

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

October 28, 2021

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

RE: **Lot 16 Block 5 Unit 2 SAD 227**  
**7924 Victoria Rd. NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 7/30/2021 (E10D105)**  
**Pad Certification Date 10/27/2021**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10/28/2021, this plan is approved for Building Permit.

Please inform the builder/owner to attach a copy of this approved plan and this letter 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/retaining wall must be obtained, with the approved G&D plan. Also, advise the owner/contractor not to use dirt as a ramp to climb the curb. If dirt is used it will cause a delay in permitting.**

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 924-3986 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 6/2018)

**Project Title:** 7924 Victoria NW **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 16 BLOCK 5 VOLCANO CLIFFS UNIT 2  
**City Address:** 7924 Victoria NW

**Applicant:** DR HORTON **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											
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	24 hour Volume (ac-ft)
ALLOWED	11525.00	0.265	0%	0	20%	0.053	46%	0.1217	34%	0.090	1.259
PROPOSED	11525.00	0.265	0%	0	20%	0.053	39%	0.1032	41%	0.108	1.328
REAR SUB BASIN COMPARISON	2664.00	0.061	0%	0	30%	0.018	70%	0.0428	0%	0.000	0.894
											0.005
											0.16
											-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

Ea= 0.44  
Eb= 0.67  
Ec= 0.99  
Ed= 1.97

Qa= 1.29  
Qb= 2.63  
Qc= 2.87  
Qd= 4.37

ONSITE Conditions  
DRAINAGE SUMMARY

	REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	0	814
FLOOD CONTROL(ENTIRELOT)	66	814
FLOOD CONTROL(REARONLY)	198	814
Narrative		

This site is within the SAD 227 Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the roadway to the north per the master drainage plan. The site does exceed the SAD 228 developed conditions assumptions, therefore ponding of 66 cfs is required. Due to existing rear grades being lower than street the rear yard will retain the entire 198 cfs of generated existing wall appears to prevent cross lot drainage, any flow from the upland north is allowed to enter and pass across site to west. This plan is in conformance to the master drainage plan.

Private Drainage Facilities within City Right-of-Way  
Notice to Contractor  
(Special Order 19 ~ "50-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial **"811"** [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets may be required on a 24-hour basis.
8. Contractor must contact Augie Armijo at (505) 857-8607 and Construction Coordination at 924-3416 to schedule an inspection.

REV. 05/01/2019

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.

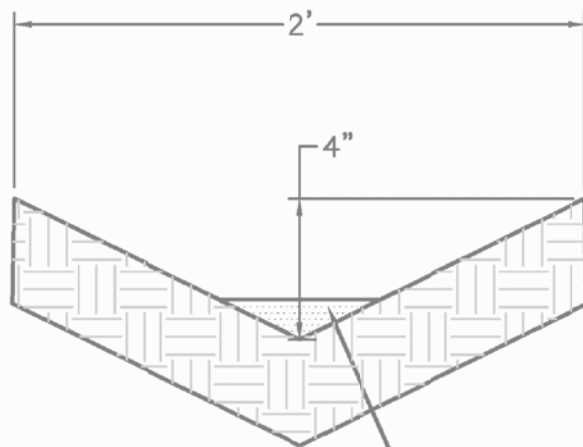
I, DAVID SOULE HAVE PERSONALLY INSPECTED THE SITE. I HEREBY CERTIFY THE PAD HAS BEEN CONSTRUCTED SUCH THAT IT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED GRADING PLAN DATED 7/30/21



10/27/21

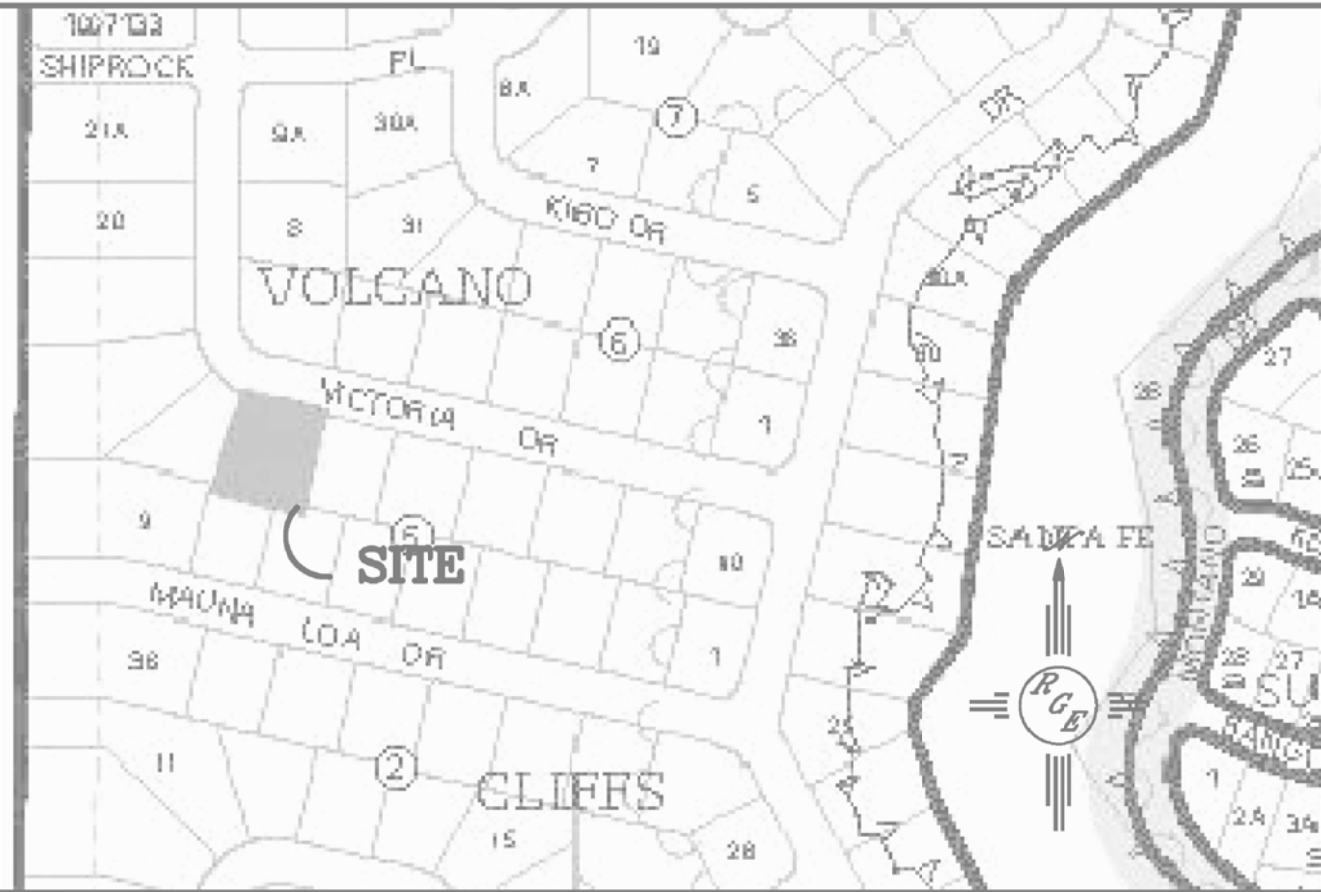
EROSION CONTROL NOTES:

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.

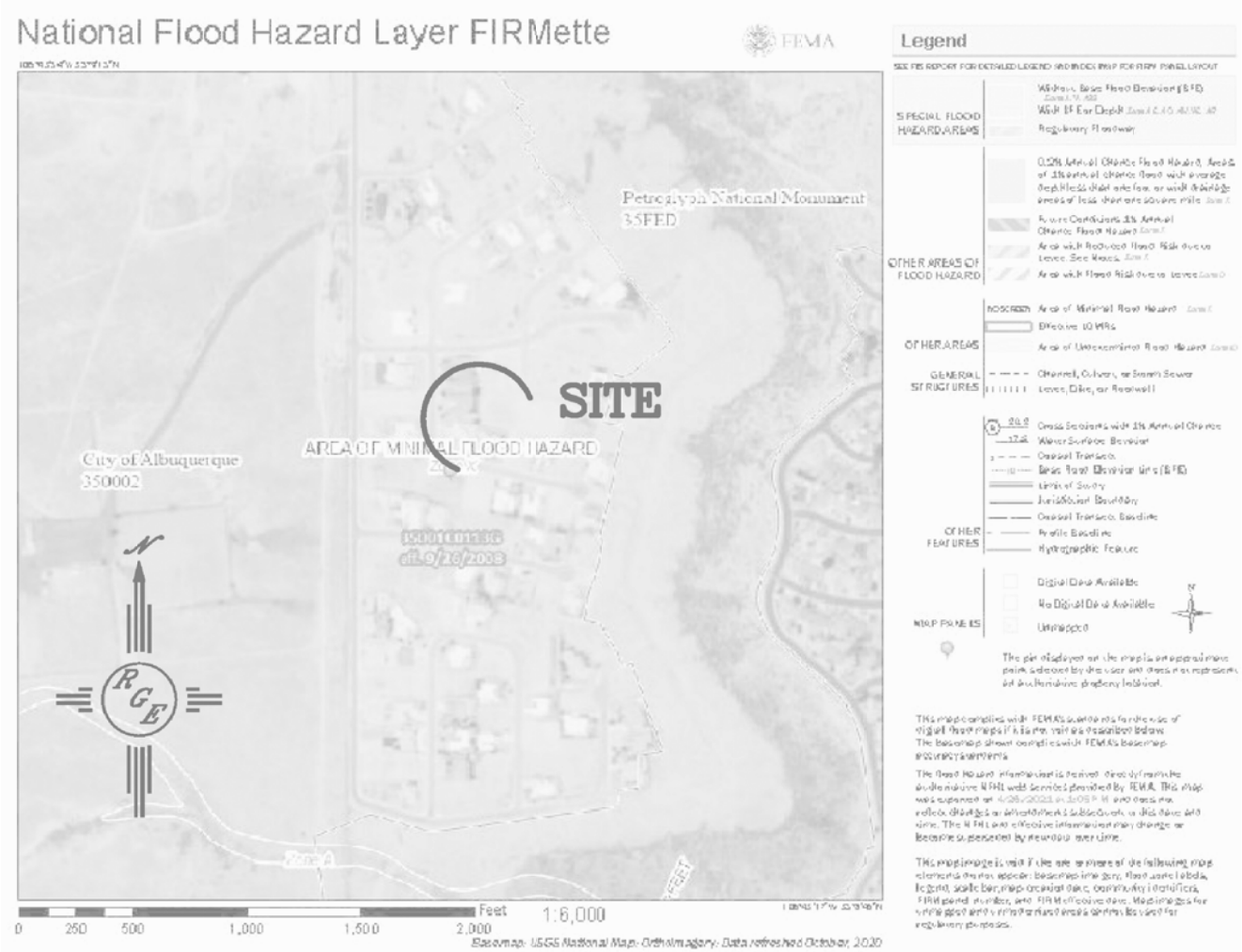


PLACE 3/4" GRAVEL AT FLOWLINE FOR EROSION PROTECTION

EARTHEN SWALE DETAIL  
NTS



VICINITY MAP: E-10-Z



FIRM MAP:

LEGAL DESCRIPTION:

Lot 16, Block 5, Volcano Cliffs Subdivision, Unit 2

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

LEGEND

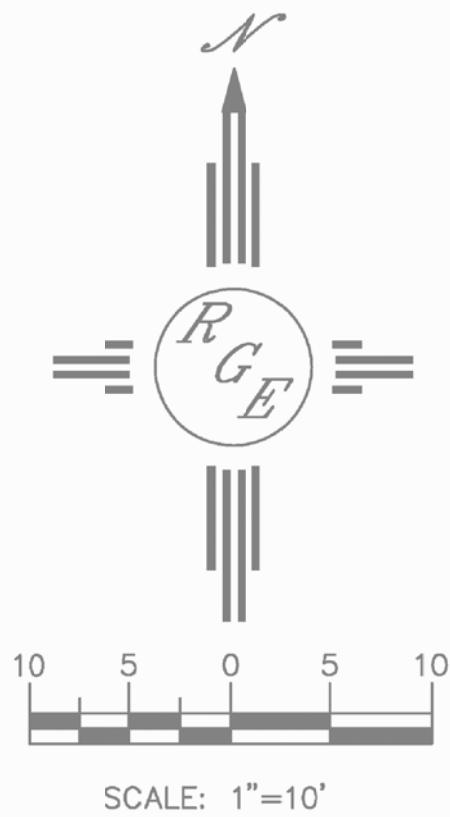
---	EXISTING CONTOUR
- - - -	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
- - - -	PROPOSED INDEX CONTOUR
---	SLOPE TIE
• XXXX	EXISTING SPOT ELEVATION
• XXXX	PROPOSED SPOT ELEVATION
---	LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED 4" PVC SD
---	GRAVEL LINED SWALE
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CMU RETAINING WALL-DESIGN BY OTHERS 18" MAX RETAINANCE

Asbuilt  
LOT 16, BLOCK 5  
VOLCANO CLIFFS UNIT 2

DATE 10/25/21  
CREW JAK  
DRAFTING SLN  
GPS NONE  
JN N510-04

Community  
Sciences  
Corporation  
Land Surveying  
(505) 897.0000

**Asbuilt Legend**  
5329.83 =SPOT ELEVATION



ENGINEER'S SEAL 	7924 VICTORIA	DRAWN BY WCUJ
	GRADING AND DRAINAGE PLAN	DATE 4-27-21
DAVID SOULE P.E. #14522	<div>Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</div>	210210044-LAYOUT-4-27-21
		SHEET # — JOB # 21021044