CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

March 29, 2016

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

RE: **Las Ventanas at San Isidro**
3735 San Isidro NW
Grading and Drainage Plan
Engineers Stamp Date 3/23/16 (G13D031)

Dear Mr. Soule,

Based upon the information provided in your submittal received 3/24/16, this plan is approved for Grading Permit and Building Permit.

Please inform the owner/contractor to attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Las Ventanas at San Isidro Building Permit #: _____ City Drainage #: G13D031

DRB#: 1010378 EPC#: _____ Work Order#: _____

Legal Description: lots 10a1,10b1,10b2 block A Candelaria Plaza

City Address: 3735 San Isidro nw

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: Scott Ashcraft Contact: _____

Address: 10616 ROYAL BIRKDALE NE ALB NM 87111

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

Architect: none Contact: _____

Address: _____

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

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

x HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

X GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

x 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

_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes _____ No

DATE SUBMITTED: 3/23/16 By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

EROSION CONTROL NOTES:

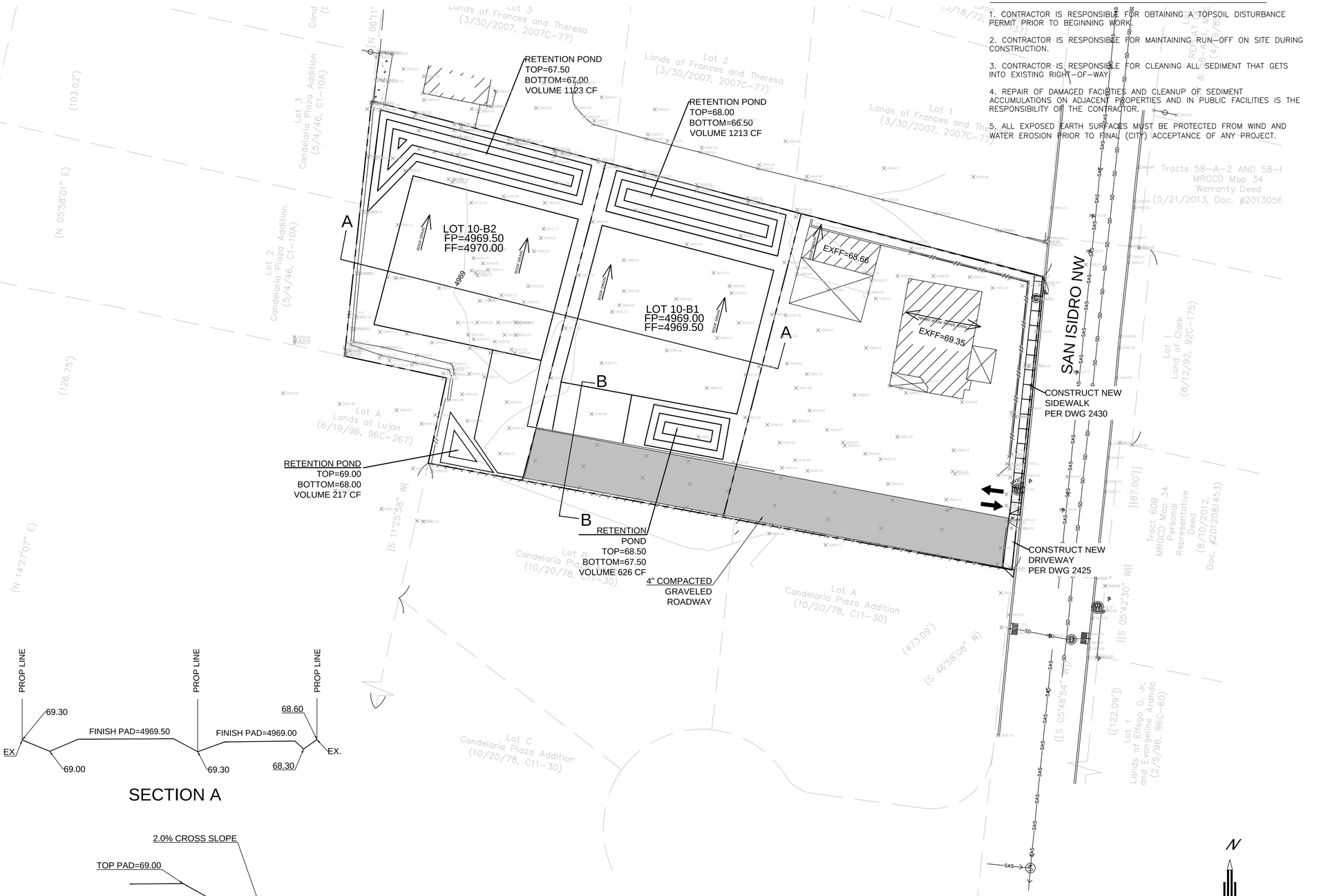
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

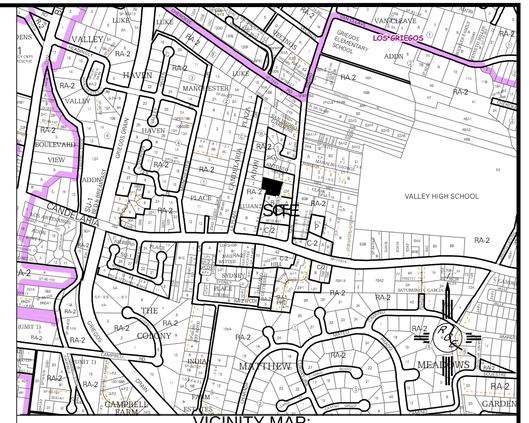
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

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 (CITY) ACCEPTANCE OF ANY PROJECT.





LEGAL DESCRIPTION:

LOT 10B1 AND 10B2, CANDELERIA PLAZA ADDITION

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY CARTESIAN SURVEYS DATED JULY 2015

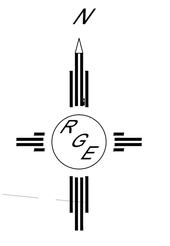
LEGEND

5411	EXISTING CONTOUR
5410	EXISTING INDEX CONTOUR
5411	PROPOSED CONTOUR
5410	PROPOSED INDEX CONTOUR

SECTION A

SECTION B

ACS Monument " 6-G13AR "
NAD 1983 CENTRAL ZONE
X=1515743.949
Y=1500719.134
Z=N/A (NAVD 1988)
G-G=0.999684045
Mapping Angle= -00°14'23.60"



ENGINEER'S SEAL

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

DAVID SOULE
P.E. #14522

LOT 10B1 AND LOT B2
CANDELARIA PLAZA ADDITION

GRADING AND
DRAINAGE PLAN

DRAWN BY JDG

DATE 03-23-06

SHEET # 1 OF 1

JOB #

Rio Grande Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

David Soule

Subject: FW: Candelaria Plaza Addition

From: Rael, Rudy E. [mailto:RRael@cabq.gov]
Sent: Tuesday, March 22, 2016 9:27 AM
To: 'David Soule (david@riograndeengineering.com)'
Subject: Candelaria Plaza Addition

Hello David:

This email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

Based upon the information provided in your submittal received 1-13-2016, the above referenced Grading and Drainage Plan cannot be approved for Site Plan for Building Permit, Building Permit, or ESC Permit (Grading Permit), until the following items are addressed:

1. Drainage calcs were omitted (WE HAVE ADDED TO THE PLAN)
2. New spot elevations to cluttered, remove majority of spots. (WE HAVE REMOVED MOST EXISTING ELEVATIONS TO ELIMINAT
3. FF for lot 10-B1 should be at 4969.50. (WE HAVE ADDED THE FINISHED FLOOR ELEVATIONS TO ALL LOTS)
4. Label existing buildings. (WE HAVE LABELED)
5. Show roof flows. (WE HAVE SHOWN)
6. What is E note at existing buildings? (WE HAVE REMOVED THE KEY NOTE

Rudy E. Rael, CE, CFM
Engineer Associate, Hydrology
Planning Department
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

Weighted E Method

											100-Year, 6-hr.			100 yr 10-day
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
historical	34590.00	0.794	0%	0	40%	0.318	20%	0.159	40%	0.318	1.386	0.092	2.72	0.134
basin 10b1	10466.00	0.240	0%	0	35%	0.084	15%	0.036	50%	0.120	1.503	0.030	0.87	0.046
basin 10b2	10655.00	0.245	0%	0	35%	0.086	15%	0.037	50%	0.122	1.503	0.031	0.89	0.047
basin 10a1	13469.00	0.309	0%	0	35%	0.108	15%	0.046	50%	0.155	1.503	0.039	1.12	0.059
PROPOSED	34590.00	0.794	0%	0	35%	0.278	15%	0.119	50%	0.397	1.503	0.099	2.87	0.152

Equations:

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

Volume = Weighted D * Total Area

First flush requirement 490.025 cubic feet

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

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

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

Developed Conditons

FLAT GRADING SCHEME

VOLUME GENERATED

			10-day	
EXISITNG	2.72 CFS	0.134 AC-FT	5839.945 CF	
PROPOSED(ex lot 10a1)	0.87 CFS	0.152 AC-FT	6636.95625 CF	
ALLLOWED	2.18 CFS			

PONDING PROVIDED			GENERATED
POND	10b1	2054	2044
POND	10b2	2041	2008

This site is an redevelopment of an existing lot. The structure on lot 10a1 will remain. The structure on lots 10b1 and 10b2 was recently demolishec
The site lies within the valley , where the flat land gradigng scheme is allowed. The rear two lots will retain the entire 100-year, 10-day volume and the existing lot will remain unchanged. The site is ringed by existing block walls, therefore no cross lot drainage exists. The new gravel drive will funtion as an emergency overflow.