CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

November 13, 2024

David Soule, P.E.
Rio Grande Engineering
PO BOX 93924
Albuquerque, NM 87199

RE: Velasquez Residence
8701 Glendale NE
Grading & Drainage Plan
Engineer's Stamp Date: 11/5/24
Hydrology File: B20D069

Dear Mr. Soule:

Based upon the information provided in your submittal received 11/05/2024, the Grading & Drainage Plan **is not approved** for Building Permit. The following comments need to be addressed for approval of the above referenced project.

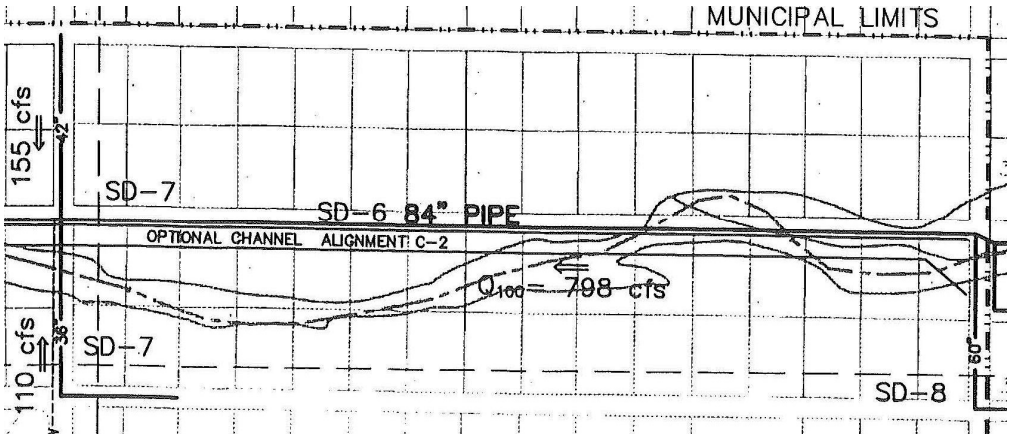
PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Per the IDO, the property owner of the property is responsible for building the adjacent half of Glendale Ave. NE to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List. Also, half of an 84" storm sewer (see below) will also need to added to the Infrastructure List. The storm sewer was called out in the NAA MDP.



2. These improvements will need to be shown on the Grading & Drainage Plan.
3. Properly showing and calculating the existing drainage that goes in the natural arroyo and Glendale from the east to the west needs to be done. This existing drainage needs to be

allowed to go through the property and can be managed somehow in the proposed development.

4. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites and 0.26 inches for redevelopment sites. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan. Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.
5. Provide the existing and proposed grades on both sides of the proposed retaining wall.
6. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use.

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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 (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Velasquez Residence Hydrology File # B20/D069
Legal Description: LOT 24, BLK 16, TRACT 1, UNIT 3 North Albuq Acres
City Address, UPC, OR Parcel: 8701 Glendale NE

Applicant/Agent: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924 ALB NM 87199 Phone: 5058.321.9099
Email: david@riograndeengineering.com

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☑ RESIDENCE
☐ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☑ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☑ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/5/24

REV. 09/13/23

Weighted E Method

Existing Developed Basins

										100-Year, 6-hr.			10-day
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	Volume (ac-ft)
UPLAND BASIN	40575	0.931	0%	0	30.0%	0.279	20.0%	0.18629	50%	0.466	1.766	0.137	3.38	0.199
ALLOWED PER NAA	38610	0.886	20%	0.17727	30.0%	0.266	34.0%	0.30136	26%	0.230	1.433	0.106	2.98	0.137
PROPSED	38610	0.886	65%	0.57614	10.0%	0.089	19.0%	0.16841	6%	0.053	0.883	0.065	2.05	0.072
COMPARISON				-0.399		0.177		0.133		0.177		-0.041	-0.925	-0.064

Equations:

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

Volume = Weighted D * Total Area

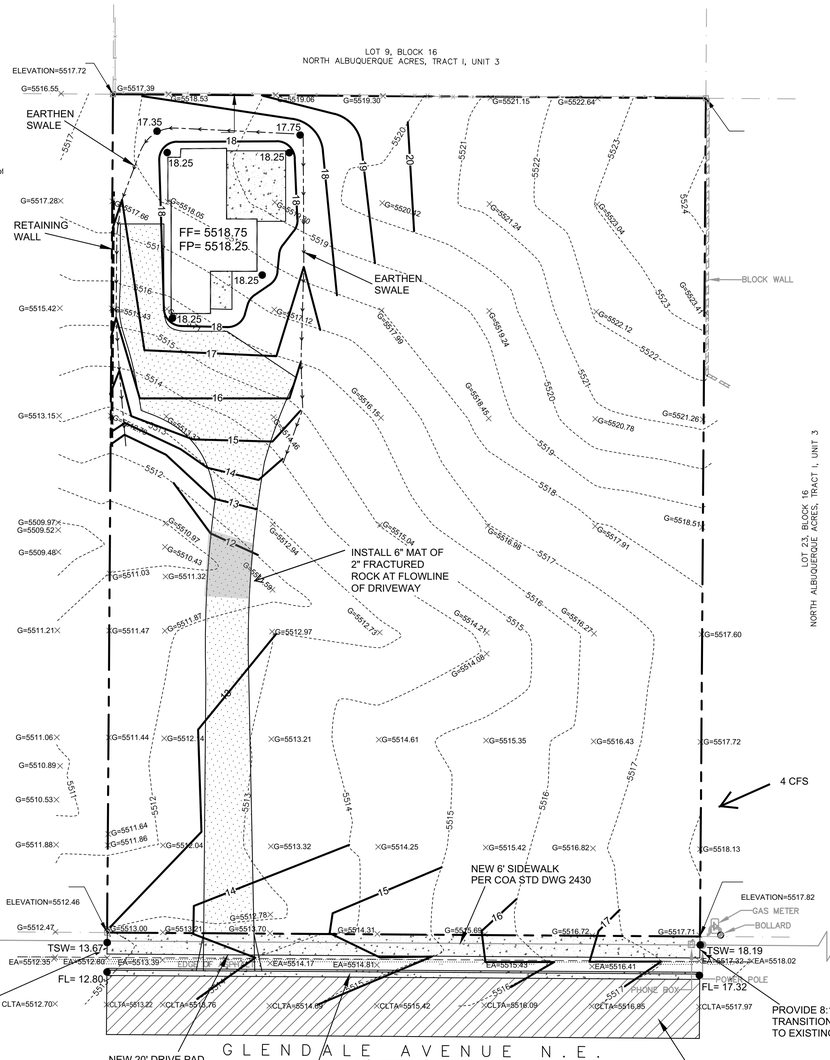
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 4)

Ea= 0.67 Qa= 1.84
Eb= 0.86 Qb= 2.49
Ec= 1.09 Qc= 3.17
Ed= 2.58 Qd= 4.49

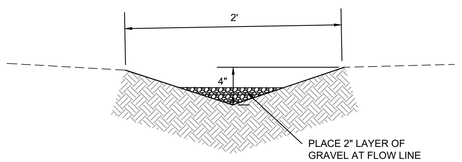
Pond volume required 0.00 cf
to reduce to below NAA Allowable
Pond volume provided 0 cf

Narrative
The subject property is located within the boundaries of the North Albuquerque Acres Master Drainage Master Plan. This lot is located in the LR- Low Density Residential area of the developed condition assumption map. The Impevious area conforms to the allowed conditions assumptions. Therefore ponding is not requried. Upland flow is allowed to enter from the adjacent property. Due to city policy we are required to build curb and gutter along frontage. The consruction of curb and gutter will prohibit roadway flow from entering site since crown of road is lower than top of curb. The proposed improvements include a future storm drain. All improvements will be built with this project, except the storm drain that will be guaranteed and not built at this time.

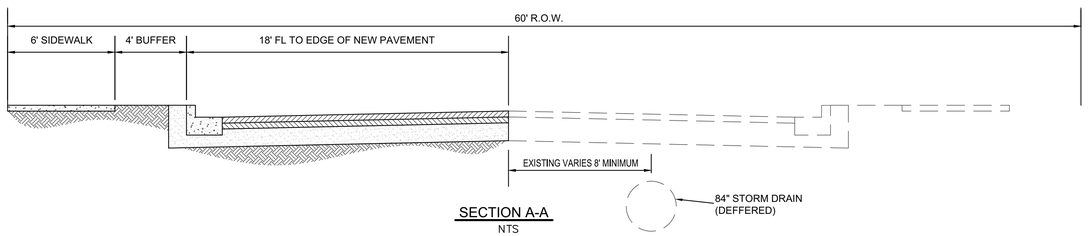


ALL WORK IN RIGHT OF WALL SHALL BE GOVERNED BY THE APPROVED INFRASTRUCTURE LIST. THE REQUIRED WORK IN RIGHT OF WAY WILL BE FINANCIALLY GUARANTEED AND CONSTRUCTED BY PUBLIC WORK ORDER

CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.



EARTHEN SWALE
NTS



SECTION A-A
NTS

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:

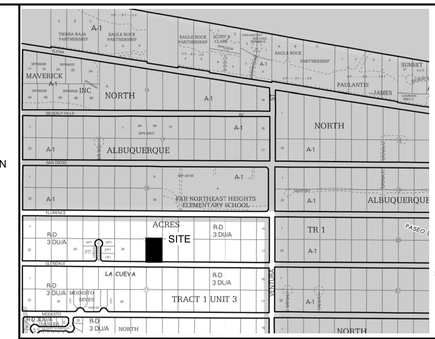
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

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

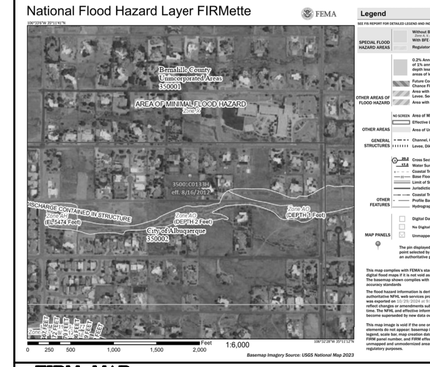
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

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-20-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 24, BLOCK 16 NORTH ALBUQUERQUE ACRES TRACT 1 UNIT 3
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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.

3. ANY PERIMETER WALLS MUST BE PERMITED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.

5. LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED

6. A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED EARTHEN SWALE
- PROPOSED RETAINING WALL
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED ASPHALT

N

20 10 0 10 20

SCALE: 1"=20'

ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER
11/5/24
DAVID SOULE
P.E. #14522

LOT 24 BLK 16 U 3 NAA
8701 GLENDALE AVE. NE

GRADING AND DRAINAGE PLAN

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-9099

DRAWN BY DEM
DATE 11-1-24
8701 Glendale Ave NE .DWG
SHEET # C1
JOB #