

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 29, 2021

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

RE: **Lot 16 Block 5 S.A.D. 227 Unit 5**  
**7924 Victoria NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 3/28/2021 (E10D15)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 4/29/2021, this plan is approved for Grading Permit. Please inform the builder/owner to attach a copy of this approved plan and letter into the construction sets in the permitting process prior to sign-off by Hydrology.

**Reiterate to the Owner/Contractor that a separate permit for any garden/retaining wall must be obtained, with the approved G&D plan. Advise the owner contractor not to use dirt as a ramp to climb the curb, use lumber or crusher fines for this purpose. Also, let the owner/contractor know that if a pool is to be added in the future the G&D plan will need to be modified showing the location of the pool and the land treatment differences.**

Prior to Building Permit approval, a **Pad Certification** will be required. Inform the contractor/owner not to pile dirt in the street as a ramp to climb the curb. If dirt is found in the street the pad cert. will be denied.

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

										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	11525.00	0.265	0%	0	20%	0.053	46%	0.1217	34%	0.090	1.259	0.028		0.85	0.031
PROPOSED	11525.00	0.265	0%	0	20%	0.053	39%	0.1032	41%	0.108	1.328	0.029		0.59	0.033
REAR SUB BASIN	2664.00	0.061	0%	0	30%	0.018	70%	0.0428	0%	0.000	0.894	0.005		0.16	0.005
COMPARISON												0.002			-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

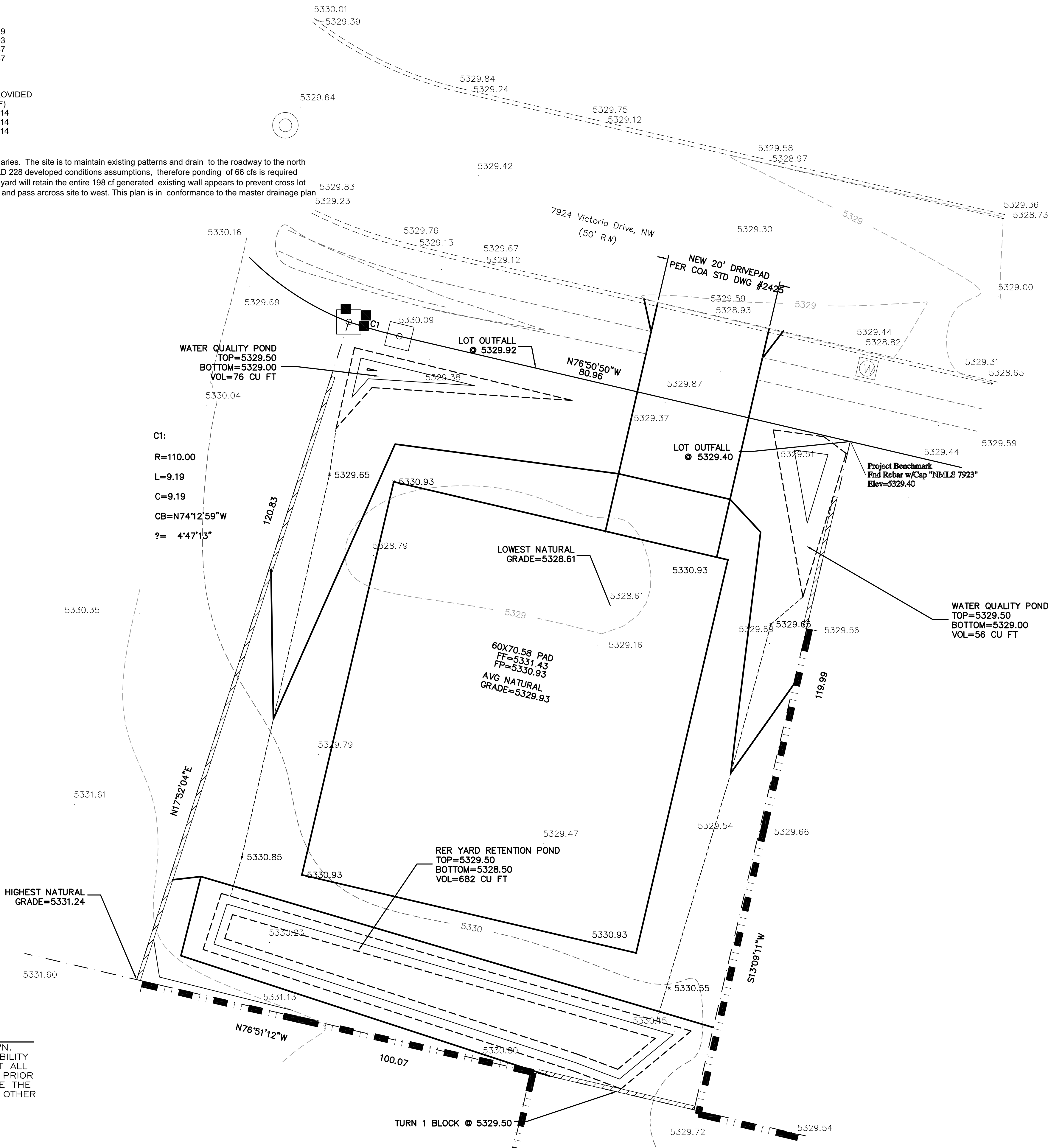
Qa= 1.29  
Qb= 2.03  
Qc= 2.87  
Qd= 4.37

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 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.

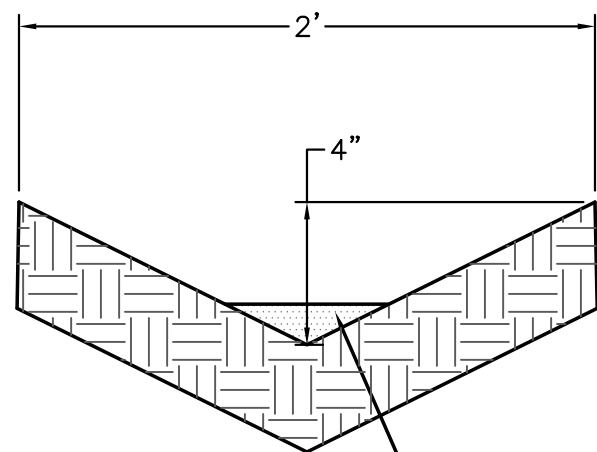


CAUTION:

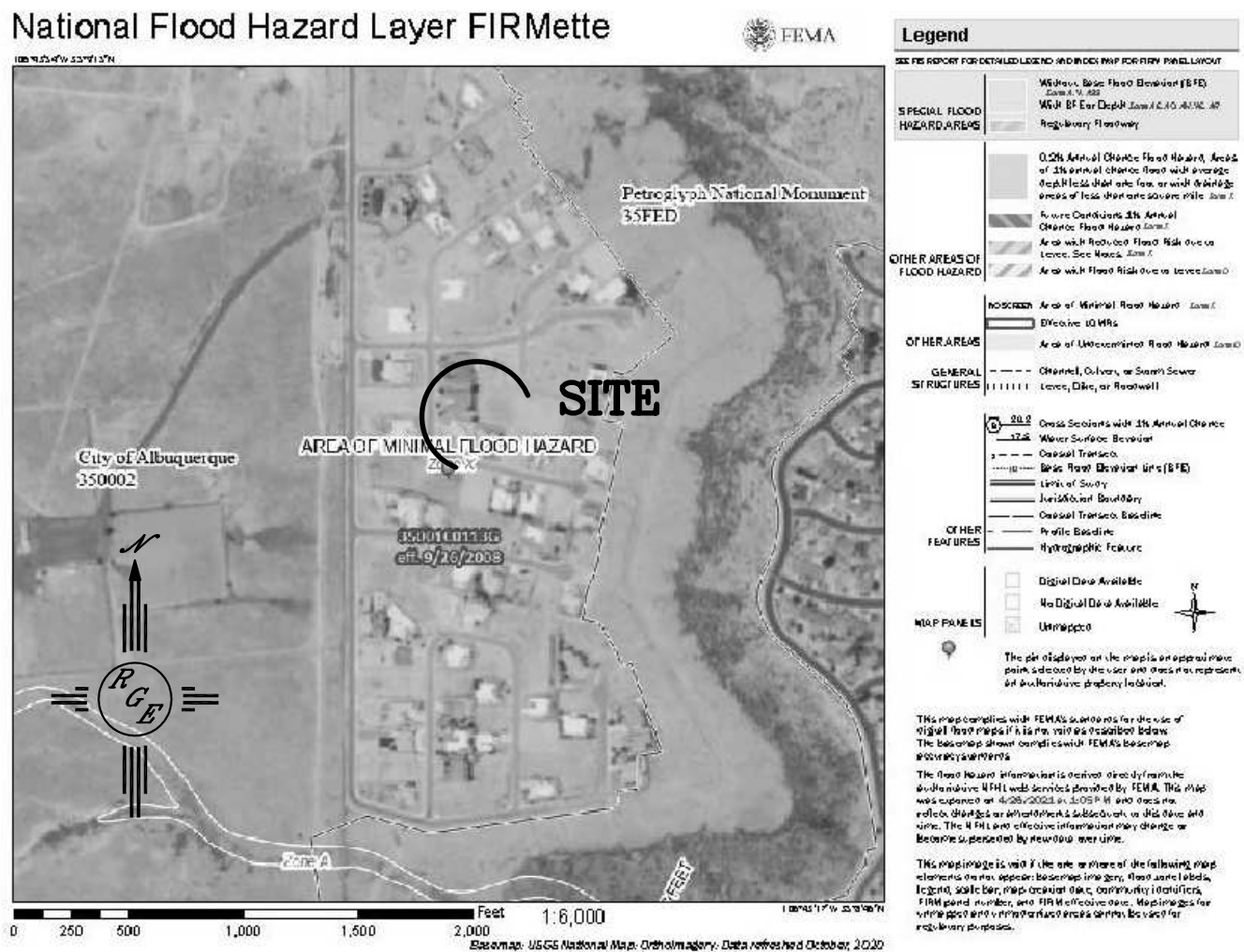
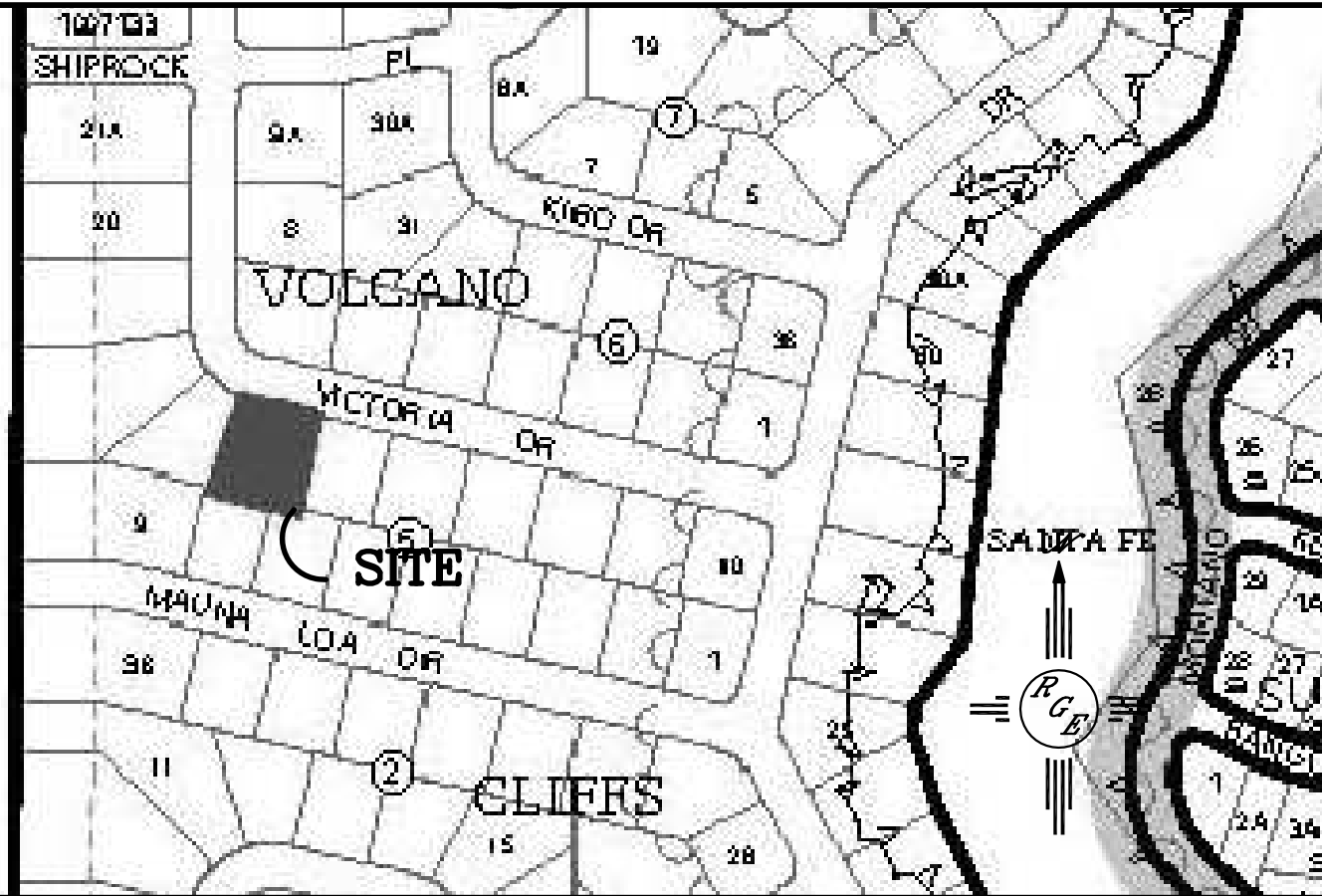
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

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.



EARTHEN SWALE DETAIL  
NTS



LEGAL DESCRIPTION:

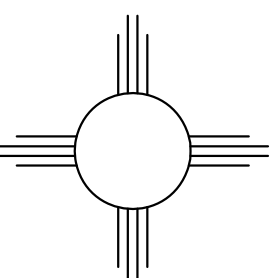
Lot 16, Block 5, Volcano Cliffs Subdivision, Unit 2

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

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
-----XXXX-----	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 RETAINAGE

ENGINEER'S SEAL  DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER #14522  4/28/21	7924 VICTORIA	DRAWN BY: WCVJ
	GRADING AND DRAINAGE PLAN	DATE 4-27-21
 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		210210044-LAYOUT-4-27-21
		SHEET # —
		JOB # 21021044