CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director

Mayor Timothy M. Keller

August 7, 2019

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

RE: 913 Silver Ave. SW
Grading and Drainage Plan
Engineer's Stamp Date: 07/25/19
Hydrology File: K14D118A

Dear Mr. Briggs:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your resubmittal received 08/02/2019, the Grading & Drainage Plan is approved for Building Permit and Grading Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Prior to the backfill of the retention pond, please provide photos and an Engineer Certification for the underground retention pond. This can be submitted to Hydrology as a letter submittal either before or at the time of submittal for Permanent Release of Occupancy.

Also as a reminder, please provide a Drainage Covenant for the proposed retention pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A $25 fee will be 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 11/2018)

Project Title: 913 Silver SE Building Permit #: Bp_2019_20837 Hydrology File #: K14D118A

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

Legal Description: Lot 19 Block 16 Raynolds Addn.

City Address: 913 Silver Ave. SW, Albuquerque, NM 87102

Applicant: Don Briggs Engineering LLC Contact: Don Briggs P.E.

Address: 5324 Oakledge Ct. NW, Albuquerque, NM 87120

Phone#: 505-249-4843 Fax#: _____ E-mail: donbriggsengineering@gmail.com

Owner: SnapHome Contact: Sean Gilligan

Address: _____

Phone#: 505-440-5814 Fax#: _____ E-mail: sgilligan@snaphome.biz

TYPE OF SUBMITTAL: _____ PLAT (___# OF LOTS) _X_ RESIDENCE ____ DRB SITE ____ ADMIN SITE

IS THIS A RESUBMITTAL?: _X_ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _X_ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
_X_ GRADING PLAN
____ DRAINAGE MASTER PLAN
_X_ 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:

_X_ 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
_X_ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 7/30/19 By: Don Briggs

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

DON BRIGGS
Engineering LLC

July 30, 2019

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

Re: Hydrology File #K14D118A, 913 Silver Ave. SW

Dear Ms. Brissette,
I have attached a revised grading & drainage plan that addresses your comments of July 19. 2019. The comments have been addresses as follows:

1. Even though the project benchmark is shown, please provide the City monument where this datum was taken. *The tie is presented on the plan.*
2. Per the DPM Chapter 22 Section 7 - Grading Plan Checklist, please use 1" = 20' for the scale. *The scale has been revised to 1"=20'.*
3. Per the DPM Chapter 22 Section 7 - Grading Plan Checklist, please provide a graphic scale. *A graphic scale has been provided.*
4. Please show all existing structures, fences, sidewalk, and pavement on the lot, adjacent lots, Silver R.O.W., and alley. These items are important to tie proposed grading into and are any going to remain. See aerial. *These items have been added and labeled on the plan.*
5. Please label both the alley as a "16' Public Alley" and Silver Ave SW R.O.W. *Labels have been provided.*
6. Please provide a legend showing all hatch patterns. I cannot tell what is being proposed. *Legend is provided.*
7. Please provide all dimensions needed to build the proposed retention pond especially the dimension off the property line. Also please label the retention pond. *The dimensions are now shown on the plan and labels have been provided.*
8. Please provide all dimensions needed to build the proposed French drain along the eastern property line especially the dimension off the property line. *An area drain pipe system is proposed in this area. It drains to the underground stormwater retention area*
9. Please provide size of the drain pipe and proposed inlet rim elevations along with pipe inverts. *This information has been provided.*
10. Please provide the swale grades. *Spot elevations for concrete, swales and piping inverts have been provided.*
11. Since this site is in the Valley region, please follow Chapter 22 Section 5.G (Flat Grading Scheme). The following conditions must be applied to the site: *This plan proposes underground storage of the 100yr 6hr runoff volume. This was discussed with Mr. Doug Hughes prior to development of the plan.*
12. Please show how the overflow of 0.1 cfs is leaving the site from the retention pond. *The overflow location is shown on the plan.*
13. Please clarify the retention detail dimensions. Are these in inches or feet? Also please use aggregate instead of clean rounded cobble. *Dimensions have been provided. The clean rounded cobble is required to achieve the 30% porosity for the underground stormwater storage area.*
14. In the provided retention pond volume calculations, which dimensions are to be used in this project? There are five shown. *The developer has chosen the 15'x14'x4.5 configuration. This is shown on the plan.*
15. The site section does not provide any relevant information and can be removed. *The section now shows piping inverts and slopes for the proposed swale and area drain system as requested in 9 above.*

Comments 16, 17 and 18 are noted. Thank you for these reminders.

Please call if you have any questions or comments on this matter.

Sincerely

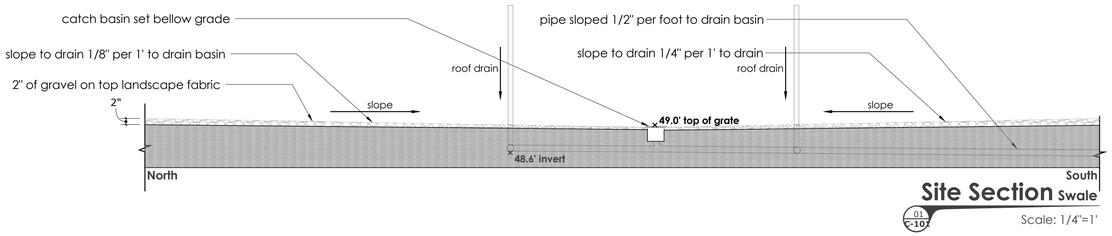
Don Briggs

Don Briggs PE CFM

5324 Oakledge Ct. NW, Albuquerque, NM 87120 - 505-249-4843 - donbriggsengineering@gmail.com

GRADING KEY

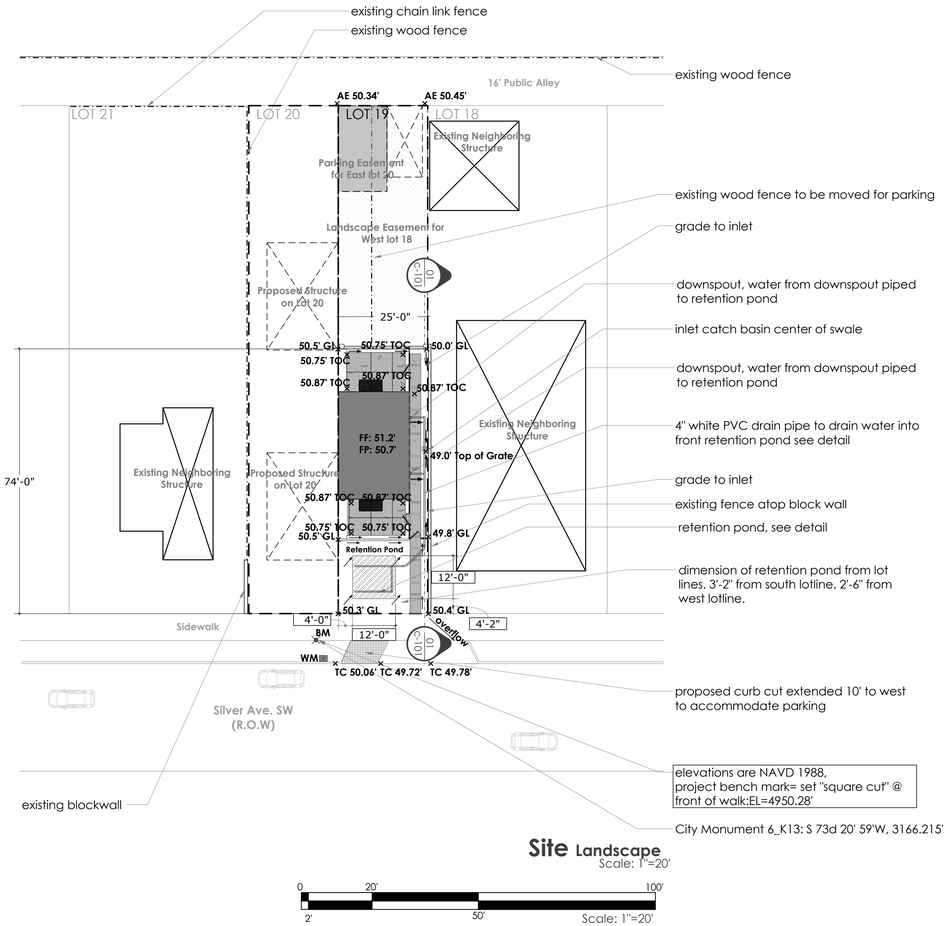
- fence
- lotline
- block wall
- easements
- proposed retention pond
- concrete pads
- proposed curb extension



Site Section Swale

01 C-101

Scale: 1/4"=1'



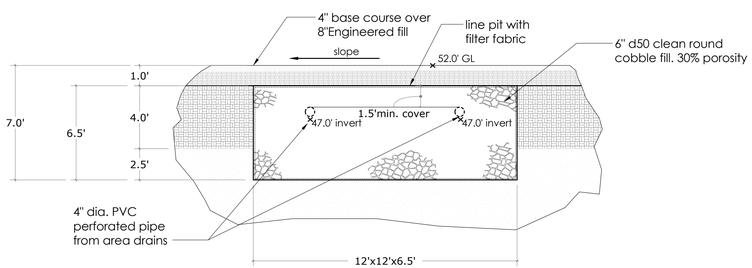
Site Landscape

Scale: 1"=20'

0 20' 100'

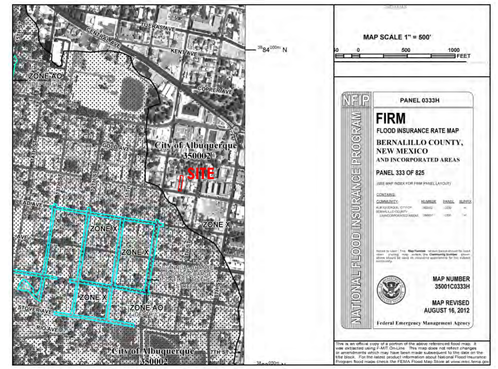
2' 50'

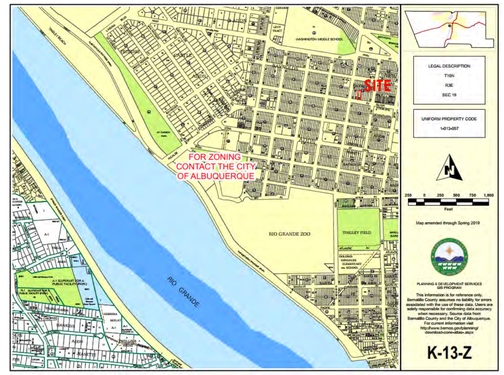
Scale: 1"=20'



Retention Detail

Hydrology Calculations							
913 Silver SW							
Precipitation Zone 2							
100 yr 6 hr Storm							
Basin Area =		0.042544	ac.	1853.2	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	8.13%	0.00	0.78	2.28	0.00	0.00	Landscaped Areas
C	18.60%	0.00	1.13	3.14	0.00	0.02	Compacted earth/Gravel Parking
D	73.26%	0.03	2.12	4.70	0.00	0.14	Impervious Areas
TOTAL	100.00%	0.04	1.82		0.00	0.17	
	Required 100yr 6hr Storage Volume =				282	cu ft	
	Required French Drain Volume @ 30% Porosity =				940	cu ft	
	Drain Volume Dimensions			W	L	D	
				15.0	14.0	4.47	
				12.0	12.0	6.53	





DRAINAGE NARRATIVE

This grading & drainage plan was prepared to support a building permit application for a new residence located at 913 Silver Ave. SW (Lot 19, Block 16, Raynolds Addn.). A pre-development meeting with City Hydrology staff indicates that full retention of the 100yr. 6hr. runoff volume is required for this property due to the lack of capacity of the storm drain system in Silver Ave. The site is a 0.07 acre parcel located in Precipitation Zone 2 and Floodzone X (Unshaded). It is generally flat at an elevation of around 4950' MSL. The property has existing structures that have been granted an easement for the benefit of the adjacent land owner to the east. This plan will only address the new construction. Existing structures will drain as they have historically. The site is not impacted by cross lot runoff from adjacent properties.

This plan was prepared using the hydrology methodology presented in Chapter 22.2 of the City of Albuquerque's Development Process Manual (abbreviated method). Due to the limited space, underground storage in a porous French Drain system is proposed for containment of the 100yr. 6hr. runoff volume. Stormwater runoff will be directed to the French Drain system via area drains. Inlets to the area drain pipes will include grates and sumps to capture sediment and trash. Hydrology and French Drain volume calculations are presented in the included table. Multiple dimensions for the French Drain are presented to give the builder some alternatives in construction.

GENERAL NOTES

Contractor is responsible for utility spots and controlling sediment deposition and erosion during construction.

A concrete washout bin must be provided as per City of Albuquerque MS4 Permit requirements.

All disturbed area due to construction must be reseeded or landscaped following construction.

N

DONALD R. BRIGGS NEW MEXICO 14912 REGISTERED PROFESSIONAL ENGINEER

12-5-19

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donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120
DON BRIGGS Engineering LLC

DUPLEX

915 Silver Avenue SW, Lot 19, Albuquerque, NM, 87102

Revisions Grading and Drainage C-101		
NO.	Date	Remarks

Grading and Drainage

C-101