

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

December 2, 2016

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

RE: **Iron Duplex**
1203 Iron SW
Grading and Drainage Plan
Engineers Stamp Date 11/22/16 (K13D074)

Dear Mr. Soule,

PO Box 1293

Based upon the information provided in your submittal received 11/22/16, this plan is approved for Grading Permit and Building Permit.

Albuquerque

Please inform the owner/contractor to attach a copy of this approved plan dated 9/29/16 to the construction sets in the permitting process prior to sign-off by Hydrology. Also inform the owner/contractor that a separate permit will be required for a wall/fence.

New Mexico 87103

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

www.cabq.gov

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology

Planning Department

City of Albuquerque

600 2nd Street NW

Albuquerque, NM 87102

The purpose of this letter is to accompany the enclosed grading plan. The plan has been revised to address your email comments dated 11/21/16. Below are your comment and our response as to how they were addressed are underlined:

1. Clarify the contour and surface work to be completed adjacent to the alley.
 - a. The linework suggests that parking spots are to be developed, are they paved? .
We have added limit of work area and labeled the treatment of the parking spaces.
 - b. The contours of the pond seem to grade the pond off center, steepening the side slopes adjacent to the parking lot.
We have revised the contours to center the pond.
2. The concrete alley appears to be cracked throughout its length. The contractor will be required to sawcut and repair those portions of the concrete alley that are degraded by the construction of the improvements.

We have added this note #3
3. The site is zoned SU-2, does the project need Site Plan approval?
We understand that the SU-2 zone requires site plan approval by the planning director. The builder has initiated this process and we believe this has been approved.
4. How does the roof drain? It should not discharge directly onto the sidewalk.
We have identified the roof drains and added a trench drain (note#4)

Sincerely

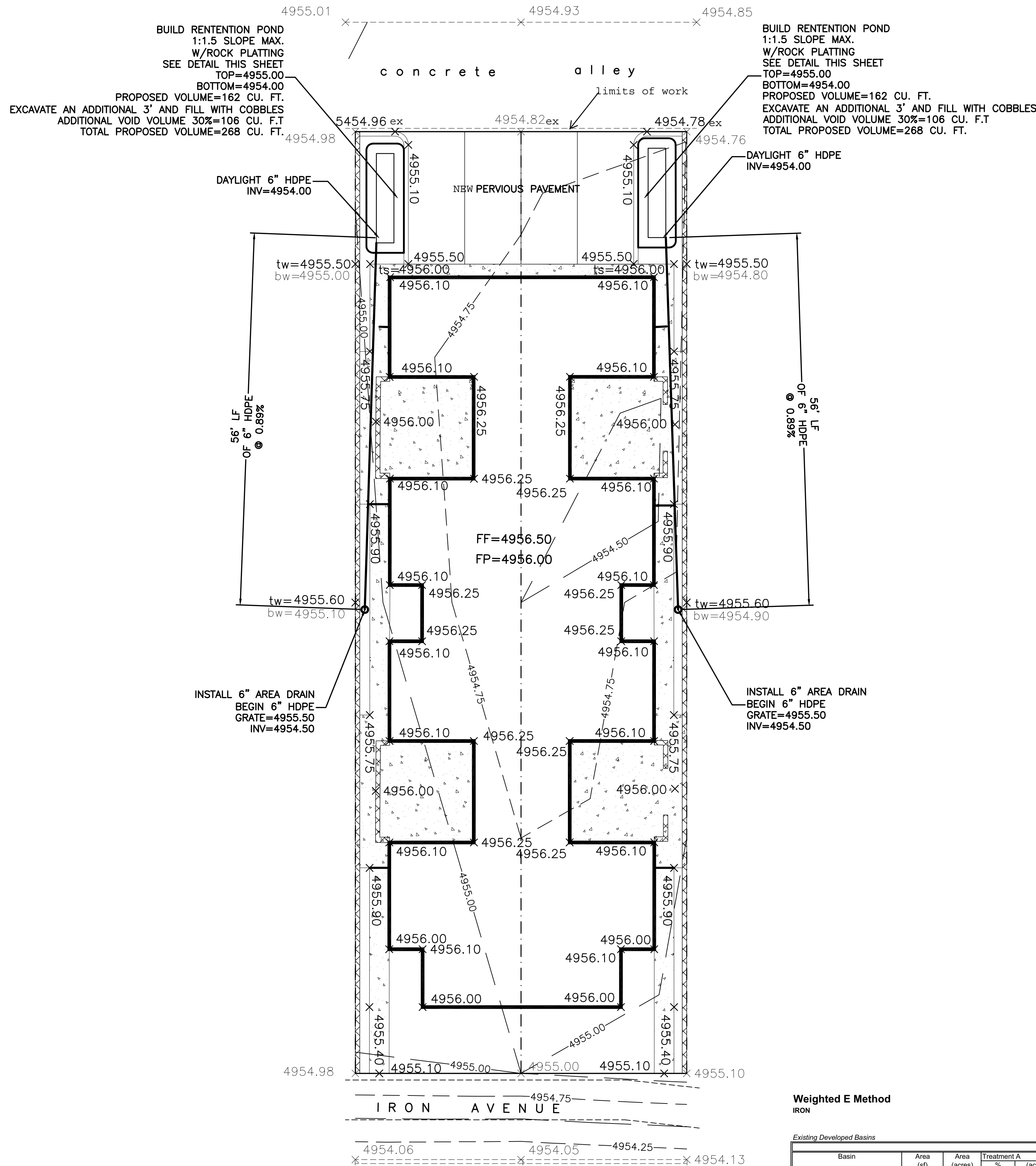


David Soule

Rio Grande Engineering

CAUTION

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER



Weighted E Method
IRON

Existing Developed Basins											
Basin	Area (sq)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	
EXISTING	7100	0.163	0%	0	100.0%	0.163	0.0%	0	0%	0.000	0.780
PROPOSED	7100	0.163	0%	0	13.0%	0.021	15.0%	0.02445	72%	0.117	1.797
TO IRON	3050	0.070	0%	0	13.0%	0.009	15.0%	0.01095	72%	0.050	1.797
TO ALLEY	4050	0.093	0%	0	13.0%	0.012	15.0%	0.01395	72%	0.067	1.797
ALLOWABLE DISCHARGE											0.45

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 2)

Ea= 0.53
Eb= 0.78
Ec= 1.13
Ed= 2.12

Qa= 1.57
Qb= 2.28
Qc= 3.14
Qd= 4.7

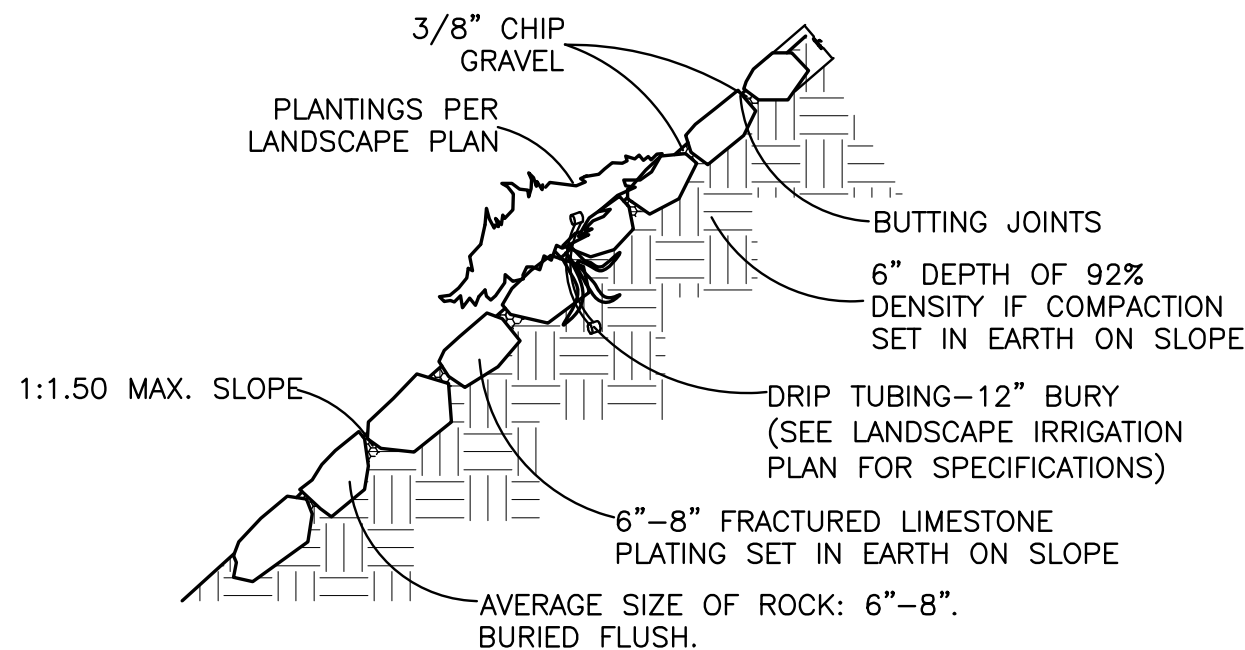
FIRST FLUSH VOLUME= 145 CF

RETAIN ALL ALLEY FLOW 530 CF

NARRATIVE
THIS IS A REDEVELOPMENT OF AN INFILL LOT. THIS LOT WAS FULLY DEVELOPED IN THE PAST DUE TO THE LIMITED SITE AREA. WE ARE PROPOSING TO POND THE ENTIRE 100-YEAR VOLUME, DISCHARGING TO THE ALLEY AND ALLOWING THE FREE FLOW OF THE IRON BASIN. IN A 6-HOUR EVENT THE SITE WILL DISCHARGE 29 CFS WHEREAS IT IS ALLOWED TO DISCHARGE 45 CFS. IN A LONGER STORM EVENT THE POND MAY NOT BE COMPLETELY DRAINED THE POND WILL DISCHARGE AND THE SITE MAY DISCHARGE UP TO 23 CFS IN EXCESS OF ALLOWED. THE SITE BEING INFILL AND THE POTENTIAL FOR INFILTRATION AND ATTENUATION DO TO PONDING, THE EFFECTIVE DISCHARGE RATE SHALL BE LESS THAN THE 68 CFS CALCULATED

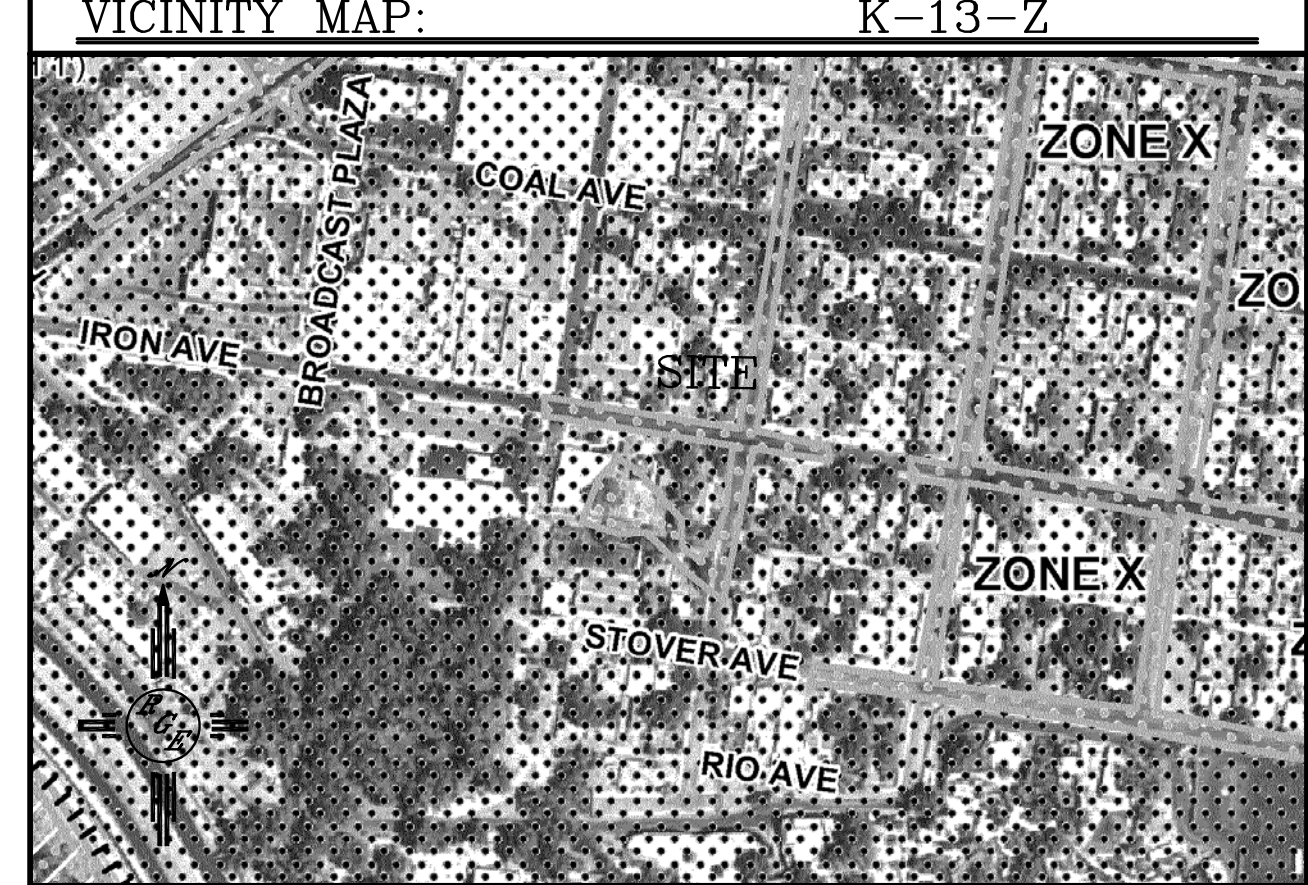
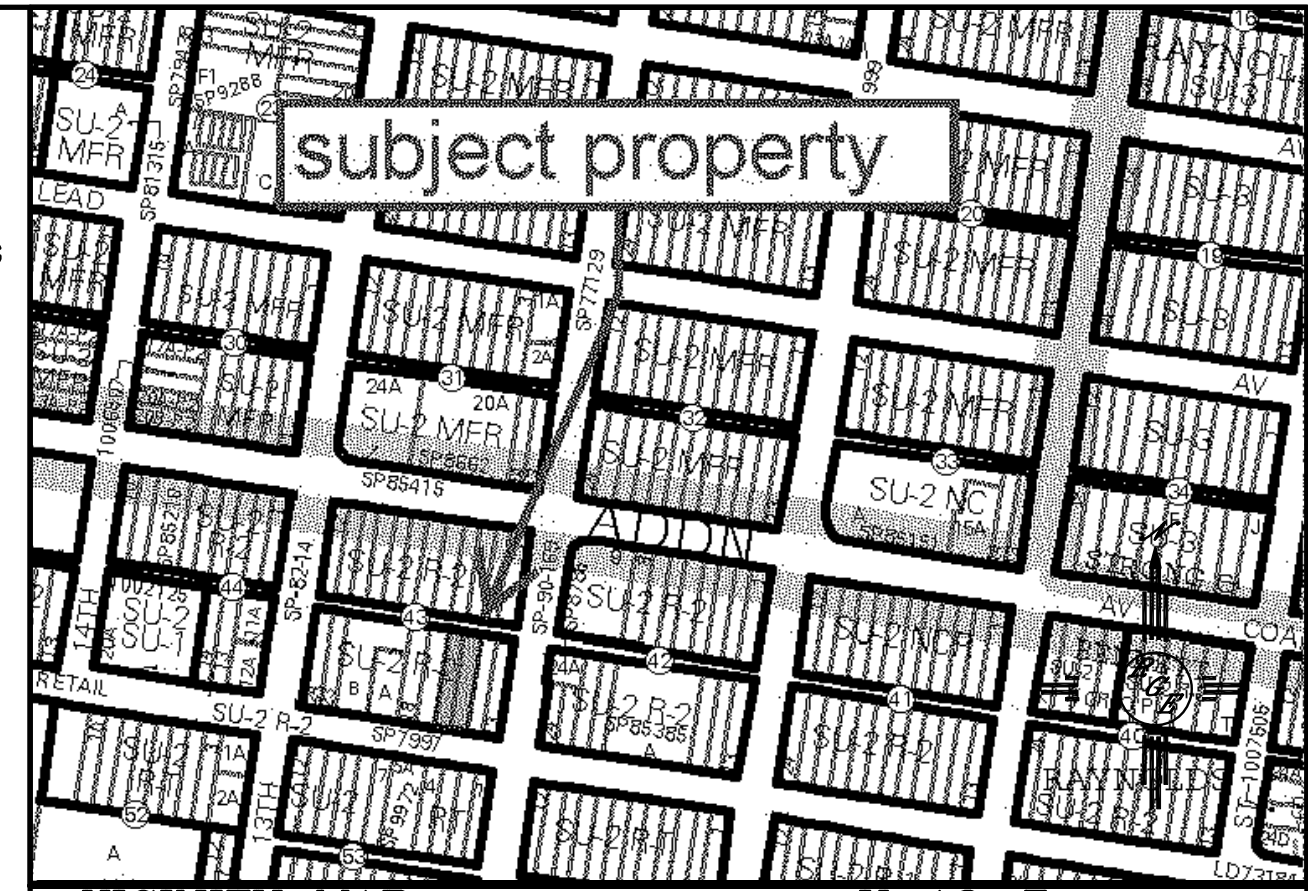
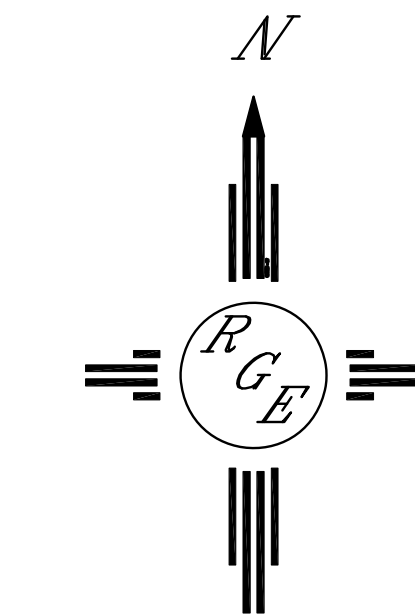
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



ROCK PLATING DETAIL

NTS



LEGAL DESCRIPTION:

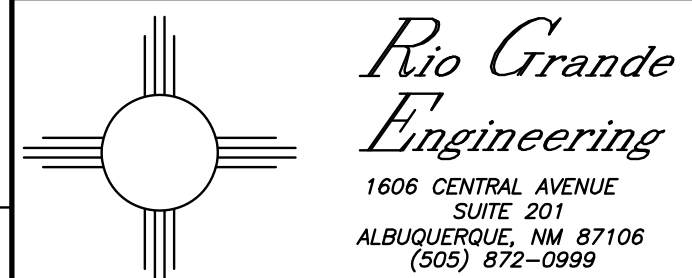
LOTS 2-D AND 2-E, BLOCK 2-A, CHELWOOD PARK

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURBS TO BE 6" HEADER.
3. THE CONTRACTOR WILL BE REQUIRED TO SAWCUT AND REPAIR THOSE PORTIONS OF THE CONCRETE ALLEY THAT ARE DEGRADED BY THE CONSTRUCTION OF THE IMPROVEMENTS.
4. DOWN SPOUTS SHOWN SHALL CONNECT TO A 4" WIDE SIDEWALK TRENCH DRAIN TO ALLOW ROOF DRAINAGE TO DRAIN UNDER SIDEWALKS.

LEGEND

---	5414	EXISTING CONTOUR
---	5415	EXISTING INDEX CONTOUR
---	5414	PROPOSED CONTOUR
---	5415	PROPOSED INDEX CONTOUR
---		SLOPE TIE
•	4048.25	EXISTING SPOT ELEVATION
•	4048.25	PROPOSED SPOT ELEVATION
---		BOUNDARY
---		CENTERLINE
---		RIGHT-OF-WAY
---		PROPOSED CURB AND GUTTER
---		EXISTING CURB AND GUTTER
---		PROPOSED SIDEWALK
---		PROPOSED SETBACK
---		PROPOSED LOT LINE
---		PROPOSED SCREEN WALL
---		PROPOSED RETAINING WALL DESIGN BY OTHERS

ENGINEER'S SEAL DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 11/22/16 DAVID SOULE P.E. #14522	1203 IRON DUPLEX	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 11-02-16
	Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21637-LAYOUT-11-02-16
		SHEET # -
		JOB # 21637