

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 14, 2022

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

**RE: Veranda Lot 20
Lot 20 Block 2 Nassif Gardens
Grading and Drainage Plan
Engineer's Stamp Date: 01/03/2022
Hydrology File: G20D050**

Dear Mr. Soule:

Based upon the information provided in your submittal received 01/03/2022, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Since the site has been rough graded a pad certification is not needed for this project. 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.

If you have any questions, please contact me at 505-924-3695 or dggutierrez@cabq.gov.

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: VERANDA LOT 18 **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: lot 20 BLOCK 2 NASSIF GARDENS
City Address: UNADDRESSED LOT ON VERANDA NE

Applicant: _____ **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: _____

Weighted E Method

Existing Developed Basins

| 100-Year, 6-hr. | | | | | | | | | | | | |
|-----------------|-----------|--------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------|----------------|----------|-------|--------|-------|
| Basin | Area (sf) | Area (acres) | Treatment A % (acres) | Treatment B % (acres) | Treatment C % (acres) | Treatment D % (acres) | Weighted E (ac-ft) | Volume (ac-ft) | Flow cfs | | | |
| EXISTING | 7485 | 0.172 | 0% | 18.0% | 0.031 | 0% | 82% | 2.270 | 0.033 | 0.71 | | |
| PROPOSED | 7485 | 0.172 | 0% | 20.0% | 0.034 | 34.0% | 0.05842 | 46% | 0.079 | 1.729 | 0.025 | 0.63 |
| COMPARISON | 7485 | 0.172 | 0% | 2.0% | 0.003 | 34.0% | 0.058 | -36.0% | -0.062 | | -0.008 | -0.08 |

Equations:

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

Volume = Weighted D * Total Area

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

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.67

Eb= 0.86

Ec= 1.09

Ed= 2.58

Qa= 1.84

Qb= 2.49

Qc= 3.17

Qd= 4.49

Pond volume required

74.6 cf

189 CF

FIRST FLUSH PROVIDED

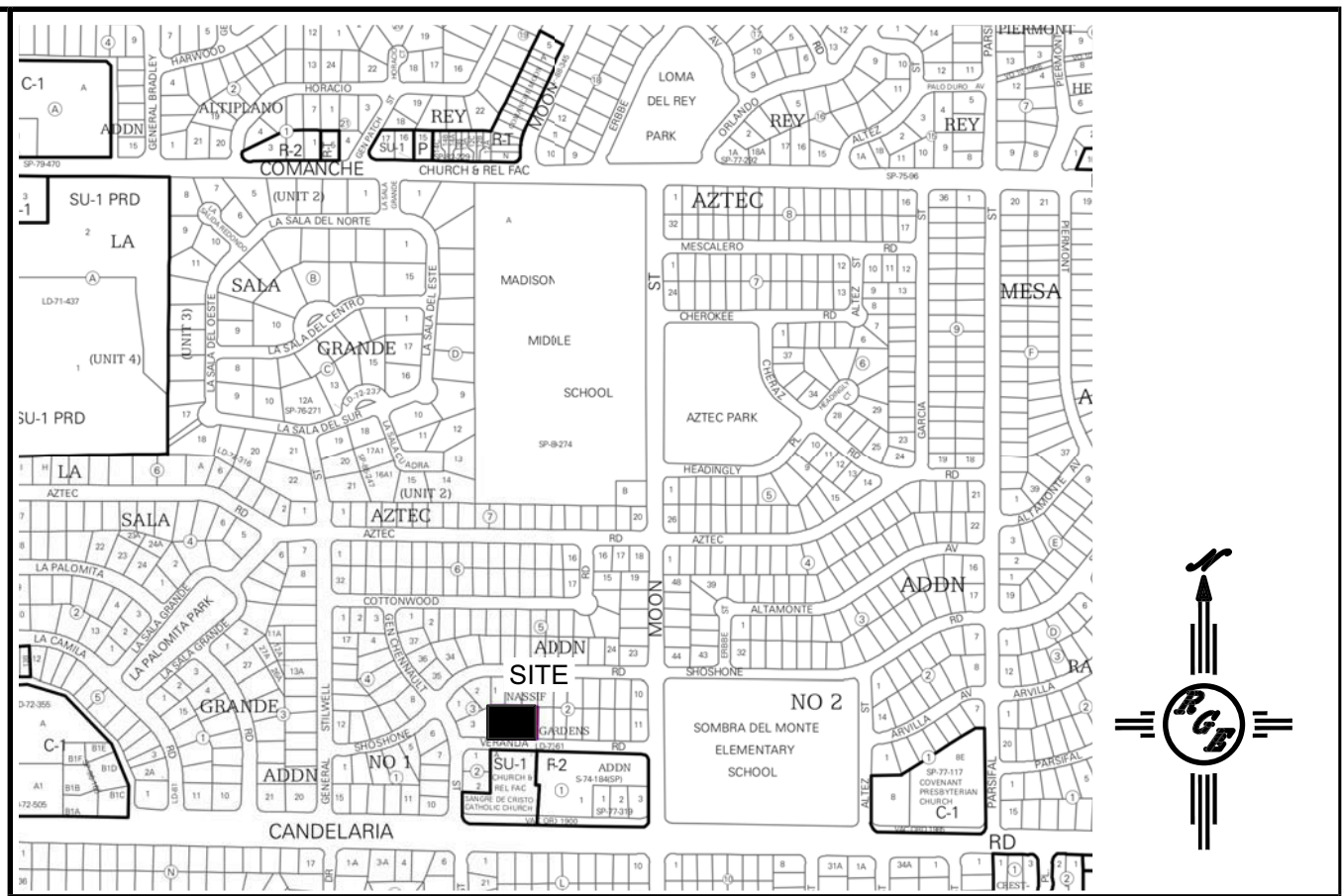
=MP X .26/12

DRAINAGE NARRATIVE

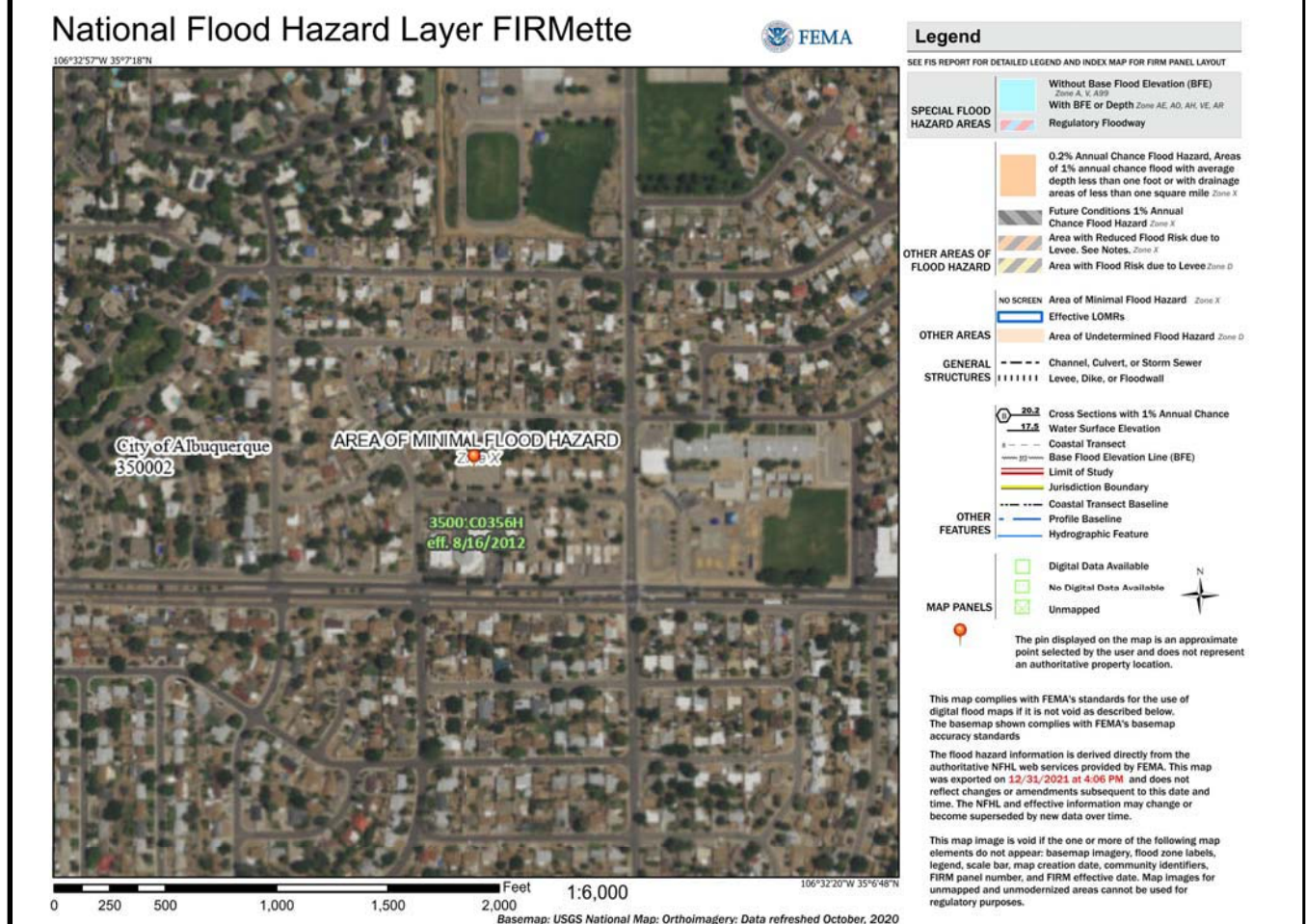
THIS SITE IS A DEVELOPED PARKING LOT WITHIN A FULLY DEVELOPED RESIDENTIAL SUBDIVISION. THE SITE CURRENTLY FREE DISCHARGES 0.71 CFS TO THE ROAD. THIS SITE IS NOT IMPACTED BY UPLAND FLOWS. THE PROPOSED DISCHARGE IS 0.63 CFS, WHICH IS LESS THAN HISTORICAL.

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: G-20-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 20 BLOCK 2, NASSIF GARDENS SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

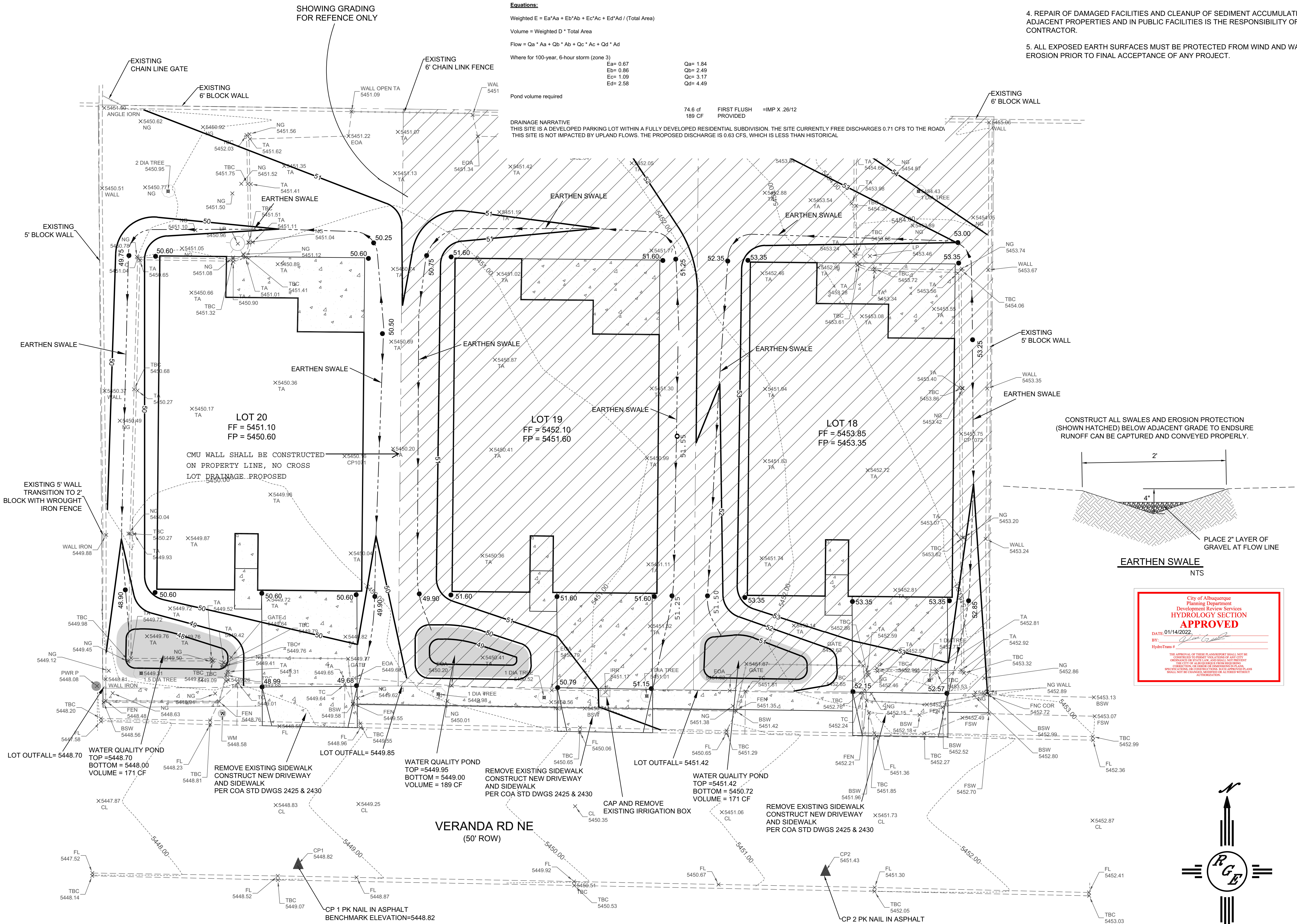
NOTES:

- 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.
- 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 EARTHEN SWALE
- PROPOSED CONCRETE
- PROPOSED PONDING
- FOR REFERENCE ONLY

| | | |
|--|---|-------------------------------------|
| ENGINEER'S SEAL | LOT 20 BLK 2 NASSIF GARDENS SUB | DRAWN BY DEM |
| DAVID SOULE REGISTERED PROFESSIONAL ENGINEER 14522 | UNADDRESSSED VERANDA ROAD NE | DATE 1-1-22 |
| | GRADING AND DRAINAGE PLAN | Lot 19 Blk 2 Nassif Gardens Sub DWG |
| | Rio Grande Engineering | SHEET # C1 |
| DAVID SOULE P.E. #14522 | P.O. BOX 33924 ALBUQUERQUE, NM 87199 (505) 321-9099 | JOB # |



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.