

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

September 23, 2016

Mr. Richard Dourte
RHD Engineering LLC
4305 Purple Sage Ave. NW
Albuquerque, NM, 87120

RE: **Copper Townhomes
Grading & Drainage Plan
Engineer's Stamp Date 8-15-16 (File: K17D111)**

Dear Mr. Dourte:

Based upon the information provided in your submittal received 8-16-2016, the above referenced Grading and Drainage Plan is approved for Building Permit with the following conditions:

1. The plan continues to lack sufficient information for the Contractor to follow for several elements. However, given the small scale of the project, they can potentially be best addressed in the field. The construction of the private site work should be supervised by you or a representative to ensure that minor field corrections that will likely be needed are fully coordinated to prevent as-built condition issues that could delay the Certification for Occupancy:
 - a. A wall appears to be encroaching into the proposed building on Lot 13-A.
 - b. There are dimensions shown that are floating on the plan without leader lines (39.92', 120.14', 40.05', etc).
 - c. The building landing notes show a single elevation and it's not clear where it is to be set. Furthermore, consider incorporating a minimum slope to prevent nuisance ponding/ice patching near the building entrance, (the single elevation suggests that it is to be laid flat).
 - d. The landscape buffers appear to be shown flat graded along the north face of the buildings; are they intended to drain? The sidewalk culverts have no build notes or dimensions, and they are offset from the apparent roof drain locations.
 - e. Disconnected and broken line work implies that the electronic drawing might have issues that the Contractor will need assistance with in the field (if the contractor uses the electronic file for staking).

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New Mexico 87103

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CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

- f. Major elements of the project that are shown to be described in the DRC Set are not properly defined in the DRC Set (these items will need to be corrected on the DRC Set):
- i. There is little direction for the Contractor on how to lay out the horizontal geometry of the unattached sidewalk, and the dimension of the west tie in appears to be approximately 2.75 feet wide.
 - ii. The way the driveway on Aliso is drawn is not constructible.
 - iii. The edge of pavement to edge of pavement dimension for the alley section is 16 feet. The cut off wall is outside of this dimension along the southern edge, so it will be encroaching into the adjacent property.
 - iv. There is no direction on how to construct the 6" swale in the unimproved segment of the alley (to prevent the contractor from just dropping a blade through the middle of the alley).

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Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

If you have any questions you can contact me at 924-3986.

New Mexico 87103

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Copper Ave. Townhouse Condos Building Permit #: _____ City Drainage #: K11/D111

DRB#: 1010763 EPC#: _____ Work Order#: 787485

Legal Description: Lots 11,12,13 College View Business Addn

City Address: 3821 Copper Ave. NE

Engineering Firm: RHD Engineering, LLC Contact: - Richard Dourte
Address: 4305 Purple Sage Ave. NW Alb. NM, 87120
Phone#: 505-288-1621 Fax#: _____ E-mail: rhdenengineering@outlook.com

Owner: Rahim Kassam Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: rahim.kassam@gmail.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: The Survey Office Contact: Gary Maple
Address: 333 Lomas NE, Alb. NM 87102
Phone#: 505-998-0303 Fax#: _____ E-mail: maple@thesurveyoffice.com

Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 8-15-16 By: R. Dourte ☒ Yes ☐ No ☒ Copy Provided reference the report

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

August 15, 2016

Mr. Abiel Carrillo, PE
Hydrology, Planning Department
Development Review Services
600 Second Street
City of Albuquerque, NM 87102

RE: Copper Ave. Town House Condos, Drainage Plan (K17D111)

Dear Mr. Carrillo,

Thank you for your email dated August 4, 2016 (enclosed) regarding the above referenced project. The following is in response to your items:

1. Lighter hatching of the areas you referenced was incorporated in this plan.
2. The areas between the alley and the buildings are to be paved, this is indicated by hatching on the new plan.
3. The alley will be paved 16ft, the details including the transition are shown.
4. The alley width has been changed to conform to the existing r/w.
5. At DRC, it was determined that concrete edging was not needed on the north side of the alley.
6. A cut-off wall has been added.
7. Roof drains have been added to the plans, please see keyed note #4, sidewalk culverts have been added, please see note #5 .
8. A details showing the sidewalk and 2% cross slope to the landing for the building entrances has been added to the plan.
9. Finish top of concrete elevations for the building landing areas have been added, yes stairs are to be incorporated. The stairs are on private property, the doors open into the building, not into the public sidewalk, please see the detail that has been included on this plan.
10. The 5% cross slope has been reviewed by Transportation at a DRC predesign meeting.
11. This sidewalk transition will be reviewed by Transportation at DRC.

12. The alley construction and the improvements within Copper ave. are to be done by work order, City Project no. 787485.
13. The detail for the street x-section now includes the 2% slope being shown for the sidewalk.

If you have any questions, please feel free to call me at 288-1621.

Thank you..

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Dourte".

Richard Dourte, PE
RHD Engineering, LLC

Abiel Carrillo

to Richard Dourte

cc Racquel Michel

Thu, Aug 4 8:44 AM

Copper Ave Townhomes - K17D111

Richard,

This email is being sent in lieu of a formal attached letter to help expedite the review of initial submittals. Response to comments should continue to be included in the resubmittal. A reply to this email will not be considered a resubmittal.

Based on the information provided in your submittal received 7-12-2016, the above-referenced grading and drainage plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide a lighter hatching for the landscaping and paved alley areas, the pen weight of those areas make the text underneath illegible to the contractor.
2. Provide additional detail of the surface/section proposed between the buildings and the alley. The TA elevations suggest asphalt, but it should be clarified, and the asphalt should be placed over a prepared base.
3. Show how the paved alley transitions from the full section 18' to the width of the driveway (i.e. how the edge curbing ties in to the driveway).
4. The section for the paved alley shows a width of 18', but the hatching on the plan view and the apparent property line make it seem like the 18' paved width doesn't fit in the right of way.
5. The alley section should include concrete edging on both sides of the road per the standard drawing.
6. Call out a cut off wall at the west end of the alley pavement section.
7. Show the location of roof flow discharge points. Roof flows are not allowed to discharge onto the surface of the sidewalk.
8. Show spot elevations to support the maximum 2% cross slope that is allowed along the sidewalk.
9. Show spot elevations around the concrete pads on the north side of the building.
 - a. Are stairs needed to access the building?

10. The parking aisle is shown with a 5% cross slope. Coordinate with Transportation Development because it appears to be too steep.
11. The sidewalk at the NE corner tie-in should provide a better horizontal transition to the wheelchair ramp. Furthermore, the width of the existing sidewalk should be coordinated with Transportation Development, since it is currently only 4' wide.
12. How are the right of way improvements to be completed? Mini Work Order? Work Order?
13. Minor comment: The plan references the standard drawings, but graphically the details should emphasize the max 2% cross slope on the sidewalk. Unfortunately we have seen some contractors point to the detail to excuse incorrect construction of the sidewalk.

Any question just let me know.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department

Development Review Services Division

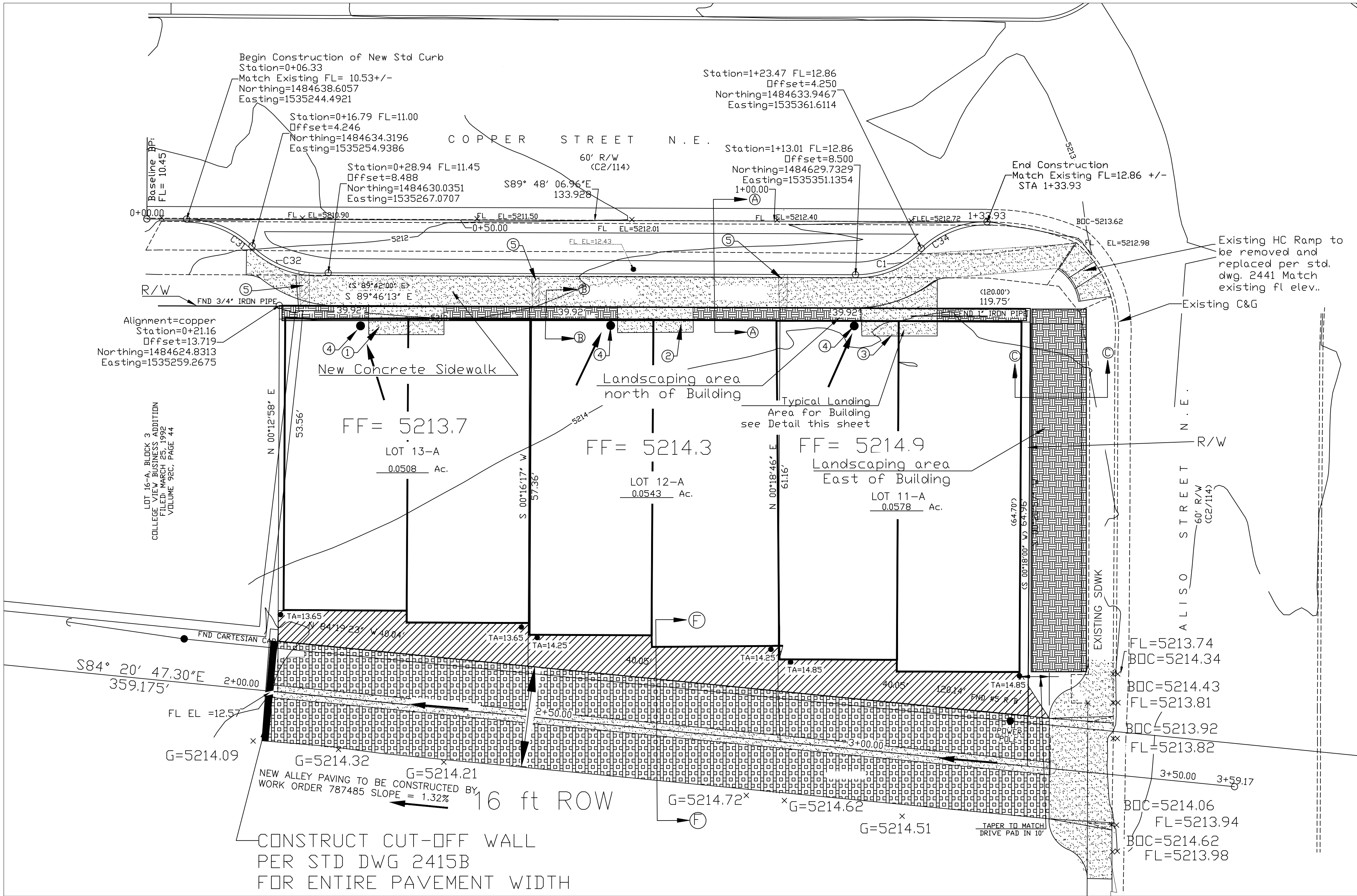
City of Albuquerque

505-924-3986

acarrillo@cabq.gov

600 2nd Street NW

Albuquerque, NM 87102



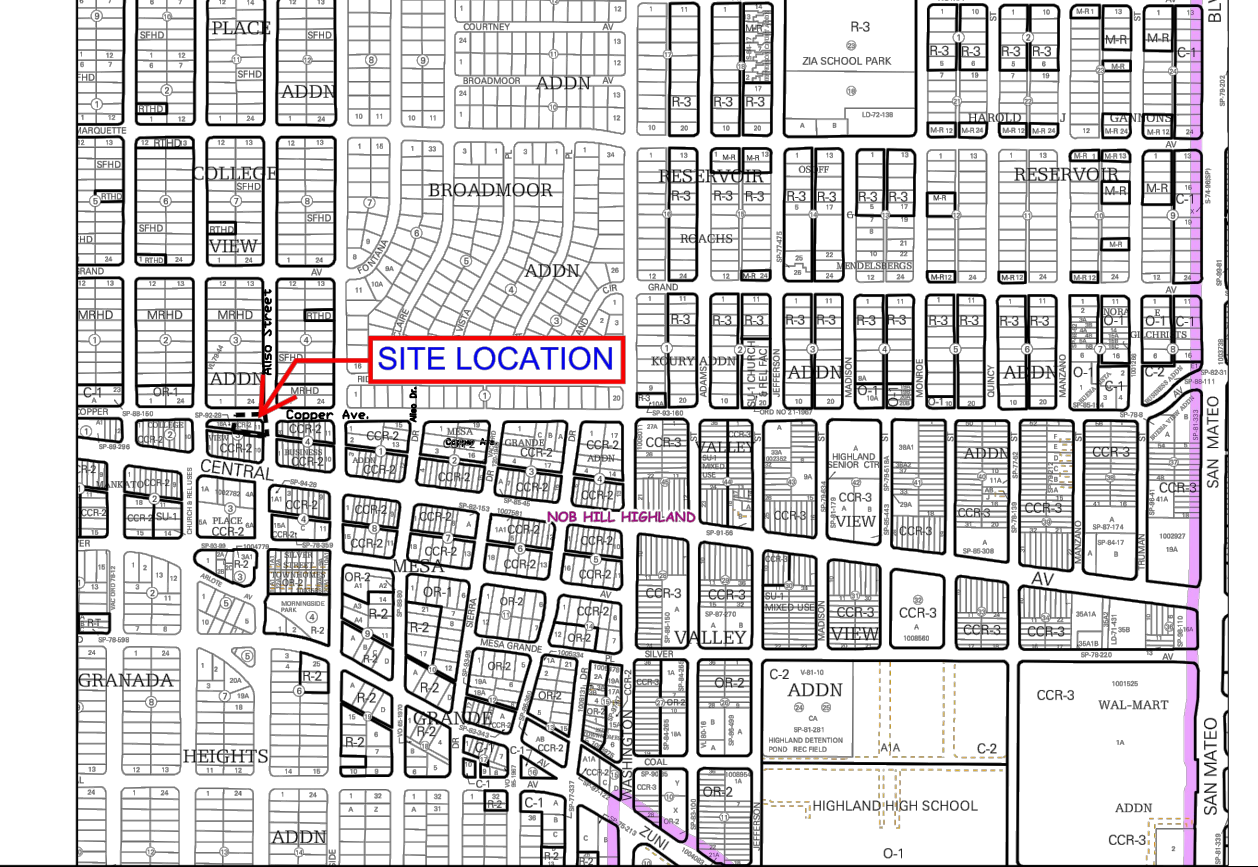
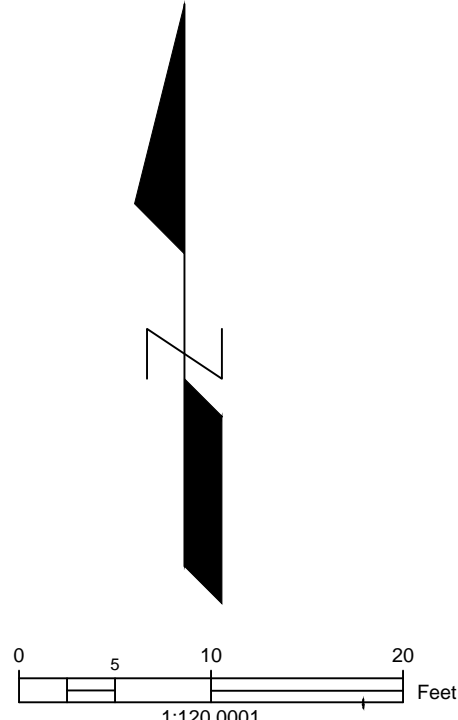
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

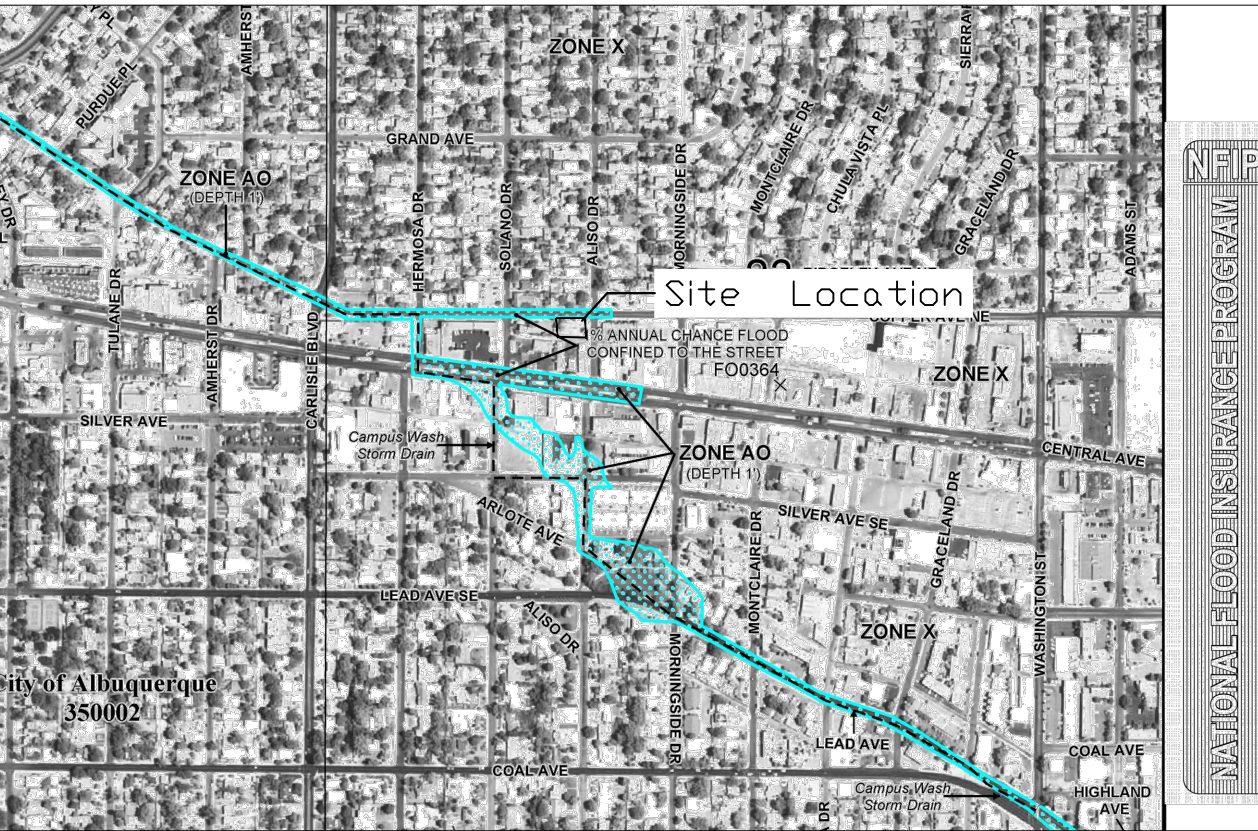
CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

- Keyed notes:
- ①- Building Landing TC=13.10
 - ②- Building Landing TC=13.77
 - ③- Building Landing TC=14.35
 - ④- Roof Drains
 - ⑤- Sidewalk culverts, to be built with w.o. 787485



VICINITY MAP: K-17-Z



FIRM MAP: 35001C0353H

LEGAL DESCRIPTION:

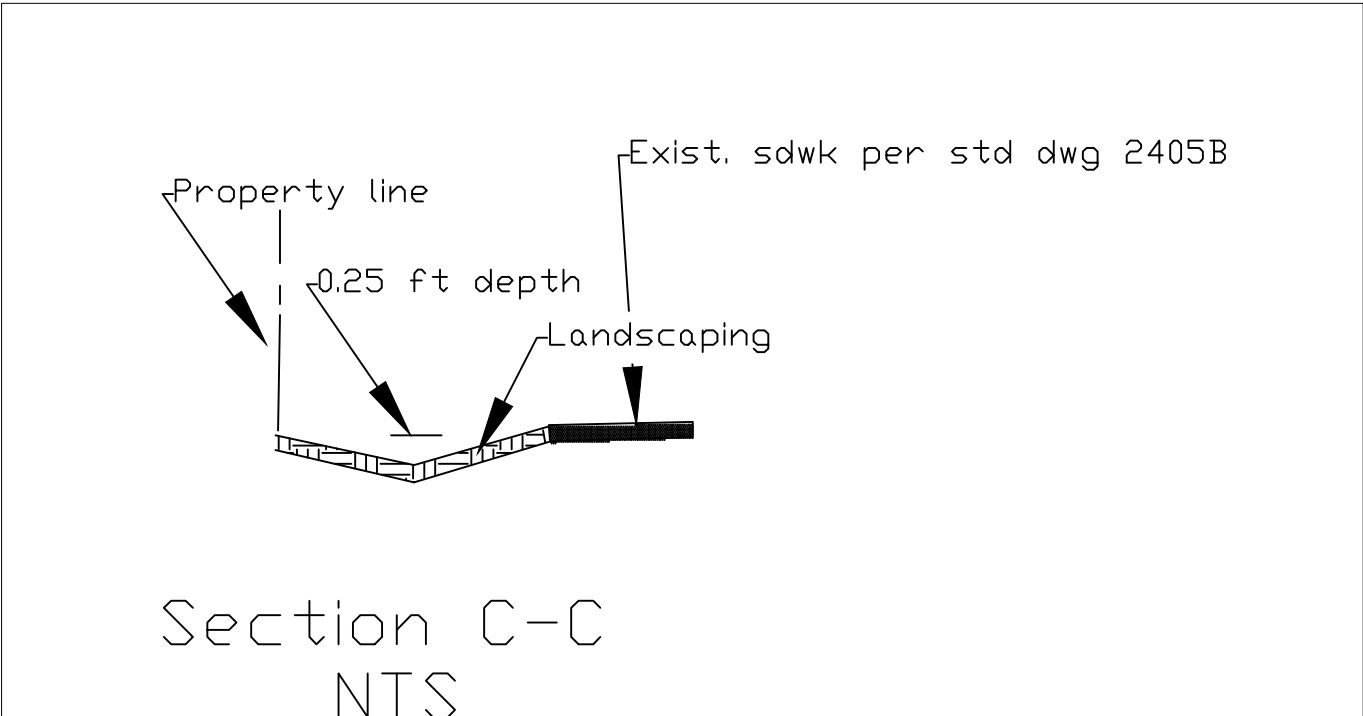
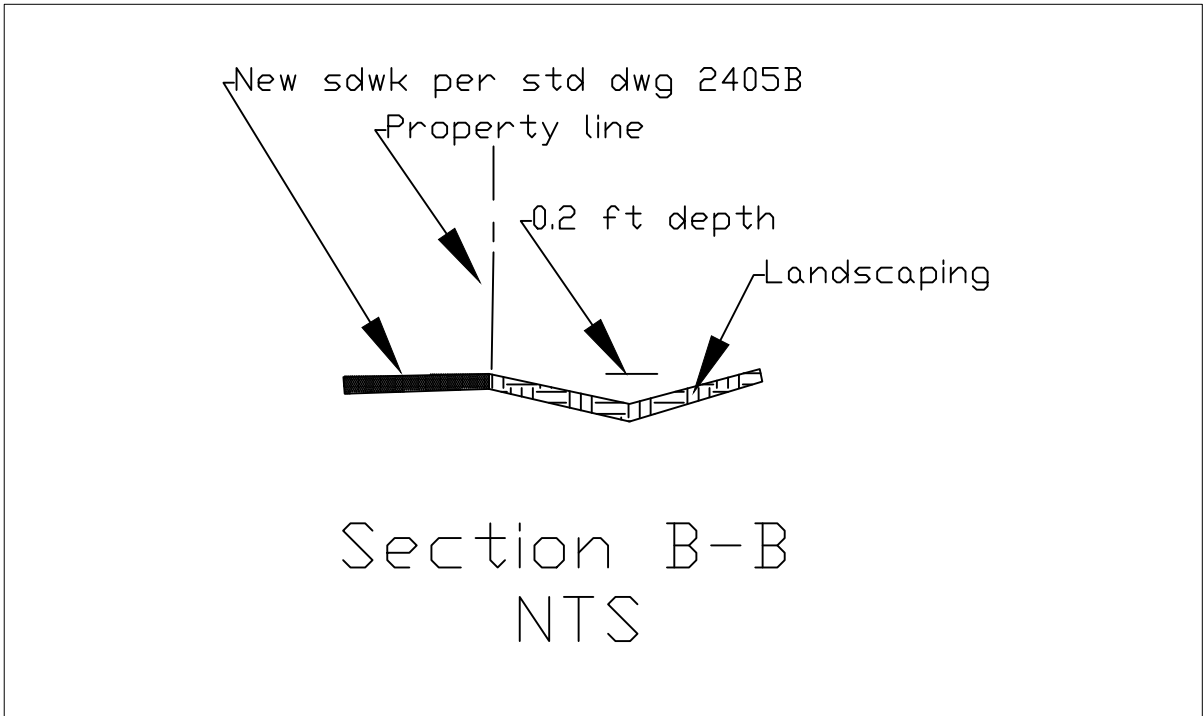
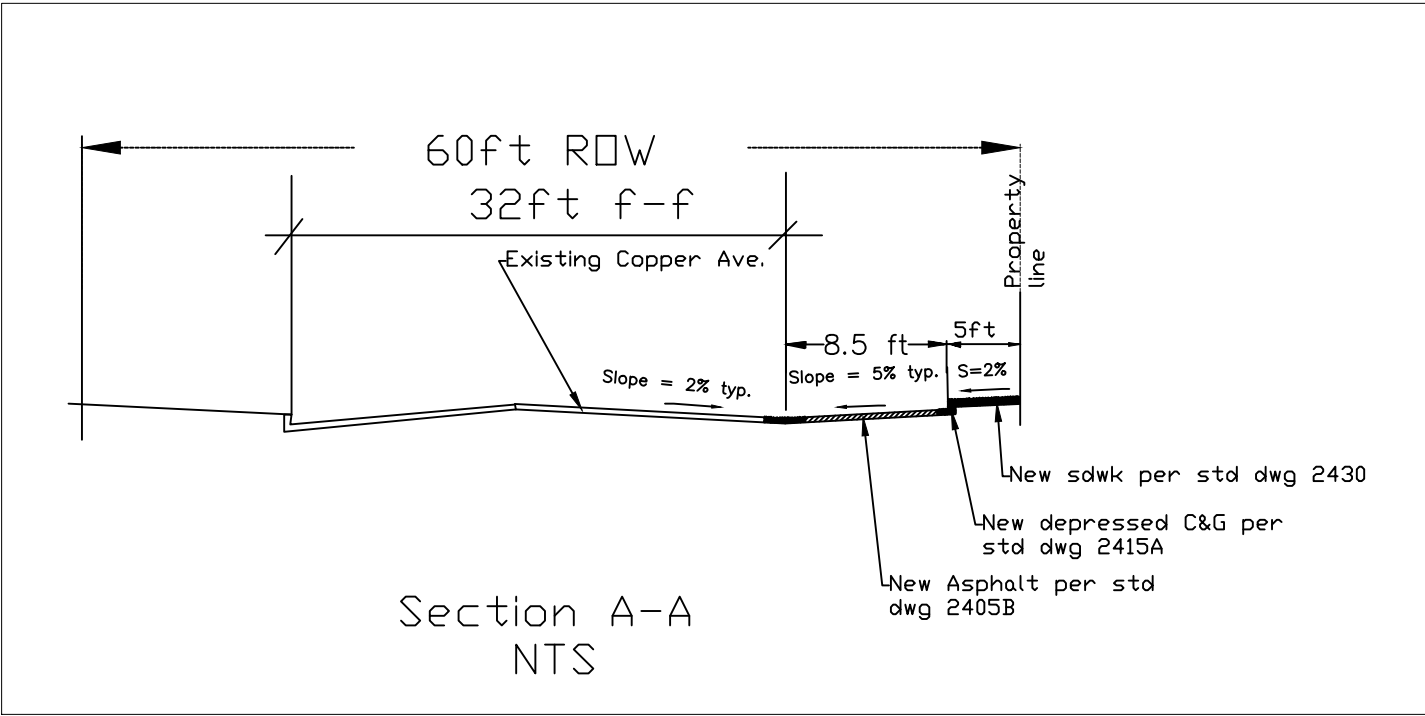
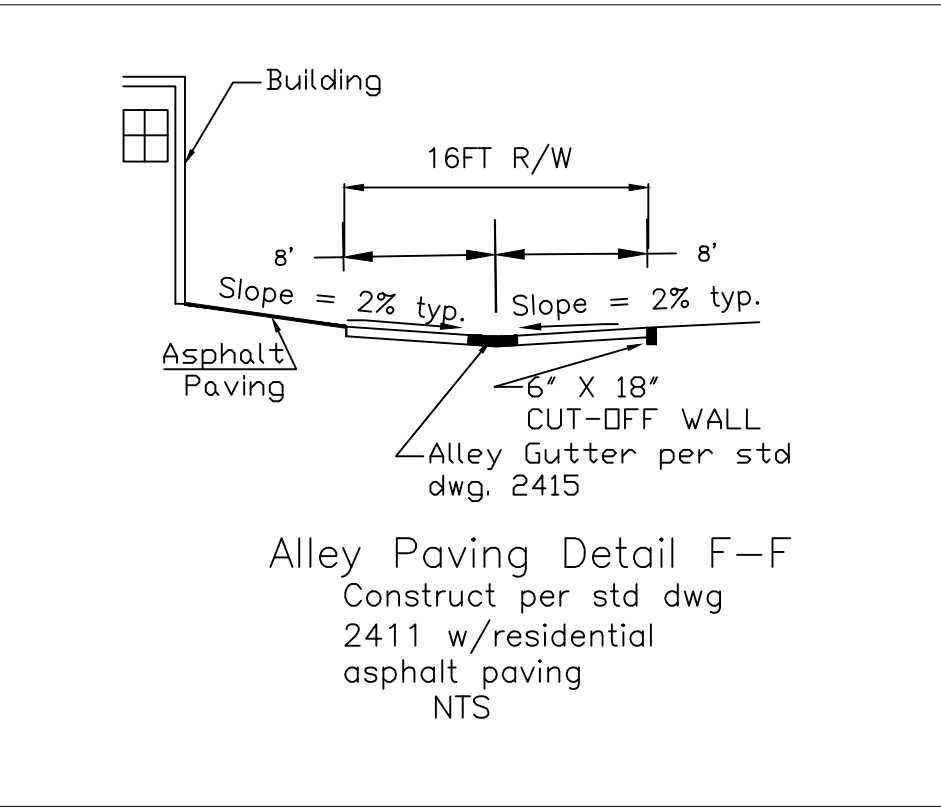
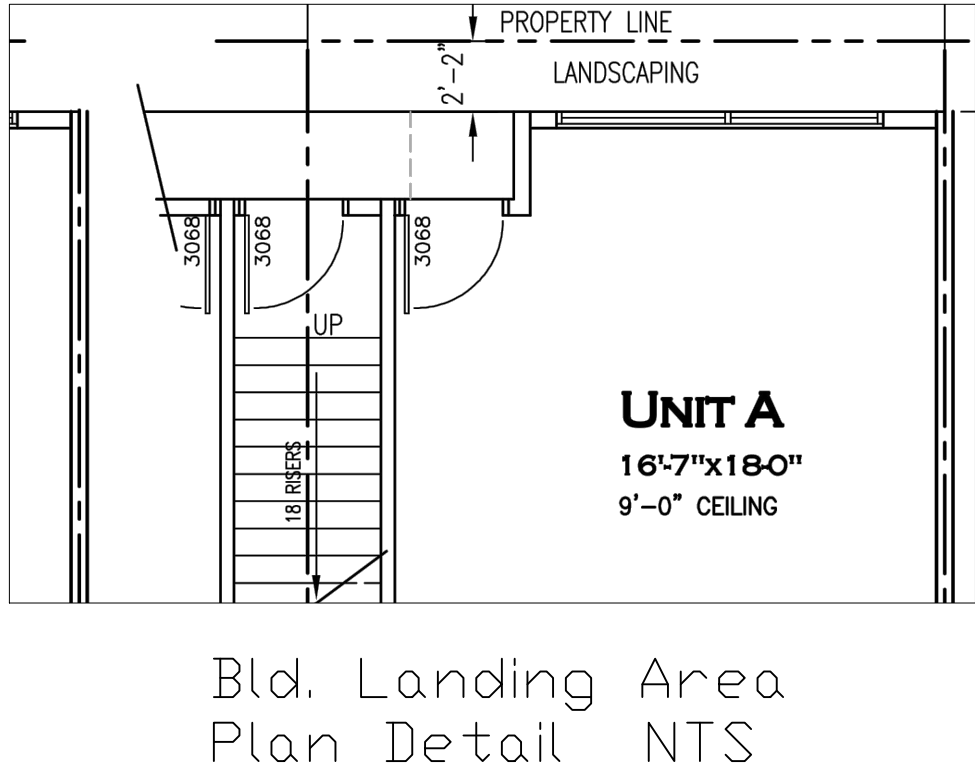
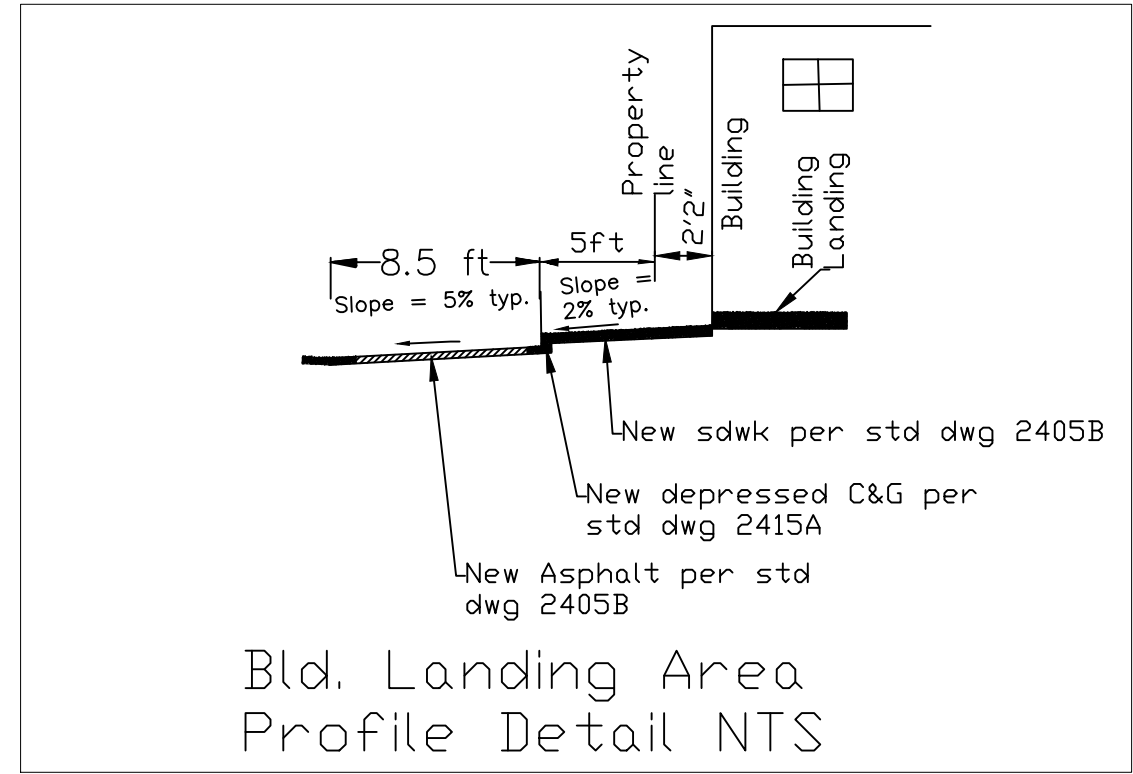
Lots 11, 12 and 13, College View Business Addition
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

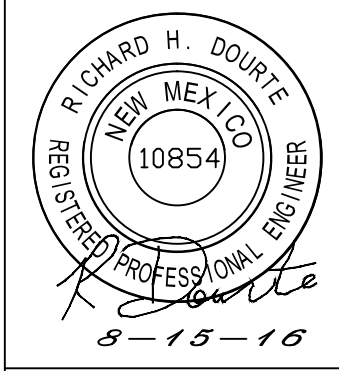
NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- 46.00 PROPOSED SPOT ELEVATION
- TW=44.00 TOP OF WALL ELEVATION
- BW=39.00 BOTTOM OF WALL ELEVATION
- 5601 EXISTING CONTOUR
- 5600 EXISTING INDEX CONTOUR
- 5601 PROPOSED CONTOUR
- 5600 PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED NEW BUILDING
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF CONCRETE
- PROPOSED FLOWLINE
- NEW PAVING, 2" ON 12" PREP. SUBGRADE 95% COMPACTION PER ASTM D-1557
- NEW SIDEWALK
- NEW ALLEY PAVING
- NEW LANDSCAPING



<div>ENGINEER'S SEAL</div> <div></div> <div>Richard Dourte P.E. #10854</div>	Title: Copper Ave Townhouse Condos	DRAWN BY DATE
	GRADING AND DRAINAGE PLAN	DWG
	RHD Engineering, LLC 4305 Purple Sage Ave. NW ALBUQUERQUE, NM 87120 (505) 288-1621	SHEET # 3 of 6
		JOB # 787485