

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 2, 2015

Richard J. Berry, Mayor

David Aube, P.E.
Hartman + Majewski Design Group
120 Vassar Dr. SE Suite 100
Albuquerque, NM 87106

RE: GAHP Casa Feliz (L19D073A through L19D073I).
Grading and Drainage Plan
Engineer Stamp Date: 11/18/15

Dear Mr. Aube:

Based upon the information provided in your submittal received 11-19-15, the above referenced plan cannot be approved for Building Permit until the following conditions are met.

General comments:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Drawings need to be scaled.
- Label contours
- Remove building offset line, and unnecessary layers or information.
- It is not clear what is going on at property boundaries – what is meaning of X?
- Ponding should not be closer than 10' to a building. Since these ponds are shallow this distance may be reduced, but at least 5 ft min should be maintained. Pond sizes may be reduced if you are also using the landscape strip to capture First Flush.
- Typical Pond Detail
 - Since it has a note to use lowest point surrounding pond as a reference, show spot elevations at all corners of all ponds.
 - Indicate that lowest point is a TSW elevation (as opposed to the grade adjacent to the SW)
 - Show the distance between the Line of Sidewalk and the Top of Pond
- Per our discussion, the landscape strip between the back of curb and sidewalk may be used as an outfall for the water harvesting ponds using pipes under the SW.
 - Provide such an outfall for all ponds, except for cases where this is not feasible.
 - Note the pipes under the sidewalk. Verify you have enough fall and cover. Verify there is not constructability issues, or provide a section detail.
 - Provide check dams in the landscape strip.
 - In front of Bldg F, provide an outfall from the landscape strip to the gutter (pipe penetration in curb).
 - In front of Bldg G, shift SW culvert north so that landscape strip can discharge thru the culvert.

- Note that if this is not feasible, the pipe should discharge directly thru a pipe penetration thru the curb
- Consider having the ponds connected with pipe, and have only one pond discharge to the street. The landscape strip may be too narrow to accommodate the above solution.

Bldg A (L19D073D, DRB # 1010671) Sheet C202:

- Show existing retaining wall on east side
- Provide outfalls for ponds as described above.
-

Bldg B (L19D073C, DRB # 1010674) Sheet C203 and 204:

- Is there an existing retaining wall on south side? How will flows be conveyed to drivepad without flowing into Lot 8 to south. Provide a means of conveyance.
- Provide outfalls for ponds as described above.

Bldg C & D (L19D073B, DRB # 1010666) Sheet C205:

- Indicate both existing and new retaining walls (prefer to see it hatched so as to delineate it from a curb). Show TOW/BOW elevations for both.

**Bldg E, F, & G (L19D073E, DRB # 100384 & 1010669):
Sheet C206:**

- Provide an outfall for the Turf Field pond (culvert or pipe). Provide calculations showing that MWSEL will not encroach onto building with the given the discharge rate.
- In Turf Field Pond show contours or spot elevations at center and at corners.
- Remove offset line
- Clearly indicate both existing and new retaining walls (prefer to see it hatched so as to delineate it from a curb). Show TOW/BOW elevations for both.
- Note openings in walls that are on West side of ponds and Bldg E
- Indicate Water blocks, grade breaks. High points are already noted.

Sheet C207:

- Provide section through rip-rap channel on south side
- Remove ponding area on NE corner of site so that channel can pass to discharge to SW culvert at south end of landscape strip.
- Indicate both existing and new retaining walls (prefer to see it hatched so as to delineate it from a curb). Show TOW/BOW elevations for both.
- In front of Bldg G, shift SW culvert north so that landscape strip can discharge thru the culvert.
- Note that the SW culvert is to be constructed per work order.

Bldg H (L19D073F, DRB # 1010666) Sheet C208:

- Provide a section thru canopies, pond, and curb and gutter at east side of site
- Show spot elevations at corners of ponds. Show how ponds will discharge once filled.
- Show section thru channel on south side.

- Reduce size of ponds so they are at least 5' away from building. Keep ponds shallow so as not to retain substantial amounts of water. First flush volumes may be reduced due to gravel used as parking lot paving.

Bldg I (L19D073G, DRB # 1010672) Sheet C209:

Bldg J (L19D073H, DRB # 1010667) Sheet C210:

- Provide outfalls for ponds as described above.

Bldg K (L19D073I, DRB # 1010667) Sheet C211:

- Show section thru channel on north side.
- Show how flows from west side will enter the channel, without entering adjacent property to the north.
- Provide an outfall at NE corner of Landscaping Area on east side of site. Perhaps discharging to channel with a SW culvert, which then discharges to the SW culvert in the ROW.
- Reduce size of ponds so they are at least 5' away from building. Keep ponds shallow so as not to retain substantial amounts of water. First flush volumes may be reduced due to gravel used as parking lot paving.

Bldg L (L19D073A, DRB # 1010673) Sheet C212:

- Provide outfalls for ponds as described above.

If you have any questions, you can contact me at 924-3695.

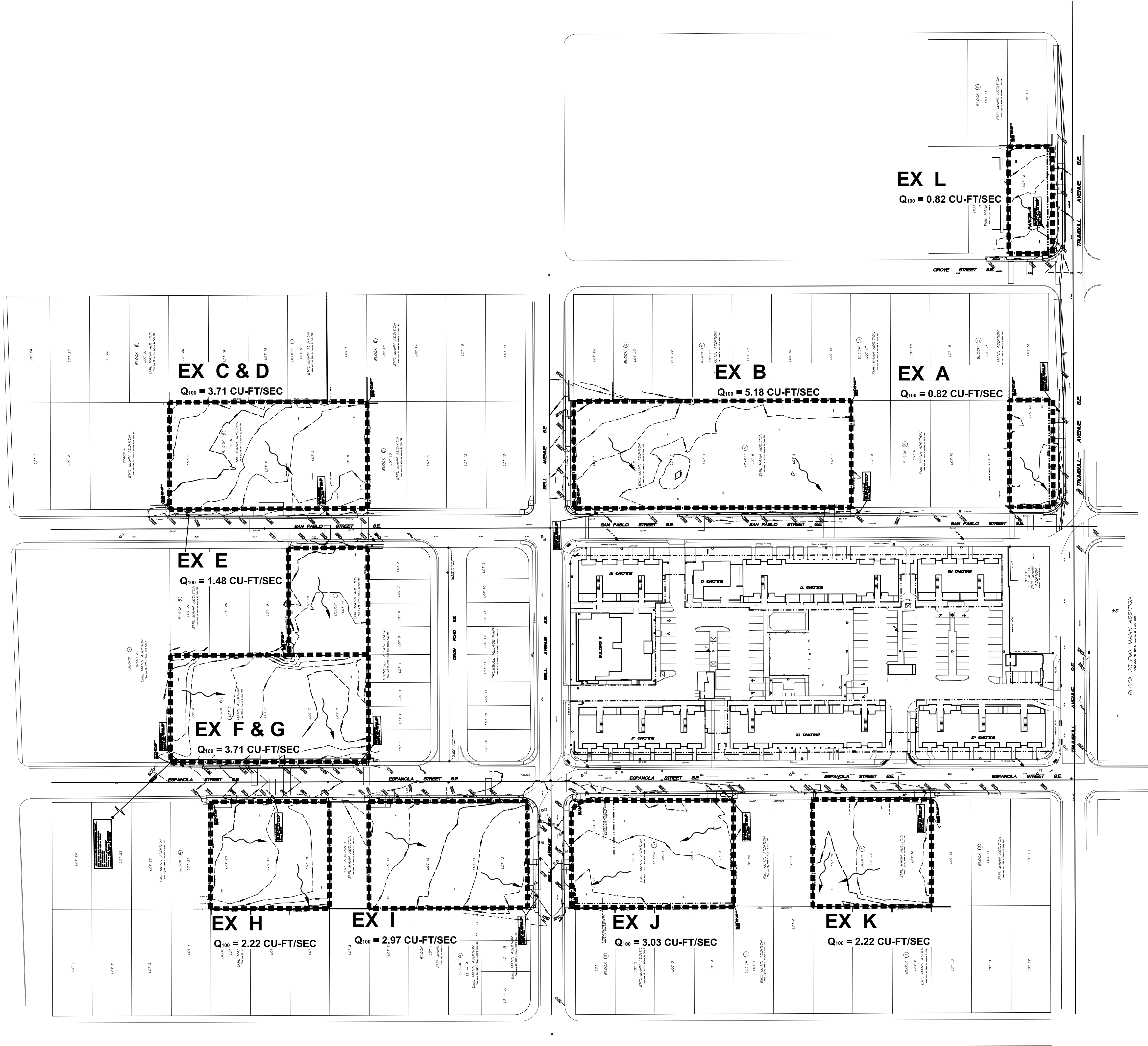
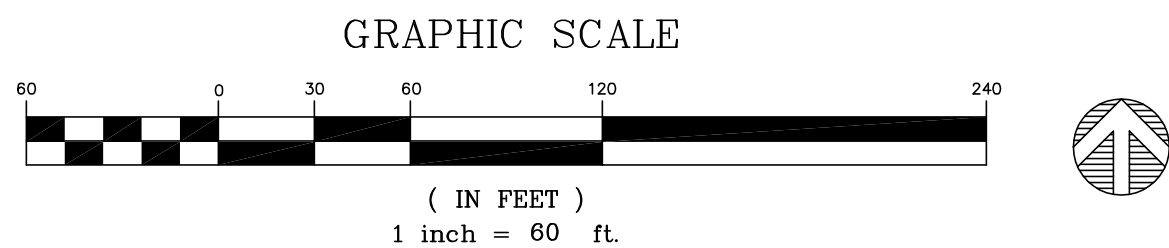
Sincerely,

A handwritten signature in black ink, appearing to read "Rita P H", with a long horizontal flourish extending to the right.

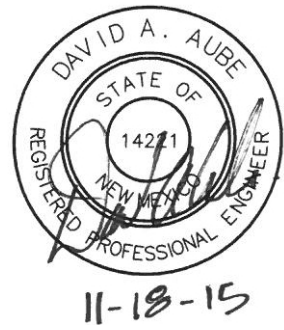
Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

A1 EXISTING SITE DRAINAGE PLAN



STAMP



100% CONSTRUCTION
DOCUMENTS

PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PATRNTNSHIP

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by: DAA
Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

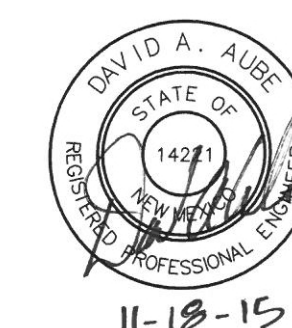
SHEET TITLE

OVERALL EXISTING SITE
DRAINAGE PLAN

SHEET NUMBER

CD EX1

STAMP



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DOCUMENTS

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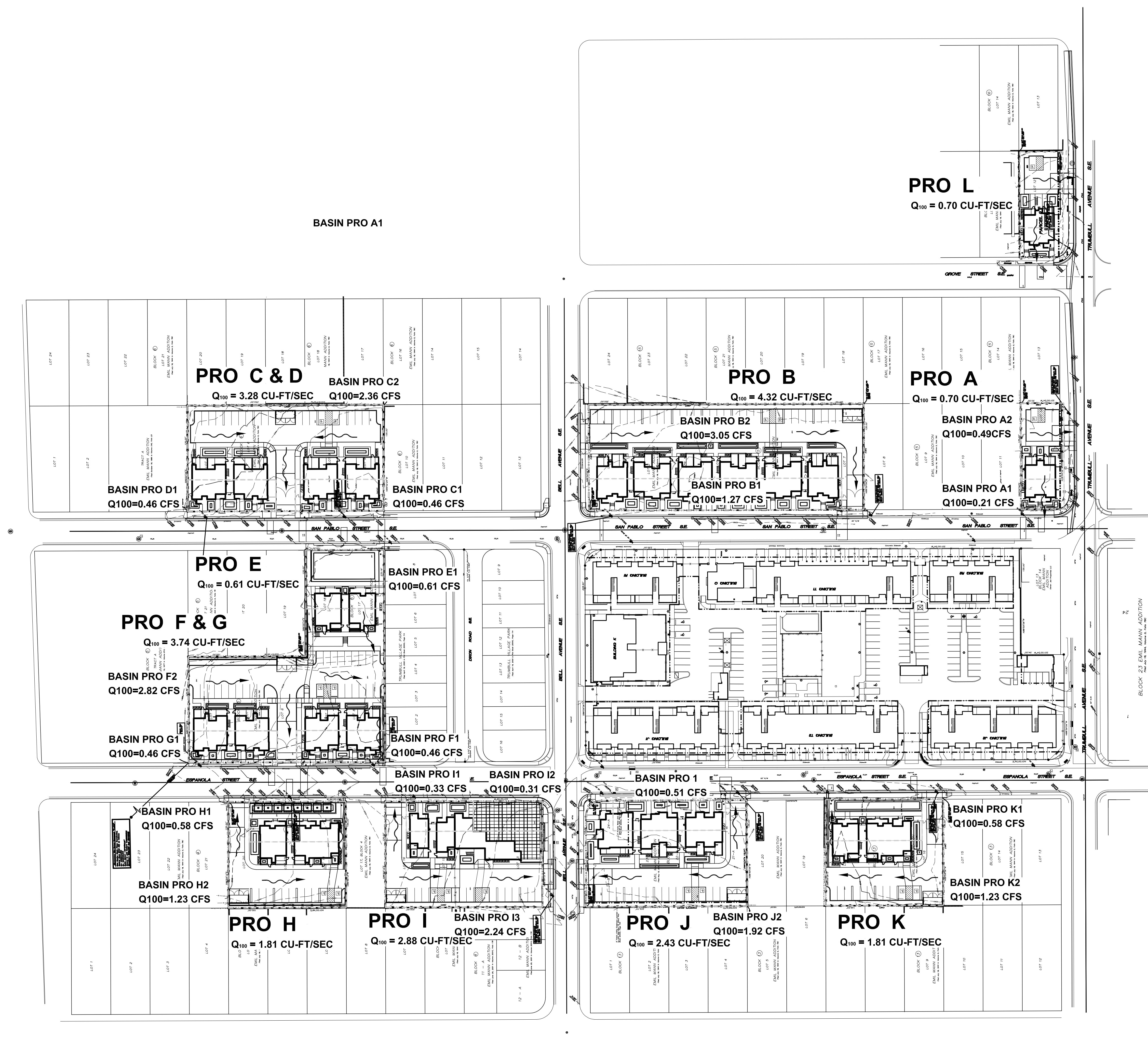
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Checked by	DAA
Date	OCTOBER 19, 2015
Project number	249

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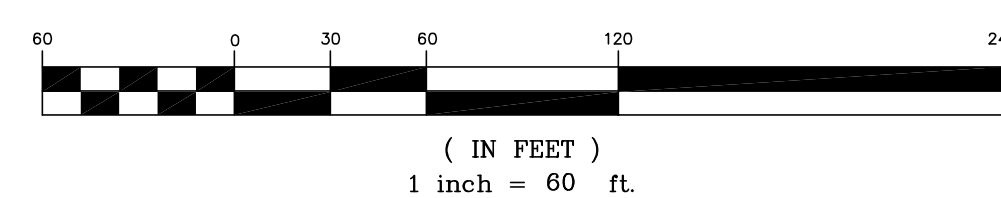
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DRAINAGE PLAN

SHEET NUMBER

CD PRO1

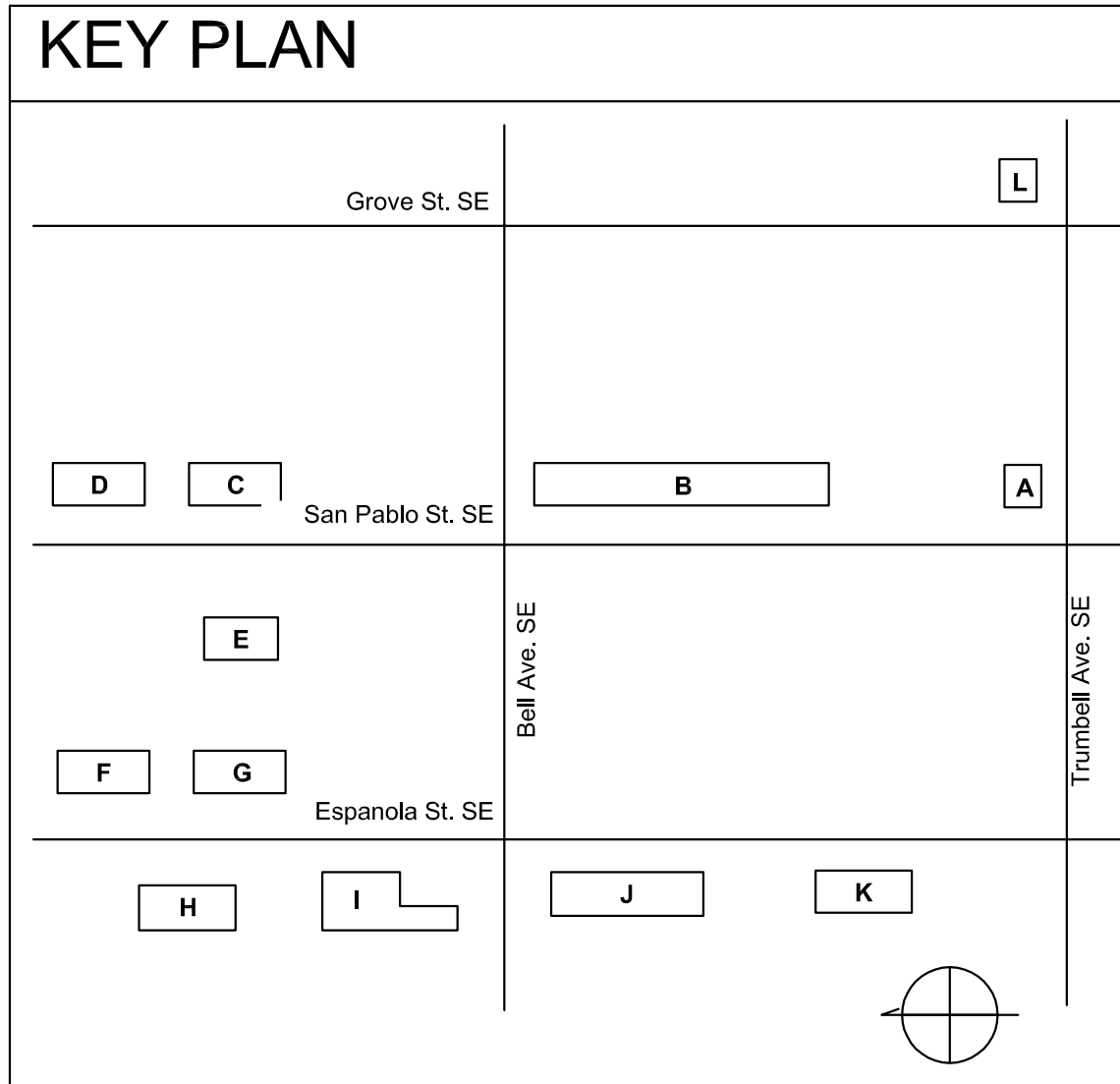
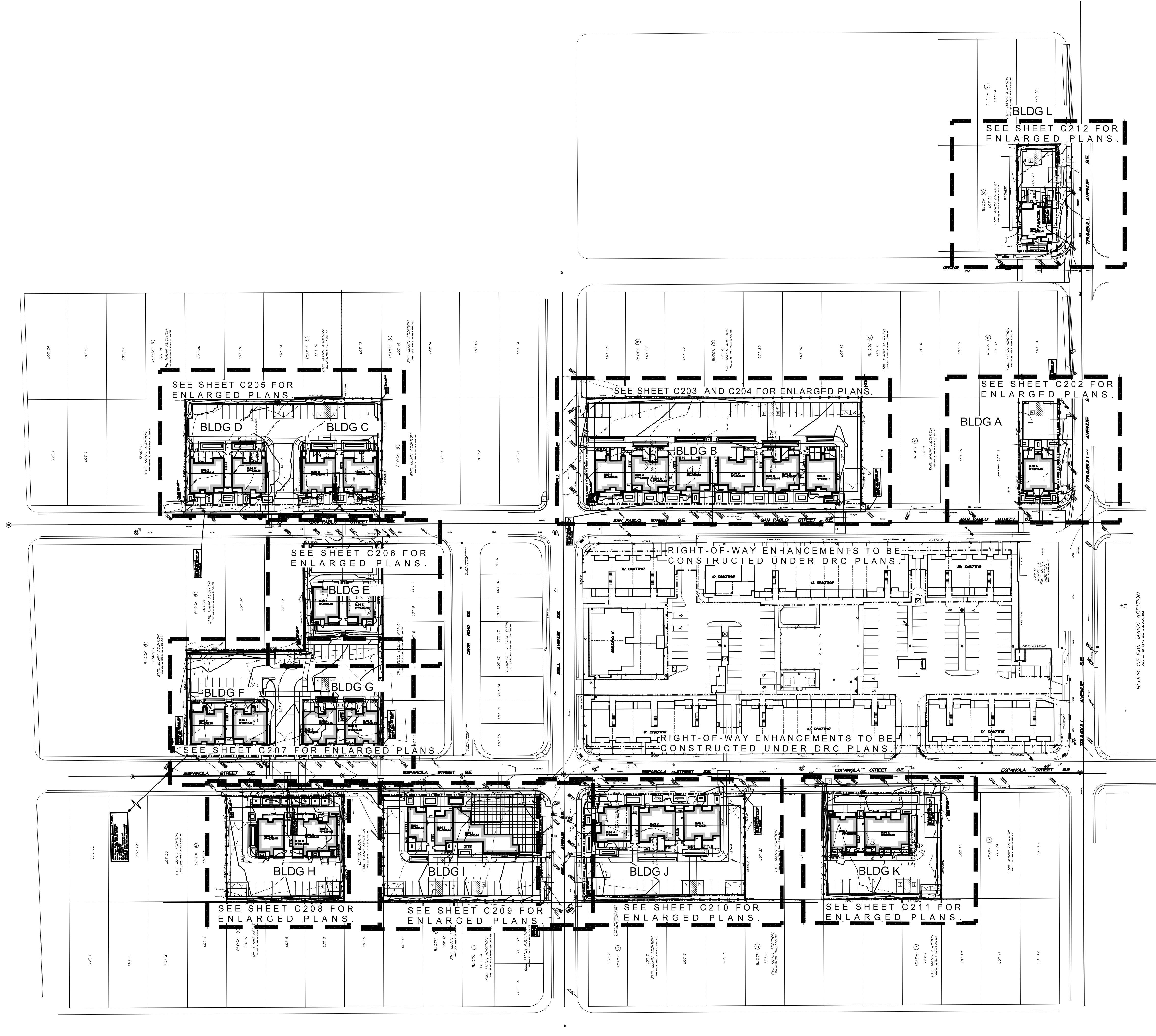
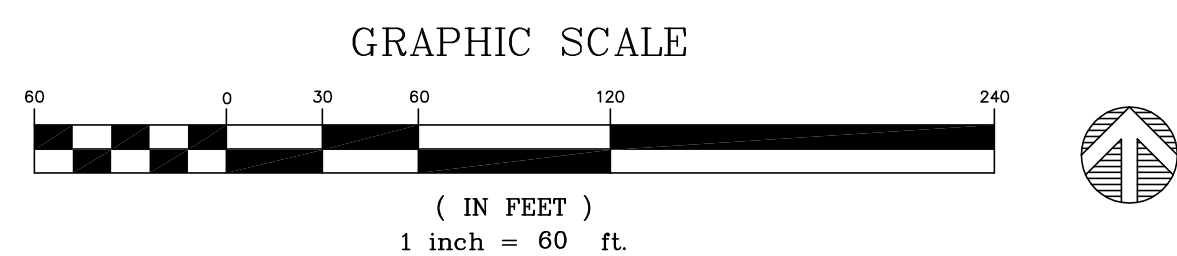


GRAPHIC SCALE



A1 OVERALL SITE DRAINAGE PLAN
1" = 60'-0"

A1 OVERALL SITE GRADING PLAN



REVISIONS		
NO.	DATE	DESCRIPTION

Copyright: Design Group

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Checked by: DAA

Date: OCTOBER 19, 2015

Project number: 2491

SHEET TITLE

OVERALL SITE GRADING PLAN

SHEET NUMBER

C-201

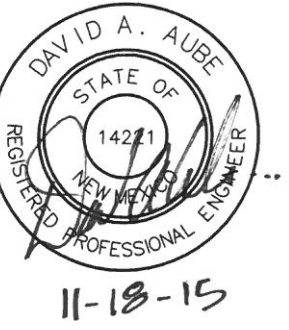


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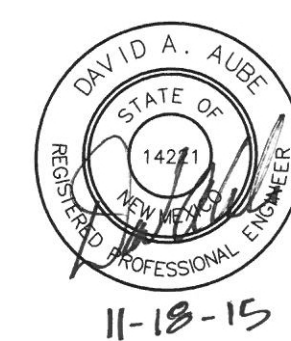


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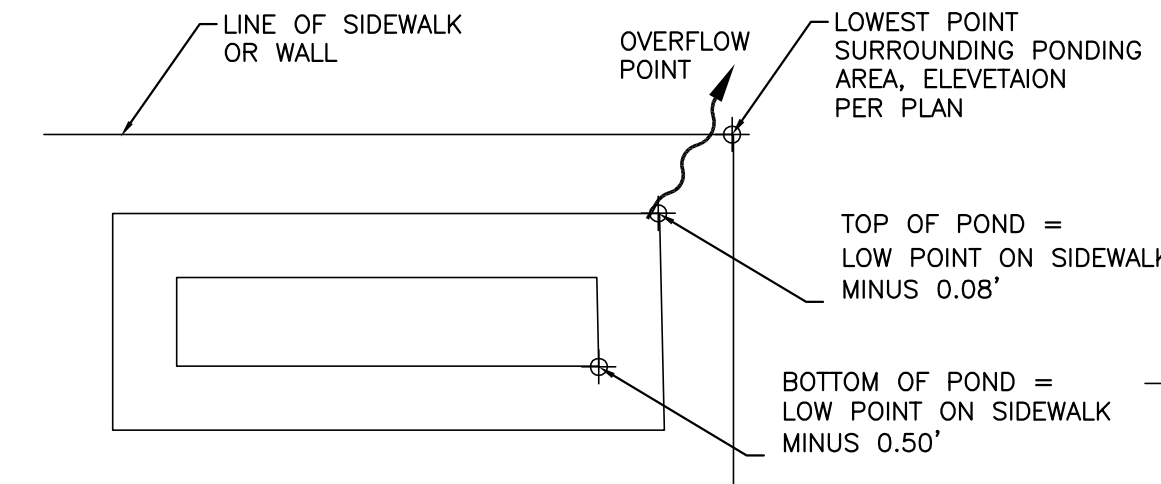
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CASA FELIZ

441 ESPANOLA STREET SE,
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HOUSING PARTNERSHIP

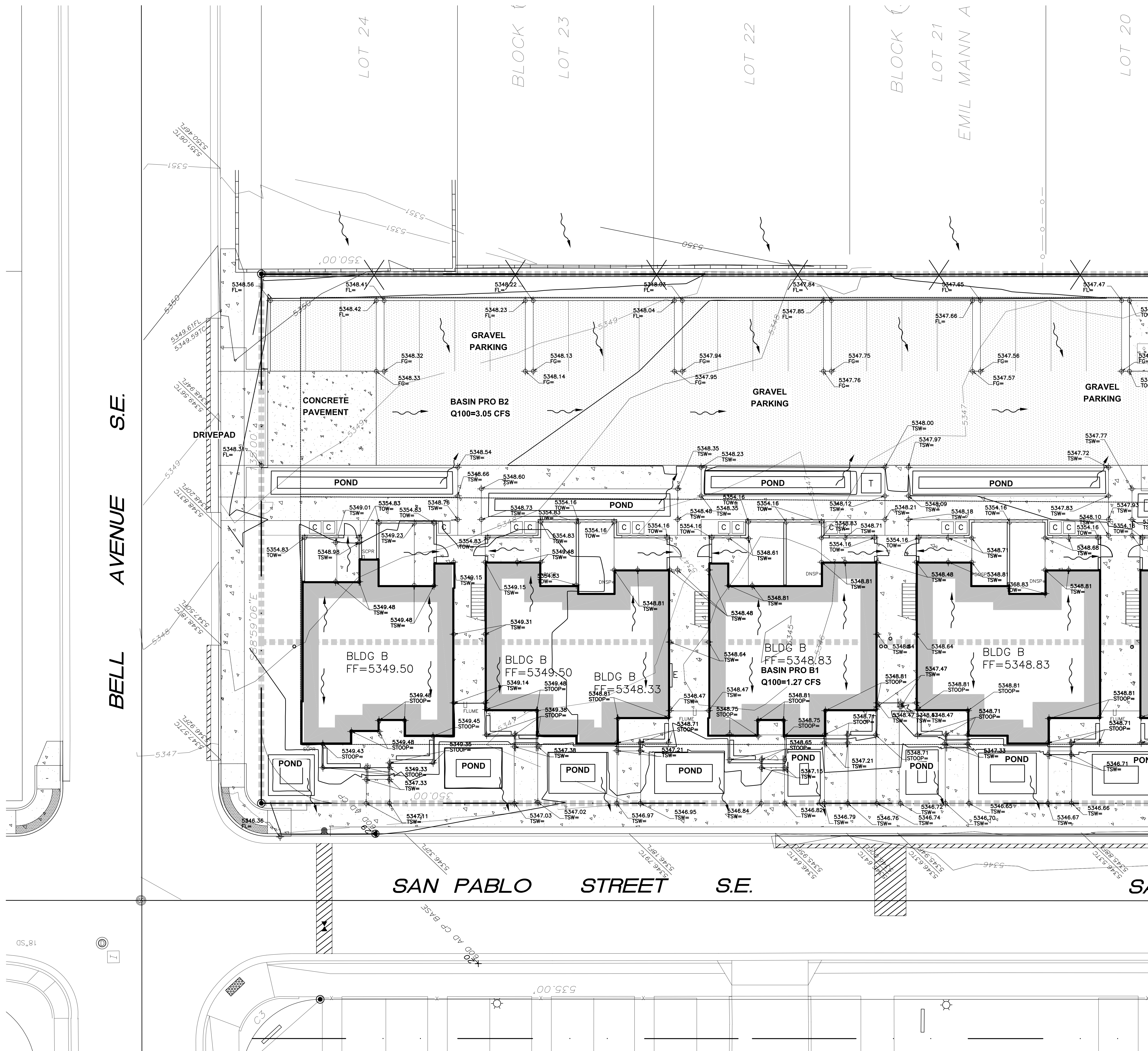
DRAINAGE PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND
SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

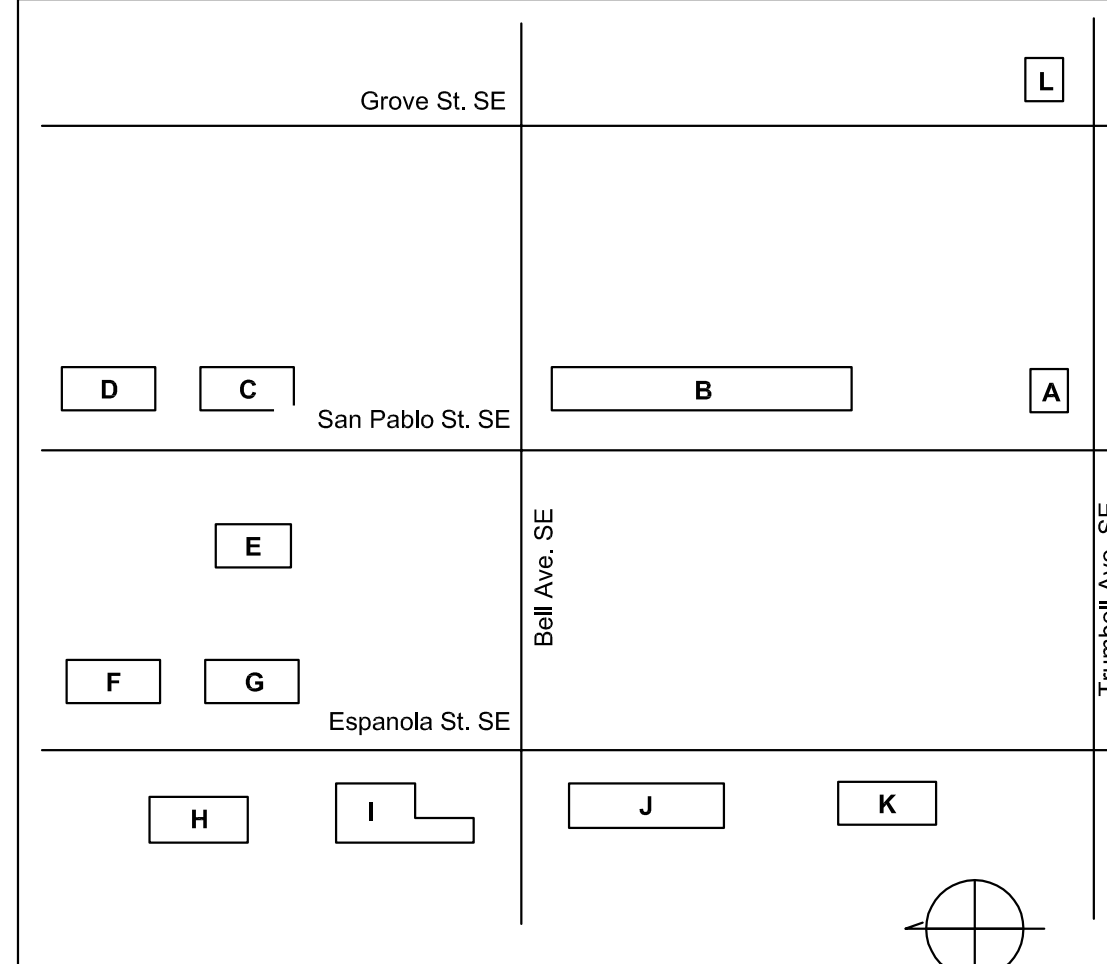


TYPICAL POND DETAIL

NOT TO SCALE



KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION

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Date: OCTOBER 19, 2015
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SHEET TITLE

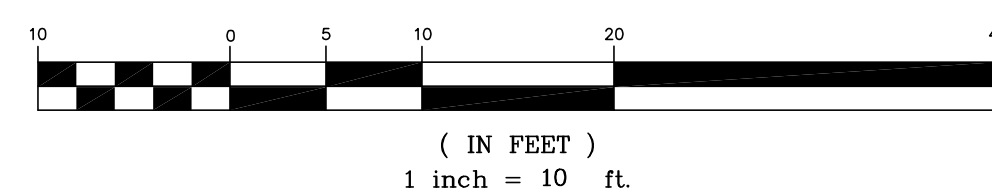
ENLARGED
SITE DRAINAGE PLAN
NORTHERN PART OF
BUILDING B

SHEET NUMBER

C-203

A1 ENLARGED SITE DRAINAGE PLAN - BUILDING B

1" = 10'-0"





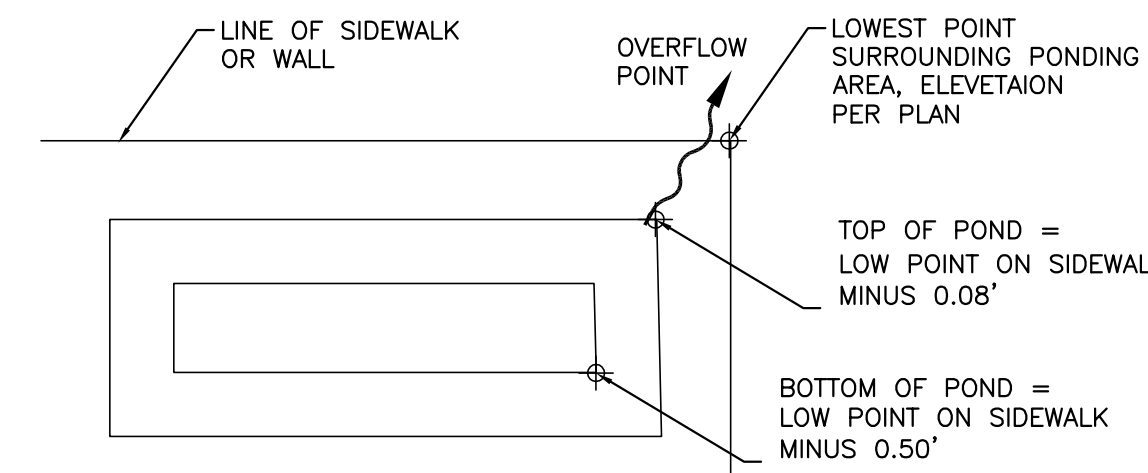
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TYPICAL POND DETAIL

NOT TO SCALE

STAMP

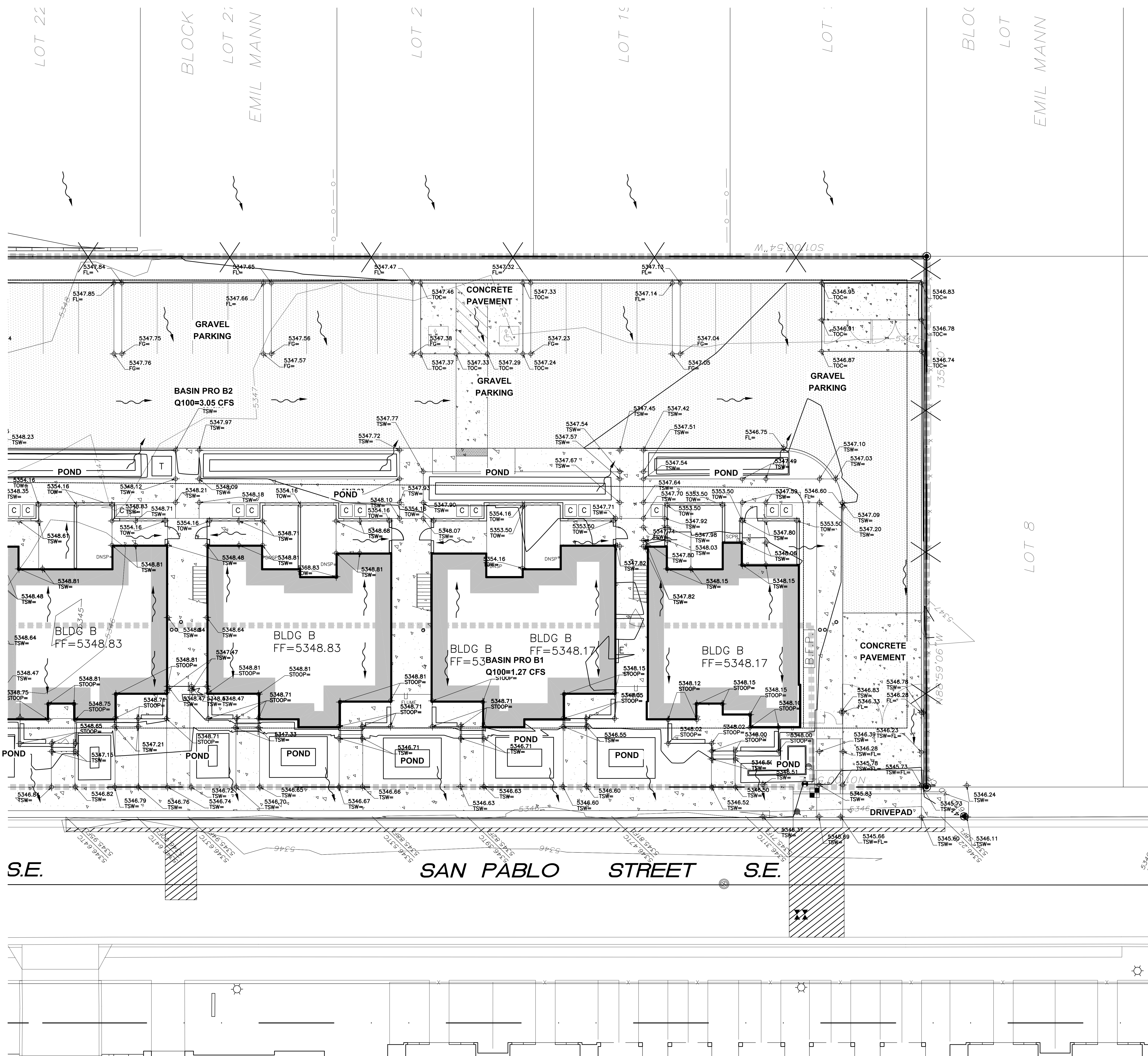


100% CONSTRUCTION DOCUMENTS

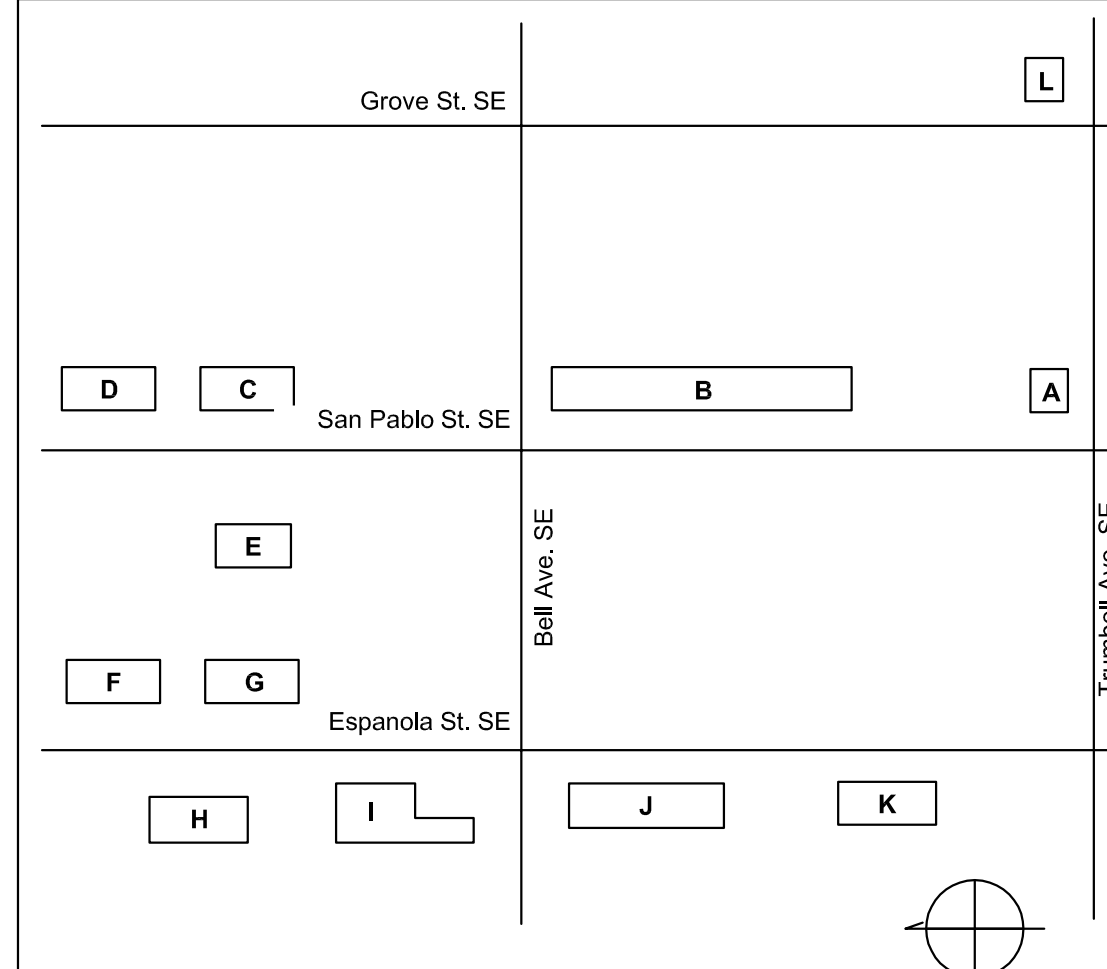
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CASA FELIZ

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KEY PLAN



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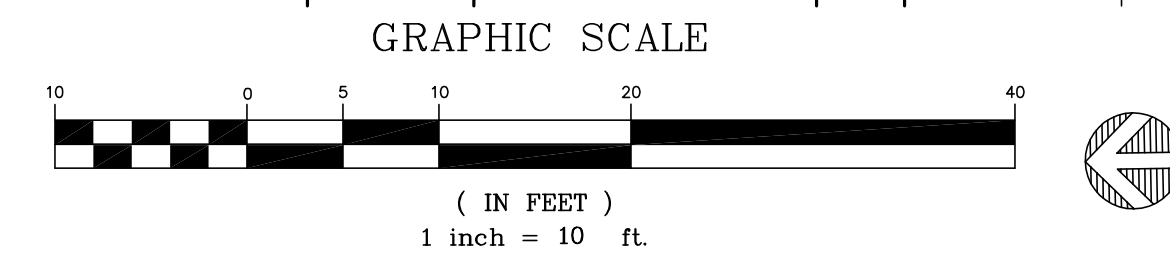
SHEET TITLE

ENLARGED
SITE DRAINAGE PLAN
SOUTHERN PART OF
BUILDING B

SHEET NUMBER

C-204

A1 ENLARGED SITE DRAINAGE PLAN - BUILDING B



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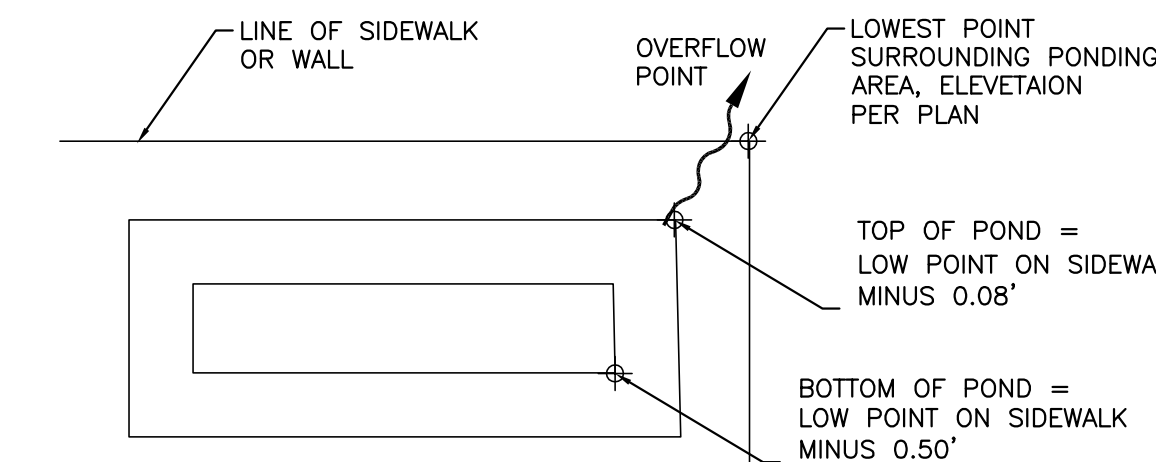
PROJECT NAME
CASA FELIZ

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ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

DRAINAGE PLAN GENERAL NOTES

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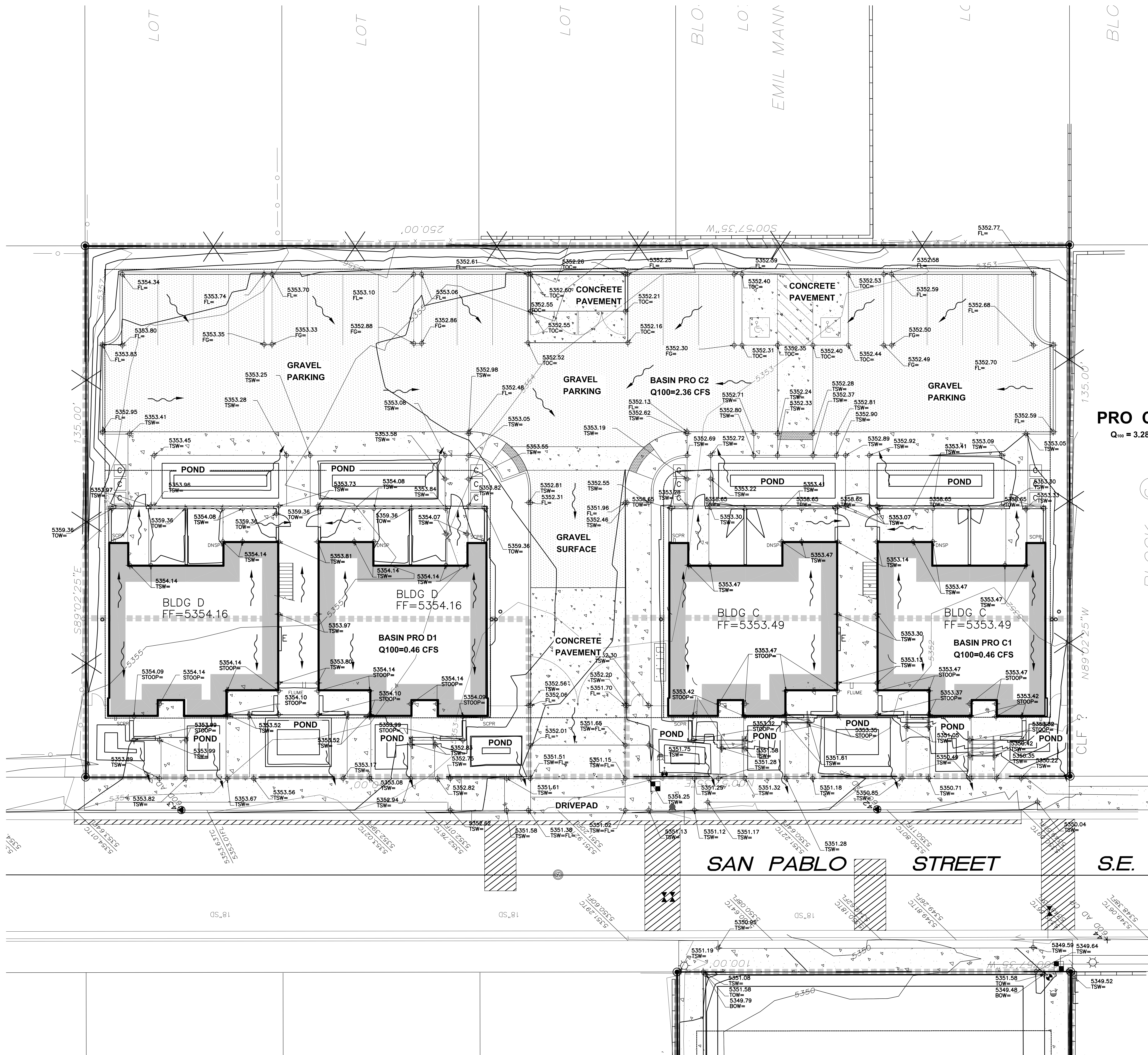


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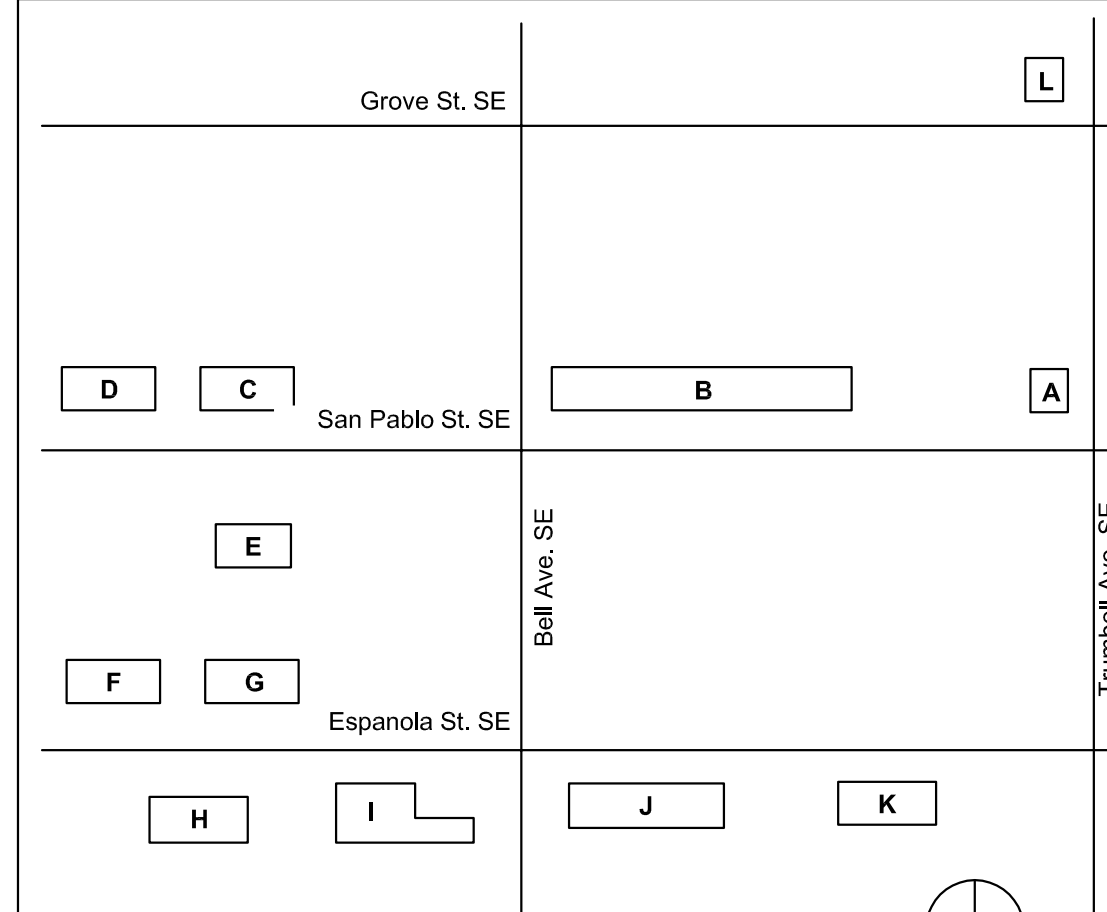
NOT TO SCALE

PRO C & D

Q₁₀₀ = 3.28 CU-FT/SEC



KEY PLAN



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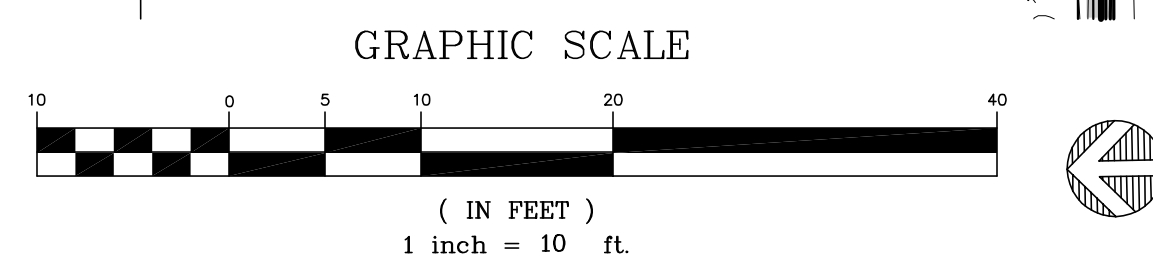
SHEET TITLE
ENLARGED
SITE DRAINAGE PLAN

BUILDINGS C AND D

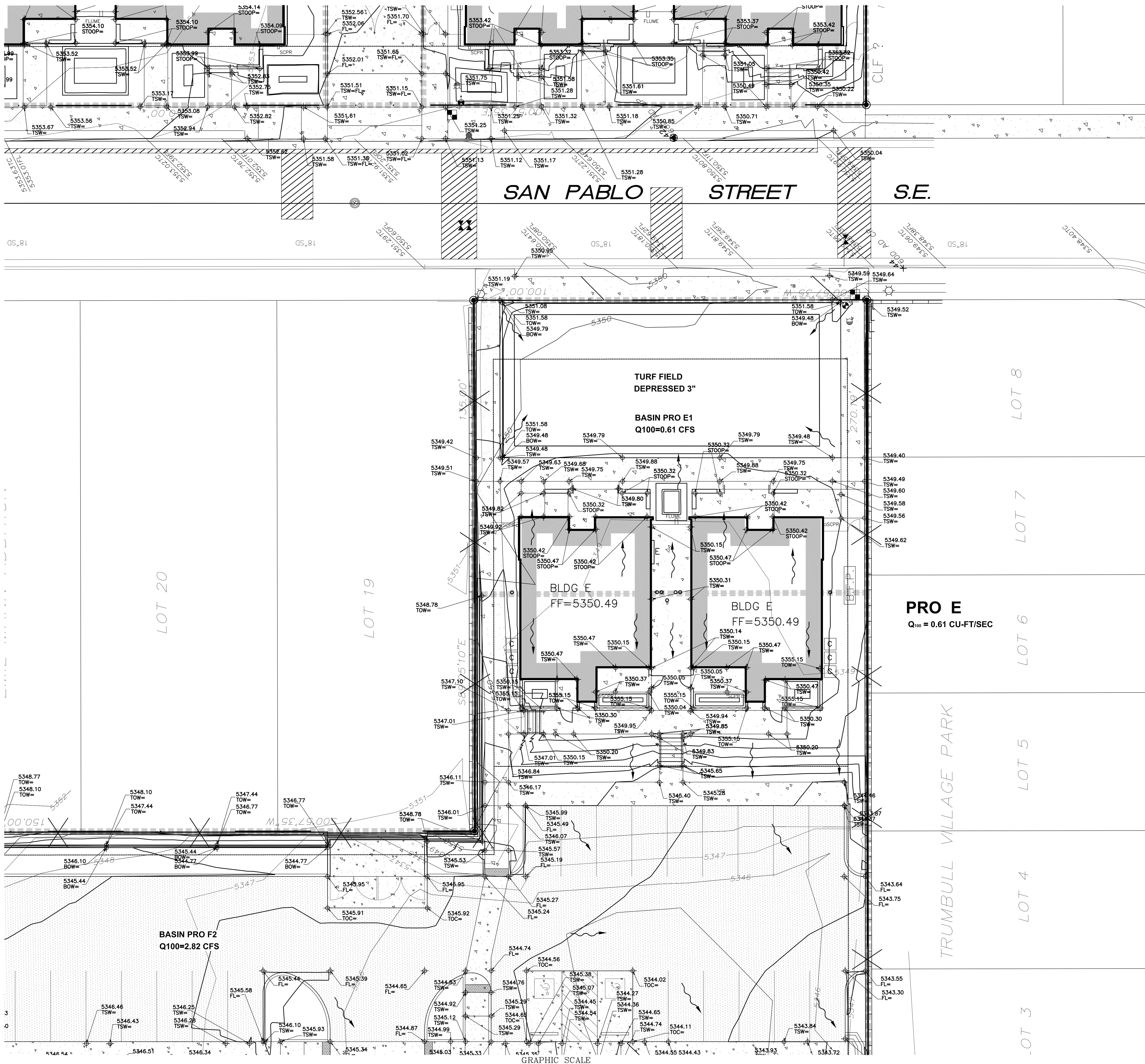
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C-205

A1 ENLARGED SITE DRAINAGE PLAN - BUILDINGS C AND D



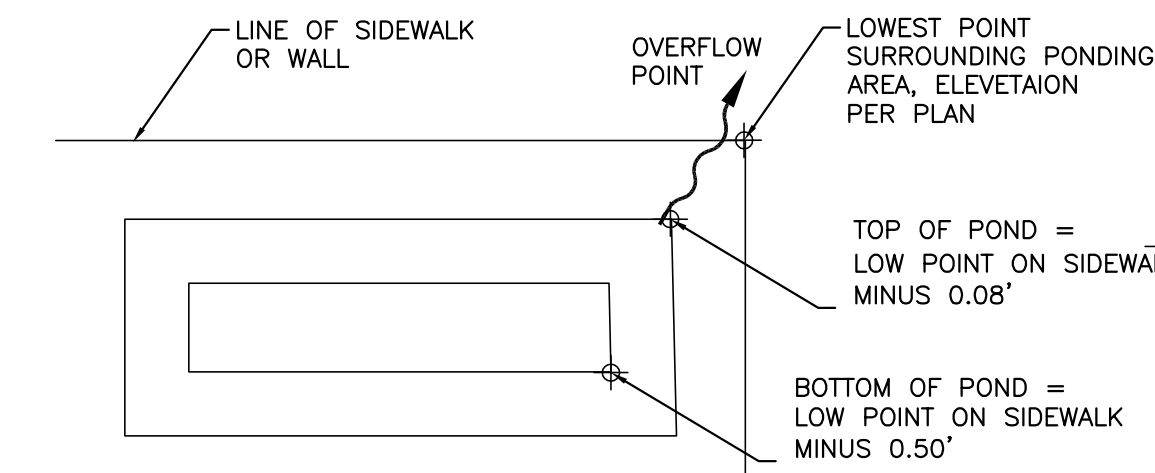
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A1 ENLARGED SITE DRAINAGE PLAN - BUILDING E
1" = 10'-0"

DRAINAGE PLAN GENERAL NOTES

1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.



TYPICAL POND DETAIL

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HOUSING PARTNERSHIP

REVISIONS

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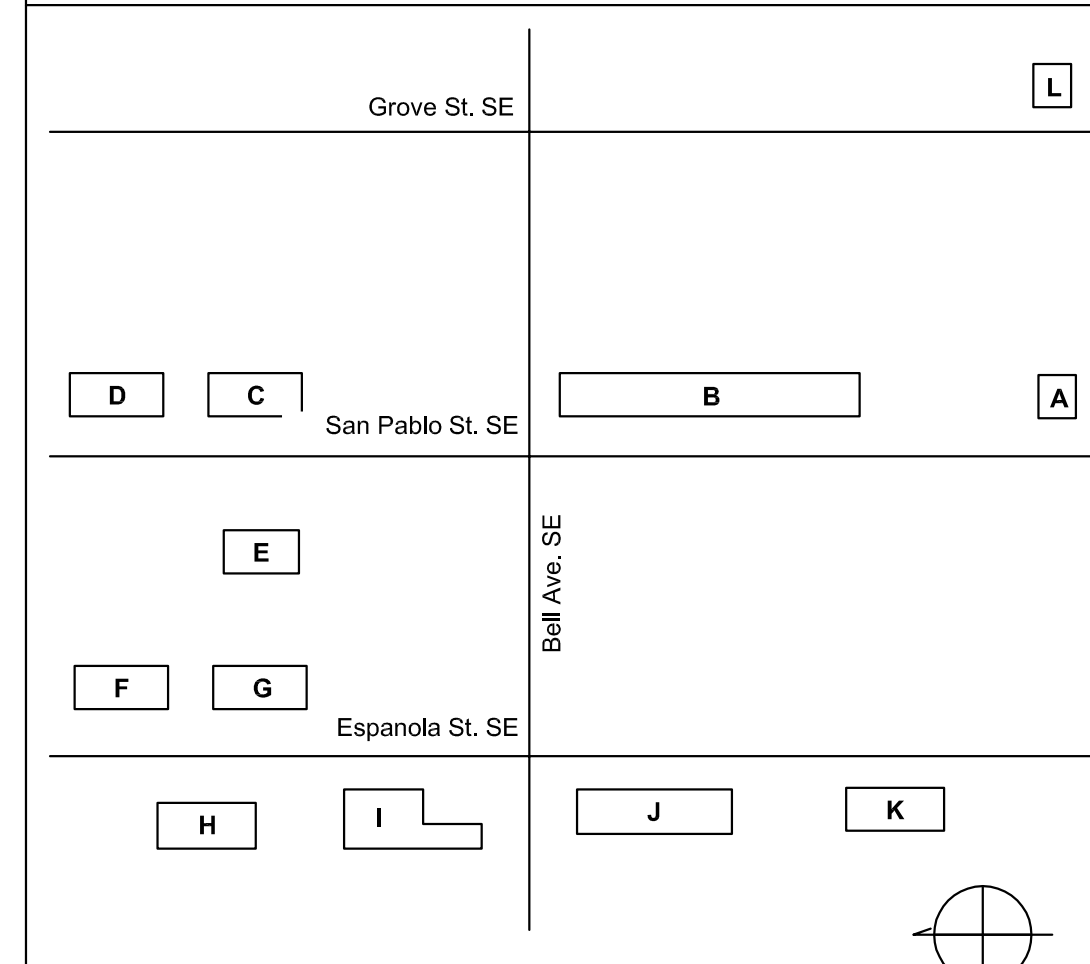
SHEET TITLE
**ENLARGED
SITE DRAINAGE PLAN**

BUILDING E

SHEET NUMBER

C-206

KEY PLAN



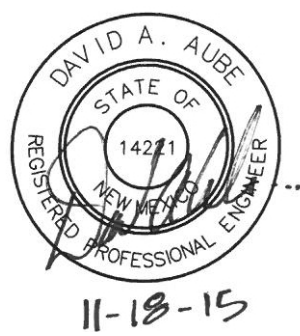


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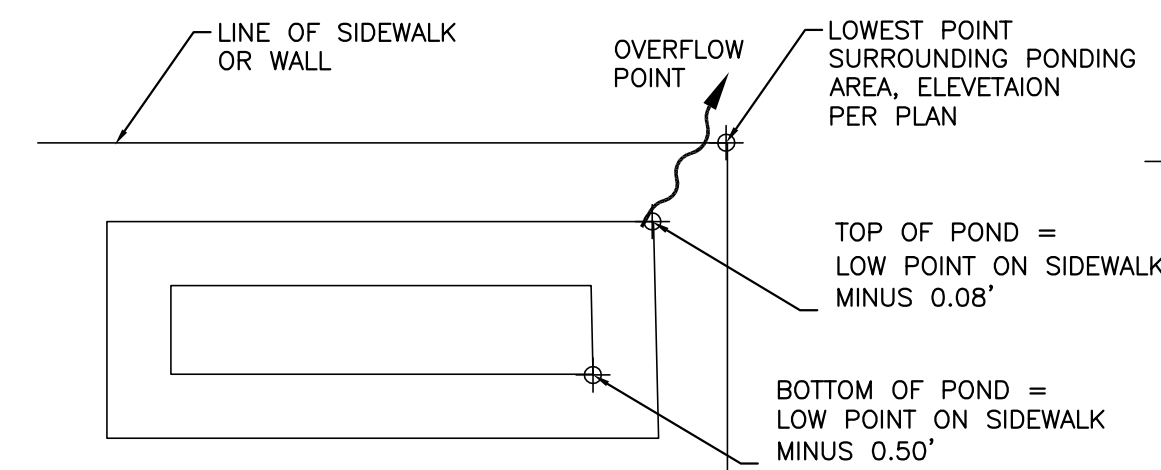
PROJECT NAME
CASA FELIZ

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ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

DRAINAGE PLAN GENERAL NOTES

1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND
SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

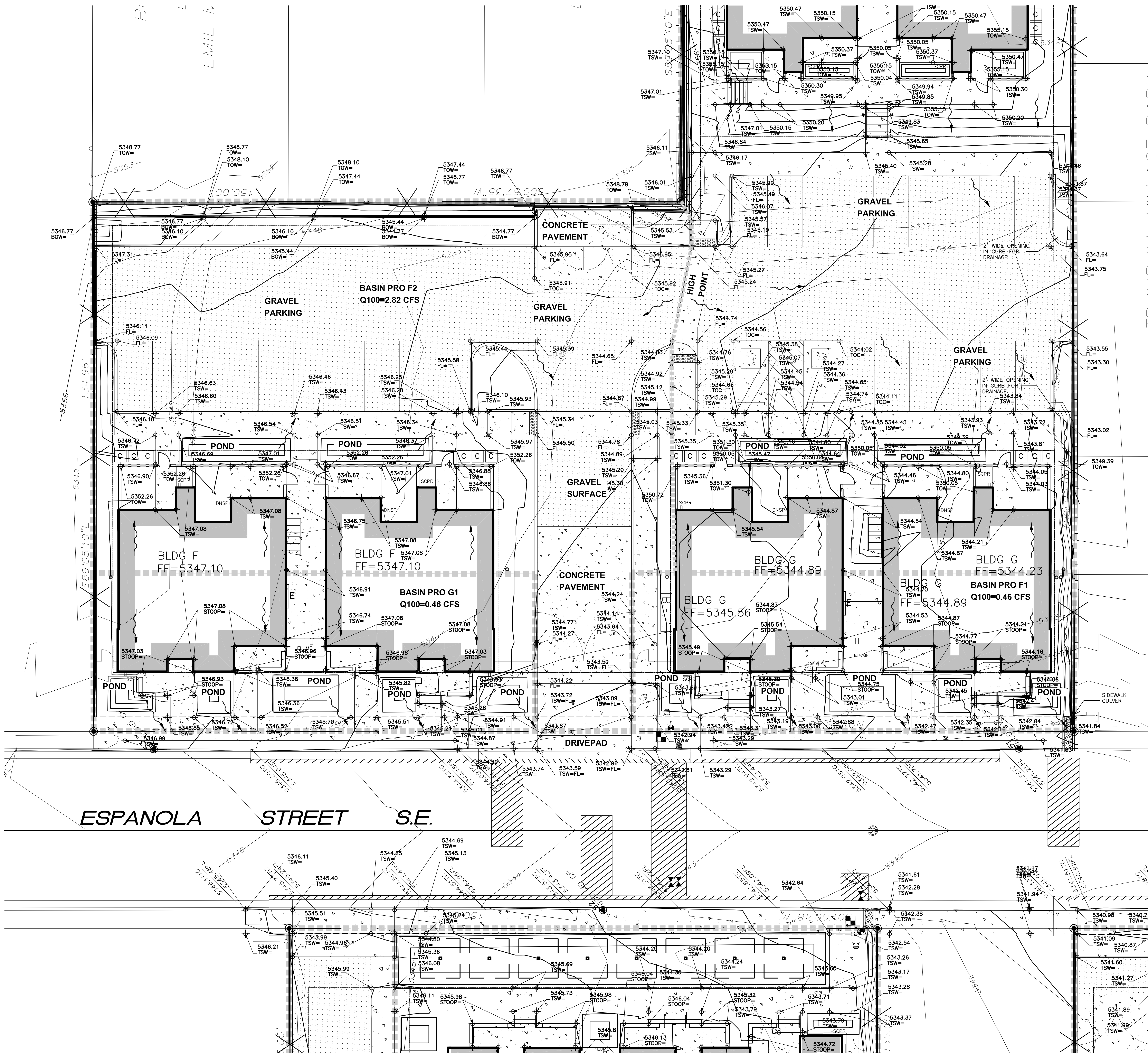


TYPICAL POND DETAIL

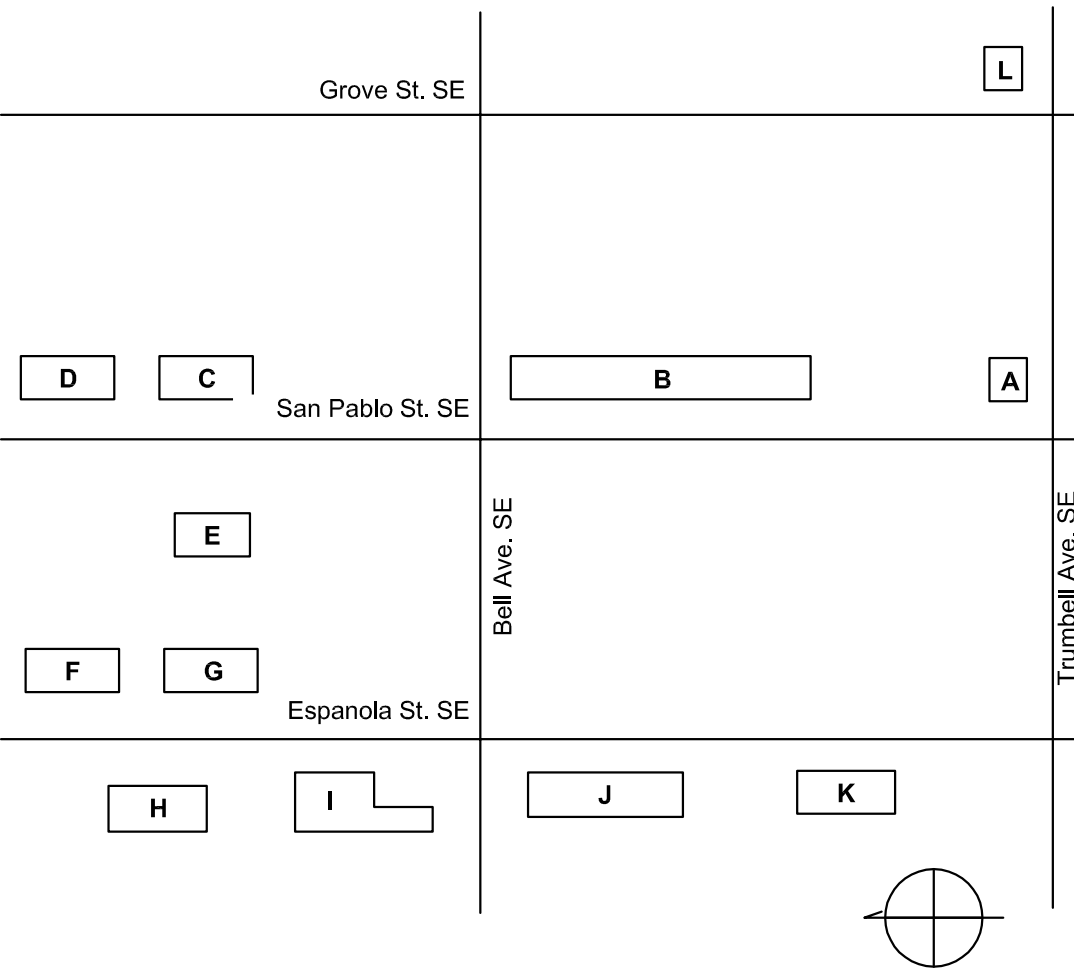
NOT TO SCALE

PRO F & G

Q₁₀₀ = 3.74 CU-FT/SEC



KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION

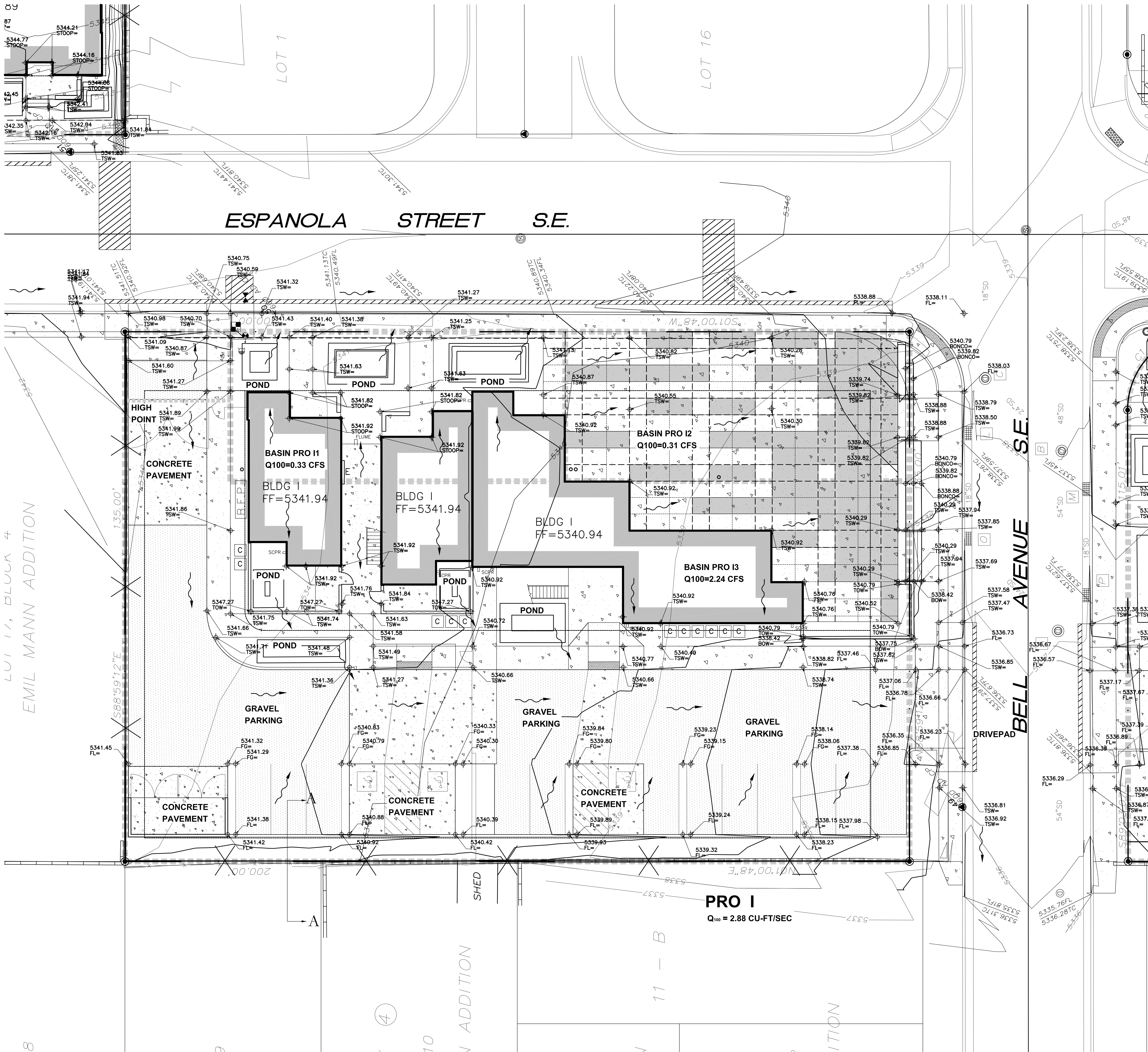
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Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

SHEET TITLE
**ENLARGED
SITE DRAINAGE PLAN**
BUILDINGS F AND G

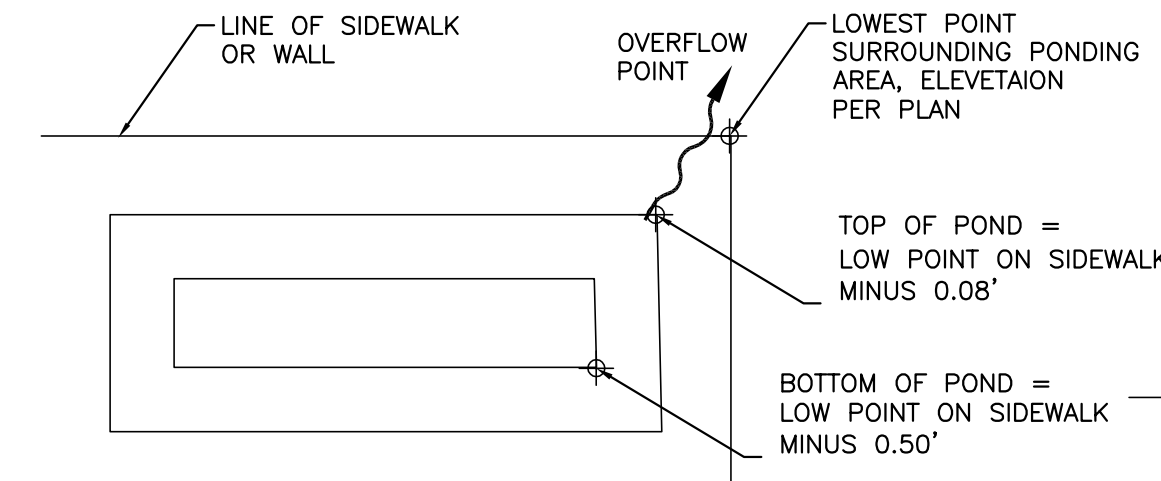
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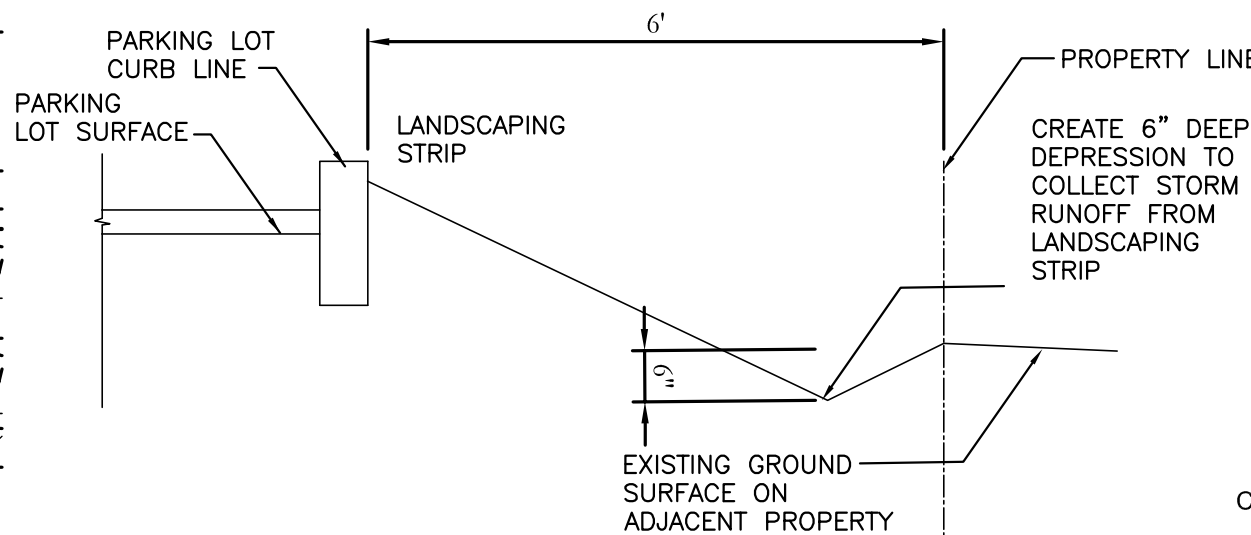
DRAINAGE PLAN GENERAL NOTES

1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.



TYPICAL POND DETAIL

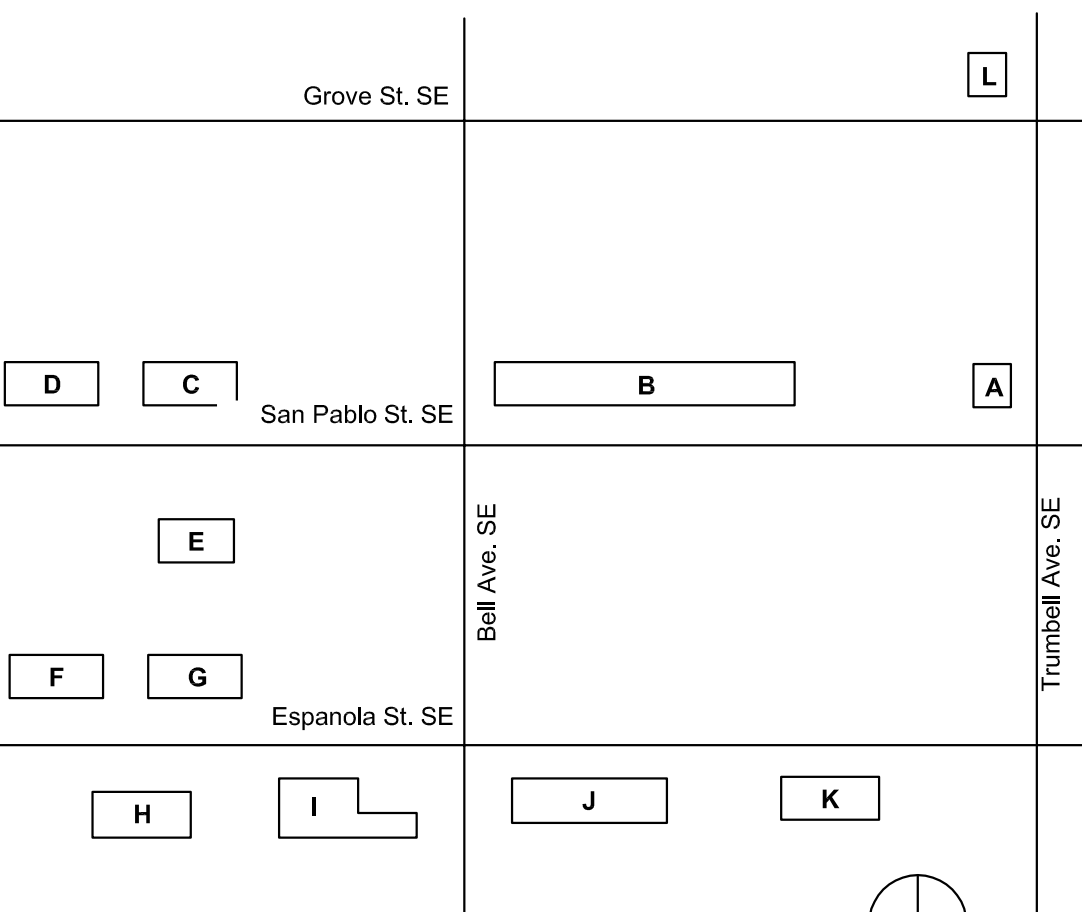
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SECTION A-A

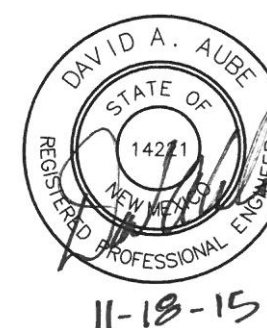
NOT TO SCALE

KEY PLAN



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GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

REVISIONS

NO.	DATE	DESCRIPTION

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Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

SHEET TITLE
**ENLARGED
SITE DRAINAGE PLAN**

BUILDING I

SHEET NUMBER

C-209

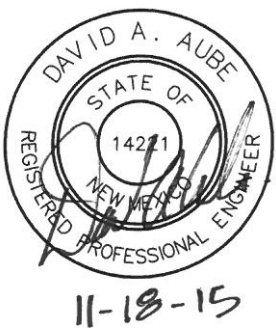


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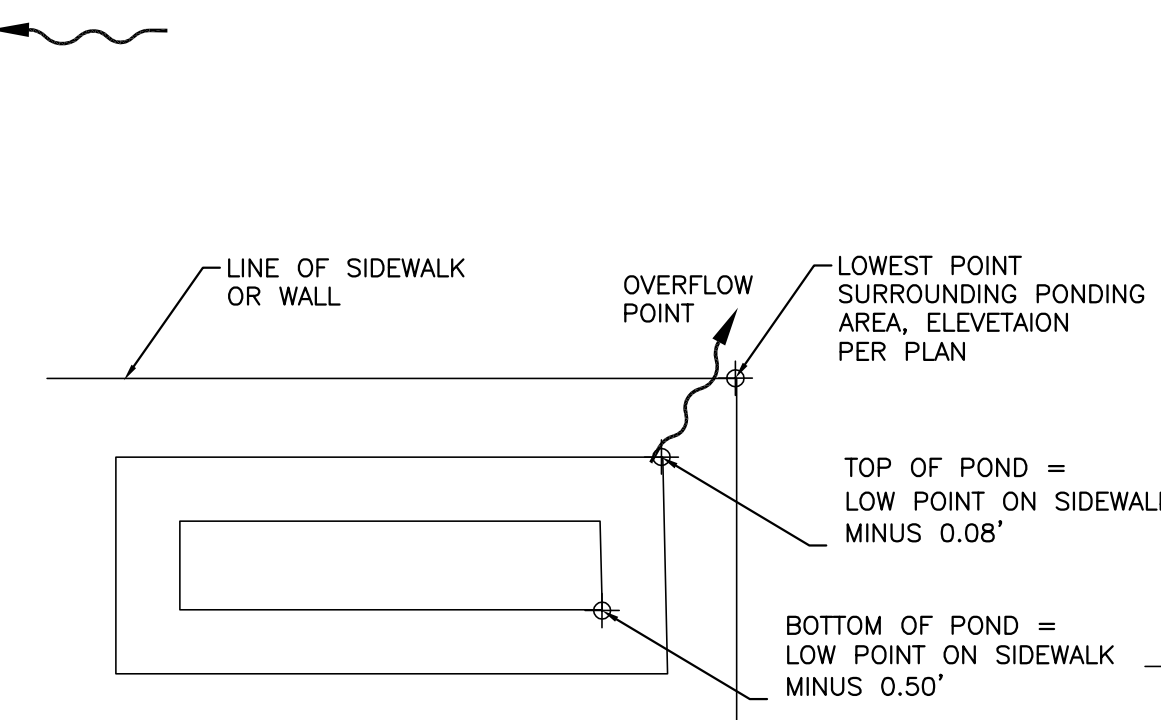
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
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HOUSING PATRTPNERSHIP

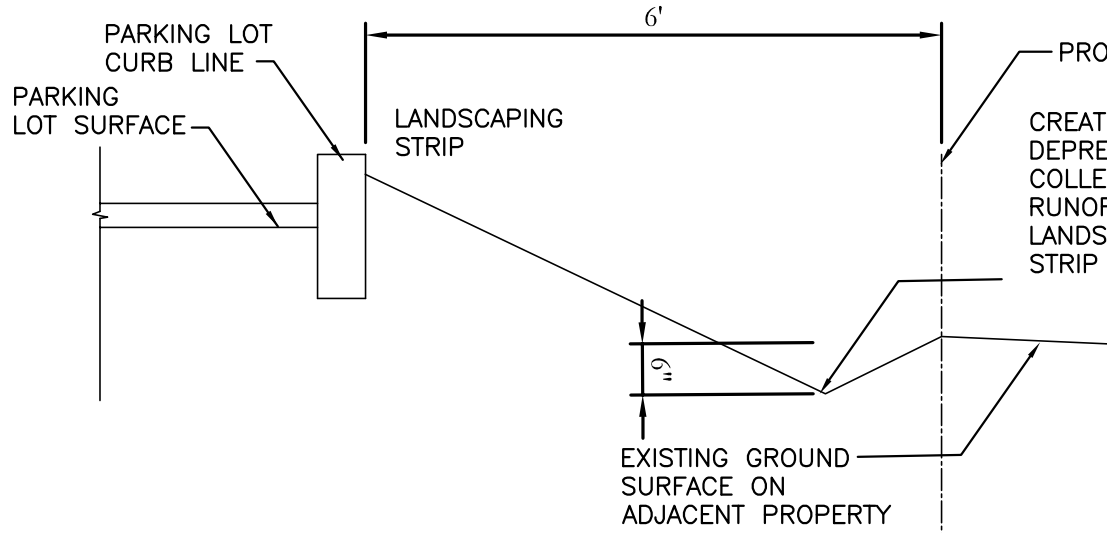
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TYPICAL POND DETAIL

NOT TO SCALE



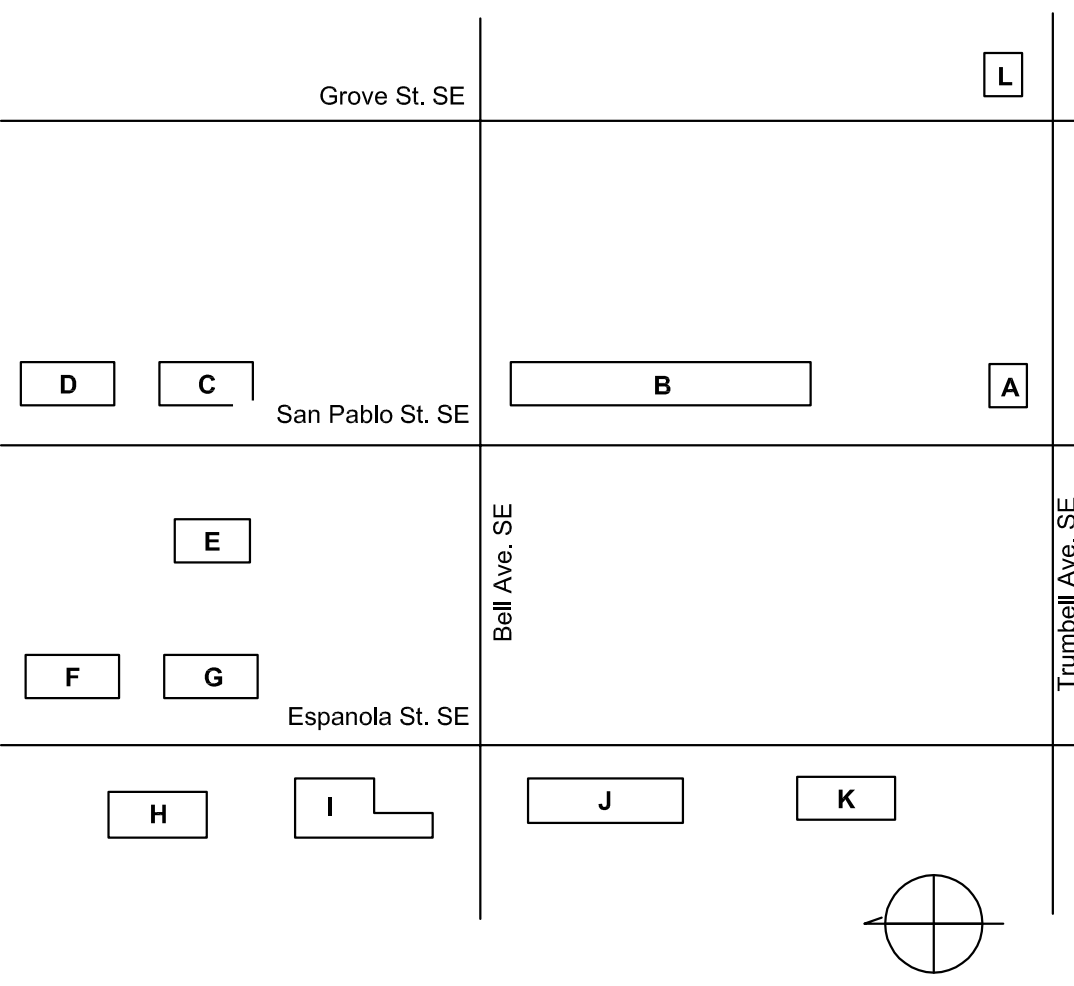
SECTION A-A

NOT TO SCALE

PRO J

$Q_{100} = 2.43 \text{ CU-FT/SEC}$

KEY PLAN



REVISIONS

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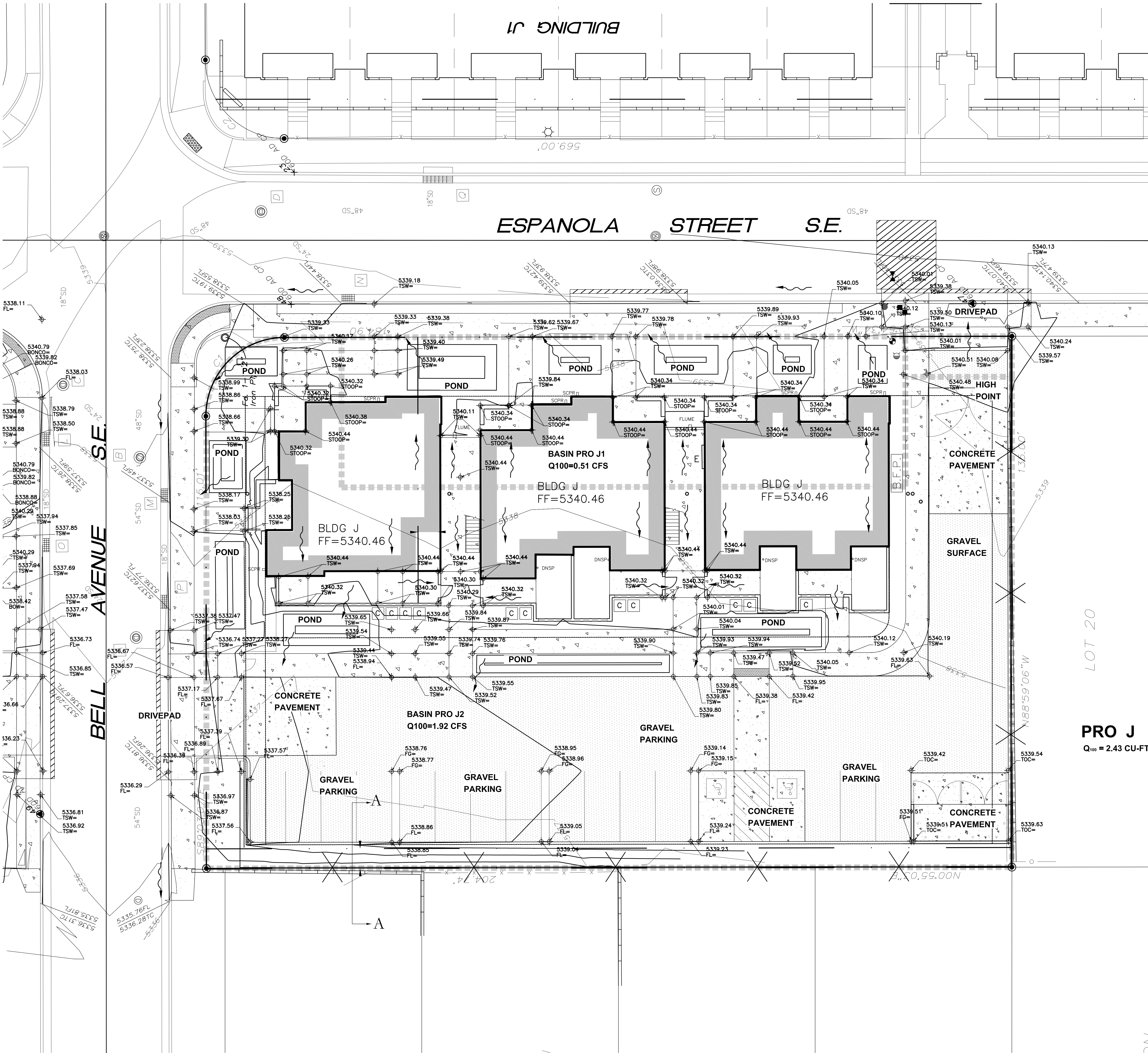
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SHEET TITLE
**ENLARGED
SITE DRAINAGE PLAN**

BUILDING J

SHEET NUMBER

C-210



A1 ENLARGED SITE DRAINAGE PLAN - BUILDING J

1" = 10'-0"

GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.

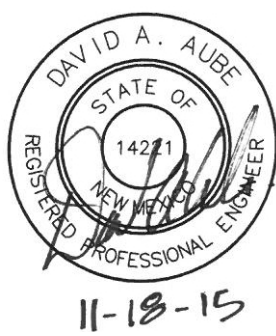


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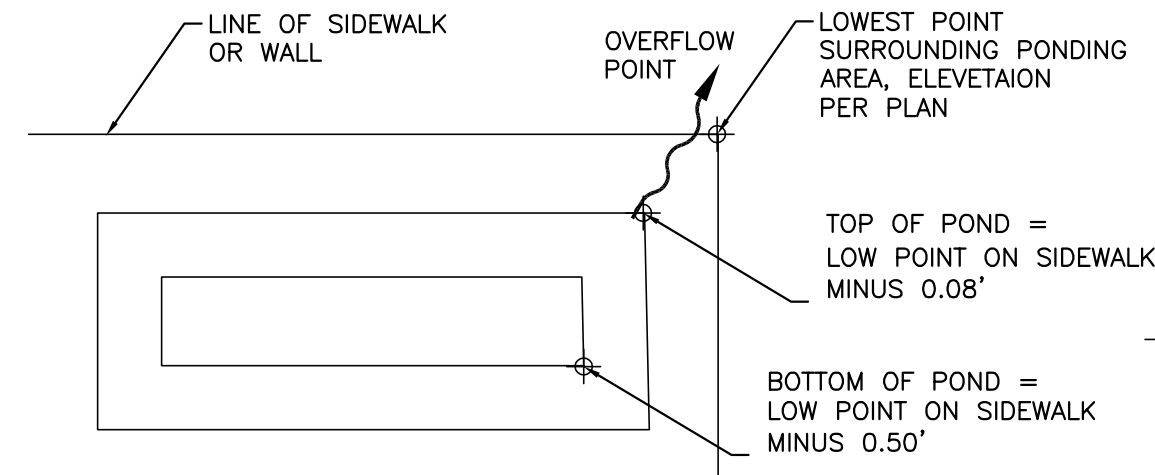
PROJECT NAME
CASA FELIZ

441 ESPANOLA STREET SE,
ALBUQUERQUE, NEW MEXICO 87108

GREATER ALBUQUERQUE
HOUSING PARTNERSHIP

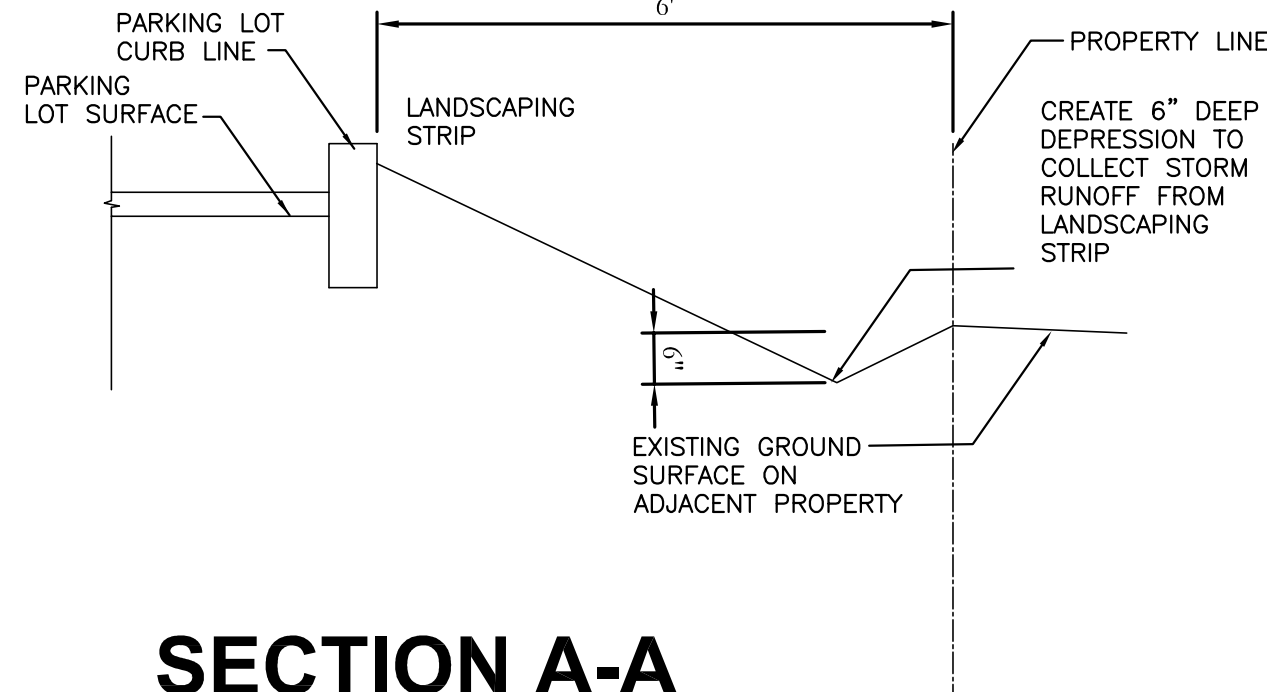
DRAINAGE PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND
SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.



TYPICAL POND DETAIL

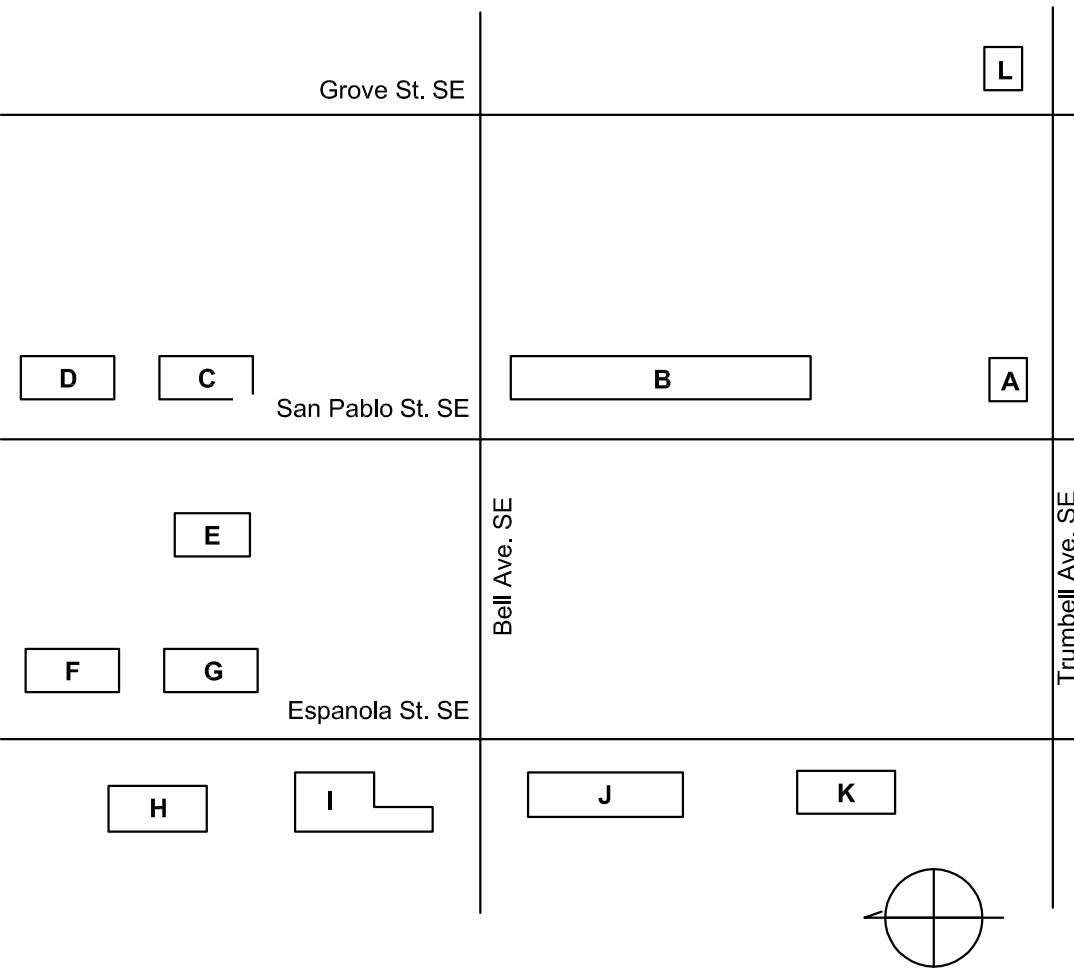
NOT TO SCALE



SECTION A-A

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KEY PLAN



REVISIONS

NO.	DATE	DESCRIPTION

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Checked by: DAA
Date: OCTOBER 19, 2015
Project number: 2491

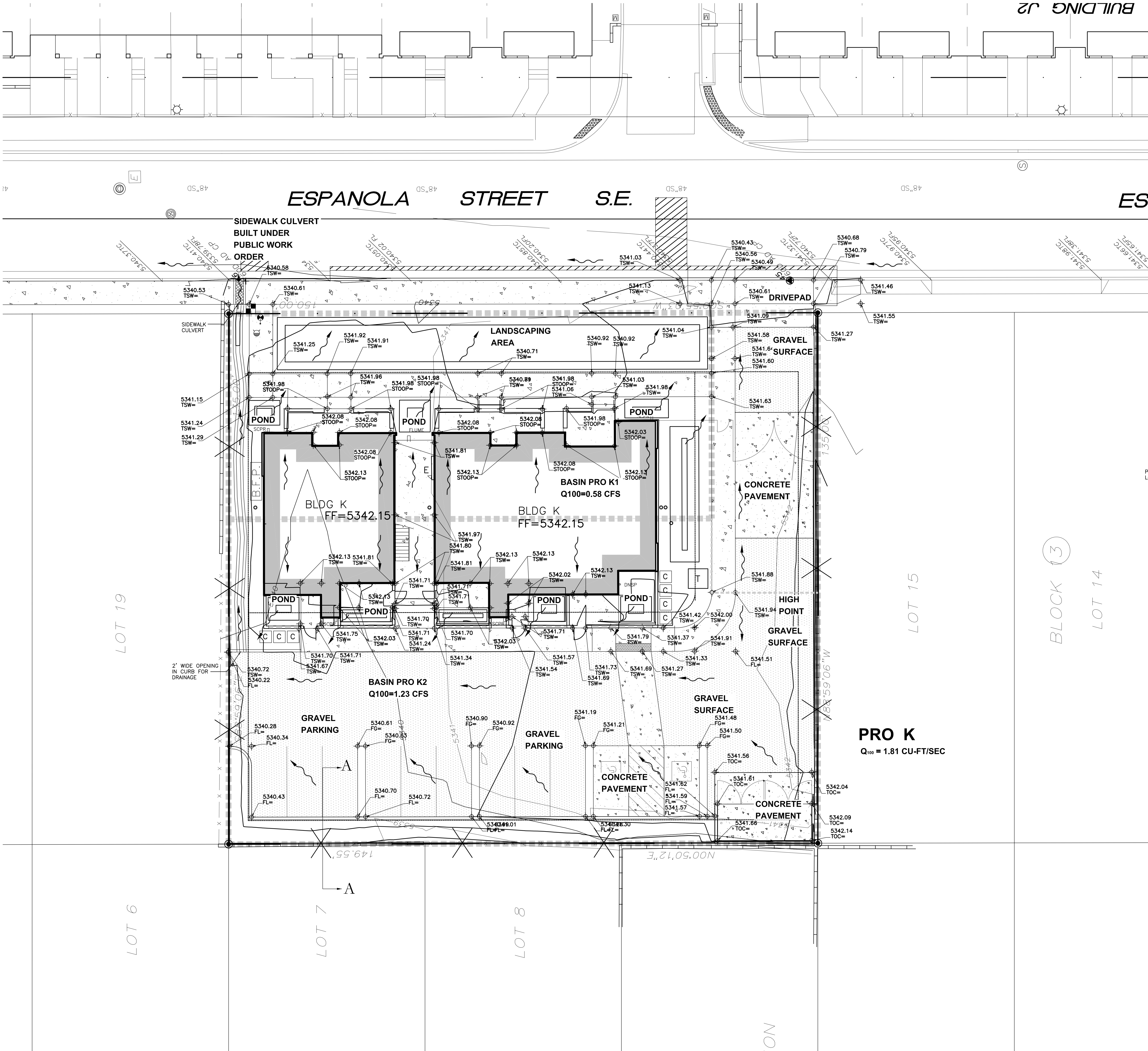
SHEET TITLE

ENLARGED
SITE DRAINAGE PLAN

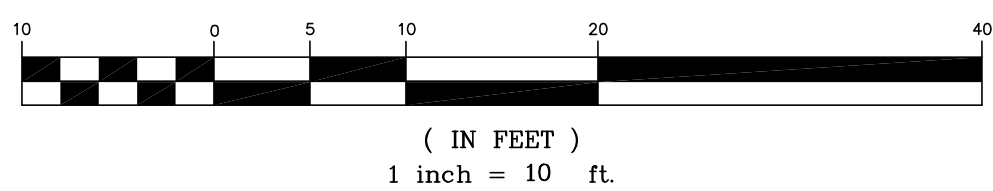
BUILDING K

SHEET NUMBER

C-211



GRAPHIC SCALE

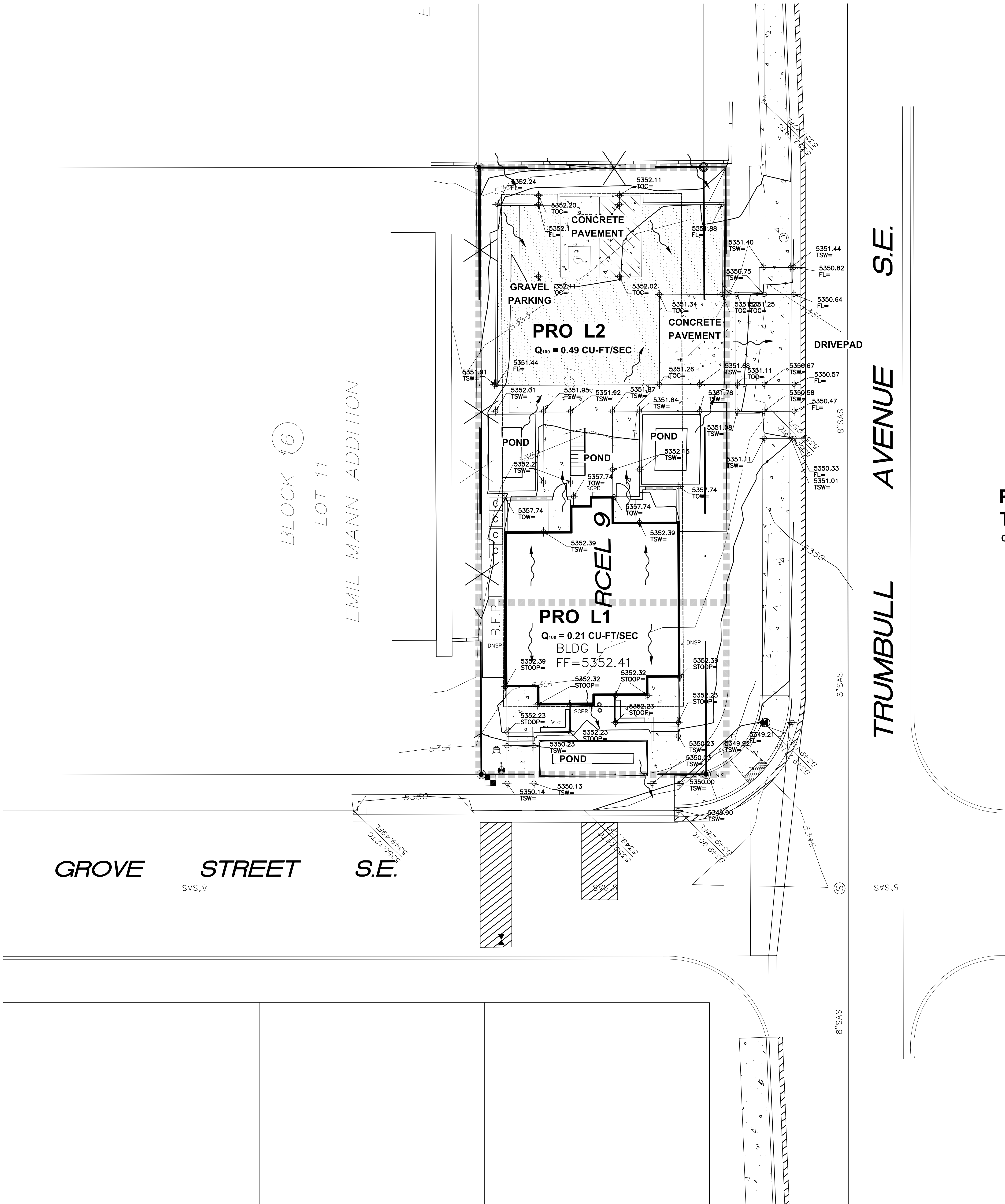


A1

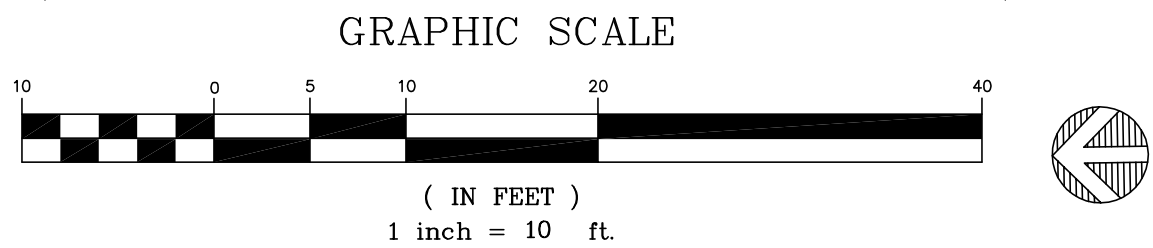
ENLARGED SITE DRAINAGE PLAN - BUILDING K

1" = 10'-0"

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A1 ENLARGED SITE DRAINAGE PLAN - BUILDING L
1" = 10'-0"



DRAINAGE PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

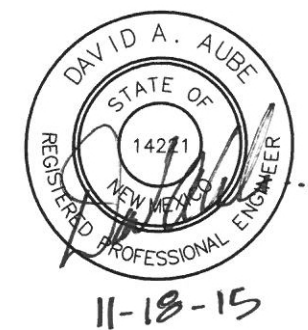


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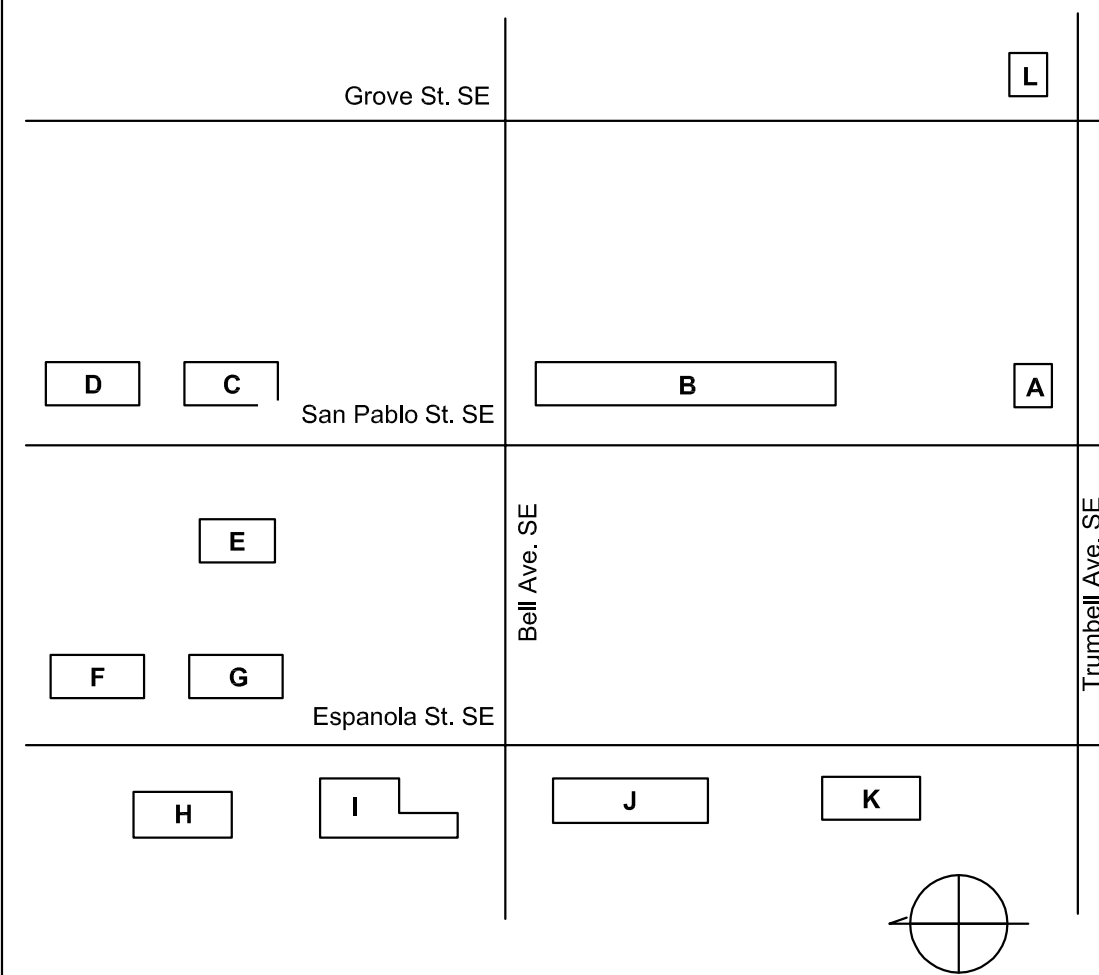
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KEY PLAN



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SHEET TITLE
ENLARGED
SITE DRAINAGE PLAN

BUILDING L

SHEET NUMBER

C-212