

DRAINAGE INFORMATION SHEET

Grading and Drainage Plan
3 ~~Triplex~~ Units

PROJECT TITLE: DUPLEX ZONE ATLAS/DRNG. FILE #: K-17-D78
LEGAL DESCRIPTION: Lots 3, 4, and 5, Block 7, Nora E Gilchrist's Subdivision
CITY ADDRESS: of Tract 5, Heights Reservoir Addition
212, 214, 216, Manzano Drive, NE

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum
ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774
Albuquerque, NM 87123

OWNER: Curtis Bryant CONTACT: _____
Chaparral Corp. Realtors PHONE: 296-0711
ADDRESS: 9311 Candelaria, NE
Albuquerque NM 87112

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

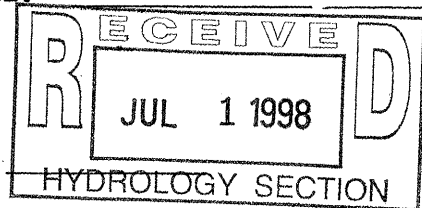
PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____



TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: July 1 1998

BY: Marvin R Kortum



September 8, 1998

Marvin Kortum PE
1605 Speakman Drive SE
Albuquerque, New Mexico 87123

RE: ENGINEER CERTIFICATION FOR SIX TOWNHOUSES FOR FINANCIAL
GUARANTEE RELEASE (K17-D78) CERTIFICATION STATEMENT DATED 7/1/98
DRB 97-252 & WO 5668.81

Dear Mr. Kortum:

Based on the information provided on your July 1, 1998 submittal, Engineer Certification for Financial Guarantee Release is acceptable.

If I can be of further assistance, please feel free to contact me at 924-3986.

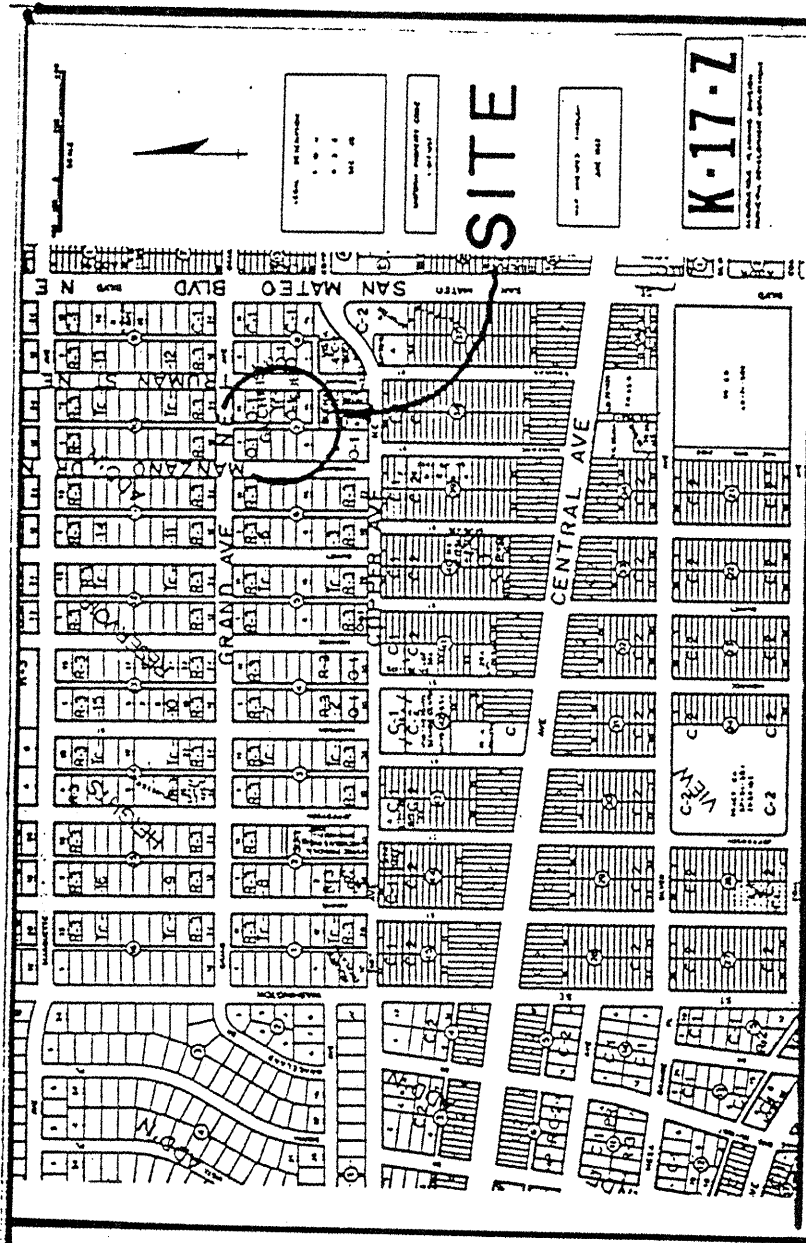
C: Andrew Garcia
Terri Martin
File

Sincerely


Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!





LEGAL DESCRIPTION
LOTS 3A, 3B, 4A, 4B, 5A, and 5B OF BLOCK 7,
NORA E. GILCHRIST'S SUBDIVISION OF TRACT 5,
HEIGHTS RESERVOIR ADDITION, ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

- NOTES
- A Right-of-way line
 - B Property line
 - C Existing paved alley
 - D Existing unpaved alley
 - E Existing unpaved private property
 - F Existing paved street with standard curbs and gutters
 - G Existing PCC sidewalk
 - H Existing PCC building
 - I PCC channel pavement, 6" thick. PCC shall be equal to channel lining specifications, see std. dwg. 2260.
 - L 1" expansion joint at 15 feet spacing
 - M 10 feet wide square tube steel gate, see std. dwg. 2253
 - N 3" x 4" bottom of channel
 - O 3" x 4" bottom of channel
 - P 3" x 4" bottom of channel
 - Q 3" x 4" bottom of channel
 - R 3" x 4" bottom of channel
 - S After placing sanitary sewer service lines, grade surface of alley to slope toward the fence opening and the drainage channel.
 - T New building
 - U New sidewalk
 - V Existing sidewalk
 - W Existing area
 - X Block wall or fence. Wall or fence shall have openings at the surface to permit the yards to drain to the alley.
 - Y 4 feet wide strip on each lot dedicated to the city for the purpose of widening the alley to 20 feet. Dedication is by plat.

I certify that I have inspected the Manzano Townhouse site and that the building construction for lots 3A, 3B, 4A, and 4B, and the grading and drainage construction for lots 5A and 5B, are in substantial compliance with the grading and drainage plan (K-17-D-78) as approved by letter dated December 10, 1997, from the City of Albuquerque Public Works Department, Hydrology Section. The roof drain and down spout are in place for the building adjacent to lot 2, and elevations as established by grading and surfacing presently completed meet the requirements of the approved plan. The drainage channel and sidewalk culvert are constructed as required by the approved plan. Existing conditions as noted on the plan. Stationing shown on the plan.

AS-5000

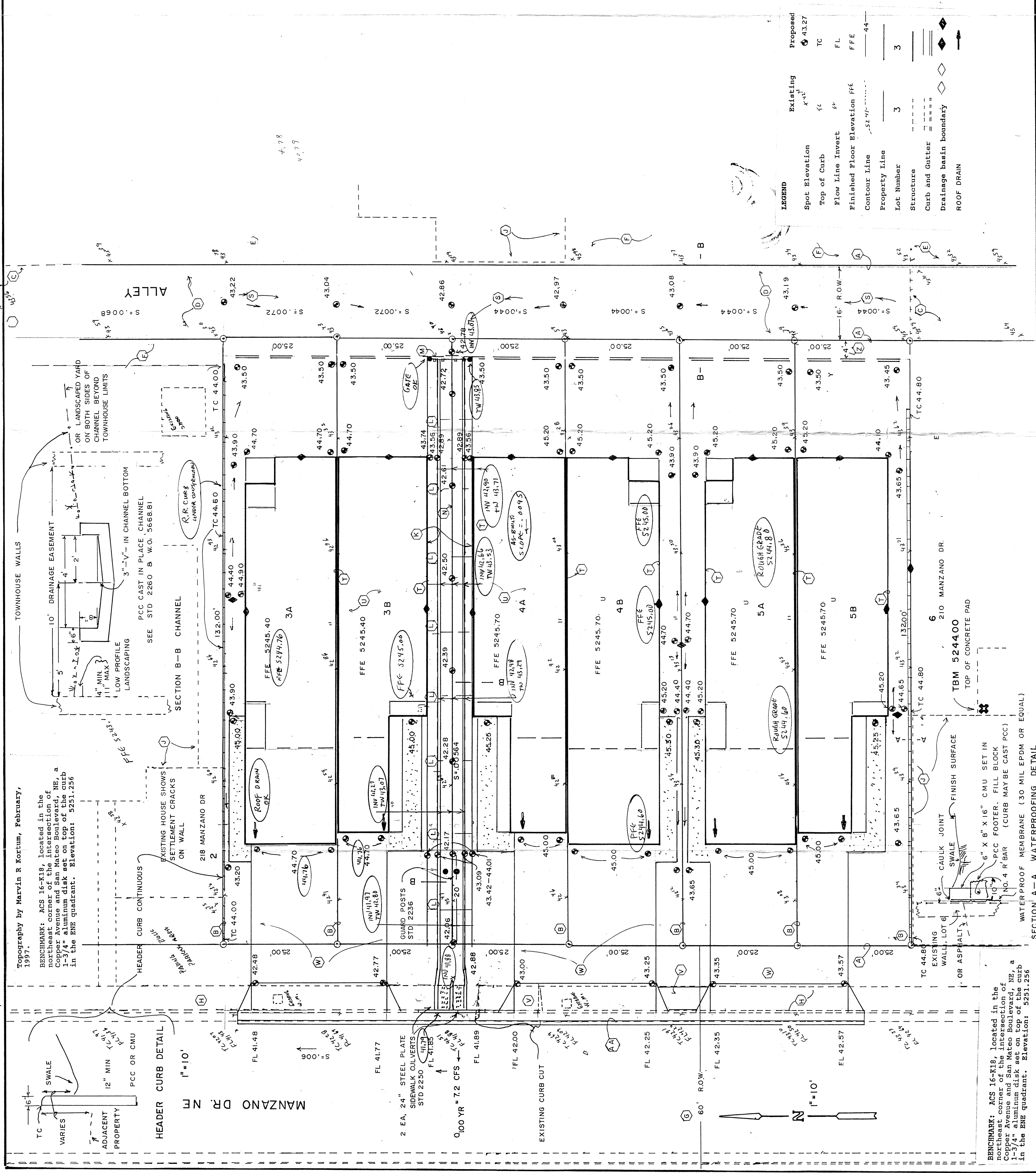
Marvin R. Kortum
July 1, 1998
NMPE 6519

APPROVALS	REVISIONS	BY	DATE
CHANGED 10' WIDE CHANNEL TO 4' CHANNEL	MRK	NOV 21 1997	
CHANGED 4' WIDE TO 10' WIDE CHANNEL	MRK	SEP 18 1997	
PRELIMINARY	MRK	JULY 31 1997	

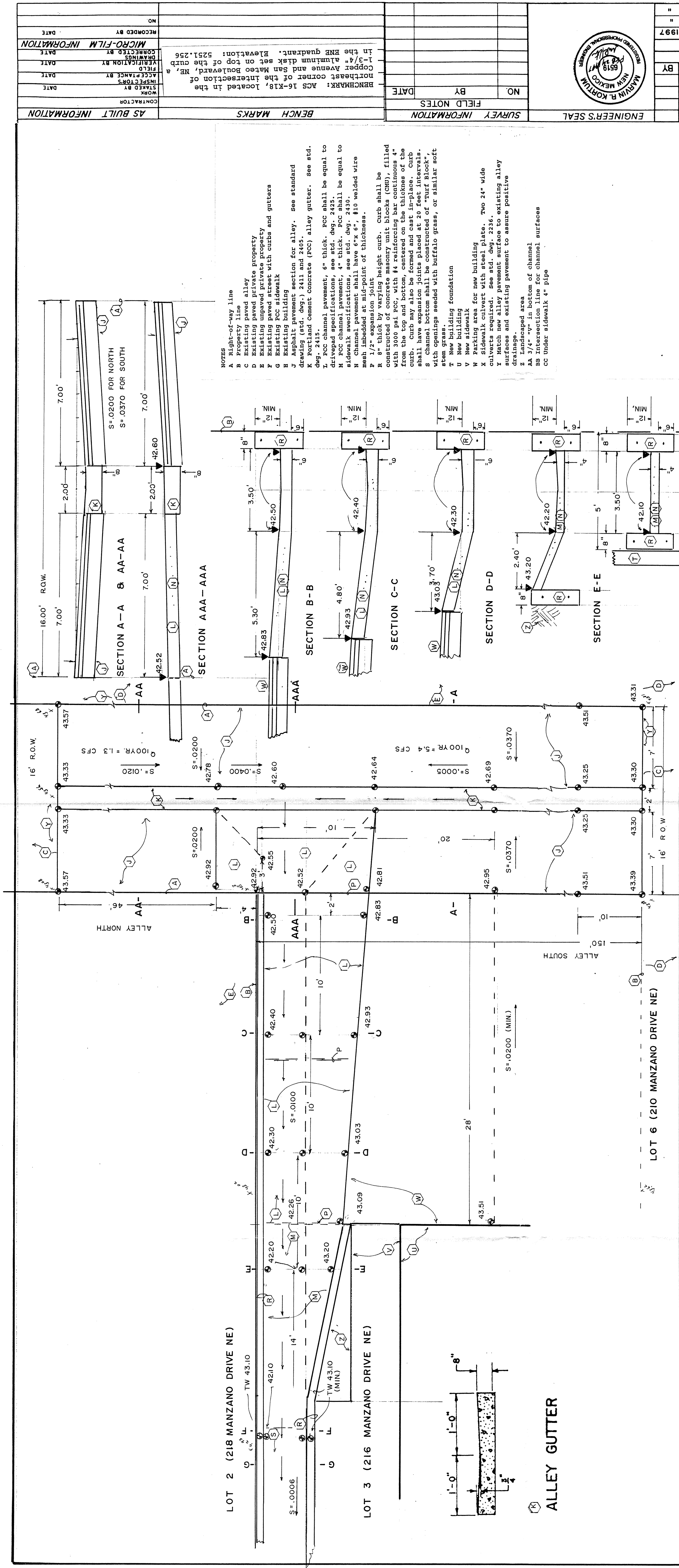
MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 6519
1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 298-0774

GRADING AND DRAINAGE PLAN
TOWNHOUSES, LOTS 3A, 3B, 4A, 4B, 5A, & 5B
212 - 216 MANZANO DR. NE
GRADING DETAILS

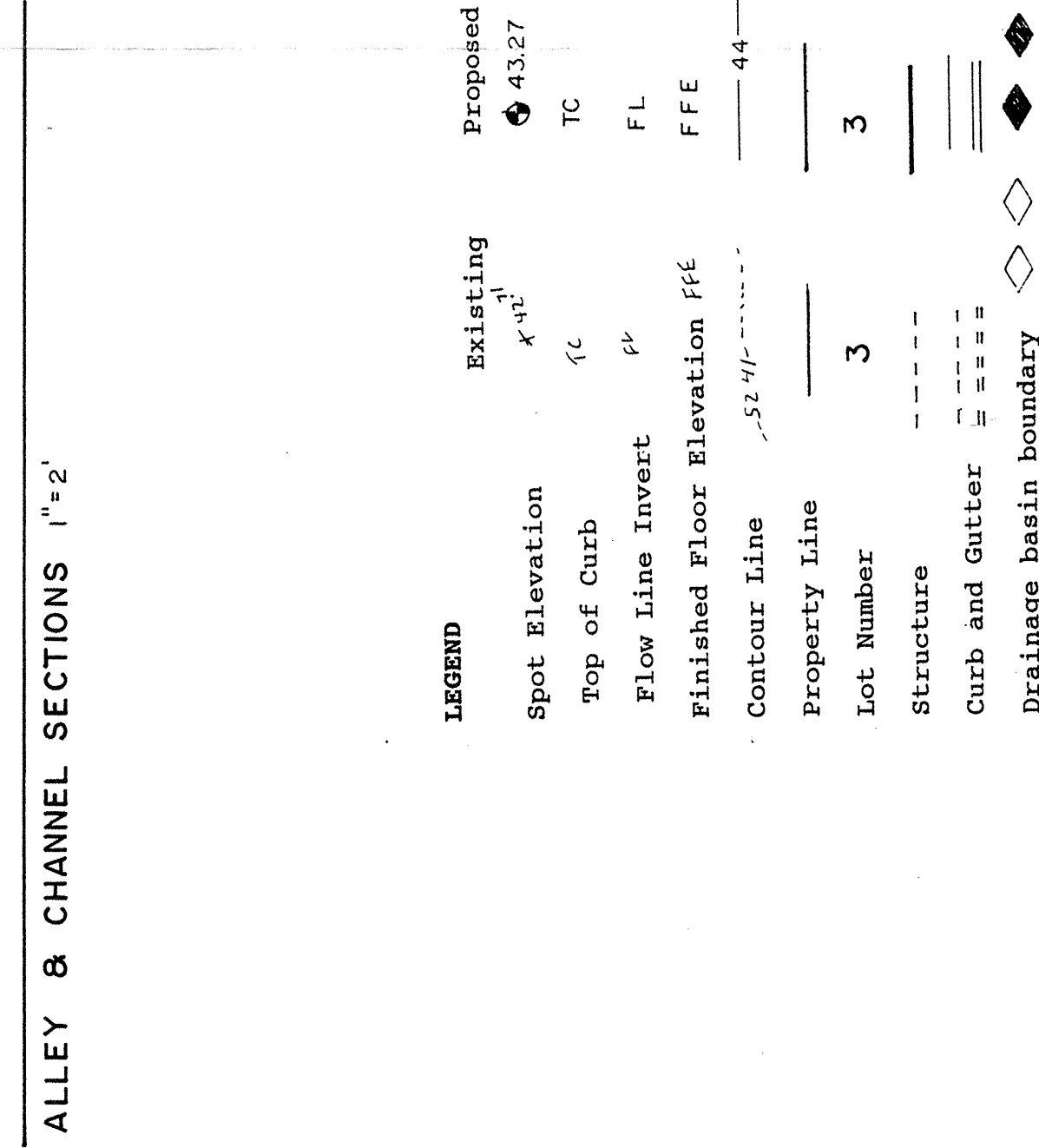
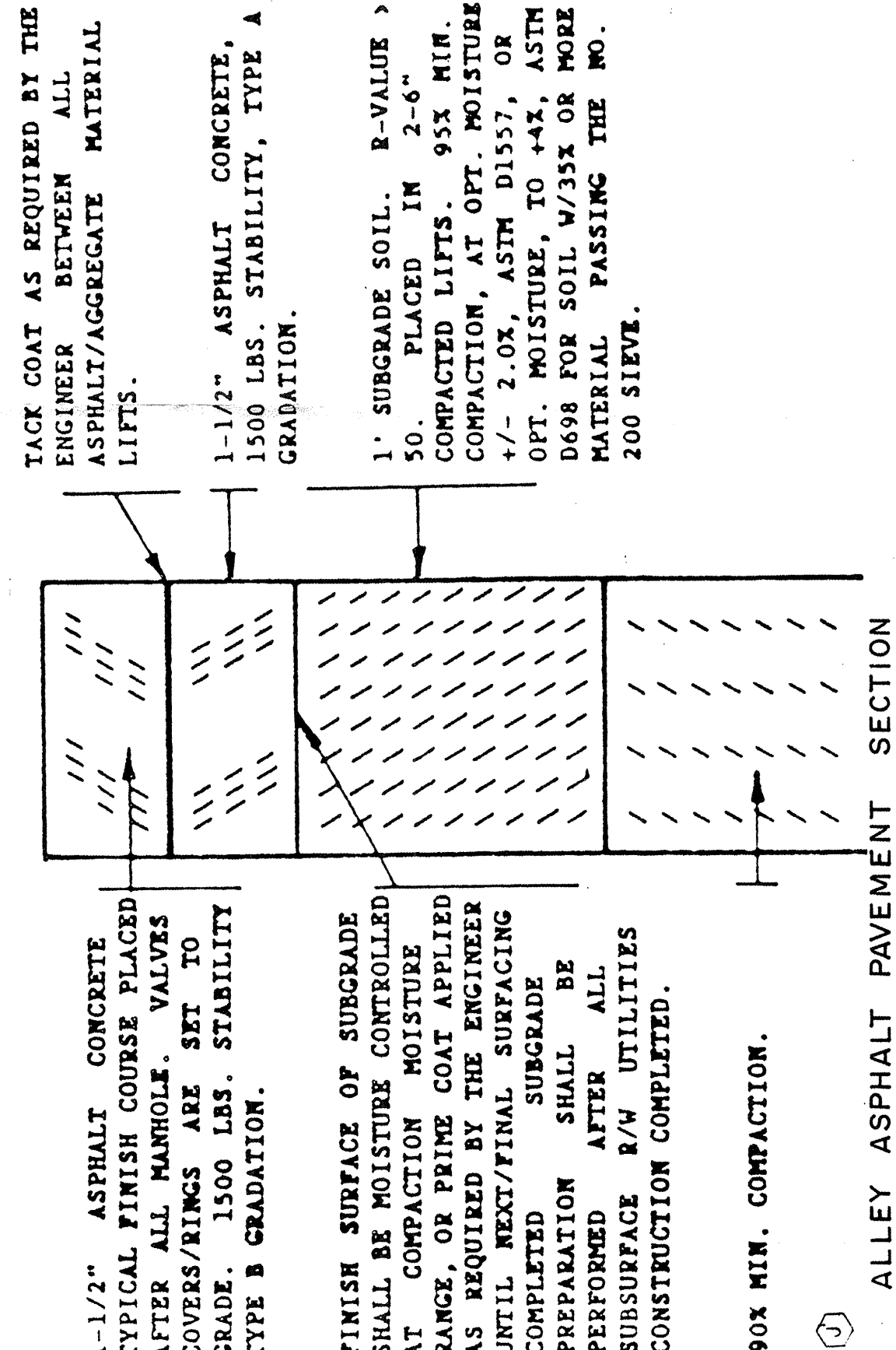
PROJECT NO. MAP NO. SHEET OF
K-17 / D78 K-17 1 3



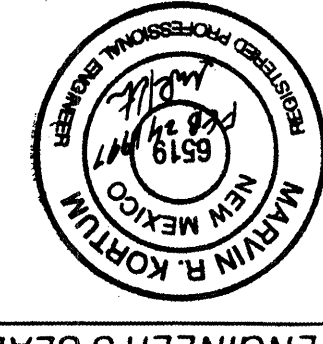
LEGEND	Existing	Proposed
Spot Elevation	43.27	43.27
Top of Curb	43.27	43.27
Flow Line Invert	43.27	43.27
Finished Floor Elevation	43.27	43.27
Contour Line	43.27	43.27
Property Line	43.27	43.27
Lot Number	43.27	43.27
Structure	43.27	43.27
Curb and Gutter	43.27	43.27
Drainage basin boundary	43.27	43.27
ROOF DRAIN	43.27	43.27



ALLEY GRADING AND TRANSITION CHANNEL 1"=4'



LEGEND	Existing	Proposed
Spot Elevation	43.27	TC
Top of Curb	FL	FL
Flow Line Invert	FFE	FFE
Finished Floor Elevation	44	44
Contour Line	44	44
Property Line	3	3
Lot Number	3	3
Structure	---	---
Curb and Gutter	---	---
Drainage basin boundary	---	---



ENGINEER'S SEAL

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

BENCH MARKS
AS BUILT INFORMATION

NO.	DATE	RECORDED BY	DATE
1	1-3-78	DATE	DATE
2	1-3-78	DATE	DATE
3	1-3-78	DATE	DATE
4	1-3-78	DATE	DATE
5	1-3-78	DATE	DATE
6	1-3-78	DATE	DATE
7	1-3-78	DATE	DATE
8	1-3-78	DATE	DATE
9	1-3-78	DATE	DATE
10	1-3-78	DATE	DATE

NO.	DATE	REMARKS
1	1-3-78	DATE
2	1-3-78	DATE
3	1-3-78	DATE
4	1-3-78	DATE
5	1-3-78	DATE
6	1-3-78	DATE
7	1-3-78	DATE
8	1-3-78	DATE
9	1-3-78	DATE
10	1-3-78	DATE

CHECKED BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	REVISIONS	DATE
BY	DATE	REVISIONS	DATE
NO.	DATE	REVISIONS	DATE
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
TITLE: ALLEY & CHANNEL DETAILS
3-TRIPLEX UNITS
212, 214, 216 MANZANO DRIVE NE
Design Review Committee City Engineer Approval

Zone Map No. K-17
Sheet 5 of 5

NOTES
A Right-of-way line
B Property line
C Existing paved alley
D Existing unpaved private property
E Existing unpaved private property
F Existing paved street with curbs and gutters
G Existing PCC sidewalk
H Existing building
I Asphalt pavement section for alley. See standard drawing (std. dwg.) 2411 and 2405.
K Portland Cement Concrete (PCC) alley gutter. See std. drawing (std. dwg.) 2411 and 2405.
L 1-1/2" subgrade soil, 1500 lbs. stability, type A gradation.
M PCC channel pavement, 6" thick. PCC shall be equal to standard specifications, see std. dwg. 2425.
N Channel pavement, 4" thick. PCC shall be equal to standard specifications, see std. dwg. 2430.
O Channel pavement shall have 6"x6", #10 welded wire mesh imbedded at mid-point of thickness.
P 1-1/2" expansion joint
Q 8" thick by varying height curb. Curb shall be constructed of concrete with 4" reinforcing bar continuous 4" from the top and bottom, centered on the thickness of the curb. Curb may also be formed and cast in-place. Curb shall have expansion joints placed at 20 foot intervals.
R Channel bottom shall be constructed of "turf block", with openings seeded with buffalo grass, or similar soft stem grass.
S New building foundation
T New building
U New building
V New building
W New building
X Sidewalk culvert with steel plate, two 24" wide culverts required. See std. dwg. 2236.
Y Hatch new alley pavement surface to existing alley surfaces and existing pavement to assure positive drainage.
Z Handscaped area
AA 3/4" - 1" in bottom of channel
BB 3/4" - 1" in bottom of channel
CC Under sidewalk 4" pipe

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