

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 9, 2020

Thomas Ketchson, P.E.
Moonlight Drafting Service
Santa Fe, NM

RE: **Beltran Townhomes**
2125 St. Cyr SE
Grading Plan Stamp Date: 12/21/19
Hydrology File: K15D105

Dear Mr. Ketchson:

Based on the submittal received on 1/3/20, this project cannot be approved until the following information, per the DPM Ch. 22.7, *Grading Plan Checklist* is provided:

PO Box 1293

Albuquerque

NM 87103

General Information:

- Legend - see D.P.M. Manual, Volume 2, Tables 27.3a - 27.3d for recommended standard symbols
- Vicinity Map
- Benchmark - location, description and elevation
- Flood Insurance Rate Map (FIRM)
- Legal Description

Existing Conditions:

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- Existing Contours
- Spot elevations adequately showing conditions on-site.
- Contours and spot elevations extending a minimum of 25' beyond property line.
- Identification of all existing structures located on-site or on adjacent property extending a minimum of 25' beyond property line with particular attention to retaining and garden walls.
- Identification of all existing drainage facilities located on-site or on adjacent property.
- Pertinent elevation(s) of structures and facilities defined above with NAVD 88 designation.
- Indication of all existing easements and rights-of-way on or adjacent to the site with dimensions and purpose shown.
- Existing City top of curb and flow line elevations with NAVD 88 designation.
- Contributing Area - delineation of off-site contributing watersheds and/or drainage basins.

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Proposed Conditions:

- Proposed Contours and Spot elevations
- Internal contributory drainage areas, including roof areas, outlined on plan.
- Flow lines defined by arrows and spot elevations with NAVD 88 designation.
- Pond(s) 100 year water surface elevation outlined and indicated on plan.
- Finish building floor elevations.
- Elevations along property lines including relationship to adjacent top of curb.
- Details of ponds, inverts, rundowns, curb cuts, water blocks, emergency spillways, retaining walls, pond outlets, safety fences, slopes, and all other significant drainage structures with contours, cross-sections and spot elevations. All cross-sections must be drawn to a standard engineering scale and adequately dimensioned.
- Proposed contours superimposed over existing contours adequately demonstrating changes in grade especially at the property line
- Identification of any required offsite grading
- Specifications for the proposed grading and/or soil compaction

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The plan will also need to demonstrate compliance with the following relevant portions of City's Flood Control and Drainage Ordinance:

Albuquerque

- Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). To calculate the required volume to be captured, multiply the impervious area (SF) by 0.34 inches for the 90th percentile storm.
- The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances.

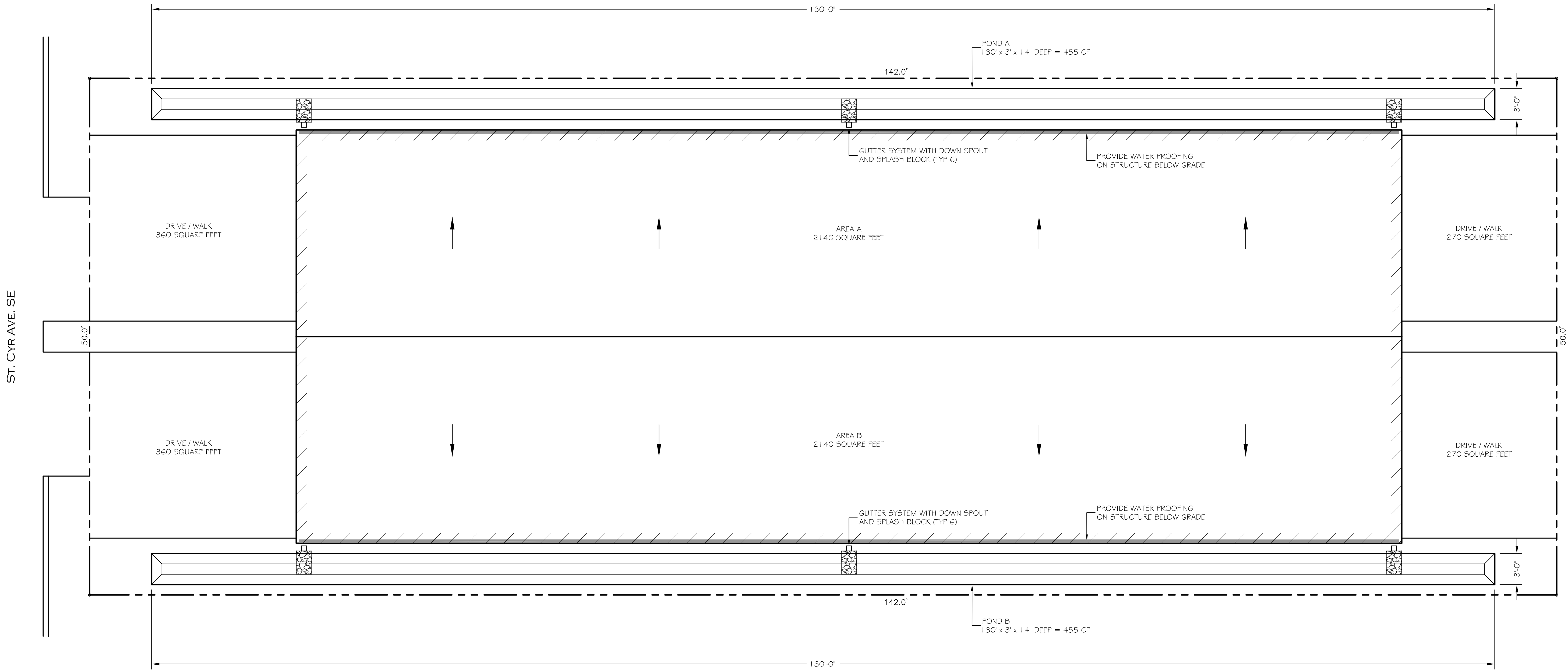
NM 87103

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

www.cabq.gov

Sincerely,

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

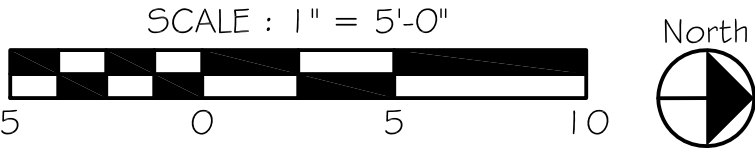


PONDING CALCULATIONS

AREA A
2140 SF + 360 SF + 270 SF = 2770 SF
2770 SF x 16% = 443.2 CUBIC FEET
PROPOSED AREA A PONDING
390 SF x 12" DEEP = 455 CF

AREA B
2140 SF + 360 SF + 270 SF = 2770 SF
2770 SF x 16% = 443.2 CUBIC FEET
PROPOSED AREA A PONDING
390 SF x 12" DEEP = 455 CF

GRADING AND DRAINAGE PLAN



REVISIONS	BY

MOONLIGHT
DRAFTING
SERVICE

SANTA FE, NEW MEXICO
505-424-8769

BELTRON TOWNHOMES
2125 ST. CYR AVENUE, SE
ALBUQUERQUE, NEW MEXICO

DRAWN ML
CHECKED TK
DATE 12/11/19
SCALE AS SHOWN
SHEET C-1