

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 27, 2022

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

**RE: 2200 Vista Oriente St. NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 01/26/22  
Hydrology File: H10D033**

Dear Mr. Soule:

Based upon the information provided in your submittal received 12/08/2021, the Grading & Drainage Plans are approved for Building 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.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez ([mgvelasquez@cabq.gov](mailto:mgvelasquez@cabq.gov)) on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

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](mailto: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](mailto:rbrissette@cabq.gov) .

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Interim Director



*Mayor Timothy M. Keller*

Sincerely,

*Renée C. Brissette*

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 2200 VISTA ORIENTE **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 29 LADERA INDUSTRIAL PARK UNIT 2  
**City Address:** 2200 VISTA ORIENTE

**Applicant:** TUAN HUYNH **Contact:** \_\_\_\_\_  
**Address:** 7915 CENTRAL AVE NE ALBUQUERQUE NM 87108-2244  
**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 APPROVAL/ACCEPTANCE SOUGHT:**  
 BUILDING PERMIT APPROVAL  
\_\_\_ CERTIFICATE OF OCCUPANCY

**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?

\_\_\_ 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) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes \_\_\_ No

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF: \_\_\_\_\_

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**Weighted E Method**

Basin	100-Year, 6-hr.									
	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted (ac-ft)	Volume (ac-ft)	Flow (cfs)	
EXISTING	55936.00	1.284	0%	100%	1.284	0%	0.000	0.670	2.61	
PROPOSED	55936.00	1.284	0%	15%	0.193	8%	0.1027	0.989	5.01	
<b>total</b>							<b>1.697</b>	<b>0.182</b>		

**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 1

Qa= 1.29  
Ea= 0.44  
Eb= 0.67  
Ec= 0.99  
Ed= 1.97

Qb= 2.03  
Qc= 2.87  
Qd= 4.37

ONSITE Conditions  
PONDING REQUIREMENTS

	REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	1723	1824

**Narrative**

This site is within the Ladera Business Park Master Drainage plan prepared by Mark Goodwin and Associates (H10-D006A). The site is allowed free discharge to the adjacent roadway per the master drainage plan. The site is not impacted by upland flows due to curb and gutter on roadways. This purpose of this plan is to provide a grading plan to accommodate new development consisting of two retail buildings and associated parking. The site retains in excess of the required water quality volume and the site conforms to the master drainage plan.

**Private Drainage Facilities within City Right-of-Way  
Notice to Contractor  
(Special Order 19 ~ "SO-19")**

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
4. Prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** (or (505) 260-1990) for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

**CULVERT AND OVERFLOW**

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 5.00  
C = 2.95  
H = 0.67 ft  
L = Length of weir

SIDEWALK CULVERT

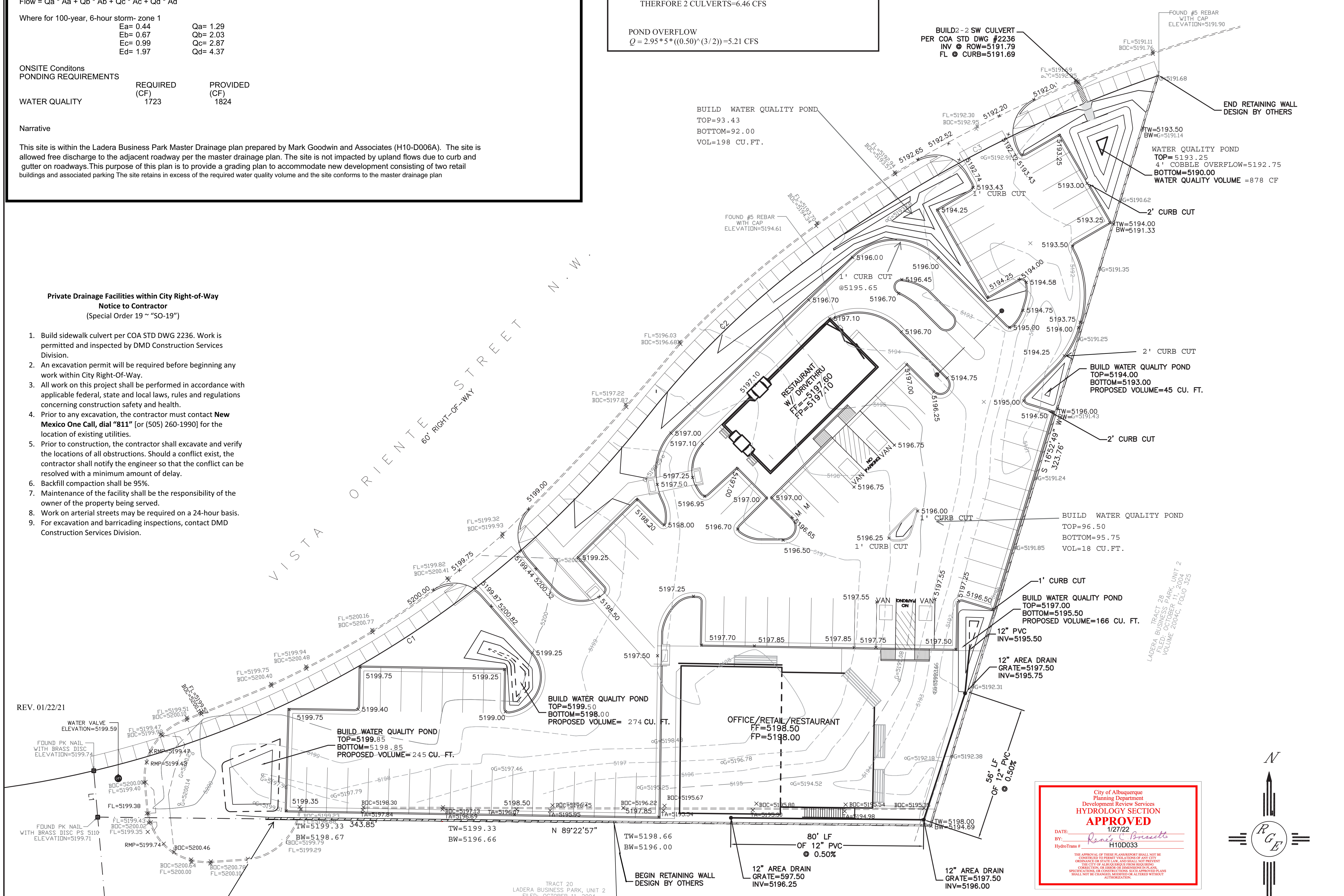
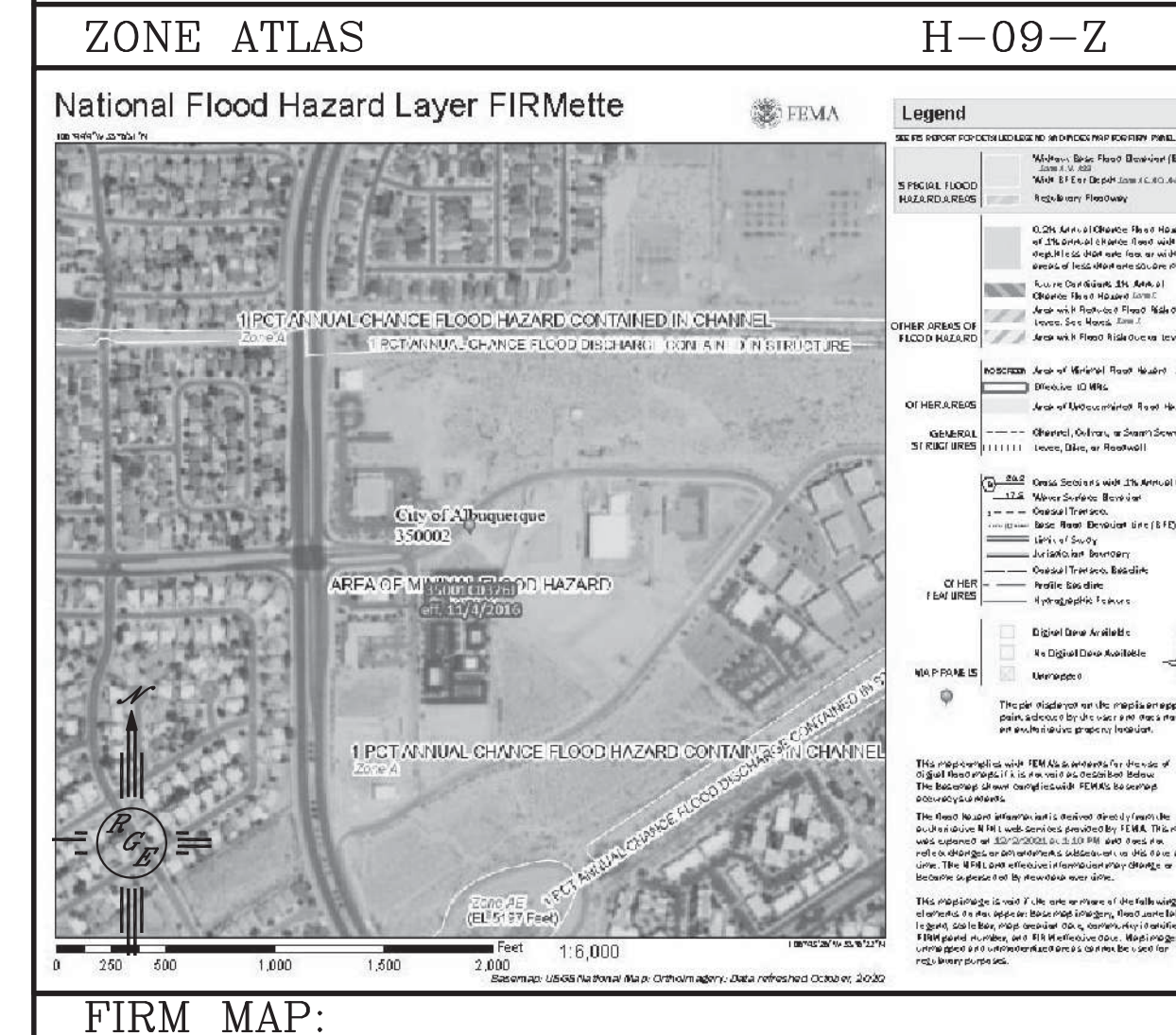
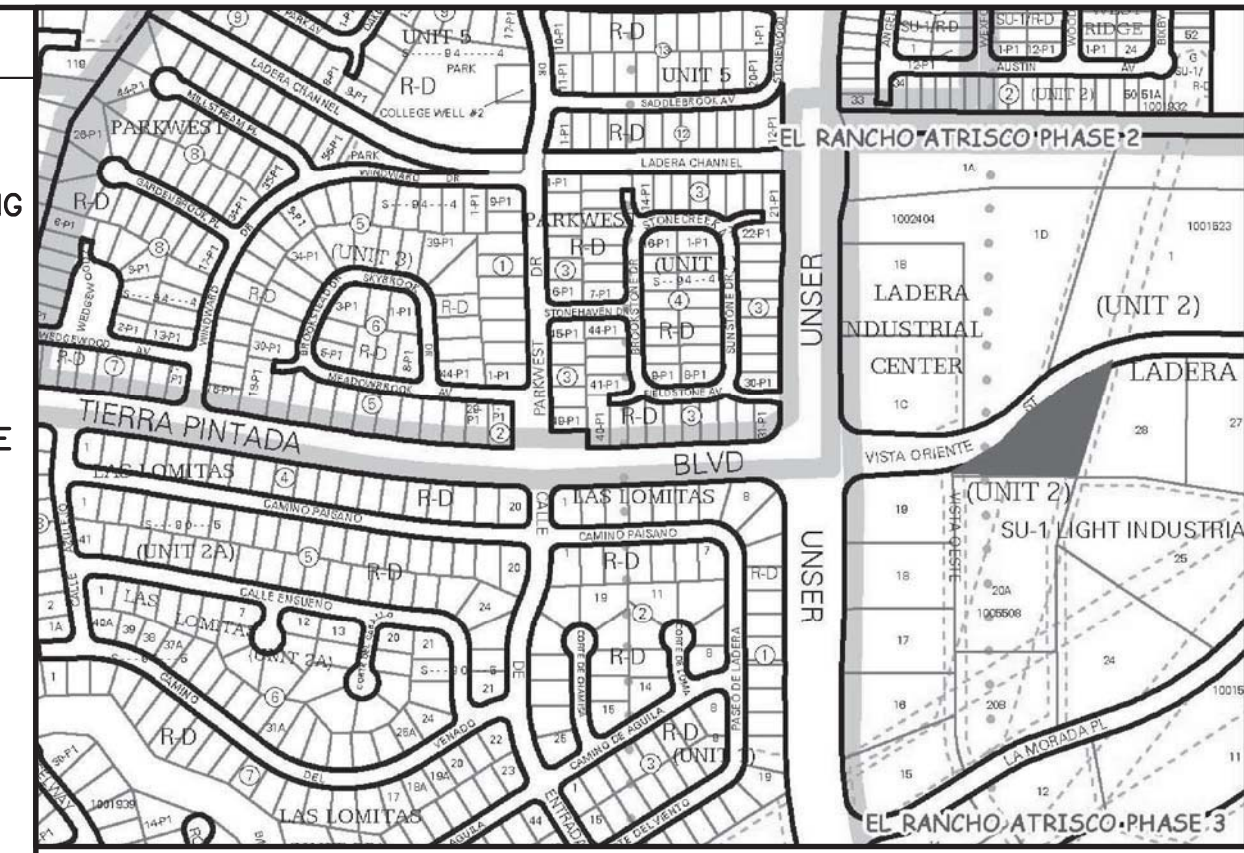
$$Q = 2.95 * 2 * ((0.67)^{3/2}) = 3.23 \text{ CFS.}$$

THEREFORE 2 CULVERTS = 6.46 CFS

POND OVERFLOW  
 $Q = 2.95 * 5 * ((0.50)^{3/2}) = 5.21 \text{ CFS}$

**EROSION CONTROL NOTES:**

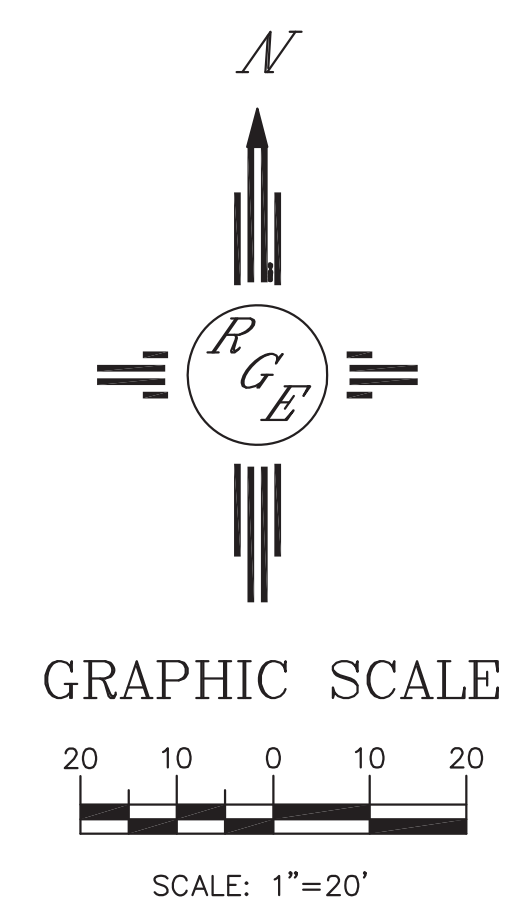
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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.



REV. 01/22/21

**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.

BEGIN RETAINING WALL DESIGNED BY OTHERS



- LEGAL DESCRIPTION:**  
LOT 29, LADERA BUSINESS PARK
- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
  2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
  3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
  4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
  5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
  6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

**LEGEND**

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
▲	SLOPE TIE
•	EXISTING SPOT ELEVATION
×	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	3' ADA PATH-2% MAX SLOPE

	2200 VISTA ORIENTE	DRAWN BY WCWJ
	DATE 11-24-21	210210094-LAYOUT-11-24-21
	1/26/22 12/7/21	SHEET #
	DAVID SOULE P.E. #14522	JOB # 210210094