

Rael, Rudy E.

From: Rael, Rudy E.
Sent: Thursday, January 19, 2017 9:24 AM
To: 'David Soule (david@riograndeengineering.com)'
Subject: 6401 Picardia

Mr. Soule,

This email is being sent in lieu of an attached comment letter in order to expedite our comments. Response to comments should continue to be included in the resubmittal. A reply to these comments via email will not be considered a resubmittal.

Based upon the information provided in your submittal received 1/17/17, the above referenced Grading and Drainage plan dated 1/16/17 cannot be approved for Grading Permit until the following comments are addressed:

- Provide a note stating that future garden walls require a separate permit and this plan should be used for their placement.
- Also state that future garden walls require an opening 3" above grade in the NW corner and SW corner.
- Provide a note stating retaining walls are not allowed in the rear yard unless a swale is provided so flows may pass from the property to the north into their property and to the south property.
- Provide a statement that a pad certification is required before a building permit is given.

If you should have any questions feel free to contact me or Shahab Biazar at 924-3999.

Rudy E. Rael, CE, CFM
Engineer Assistant, Hydrology
Planning Department
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Albuquerque NM 87102
(505) 924-3977



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) _____

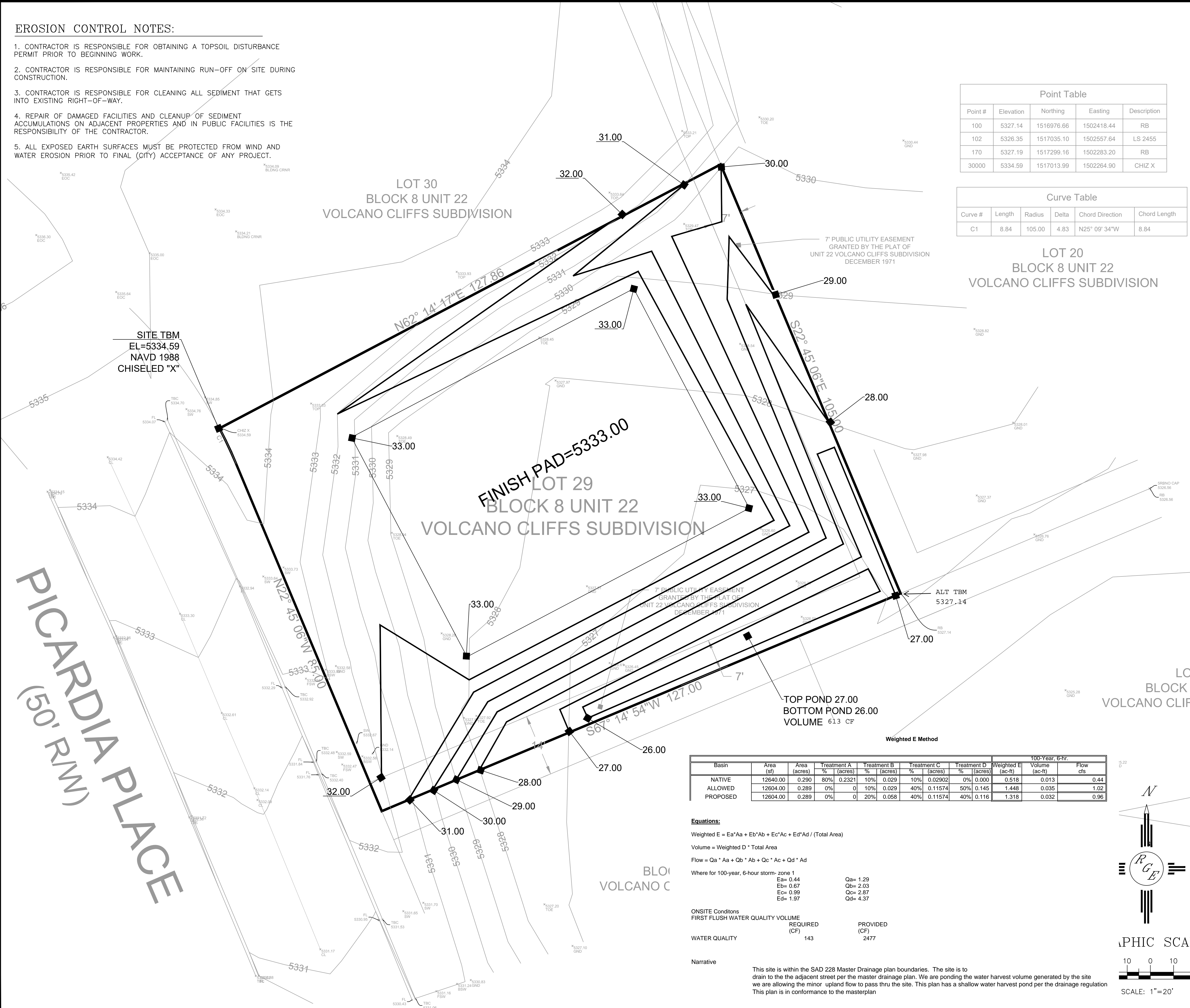
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

EROSION CONTROL NOTES:

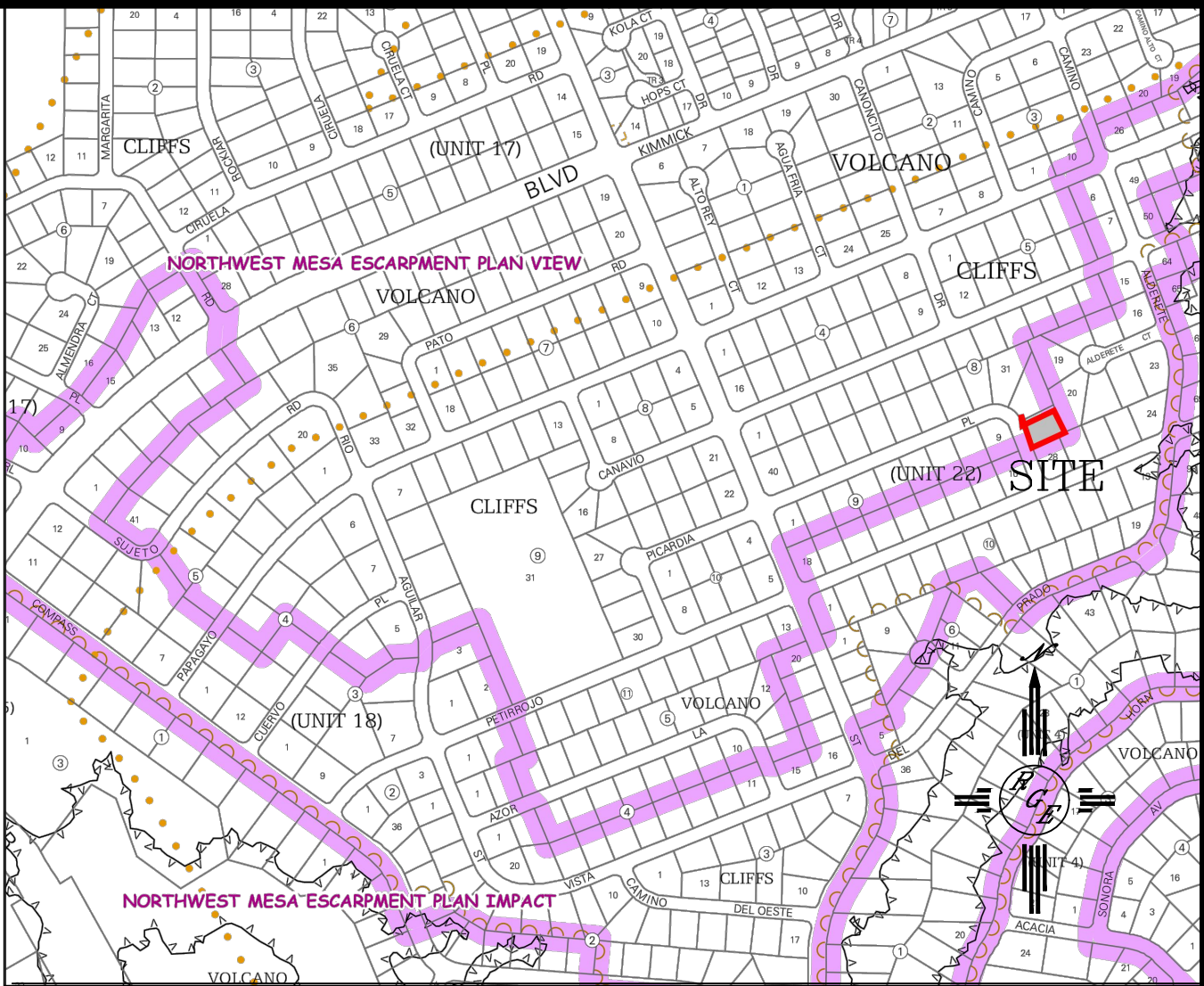
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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 (CITY) ACCEPTANCE OF ANY PROJECT.



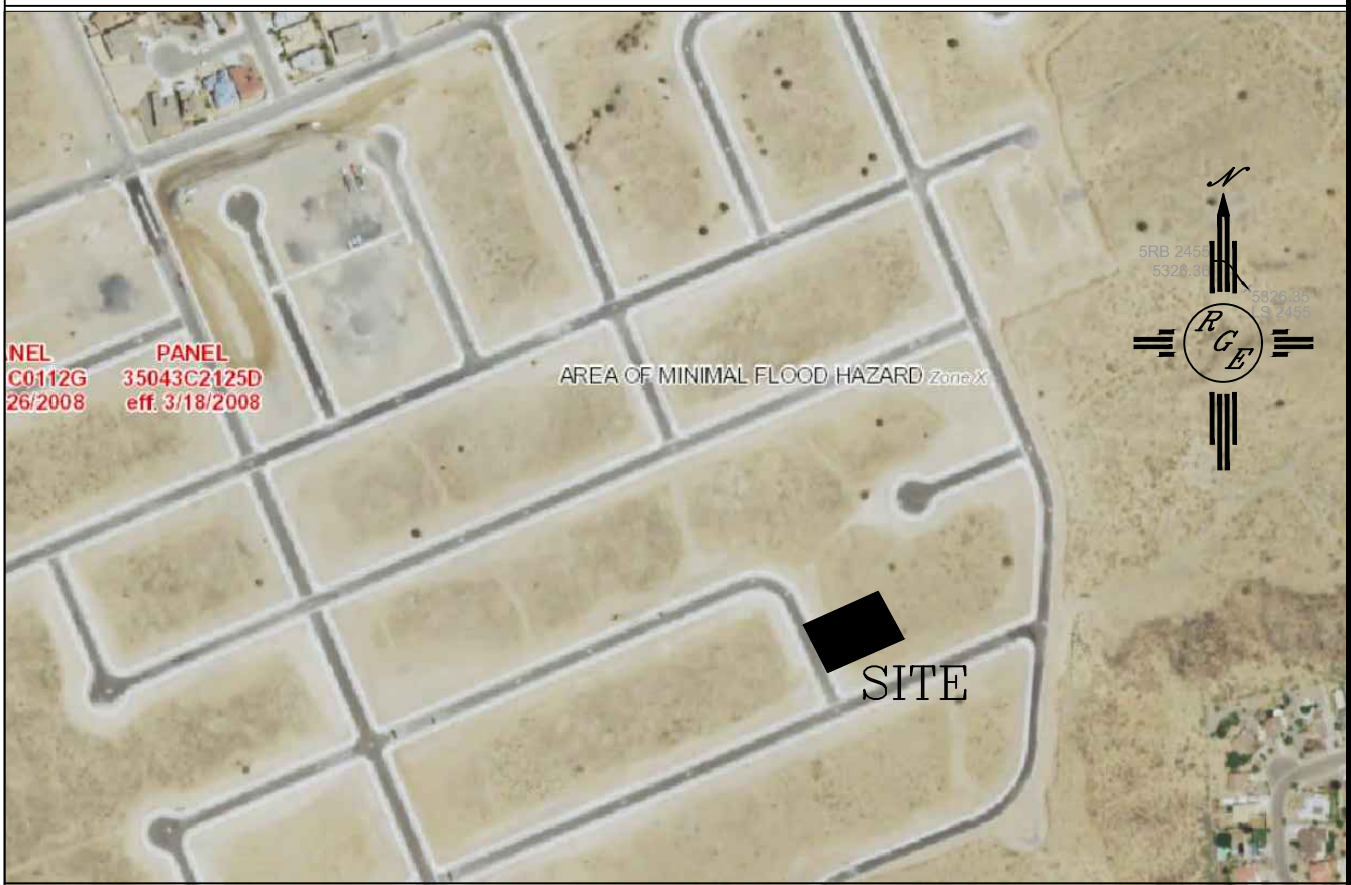
Point Table				
Point #	Elevation	Northing	Easting	Description
100	5327.14	1516976.66	1502418.44	RB
102	5326.35	1517035.10	1502557.64	LS 2455
170	5327.19	1517299.16	1502283.20	RB
30000	5334.59	1517013.99	1502264.90	CHIZ X

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.84	105.00	4.83	N25° 09' 34"W	8.84

LOT 20
BLOCK 8 UNIT 22
VOLCANO CLIFFS SUBDIVISION



VICINITY MAP:



FIRM MAP: FM35043C2125D

LEGAL DESCRIPTION:

LOT 29, BLOCK 8, UNIT 22, VOLCANO CLIFFS

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY CONSTRUCTION SURVEY TECHNOLOGIES, INC PLS 21082
- 3.. ALL DISTURBED AREAS MUST BE RESEED OR LANDSCAPED PRIOR TO FINAL C.O..
4. ALL AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED WITH NATIVE MIX
4. DUE TO EXISTING TOPOGRAPHY AND UNDEVELOPED NATURE OF THE DOWN STEAM AREA, PERIODIC MAINTENANCE OF PONDS AND SWALES ARE REQUIRED.
5. ANY WALLS MUST BE CONSTRUCTED TO ALLOW FOR CROSS LOT DRAINAGE BY TURNING BLOCKS 3" ABOVE FINISHED GRADE

LEGEND

—5411—	EXISTING CONTOUR
—5410—	EXISTING INDEX CONTOUR
—5411—	PROPOSED CONTOUR
—5410—	PROPOSED INDEX CONTOUR
■ 100.00	PROPOSED FLOWLINE ELEVATIONS
—	PROPERTY LINE

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.		
			% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs		
NATIVE ALLOWED PROPOSED	12640.00	0.290	80%	0.2321	10%	0.029	10%	0.02902	0%	0.000	0.518	0.013	0.44
	12604.00	0.289	0%	0	10%	0.029	40%	0.11574	50%	0.145	1.448	0.035	1.02
	12604.00	0.289	0%	0	20%	0.058	40%	0.11574	40%	0.116	1.318	0.032	0.96

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
Eb= 0.67
Ec= 0.99
Ed= 1.97

Qa= 1.29
Qb= 2.03
Qc= 2.87
Qd= 4.37

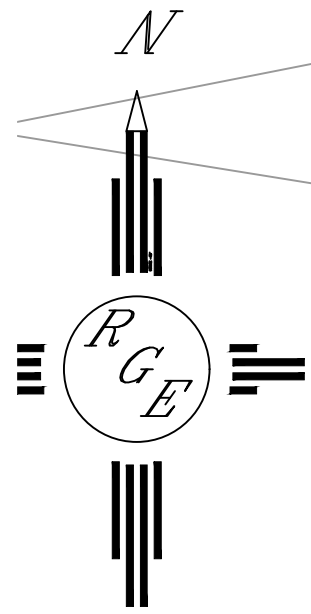
ONSITE Conditions

FIRST FLUSH WATER QUALITY VOLUME REQUIRED (CF) 143

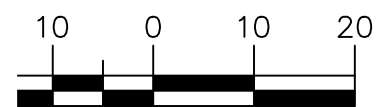
PROVIDED (CF) 2477

Narrative


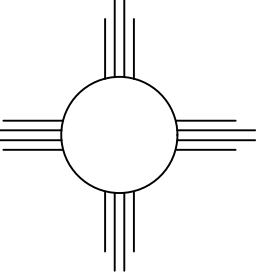
This site is within the SAD 228 Master Drainage plan boundaries. The site is to drain to the adjacent street per the master drainage plan. We are ponding the water harvest volume generated by the site we are allowing the minor upland flow to pass thru the site. This plan has a shallow water harvest pond per the drainage regulation This plan is in conformance to the masterplan



GRAPHIC SCALE



SCALE: 1"=20'

ENGINEER'S SEAL  1/16/17 DAVID SOULE P.E. #14522	LOT 29, BLOCK 8, UNIT 22 VOLCANO CLIFFS	DRAWN BY JDG
	GRADING AND DRAINAGE PLAN	DATE 01-15-2017
 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		SHEET # 1 OF 1
		JOB #