

CITY OF ALBUQUERQUE



December 12, 2017

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

RE: **9401 Black Farms Lane**
Grading Plan
Engineer's Stamp Date 12/5/17
Drainage File: C13D027C

Dear Mr. Soule:

Based on the information provided in your submittal received 12/5/17, the Grading Plan cannot be approved for Building Permit until the following are addressed:

1. The approved Master Plan for Black Farms subdivision (C13D027) requires onsite retention of the developed 100-yr, 10-day volume and adherence to Valley grading criteria.
2. Ponds called for in the Master Plan were not built as part of the subdivision construction and will need to be built with each building permit.
3. It is recommended that the finished floor be elevated at least 1' above surrounding grades.

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

Sincerely,

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 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** **DAVID SOULE**

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Weighted E Method
BLACK FARMS

Existing Developed Basins													
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year 6-hr		24-hr Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	
PROPOSED	33155	0.761	0%	0	36.0%	0.274	48.0%	0.36534	16%	0.122	1.032	0.065	2.14
HISTORICAL	33155	0.761	0%	0	100.0%	0.761	0.0%	0	0%	0.000	0.670	0.042	1.55

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)

Qa= 1.20
Qb= 2.03
Ec= 0.44
Ed= 0.67
Ea= 0.99
Ed= 1.97

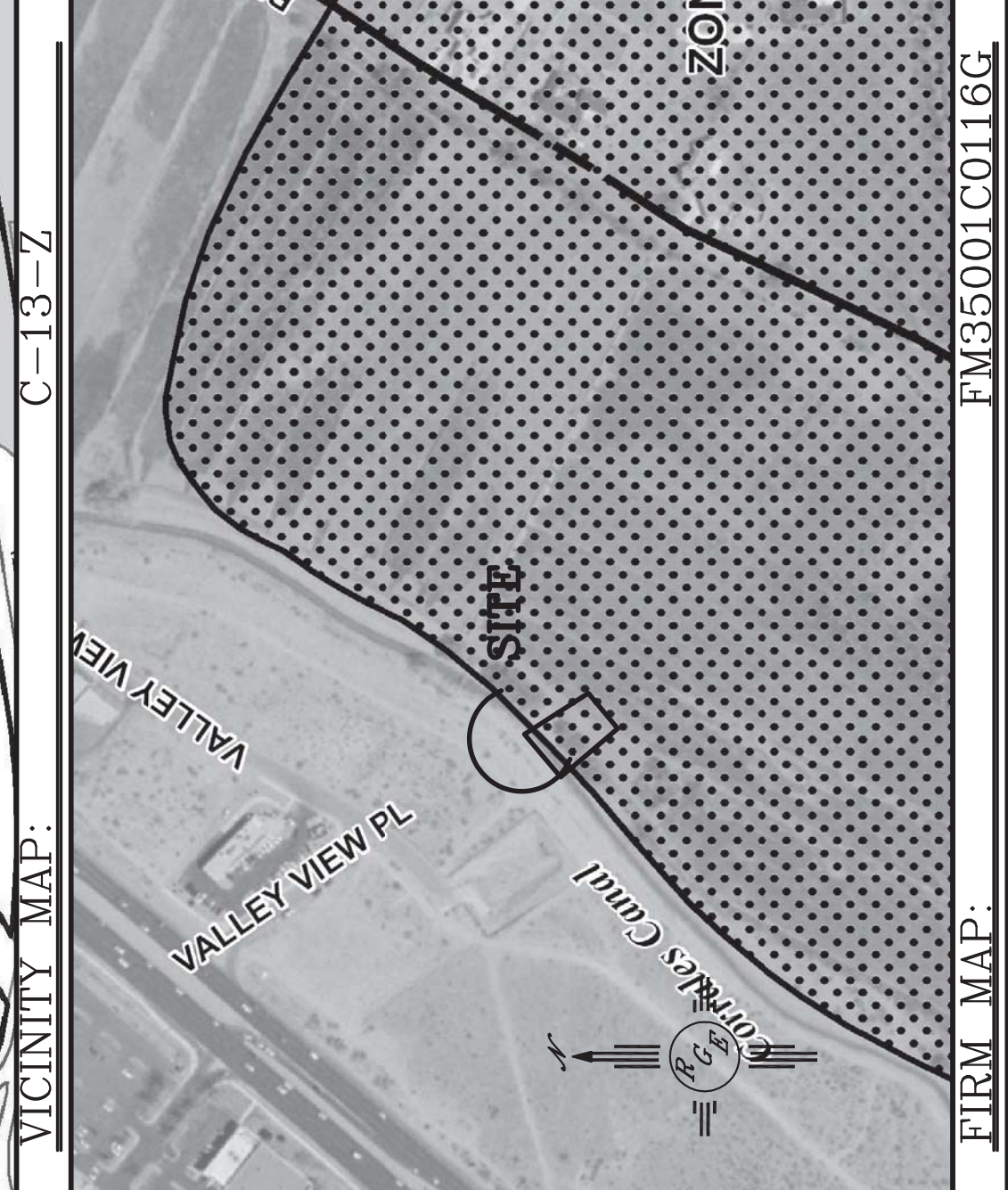
EXISTING 24-HOUR VOLUME	1851.15
PROPOSED 24-HOUR VOLUME	3053.576 CF
WATER QUALITY REQUIREMENT	150.303 CF
PONDING REQUIRED	1202.421 CF
PONDING PROVIDED	1500.000 CF

SITE IS LOCATED WITHIN A FULLY DEVELOPED SUBDIVISION. THE ADJACENT ROADWAY DOES NOT HAVE CURB AND GUTTER. THE DRAINAGE MANAGEMENT PLAN FOR THIS LOT CALLS FOR THE ONSITE RETENTION OF THE INCREASE IN FLOW GENERATED BY THIS DEVELOPMENT COMPARED TO EXISTING USING THE 24-HOUR EVE

THIS SITE IS NOT IMPACTED BY UPLAND FLOWS

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.



FIRM MAP: FM35001C0116G

LEGAL DESCRIPTION:

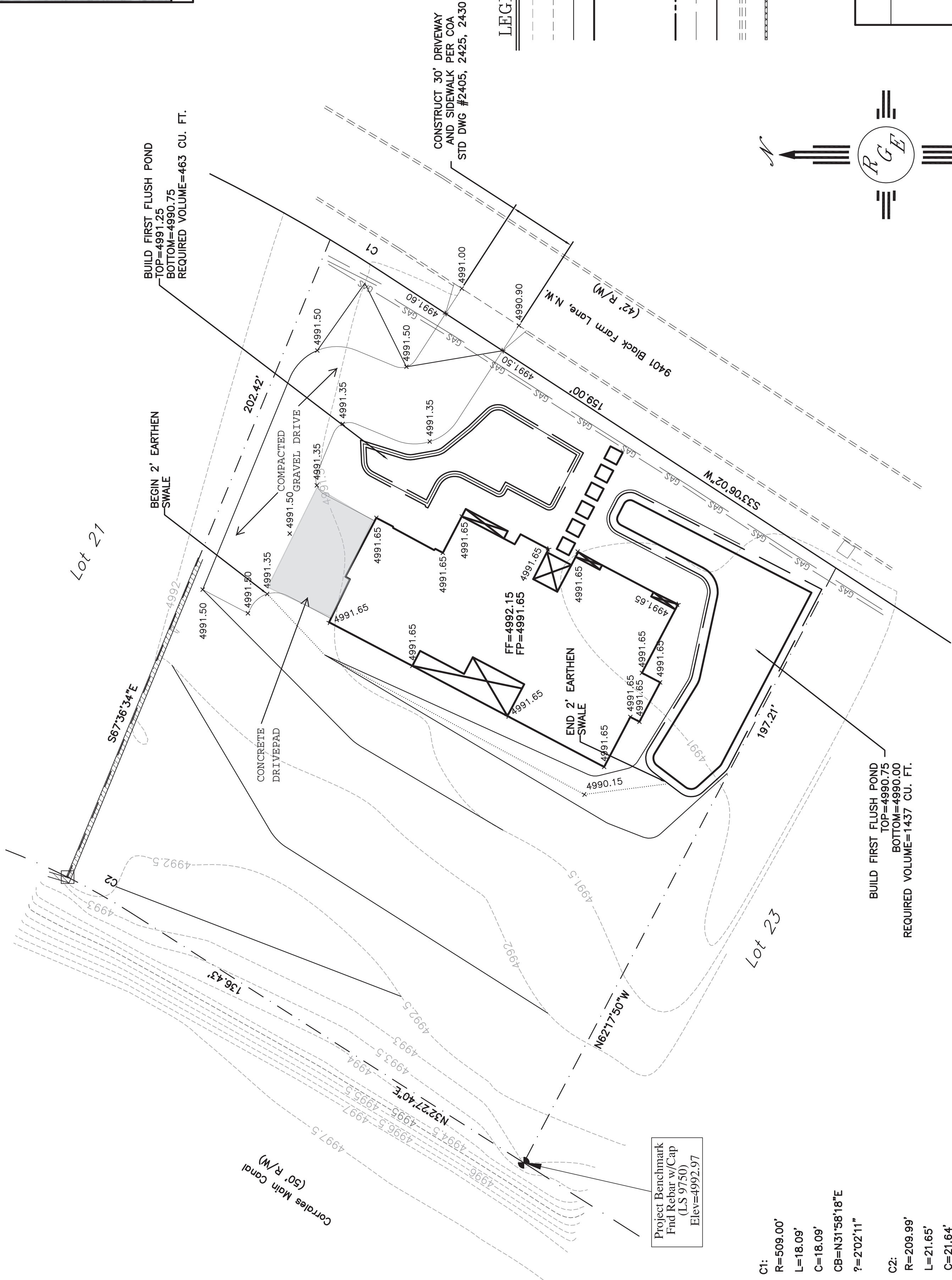
LOT 22, BLACK FARM ESTATES UNIT 2

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
- EXISTING CURB AND GUTTER
- PROPOSED CMU SCREEN WALL



C1:
R=509.00'
L=18.09'
C=18.09'
CB=N31°58'18"E
? = 2'02"11"

C2:
R=209.99'
L=21.65'
C=21.64'
CB=N29°23'40"E
? = 5°54'27"

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 EXACT LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL	9401 BLACK FARM LN, N.W.	DRAWN BY: WCMU
DAVID SOULE (14322) REGISTERED PROFESSIONAL ENGINEER	GRADING AND DRAINAGE PLAN	DATE: 11-23-17
12/5/17	<i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 862-0889	SHEET # —
DAVID SOULE P.E. #14522		JOB # 21808