

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 4, 2019

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

**RE: Cedar Apartments
543 Cedar St. SE
Grading and Drainage Plan
Engineer's Stamp Date: 11/26/19
Hydrology File: K15D062**

Dear Mr. Valdez:

PO Box 1293

Based upon the information provided in your resubmittal received 12/03/2019, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

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.

NM 87103

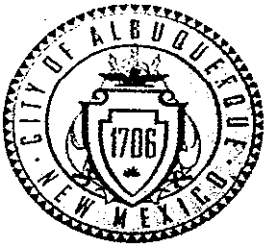
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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: CEDAR APARTMENTS Building Permit #: _____ Hydrology File #: K15D062
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 9-A, BLK-22, TERRACE ADDITION
City Address: 541, 543, & 545 CEDAR ST. S.E., ALBUQUERQUE, N.M. 87106

Applicant: LEVI J. VALDEZ, P.E. / GEORGE RODRIGUEZ Contact: LEVI VALDEZ
CONSULTANT
Address: 12800 SAN JUAN N.E.
Phone#: 505-610-0593 Fax#: _____ E-mail: paurodc@hotmail.com
Owner: PE SCE PROPERTIES, LLC Contact: MRS. SUSAN FISHER
Address: 1917 RIDGECREST DR. S.E., #312, ALBUQUERQUE, N.M. 87108
Phone#: 505-507-3232 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) resubmittal

* RESUBMITTAL: 12-03-19

DATE SUBMITTED: 12-03-19 By: LEVI J. VALDEZ

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

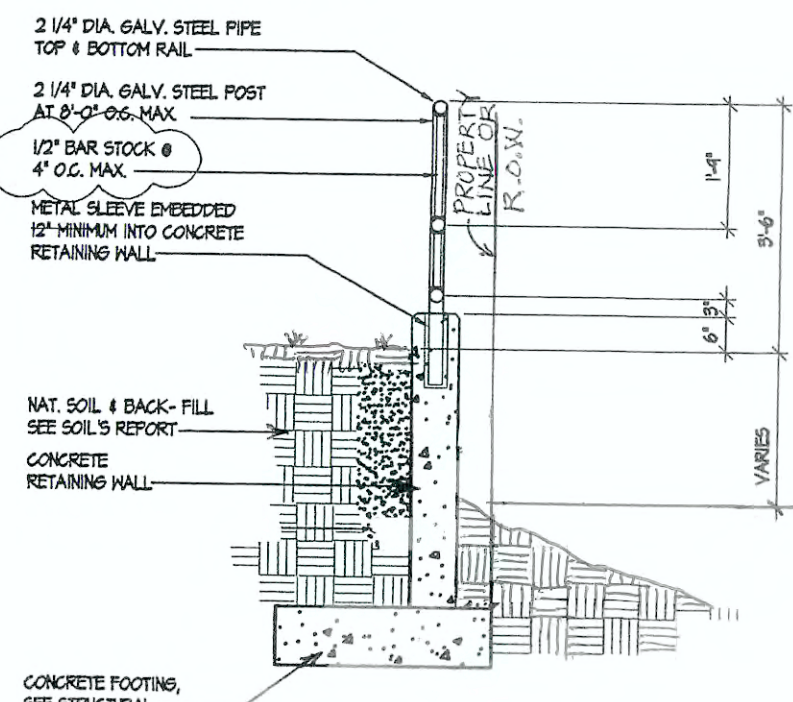
SURVEY LEGAL DESCRIPTION:

LOT '9-A', IN BLOCK TWENTY-TWO (22), TERRACE ADDITION, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

FLOOD INFORMATION:

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (No Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO, PANEL 350002 0334 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.

NOTE: PIPE RAIL GUARDRAIL REQUIRED ONLY WHEN ADJACENT GRADE EXCEEDS 2'-6" HT.



RETAINING WALL SECTION 'A-A'

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

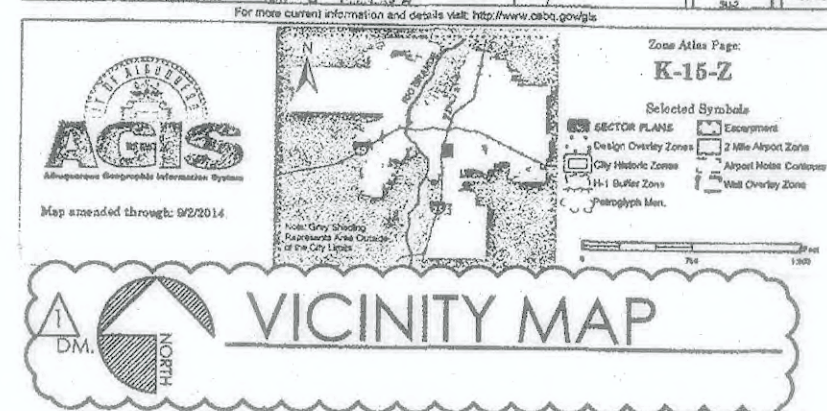
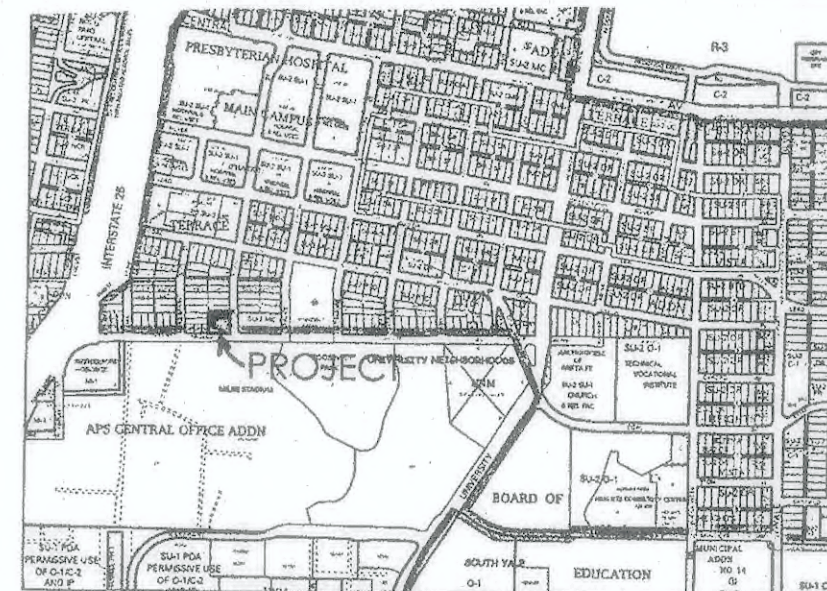
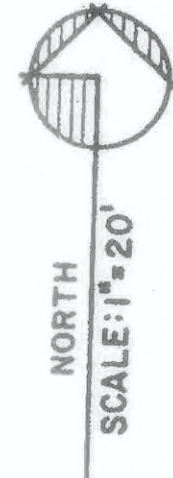
TOP OF CURB ELEVATION = $TBC = 5074.37$
CURB FLOWLINE ELEVATION = $FL = 5073.92$
EXISTING SPOT ELEVATION = $\times 5074.30$
EXISTING CONTOUR ELEVATION = -5072
PROPOSED SPOT ELEVATION = $\triangle 5076.00$
PROPOSED CONTOUR ELEVATION = -5076.0
PROPOSED OR EXISTING CONCRETE SURFACE = $-$
EXISTING FENCE LINE = $-$

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

UTILITY PRECAUTIONS

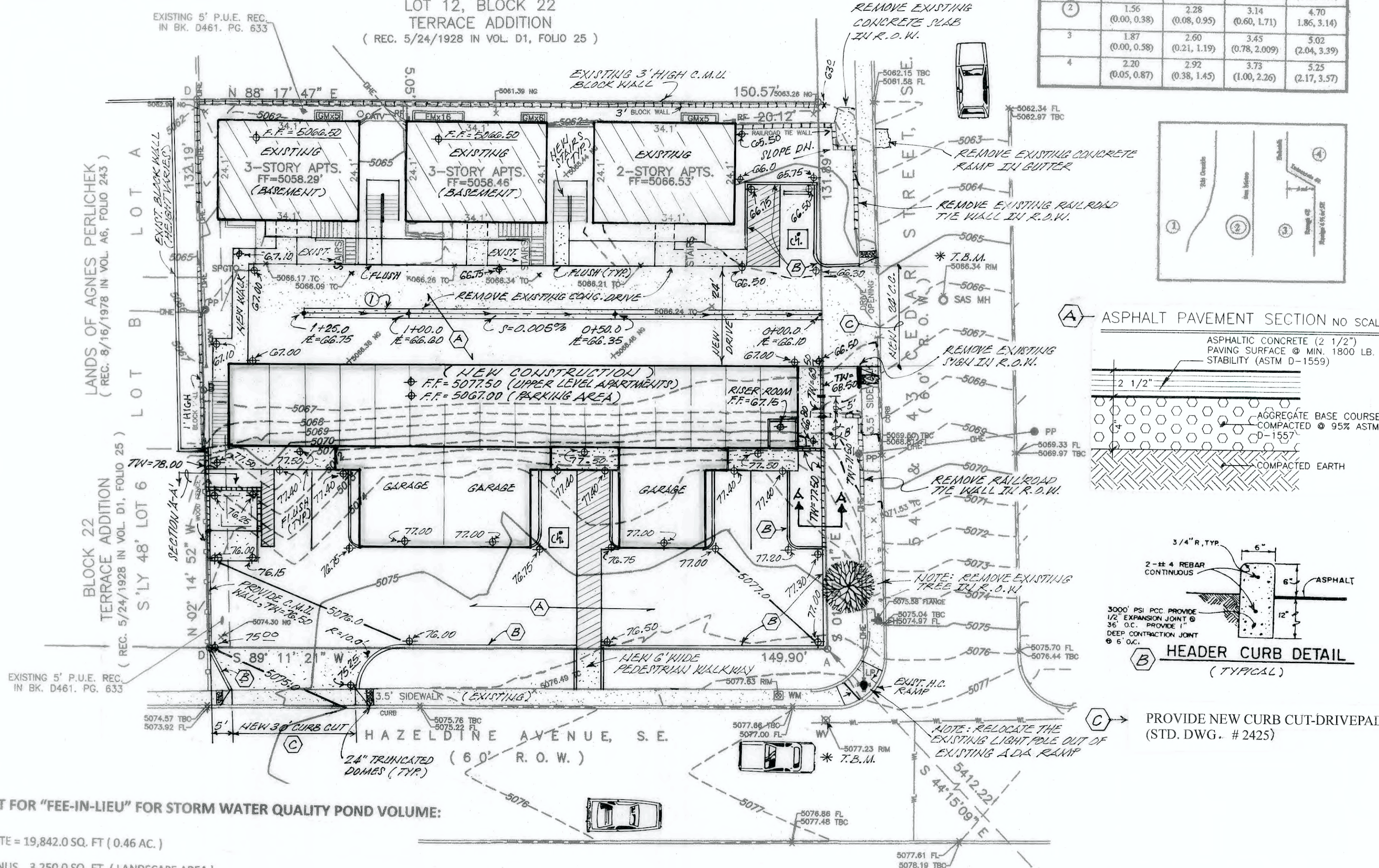
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



LOT 12, BLOCK 22 TERRACE ADDITION
(REC. 5/24/1928 IN VOL. D1, FOLIO 25)

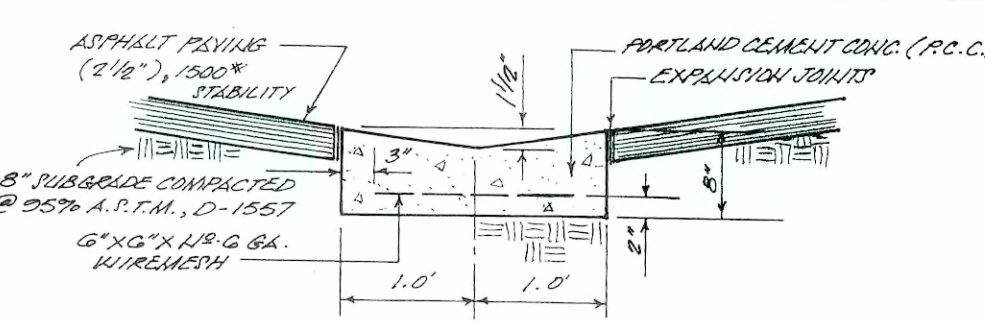
NOTE: RETAINING WALLS SHOWN ON THE PLAN HEREON ARE TO BE DESIGNED BY OTHERS.

EXISTING STAIRS SHOWN ADJACENT TO THE EXISTING 3-STORY APARTMENT UNITS (2) STEP DOWN TO BASEMENT LEVEL UNITS AND ARE TO REMAIN AS EXISTING.



REQUEST FOR "FEE-IN-LIEU" FOR STORM WATER QUALITY POND VOLUME:

PROJECT SITE = 19,842.0 SQ. FT. (0.46 AC.)
MINUS 3,250.0 SQ. FT. (LANDSCAPE AREA)
= 16,592.0 SQ. FT. (IMPERVIOUS AREA "D")
 $0.26' / 12 \times 16,592.0 \text{ SQ. FT.} = 359.5 \text{ CU. FT.}$
 $359.5 \text{ CU. FT.} \times \$ 8.00 / \text{CU. FT.} = \$ 2,876.00 \text{ (FEE-IN-LIEU AMOUNT) **}$



CONCRETE VALLEY GUTTER

ENGINEER'S STATEMENT

I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION.

LEVI J. VALDEZ, NMPE NO. 5693

NOTE: PROPOSED RETAINING WALLS ARE TO BE DESIGNED SO THAT THERE WILL BE NO ENCROACHMENTS OR OVERLAPS ONTO ADJACENT PROPERTY OWNER(S) LANDS OR ADJACENT STREET RIGHT-OF-WAYS.

A.1 PRECIPITATION ZONES

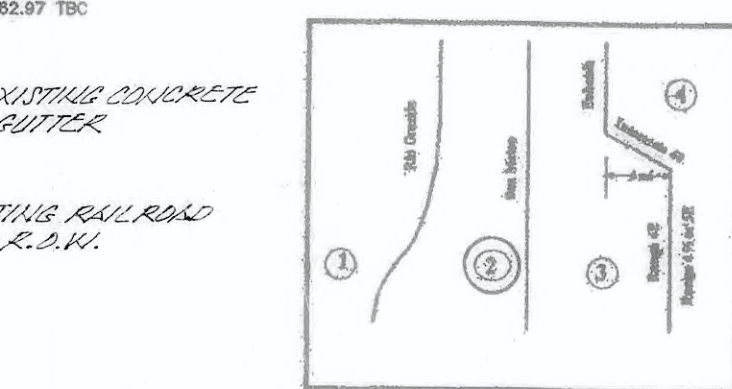
Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

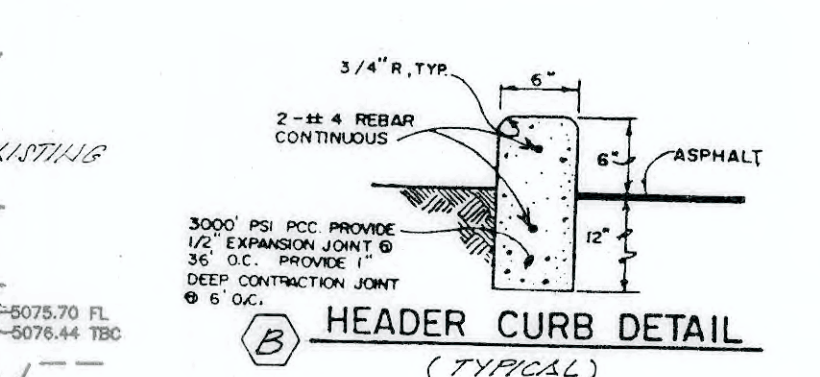
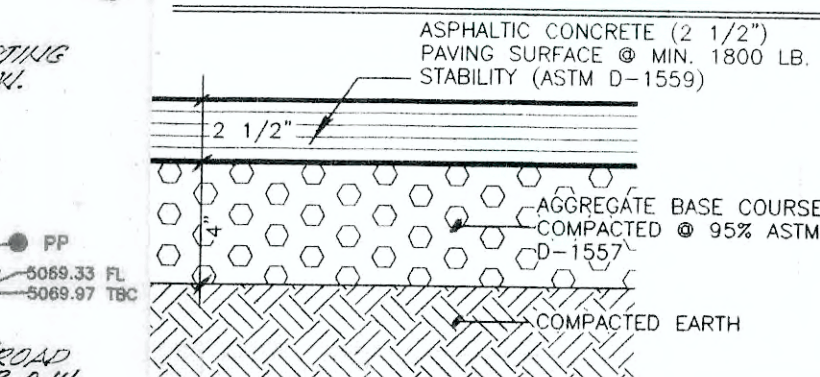
Zone	Intensity 100-YR (2-YR, 10-YR)
1	4.70 (1.84, 3.14)
2	3.05 (2.04, 3.41)
3	3.38 (2.21, 3.65)
4	3.61 (2.34, 3.83)

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Cynchids. Unlined Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Ungrazed parking, roads, trails. Most vacant lots. Gravel or rock on planter (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Zone	Treatment	100-YR (2-YR, 10-YR)
1	A B C D	2.8 4.37 1.69 1.89
2	1.56 2.28 3.14 4.70	(0.00, 0.24) (0.33, 0.76) (0.47, 1.49) (1.86, 3.14)
3	1.87 2.60 3.45 5.03	(0.00, 0.58) (0.21, 1.19) (0.78, 2.009) (2.04, 3.39)
4	2.20 2.92 3.73 5.25	(0.05, 0.87) (0.38, 1.45) (1.00, 2.26) (2.17, 3.57)



ASPHALT PAVEMENT SECTION NO SCALE

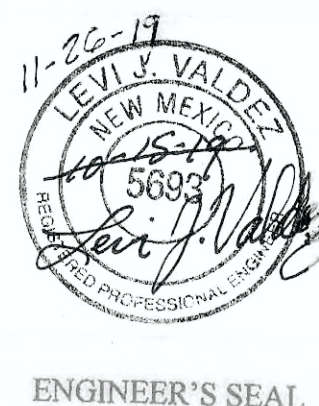


HEADER CURB DETAIL (TYPICAL)

PROVIDE NEW CURB CUT-DRIVEPAD (STD. DWG. # 2425)

BENCH MARK REFERENCE:

ACS MONUMENT "7-15"
X=1,529,087.366 US SURVEY FOOT
Y=1,479,550.205 US SURVEY FOOT
Ground-to-grid: 0.999671093
Mapping angle: -0°12'49.85"
NAD83 CENTRAL ZONE NAD 83
ELEV.=5164.135 US SURVEY FOOT
NAVD 88



ENGINEER'S SEAL

GRADING AND DRAINAGE PLAN

DRAINAGE NARRATIVE :

THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CEDAR STREET S.E. AND HAZELDINE AVENUE S.E., IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AND CONTAINS 0.46 ACRES (MORE OR LESS); THE SITE IS LOCATED ON F.E.M.A. FIRM MAP NO. 350002 PANEL 0334 G, EFFECTIVE DATE SEPTEMBER 26, 2008, WHICH SHOWS THE SITE TO BE LOCATED IN ZONE 'X' (NO FLOOD HAZARD) AND THAT NO PORTION OF THE SITE IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

THIS SUBJECT SITE, 1.) IS PARTIALLY DEVELOPED WITH THREE (3) EXISTING APARTMENT UNITS THAT ARE WITHIN THE NORTHERLY PORTION OF THE SITE AND ARE TO BE RENOVATED, 2.) AND WILL HAVE NEW APARTMENT UNITS WITHIN THE SOUTHERLY PORTION OF THE PROPERTY (TOGETHER WITH ASSOCIATED IMPROVEMENTS THEREON), 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 5.) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE.

DRAINAGE CALCULATIONS :

PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SITE AREA: 0.46 ACRE

PRECIPITATION ZONE: TWO (2) TABLE A-1
PEAK INTENSITY: IN./HR. AT Tc = TWELVE (12) MINUTES, 100-YR. = 5.05
"LAND TREATMENT METHOD" FOR CALCULATIONS OF "Qp", TABLES A-8 & A-9
"LAND TREATMENT FACTORS", TABLE A-4

PRECIPITATION: 360 = 2.35 IN.

1440 = 2.75 IN.

10DAY = 3.95 IN.

EXCESS PRECIPITATION

TREATMENT A 0.53 IN.

TREATMENT B 0.78 IN.

TREATMENT C 1.13 IN.

TREATMENT D 2.12 IN.

EXISTING CONDITIONS: (ORIGINAL)

AREA

TREATMENT A 0.00 AC.

TREATMENT B 0.00 AC.

TREATMENT C 0.26 AC.

TREATMENT D 0.20 AC.

EXISTING EXCESS PRECIPITATION:

WEIGHTED E = $(0.53)(0.00) + (0.78)(0.00) + (1.13)(0.26) + (2.12)(0.20) / 0.46 = 1.54 \text{ IN.}$

V100-360 = $(1.54)(0.46) / 12 = 0.05903 \text{ AC.-FT.} = 2,571.5 \text{ CF}$

EXISTING PEAK DISCHARGE:

Q100 = $(1.56)(0.00) + (2.28)(0.00) + (3.14)(0.26) + (4.70)(0.20) = 1.76 \text{ CFS}$

PROPOSED EXCESS PRECIPITATION:

WEIGHTED E = $(0.53)(0.00) + (0.78)(0.00) + (1.13)(0.08) + (2.12)(0.38) / 0.46 = 1.75 \text{ IN.}$

V100-360 = $(1.75)(0.46) / 12 = 0.06708 \text{ AC.-FT.} = 2,922.1 \text{ CF}$

PROPOSED PEAK DISCHARGE:

Q100 = $(1.56)(0.00) + (2.28)(0.00) + (3.14)(0.08) + (4.70)(0.38) = 2.04 \text{ CFS}$

Q100 = 2.04 - 1.76 = 0.28 CFS (INCREASE)

V100-360 = 2,922.1 - 2,571.5 = 350.6 CF (INCREASE)

CEDAR APARTMENTS

541, 543, & 545 CEDAR STREET S.E.
ALBUQUERQUE, NEW MEXICO