

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

March 4, 2019

Robert Quintana
QA Engineering
4700 Lincoln Rd.
Albuquerque, NM 87109

RE: **1st Nations Community Healthsource Bldg C Addition**
5608 Zuni SE
Revised Grading and Drainage Plan
Engineers Stamp Date: 2/21/19
Drainage File: L18D047A

Dear Mr. Quintana:

PO Box 1293

Based on the submittal received on 2/25/19, the Grading and Drainage Plan cannot be approved until the following are corrected:

Albuquerque

Prior to Building Permit and SO-19:

NM 87103

www.cabq.gov

1. The plan needs to clearly state: that the applicant could provide on-site management of the storm water quality volume (SWQV), that the applicant does not wish to provide on-site management, and is requesting to pay a fee-in-lieu of onsite management instead. This site could easily provide onsite retention by relocating utilities to accommodate a pond, by locating the pond under the parking lot (underground storage) or grading the parking lot to drain to another location where utility conflicts do not exist.
2. Payment of the Fee in Lieu (Amount = $207\text{CF} \times \$8/\text{CF} = \1656 , per sheet C-002) of onsite management of the SWQV must be made. Include a copy of the paid receipt when resubmitting.
3. An SO-19 Permit will be required; please include the [standard SO-19](#) notes on the grading plan.

Prior to Certificate of Occupancy (For Information):

4. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
5. The sidewalk culverts must be inspected and approved by storm drain maintenance (Jason Rodriguez, jtrodriguez@cabq.gov or 857-8607).

CITY OF ALBUQUERQUE

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Dana Peterson', is written over a light blue horizontal line.

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: First Nations Community Healthsource **Bldg "C":** BP-2018-23549 **Hydrology File #:** L18D047
DRB#: N/A **EPC#:** N/A **Work Order#:** _____
Legal Description: Lot A-1-A, Block 6 Hollingberry's Replat Baron Burg heights Addition
City Address: 5608 Zuni Road SE, Albuquerque, NM 87108

Applicant: QA Engineering **Contact:** Robert Quintana
Address: 4700 Lincoln Rd., Albuquerque, NM 87109
Phone#: 505-338-7092 **Fax#:** N/A **E-mail:** robert@qaengineering.com

Other Contact: N/A **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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: February 22, 2019 **By:** [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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.



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment In-Lieu for Storm Water Quality
Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 1656.00	461615	305	PCDMD	24_MS4	7547210	\$ 1656.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$1656.00

Hydrology#: L18D047A Name: 1st Nations Healthcare Bldg C, 9565 sf imp.
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 5608 Zuni SE
PARCEL A1A PLAT OF PARCEL A1A, HOLLINGBERRY'S REPL OF BLK 6BARON BURG
HEIGHTS ADDN CONT 46,862 SQ FT M/L

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 3/4/19

DUAL VERIFICATION OF DEPOSIT 
EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE

REMITTER: _____

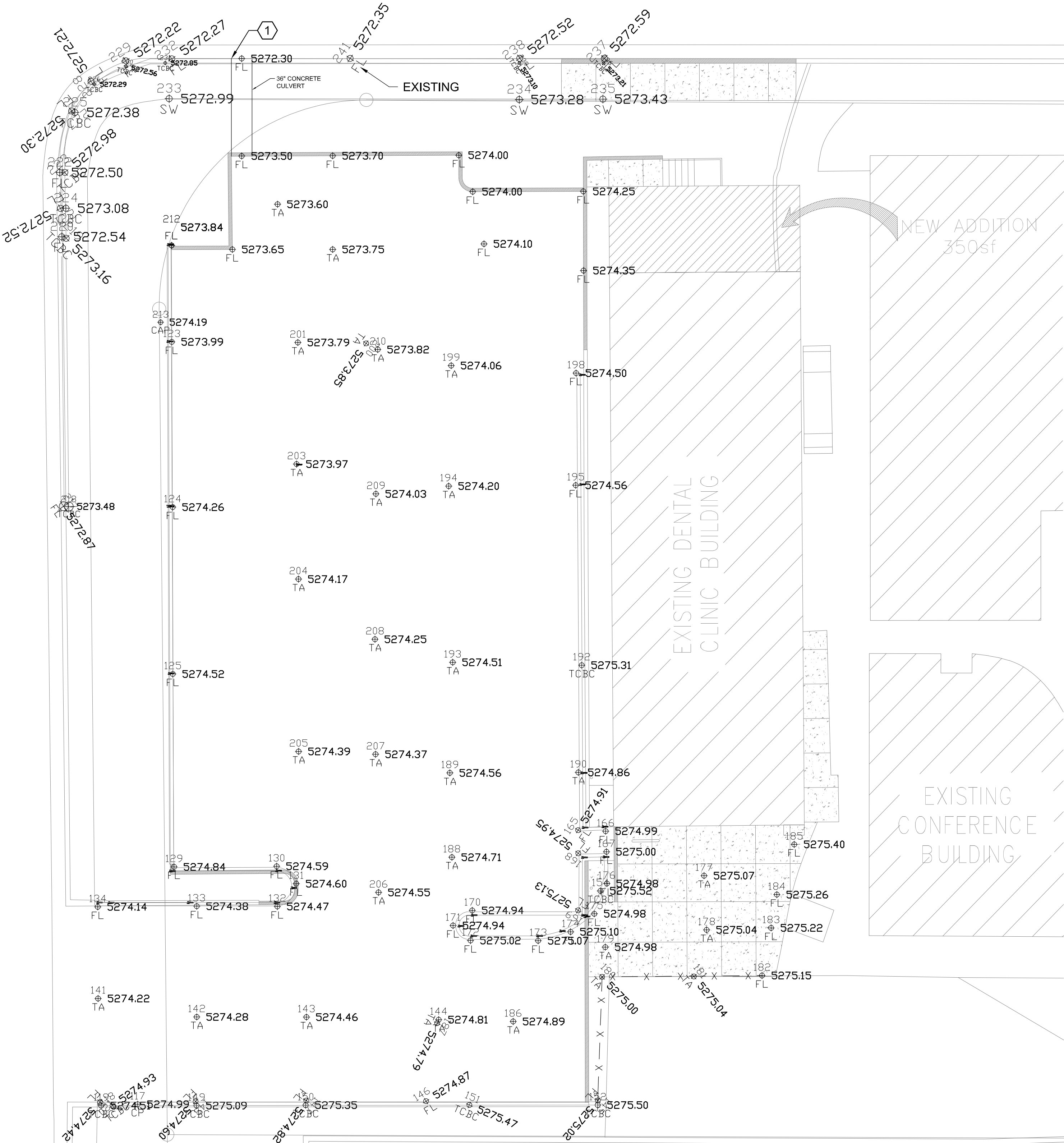
AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring two copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

First Nations Dental Clinic Westside Parking			
Clinic First Flush Calculations:			
V=A*FF			V = Pond Volume (Ft ³)
Area (Ft ²)	First Flush (In)	Pond Size (Ft ³)	A = Impervious Area of First Flush (Ft ²)
9565	0.26	207	FF = First Flush (In)
Permeable Areas:			
Existing Area (Ft ²)	507		
New Area(Ft ²)	733		
Permeable Area Added (Ft ²)	226		
Impervious Areas:			
Existing Area (Ft ²)	9565		
New Area(Ft ²)	9339		
Impervious Area Reduced (Ft ²)	226		

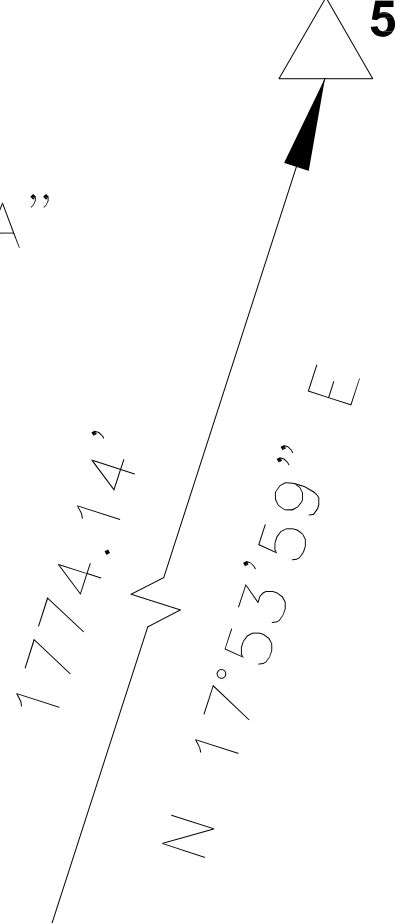


LOT 21, BLOCK 6
BARON BURG HEIGHTS

SITE UTILITIES PLAN

1" = 20'-0"

ACS MONUMENT "5-K18A"
x=1,541,268.242
y=1,483,619.713
z=5280.137
Ground-to-grid:
0.999662582
Mapping Angle:
-00°11'25.60"
NMSP CENTRAL ZONE
NAD 83



LEGEND

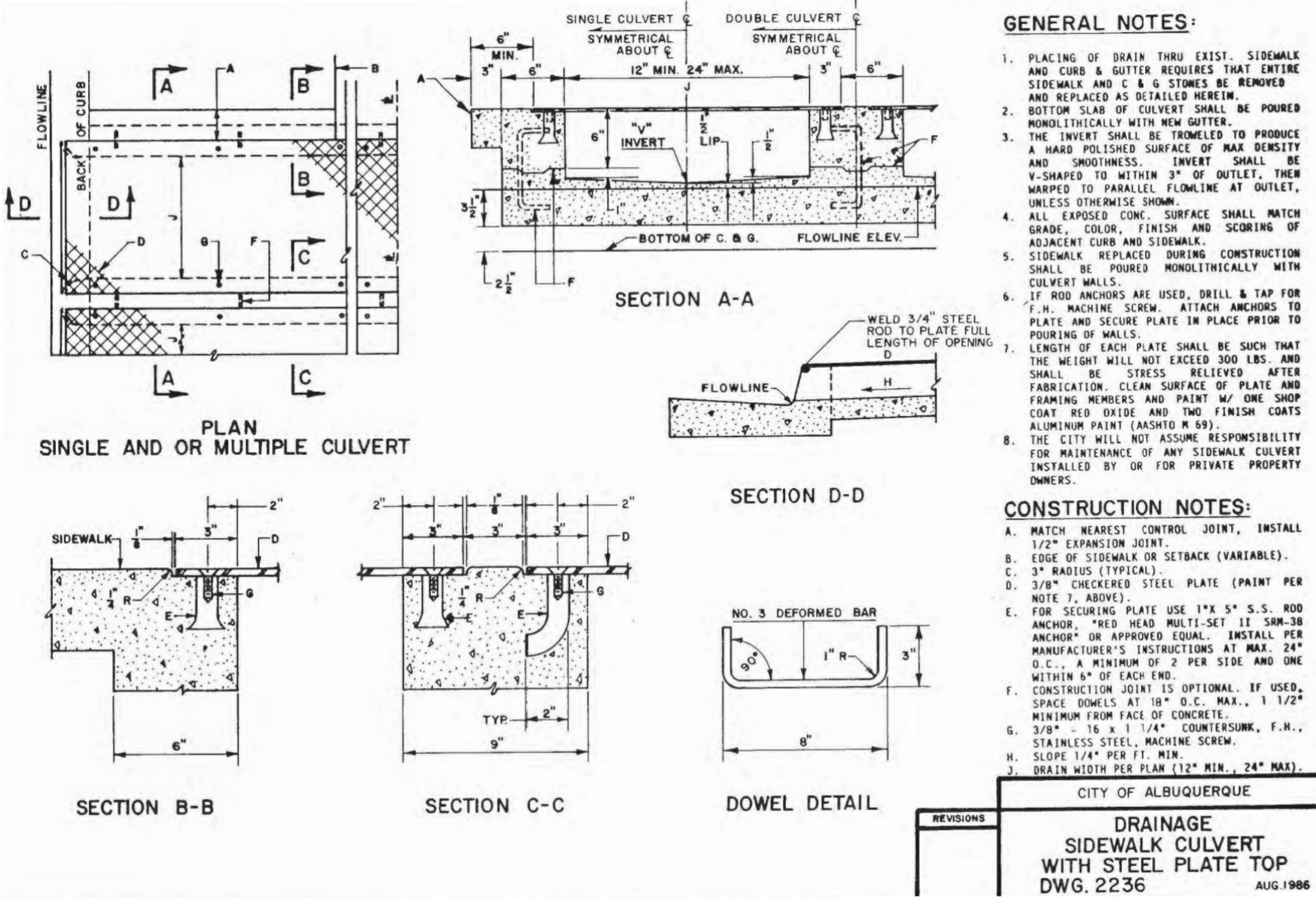
- UE --- EXISTING UNDERGROUND ELECTRIC
- ⊗ POINT OF CONNECTION
- TBC TOP BACK OF CURB
- FL FLOW LINE
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TG TOP OF GRATE
- FF FINISH FLOOR
- WM EXISTING WATER METER
- WV WATER VALVE

GENERAL NOTES

- A. DUE TO THE PROXIMITY OF THE EXISTING RIGHT OF WAY, A FEE IN LIEU OF STORM WATER QUALITY VOLUME (SWQV) MUST BE USED TO ACCOMMODATE THE FIRST FLUSH REQUIREMENT.

KEYED NOTES

1. PROVIDE 24 "X 6" CONCRETE CULVERT INSTALL SIDE WALK CROSSING PER DETAIL THIS SHEET. NOTE: SO 19 PERMIT MUST PULLED BY INSTALLING CONTRACTOR. AN EXCAVATION/ BARRICADING PERMIT IS ALSO NEEDED. SIDEWALK CULVERTS MUST APPROVED BY STORM DRAIN MAINTENANCE (JASON RODRIGUEZ, jrodriguez@cabq.gov OR 505-857-8607.



GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT ENTIRE SIDEWALK AND C & G STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROMELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CON. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (ASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

CONSTRUCTION NOTES:

- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
- B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
- C. 3" RADIUS (TYPICAL).
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE).
- E. FOR SECURING PLATE USE 1"x 5" S.S. ROD ANCHOR, *RED HEAD MULTI-SET II SSM-38 ANCHOR* OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
- F. CONSTRUCTION JOINT IS OPTIONAL, IF USED, SPACE DOWELS AT 18" O.C. MAX., 1 1/2" MINIMUM FROM FACE OF CONCRETE.
- G. 3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
- H. SLOPE 1/4" PER FT. MIN.
- J. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX).

CITY OF ALBUQUERQUE

DRAINAGE
SIDEWALK CULVERT
WITH STEEL PLATE TOP
DWG. 2236
AUG 1986

1113 rhode island st ne
albuquerque, nm 87110

SEAL

PROJECT

FIRST NATIONS COMMUNITY HEALTHSOURCE
HEALTH INFRASTRUCTURE
IMPROVEMENT PROJECT

5608 ZUNI SE, ALBUQUERQUE, NM 87108

REVISIONS		DESCRIPTION
NO.	DATE	

CLIENT PROJ #:

ARCHT PROJ #:

DRAWN BY:

CHECKED BY:

DATE 01/24/2019

SHEET TITLE

SITE UTILITIES PLAN

C-002