

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 7, 2022

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

**RE: 9401 Black Farms Lane
2nd Revised Grading and Drainage Plan
Engineer's Stamp Date: 03/24/22
Hydrology File: C13D027C**

Dear Mr. Soule:

Based upon the information provided in your submittal received 03/24/2022, the 2nd Revised Grading and Drainage Plan is approved for Grading Permit and 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.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 9401 BLACK FARMS **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: lot 22 BLACK FARMS UNIT 2

City Address: 9401 BLACK FARMS

Applicant: _____ **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?

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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No
* MODIFIED PLAN TO ADD CABANA

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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.		10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
PROPOSED	33155	0.761	0%	0	36.0%	0.274	42.0%	0.31968	22%	0.167	1.090	0.069	2.21
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)

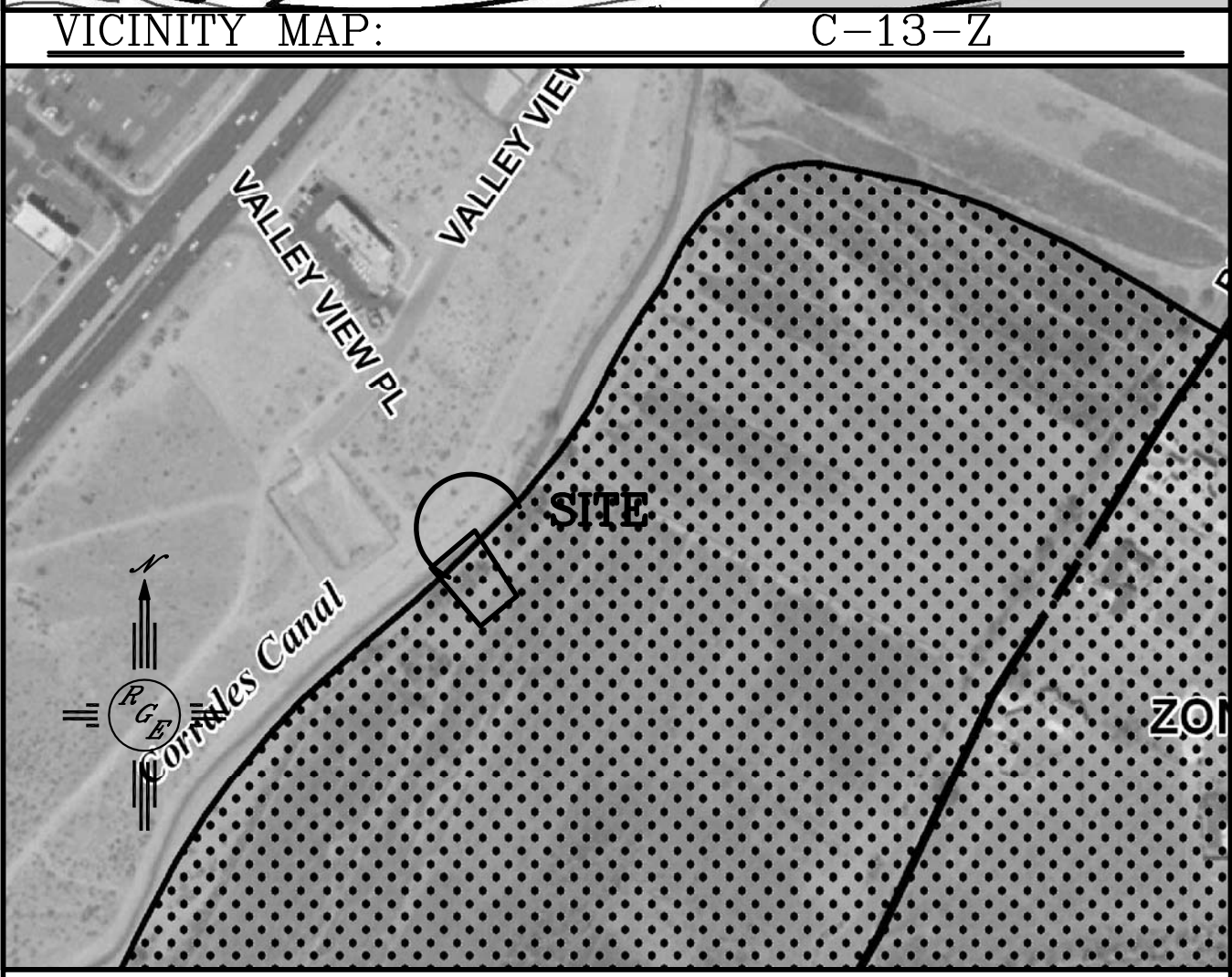
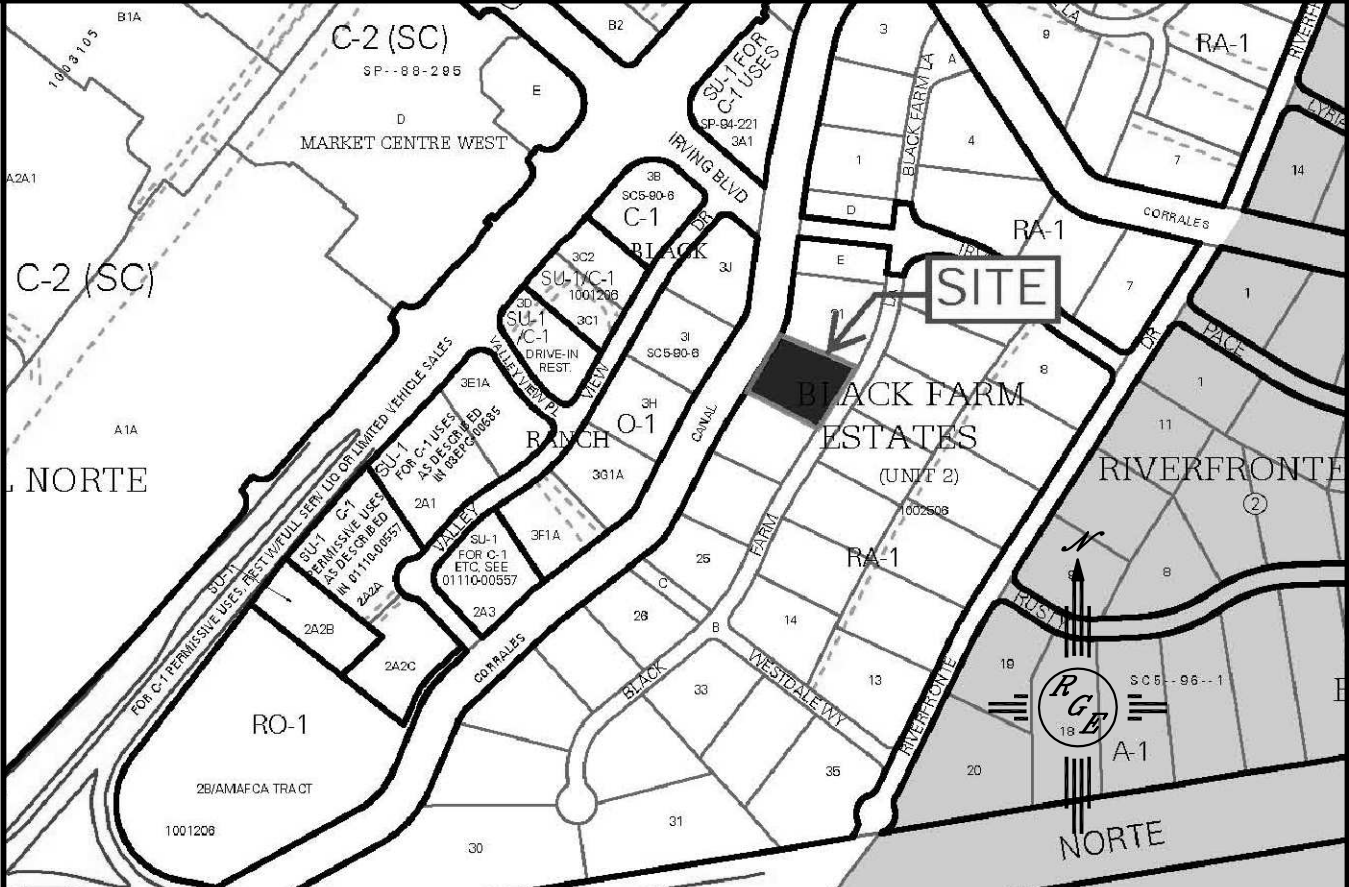
Ea= 0.44	Qa= 1.29
Eb= 0.67	Qb= 2.03
Ec= 0.99	Qc= 2.87
Ed= 1.97	Qd= 4.37

EXISTING 24-HOUR VOLUME	1851.15
PROPOSED 24-HOUR VOLUME	3985.231 CF
WATER QUALITY REQUIREMENT	206.666 CF
PONDING REQUIRED	3985.231 CF
PONDING PROVIDED	4938.000 CF

SITE IS LOCATED WITHIN A FULLY DEVELOPED SUBDIVISION. THE ADJACENT ROADWAY DOES NOT HAVE CURB AND GUTTER. THE DRAINAGE MANAGEMENT PLAN (C13D027) FOR THIS LOT CALLS FOR THE ONSITE RETENTION OF THE TOTAL FLOW GENERATED BY THIS DEVELOPMENT USING THE 10-DAY EVENT DUE TO THE EXISTING GRADES THE PONDING WILL BE AT THE FRONT OF THE LOT RATHER THAN THE REAR. THIS PLAN IS AND UPDATE FROM THE ORIGINAL AND SUBSEQUENT POOL ADDITION

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:




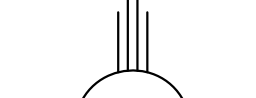
LOT 22, BLACK FARM ESTATES UNIT 2

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
+ XXXX	EXISTING SPOT ELEVATION
+ XXXX	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CMU SCREEN WALL
=====	COMPACTED GRAVEL DRIVE
=====	CONCRETE DRIVEPAD

ENGINEER'S SEAL	9401 BLACK FARM LN, N.W.	DRAWN BY WCVJ
 <div>4/14/21  12/27/17 3/24/22 </div>		DATE 12-27-17
		21811-LAYOUT-10-16-17
DAVID SOULE P.E. #14522	GRADING AND DRAINAGE PLAN	SHEET # —
	 <div>Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</div>	JOB # 21808

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.

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"

BUILD FIRST FLUSH POND
TOP=4990.75
BOTTOM=4989.25
REQUIRED VOLUME=3066 CU. FT.

NEW RETENTION POND
TOP=4991.50
BOTTOM=4991.00
VOL=682 CF

NEW RETENTION POND
TOP=4991.50
BOTTOM=4990.67
VOL=591

Project Benchmark
Fnd Rebar w/Cap
(L.S 9750)
Elev=4992.97

REVISED PLAN AND CALCULATION TO ADD CABANA
AND ADDITIONAL PONDING

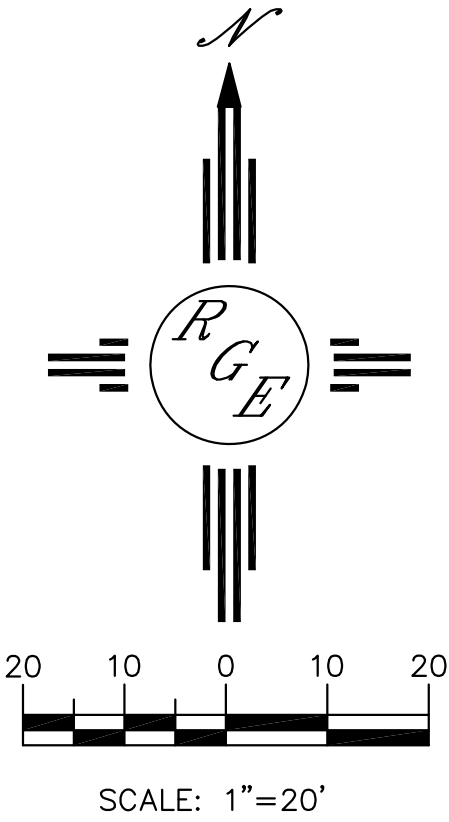
2
3/24/22



BUILD FIRST FLUSH POND
TOP=4991.34
BOTTOM=4991.00
REQUIRED VOLUME=365 CU. FT.

BUILD FIRST FLUSH POND
TOP=4991.50
BOTTOM=4991.00
REQUIRED VOLUME=234 CU. FT.

CONSTRUCT 30' DRIVEWAY
AND SIDEWALK PER COA
STD DWG #2405, 2425, 2430



ADDED POOL AND
HOT TUB