

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 28, 2023

Treveston Elliott
Treveston Elliott Architect
811 12th St NW
Albuquerque, NM 87102

RE: 1411 Coal Ave. SW
Grading and Drainage Plan (Tierra West)
Engineer's Stamp Date: 1/15/2014 (K13D050A)
Pad Certification Date: 06/2022
Hydrology File: K13D053

Dear Mr. Elliott:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 06/23/2023 and previously approved Grading & Drainage Plan by Tierra West, this plan is approved for Building Permit and Building Pad Certification for **1411 Coal Ave. SW**. Please attach a copy of the Tierra West Grading & Drainage Plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

www.cabq.gov

1. The site needs to ensure that it follows the Tierra West approved Grading & Drainage Plan.
2. A licensed New Mexico civil engineer will need to submit to Hydrology an Engineer's Certification, per the DPM Part 6-14 (G): Engineer's Certification Checklist for Subdivision and Part 6-14 (H): Required Certification Language is required.

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 10/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ 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) _____

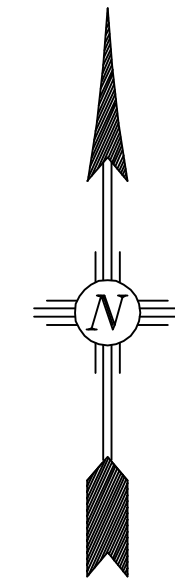
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

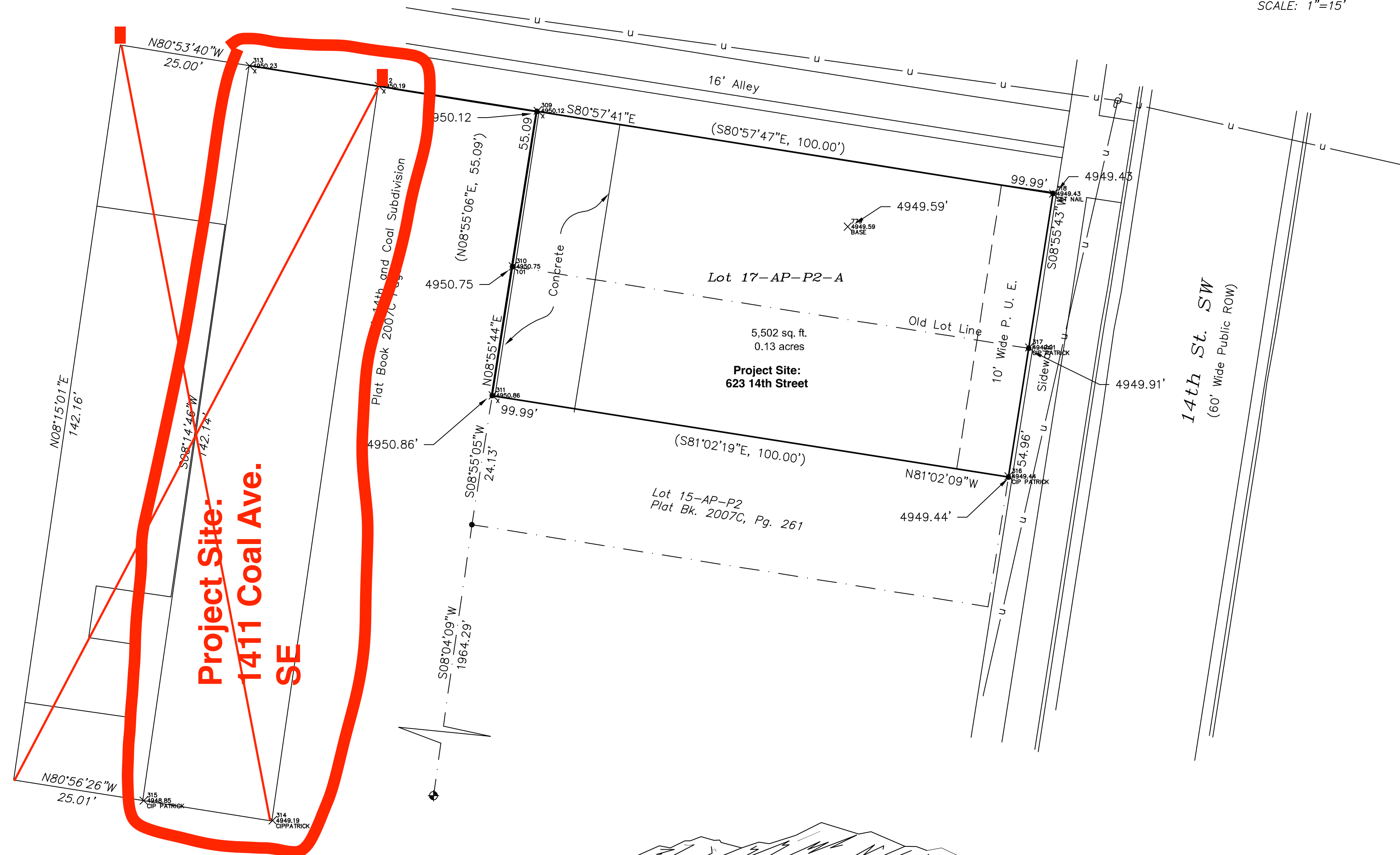
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Lot 17-AP-P2-A REPLAT OF LOTS 17-AP-P2 and 16-AP-P2
OF THE
14 + Coal Subdivision
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
STATE OF NEW MEXICO
February 2022
Section 19, T.10N., R.3 E., N.M.P.M.



15 0 15 30
SCALE: 1"=15'



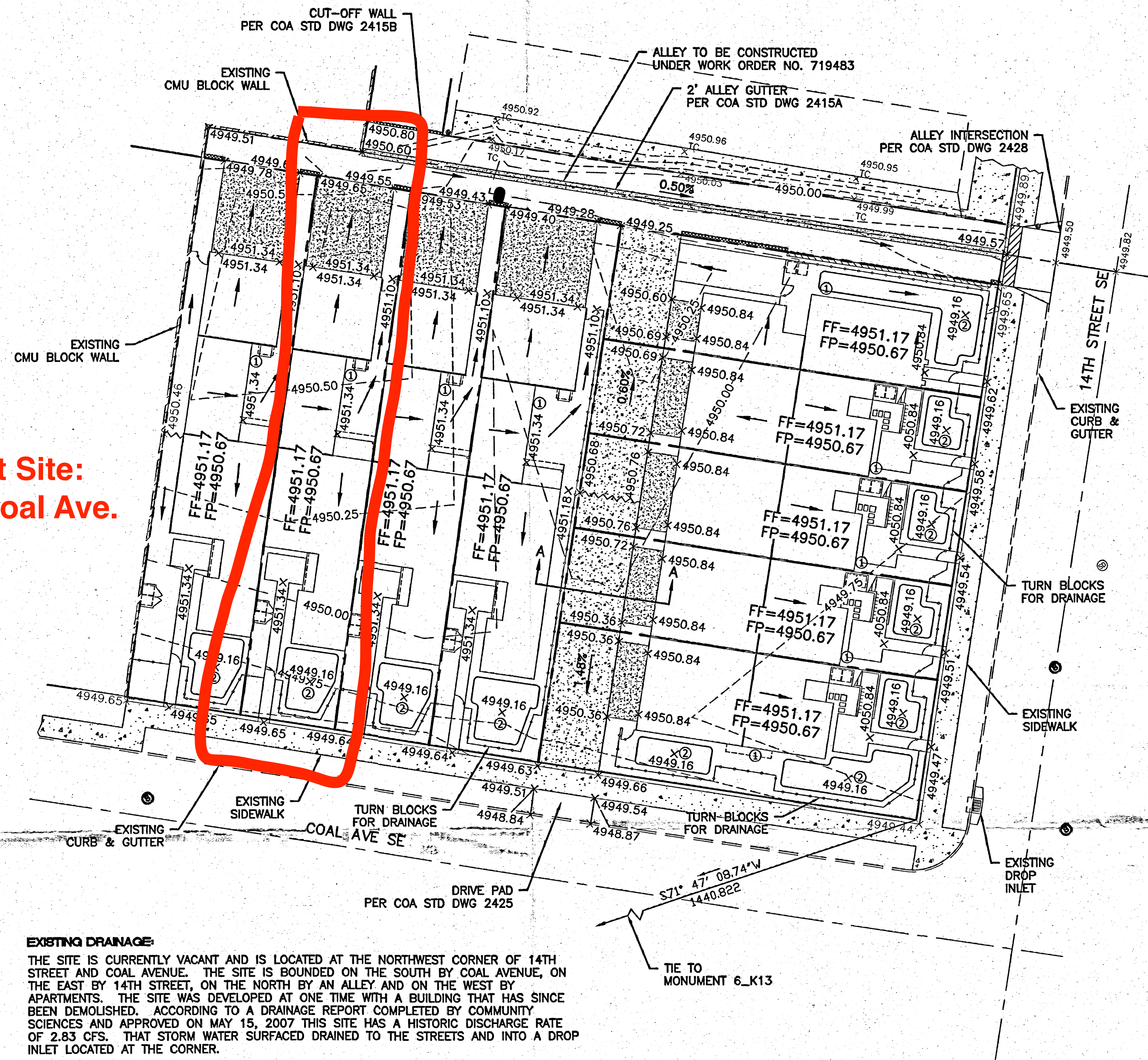
East Mountain Surveying Co.

Lorenzo (Larry) E. Dominguez
Owner/Professional Surveyor • PS #10461
PO Box 1607, Moriarty, NM 87035
505.639-5557 • Mobile 505.450.2097 • Fax 505.639.5557

INDEXING INFORMATION

ALEXANDER HOLDING LLC
RECORDED DOCS.: 2022004985 & 2022004986
SEC. 19, T.10N, R.3E., N.M.P.M.
SUBDIVISION(S): 14th & Coal Subdivision
PROJECT No. EM.21-232 Sheet 2 of 2

Project Site:
1411 Coal Ave.
SE



EXISTING DRAINAGE:

THE SITE IS CURRENTLY VACANT AND IS LOCATED AT THE NORTHWEST CORNER OF 14TH STREET AND COAL AVENUE. THE SITE IS BOUNDED ON THE SOUTH BY COAL AVENUE, ON THE EAST BY 14TH STREET, ON THE NORTH BY AN ALLEY AND ON THE WEST BY APARTMENTS. THE SITE WAS DEVELOPED AT ONE TIME WITH A BUILDING THAT HAS SINCE BEEN DEMOLISHED. ACCORDING TO A DRAINAGE REPORT COMPLETED BY COMMUNITY SCIENCES AND APPROVED ON MAY 15, 2007 THIS SITE HAS A HISTORIC DISCHARGE RATE OF 2.83 CFS. THAT STORM WATER SURFACED DRAINED TO THE STREETS AND INTO A DROP INLET LOCATED AT THE CORNER.

PROPOSED DRAINAGE:

THE SITE IS DIVIDED INTO 4 BASINS. BASIN 1 DRAINS TO 14TH STREET, BASIN 2 DRAINS TO COAL AVENUE AND THE ALLEY, BASIN 3 DRAINS TO THE ALLEY AND BASIN 4 DRAINS TO COAL AVENUE. THE STORM WATER FOLLOWS THE SAME PATH AS IT DOES HISTORICALLY AND FLOWS INTO THE DROP INLET AT THE CORNER. THE TOTAL FLOW DISCHARGED FROM THE SITE IS 2.83 CFS. EACH UNIT WILL HAVE A RAIN BARREL AS SHOWN ON THE PLAN AND WILL CAPTURE ABOUT 50 GALLONS OF STORM WATER TO BE USED FOR IRRIGATION. THE DEVELOPED FLOWS WERE CALCULATED USING THE WEIGHTED "E" METHOD AND ARE SHOWN IN THE TABLE BELOW.

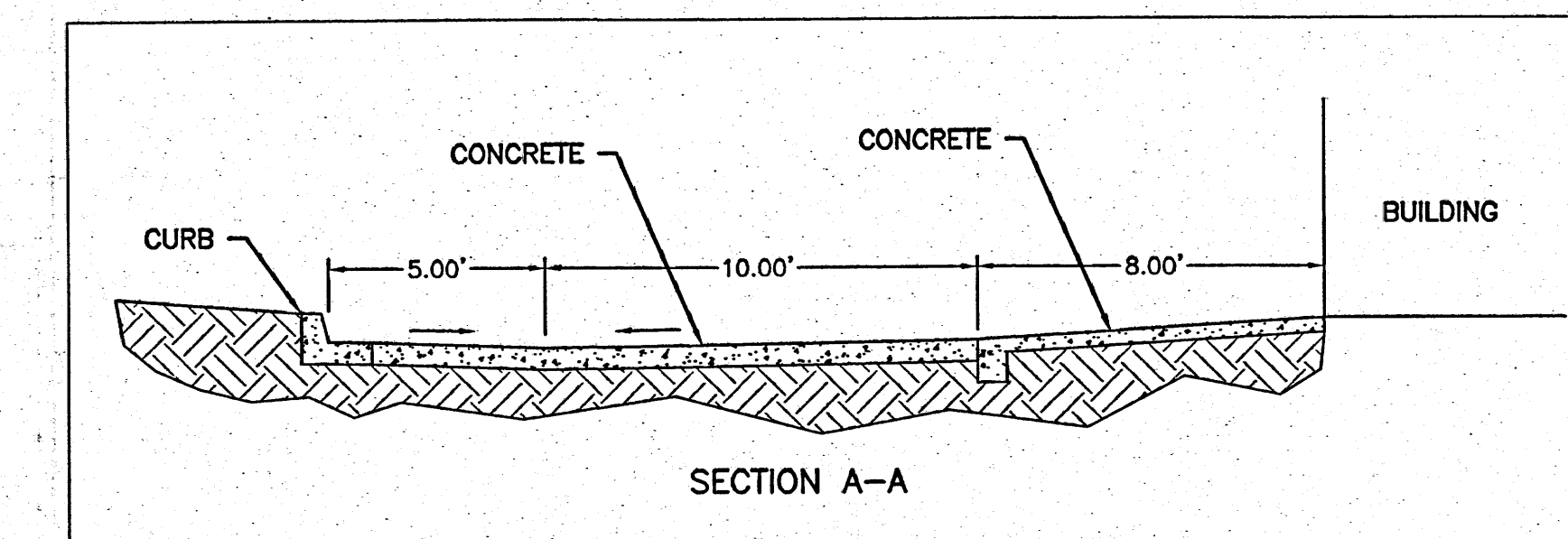
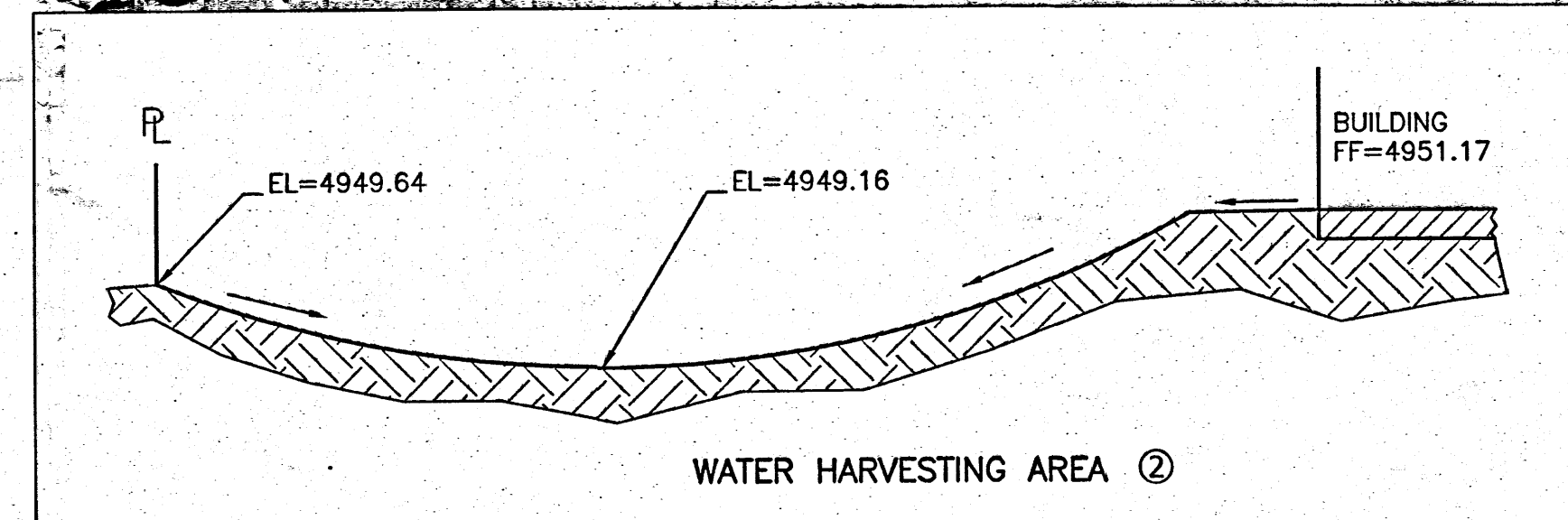
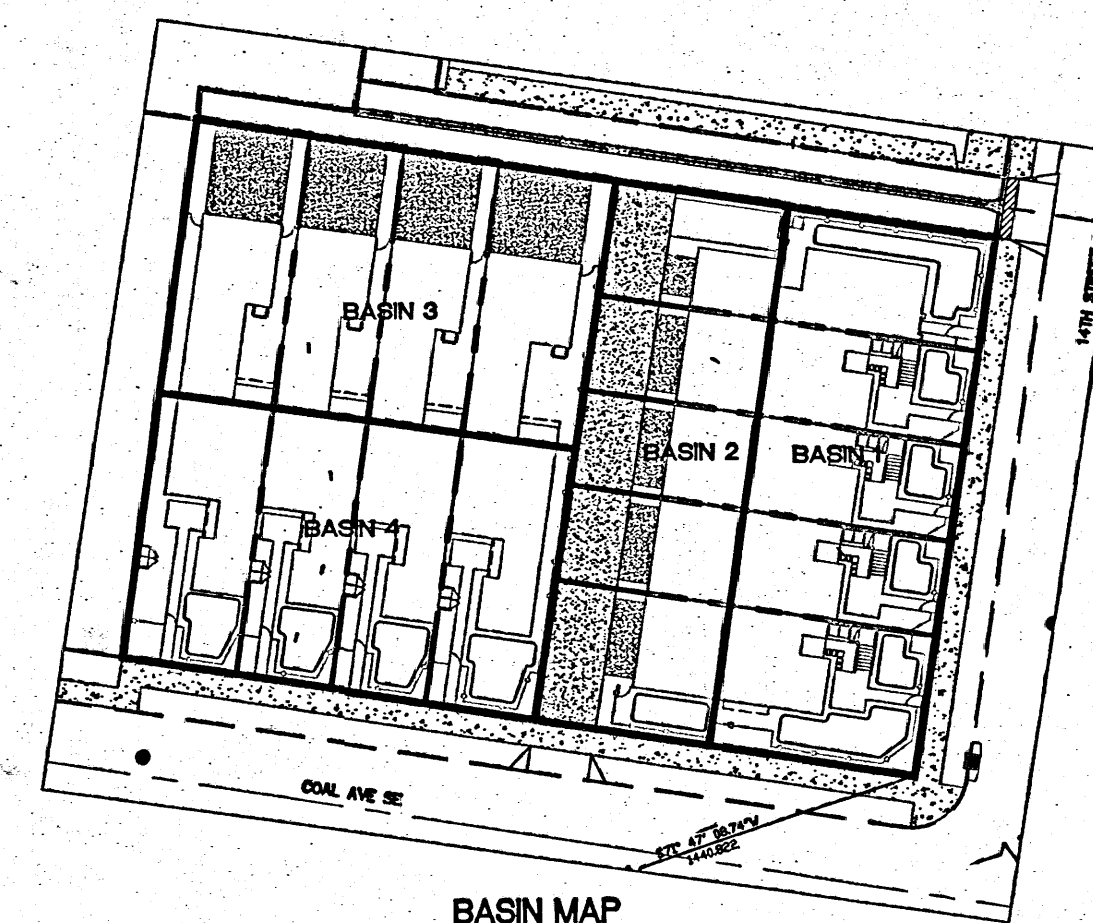
Weighted E Method

On-Site Basins									
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Weighted E (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	
1	6,568	0.15	0%	0	25%	0.04	0%	0.00	1.785
2	7,632	0.18	0%	0	15%	0.03	0%	0.00	1.919
3	7,956	0.18	0%	0	30%	0.05	0%	0.00	1.718
4	7,735	0.18	0%	0	25%	0.04	0%	0.00	1.785
									2.83
Equations:									
Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)									
Volume = Weighted E * Total Area									
Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$									
Excess Precipitation, E (inches)									
Zone 2		100-Year		10-Year		Peak Discharge (cfs/acre)			
E _a		0.53		0.13		Zone 2		100-Year	
E _b		0.78		0.28		Q _a		1.56	
E _c		1.13		0.52		Q _b		2.28	
E _d		2.12		1.34		Q _c		3.14	
						Q _d		4.70	

A.G.R.S. MONUMENT "6_K13"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1485023.666
E=1515142.468
PUBLISHED EL=4959.62 (NAVD 1988)
GROUND TO GRID FACTOR=0.999684989
DELTA ALPHA ANGLE=0°14'26.38"

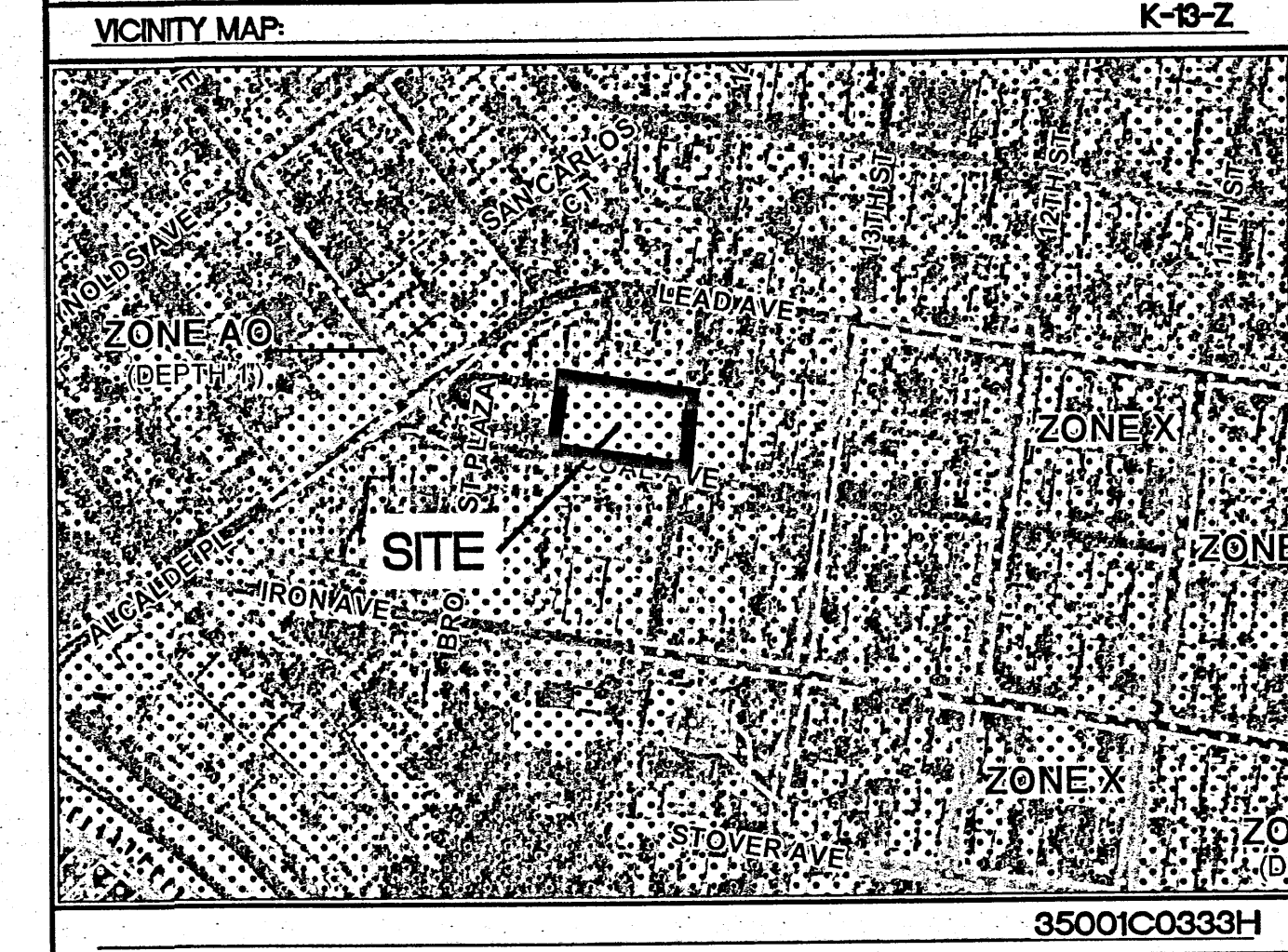
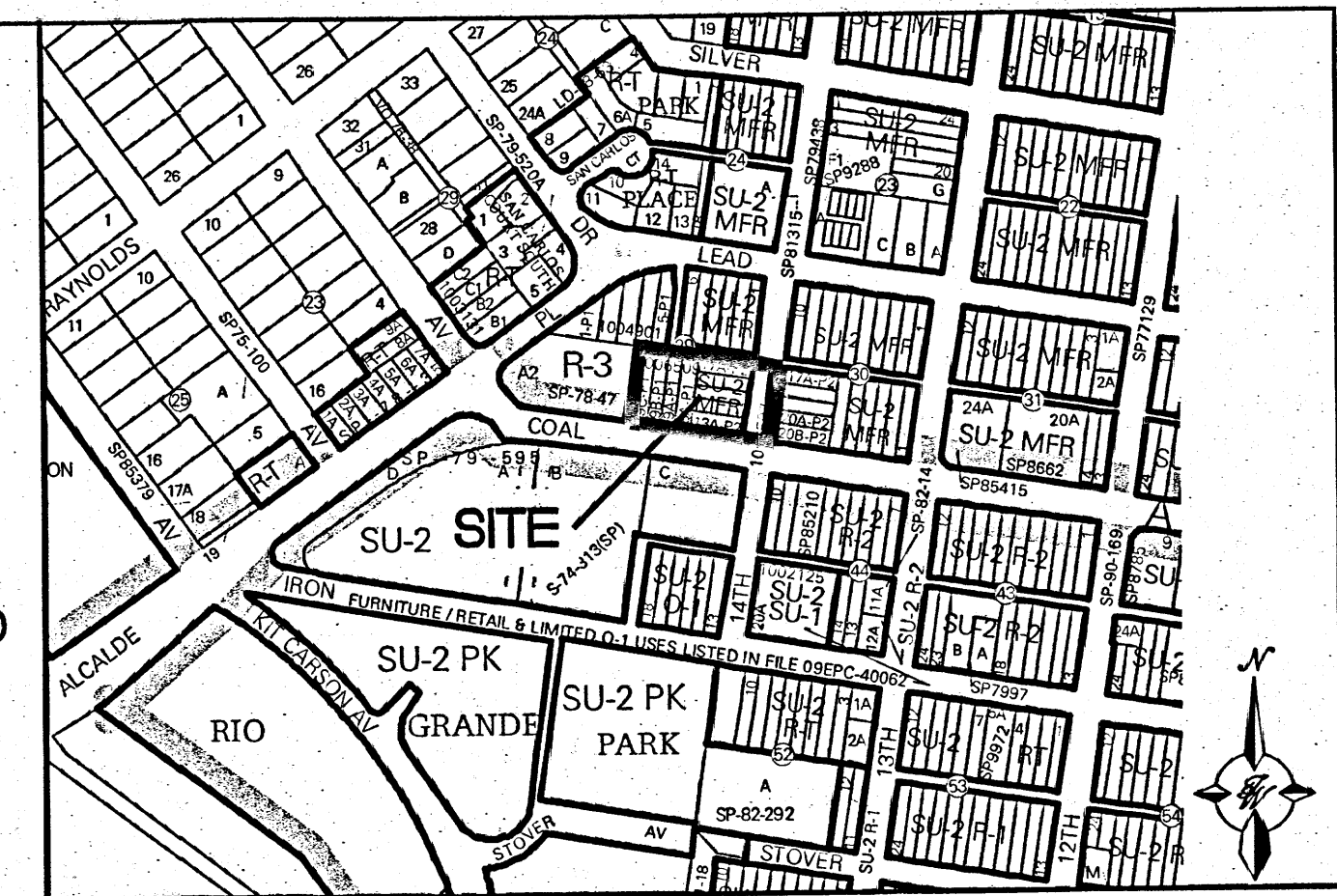
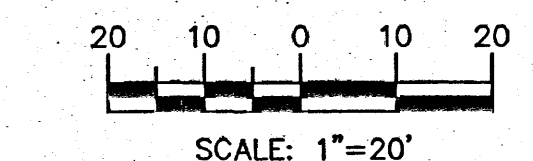
LEGEND

- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- CMU BLOCK WALL
- ALLEY CUT-OFF WALL
- SPOT ELEVATION
- FLOW ARROW
- RAIN BARREL (50 GALLON MIN.)
- WATER HARVESTING AREA
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING ELEVATION



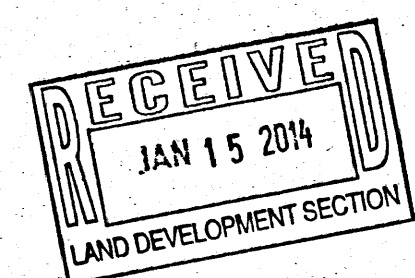
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

GRAPHIC SCALE



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.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



ENGINEER'S SEAL	THE 14TH WEST 14TH AND COAL GRADING AND DRAINAGE PLAN	DRAWN BY BJF DATE 01/15/14 2013044_GRE
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1 JOB # 2013044