CITY OF ALBUQUERQUE
Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

October 11, 2019

Don Briggs, P.E.
Don Briggs Engineering
5324 Oakledge Ct. NW
Albuquerque, New Mexico 87120

RE: **Lot 25 Block 6 Unit 18 SAD 228**
6519 Pato Rd. NW
Volcano Cliffs Subdivision
Grading and Drainage Plan
Engineers Stamp Date 9/9/19 (D10D003M25)

Dear Mr. Briggs,

Based upon the information provided in your submittal received 10/9/19, this plan cannot be approved for Grading Permit until the following comments are addressed.

- Remove the dirt from the street and off the sidewalk. Dirt is not allowed to be used as a curb ramp, lumber or millings must be used to keep dirt, debris or sediment out of ponding areas.

Prior to building permit approval a pad certification must be obtained.

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

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

Sincerely,

Shahab Biazar, P.E.
City Engineer, Hydrology
Division Manager

RR/SB
C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: 6519 Pato Rd. NW Building Permit #: _____ Hydrology File #: D10D003M25

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

Legal Description: Lot 025 006VOLCANO CLIFFS SUBD UNIT 18

City Address: 6519 Pato Rd/ NW, Albuquerque, NM 87120

Applicant: Don Briggs Engineering LLC Contact: Don Briggs PE

Address: 5324 Oakledge Ct. NW, Albuquerque, NM 17820

Phone#: 505-249-4843 Fax#: _____ E-mail: donbriggsengineering@gmail.com

Owner: Southwest Elegant Homes Contact: Mia Huynh

Address: _____

Phone#: 40-4632 Fax#: _____ E-mail: swehomellc@gmail.com

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

IS THIS A RESUBMITTAL?: _X_ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _X_ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
_X_ 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?

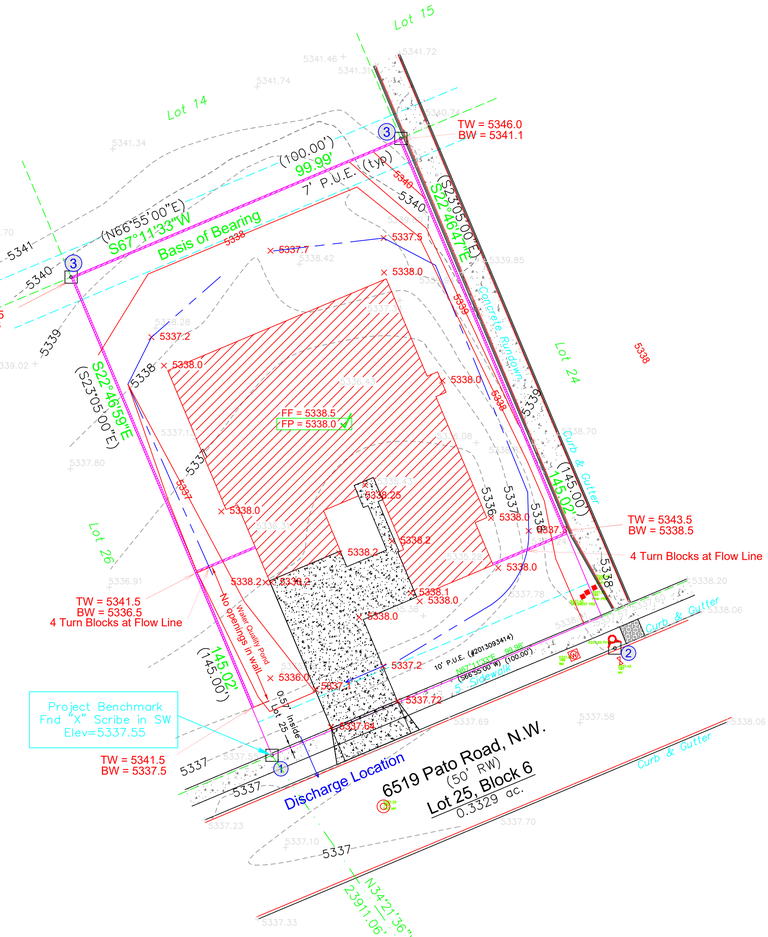
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_X_ 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: 10-8-2019 By: Don Briggs

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



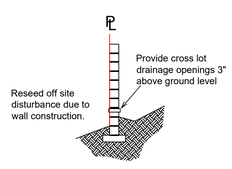
USGLO OS 21 S 22/27/28 T11N R2E 1911
NAD 83
Ground to Grid Factor: 0.99967177
N: 1513840.436
E: 1497658.102
NAVD 1988
Elev 5330.151 US feet

Legend

- FND PROPERTY CORNER (AS NOTED)
- FIRE HYDRANT
- WATER METER
- UTILITY PEDESTAL
- WATER VALVE
- SANITARY SEWER MANHOLE / SEPTIC
- Existing Contour
- Design Contour
- New 5' CMU Wall
- Drainage Swale
- G=5324.98 Existing Spot Elevation
- 5328.5 Proposed Spot Elevation

Monument Legend

1. Fnd "X" Scribe in Sidewalk
2. Fnd "Line" Scribe
3. Fnd Rebar w/Cap NMPLS 12649



DRAINAGE NARRATIVE

This grading & drainage plan was prepared to support a building permit application for a new residence located at 6519 Pato Rd. NW. A review of the City Hydrology records indicate development of this property is governed by the Drainage Report for SAD 228 (D10-D003). This report indicates allowable land treatment values of 0% A, 10% B, 40% C, and 50% D. If developed discharge rates exceed what is allowable using these land treatment values, mitigation measures will be required. This plan was prepared using the hydrology methodology presented in Chapter 22.2 of the City of Albuquerque's Development Process Manual (abbreviated method).

The site is a 0.33 acre parcel located in Precipitation Zone 1 and Floodzone X (Unshaded). It slopes from the east to the west at about 5%. The site accepts runoff from the property to the west.

The hydrology analysis indicates the developed conditions will not increase discharge rates over what is allowed so mitigation measures are not required. All onsite flows are directed to the front yard landscaping then to the street.

As water quality retention ponding was not provided with the construction of the subdivision, water quality ponding is required for this development. Water quality ponding is provided in the front yard landscaping.

NOTE:
1. Pad Certification is required prior to issuance of Building Permit.
2. A final inspection by Hydrology is required before a Certificate of Occupancy is released.
3. Provide openings in CMU wall 3" above ground to allow cross lot drainage.

GENERAL NOTES

Contractor is responsible for utility spots and controlling sediment deposition and erosion during construction.

A concrete washout bin must be provided as per City of Albuquerque MS4 Permit requirements.

All disturbed area due to construction must be reseeded or landscaped following construction.

Hydrology Calculations
6519 Pato Rd. NW

Precipitation Zone 1
100 yr 6 hr Storm
Basin Area = 0.33 ac. 14501.124 sq ft Determined by DB
Allowable - SAD 228 Master Drainage Plan

Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	Comments
A	0.00%	0.00	0.44	1.29	0.00	0.00	Natural Ground
B	10.00%	0.03	0.67	2.03	0.00	0.07	Landscaped Areas
C	40.00%	0.13	0.99	2.87	0.01	0.38	Compacted earth
D	50.00%	0.17	1.57	4.37	0.03	0.73	Impervious Areas
TOTAL	100.00%	0.33	1.45		0.04	1.18	
					1749.80	cu ft	

Proposed 0.33 ac. 14501.124 sq ft Determined by DB

Land Treatment	Percent	Area (ac.)	Excess Precipitation (in.)	Unit Peak Discharge (cfs/ac.)	Runoff Volume (ac. Ft.)	Peak Discharge (cfs)	Comments
A	0.00%	0.00	0.44	1.29	0.00	0.00	Natural Ground/Pond
B	8.28%	0.03	0.67	2.03	0.00	0.06	Landscaped Areas
C	51.98%	0.17	0.99	2.87	0.01	0.50	Compacted earth
D	39.74%	0.13	1.57	4.37	0.02	0.58	Impervious Areas
TOTAL	100.00%	0.33	1.35		0.04	1.13	
					1635.02	cu ft	

PONDING REQUIREMENT =	1635.02	-1749.80	-114.78	cu ft.	PONDING NOT REQUIRED
Water Quality Retention Volume = 0.34" x	5763.44	sq ft =	163.30	cu ft.	
Water Quality Retention Volume Provided =			162.35	cu ft	

WATER QUALITY POND VOLUME

ELEVATION (ft)	AREA (sq ft)	AVE AREA (sq ft)	DEPTH (ft)	VOLUME (cu ft)	CUMULATIVE VOLUME (cu ft)		COMMENTS
5336.50	0.00						
		347.05	0.50	173.53	173.53		
5337.00	694.11						
MAX VOLUME					173.53		

PAD CERTIFICATION

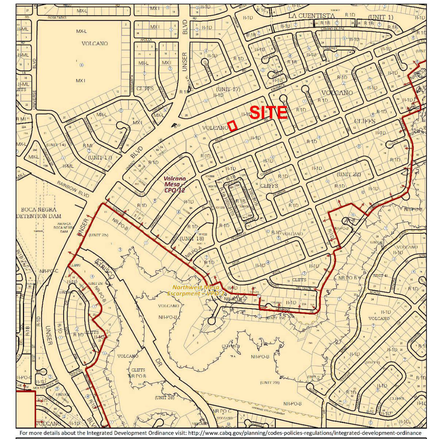
I, Don Briggs, NMPE 14912, OF THE FIRM Don Briggs Engineering LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/9/2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NA, NMPS NA, OF THE FIRM NA.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/8/2019 AND HAVE DETERMINED BY VISUAL IN- SPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR BUILDING PERMIT.

Pad Certification. Pad Elevation has been verified by level survey by the engineer.

THE RECORD INFORMATION PRESENTED HEREON 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.

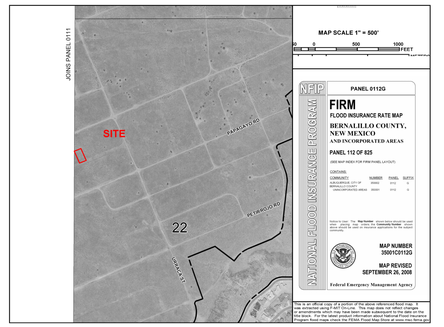
DONALD R. BRIGGS NEW MEXICO 14912 REGISTERED PROFESSIONAL ENGINEER 10/8/19



IDO Zone Atlas
May 2018

Zone Atlas Page: D-10-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone



AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
AS-BUILT VERIFICATION BY DATE
DRAWINGS COMPILED BY
RECORDING INFORMATION
RECORDED BY DATE
NO.

BENCHMARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DONALD R. BRIGGS NEW MEXICO 14912 REGISTERED PROFESSIONAL ENGINEER 9/9/19

REMARKS

REVISIONS
DESIGN
DESIGNED BY DB DATE 9/5/2019
DRAWN BY DB DATE 9/5/2019
CHECKED BY DATE
NO. DATE BY

DON BRIGGS Engineering LLC
505-249-4843
donbriggsengineering@gmail.com
5324 Oakledge Ct. NW, Albuquerque, NM 87120

TITLE:
6519 Pato Rd. NW
Grading & Drainage Plan

Design Review Committee	City Engineer Approval	Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.

City Project No. D10D003M25 | Zone Map No. | Sheet Of