

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

January 20, 2023

David Soule, PE  
Rio Grande Engineering  
1606 Central SE Suite 201  
Albuquerque, NM 87106

**Re: Lot 17 Block 7 SAD 228  
Volcano Cliffs Subdivision Unit 18  
6527 Papagayo Rd. NW  
Grading and Drainage Plan  
Engineers Stamp Date 3/2/2020 (D10D003L17)  
Pad Certification Date 7/31/2020  
CO Certification Date 12/19/2022**

Dear Mr. Soule,

PO Box 1293

Based on the Certification received 12/24/2022, the site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

Albuquerque

- All ponding areas and swales need to have gravel in place.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

NM 87103

Sincerely,

www.cabq.gov

Tiequan Chen, P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services

RR/SB  
C: FileD10D003L17



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 6527 PAPAGAYO NW **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 17 BLOCK 7 VOLCANO CLIFFS UNIT 18  
**City Address:** 6505 PAPAGAYO

**Applicant:** DAVID GONZALES **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE  
**Address:** PO BOX 93924 ALB NM 87199  
**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT ☒ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

Check all that Apply:

**DEPARTMENT:**  
☒ HYDROLOGY/ DRAINAGE  
\_\_\_\_\_ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**  
☒ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_\_ GRADING PLAN  
\_\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_\_ CLOMR/LOMR  
\_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_\_ STREET LIGHT LAYOUT  
\_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_\_ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes \_\_\_\_\_ No

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



Weighted E Method												
								100-Year, 6-hr.			24 hour	
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs		Volume (ac-ft)	
ALLOWED	14782.00	0.339	0%	0	20% 0.068	48% 0.1561	34% 0.115	1.259	0.036		1.09	0.040
PROPOSED	14782.00	0.339	0%	0	20% 0.068	42% 0.1425	36% 0.129	1.298	0.037		1.11	0.042
COMPARISON						38	42					0.002

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

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

ONSITE Conditions

FIRST FLUSH WATER QUALITY VOLUME REQUIRED (CF)

PROVIDED (CF)  
430  
430

WATER QUALITY  
FLOOD CONTROL

0  
77  
142

Narrative

This site is within the SAD 228 Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the adjacent roadway to the south per the master drainage plan. The site does exceed the SAD 228 developed conditions assumptions, therefore ponding is required. Minor upland flow enters the site from the rear yard of the lot to the north. This flow passes thru We are ponding the water harvest volume generated by the site there is not measurable upland flow. This plan is in conformance to the master drainage plan

I, DAVID SOULE HAVE PERSONALLY INFECTED THE SITE. I HEREBY CERTIFY THE PAD HAS BEEN CONSTRUCTED SUCH THAT IT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED GRADING PLAN DATED 3/2/20

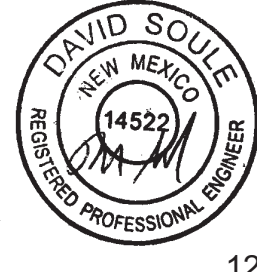


7/31/20

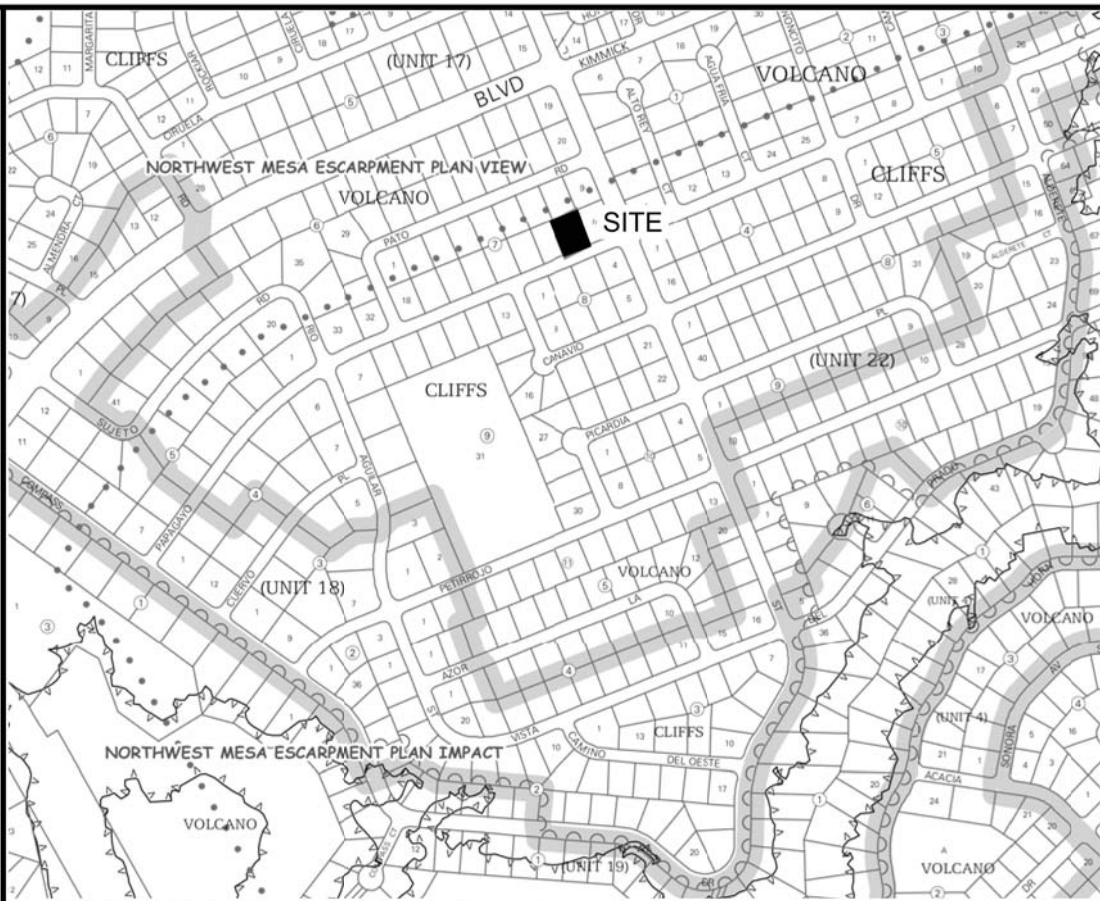
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING 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 RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

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 3/2/20 . The record information edited on the original design document has 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 by THOMAS PATRICK NMPS 12651. 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

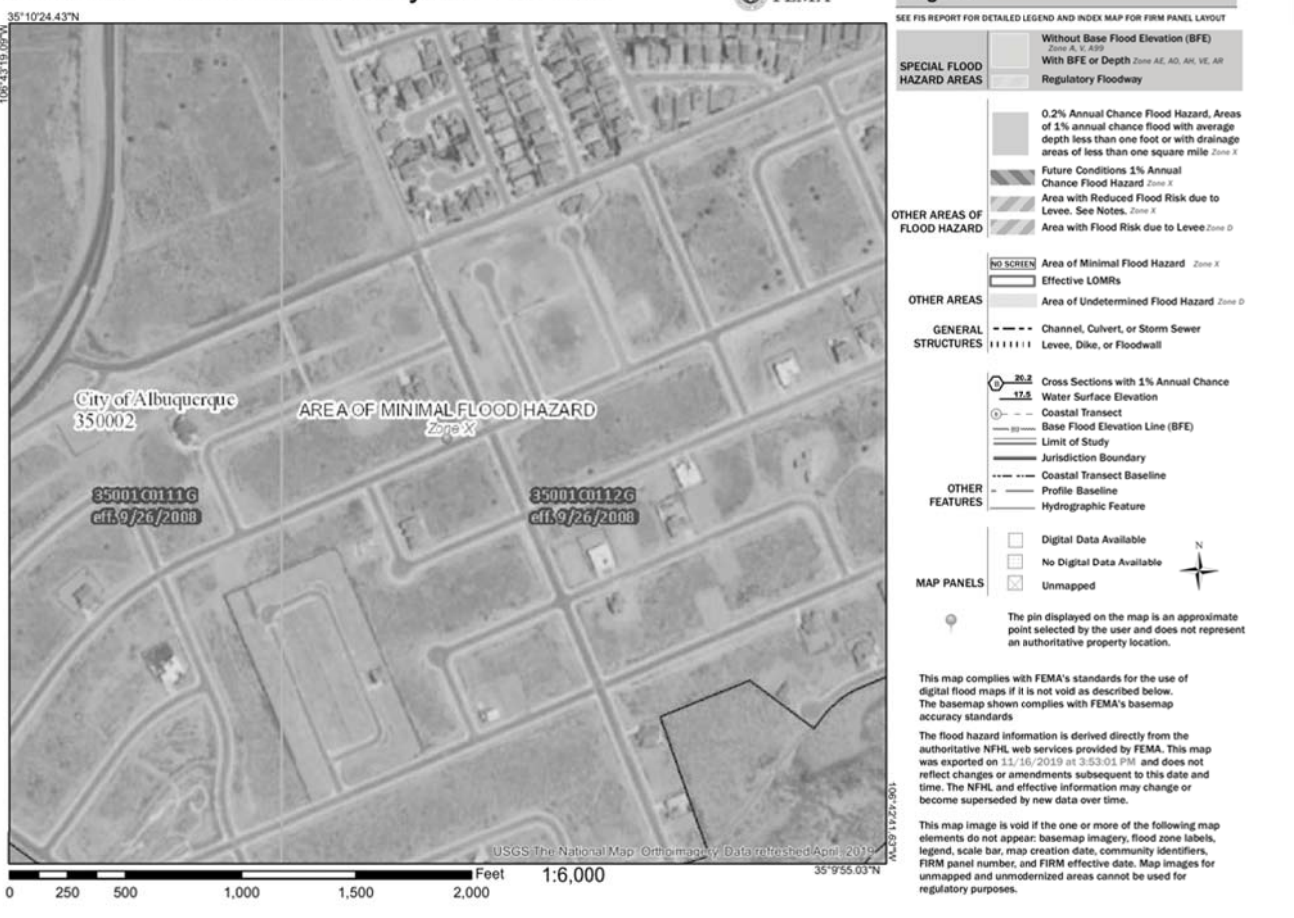


12/19/22



VICINITY MAP: D-10-Z

National Flood Hazard Layer FIRMette



FIRM MAP:

LEGAL DESCRIPTION:

LOT 17, BLOCK 7, UNIT 18 VOLCANO CLIFFS SUBDIVISION  
BERNALILLO COUNTY, CITY OF ALBUQUERQUE, NEW MEXICO

NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.
- THIS GRADING PLAN WAS PREPARED FROM A HAND DRAWN FLOOR PLAN PROVIDED BY OWNER. THIS GRADING PLAN SHALL BE USED ONLY FOR GRADING PURPOSES. REFER TO SITE PLAN/FLOOR PLAN FOR BUILDING DIMENSIONS.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- PROPOSED EARTHEN SWALE
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED CONCRETE DRIVEWAY

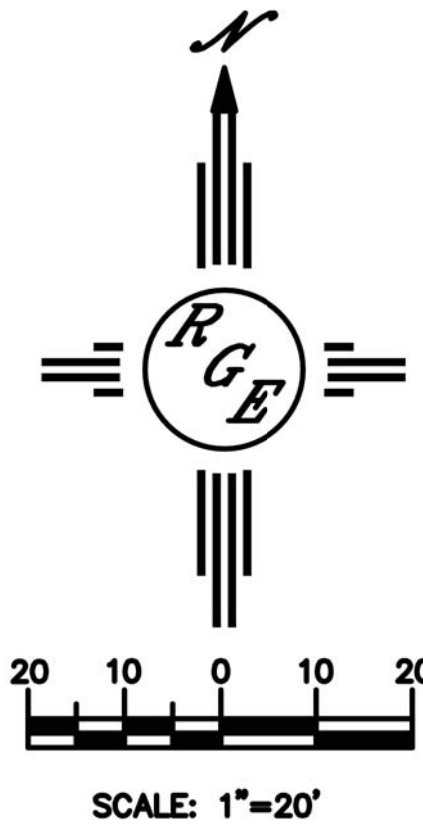
CAUTION:

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.

"AS-BUILT"



12/12/2022  
DATE



ENGINEER'S SEAL  3/2/20	LOT17 BLK7 U18 VOLCANO CLIFFS SUB. 6527 PAPAGAYO ROAD N.W.  GRADING AND DRAINAGE PLAN   1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 972-0999	DRAWN BY DEM
		DATE 2-28-20
DAVID SOULE P.E. #14522		SHEET # C1
		JOB #