

CITY OF ALBUQUERQUE



May 10, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**Re: Lot 12, Sauvignon Subdivision Grading and Drainage Plan
Engineer's Stamp date 04-30-12 (E-22/D007F7)**

Dear Mr. Soule,

Based upon the letter received dated May 9, 2012 from the owner of Lot 13 the Grading and Drainage Plan is approved for Building and Grading Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/Hydrology.html>).

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

View Document

Warranty Deed - 2012021459

General Data

| | | |
|------------------------|--------------|---------------|
| Document Number | Book Page | |
| 2012021459 | | |
| Recording Date | Number Pages | Recording Fee |
| 03/01/2012 03:22:53 PM | 1 | \$25.00 |

| | |
|-----------------|---------------|
| Grantor | Grantee |
| MOSSMAN FRED M | KHOO MICHELLE |
| MOSSMAN JANIE L | |

Related

| | |
|-----------------|-----------|
| Document Number | Book Page |
| | |

Subdivision: SAUVIGNON 1 Lot: 13

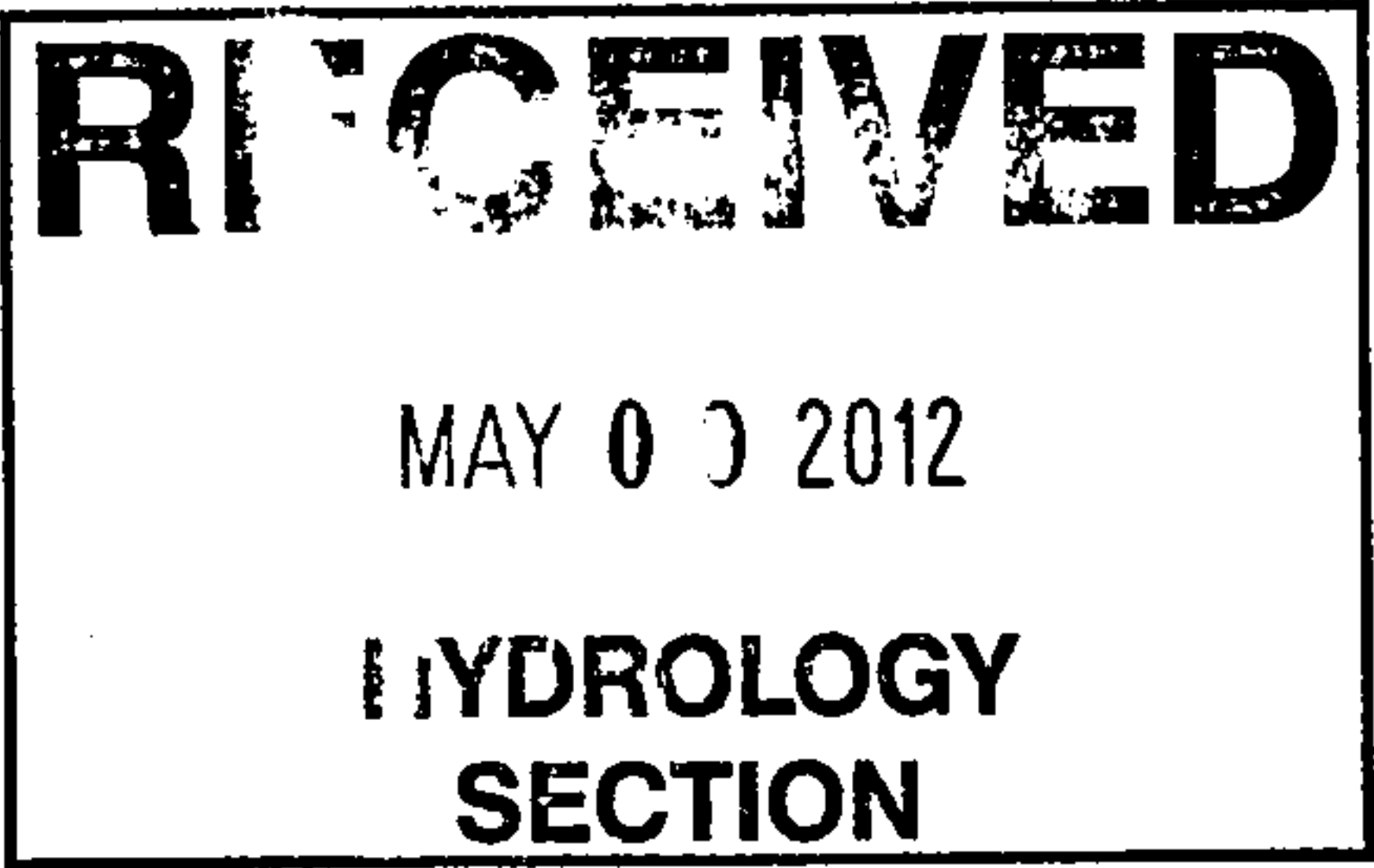
Open / Close 1

| | |
|-----------------|----------------------|
| Subcode | Lot Block Tract Unit |
| SAUVIGNON 1 | 13 |
| Quarter Section | Township Range |
| Parcel | Mineral |
| Legal Remarks | |

Notes

Remarks

| | | |
|-----------------|------------------------|-------------------|
| Tracking Number | Submit Date | Submitting Vendor |
| ***** | 03/01/2012 03:18:57 PM | ***** |
| Failed Reason | | |



May 9, 2012

RE: Disturbance of lot 13
Sauvignon, phase 1

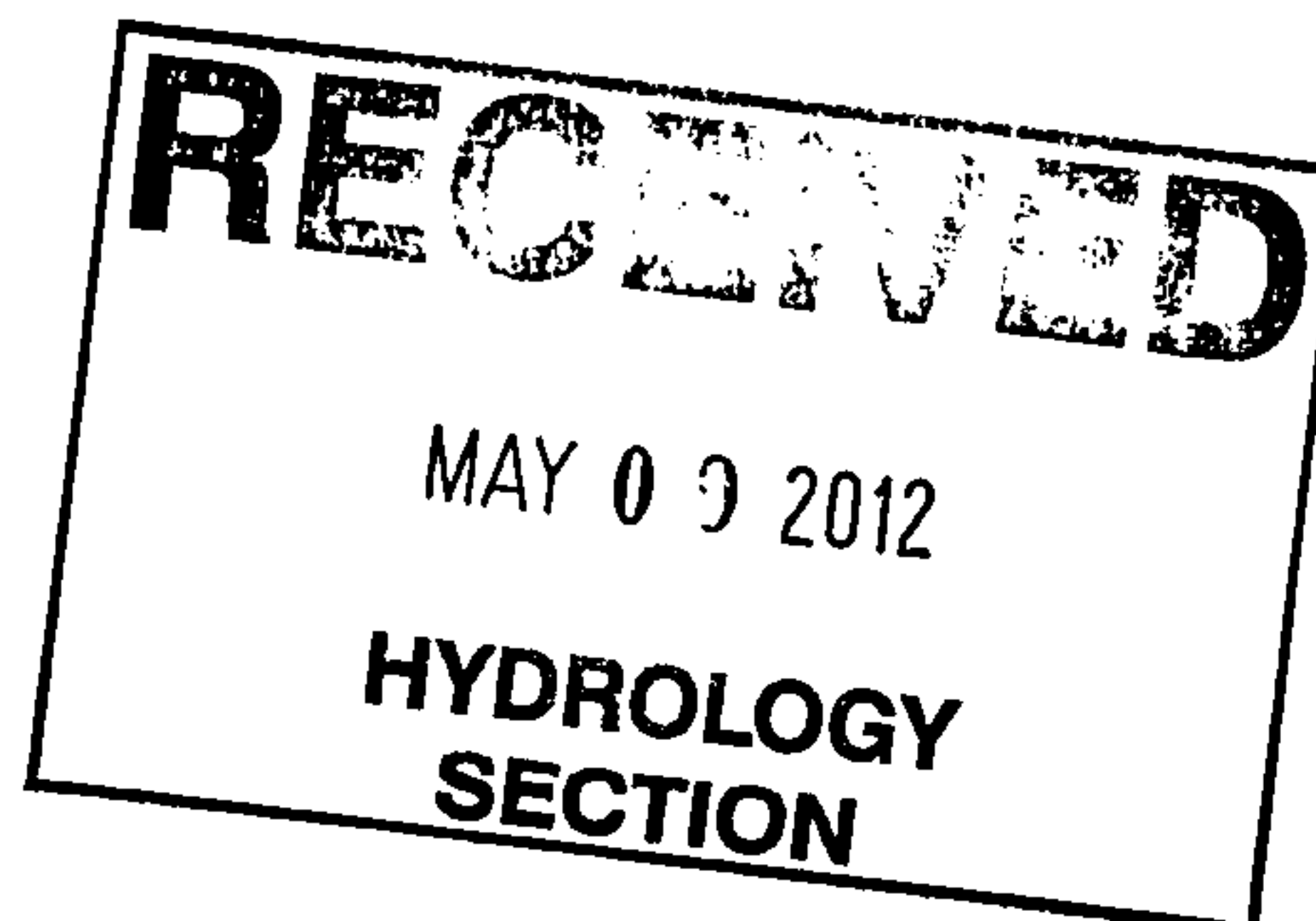
This letter serves as notification that Koinonia Builders Inc. is authorized to disturb lot 13 during construction of lot 12 residence and that said lot may be used for moving soil, staging and parking during construction. In addition temporary trash bin storage may be placed on said lot.

Thank you

Michelle Khoo

Michelle Khoo

Lot ~~12~~ owner
13 *OK*



May 9, 2012

R.E. Disturbance of lot 13
Sauvignon, phase 1

This letter serves as notification that Koinonia Builders Inc. is authorized to disturb lot 13 during construction of lot 12 residence and that said lot may be used for moving soil, staging and parking during construction. In addition temporary trash bin storage may be placed on said lot.

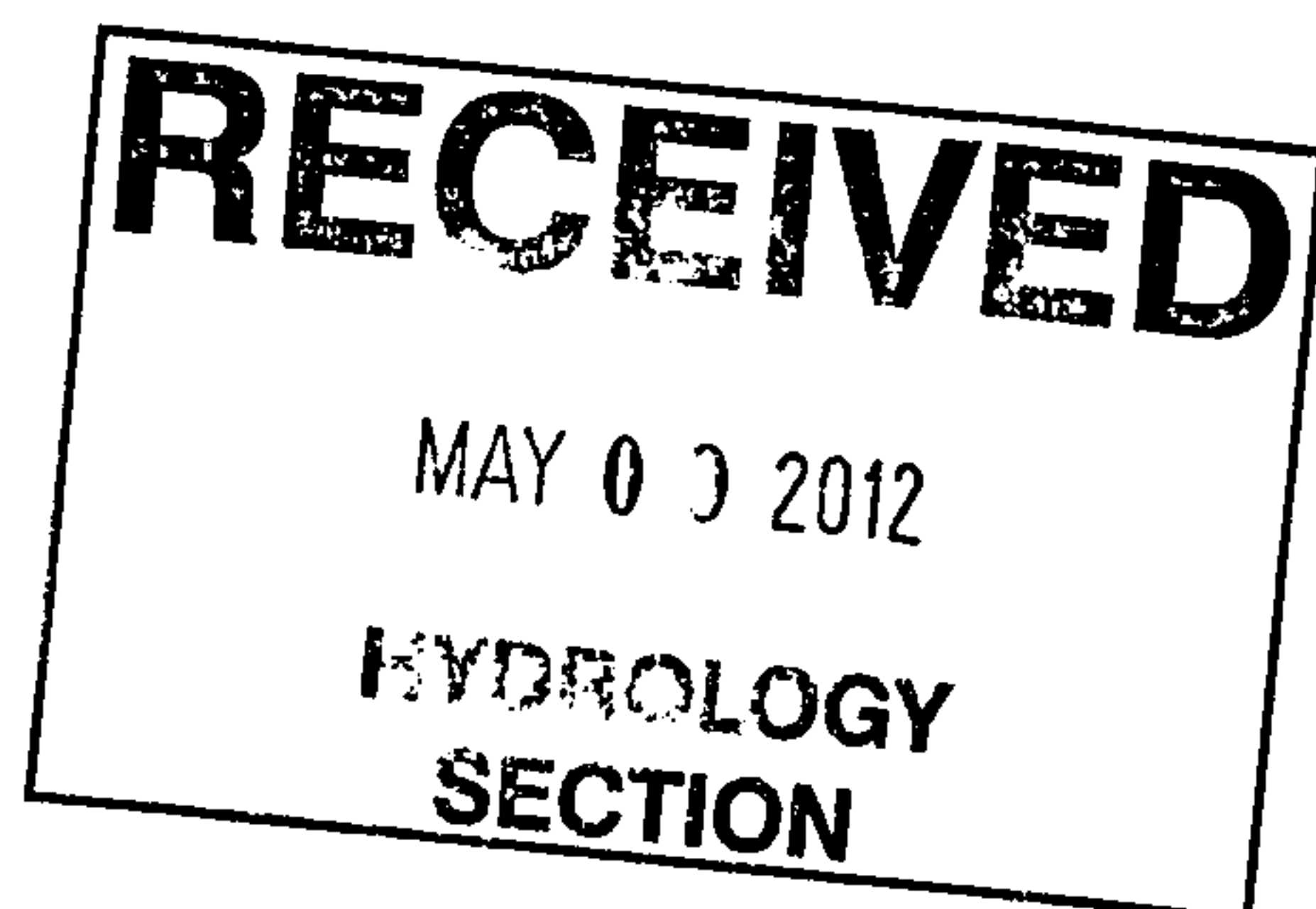
Thank you

Michelle Khoo

Michelle Khoo

Lot 12 owner

13 *OK*



CITY OF ALBUQUERQUE



May 7, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**Re: Lot 12, Sauvignon Subdivision Grading and Drainage Plan
Engineer's Stamp date 04-30-12 (E-22/D007F7)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 05-01-12, the above referenced plan cannot be approved for Building and Grading Permit until the following comments are addressed:

- Please provide a copy of the referenced master drainage plan for this lot indicating the allowable free discharge rate.
- In order for grading to be performed on the adjacent lot (Lot 13) a signed document must be submitted with the plan stating that the pad on Lot 13 will be impacted due to this construction activity. This document must be approved and signed by the adjacent property owner.
- Hydraulic calculations might be required based on information contained within the master drainage plan.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File
CJH\SB

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Lot 12 Sauvignon Subdivision
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: E-22/DOO7F7
WORK ORDER #: _____

LEGAL DESCRIPTION: lot 12 Sauvignon Subdivision
CITY ADDRESS: 11520 ZINFANDEL AVE NE ALBUQUERQUE NM 87111

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO BOX 93924
CITY, STATE: Alb

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87199

OWNER: Paul McDonald
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Paul McDonald
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: GEOSURV CO
ADDRESS: _____
CITY, STATE: _____

CONTACT: David Vigil
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

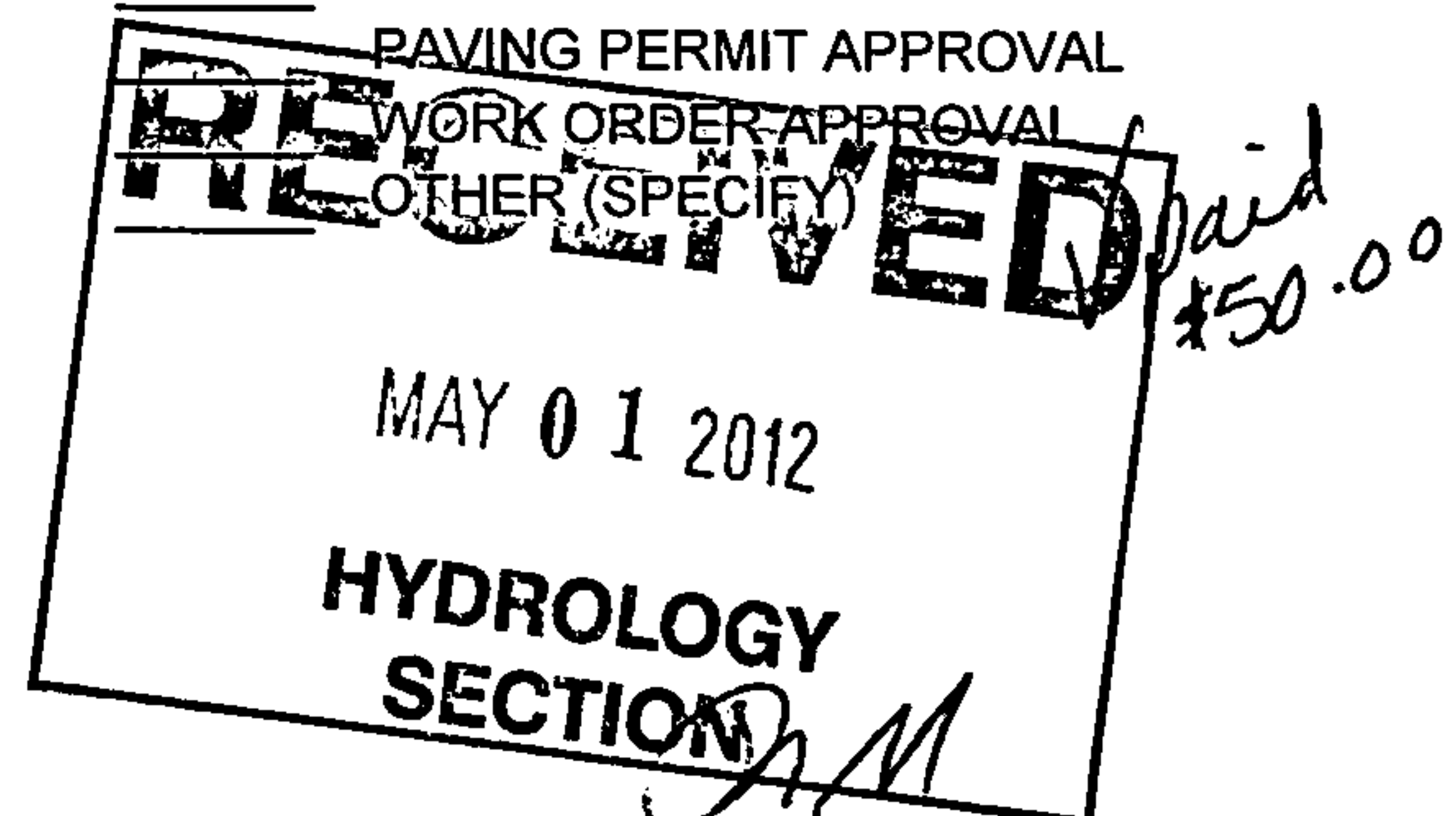
CHECK TYPE OF APPROVAL SOUGHT:

☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 4/30/2012 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

May 7, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**Re: Lot 12, Sauvigon Subdivision Grading and Drainage Plan
Engineer's Stamp date 04-30-12 (E-22/D007F7)**

Dear Mr. Soule,

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- Please provide a copy of the referenced master drainage plan for this lot indicating the allowable free discharge rate.
- In order for grading to be performed on the adjacent lot (Lot 13) a signed document must be submitted with the plan stating that the pad on the adjacent lot will be impacted due to this construction activity. This document must be approved and signed by the adjacent property owner. Lot 13
- Provide hydraulic calculations for both existing and proposed grading on this lot.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File
CJH\SB

Maybe Required - Based on The Master Plan.

Weighted E Method

Existing Developed Basins

| | | | | | | | | | | | 100-Year, 6-hr. | | |
|----------|--------------|-----------------|-------------|---------|-------------|---------|-------------|---------|-------------|---------|-----------------------|-------------------|---------------|
| Basin | Area (sf) | Area (acres) | Treatment A | | Treatment B | | Treatment C | | Treatment D | | Weighted E (ac-ft) | Volume (ac-ft) | Flow (cfs) |
| | | | % | (acres) | % | (acres) | % | (acres) | % | (acres) | | | |
| EXISTING | 17807 | 0.409 | 0% | 0 | 80.0% | 0.327 | 20.0% | 0.08176 | 0% | 0.000 | 0.994 | 0.034 | 1.13 |
| PROPOSED | 17807 | 0.409 | 0% | 0 | 32.0% | 0.131 | 15.0% | 0.06132 | 53% | 0.217 | 1.739 | 0.059 | 1.64 |
| INCREASE | | | | | | | | | | | | 0.025 | 0.507 |

Equations:

$Weighted\ E = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (Total\ Area)$

$Volume = Weighted\ D \cdot Total\ Area$

$Flow = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm

- Ea= 0.66

Eb= 0.92

Ec= 1.29

Ed= 2.36
- Qa= 1.87

Qb= 2.6

Qc= 3.45

Qd= 5.02

REC'D

MAY 01 2012

HYDROLOGY SECTION

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

April 30, 2012

Mr. Curtis Cherne PE
Section Head
Hydrology
City of Albuquerque

**RE: Grading and Drainage Plan
Lot 12- Sauvignon Subdivision**

Dear Mr. Cherne:

The purpose of this letter is to introduce the enclosed grading plan. The plan has been prepared due to the significant change in grades required for the home construction. The Sauvignon subdivision has a master drainage plan that allows for free discharge of the lots. The attached plan modifies the pad to allow for single level home rather than a split level that was initially planned. The adjacent lot is coming in for permitting by the same builder, the slope ties shown allow for temporary condition until lot 13 is re-graded.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,



David Soule, PE
Rio Grande Engineering
PO Box 93924
Alb. NM 87199

Enclosures

