

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 27, 2019

Don Briggs, P.E.
Don Briggs Engineering, LLC
5324 Oakledge Ct NW
Albuquerque, NM 87120

RE: **700 Tijeras**
700 Tijeras Ave NW
Grading and Drainage Plan
Engineer's Stamp Date: 6/12/19
Hydrology File: K14D117

Dear Mr. Briggs,

PO Box 1293

Based on the submittal received on 6/14/19, the Grading and Drainage Plan cannot be approved until the following corrections are made:

Prior to Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. 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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.
2. Include project benchmark and datum.
3. Provide existing site topography and label existing and proposed contours. Since the site is extremely flat, please provide spot elevations (existing and proposed) in enough density to verify the drainage areas and outfalls that you have indicated. Also include the finished floor elevation of the buildings.
4. Provide sections through the external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use.
5. Include the finished elevation for the courtyard slab and show how it will drain with slopes and spot elevations. It seems to drain to the middle, then east towards the trench drain, but this is unclear on the plan.

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6. Remove the note that a Pad Certification will be required; Hydrology will just inspect at the time of C.O.

Prior to Certificate of Occupancy (For Information):

7. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
8. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the Underground French Drain/Pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov



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:

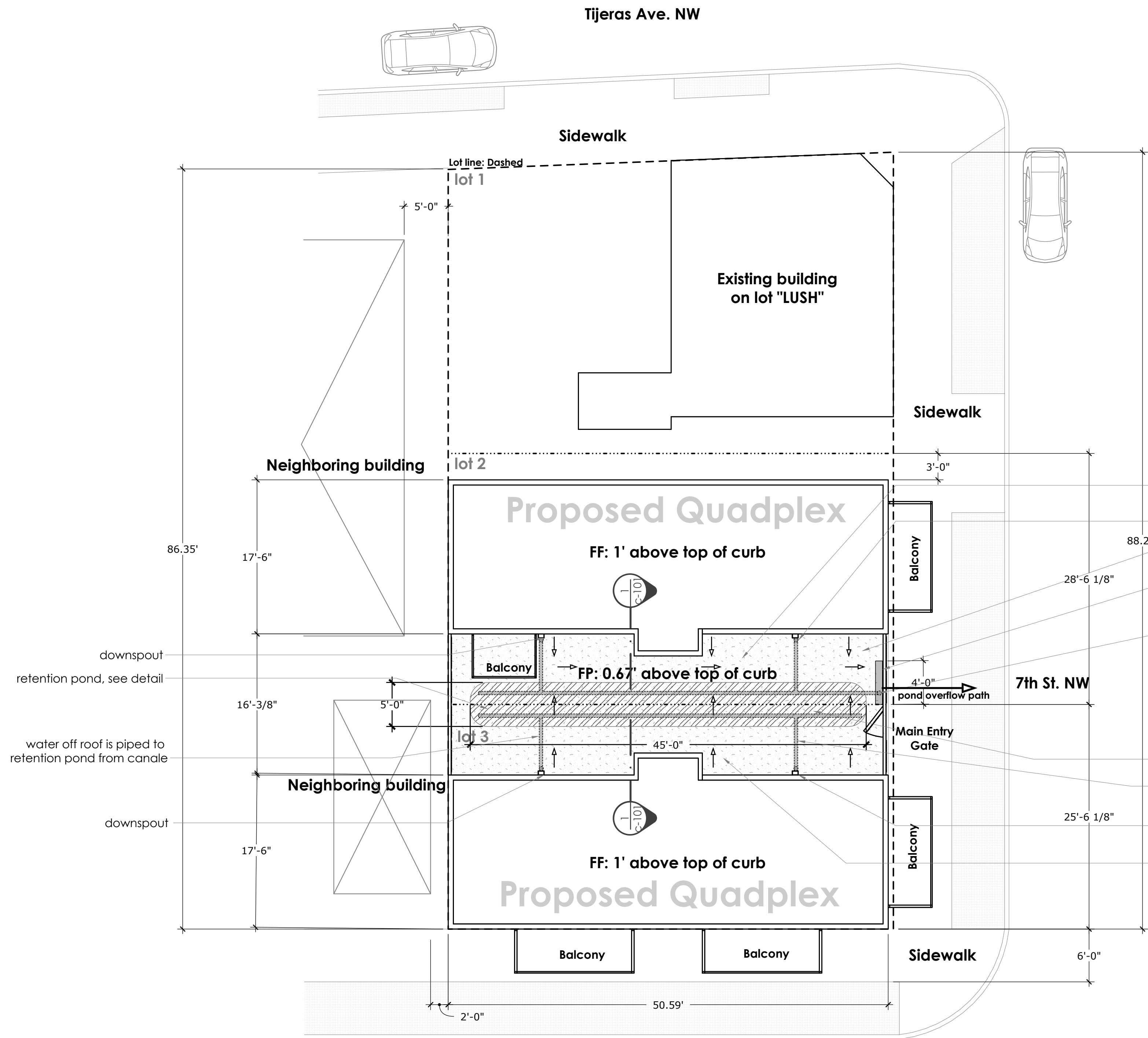
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING 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: _____

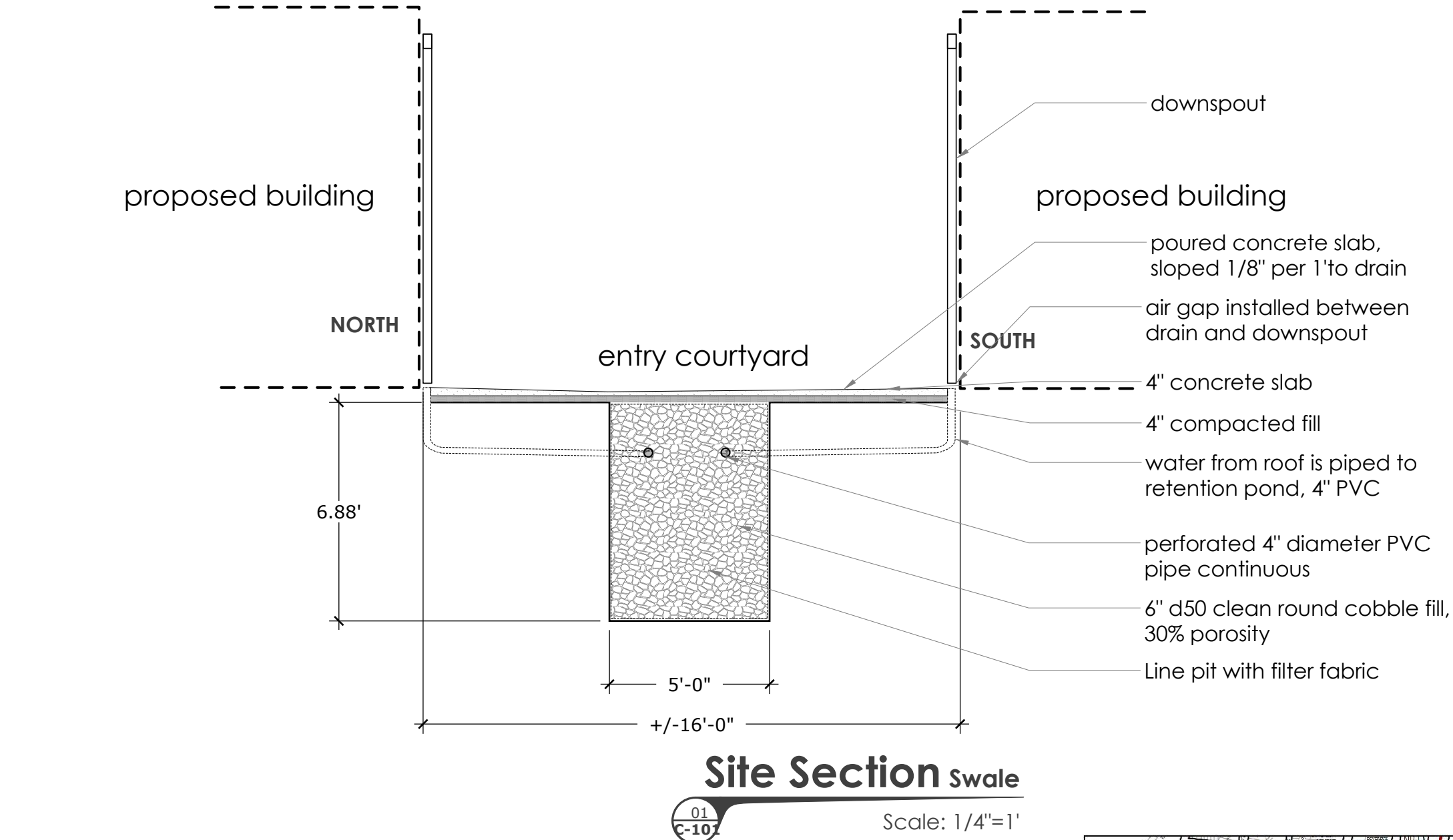
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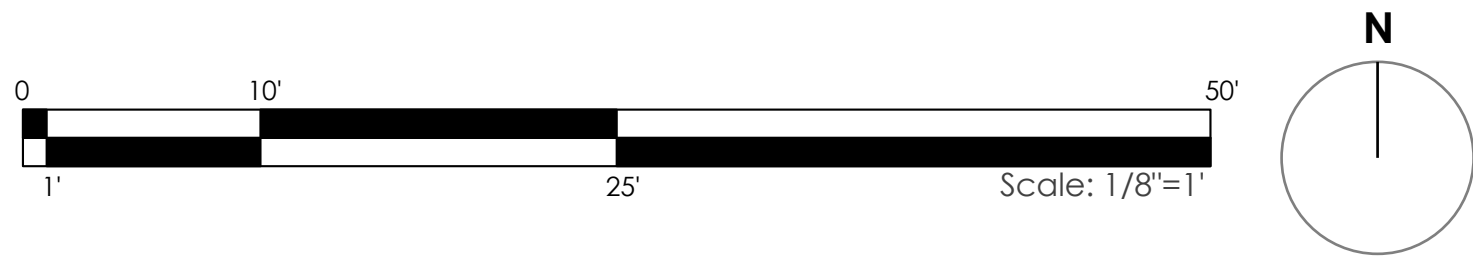
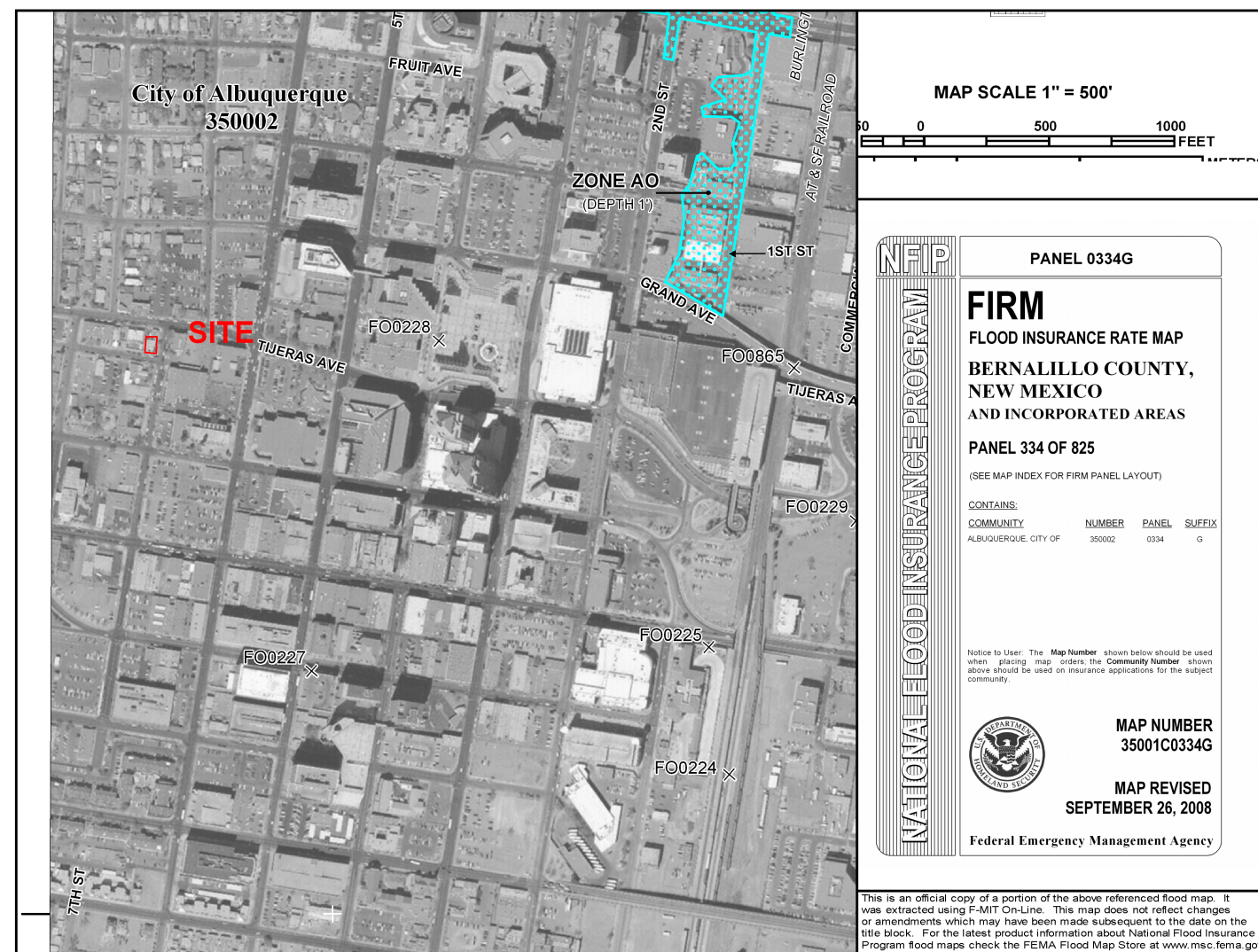
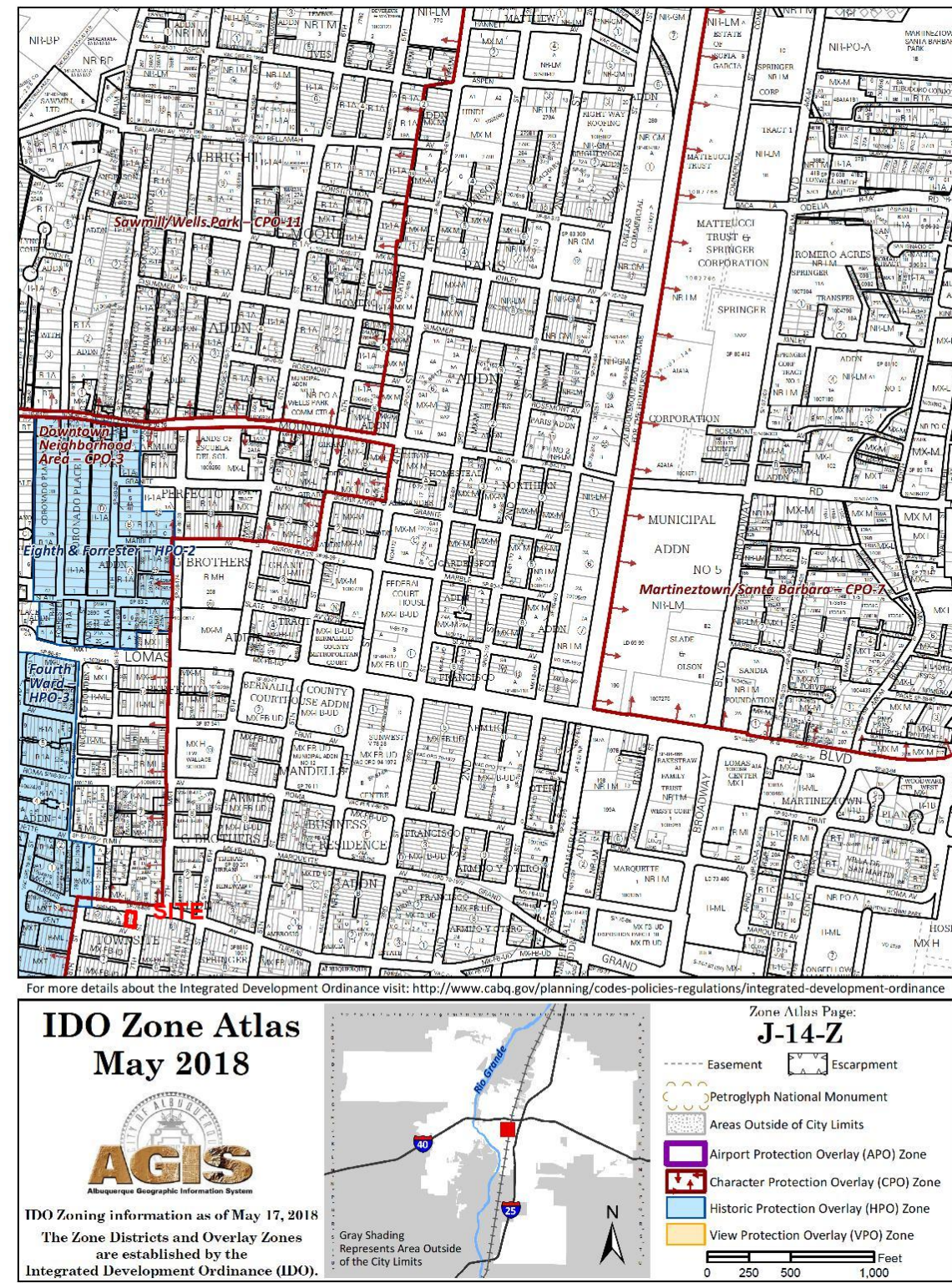
Site Plan
Scale: 1/8"=1'

Dimensions taken from outside face of structure, unless specified otherwise

Hydrology Calculations							
700 Tijeras NW							
Precipitation Zone 2							
100 yr 6 hr Storm							
Basin Area =		0.061983 ac.		2700 sq ft			Determined by DB
Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	Comments
A	0.00%	0.00	0.53	1.56	0.00	0.00	Natural Ground
B	0.00%	0.00	0.78	2.28	0.00	0.00	Landscaped Areas
C	5.55%	0.00	1.13	3.14	0.00	0.01	Compacted earth/Gravel Parking
D	94.44%	0.05	2.12	4.70	0.01	0.27	Impervious Areas
TOTAL	100.00%	0.06	2.06		0.01	0.28	
Required 100yr 6hr Storage Volume =					465	cu ft	
Required French Drain Volume @ 30% Porosity =					1549	cu ft	
Drain Volume Dimensions							
				W	L	D	
				5.0	45.0	6.88	
				10.0	45.0	3.44	



- entry courtyard: concrete
- downspout
- concrete patio sloped to trench drain
- trench drain placed in concrete at specified location
- water piped from trench drain to retention pond
- retention pond, see detail
- water off roof is piped to retention pond from downspout
- downspout
- concrete patio sloped to trench drain



Revisions Grading and Drainage C-101			Remarks
NO.	Date		

Date:
June 12, 2019

Sheet:
Grading and
Drainage Plan