

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 27, 2025

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

RE: 621 James Ave NW
Grading and Drainage Plan
Engineer's Stamp Date: 5/22/25
Hydrology File: F14D088
Case # HYDR-2025-00190

Dear Mr. Soule:

Based upon the information provided in your submittal received 5/22/2025, the Grading plan is **approved** for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr		100 yr 24-HOUR	
			% (acres)	(acres)	% (acres)	(acres)	% (acres)	(acres)	Weighted E (ac-ft)	Flow cfs	Volume (ac-ft)	Volume (ac-ft)		
existing PROPOSED	13271.00	0.305	0%	0	25%	0.076	40%	0.122	35%	0.107	1.428	0.036	1.01	0.040
	13271.00	0.305	0%	0	20%	0.061	35%	0.107	45%	0.137	1.569	0.040	1.06	0.043

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

First flush requirement

169 cubic feet

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm(zone2)

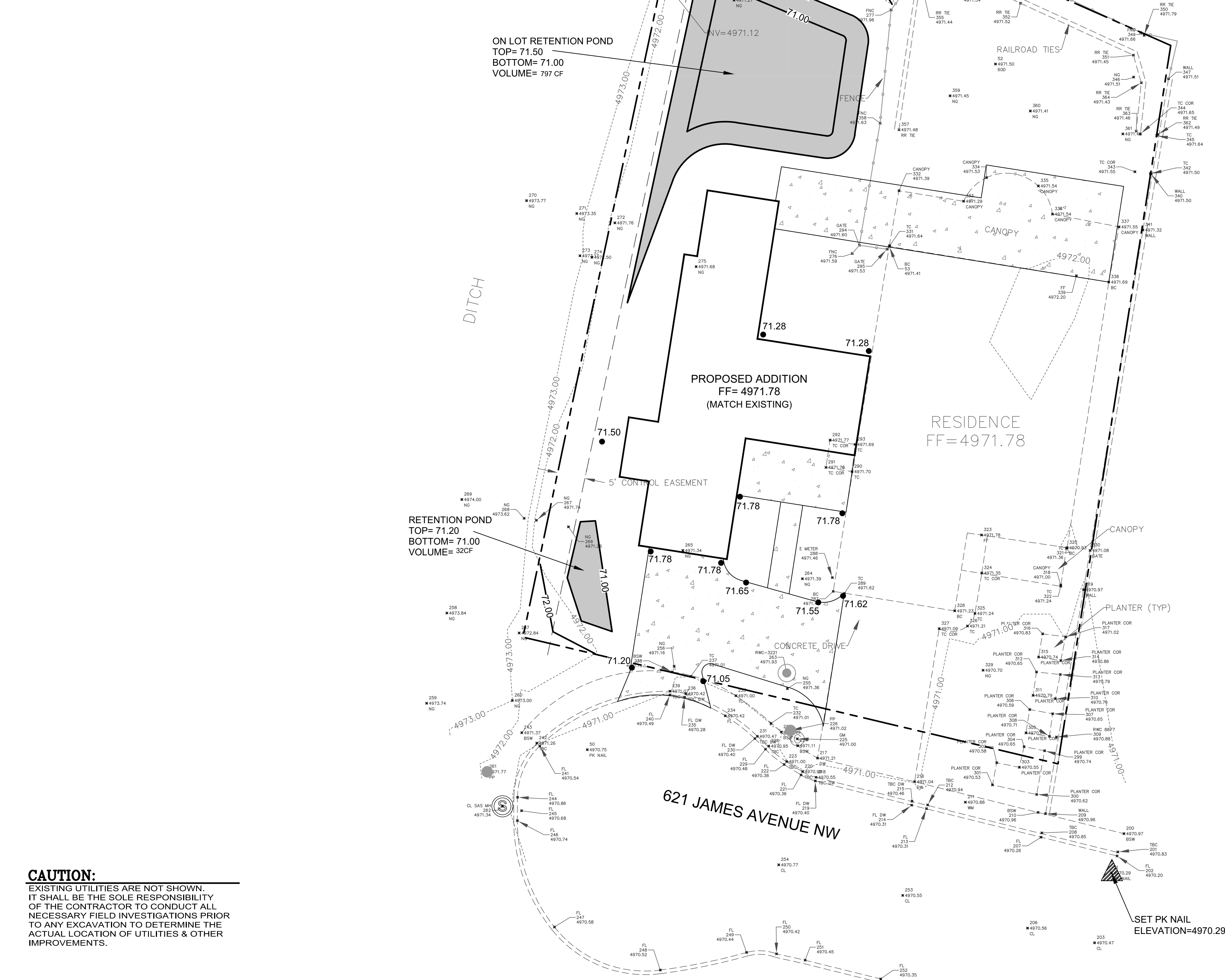
Ea= 1.41
Eb= 2.36
Ec= 1.03
Ed= 4.34

Developed Conditions

TOTAL VOLUME

HISTORICAL DISCHARGE 1726 CF
PROPOSED GENERATION VOLUME INCREASE 1884 CF
PROPOSED PONDING 159 CF
PROPOSED PONDING 829 CF

This site is an redevelopment of a previously developed lot. The two existing lots are being combined into one. The existing on house was demolished at some point in the past (2012 aerial on GIS shows). There is no master drainage plan for this area, all lots currently free discharge. The drainage solution is to retain the increase in flow generated by the redevelopment based upon the 24-hour volumes. The ponds will overflow to the street in the event of a storm exceeding the 100-year event. The first flush volume is retained on site.

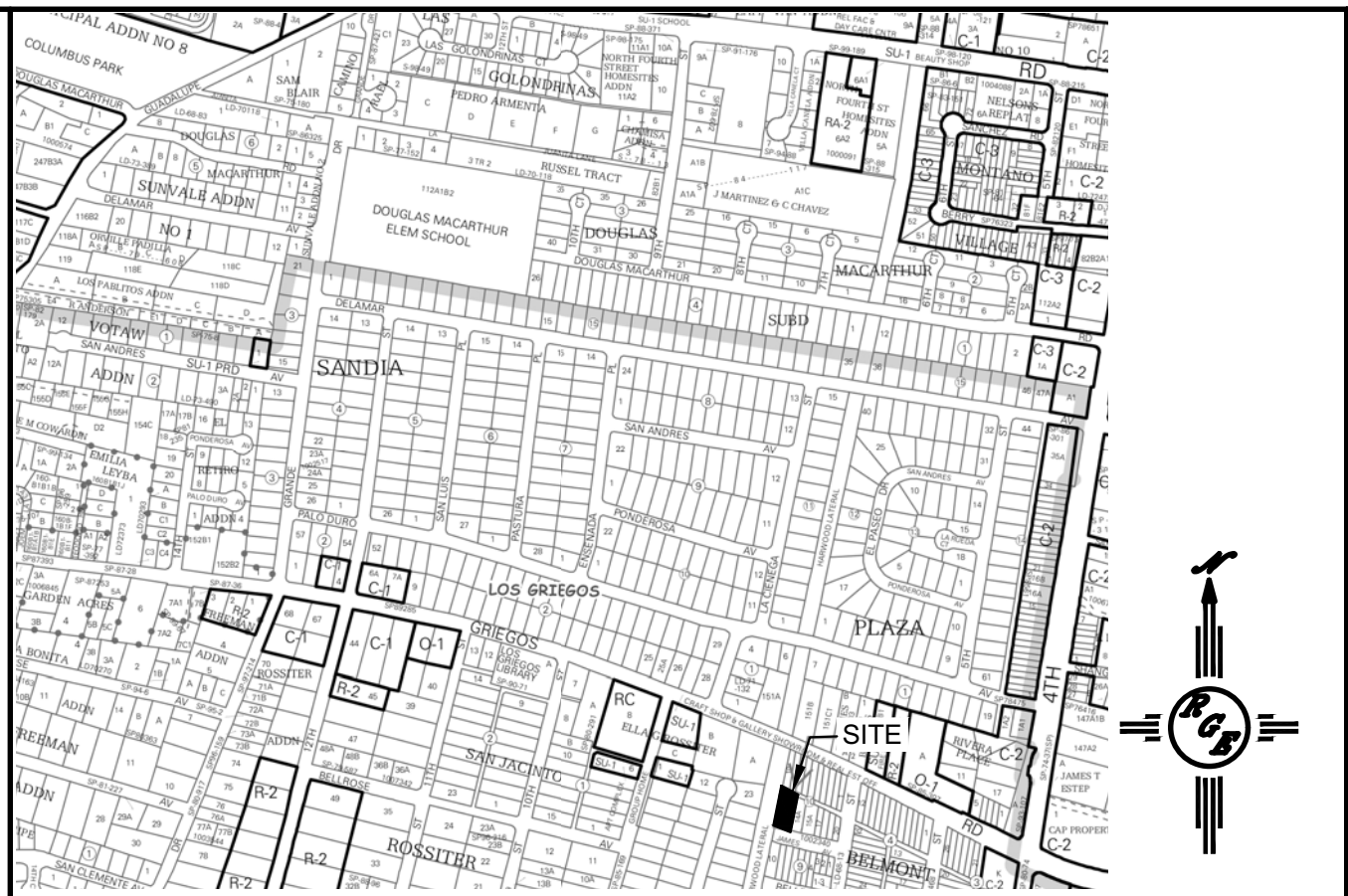
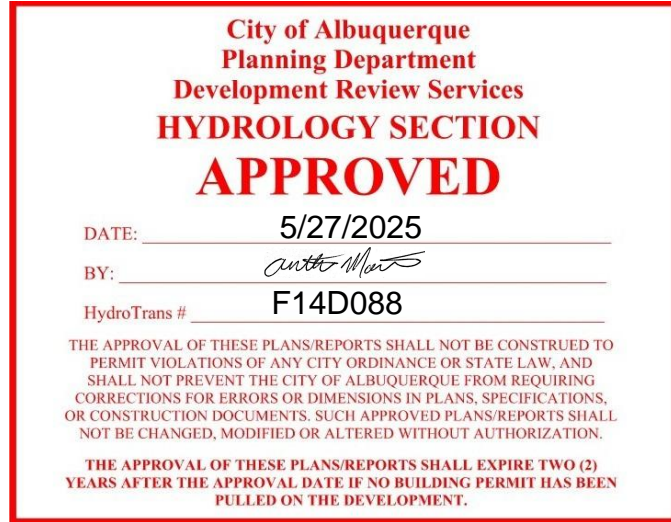


CAUTION:

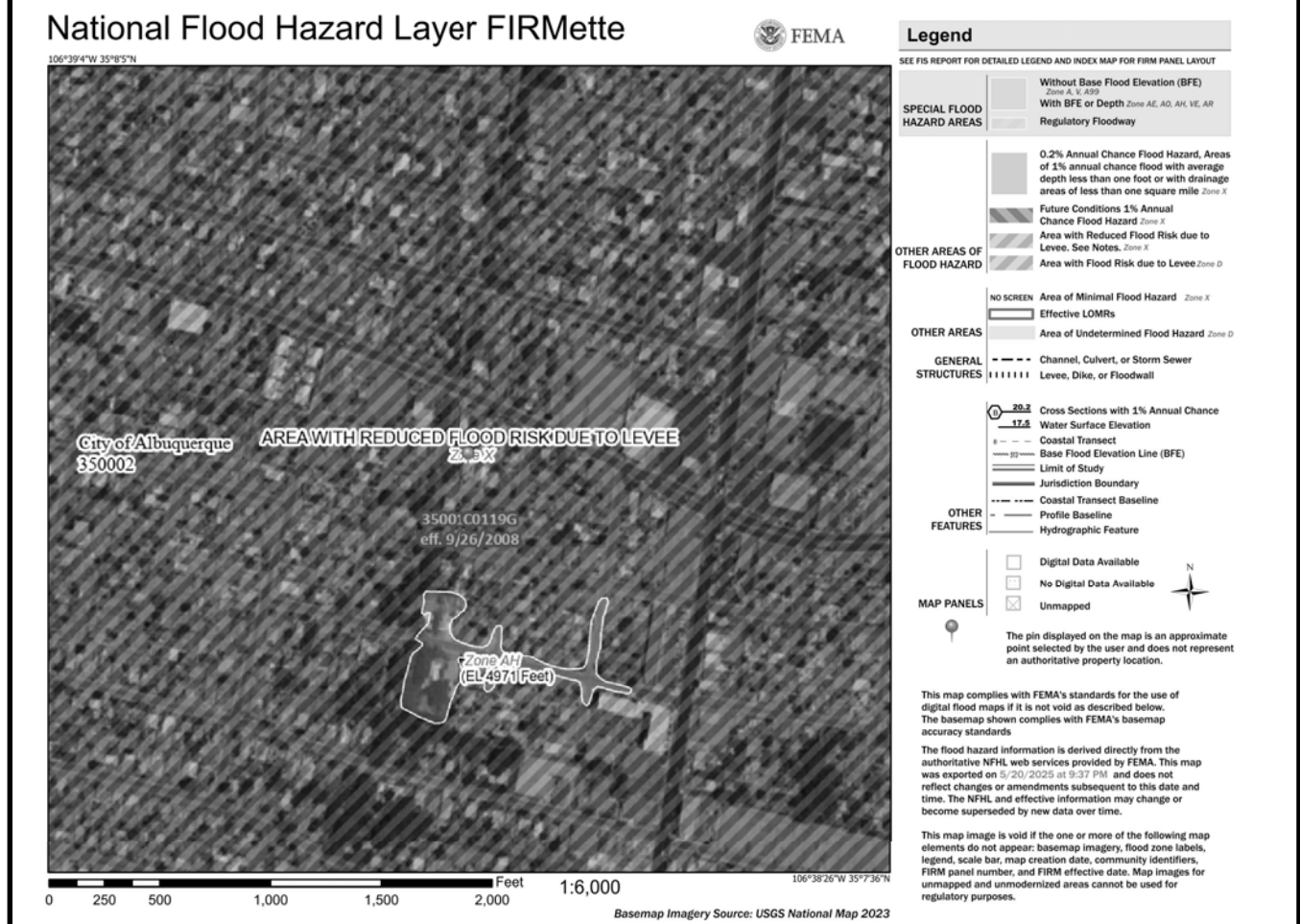
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: F-14-Z



FIRM MAP:

LEGAL DESCRIPTION:

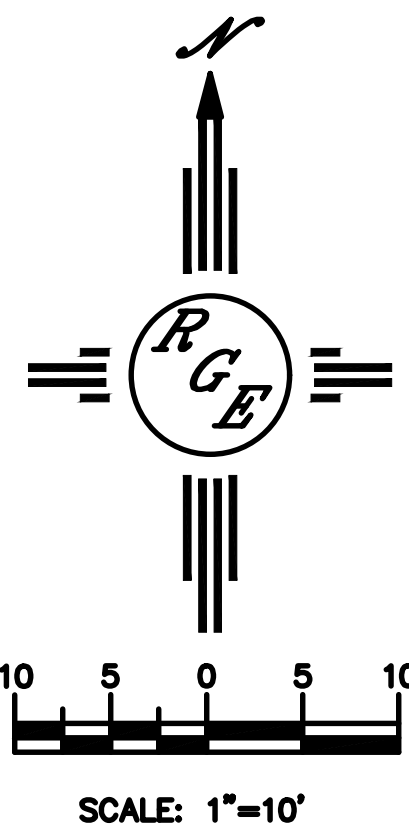
LOT 14-B, BLOCK 10 BELMONT PLACE ADDITION
BERNALILLO COUNTY, NEW MEXICO


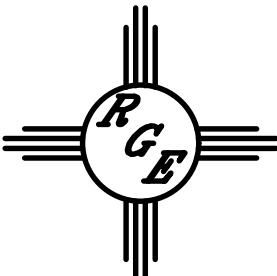
NOTES:

- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED
- A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

- XXXX ----- EXISTING CONTOUR
- XXXX ----- EXISTING INDEX CONTOUR
- XXXX ----- PROPOSED CONTOUR
- XXXX ----- PROPOSED INDEX CONTOUR
- XXXX EXISTING SPOT ELEVATION
- XXXX PROPOSED SPOT ELEVATION
- BOUNDARY
- ADJACENT BOUNDARY
- ===== EXISTING CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED PONDING



ENGINEER'S SEAL	LOT 14-B BLK 10 BELMONT PLACE ADD. 621 JAMES AVE. NW	DRAWN BY DEM
		DATE 5-22-25
	GRADING AND DRAINAGE PLAN	C1 James Ave NW-621.jpg
5/22/25	 <i>Rio Grande Engineering</i> PO BOX 93624 ALBUQUERQUE, NM 87199 (505) 321-8099	SHEET # C1
DAVID SOULE P.E. #14522		JOB # _____