



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: PRICHARD SUBDIVISION **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: TRACT C2A2 SUAVIGNON

City Address: UN ADDRESSED LOT ON SAN ANTONIO

Applicant: DR PRICHARD **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: _____

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

December 7, 2018

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

RE: **Prichard Subdivision**
Tr C2A2 Sauvignon
Grading Plan Stamp Date: 11/30/18
Drainage File: E22D007H

Dear Mr. Soule:

Based on the submittal received on 12/3/18, the grading plan and drainage report cannot be approved until the following are corrected:

PO Box 1293

Prior to Preliminary Plat/Grading Permit:

Albuquerque

NM 87103

www.cabq.gov

1. The information presented is insufficient to tell what is being proposed. Grading Plans need to be prepared per the DPM *Ch.22.7: Grading Plan Checklist*. Depending on the size and complexity of the project, a Drainage Report may also be necessary. The following are missing:
 - a. Delineation of off-site contributing watersheds and/or drainage basins on City of Albuquerque Ortho-Topo Area Maps or equivalent mapping at a preferable scale of 1" = 200' or 1" = 500'. Watershed and Basin designations shall match those used in the hydrology calculations. **no offsite per map on plan**
 - b. Proposed improvements superimposed onto the existing conditions. **Pads shown**
 - c. Proposed Grades. Proposed grades shall be adequately depicted by contours and/or spot elevations conforming with the following minimum criteria:
 - i. Contours
 - ii. Spot Elevations - supply spot elevations at the following:
 1. Key points and grade breaks
 2. Critical locations **Added pads, each lot will submit grading plan at permit**
 3. Pad elevations **note have been added to plan to assure conformance**
 - d. Pond(s) 100 year water surface elevation outlined and indicated on plan. **Ponds shown**
 - e. Finish building floor elevation(s) or pad elevation(s), if any. **Pads shown**
 - f. Proposed contours superimposed over existing contours adequately demonstrating changes in grade especially at the property line. **Added contours**
 - g. Proposed easements as needed (crosslot drainage easements). **No easements required**

2. Provide PNM permission for grading within the 65' PNM easement.

No grading is planned until each lot develops, the easement contains very large

Find Hydrology forms and overhead poles. we request deferral of this to building permit

CITY OF ALBUQUERQUE

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3. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
We request this be tied to building permit, Each site will be unique
4. The 2010 BHI Drainage report for Sauvignon Phase III is the governing report for this site and its file number is: E22D007G. **Plan was prepared to conform to city email comments rather than plan. elimination of drainage to golf course**
5. [For info] Non-Drainage Infrastructure is likely required; please consult the other agencies comments provided at Sketch Plat. **No infrastructure is expected**

Prior to Building Permit (For information):

6. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
7. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Proposed Developed Basins							100-Year, 6-hr.			
Basin	Area (sq. ft.)	Area (acres)	Treatment A (acres)	Treatment B (acres)	Treatment C (acres)	Treatment D (acres)	Weighted A (ac-ft)	Flow cfs	Volume (ac-ft)	
BASIN 1(FRONT)	270,020	0.6220	0	32%	0.198	50%	0.31006	15%	0.093	
BASIN 2(HRZ)	1,223,233	2.8038	40%	0	0.110	0.000	0.000	0.000	0.00	
BASIN 2(FRONT)	1,348,690	0.310	0	39%	0.121	39%	0.12077	22%	0.068	
BASIN 2(REAR)	736,060	0.169	0	40%	0.068	60%	0.10138	0	0.000	
BASIN 3(FRONT)	1,135,590	0.261	10%	0.0260767	37%	0.096	0.371	0.09646	26%	
BASIN 3(HRZ)	2,275,050	0.525	0	40%	0.0202	0	0.03527	0	0.000	
BASIN 3(REAR)	1,240,000	0.028	10%	0.0024646	40%	0.011	0.001	0.00678	0	

$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$$
$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$
$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

Where for 100-year, 6-hour storm

Qa= 2.2

Qb= 2.92
Qc= 3.73

Qc= 3.73
Qd= 5.25

 $Q_d = 5.25$

Developed Conditions

DEVELOPED

REQUIRED PONDING	PONDING PROVIDED
0	0
1	1
2	2
3	3
4	4
5	5
6	6
7	7
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97	97
98	98
99	99
100	100

PONDING PROVIDED
0

1310.507	1321
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1510.507	1521
802.24	1032

DRAINAGE NARRATIVE

THIS SITE IS A PREVIOUSLY APPROVED SUBDIVISION. THE PROPOSED IMPROVEMENTS ARE LESS INTENSE THAN THE PREVIOUSLY APPROVED PLAN BASED UPON DISCUSSION WITH CITY HYDROLOGY THE SITE SHALL DIRECT ALL BUILDING ROOF DRAINAGE AND FRONT AND SIDE YARDS TO SAN ANTONIO. THE REAR YARD SHALL RETAIN THE ENTIRE 100-YEAR, 6-HOUR VOLUME GENERATED. DUE TO THE NATURE OF THE LOTS EACH LOT WILL SUBMIT A SITE SPECIFIC GRADING PLAN AT TIME OF DEVELOPMENT. EACH INDIVIDUAL PLAN SHALL CONFORM TO THIS PLAN.



UPLAND BASIN MAP

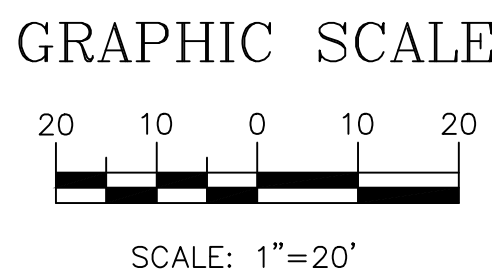
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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 (CITY) ACCEPTANCE OF ANY PROJECT.


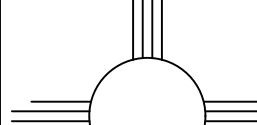


PROPOSED TRACTS C-2-A-1, C-2-A-1-B C-2-A-1-C, SAUVIGNON

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY COMMUNITY SCIENCES, DATED AUGUST 2018
3. ALL DISTURBED AREAS MUST BE RESEED OR LANDSCAPED PRIOR TO FINAL C.O..
4. ALL AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED WITH NATIVE MIX.
5. DUE TO EXISTING TOPOGRAPHY AND UNDEVELOPED NATURE OF THE DOWN STREAM AREA PERIODIC MAINTENANCE OF PONDS AND SWALES ARE REQUIRED.
6. ALL HOUSES MUST HAVE DOWNSPOUTS THAT DRAIN INTO SAN ANTONIO
7. UPON DEVELOPMENT OF EACH LOT A SITE SPECIFIC GRADING PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION. ANY GRADING WITHIN PNM RIGHT OF WAY SHALL REQUIRE PRIOR WRITTEN APPROVAL

- - - - - 5411 - - - - - EXISTING CONTOUR
 ———— 5410 ———— EXISTING INDEX CONTOUR
 ———— 5411 ———— PROPOSED CONTOUR
 ———— 5410 ———— PROPOSED INDEX CONTOUR
 ■ 100.00 PROPOSED FLOWLINE ELEVATIONS
 ———— PROPERTY LINE
 ———— BASIN LINE



ENGINEER'S SEAL	C-2-A-I, C-2-A-I-B C-2-A-I-C SAUVIGNON	DRAWN BY JDC
	GRADING AND DRAINAGE PLAN	DATE 12-12-2018
	12/12/18	 <p><i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0899</p>
DAVID SOULE P.E. #14522		JOB #