

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 21, 2019

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

**RE: Santa Fe Granite
Grading and Drainage Plan
Engineer's Stamp Date: 05/14/19
Hydrology File: B18D025**

Dear Mr. Soule:

Based upon the information provided in your submittal received 05/14/2019, the Grading & Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please provide the benchmark information for the survey contour information provided.
2. Please label the existing 18-in storm pipe within the public drainage easement.
3. Please provide a cross section on the west side of the property line through the storm water quality pond and CMU wall. Please show that the footer for the wall does not encroach the existing public drainage easement.
4. The turn blocks needs to be at least four (4) inches above the proposed grade to avoid clogging.
5. Please check with Transportation, the sidewalk along Beverly Hills Ave needs to be built with this project. Also an ADA ramp may be needed at the drive. Also it appears that the parking is right off the drive entrance and may need to be shifted to the west if a drive radius is needed. If these items are needed, this may shift the building and parking over.
6. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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7. Also as a reminder, please provide a Drainage Covenant for the proposed stormwater quality pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.
8. Standard review fee of \$150 will be required at the time of resubmittal.

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: SANTA FE GRANITE **Building Permit #:** _____ **Hydrology File #:** J20C003

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

Legal Description: LOT 7-A-1-B-1 BLOCK 4 NORTH ALB ACRES TRACT A UNIT B

City Address: 5610 VENICE AVE NE

Applicant: ADWELLING DESIGN **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 _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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?

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Weighted E Method

Existing Developed Basins- not accounting for detention basin.

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	
EXISTING	21775	0.500	0%	0	0%	0.000	62.0%	0.30993	38%	0.190	1.506	0.063	1.87	0.088	
PROPOSED	21775	0.500	0%	0	0%	0.000	35.0%	0.17496	65%	0.325	1.774	0.074	2.08	0.117	
COMPARISON	0	0.000	0%	0	0%	0	-27%	-0.135	27%	0.134969	0.011		0.21	0.029	

Equations:

Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)

First flush requirement (Redevelopment=impx.26/12- New development=impx.34/12)

Volume = Weighted D * Total Area

Flow = Qa * *A*a + Qb * *A*b + Qc * *A*c + Qd * *A*d

first flush=

83 CF

REDEV

Where for 100-year, 6-hour storm (zone 3)

PROVIDED

229 CF

NEW

Ea= 0.53

Qa= 1.57

Eb= 0.78

Qb= 2.28

Ec= 1.13

Qc= 3.14

Ed= 2.12

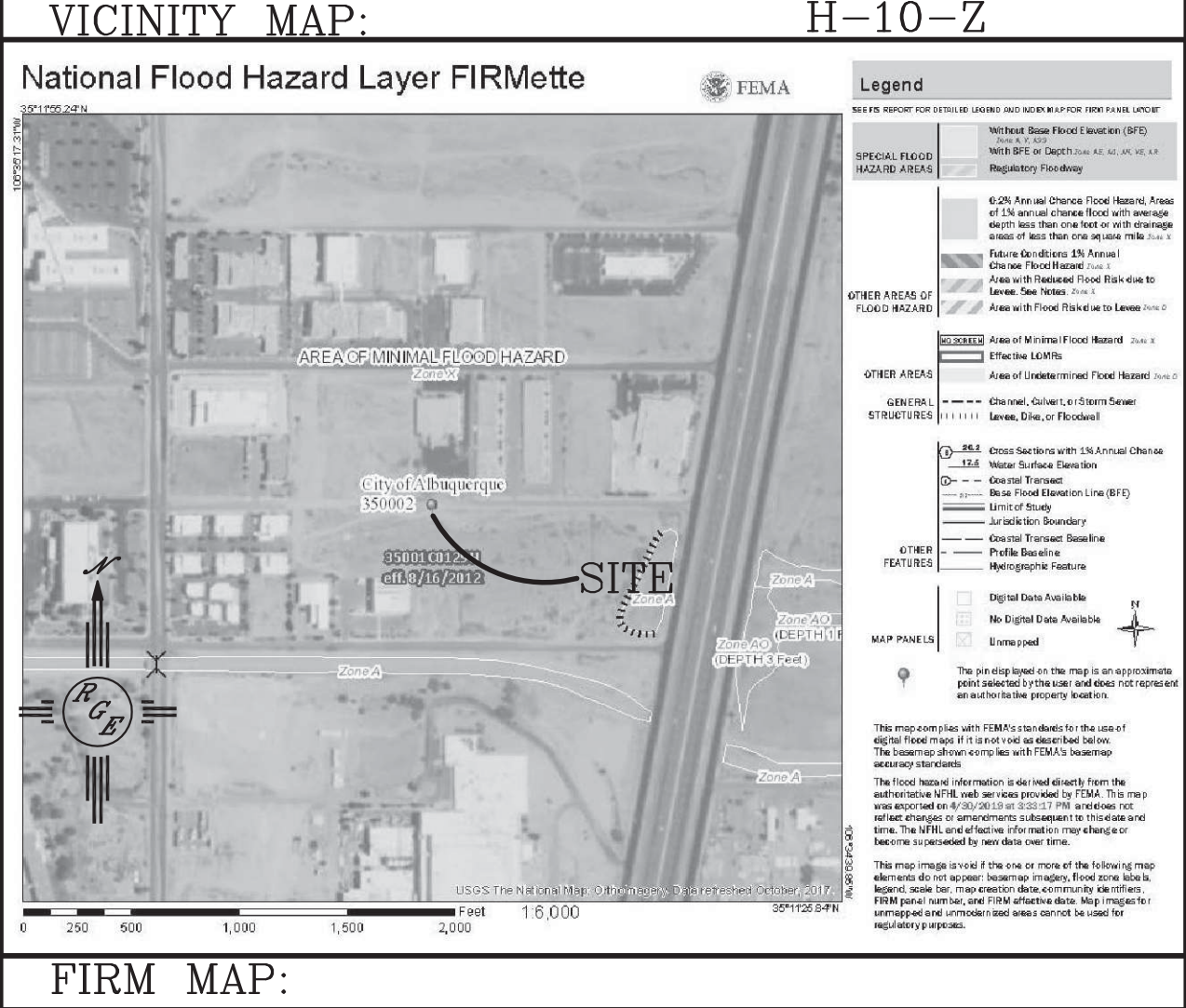
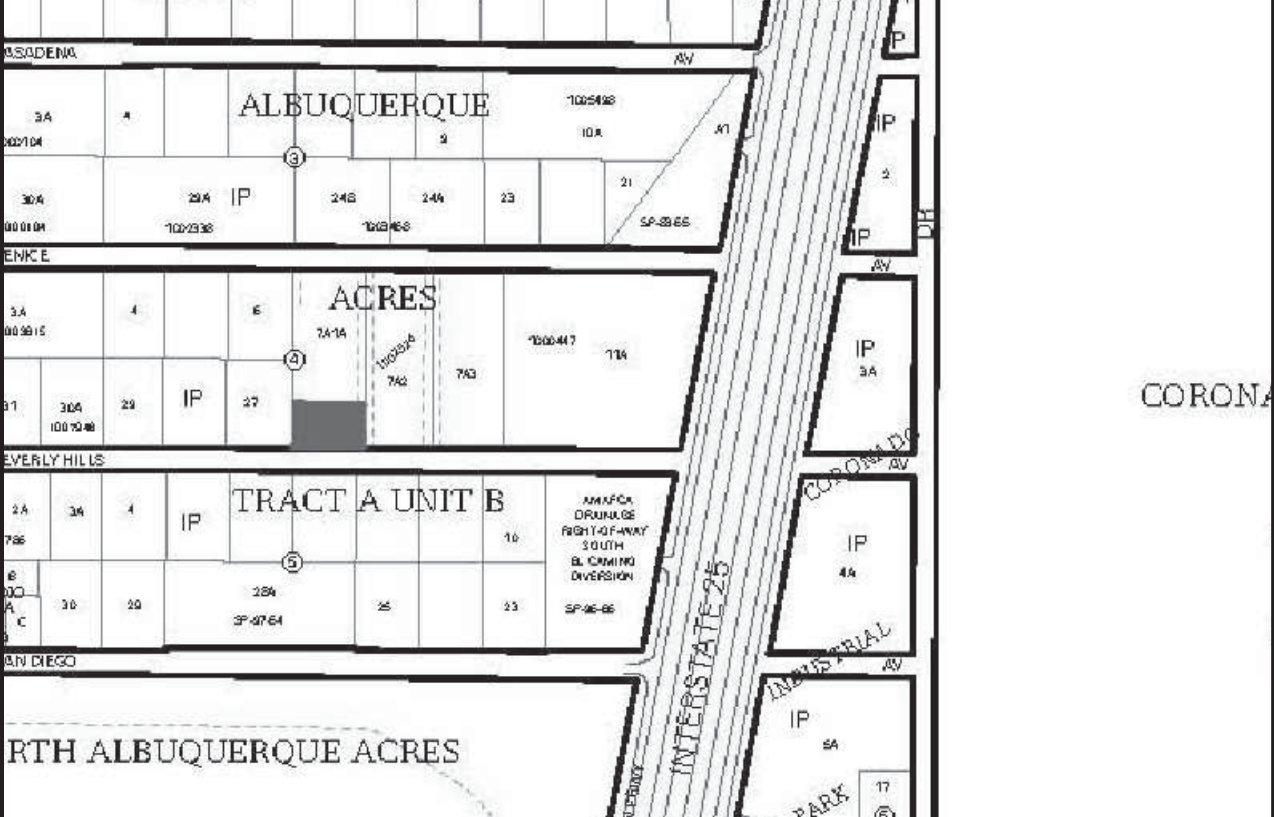
Qd= 4.7

NARRATIVE

THIS SITE IS AN EXISTING PAD SITE LOCATED WITHIN AN MASTER DRAINAGE PLAN. (B18D07). THE SITE HAS A PREVIOUSLY APPROVED GRADING PLAN (B18D07B). THE SITE IS ALLOWED FREE DISCHARGE TO THE EXISTING STORM DRAIN IN BEVERLY HILLS THE FIRST FLUSH VOLUME IS RETAINED ON SITE

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.



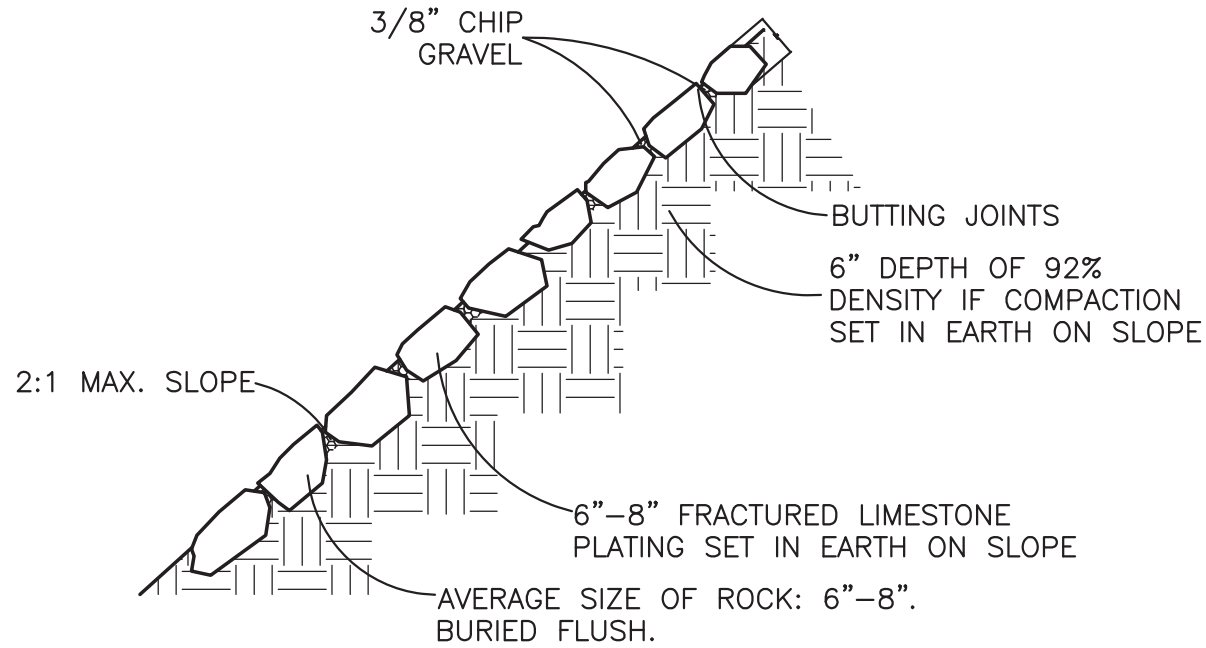
LEGAL DESCRIPTION:
LOT 7-A-1-B-1, BLOCK 4, NORTH ALBUQUERQUE ACRES TRACT A, UNIT B

NOTES:

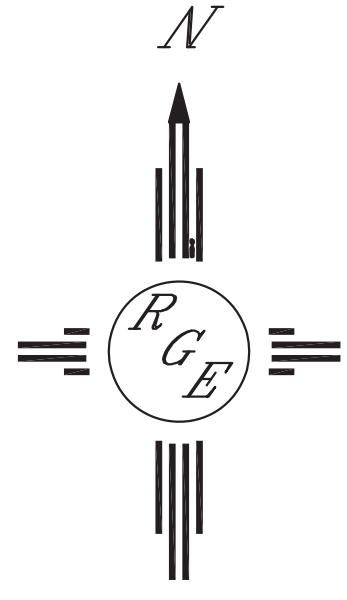
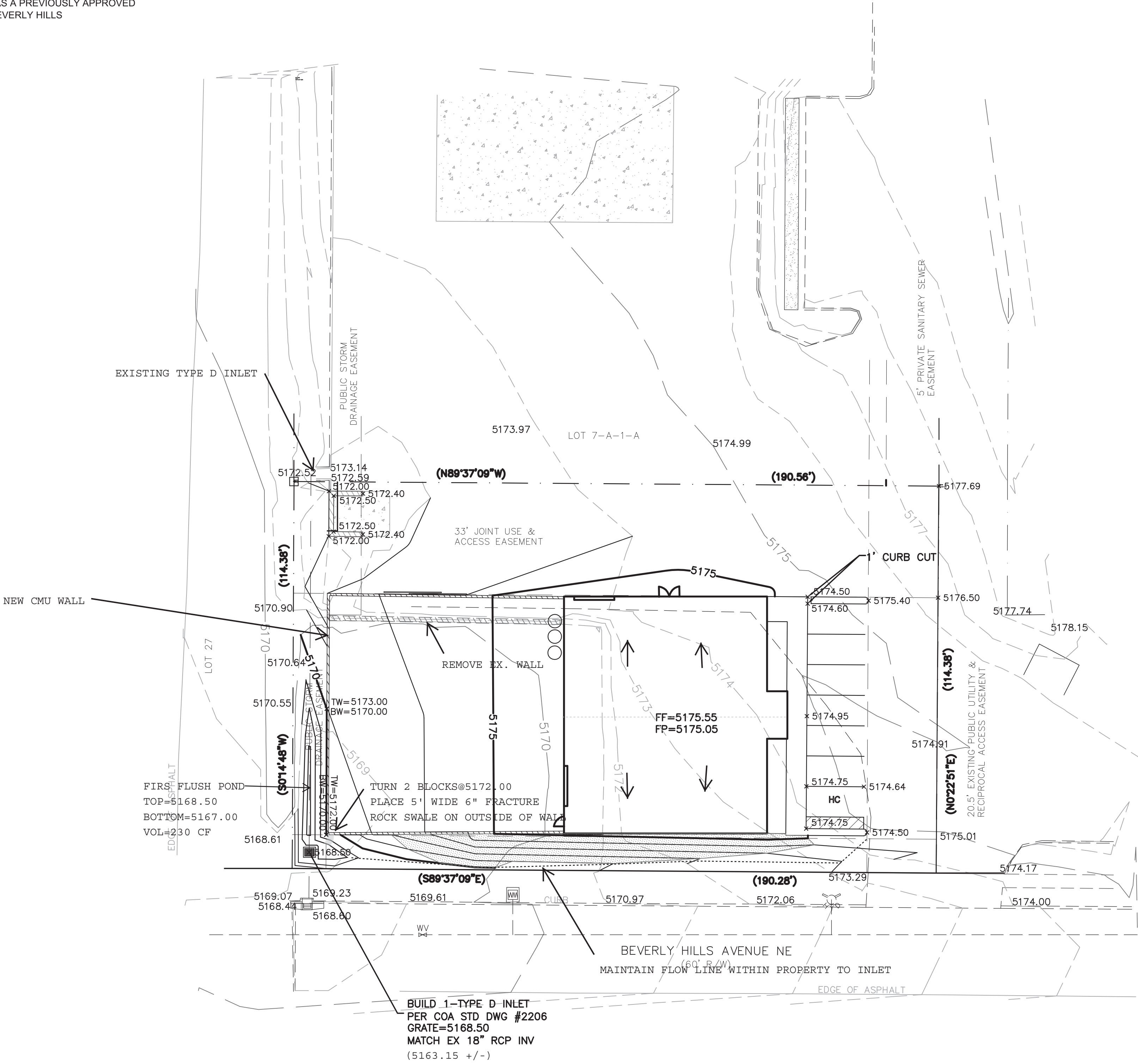
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
5. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

LEGEND

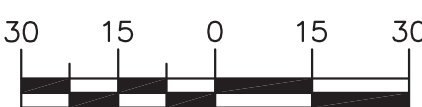
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---	5415	---	EXISTING INDEX CONTOUR
---	5414	---	PROPOSED CONTOUR
---	5415	---	PROPOSED INDEX CONTOUR
---	1	---	SLOPE TIE
---	4048.25	---	EXISTING SPOT ELEVATION
---	4048.25	---	PROPOSED SPOT ELEVATION
---	---	---	BOUNDARY
---	---	---	CENTERLINE
---	---	---	RIGHT-OF-WAY
---	---	---	PROPOSED CURB
---	---	---	EXISTING CURB AND GUTTER
---	---	---	EXISTING SIDEWALK
---	---	---	RETAINING WALL (DESIGN BY OTHERS)
---	---	---	ROCK PLATING-SEE DETAIL THIS SHEET



ROCK PLATING DETAIL
NTS




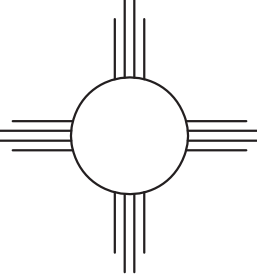
GRAPHIC SCALE



SCALE: 1"=30'

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.

ENGINEER'S SEAL  5/14/19	SANTA FE GRANITE 5610 VENICE GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ
		DATE 5-09-19
 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		SHEET #
		JOB # 2109038