

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 10, 2024

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

**RE: Tract A-1 & A-2 West Ridge Subdivision Unit 1
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 07/02/24
Hydrology File: G09D001**

Dear Mr. Soule:

Based upon the information provided in your submittal received 07/02/2024, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Hearing Officer (DHO) on Preliminary Plat/Final Plat.

PRIOR TO BUILDING PERMIT / GRADING PERMIT:

1. Please submit the Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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 924-3995 or rbrissette@cabq.gov.

Sincerely,

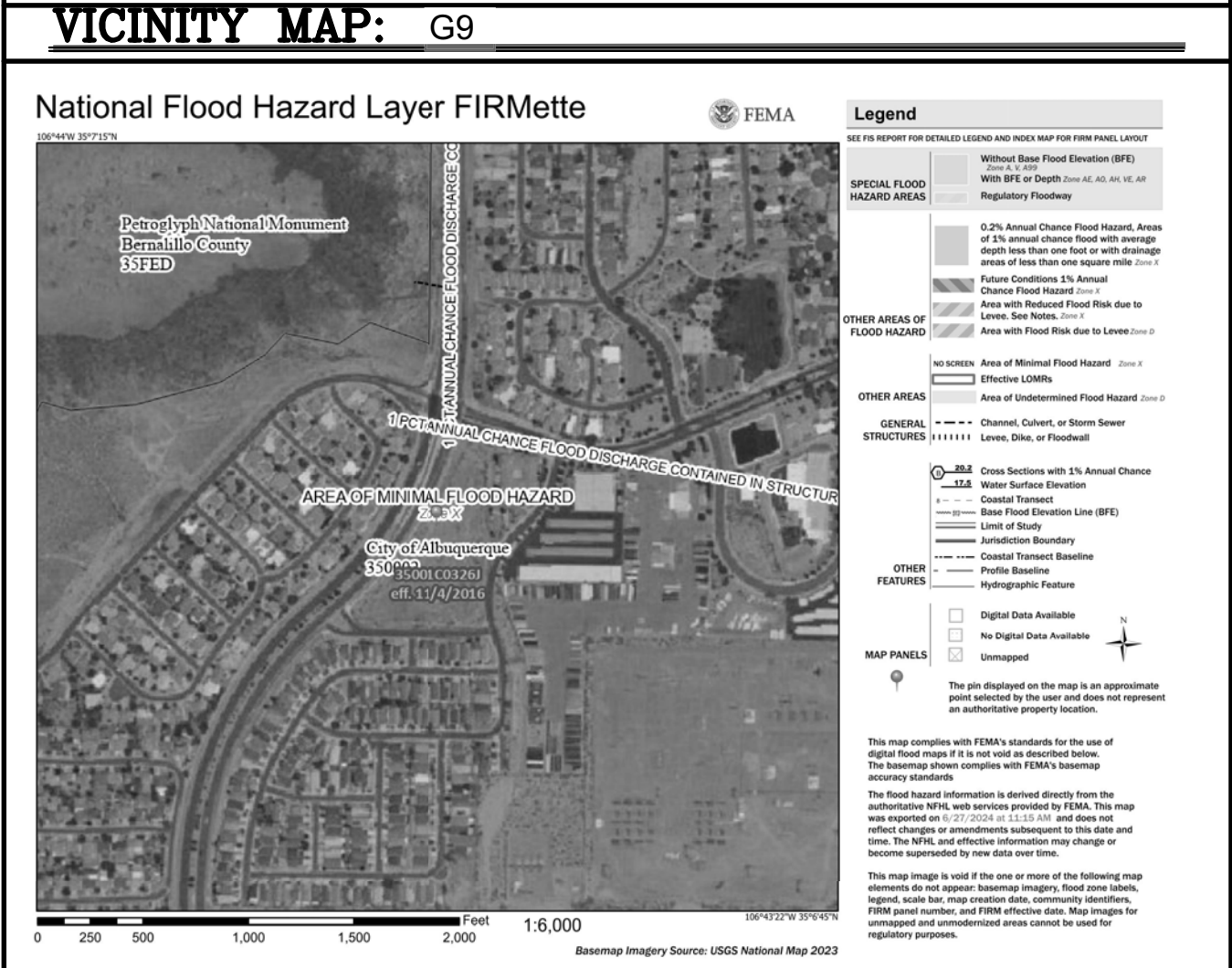
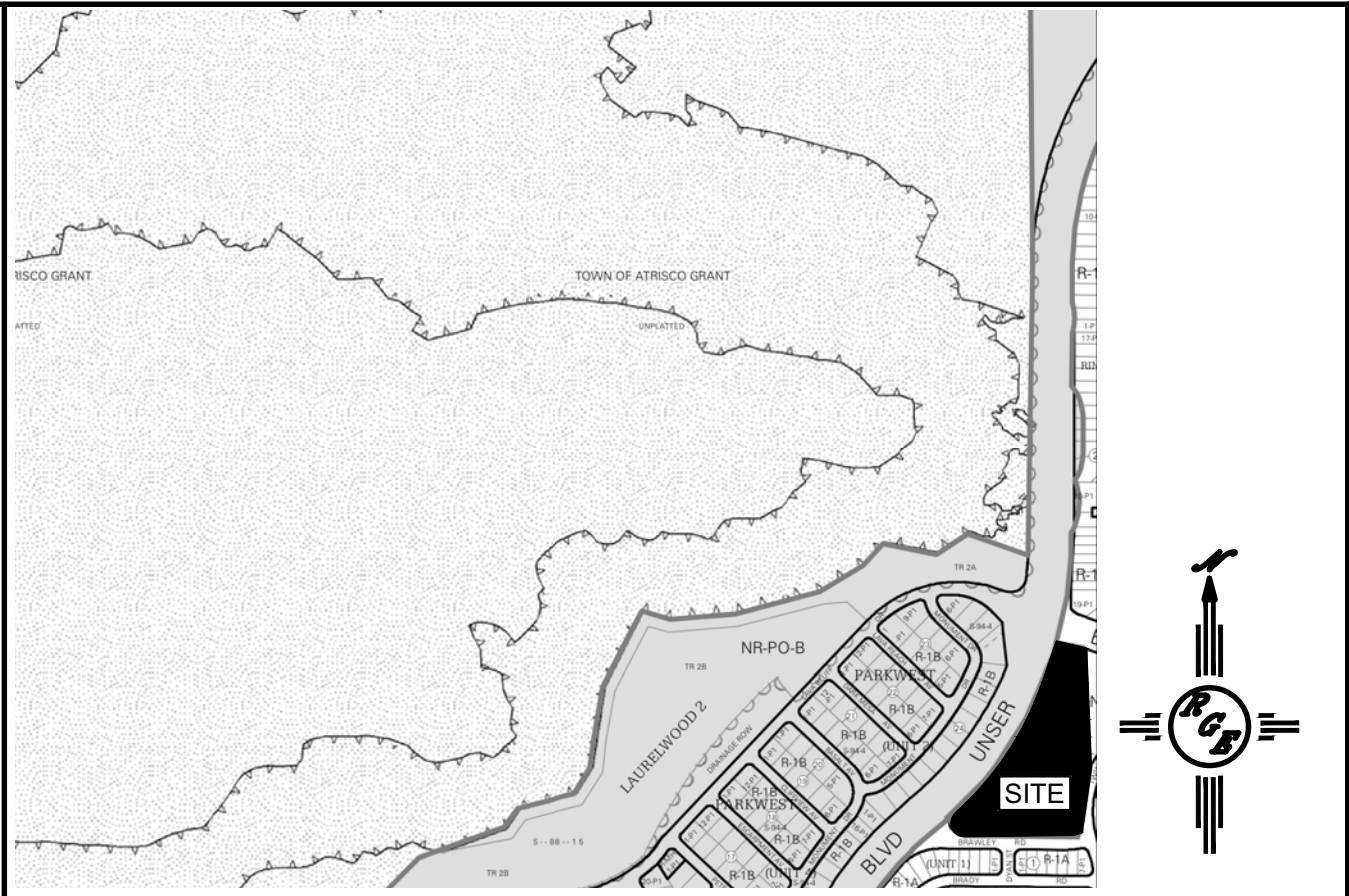
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

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.

DRAINAGE NARRATIVE:

THIS SITE IS PART OF THE WEST RIDGE SUBDIVISION MASTER DRAINAGE PLAN. THE LATEST PLAN WAS PREPARED BY MARK GOODWIN AND ASSOCIATES(H9-D16) ON 1/2/2003. THIS SITE IS BASIN 20 AS SHOWN IN THE PLAN. THIS AREA IS ALLOWED TO FREE DISCHARGE BASED UPON 90% IMPERVIOUS AND 10% TREATMENT C. THE TOTAL ALLOWED FLOW FOR THE SITE IS 21.76 CFS. THEREFOR TRACT A2 SHALL DRAIN TO TWIN OAKS AT A PEAK EQUAL TO OR LESS THAN 17.46 CFS. TRACT A1 SHALL DRAIN TO OURAY AT A PEAK EQUAL TO OR LESS THANK 4.29 CFS. THE FLOW IS CONVEY TO THE LADERA DETENTION POND VIA A 60" STORM DRAIN IN OURAY. THE DEVELOPMENT OF THIS SITE SHALL INCLUDE WATER QUALITY PONDING AS REQUIRED BY DRAINAGE ORDINANCE.



FIRM MAP:

LEGAL DESCRIPTION:

TRACT A1 AND A2 WEST RIDGE SUBDIVISION UNIT 1
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

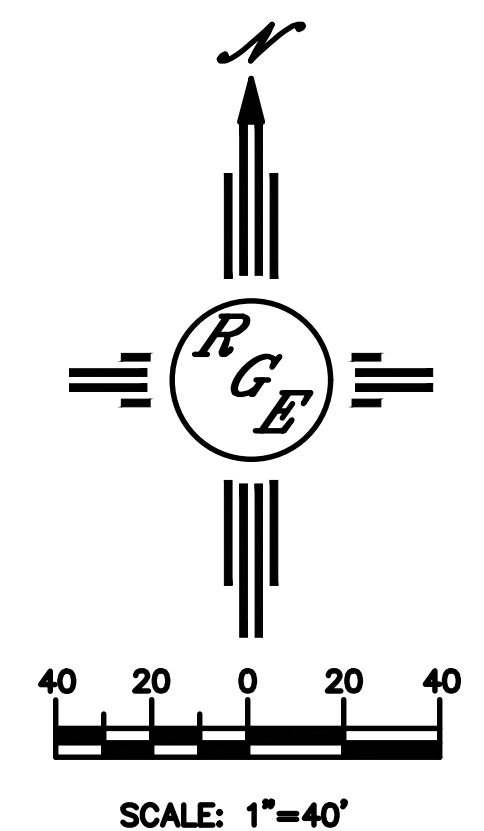
NOTES:

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.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
5. LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED


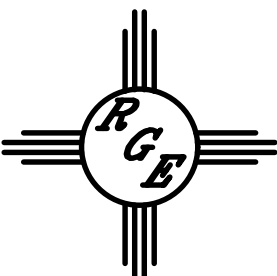
LEGEND

- 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 FLOW DIRECTION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 07/10/24
BY: *Rebecca C. Brissett*
HydroTrans # G09D001
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



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.

<div>ENGINEER'S SEAL</div> <div></div> <div>DAVID SOULE P.E. #14522</div>	TRACT A1 AND A2 WEST RIDGE SUB. U 1		DRAWN BY DEM
	NEWSOUL		DATE 7-2-24
	CONCEPTUAL GRADING AND DRAINAGE PLAN		Newsoul.dwg
	 <div>Rio Grande Engineering P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-9099</div>		SHEET # C1 JOB #