

Elliott, Stanice

From: Elliott, Stanice
Sent: Thursday, January 12, 2017 3:00 PM
To: 'David Soule'
Subject: RE: 6405 Picardia
Attachments: IMG_2098.JPG

David
This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the 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 1-12-2017, the above referenced plan cannot be approved for PERM CO until the following comments are addressed:

- The as-built points are difficult to read on the drawing.
- It appears dirt has been pushed on to another neighbors lot.
- The swale leading to the pond does appear to be present.
- The stake in the backyard is marked as corner of lot. Location does not appear to be a corner.

If you have any question please do not hesitate to contact me.

Stanice 'Totten' Elliott
Planning Department
Hydrology Section
City of Albuquerque
505-924-3982
505-924-3864 fax

From: Elliott, Stanice
Sent: Tuesday, January 10, 2017 11:41 AM
To: 'David Soule'
Subject: 6405 Picardia

David
This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the 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 12-12-2016, the above referenced plan cannot be approved for PERM CO until the following comments are addressed:

- The grades on site do not match grades on the approved grading and drainage plan
- Provide as-built grades
- Ensure that the grades match the approved SAD 228 Master Drainage Plan.

Stanice 'Totten' Elliott
Planning Department
Hydrology Section
City of Albuquerque



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: NUCE RESIDENCE **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: lot 30 block 8 volcano cliffs UNIT 22
City Address: 6405 PICARDIA PLACE NW

Engineering Firm: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** DAVID@RIOGRANDEENGINEERING.COM

Owner: DAVID NUCE **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: none **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

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) _____

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) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 1/11/17 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 ACCEPTANCE OF ANY PROJECT.

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	100-Year, 6-hr Volume (ac-ft)	Flow cfs				
NATIVE	20439.00	0.469	80%	0.3754	10%	0.047	10%	0.04692	0%	0.000	0.518	0.020	0.71
ALLOWED	20439.00	0.469	0%	0	10%	0.047	40%	0.18759	50%	0.235	1.448	0.057	1.66
PROPOSED	20439.00	0.469	0%	0	28%	0.131	43%	0.20176	29%	0.136	1.185	0.046	1.44
INCREASE total													0.026

Equations:
 Weighted E = Ea'Aa + Eb'Ab + Ec'Ac + Ed'Ad / (Total Area)
 Volume = Weighted E * 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

ONSITE Conditions	FIRST FLUSH WATER QUALITY VOLUME REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	168	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 regulat. This plan is in conformance to the masterplan

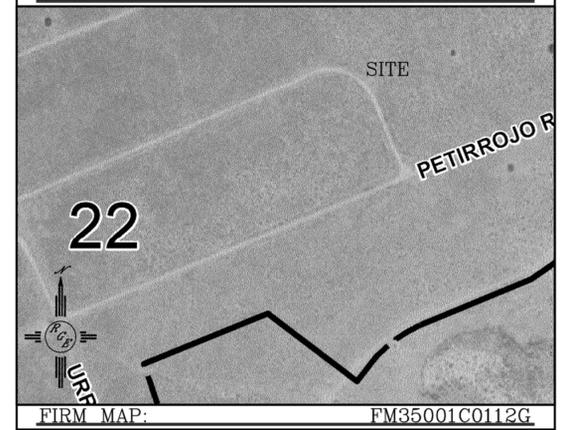
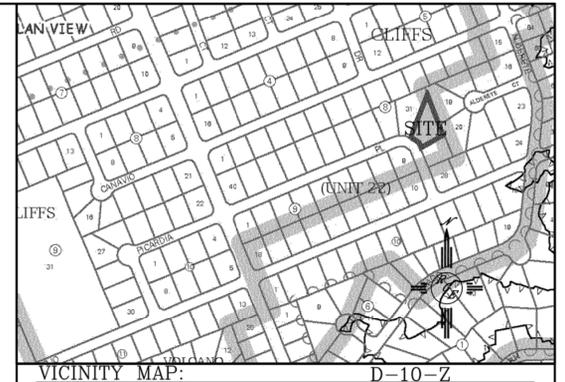
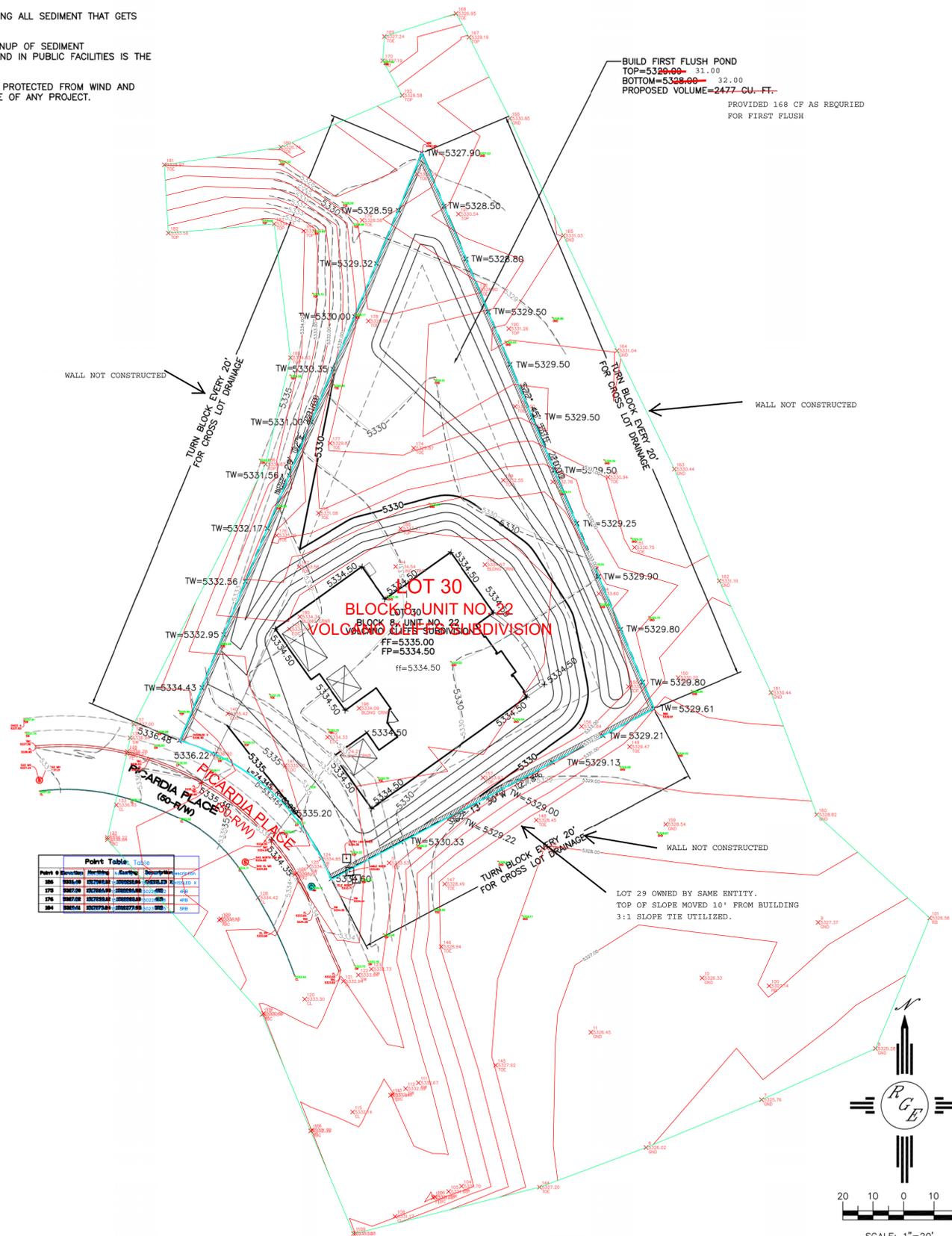
I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 5/18/16. The record information edited on the original design document has been performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided DAVID ACOSTA NMPS 21082. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

PERIMETER WALLS HAVE NOT BEEN CONSTRUCTED. ALL SLOPE TIES MEET 3:1 REQUIREMENT. GRADING EXTENDS TO LOT 29 WHICH HAS SAME OWNERSHIP. GRADING BY OTHERS ON ADJACENT LOTS HAS CHANGED THE GRADES AT COMMON PROPERTY LINES. THE ONSITE PONDING HAS BEEN SIGNIFICANTLY REDUCED BUT MEET THE FIRST FLUSH VOLUME REQUIREMENT AND SAD 228 DRAINAGE PLAN



1/11/17

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.

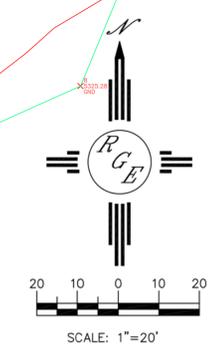


LEGAL DESCRIPTION:
 LOT 3, BLK 8, UNIT 22, VOLCANO CLIFFS

NOTES:
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

---5414---	EXISTING CONTOUR
- - -5415-	EXISTING INDEX CONTOUR
—5414—	PROPOSED CONTOUR
—5415—	PROPOSED INDEX CONTOUR
▲	SLOPE TIE
× 4048.25	EXISTING SPOT ELEVATION
× 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
- - -	EASEMENT
---	RIGHT-OF-WAY
---	PROPOSED EDGE OF CONCRETE
---	SETBACK
---	EXISTING CURB AND GUTTER
---	PROPOSED SCREEN WALL



ENGINEER'S SEAL	6405 PICARDIA NUCE RESIDENCE	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 5-19-16
		21616-LAYOUT-5-18-16
5/18/16	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #
DAVID SOULE P.E. #14522		JOB # 21616