

CITY OF ALBUQUERQUE



December 28, 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 12/27/17
Drainage File: C13D027C

Dear Mr. Soule:

Based on the information provided in your submittal received 12/27/17, the Grading Plan is approved for Building Permit.

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

PO Box 1293

Sincerely,

Albuquerque

NM 87103

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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: _____

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. **We have revised plan to retain the entire 100-year 10-day volume onsite**
 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.
This slope drains west to east so pond were placed at the low side (in front) rather than in rear
 3. It is recommended that the finished floor be elevated at least 1' above surrounding grades.
We have elevated the house so the pad is 1' above the average grade and 1' above lot overflow
- If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

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	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	0.082
HISTORICAL	33155	0.761	0%	0	100.0%	0.761	0.0%	0	0%	0.000	0.670	0.042	1.55	0.042

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	3557.532 CF
WATER QUALITY REQUIREMENT	150.303 CF
PONDING REQUIRED	3557.532 CF
PONDING PROVIDED	3665.000 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.

EROSION CONTROL NOTES:

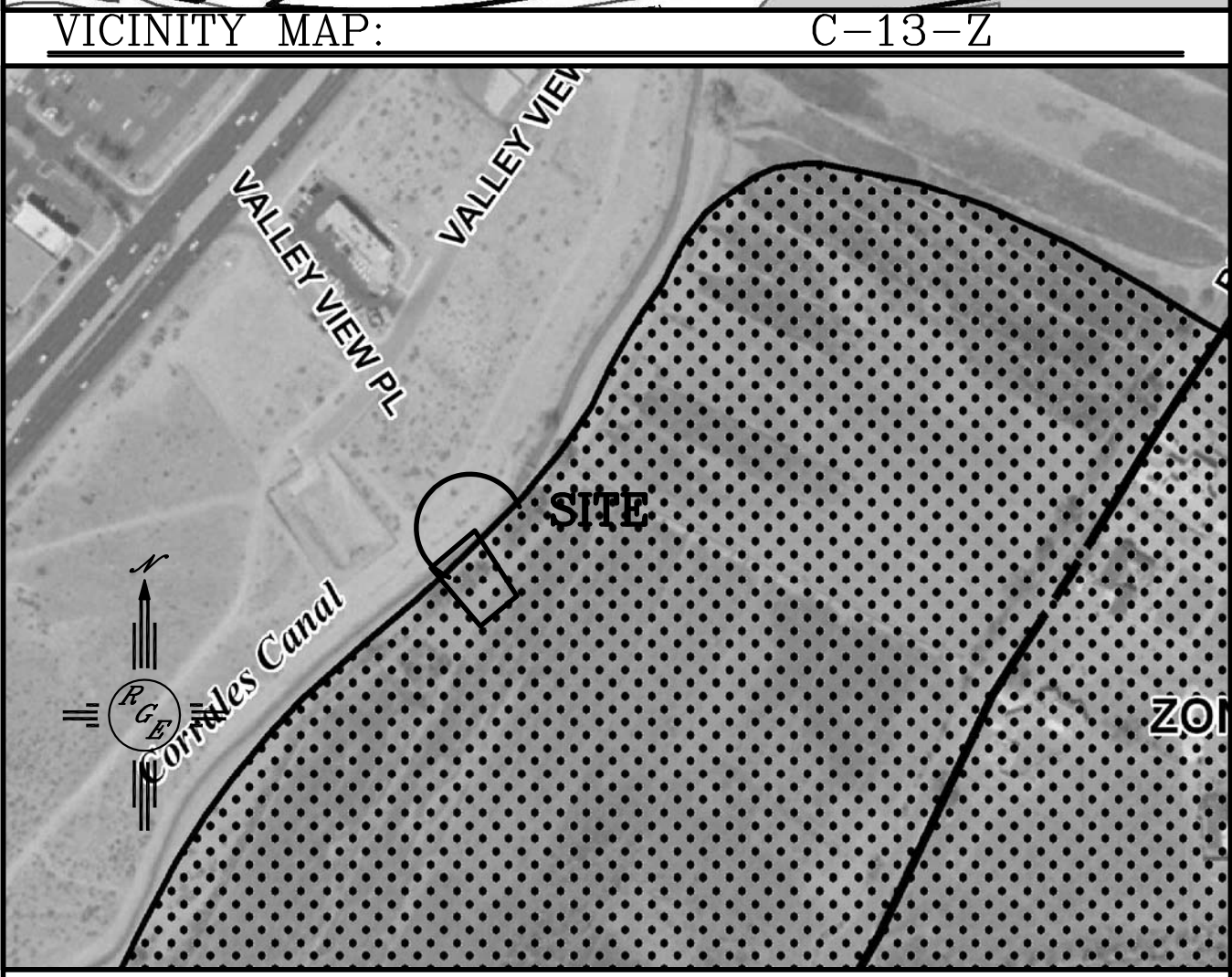
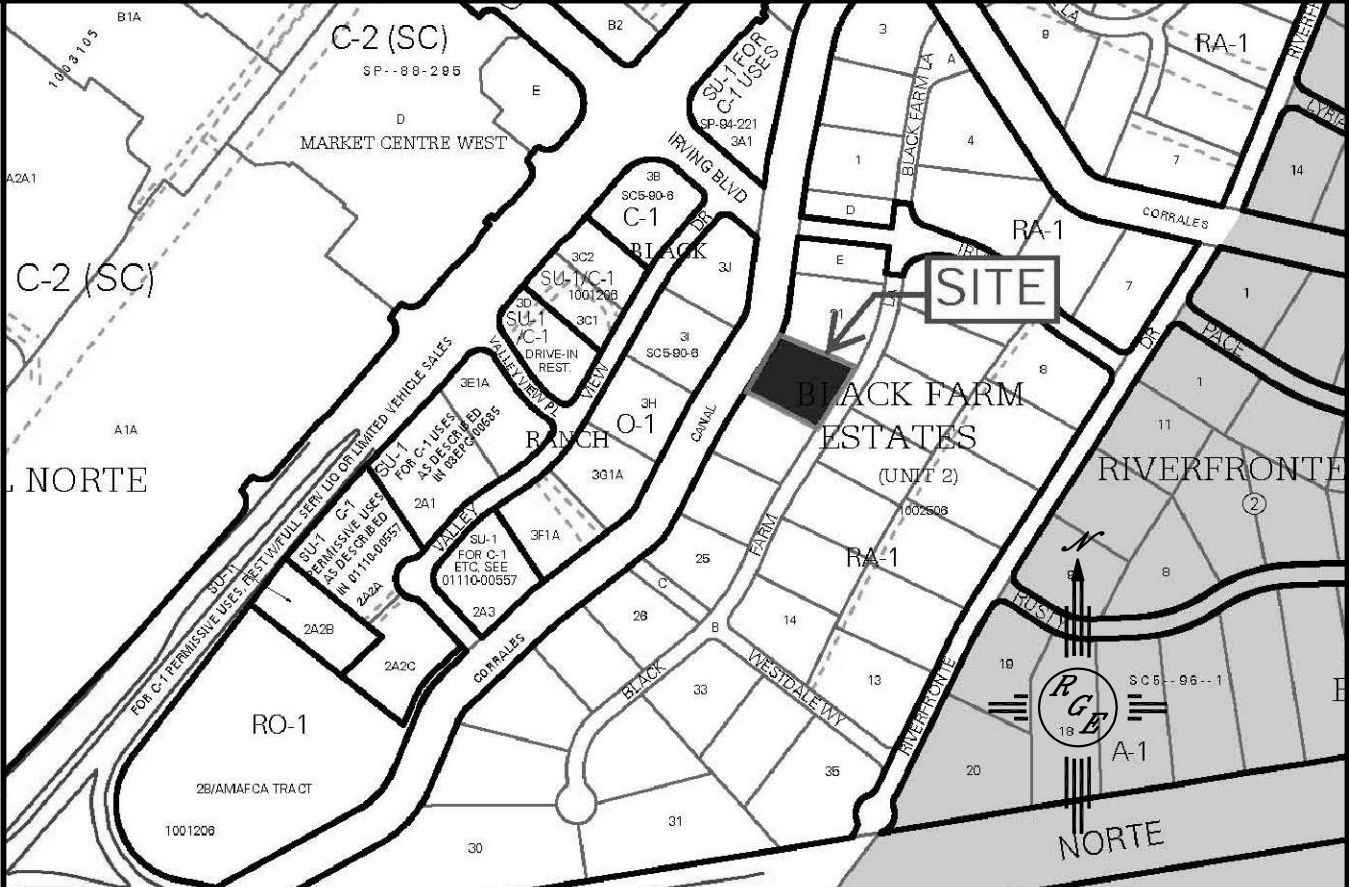
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

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: C-13-Z
FIRM MAP: FM35001C0116G

LEGAL DESCRIPTION:

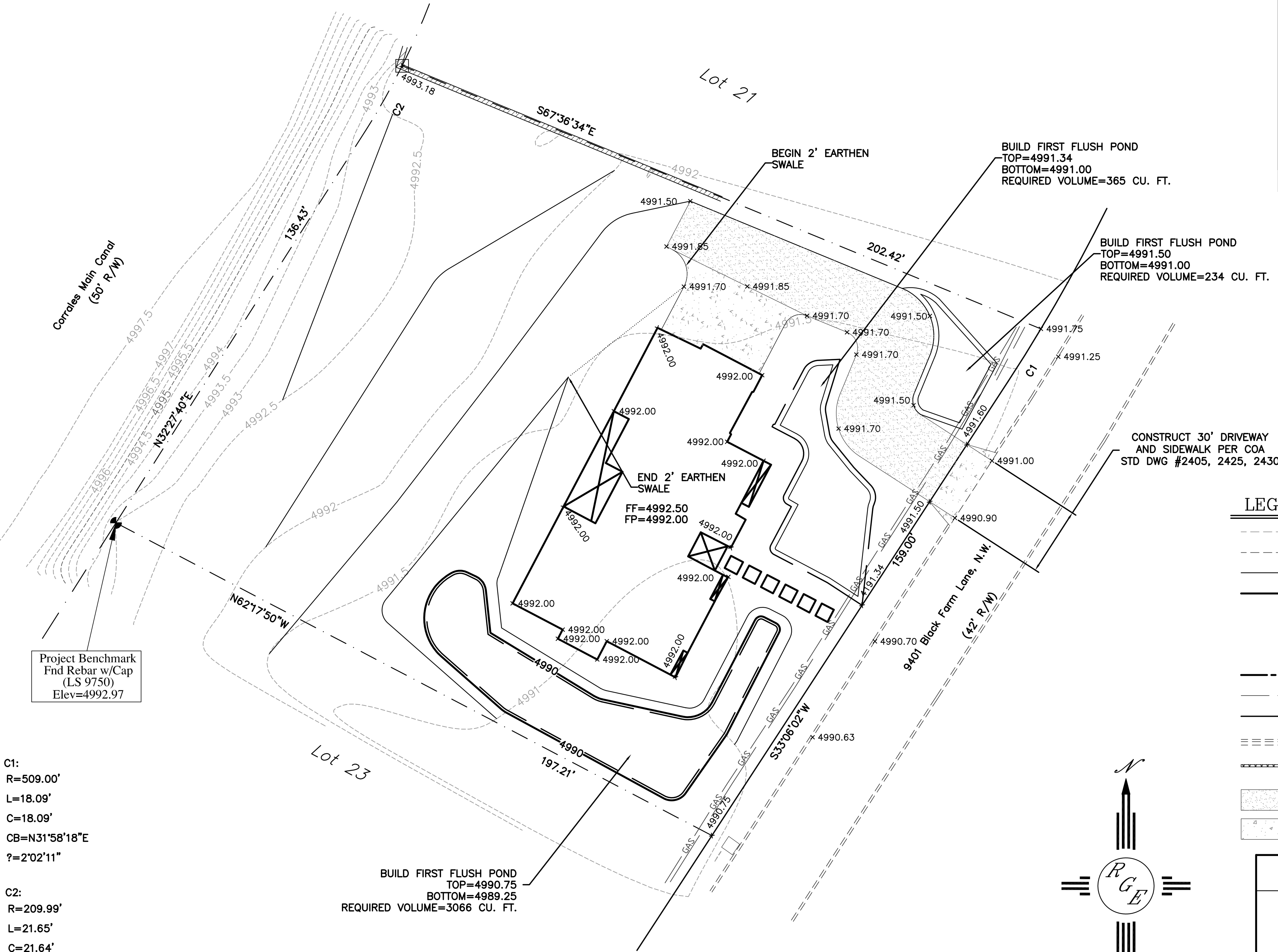
LOT 22, BLACK FARM ESTATES UNIT 2

NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

LEGEND

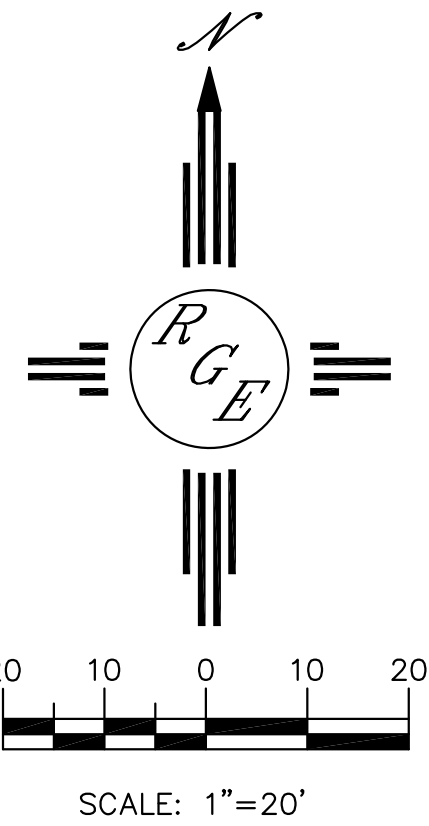
----	EXISTING CONTOUR
----	EXISTING INDEX CONTOUR
----	PROPOSED CONTOUR
----	PROPOSED INDEX CONTOUR
----	SLOPE TIE
+ XXXX	EXISTING SPOT ELEVATION
+ XXXX	PROPOSED SPOT ELEVATION
----	BOUNDARY
----	CENTERLINE
----	RIGHT-OF-WAY
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CMU SCREEN WALL
=====	COMPACTED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



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.



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.

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