

CITY OF ALBUQUERQUE



September 28, 2016

Richard J. Berry, Mayor

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM, 87193

**RE: La Vista Subdivision - Lot 9C
Grading and Drainage Plan
Engineer's Stamp Date 8-1-2016 (File: C19D042B)**

Dear Mr. Thompson:

Based upon the information received on 9-19-2016, the above-referenced Grading and Drainage Plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

If you have any questions, you can contact me at 924-3986.

Sincerely,

New Mexico 87103

www.cabq.gov

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: LA VISTA SUBDIVISION ZONE MAP/DRG. FILE #: C-19/D042 **B**
 DRB #: 1008589 EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 9C, LA VISTA AT DESERT RIDGE SUBDIVISION
 CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.
 ADDRESS: P.O. Box 65760
 CITY, STATE: Albuquerque, NM

CONTACT: David Thompson
 PHONE: 271-2199
 ZIP CODE: 87193

OWNER: Esmail Haidari
 ADDRESS: 12008 Gazelle Place NE
 CITY, STATE: Albuquerque, NM

CONTACT: Esmail Haidari
 PHONE: 480-2533
 ZIP CODE: 87111

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Cartesian Surveys, Inc.
 ADDRESS: P.O. Box 44414
 CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner
 PHONE: 896-3050
 ZIP CODE: 87174

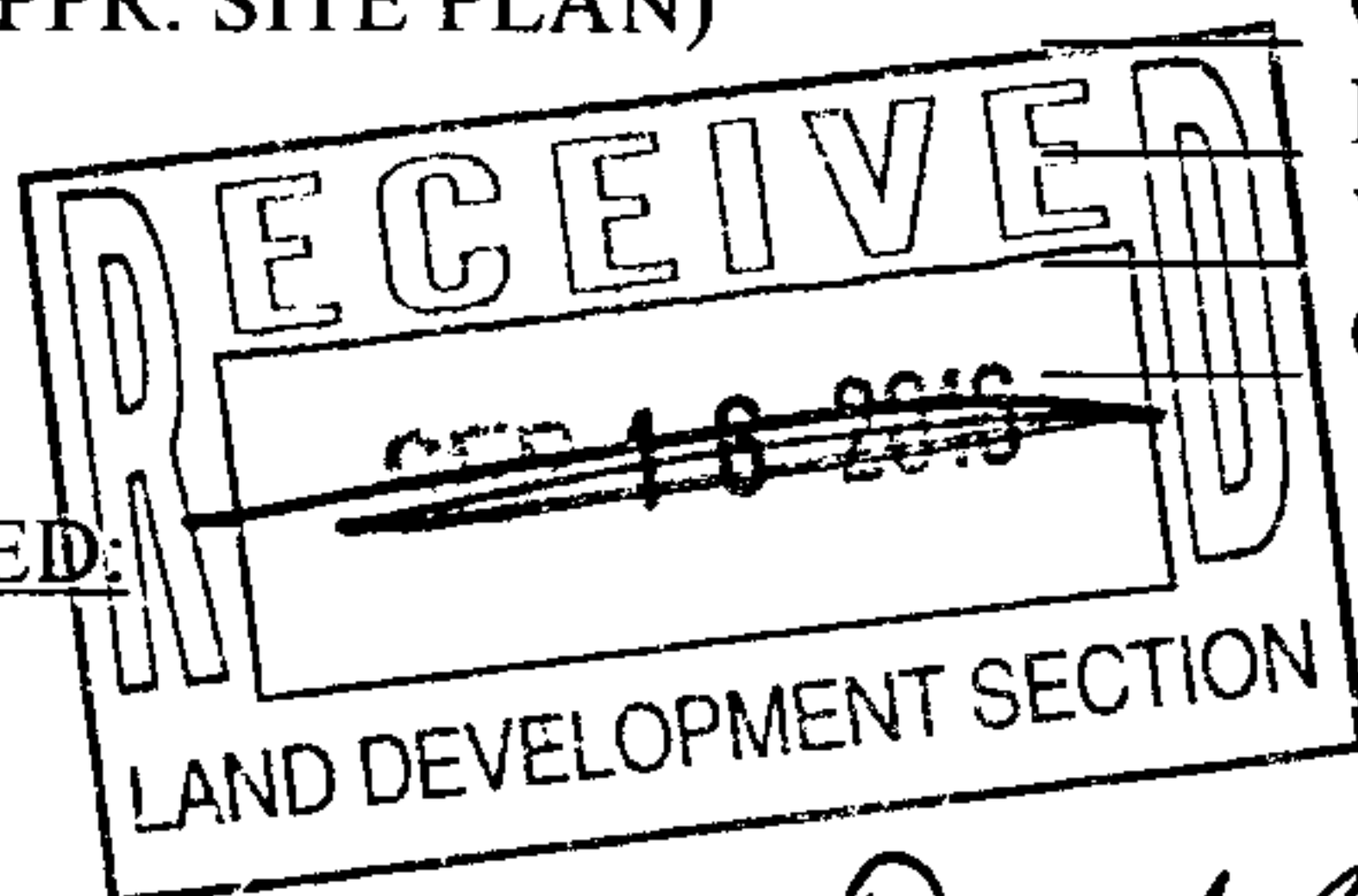
CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

- CHECK TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL GRADING & DRAINAGE PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERTIFICATION (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT (TCL)
 - ENGINEER'S CERTIFICATION(TCL)
 - ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
 - OTHER

- CHECK TYPE OF APPROVAL SOUGHT:**
- SIA/FINANCIAL GUARANTEE RELEASE
 - PRELIMINARY PLAT APPROVAL
 - S. DEV. PLAN FOR SUB'D. APPROVAL
 - S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
 - SECTOR PLAN APPROVAL
 - FINAL PLAT APPROVAL
 - FOUNDATION PERMIT APPROVAL
 - BUILDING PERMIT APPROVAL
 - CERTIFICATE OF OCCUPANCY (PERM.)
 - CERTIFICATE OF OCCUPANCY (TEMP.)
 - GRADING PERMIT APPROVAL
 - PAVING PERMIT APPROVAL
 - WORK ORDER APPROVAL
 - OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED



DATE SUBMITTED: September 19, 2016 BY: *Robb J...* \$100.00

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Abiel X. Carrillo

From: Abiel X. Carrillo
Sent: Wednesday, March 16, 2016 11:44 AM
To: 'Thompson Engineering consultan'
Cc: 'Mazur, Lynn'
Subject: C19D042B - Residence at Eagle Rock - Stamp Date 2-16-16

Dave,

This email is being sent in lieu of an attached comment letter in order to expedite the response for intermediate reviews. Responses to comments should continue to be included in a re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 2-18-2016, the above-referenced Grading and Drainage Plan cannot be approved for Building Permit/Grading Permit, until the following items are addressed:

- It is understood that the shape of the first flush pond might be decided in the field with the landscaping contractor. However, please show the approximate location (and shape if known) of the pond for verification of the approximate volume for Certificate of Occupancy, since the spot elevations don't suggest that there is a pond to be graded.
- The outfall into the La Cueva Channel needs to be approved by AMAFCA. We do recommend, however, that the rundown is made of concrete because it appears that it will be in the path of AMAFCA's access to the channel.
- The retaining wall to the west is proposed with an L-Shape footing, which can be difficult to achieve with 6'+ heights. Its design should be stamped by a structural engineer.
- The driveway should have a flare, at least along the east edge (triangular or curved). Otherwise, a pothole and nuisance ponding are expected to develop at the corner.
- Just for your information, the Hydrology file number for the triangular property will be C19D042B (the rectangular property will be C19D042A).

Any question just let me know.

Abiel Carrillo, P.E.

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

City of Albuquerque

505-924-3986

acarrillo@cabq.gov

600 2nd Street NW

Albuquerque, NM 87102

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: LA VISTA SUBDIVISION ZONE MAP/DRG. FILE #: C-19-D042A/B
DRB #: _____ EPC #: _____ WORK ORDER#: _____

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CITY ADDRESS: _____

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CITY, STATE: Albuquerque, NM

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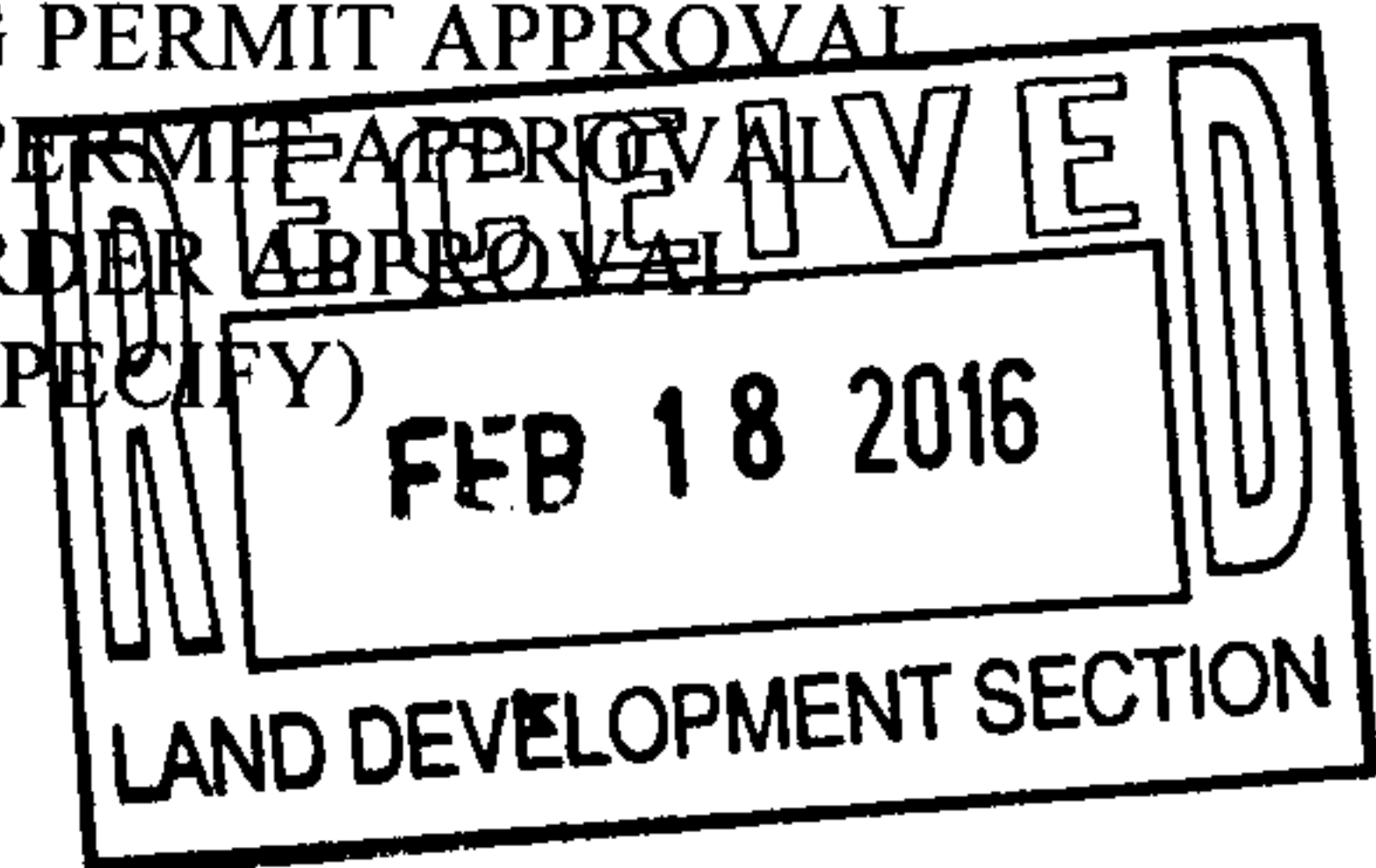
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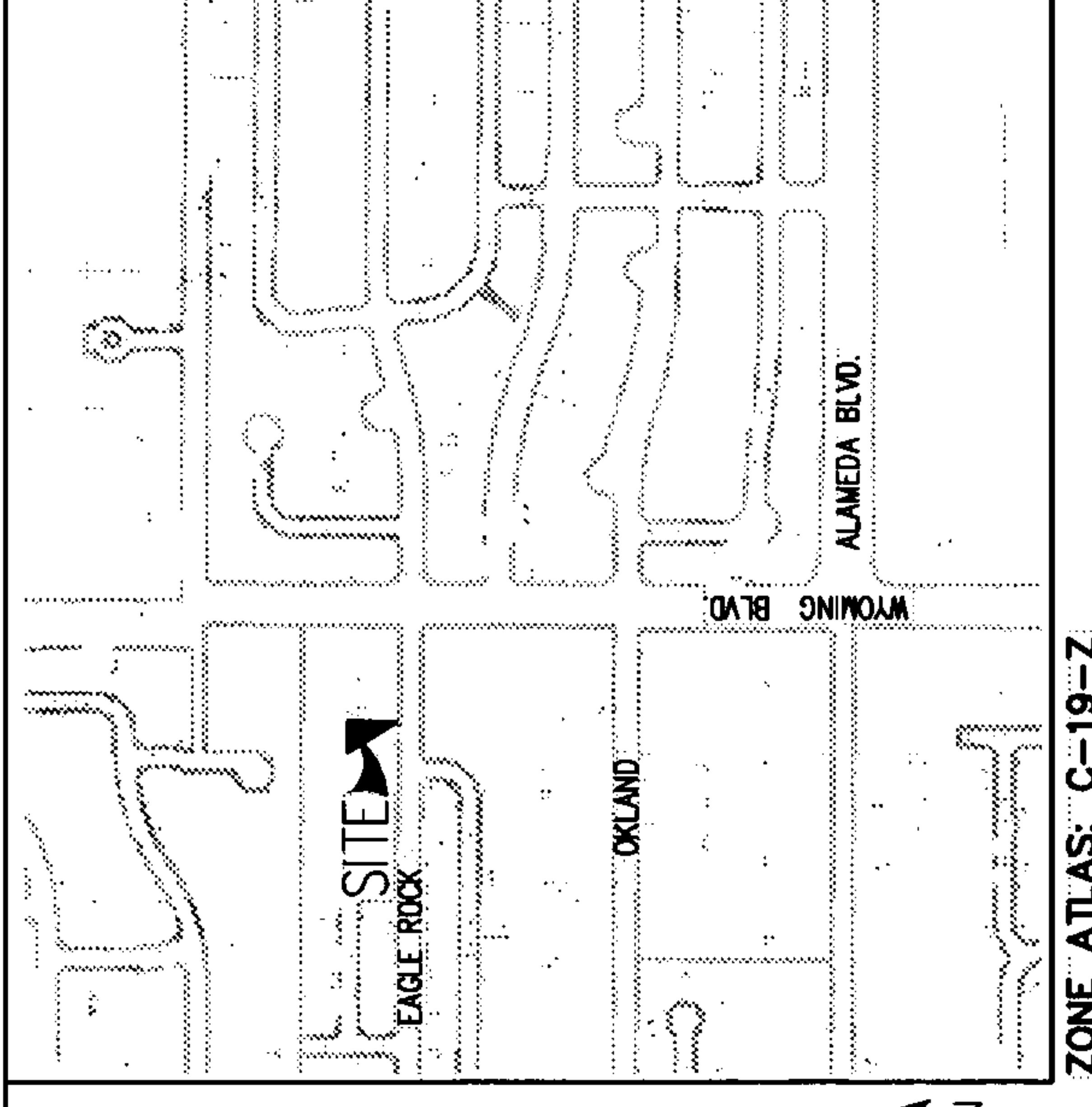
WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED



DATE SUBMITTED: February 16, 2016 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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SURVEY INFORMATION

NO.	BY	DATE

ENGINEER'S SEAL

DESIGN

DESIGNED BY DBT
 DATE 02-2016

DRAWN BY DEM
 DATE 02-2016

CHECKED BY DBT
 DATE 02-2016

REMARKS

NO.	DATE	REMARKS

GRAPHIC SCALE

1 inch = 20 feet

THOMPSON ENGINEERING CONSULTANTS, INC.
 P.O. BOX 65760
 ALBUQUERQUE, NM 87193
 PHONE: (505) 271-1299
 FAX: (505) 250-9428

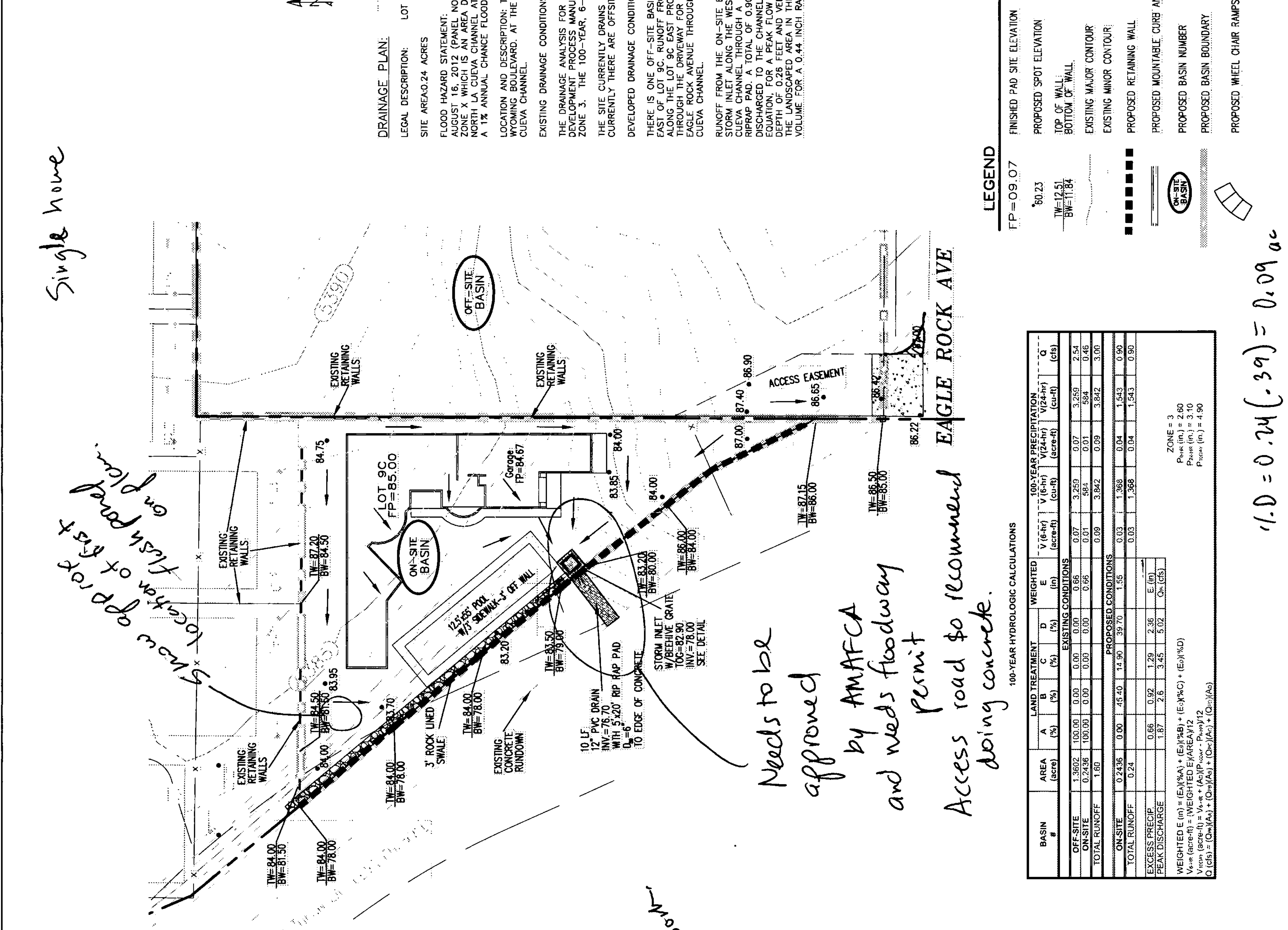
CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 TRANSPORTATION DEVELOPMENT

LA VISTA AT DESERT RIDGE
 LOT 9C

GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

City Project No. XXXXXX
 Zone Map No. C-19-Z
 Sheet 1 of 1



LEGEND

FP = 09.07

80.23

TW=12.51
 BW=11.84

PROPOSED RETAINING WALL

PROPOSED MOUNTABLE CURB AND GUTTER

PROPOSED BASIN NUMBER

PROPOSED BASIN BOUNDARY

PROPOSED WHEEL CHAIR RAMPS

ON-SITE BASIN

100-YEAR HYDROLOGIC CALCULATIONS

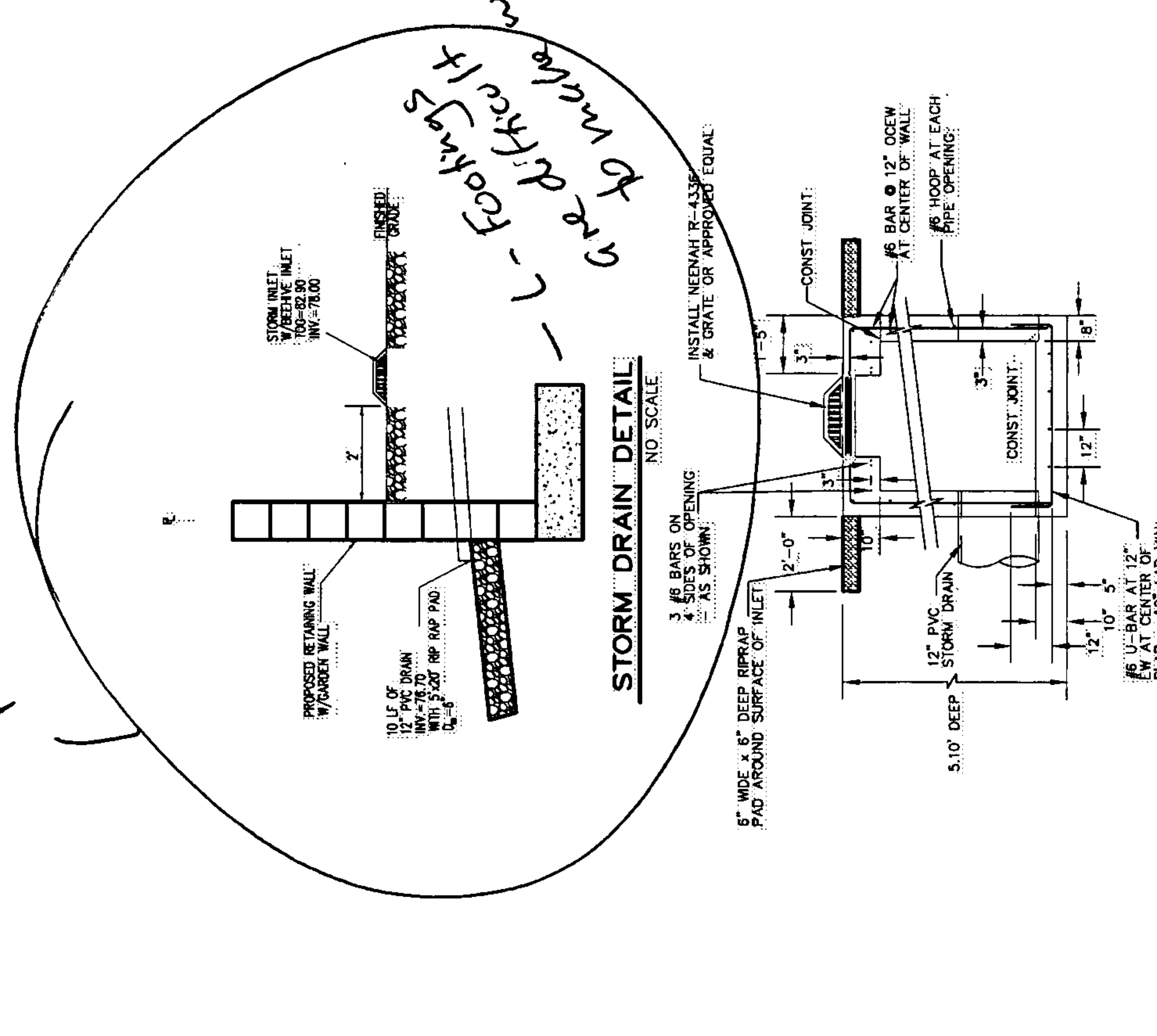
BASIN #	LAND TREATMENT			WEIGHTED E (in)	D (%)	C (%)	V (cu-ft)	100-YEAR PRECIPITATION			
	A (%)	B (%)	C (%)					V (in)	V (24-hr) (acre-ft)	V (24-hr) (cu-ft)	O (cfs)
OFF-SITE	1.3602	100.00	0.00	0.00	0.66	0.07	3.269	2.54	2.54	2.54	2.54
ON-SITE	0.2436	100.00	0.00	0.00	0.66	0.01	56.1	0.01	56.1	56.1	0.46
TOTAL RUNOFF	1.6038	100.00	0.00	0.00	0.66	0.08	3.842	0.09	3.842	3.842	3.00
ON-SITE	0.2436	0.00	45.40	14.90	1.55	0.03	1.368	0.04	1.543	1.543	0.90
TOTAL RUNOFF	0.24	0.66	0.92	1.28	2.36	E (in)					
EXCESS PRECIP.	1.87	2.6	3.45	5.02	O ₁ (cfs)						
PEAK DISCHARGE											

WEIGHTED E (in) = (E₁A₁) + (E₂A₂) + (E₃A₃) + (E₄A₄)
 Peak (in) = 2.60
 Peak (cfs) = 0
 Peak (in) = 4.80
 O (cfs) = (O₁A₁) + (O₂A₂) + (O₃A₃) + (O₄A₄)

ZONE = 3
 Peak (in) = 2.60
 Peak (cfs) = 0
 Peak (in) = 4.80

$1.0 = 0.24(-.39) = 0.09 ac$

$Z = 0.04$



$1.0 = 0.24(-.39) = 0.09 ac$

$Z = 0.04$