

# CITY OF ALBUQUERQUE

Planning Department  
Suzanne Lubar, Director



Mayor Richard J. Berry

January 23, 2017

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

RE: **Lot 29 Block 8 Unit 22 Volcano Cliffs SAD 228**  
**6401 Picardia NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 1/19/17 (D10D003E29)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 1/20/17, this plan is approved for Grading Permit. Prior to building permit approval, a pad certification will be required. A hold on the property will be placed until this certification has been approved.

PO Box 1293

Please inform the builder to attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology. Reiterate to the Owner/Contractor that a separate permit for a garden wall must be obtained, with the approved G&D plan you submitted.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

New Mexico 87103

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Albuquerque  
Planning Department

RR/SB  
C: File



# 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: \_\_\_\_\_

**David Soule**

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**Subject:** FW: 6401 Picardia

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**From:** Rael, Rudy E. [mailto:RRael@cabq.gov]  
**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. [We have added note](#)
- Also state that future garden walls require an opening 3" above grade in the NW corner and SW corner. [We have added note](#)
- 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. [We have added note](#)
- Provide a statement that a pad certification is required before a building permit is given. [We have added note](#)

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

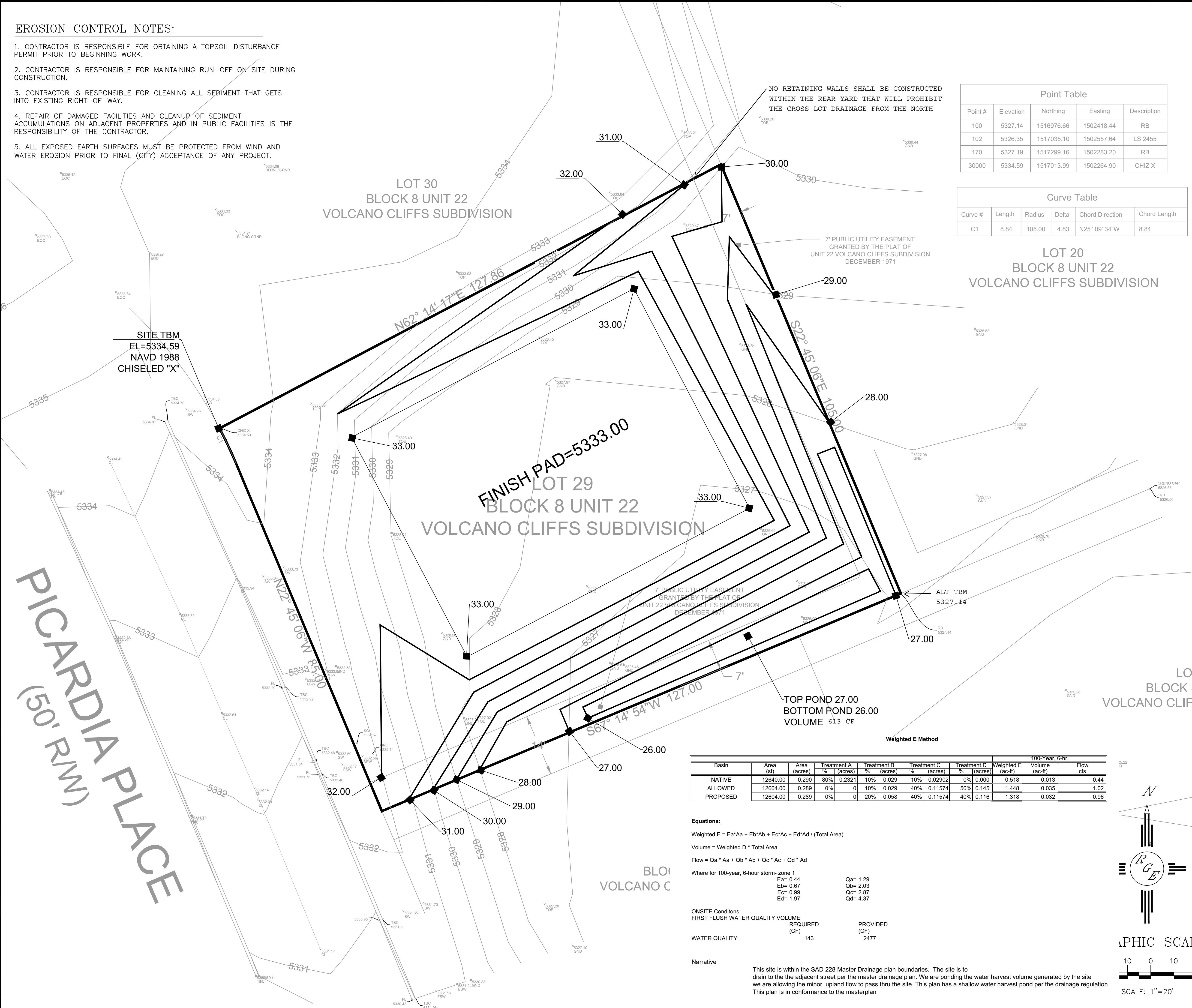
*Rudy E. Rael, CE, CFM*  
Engineer Assistant, Hydrology  
Planning Department  
600 2nd St. NW Suite 201  
Albuquerque NM 87102  
(505) 924-3977

1/19/2017



EROSION CONTROL NOTES:

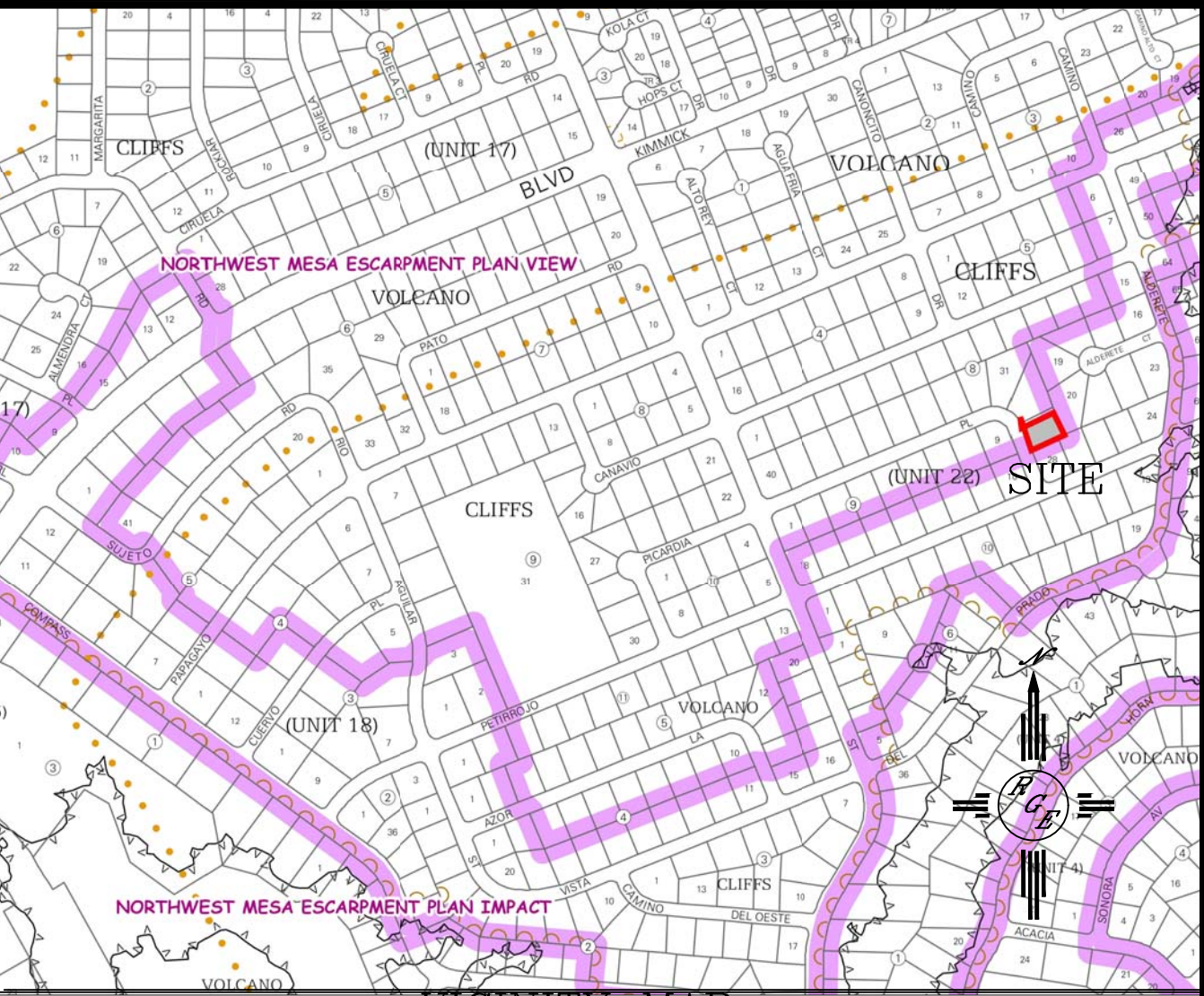
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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 FUTURE WALLS MUST BE PERMITTED BY THE CITY OF ALBUQUERQUE.
- ALL WALLS SHALL BE CONSTRUCTED TO ALLOW FOR CROSS LOT DRAINAGE BY TURNING BLOCKS 3" ABOVE FINISHED GRADE
6. PAD CERTIFICATION BY ENGINEER IS REQUIRED PRIOR TO BUILDING PERMIT RELEASE

LEGEND

—S411—	EXISTING CONTOUR
—S410—	EXISTING INDEX CONTOUR
—S411—	PROPOSED CONTOUR
—S410—	PROPOSED INDEX CONTOUR
■ 100.00	PROPOSED FLOWLINE ELEVATIONS
—	PROPERTY LINE

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

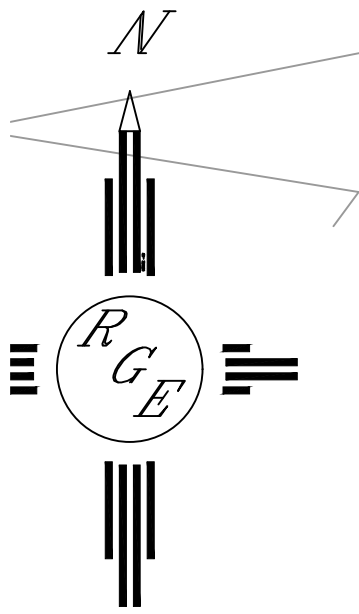
ONSITE Conditions

FIRST FLUSH WATER QUALITY VOLUME REQUIRED (CF) 143

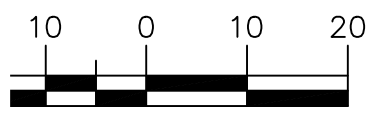
PROVIDED (CF) 2477

Narrative


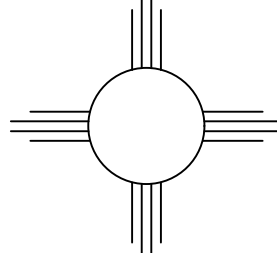
This site is within the SAD 228 Master Drainage plan boundaries. The site is to drain to the adjacent street per the master drainage plan. We are ponding the water harvest volume generated by the site we are allowing the minor upland flow to pass thru the site. This plan has a shallow water harvest pond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



GRAPHIC SCALE



SCALE: 1"=20'

ENGINEER'S SEAL  1/19/17 DAVID SOULE P.E. #14522	LOT 29, BLOCK 8, UNIT 22 VOLCANO CLIFFS	DRAWN BY JDG
	GRADING AND DRAINAGE PLAN	DATE 01-15-2017
 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		SHEET # 1 OF 1
		JOB #