CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

November 18, 2020

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: 5015 Midnight Vista NW
Grading and Drainage Plan
Engineer's Stamp Date: 11/04/20
Hydrology File: B11D002

Dear Mr. Soule:

Based upon the information provided in your submittal received 11/05/20, the Grading and Drainage Plan is approved for Grading Permit.

Once the grading is complete, a pad certification will be required prior to release of Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter and the pad certification approval letter.

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov .

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

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: 5015 Midnight Vista NW Building Permit #: _____ Hydrology File #: _____

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

Legal Description: LOT 34P1 LOT A PARADISE BLUFF

City Address: 5015 Midnight Vista NW

Applicant: STEVE CHAVEZ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: david@riograndeengineering.com

TYPE OF DEVELOPMENT: ___ PLAT X RESIDENCE ___ DRB SITE ___ ADMIN SITE

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

___ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

___ ENGINEER/ARCHITECT CERTIFICATION

___ PAD CERTIFICATION

___ CONCEPTUAL G & D PLAN

X 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?

IS THIS A RESUBMITTAL?: ___ Yes X No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X 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: _____ By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

COMPUTATION OF BASIN SURFACE TREATMENTS

Add 3850 SF of "D" area for the house area on these lots: 1-16, block A; 88-98, block A; 1-6, block B; 1-13, block C.
Add 4250 SF of "D" area for all other houses.
Add 400 SF of "D" area in each backyard (for patio/storage).
Add 730 SF of "D" area in each front yard (18'x35' driveway, and 4'x25' front walk).
Streets will be computed as "D" area, and will be the face-face street width + 9' (4' sidewalk + 6" curb on both sides) times the length.
Non-"D" areas within the subdivision will be taken as 1/2 "b" (turf) + 1/2 "C" (rocks).
Open tract areas will be taken as "A", "B", or "C", depending on the slope.

DEVELOPED BASIN	TREATMENT "D" AREA						TREATMENT AREA (SF)					TREATMENT AREA (PERCENT)			
	NO. HOUSES (2200 SF)	NO. HOUSES (3850 SF)	NO. BACK YARDS (400 SF)	NO. FRONT YARDS (730 SF)	STREET	TOTAL	"A"	"B"	"C"	TOTAL AREA (SF)	TOTAL AREA (SM)	"A"	"B"	"C"	"D"
A			5			2,000	7,500	137,748	33,800	181,048	0.0064942	4%	76%	19%	1%
A-1						59,400		3,300	3,300	66,000	0.0023674	0%	5%	5%	90%
B		18.0	18.0	18.0		89,640		47,929	47,929	185,497	0.0066538	0%	26%	26%	48%
C		6.0	10.0	6.0		31,480		18,238	18,238	67,956	0.0024376	0%	27%	27%	46%
D						20,520		1,140	1,140	22,800	0.0008178	0%	5%	5%	90%
E-1		8.5		9.0	24,960	64,255		8,698	8,698	81,650	0.0029288	0%	11%	11%	79%
E-2		12.0	4.0	11.0	26,240	82,070		26,340	26,340	134,750	0.0048335	0%	20%	20%	61%
E-2a		9.5	8.0	10.0	35,670	82,745		18,703	18,703	120,150	0.0043098	0%	16%	16%	69%
E-2b		6.0	5.0	7.0	9,700	39,910		13,045	13,045	66,000	0.0023674	0%	20%	20%	60%
E-3		8.0	4.0	7.0	18,450	55,960		1,920	1,920	59,800	0.0021450	0%	3%	3%	94%
E-3a		15.5	9.0	16.0	23,560	98,515	10,800	12,968	12,968	135,250	0.0048514	8%	10%	10%	73%
E-3a1		3.0	3.0	2.0		14,210	43,500	745	745	59,200	0.0021235	73%	1%	1%	24%
E-4	23.0	3.0	18.0	22.0	54,600	140,010		26,220	26,220	192,450	0.0069032	0%	14%	14%	73%
E-4a	5.5	3.5	8.0	11.0	13,300	50,105		13,835	13,835	77,775	0.0027898	0%	18%	18%	64%
E-4b	17.5	2.0	9.0	22.0	36,260	102,120		24,715	24,715	151,550	0.0054361	0%	16%	16%	67%
E-5			2.0		17,670	18,470		7,165	7,165	32,800	0.0011765	0%	22%	22%	56%
F			3.0			1,200		4,450	4,450	10,100	0.0003623	0%	44%	44%	12%
G-1			21.0			8,400		24,100	24,100	56,600	0.0020302	0%	43%	43%	15%
G-2						0		3,675	3,675	7,350	0.0002636	0%	50%	50%	0%
G-3			2.0			800		4,075	4,075	8,950	0.0003210	0%	46%	46%	9%
G-4			1.0			400		3,400	3,400	7,200	0.0002583	0%	47%	47%	6%
G-5			2.0			800		1,700	1,700	4,200	0.0001507	0%	40%	40%	19%
G-6			7.0			2,800		15,075	15,075	32,950	0.0011819	0%	46%	46%	8%
G-7			2.0			800		2,100	2,100	5,000	0.0001794	0%	42%	42%	16%

Weighted E Method

											100-Year, 6-hr.	
Basin	Area (sf)	Area (acres)	Treatment A %	(acres)	Treatment B %	(acres)	Treatment C %	(acres)	Treatment D %	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
ALLOWED	7886.00	0.181	0%	0	11%	0.020	11%	0.0199	79%	0.143	1.954	0.029	0.69
PROPOSED	7886.00	0.181	0%	0	15%	0.027	23%	0.0416	62%	0.112	1.717	0.026	0.64
COMPARISON												-0.004	

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm- zone 1

Ea= 0.55	Qa= 1.54
Eb= 0.73	Qb= 2.16
Ec= 0.95	Qc= 2.87
Ed= 2.24	Qd= 4.12

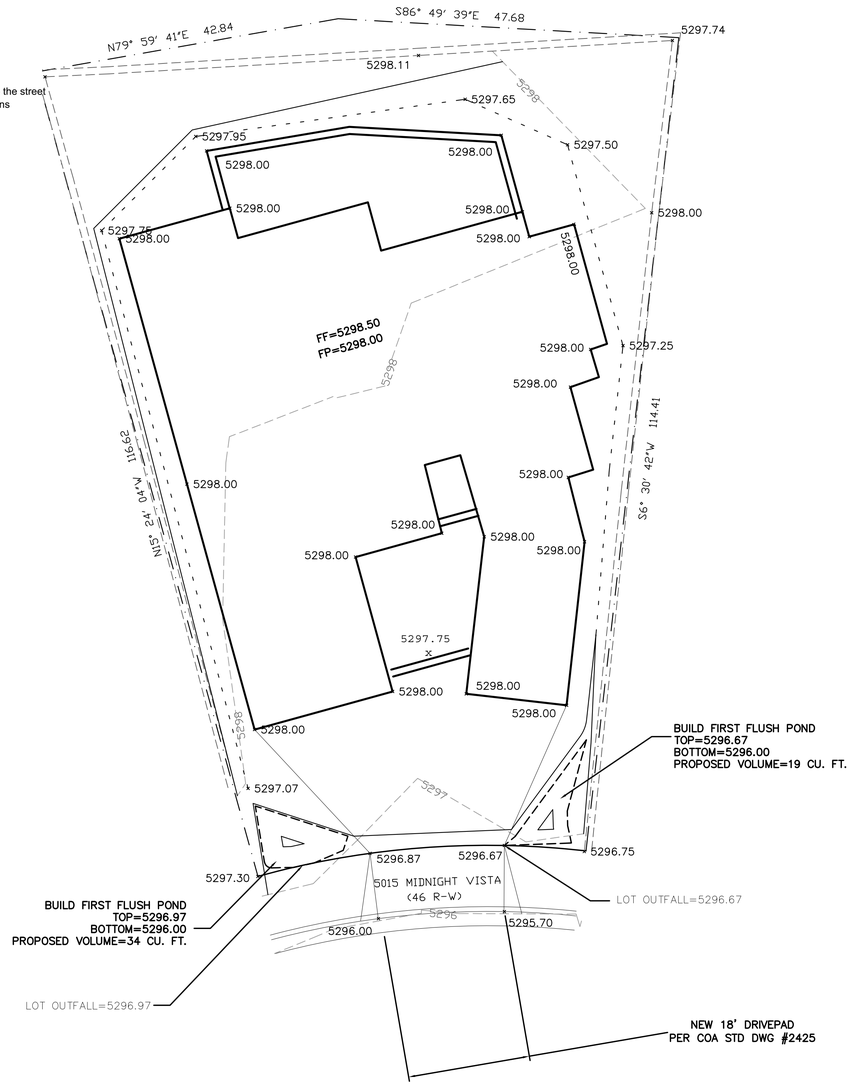
ONSITE Conditons

FIRST FLUSH WATER QUALITY VOLUME

	REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	0	246
FLOOD CONTROL	-156	246

Narrative

This site is within the boundaries of Paradise Bluff (B11-D002). The site is part of Basin E-1 and is programed to drain to the street there is no upland flow. This plan conforms to the allowed impervious area of 5830 sf utized in basin E-1 runoff calculations
This plan is in conformance to the master drainage plan



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.

EROSION CONTROL NOTES:

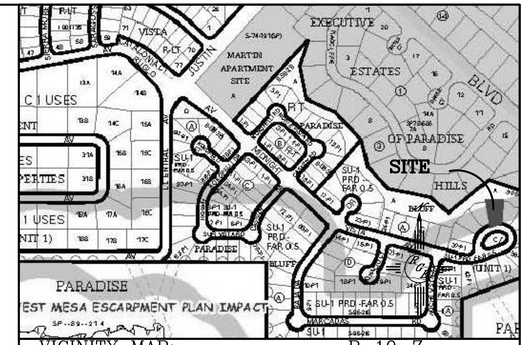
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

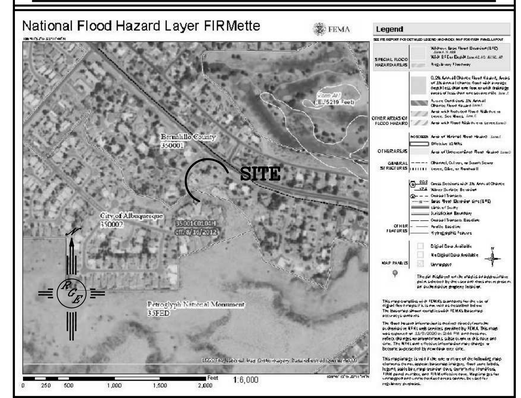
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

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.



VICINITY MAP: B-10-Z



FIRM MAP:

LEGAL DESCRIPTION:

-

NOTES:

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

2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- 1' WIDE X 4" DEEP GRAEL SWALE
- EXISTING CURB AND GUTTER
- PROPOSED CMU SCREEN WALL-18" MAX. RETAINAGE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/18/20
BY: Renée C. Brissette
HydroTrans # B11D002

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, ANS SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

N

10 5 0 5 10

SCALE: 1"=10'

ENGINEER'S SEAL

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

11/5/20

DAVID SOULE
P.E. #14522

5015 MIDNIGHT VISTA

GRADING AND DRAINAGE PLAN

Rio Grande Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DRAWN BY WCWJ

DATE 11-05-20

2102091-LAYOUT-11-05-20

SHEET # -

JOB # 2102091