

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 31, 2020

Verlyn Miller
Miller Engineering Consultants, Inc.
3500 Comanche NE
Albuquerque, NM 87107

**RE: Dennis Chavez Community Center Ph 2 addition
715 Kathryn SE
Grading and Drainage Plan Stamp Date: 12/4/19
Hydrology File: L14D013**

Dear Mr. Miller,

Based on the submittal received on 1/23/20, the above-referenced Grading and Drainage Plan cannot be approved until the following are corrected:

PO Box 1293

Prior to Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. Per the DPM Chapter 22 Section 7, 24"x36" is currently the City's standard. This applies to all site plans, Grading & Drainage Plans, Traffic Circulation Plans, DRC Plans etc. Please resubmit with this plan size.
2. The existing contours need to be darkened to be visible and the hatching screened back on the addition. Show the work to demo the existing addition and build the new larger one. It may make more sense to break the existing condition and proposed addition into two viewports.
3. How will the existing stormwater quality pond be relocated? Ensure it will still capture its required stormwater quality volume (SWQV), plus the additional SWQV created by this project.
4. Please provide the SWQV calculations for each basin draining to each pond, including to the existing west pond and the relocated existing pond. The stormwater quality ponds need to be sized for the areas draining to them. The pond on the west side of the building can probably be upsized to capture any of the bypass volume.
5. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances.

Prior to Certificate of Occupancy (For Information):

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

6. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Dennis Chavez Community Center Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Dennis Chavez Park, Tract A in Book: 2001C, Page 26, January 22, 2001

City Address: 715 Kathryn Ave. SE, Albuquerque, NM 87102

Applicant: Miller Engineering Consultants, Inc. Contact: Verlyn Miller

Address: 3500 Comanche NE, Bldg. F, Albuquerque, NM 87107

Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: vmiller@mecnm.com

Other Contact: Dyron Murphy Architects Contact: Oscar Tovar

Address: 4505 Montbel Place NE, Albuquerque, NM 87107

Phone#: 505-830-0203 Fax#: _____ E-mail: otovar@dm-architects.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 1-23-2020 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LETTER OF TRANSMITTAL

TO COA
Planning Department
Development & Building Services
Division – Design Review
600 2nd Street NW
Albuquerque, NM 87102

DATE 1/23/20	Project No.
ATTENTION: Hydrology Dept.	
RE: Dennis Chavez Community Center	

Transmitted herein are the attached documents (noted below):

COPIES	DATE	NO.	DESCRIPTION
1			COA Application for Building Permit
2			Grading & Drainage Plans Set
1			Email of COA electronic copy
1			PDF electronic copy sent to COA
1			Transmittal Letter

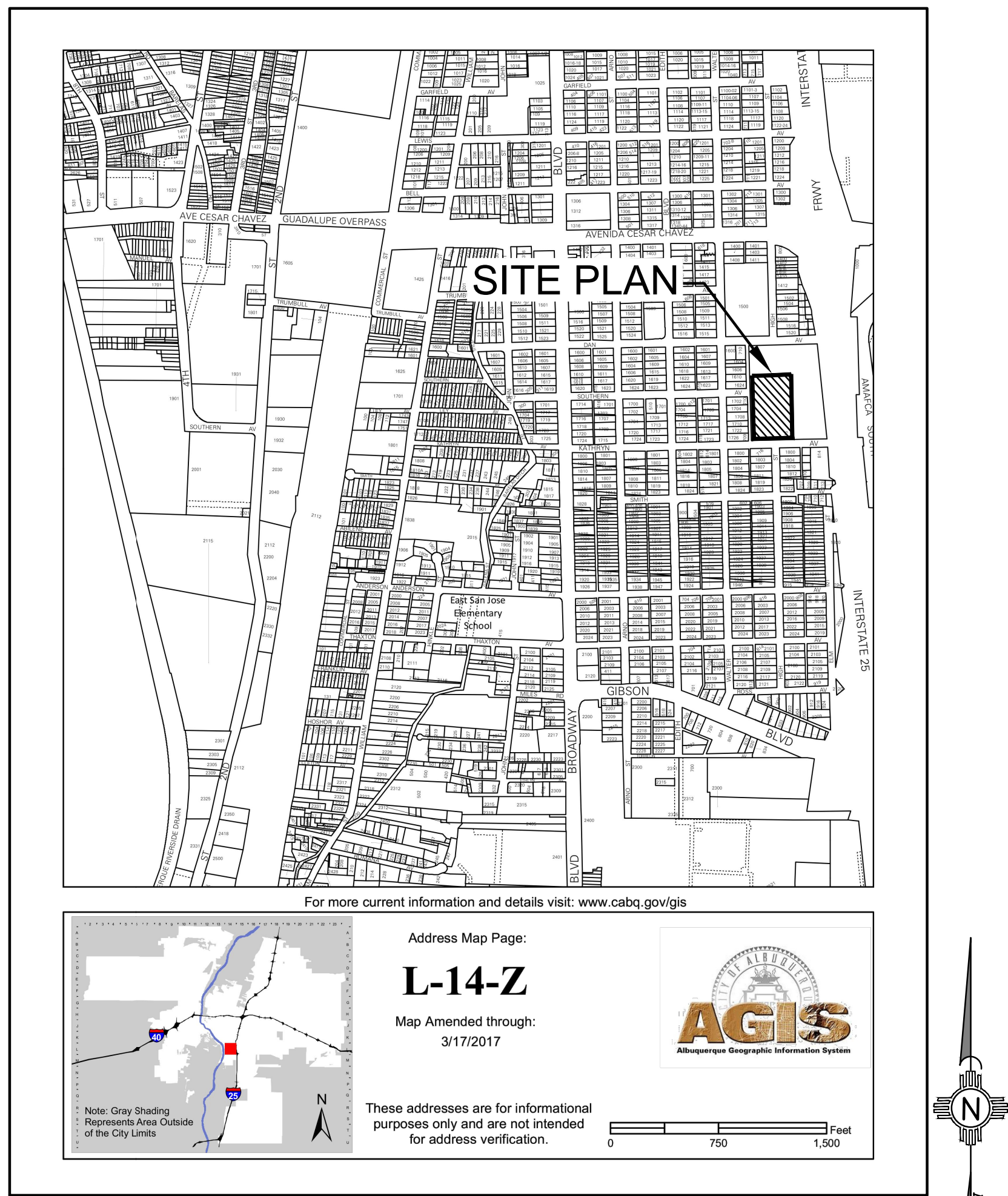
THESE ARE TRANSMITTED as checked below:

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review & Comment
☐ Other:

REMARKS: Project Engineer: Verlyn Miller

Copy Sent To: VA
MEC File

SIGNED: _____



SITE LOCATION

THE PROPOSED SITE, THE CITY OF ALBUQUERQUE'S DENNIS CHAVEZ COMMUNITY CENTER (DCCC), IS LOCATED ON KATHRYN AVENUE BETWEEN 1-25 AND BROADWAY BOULEVARD. THE SITE IS BOUNDED BY RESIDENTIAL DEVELOPMENT TO THE NORTH, WEST, AND SOUTH AND I-25 TO THE EAST.

EXISTING ON SITE CONDITIONS

THE EXISTING SITE IS FULLY DEVELOPED. APPROXIMATELY HALF OF THE EXISTING DRAINAGE FROM THE IMPERVIOUS AREAS IS COLLECTED IN A STORMWATER QUALITY POND AND THEN DISCHARGED TO THE CITY'S STORM DRAIN SYSTEM IN THE STREETS SOUTH AND WEST OF THE SITE. THE REMAINDER OF THE RUNOFF IS DISCHARGED TO ROCK-LINED SWALES ON THE WEST, EAST, SOUTH SIDE OF THE EXISTING BUILDING THAT DIRECT THE STORMWATER TO THE STORMWATER SYSTEM IN THE STREETS.

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT WILL INCLUDE A NEW LARGER ADDITION TO REPLACE THE EXISTING ADDITION ON THE NORTH SIDE OF THE COMMUNITY CENTER BUILDING.

GENERAL NOTES:

- EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY WILLIAM D. NEISH, NEW MEXICO LICENSED PROFESSIONAL SURVEYOR NO. 21081. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- A CITY OF ALBUQUERQUE 1-3/4" ALUMINUM DISK, SET FLUSH IN THE TOP OF THE CURB AND IS STAMPED "14-L14 1987". BENCHMARK IS LOCATED 1.4 MILES SOUTH FROM THE INTERSECTION OF CENTRAL AVENUE AND BROADWAY BOULEVARD.
X=1,522,147.571' ELEV=4961.157' (NAVD 1988)
Y=1,478,852.266' CGGF:1.0003202699
TBM FOUND 1/2" REBAR WITH CAP "LS 6126" ELEV.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
- CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
- THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL, TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
- THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0% AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
- ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
- THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
- ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

DRAINAGE DATA

DENNIS CHAVEZ COMMUNITY CENTER 9/20/19

HYDROLOGY CALCULATIONS
BASED ON "DEVELOPMENT PROCESS MANUAL, VOL. 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE", SECTION A.

Precipitation Zone 2 - 100-year Storr P(360) = 2.35 in P(1440) = 2.75 in

Basin	Basin Area (Ac)	Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)	90th Percentile Storm Event Volume (cubic feet)	Total Pond Volume per Basin (cubic feet)
		A	B	C	D						
Existing Conditions										.34" * D	
Site	0.320	0.000	0.000	0.220	0.100	1.439	0.038	0.042	1.160		
Total	0.320							0.042	1.160		
Proposed Conditions											
Site	0.360	0.000	0.000	0.245	0.115	1.45	0.043	0.047	1.309	142	375
Total	0.360							0.047	1.309	142	375

DENNIS CHAVEZ COMMUNITY CENTER 09/19/19

Pond Rating Table Water Harvest Area			
Pond Rating Table		Spillway Crest = 4997.5	
Side Slope	4:1		
Depth	Area	Volume	Cum Volume
(ft)	(sq ft)	(cubic fet)	(cubic feet)
96.5	0	0	0
97	342	86	86
97.5	474	204	290
Total Volume (cu. Ft.)		375	

CONTROL POINT DATA:

CONTROL POINT DC-1:
N: 1480693.819
E: 1524257.711
ELEV: 5020.72
DESCRIPTION: REBAR w/ALUM CAP

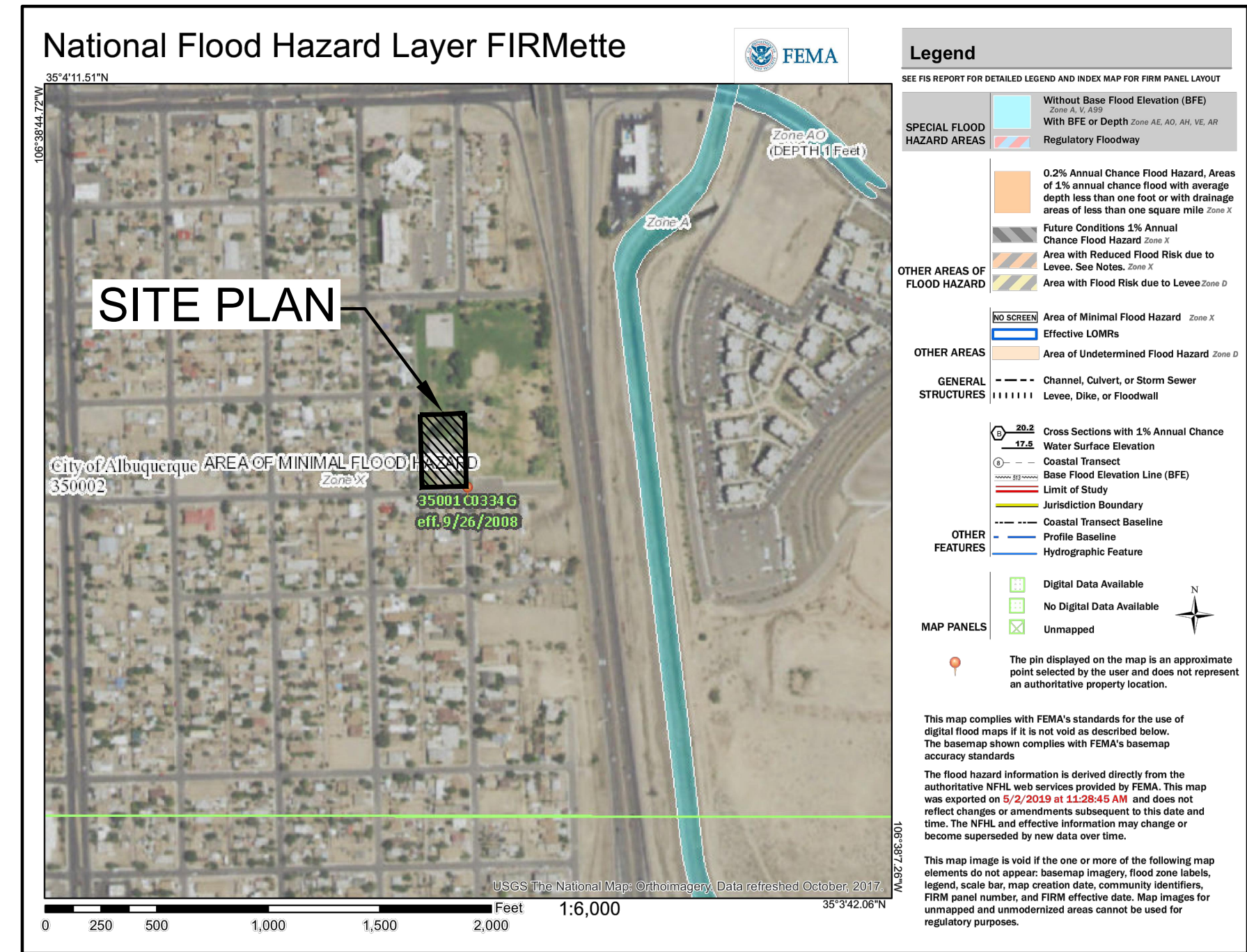
CONTROL POINT DC-2:
N: 1480671.956
E: 1523856.960
ELEV: 5006.10
DESCRIPTION: REBAR w/ALUM CAP

CONTROL POINT DC-3:
N: 1480266.249
E: 1523865.171
ELEV: 4997.03
DESCRIPTION: REBAR w/ALUM CAP

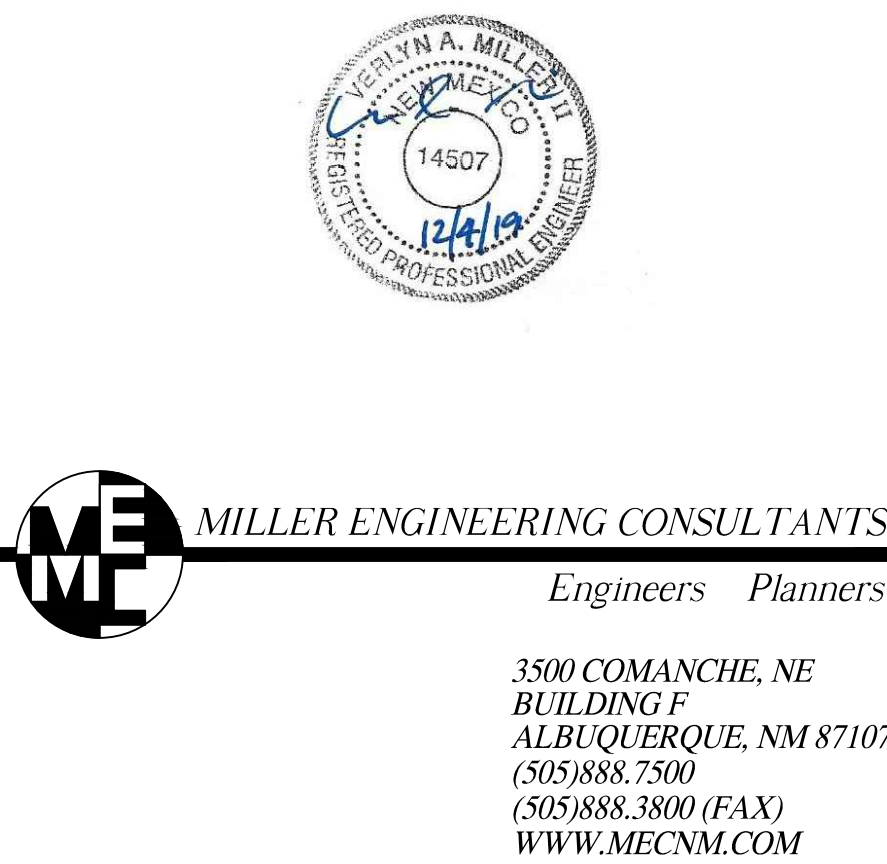
CONTROL POINT DC-4:
N: 1479911.834
E: 1523877.744
ELEV: 4969.11
DESCRIPTION: REBAR w/ALUM CAP

CONTROL POINT DC-5:
N: 1480059.553
E: 1524170.331
ELEV: 5019.46
DESCRIPTION: REBAR w/ALUM CAP

VICINITY MAP ZONE ATLAS MAP L-14-C



FLOOD ZONE MAP



DYRON MURPHY ARCHITECTS, P.C.



4505 Montbel Place NE, Albuquerque, New Mexico 87107

PHASE II
DESIGN
DEVELOPMENT
SUBMITTAL

Revision Schedule		
#	Date	Description

PROJECT NUMBER	DRAWN BY	PROJ MGR
Project #	MEC	Designer

RVT FILE
C:\Revit Local\Thoreau Veterans Center_vanessa.rvt

Sheet Number

C-100

Sequence of

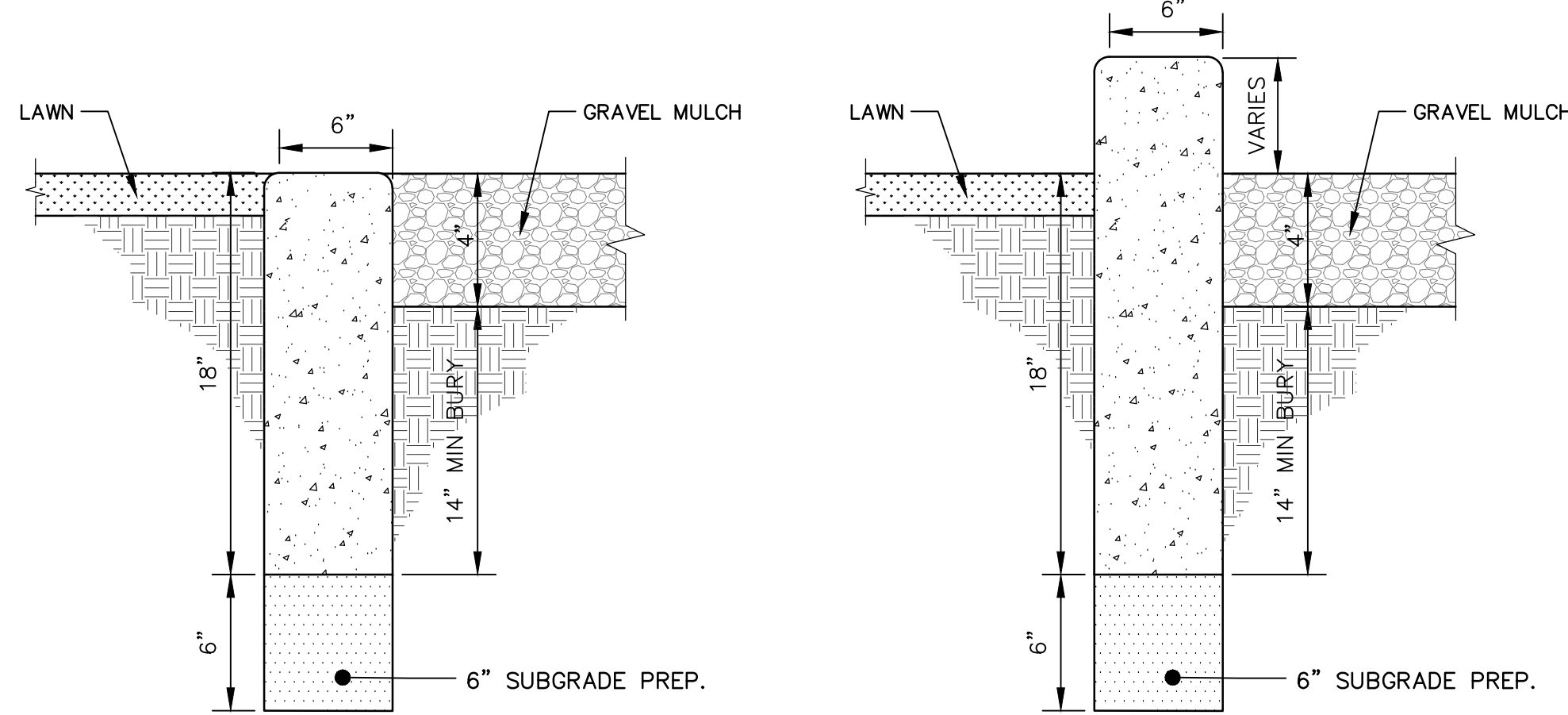
Grading and Drainage
HYDROLOGY

LEGEND:

- 38.00
FG
PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
- MATCH
(95.18)
MATCH EXISTING ELEVATIONS
- TCOM
TOP OF CONCRETE
- FL
FLOW LINE, CURB
- INV
INVERT
- FG
FINISH GRADE
- TBC
TOP OF BASE COURSE
- TC
TOP OF CURB
- TG
TOP OF GRATE
- TA
TOP OF ASPHALT
- FLOW ARROW
- ==
GRADE BREAK--HIGH POINT
- SWALE
- SD
STORM DRAIN LINE
- 5895
PROPOSED MAJOR CONTOUR
- 5895
PROPOSED MINOR CONTOUR
- 5895
EXISTING MAJOR CONTOUR
- 5895
EXISTING MINOR CONTOUR
- DRAINAGE BASIN BOUNDARY
- (A)
DRAINAGE BASIN DESIGNATION
- (OS-1)
OFFSITE DRAINAGE BASIN DESIGNATION

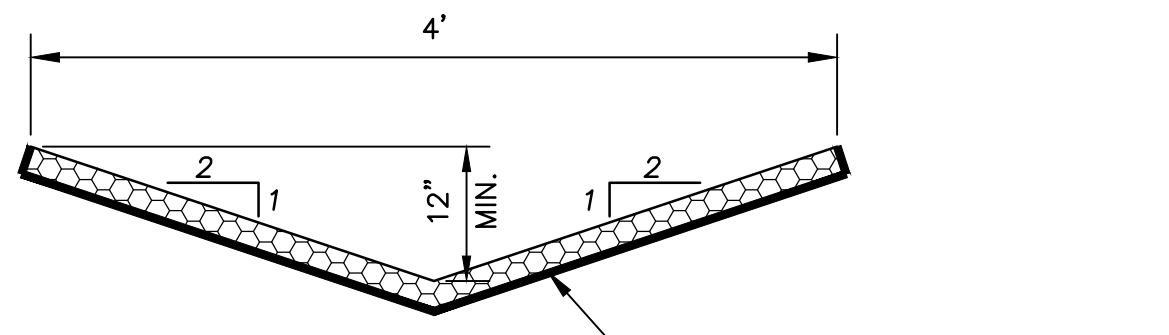
KEYED NOTES:

- (1) EXISTING 4" SANITARY SEWER LINE TO REMAIN.
- (2) NEW BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (3) LANDSCAPE AREA. MATERIAL GRADE AND COLOR TO MATCH EXISTING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (4) EXISTING BUILDING.
- (5) DO NOT DISTURB EXISTING TREES OR TREE ROOT SYSTEM.
- (6) NEW 4' WIDE ROCK LINED SWALE. SEE DETAIL A1, THIS SHEET
- (7) NEW ROOF DRAIN DOWN SPOUTS, SEE ARCHITECTURAL PLANS FOR DETAILS.
- (8) REMOVE EXISTING CONCRETE HEADER CURB BETWEEN EXISTING SIDEWALK AND VALLEY GUTTER.
- (9) NEW CONCRETE SIDEWALK, SEE ARCHITECTURAL PLANS FOR DETAILS.
- (10) NEW HEADER CURB SEE DETAIL THIS SHEET.
- (11) EXISTING SIDEWALK TO REMAIN.
- (12) NOT USED
- (13) NOT USED
- (14) NEW SIDEWALK CULVERT DETAIL, SEE ARCHITECTURAL PLANS FOR DETAILS..
- (15) PLACE BOULDERS FROM EXISTING POND TO CREATE SPILLWAY EFFECT. SEE LANDSCAPE PLAN.
- (16) APPROXIMATELY LOCATION OF EXISTING 6" WATERLINE. APPROXIMATE DEPTH 8"-12" BELOW GRADE.
- (17) MATCH LANDSCAPING TO EXISTING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (18) REMOVE COBBLE IN EXISTING POND AND REUSE IN NEW LANDSCAPING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (19) EXISTING CISTERN TO REMAIN.
- (20) NEW MOW CURB SEE DETAIL THIS SHEET.
- (21) EXISTING MOW CURB TO REMAIN.



B1 MOW CURB DETAIL
SCALE: NOT TO SCALE

B2 HEADER CURB DETAIL
SCALE: NOT TO SCALE



A2 COBBLE SWALE DETAL
SCALE: NOT TO SCALE

A2 DRAINAGE BASIN PLAN
SCALE: 1"=20'

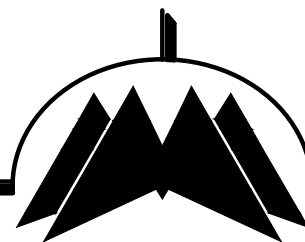
A5 GRADING AND DRAINAGE PLAN
SCALE: 1"=10'



MILLER ENGINEERING CONSULTANTS
Engineers Planners

3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505)888.7500
(505)888.3800 (FAX)
WWW.MECNM.COM

DYRON MURPHY ARCHITECTS, P.C.



4505 Montbel Place NE, Albuquerque, New Mexico 87107

PHASE II
DESIGN
DEVELOPMENT
SUBMITTAL

ENGINEER

Revision Schedule		
#	Date	Description

PROJECT NUMBER	DRAWN BY	PROJ MGR
Project #	MEC	Designer
RVT FILE	C:\Revit Local\Thoreau Veterans Center_vanessa.rvt	

Sheet Number

C-101

Sequence of

Grading and Drainage Plan
and Drainage Basins Plan

Sheet Title