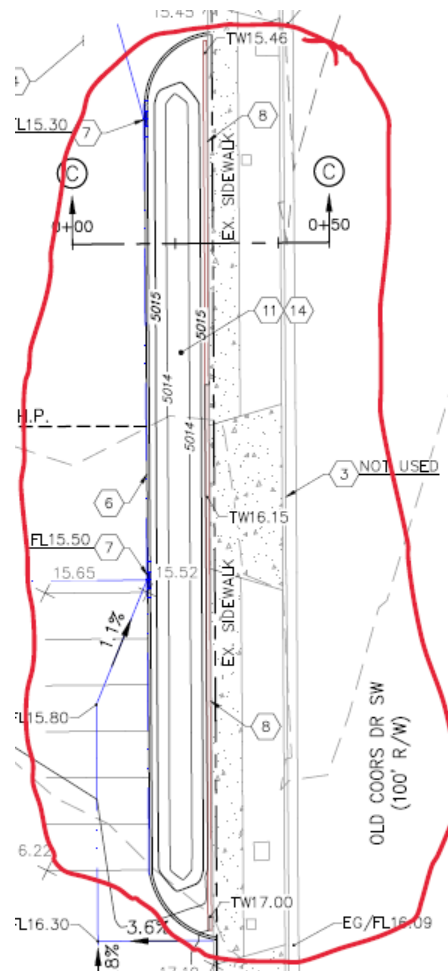
11. How is this detention /stormwater quality pond being discharged? There needs to be some sort of spillway / outfall for it. Please revised.

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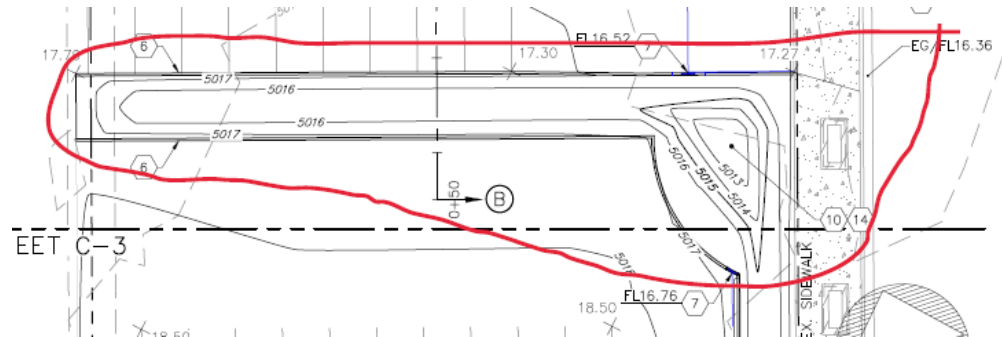
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Mayor Timothy M. Keller

12. How is this detention /stormwater quality pond being discharged? There needs to be some sort of spillway / outfall for it. Please revised.



SHEET C-3

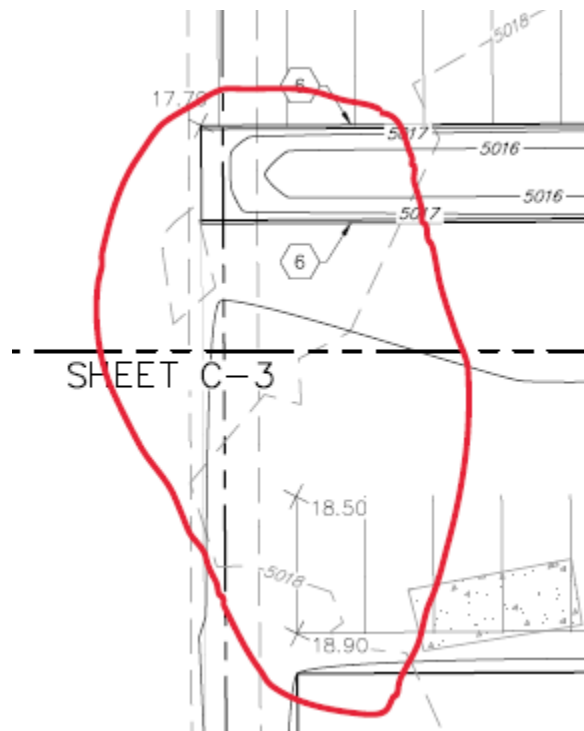
13. Why is this portion of the parking over the property line and into Tract A? Also, where is the edge of the asphalt from the parking to the header wall?

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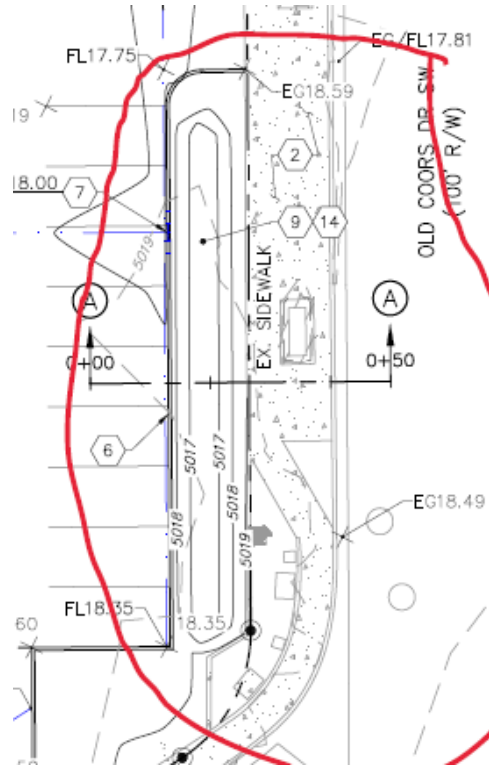
14. How is this detention /stormwater quality pond being discharged? There needs to be some sort of spillway / outfall for it. Please revised.

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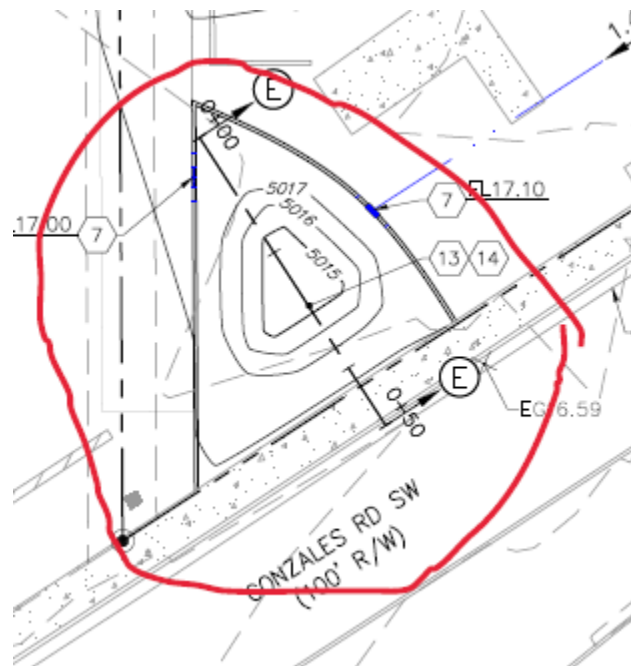
PO Box 1293

Albuquerque

15. How is this detention /stormwater quality pond being discharged? There needs to be some sort of spillway / outfall for it. Please revised.

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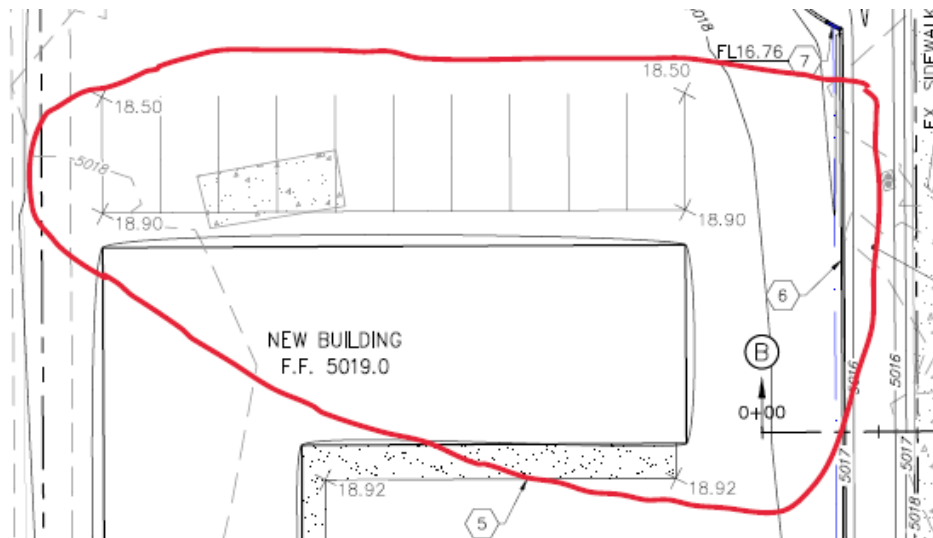
CITY OF ALBUQUERQUE

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16. Again, I am not quite sure where the edge of asphalt is on this project. Also, what is this piece of concrete for? Is it proposed or existing? All the lines are the same line weights so it is hard to tell what is being proposed and what is existing.



PO Box 1293

SHEET C-4

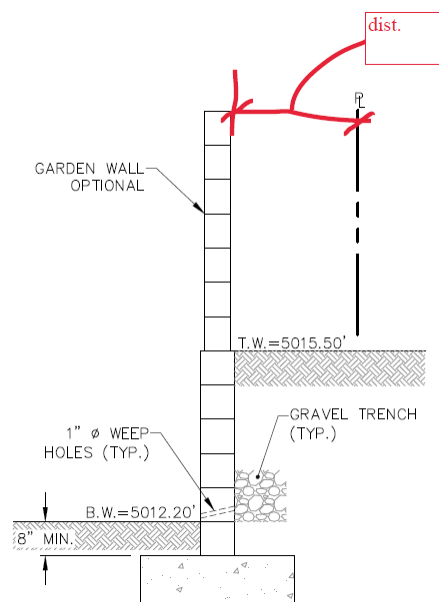
Albuquerque

17. Either use your header curb detail or just call out the City Standard Detail. It appears that you have call out the City's detail so the header curb needs to be removed.

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18. Please add the distance from the property line to the garden wall.

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SHEET C-5

19. Please revise all the detention / stormwater quality ponds that have slopes greater than 3:1 side slope. Please see Comment #4.
20. Please add the note, "Side slopes need to be stabilized with Native Grass Seed per the City Specification with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".

SHEET C-6

21. Please note that this drainage easement was needed only when there was a floodplain on the property. The City installed the Gonzales Pond years later and removed the floodplains within the watershed of the new pond with a LOMR. Therefore, this project does not need detention. It only needs stormwater quality pond volume for redevelopment. Please revise all drawings accordingly.

Existing Condition

Basins 101 and 102 are within Tract B of said addition. Tract B has been the location of a flea market over the last 35 years. Basins 103 and 104 are within Tract A of said addition. Tract A has served as a self storage facility. These uses were identified as proposed uses in Hydrology File K11/D27 with the Grading and Drainage Plan engineer seal date of 6/27/1984. The self storage buildings have been demolished, but the foundations of the buildings have not. The combined runoff from Basin 101 through 104 sheet flows to 55th Street. The site slopes from the southeast to the northwest at an average slope of 0.6%. There is an existing drainage easement along the northern 10 feet of Tract A, which was granted to store and convey runoff from Tract B.

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

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) _____

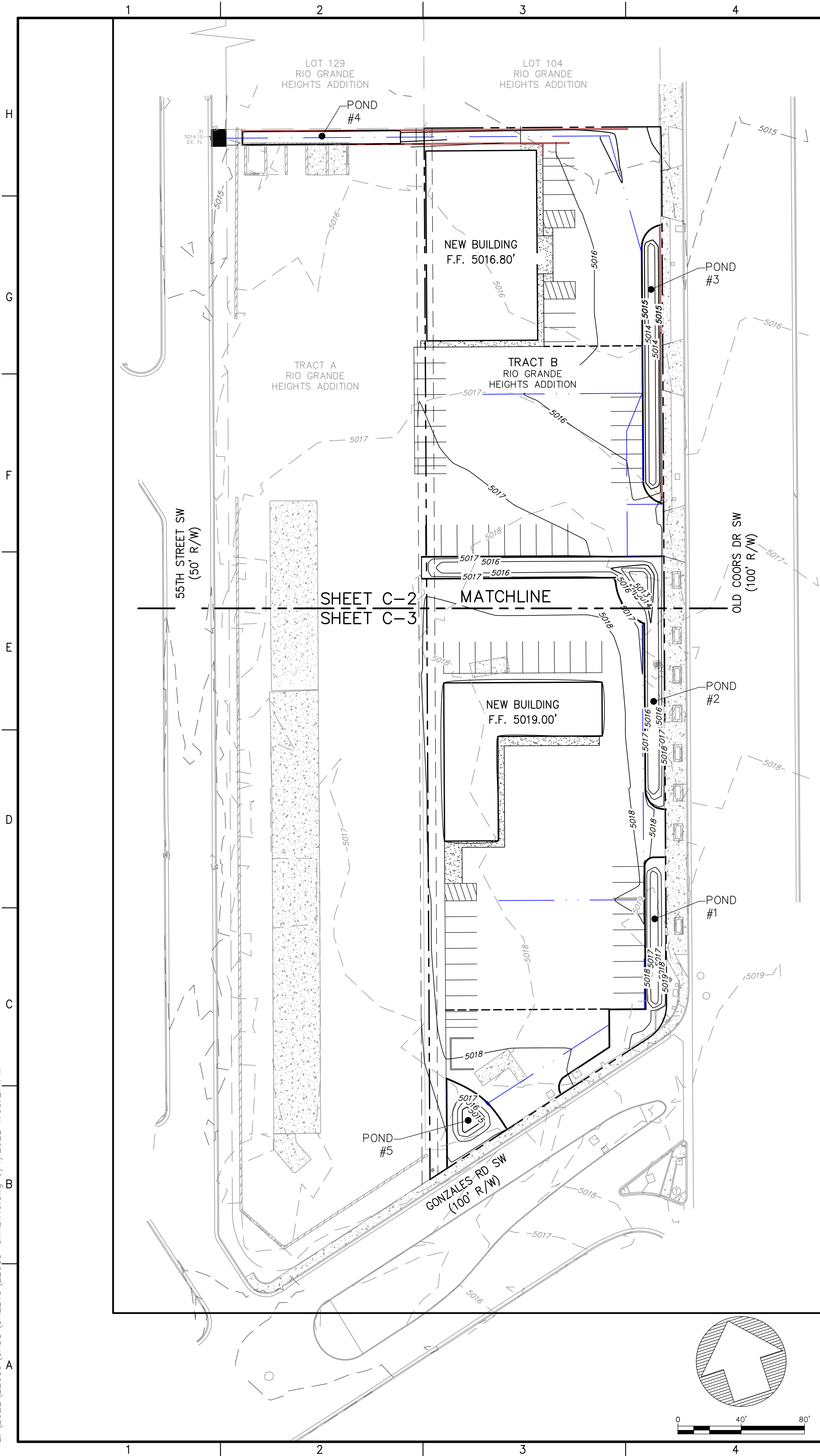
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

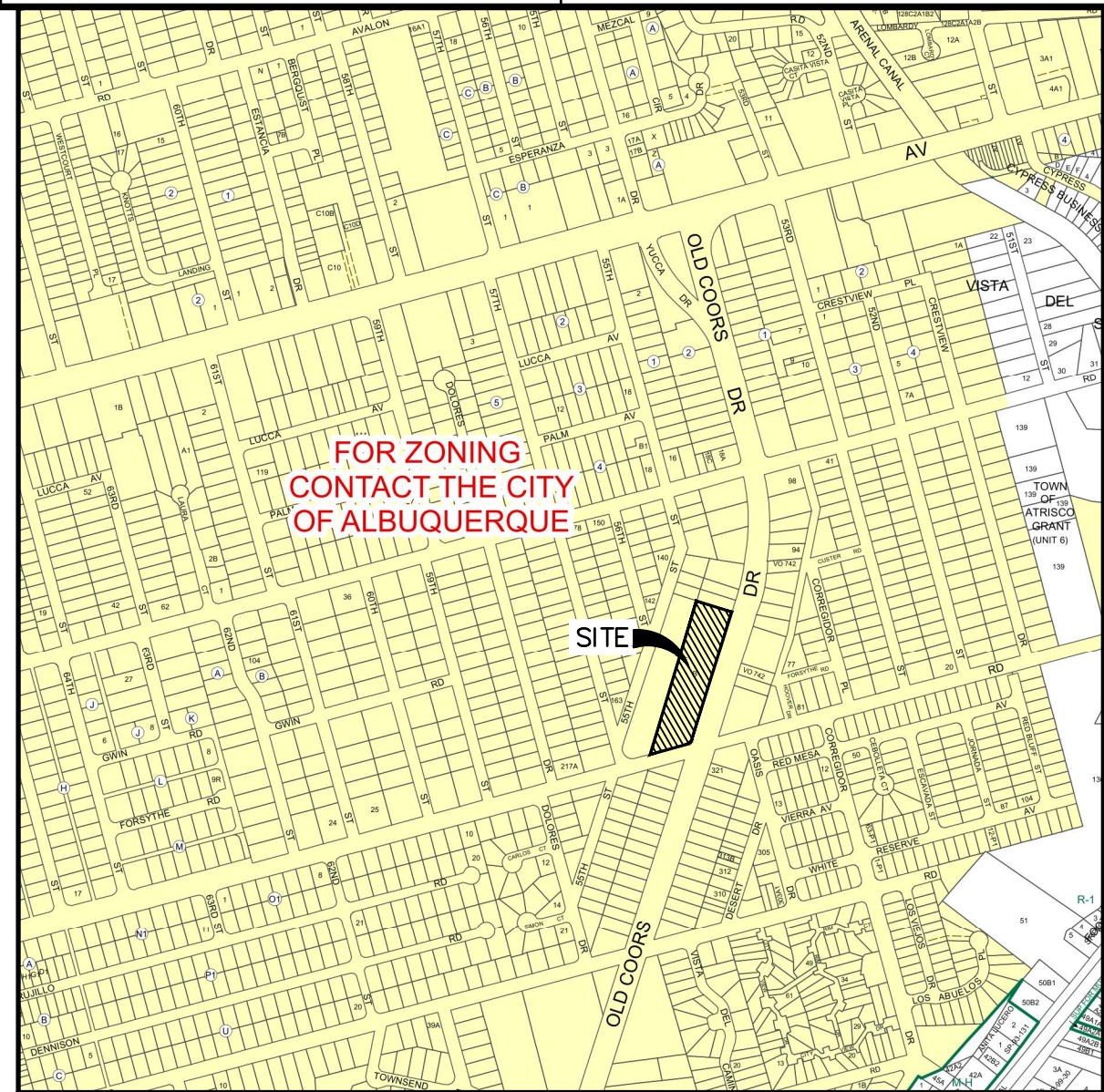
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GENERAL GRADING NOTES:

1. THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
3. THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO THE PROPOSED STRUCTURES IS NOT RECOMMENDED.
4. PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF CITY OF RIO RANCHO, NEW MEXICO.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
7. CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
8. SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
10. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.

EST. UNADJUSTED EARTHWORK VOLUMES
(EXCLUDING SUB EXCAVATIONS)
CUT = 1493 C.Y.
FILL = 1299 C.Y.



LOCATION MAP
ZONE ATLAS MAP: K-11-Z

PROJECT INFORMATION

BENCHMARK

CITY OF ALBUQUERQUE SURVEY MONUMENT: ACS BM, 20-K11
NORTHING: 1483379.50 (NM SPC, CENTRAL ZONE, NAD 1983)
EASTING: 1506396.00 (NM SPC, CENTRAL ZONE, NAD 1983)
ELEVATION: 5019.905' (NAVD 1988, U.S. SURVEY FOOT)

DESCRIPTION

TRACTS LETTERED "B" OF THE REPLAT OF LOTS 105 THROUGH 128 (INCLUSIVE) OF RIO GRANDE HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 20, 1984, IN PLAT BOOK C24, FOLIO 64.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0329H, DATED AUGUST 16, 2012.

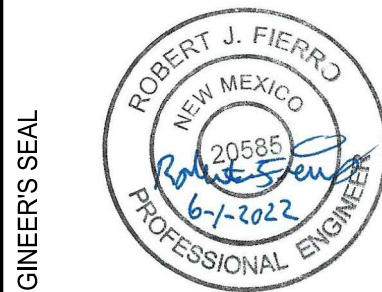
SURVEYOR INFORMATION

TOPOGRAPHIC SURVEY PERFORMED FEBRUARY 2022 BY OTHERS.

LEGEND

---	APPARENT PROPERTY BOUNDARY
- - -	APPARENT ADJOINING PROPERTY LINE
●	APPARENT PROPERTY CORNER
---	FLOW LINE
---	HIGH POINT
---	ROOF FLOW DIRECTION
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	FINISHED GRADE
---	FLOW LINE
H.P.	HIGH POINT
BLDG.	BUILDING
F.F.	FINISHED FLOOR
---	EXISTING CONCRETE
---	NEW CONCRETE
---	RETAINING WALL

Fierro & Company
ENGINEERING | SURVEYING
3201 4th. STREET NW
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com



543 OLD COORS DR S.W.
ALBUQUERQUE, NM

PROJECT NAME

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	22035
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JUNE 2022

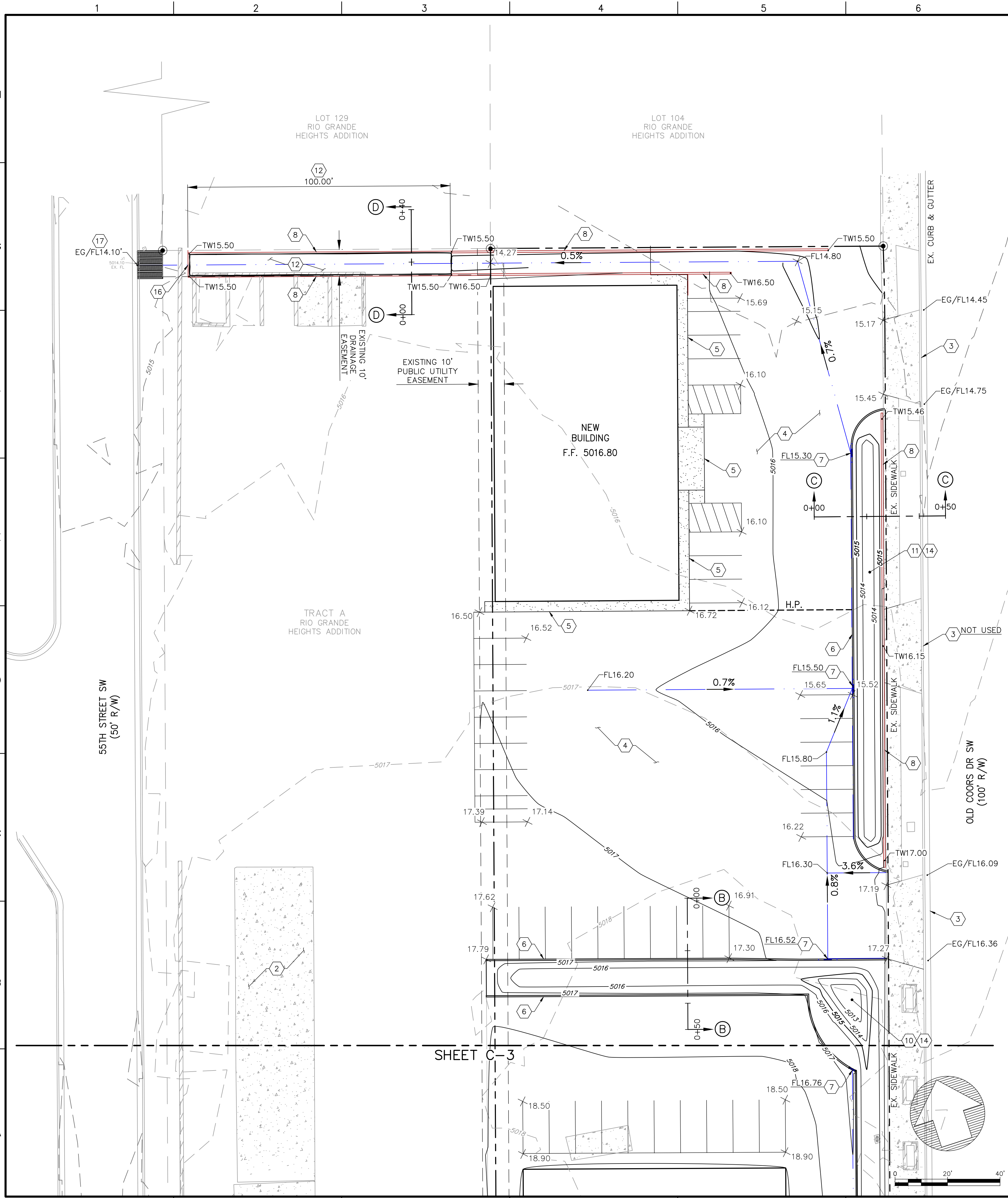
SHEET TITLE

OVERALL
GRADING PLAN

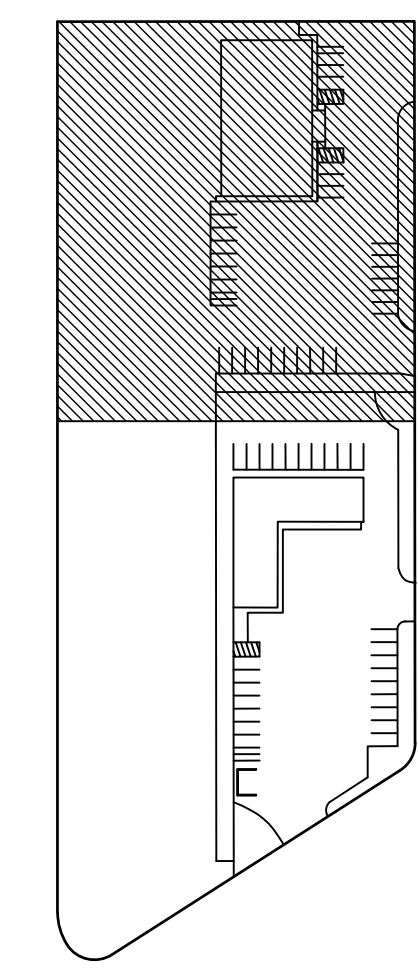
SHEET NO:

C-1

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- KEYED NOTES:**
- 1 EXISTING ASPHALT
 - 2 EXISTING CONCRETE
 - 3 EXISTING DRIVEWAY
 - 4 NEW ASPHALT
 - 5 CONSTRUCT TURNDOWN SIDEWALK PER DETAIL 1/C-4
 - 6 CONSTRUCT HEADER CURB PER DETAIL 2/C-4
 - 7 CONSTRUCT CURB OPENING PER DETAIL 3/C-4
 - 8 CONSTRUCT RETAINING WALL. DESIGN BY OTHERS. REFER TO TYPICAL RETAINING WALL NOMENCLATURE 4/C-4
 - 9 CONSTRUCT DETENTION POND NO. 1
W/ADDITIONAL STORAGE CAPACITY FOR SWQP VOL.
REFER TO TYPICAL SECTION A-A ON SHEET C-5
TOP ELEV. = 5018.50'
SPILLWAY ELEV. = 5018.00'
BOTTOM ELEV. = 5016.50'
718 CU.FT. AT SPILLWAY ELEVATION
2.25H:1V SIDE SLOPE
 - 10 CONSTRUCT DETENTION POND NO. 2
W/ADDITIONAL STORAGE CAPACITY FOR SWQP VOL.
REFER TO TYPICAL SECTIONS B-B ON SHEET C-5
TOP ELEV. = 5017.00'
SPILLWAY ELEV. = 5016.50'
BOTTOM ELEV. = 5013.00'
3472 CU.FT. AT SPILLWAY ELEVATION
2.25H:1V SIDE SLOPE
 - 11 CONSTRUCT DETENTION POND NO. 3
W/ADDITIONAL STORAGE CAPACITY FOR SWQP VOL.
REFER TO TYPICAL SECTION C-C ON SHEET C-5
TOP ELEV. = 5015.80'
SPILLWAY ELEV. = 5015.30'
BOTTOM ELEV. = 5013.30'
1700 CU.FT. AT SPILLWAY ELEVATION
2.25H:1V SIDE SLOPE
 - 12 CONSTRUCT DETENTION POND NO. 4
W/ADDITIONAL STORAGE CAPACITY FOR SWQP VOL.
REFER TO TYPICAL SECTION D-D ON SHEET C-5
TOP ELEV. = 5015.20'
SPILLWAY ELEV. = 5014.20'
BOTTOM ELEV. = 5012.00'
1756 CU.FT. AT SPILLWAY ELEVATION
 - 13 CONSTRUCT DETENTION POND NO. 5
W/ADDITIONAL STORAGE CAPACITY FOR SWQP VOL.
REFER TO TYPICAL SECTION E-E ON SHEET C-5
TOP ELEV. = 5016.50'
SPILLWAY ELEV. = 5016.00'
BOTTOM ELEV. = 5014.50'
XXXX CU.FT. AT SPILLWAY ELEVATION
 - 14 STABILIZE EXISTING SLOPES PER THE FOLLOWING CRITERIA AS LISTED BELOW AND IN PART 6-4(E) MEANS OF EROSION CONTROL OF CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL.
 - SLOPES BETWEEN 3H:1V TO 4H:1V PROTECT WITH ¾" OR LARGER ROCK
 - SLOPES BETWEEN 2.5H:1V TO 3H:1V PROTECT WITH 1.5" ANGULAR ROCK
 - SLOPES BETWEEN 2H:1V TO 2.5H:1V PROTECT WITH 4" MINIMUM ANGULAR HAND-PLACED WITH NO LANDSCAPE FABRIC
 - SLOPES BETWEEN 1.5H TO 2H:1V PROTECT WITH 6" OR LARGER ANGULAR STONE HAND PLACED WITH NO LANDSCAPE FABRIC.
 - 15 CONSTRUCT DRIVEPAD PER C.O.A. STD. DWG. 2425A.
 - 16 CONSTRUCT SPILLWAY BY CREATING WALL OPENING OF 6- FEET WIDE BY 8-INCH HIGH. INVERT OF OPENING = 5014.2'
 - 17 CONSTRUCT FOUR (4) TWO- FEET WIDE SIDEWALK CULVERT WITH STEEL PLATE TOP PER COA STD. DWG. 2236.



KEY PLAN
NTS

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ENGINEER'S SEAL

PROJECT NAME

PROJECT NO. 22035

DESIGNED BY: R/JF

DRAWN BY: JB

CHECKED BY: R/JF

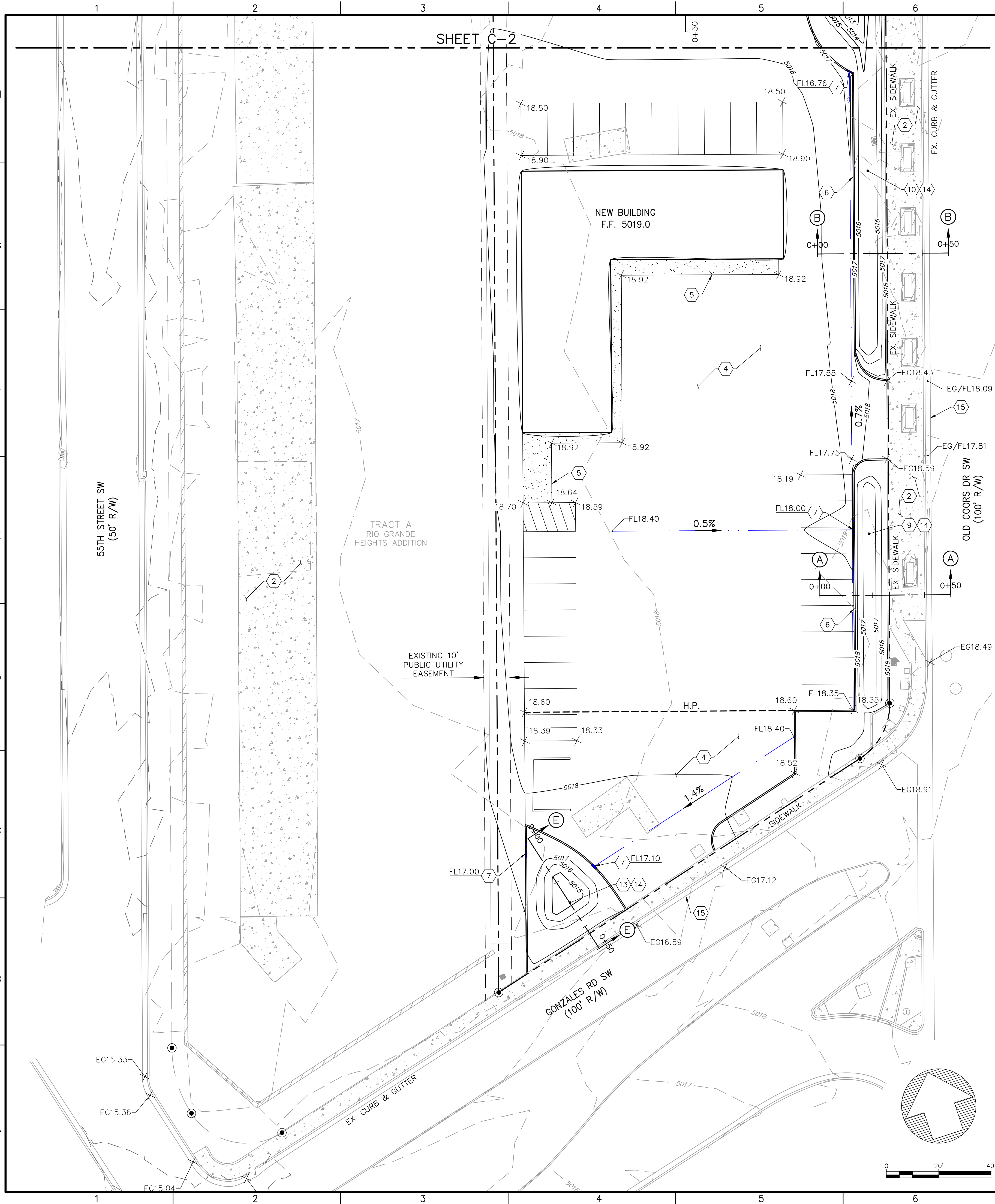
DATE: JUNE 2022

SHEET TITLE

GRADING PLAN
DETAIL

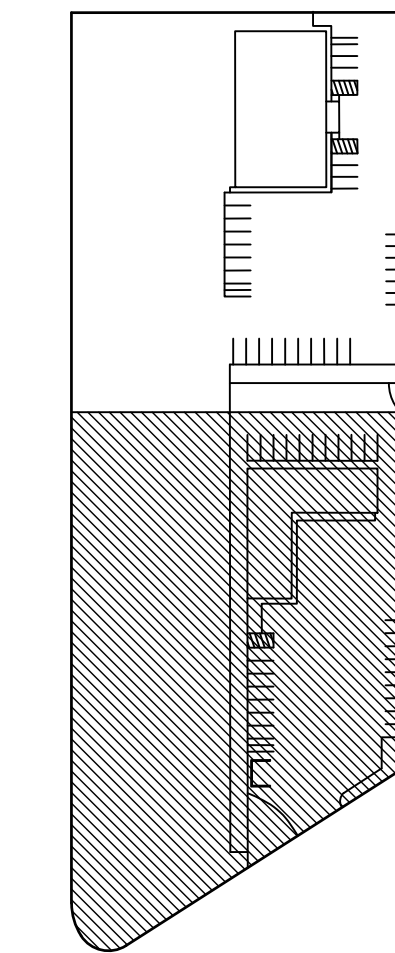
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KEYED NOTES:

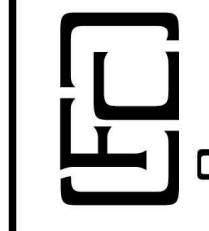
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- 2 EXISTING CONCRETE
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KEY PLAN



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ENGINEER'S SEAL

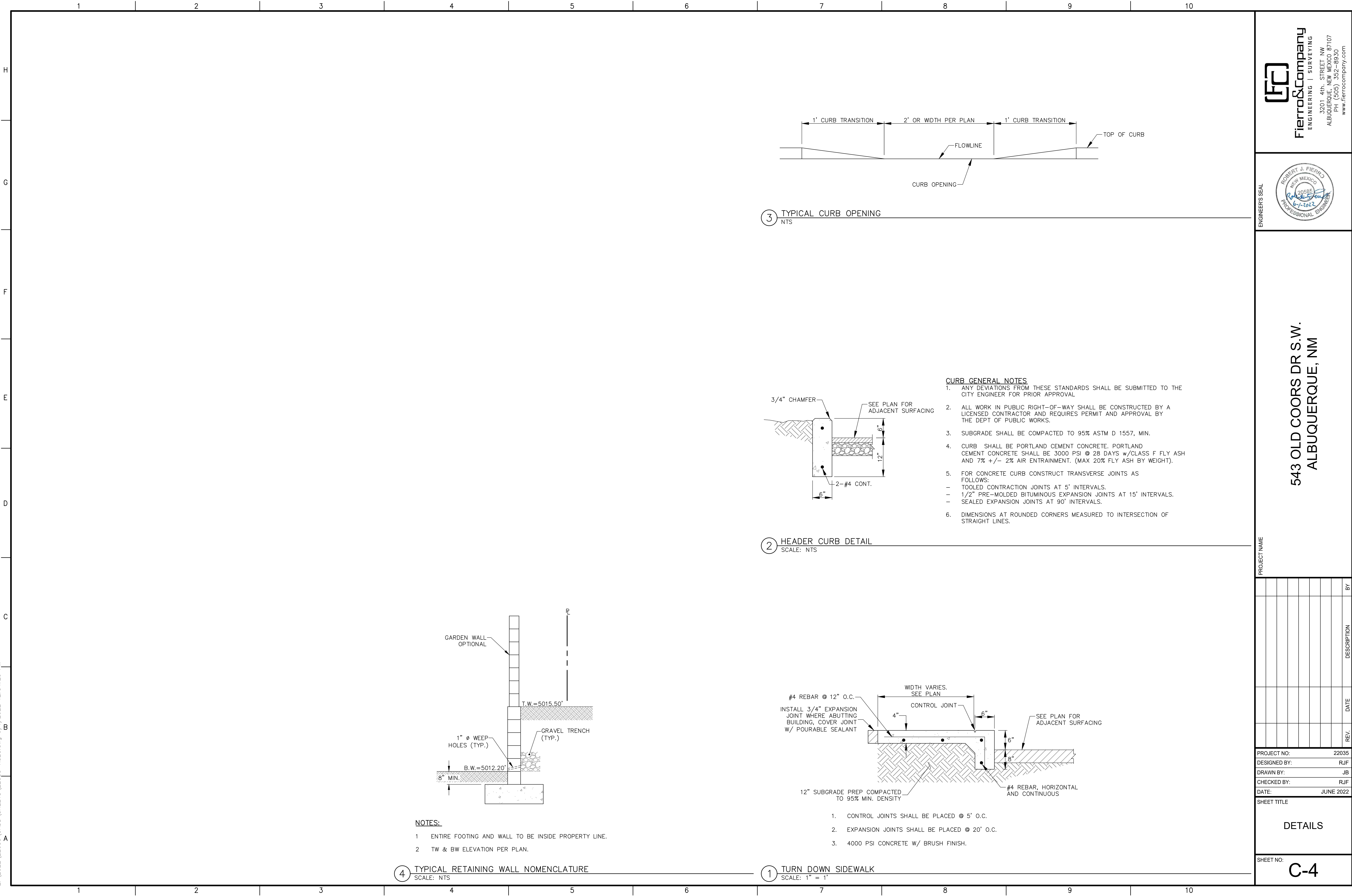
543 OLD COORS DR S.W.
ALBUQUERQUE, NM

PROJECT NAME

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22035
DESIGNED BY: RJF
DRAWN BY: JB
CHECKED BY: RJF
DATE: JUNE 2022
SHEET TITLE
GRADING PLAN
DETAIL
SHEET NO: C-3

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ENGINEER'S SEAL

PROJECT NAME

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22035

DESIGNED BY: RJF

DRAWN BY: JB

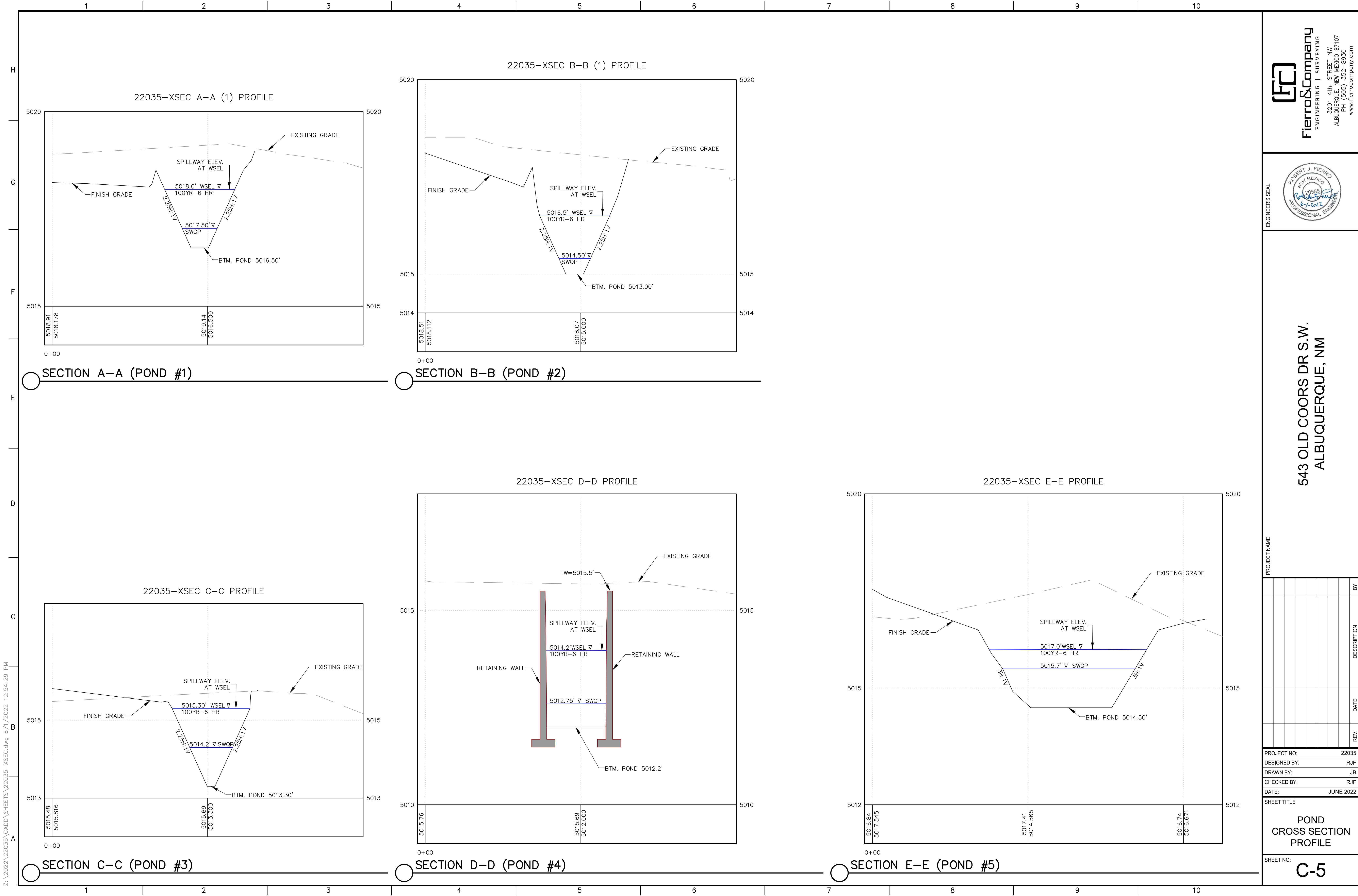
CHECKED BY: RJF

DATE: JUNE 2022


SHEET TITLE

DETAILS


SHEET NO: C-4



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ENGINEER'S SEAL

543 OLD COORS DR S.W.
ALBUQUERQUE, NM

PROJECT NAME

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22035

DESIGNED BY: RJF

DRAWN BY: JB

CHECKED BY: RJF

DATE: JUNE 2022

SHEET TITLE

POND
CROSS SECTION
PROFILE

SHEET NO:

C-5

