

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 8, 2019

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

RE: Cedar Apartments
Grading and Drainage Plan
Engineer's Stamp Date: 10/15/19
Hydrology File: K15D062

Dear Mr. Valdez:

PO Box 1293

Based upon the information provided in your submittal received 10/24/2019, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. First off, this site should have been charged a fee of \$310 since it is a new Admin Site. You had only paid \$160. Therefore the reminder fee of \$150 will need to be paid at the time of your resubmittal.

NM 87103

2. Please shade back all existing items. It is very difficult to tell what is existing and what is being proposed.

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3. There are no drainage facilities being constructed within the R.O.W. so please remove the SO-19 notes.
4. It appears that there are proposed walls along the property lines. Please provide sections through all 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. If the proposed retaining wall will create such an encroachment, written agreement from both landowners must be provided for such work. Written permission must include: signature of the property owner or owners representative, statement that undersigned is the owner or authorized representative, permission to construct the encroachment with a brief description of the encroachment.

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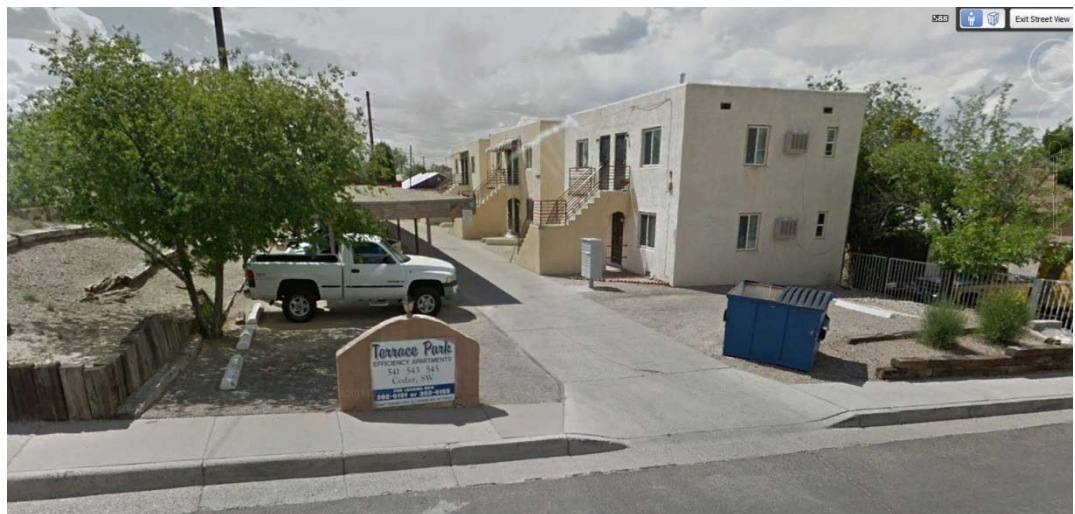
6. Payment in Lieu (Amount = $359.5 \text{ CF} \times \$8/\text{CF} = \$2,876.00$) of onsite management of the SWQV must be made. Take three copies of the attached treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.
7. It appears that there are several items that were built within the Cedar Street R.O.W. (wood walls, concrete slab, sign, and made ramp in the gutter. Please remove these items and relocate them on the project's property. See photos below.

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8. Talking to the Transportation Section, the Grading Plan does not match the approved TCL. Please coordinate to ensure that the plans match.
9. Also please check with the Transportation Section, the drive on Hazeldine Ave needs to be shifted to the east so that the wing of the drive is within the perpendicular line from the property corner. Also the existing light pole needs to be relocated out of the existing ADA ramp at the corner of Hazeldine & Cedar. Also the tree in the R.O.W. needs to be removed as well. See attached photo.



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10. Standard review fee of \$150 will be required so a total of **\$300** (resubmittal fee of \$150 + the remainder of the initial fee of \$150) at the time of resubmittal.

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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.

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

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.

Private Drainage Facilities within City Right-of-Way **Notice to Contractor** (Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" or (505) 260-1990 for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets may be required on a 24-hour basis.
8. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

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:

- 1) 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.
- 2) 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.
- 3) 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:

- 1) 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.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) 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.
- 3) 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.
- 4) 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:

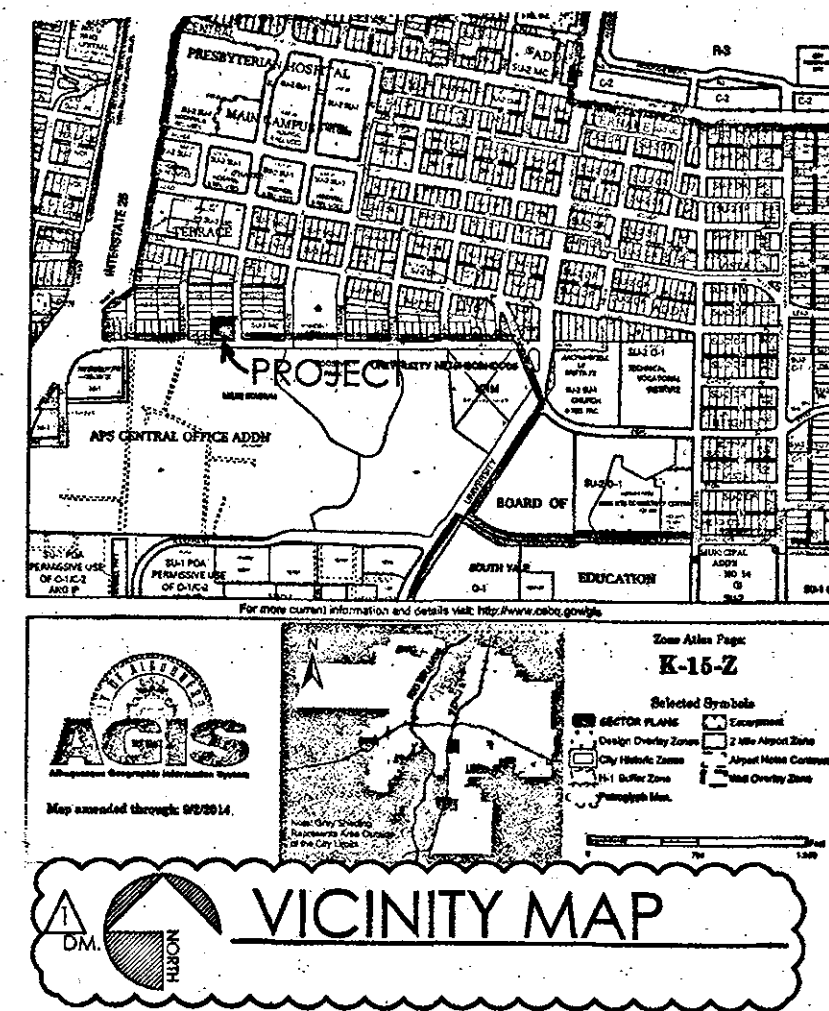
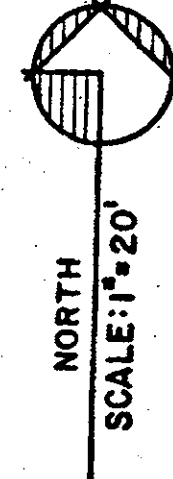
TOP OF CURB ELEVATION = TBC = 5074.37
CURB FINISH ELEVATION = E = 5073.92
EXISTING SPOT ELEVATION = X = 5074.30
EXISTING CONTOUR ELEVATION = 5072.0
PROPOSED SPOT ELEVATION = 5076.0
PROPOSED CONTOUR ELEVATION = 5076.0
PROPOSED OR EXISTING CONCRETE SURFACE =

GENERAL NOTES:

- 1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- 2) 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.



A-1 PRECIPITATION ZONES

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

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

Zone	Intensity
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	5.38 (2.11, 3.65)
4	5.61 (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. Croplands. Unimproved 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. Unimproved parking, roads, trails. Most recent lawns. Gravel or rock on planter (dense 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
1	A	1.29 (0.00, 0.24)
2	B	2.03 (0.33, 0.76)
3	C	2.87 (0.60, 0.95)
4	D	4.37 (0.60, 1.71)

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	AREA	PEAK DISCHARGE
TREATMENT A	0.53 IN.	1.56 CFS/AC.
TREATMENT B	0.78 IN.	2.28 CFS/AC.
TREATMENT C	1.13 IN.	3.14 CFS/AC.
TREATMENT D	2.12 IN.	4.70 CFS/AC.

EXISTING CONDITIONS: (ORIGINAL)

TREATMENT	AREA	NEW EXISTING CONDITIONS:
TREATMENT A	0.00 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.26 AC.	0.08 AC.
TREATMENT D	0.20 AC.	0.38 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 IN.

V100-360 = (1.54)(0.46) / 12 = 0.05903 AC.-FT = 2,571.5 CF

EXISTING PEAK DISCHARGE:

Q100 = (1.56)(0.00)+(2.28)(0.00)+(3.14)(0.26)+(4.70)(0.20) = 1.76 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 IN.

V100-360 = (1.75)(0.46) / 12 = 0.06708 AC.-FT. = 2,922.1 CF

PROPOSED PEAK DISCHARGE:

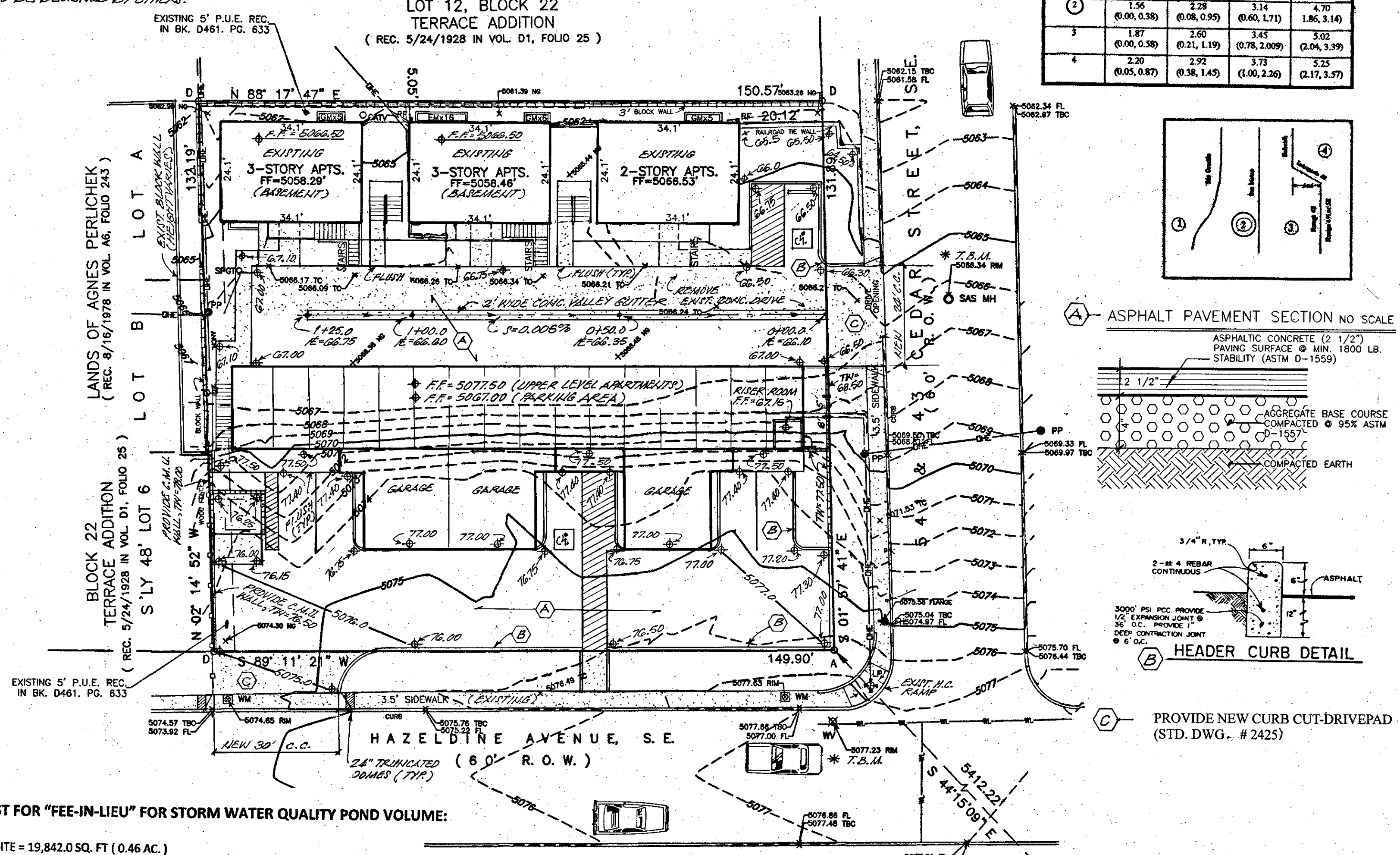
Q100 = (1.56)(0.00)+(2.28)(0.00)+(3.14)(0.08)+(4.70)(0.38) = 2.04 CFS

Q100 = 2.04 - 1.76 = 0.28 CFS (INCREASE)

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

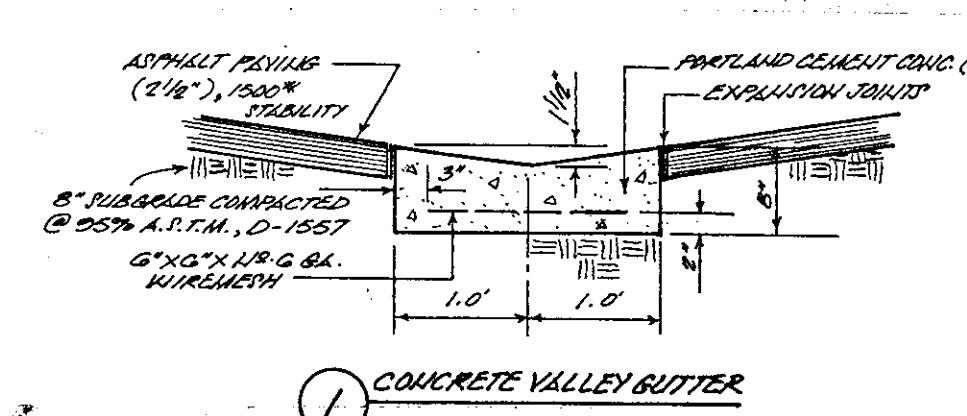
STREET MAINTENANCE INSPECTOR APPROVAL

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



*** 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 X 16,592.0 SQ. FT. = 359.5 CU. FT.
359.5 CU. FT. X \$ 8.00/CU. FT. = \$ 2,876.00 (FEE-IN-LIEU AMOUNT) **



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



ENGINEER'S SEAL

BENCH MARK REFERENCE:

ACS MONUMENT "7 L15"
X = 1,529,067.366 US SURVEY FOOT
Y = 1,479,550.205 US SURVEY FOOT
Ground-to-grid: 0.89871083
Mapping Angle: -00°12'49.65"
NAD83 CENTRAL ZONE NAD 83
ELEV = 5154.130 US SURVEY FOOT
NAVD 88

GRADING AND DRAINAGE PLAN

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



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 #: _____

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: paumark@hotmail.com

Owner: PESCE PROPERTIES, LLC Contact: MS. 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) _____

DATE SUBMITTED: 10-22-19 By: LEVI J. VALDEZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____