

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 9, 2021

Sheldon Greer, P.E.
RESPEC
5971 Jefferson St. NE Suite 101
Albuquerque, New Mexico 87109

RE: **Lot 10 Block 9 Volcano Cliffs Unit 18 SAD 228
6528 Papagayo Rd. NW
Grading and Drainage Plan
Revised Engineers Stamp Date 9/8/2021 (D10D003I10)**

Mr. Greer,

Based upon the information provided in your submittal received 9/8/2021, this revised plan is approved for Grading Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

PO Box 1293

Prior to Building permit approval a Pad Certification will be required, provided by the Engineer or a registered Land Surveyor. Notify the Owner/Contractor not to use dirt as a ramp to climb the curb. They may use crusher fines or lumber for this process. If dirt is used this will stop the approval process until street is cleaned to my satisfaction.

Albuquerque

NM 87103

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained with the approved G&D plan and Pad Certification. **Also, if a swimming pool is to be placed the grading and drainage plan will change and will need to be resubmitted.**

www.cabq.gov

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

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (___# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Project Name: Pulte Lot ID 8
 Project Address: 6528 Papagayo Rd
 Pulte Site ID: Lot 8

Site Area (sq. ft.) 14506
 House Area (sq. ft.) 3500
 Driveway Area (sq. ft.) 400
 Other Imp Area (sq. ft.) 1500
Total Imp. Area: 5400

AREA (SF)	% AREA	Q100		DMP %	DMP Q100 (cfs)	DRAIN TO FRONT LOT AREA (sq. ft.)		DRAIN TO REAR LOT AREA (sq. ft.)		Q100 TO FRONT LOT (cfs)		Q100 TO REAR LOT (cfs)	
		/ACRE (CFS/AC)	Q100 (cfs)			(1)	(2)	(3)	(4)				
A	0	0.0%	1.29	0.00	0.00	0	0	0.00	0.00	0	0.00	0.00	0.00
B	4553	31.4%	2.03	0.21	10.0%	800	3753	0.04	0.37	800	3753	0.05	0.25
C	4553	31.4%	2.87	0.30	40.0%	800	3753	0.05	0.48	600	4800	0.06	0.48
D	5400	37.2%	4.37	0.54	50.0%	600	4800	0.06	0.80	12306	0.15	0.90	
TOTAL	14506	100.00%		1.05									

NOTES:
 (1) Zone 1 - Table A-9 Albuquerque DPM
 (2) Per Volcano Cliffs Drainage Management Plan
 (3) Total Discharge
 (4) Allowable Discharge

TABLE 2. WATER QUALITY STORM EVENT RUNOFF RATE AND VOLUME AS A PERCENT OF IMPERVIOUS AREA FOR 40-ACRE AND SMALLER SITES

Percent Impervious (%D)	Runoff Depth (inches)	Runoff Rate (cfs/ac)	Runoff Volume (cubic)
0	0	0	0
20	0.09	0.5	327
40	0.18	0.8	653
60	0.27	1.2	980
80	0.36	1.35	1037
100	0.46	1.5	1670

Existing Conditions: The existing site is not within a designated flood zone. The site surface drains to Aguila St NW.

Proposed Conditions: The proposed site improvements will include the construction of a single family residence with landscaping and onsite improvements. In accordance with SAD 228 drainage management plan for unit 19, the runoff will free discharge allowable discharge. The allowable discharge was determined by analysis of the basin including the lot. The land use percentages of the basin were apportioned between roadways and lots based on area. The roof, driveway, and an additional 1500 SQ. FT. for structure improvements are included in the impervious area percentage for the lot.

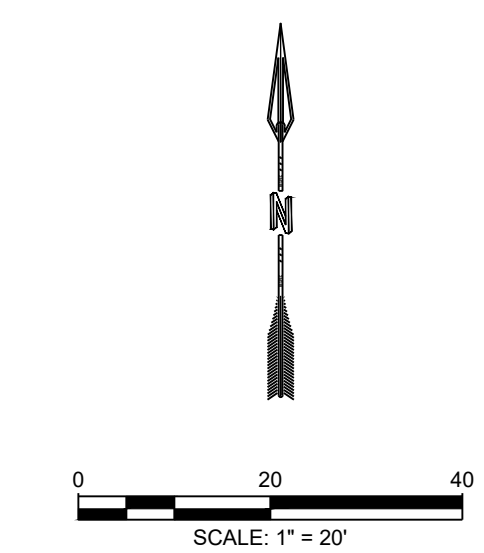
Table Interpolation:

Site Area (sq. ft.)	Site Area (ac.)	Imp. Area (Sq. ft.)	% Imp	Runoff Vol. (per ac.)
14506	0.33	5400	37.2%	37.2
				0-20
				20-40
				40-60
				60-80
				80-100
				0
				0
				0

Total Water Quality Volume Required: 202.4
 Provided: 0.45 Inches of runoff from Imp. Area

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME	1.00	1.00	14450.77 Sq. Ft.	36.48 Cu. Yd.	1116.74 Cu. Yd.	1080.26 Cu. Yd.<Fill>
Totals			14450.77 Sq. Ft.	36.48 Cu. Yd.	1116.74 Cu. Yd.	1080.26 Cu. Yd.<Fill>



GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THE CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 1986 EDITION, UPDATE NO. 8 VOL. 1 AND 2 JANUARY 2011.
- THE EROSION PROTECTION SPECIFIED THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDING OR LANDSCAPED.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

NOTE:

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE ARE OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

NOTE:

THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE:

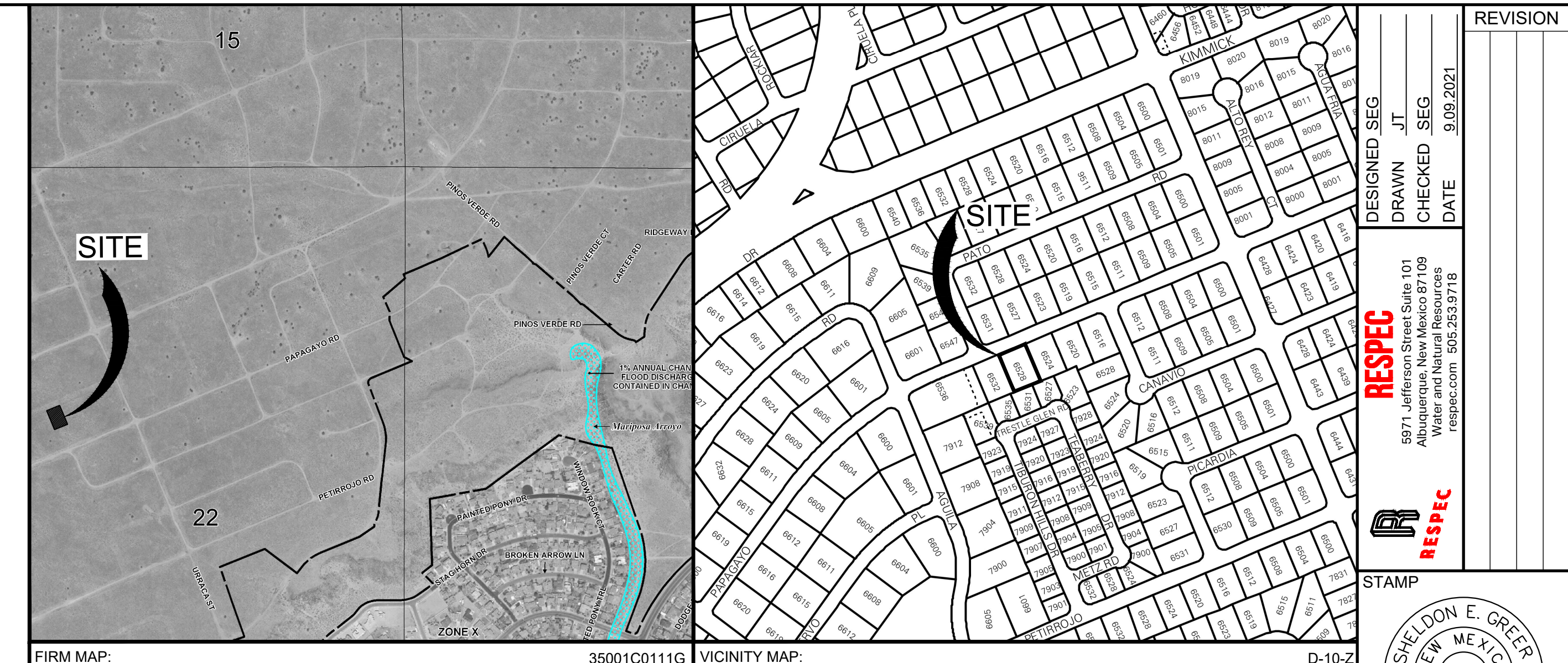
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF RESPEC INC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

EROSION CONTROL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITIES OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

KEYED NOTES

- EXISTING PROPERTY LINE
- EXISTING 10' P.U.E.
- EXISTING STANDARD CURB AND GUTTER
- EXISTING SIDEWALK
- PAD EXTENTS
- HIGH POINT OF SWALE
- SWALE
- MATCH DRIVEWAY TO BACK OF EXISTING SIDEWALK
- IF PERIMETER WALL INSTALLED THEN PROVIDE TURNED BLOCK TO ALLOW FOR CROSS LOT DRAINAGE
- PROPOSED DRIVEWAY LOCATION. DRIVEWAY PERMIT BY OTHERS
- EXISTING WALL ADJACENT TO PROPERTY (RETAINING WALL MAY HAVE TO BE ADJUSTED WHEN EXISTING WALL ARE ENCOUNTERED.)
- RUNDOWN



DESIGNED SEG: JT
 DRAWN: JT
 CHECKED: SEG
 DATE: 9.09.2021

RESPEC
 5971 Jefferson Street Suite 101
 Albuquerque, NM 87110
 Volcano Cliffs Regional Office
 respec.com 505.253.9718

REVISION



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

PROJECT NAME:
**VOLCANO CLIFFS
 6528 PAPAGAYO RD NW
 PULTE ID 8**

SHEET TITLE:
**GRADING AND
 DRAINAGE PLAN**

SUBMITTED FOR:
GRADING PERMIT

SHEET NUMBER:
1 OF 1