

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 24, 2022

Timothy R. Trujillo, P.E.
Kiwi Construction

**RE: 801 Vista Faisan Trl
801 Vista Faisan Trl
Grading and Drainage Plan
Engineer's Stamp Date: 10/8/2021
Hydrology File: F14D057B**

Dear Mr. Trujillo:

Based upon the information provided in your submittal received 01/06/2022, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

SHEET G&D-1

Albuquerque

NM 87103

www.cabq.gov

1. Please fill out the DTIS form. The one submitted is blank and needs to provide information for the project and approvals being requested.
2. Please provide existing elevations and survey information.
3. This site needs to follow the existing Grading and Drainage plan F14D057 to show what is retained on-site and what will drain to the existing retention pond. (See attached)
 - a. This site delineates what is allowed but needs to be shown how this will be managed. How will the home drain? All roof drainage to the retention pond?
 - b. Provide grades and contours (existing/proposed) showing how this will work.
 - c. Note what the allowable discharge flow is per existing plan as well as volume to be retained. Include information from existing plan as historical information and how the site is being developed now. Show how the new plan meets the existing/historical plan.
4. Please provide calculations per DPM Chapter 6.
5. Please provide land treatments per DPM Chapter 6 to include acreage for each.
 - a. Clearly note impervious area vs. other land treatments.
6. Please clearly label swale vs. pond.
7. Please clearly label walls between properties if existing. If not, please clearly show how this lot will not drain into other lots nor receive flow from other lots.
8. Is the site already rough graded? Please provide pictures showing existing grade to determine if pad certification will be required prior to building permit approval.
 - a. Based on existing aerial view it appears it is rough graded.
9. Please include project benchmark and datum.

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10. Please add a note under Grading Notes. "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ 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:

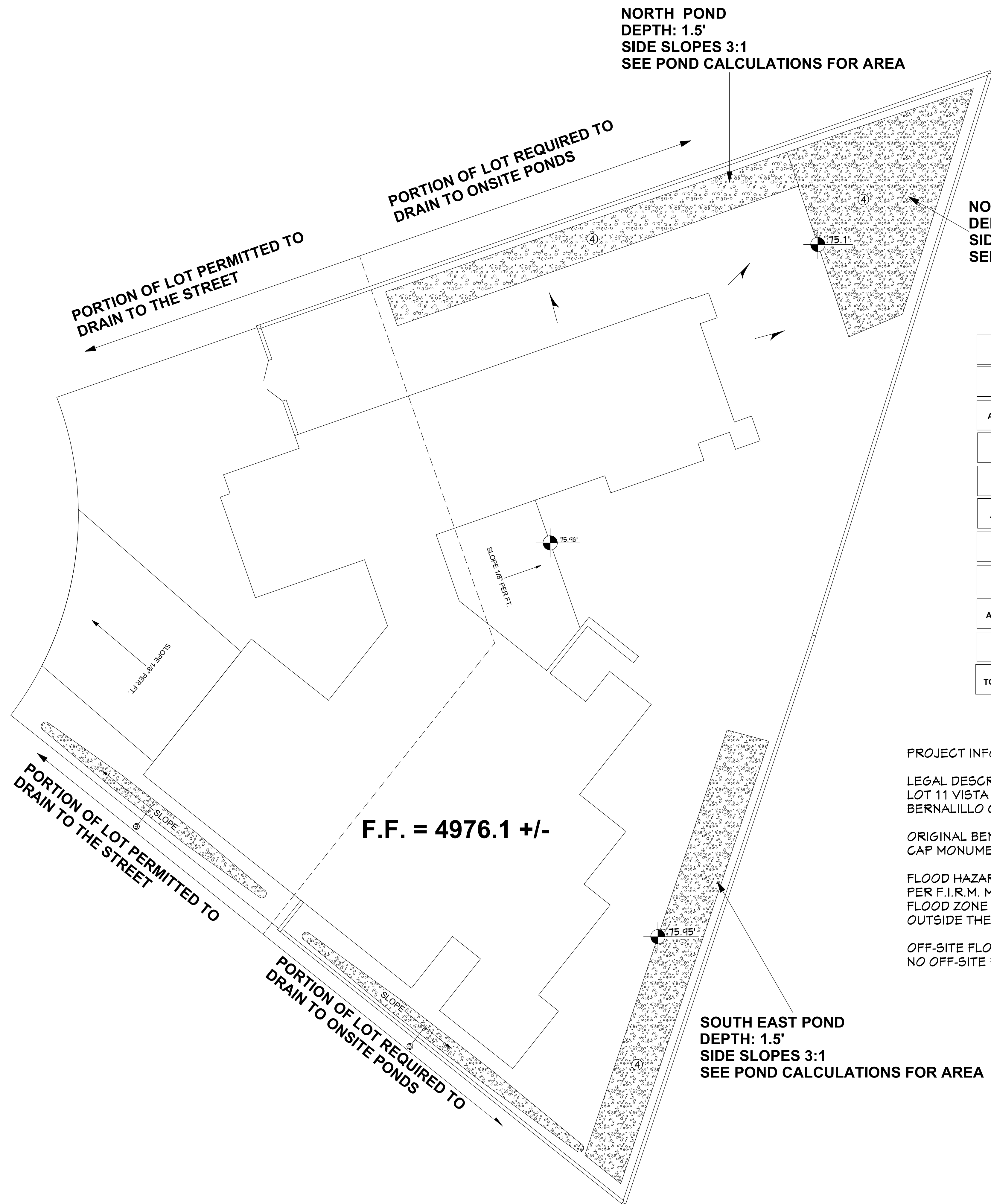
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING 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: _____

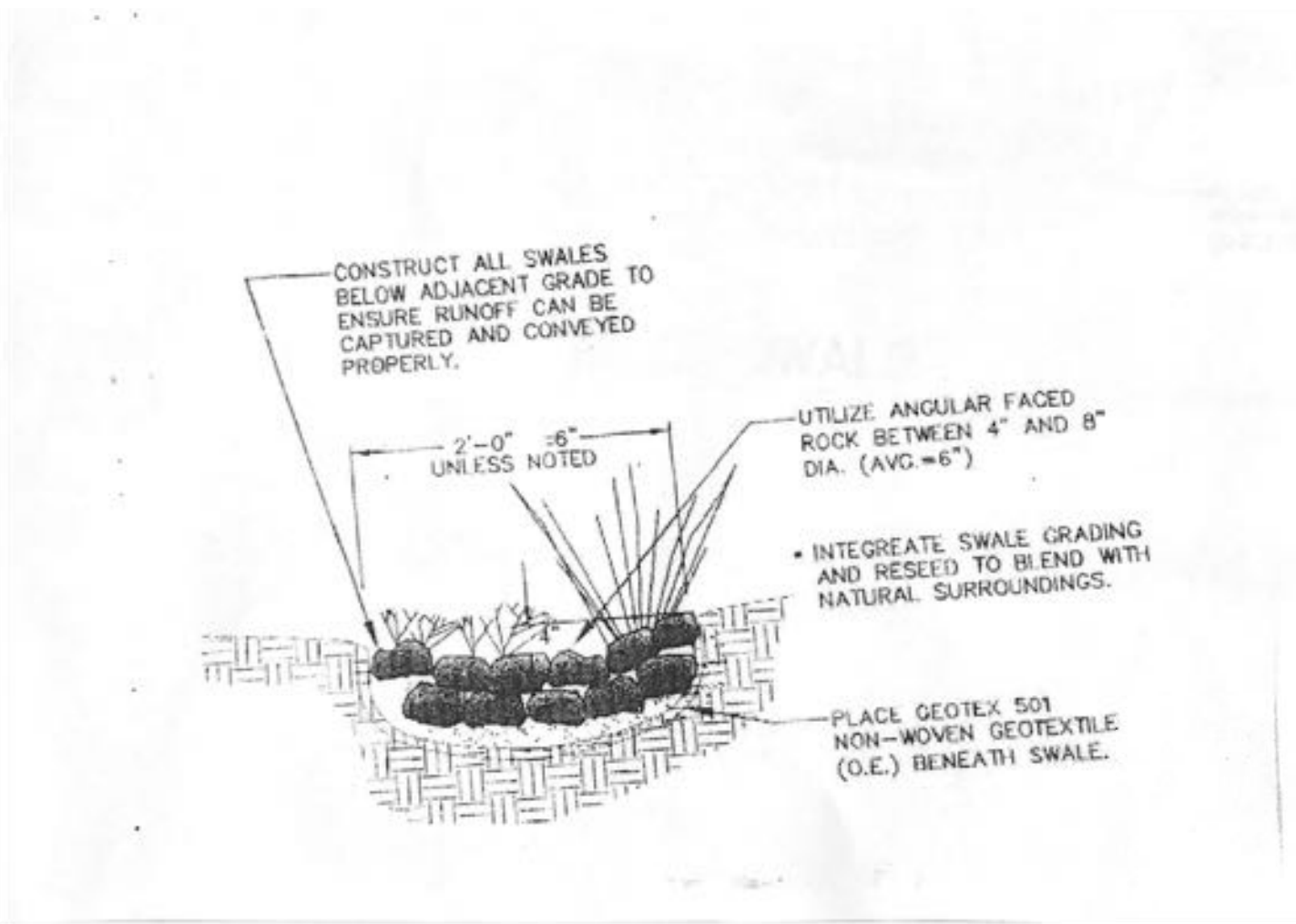


POND VOLUME CALCULATIONS	
NORTH EAST POND	
AREA	VOLUME
490	419 C.F.
NORTH POND	
AREA	VOLUME
300	257 C.F.
SOUTH EAST POND	
AREA	VOLUME
420	360 C.F.
TOTAL VOL.	1036 C.F.

TOTAL POND VOLUME PROVIDED= 1000C.F. +/-
*TOTAL POND VOLUME REQUIRED = 988C.F.

*MINIMUM PONDING REQUIRED =988C.F. PER
THE APPROVED "VISTA FAISAN DRAINAGE
REPORT BY ISAACSON 7 ARFMAN, P.A. DATED
09/05/03

- NOTES:
1. CONSTRUCT PAVED DRIVE AND PATIO TO ELEVATIONS SHOWN
 2. PROVIDE SPLASH PAD OR EQUIVALENT BELOW EACH CANALE TO MINIMIZE EROSION
 3. CONSTRUCT COBBLE LINED RETENTION PONDS TO CAPTURE APPROXIMATELY 1000 C.F. PROVIDE COBBLE ERROSION PROTECTION TO DEFINE AND PROTECT EDGE



ROCK SWALE

PROJECT INFORMATION:

LEGAL DESCRIPTION:
LOT 11 VISTA FAISAN SUBDIVISON, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

ORIGINAL BENCHMARK: ALBNUQUERQUE CITY SURVVEY BRASS
CAP MONUMENT"15-F13"- ELEVATION 4974.72

FLOOD HAZARD:
PER F.I.R.M. MAP 119 THIS PROPERTY IS LOCATED WITHIN
FLOOD ZONE "X" DESIGNATED AS "AREAS DETERMINED TO BE
OUTSIDE THE 500- YEAR FLOODPLAIN"

OFF-SITE FLOW:
NO OFF-SITE FLOW IMPACTS THIS PROPERTY



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

GRADING & DRAINAGE

DRAWINGS PROVIDED BY:

KIWI CONSTRUCTION

220-5942

klulurk@msn.com

DATE:

12/7/21

SCALE:

1/8" = 1'

SHEET:

G&D-1