

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 18, 2025

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

**RE: 12417 Placid Ave. NE
Grading & Drainage Plan
Engineer's Stamp Date: 7/17/25
Hydrology File: H22D081
Case # HYDR-2025-00259**

Dear Mr. Soule:

Based upon the information provided in your submittal received 07/17/2025, the Grading & Drainage 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Weighted E Method

VALDEZ Existing Developed Basins										
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	100-Year 6-hr. Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	10-day Volume (ac-ft)
HISTORICA	10650	0.244	0%	0	36.0%	0.088	28.0%	0.06846	36%	0.088
PROPOSED	10650	0.244	0%	0	37.0%	0.090	28.0%	0.06846	35%	0.086
TOTAL										

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

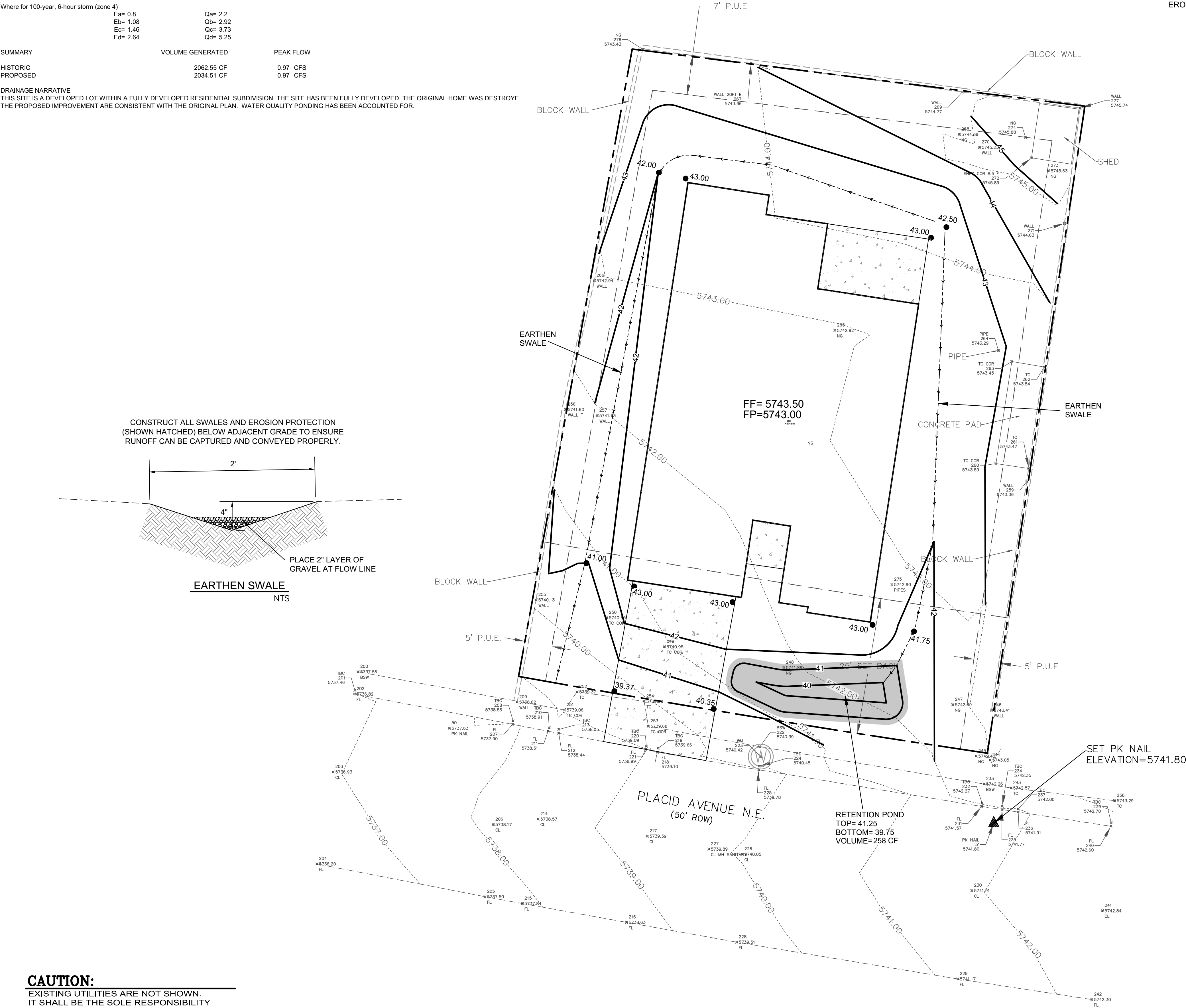
Where for 100-year, 6-hour storm (zone 4)

Ea= 0.8
Eb= 1.08
Ec= 1.46
Ed= 2.64

Qa= 2.2
Qb= 2.92
Qc= 3.73
Qd= 5.25

SUMMARY	VOLUME GENERATED	PEAK FLOW
HISTORIC	2062.55 CF	0.97 CFS
PROPOSED	2034.51 CF	0.97 CFS

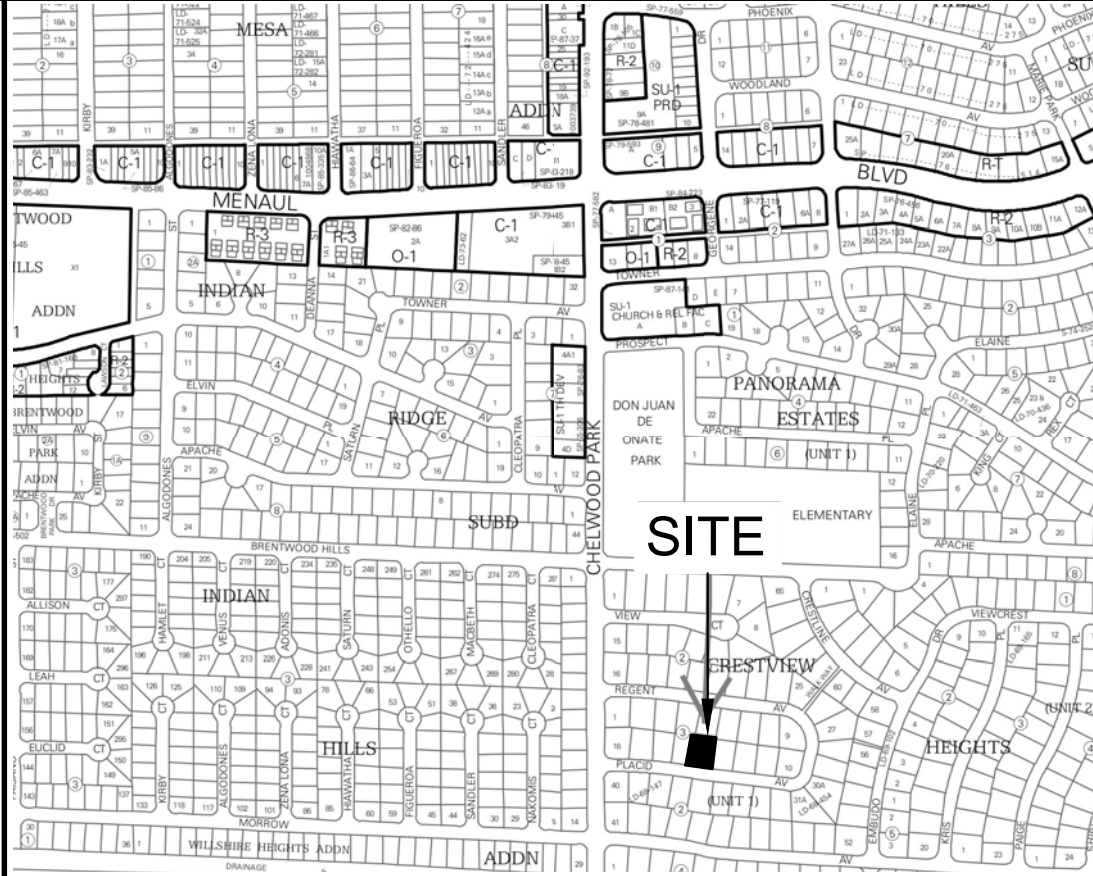
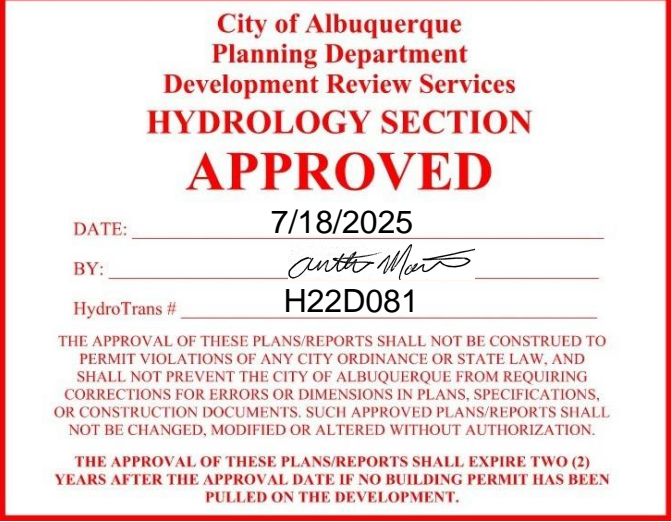
DRAINAGE NARRATIVE
THIS SITE IS A DEVELOPED LOT WITHIN A FULLY DEVELOPED RESIDENTIAL SUBDIVISION. THE SITE HAS BEEN FULLY DEVELOPED. THE ORIGINAL HOME WAS DESTROYE
THE PROPOSED IMPROVEMENT ARE CONSISTENT WITH THE ORIGINAL PLAN. WATER QUALITY PONDING HAS BEEN ACCOUNTED FOR.



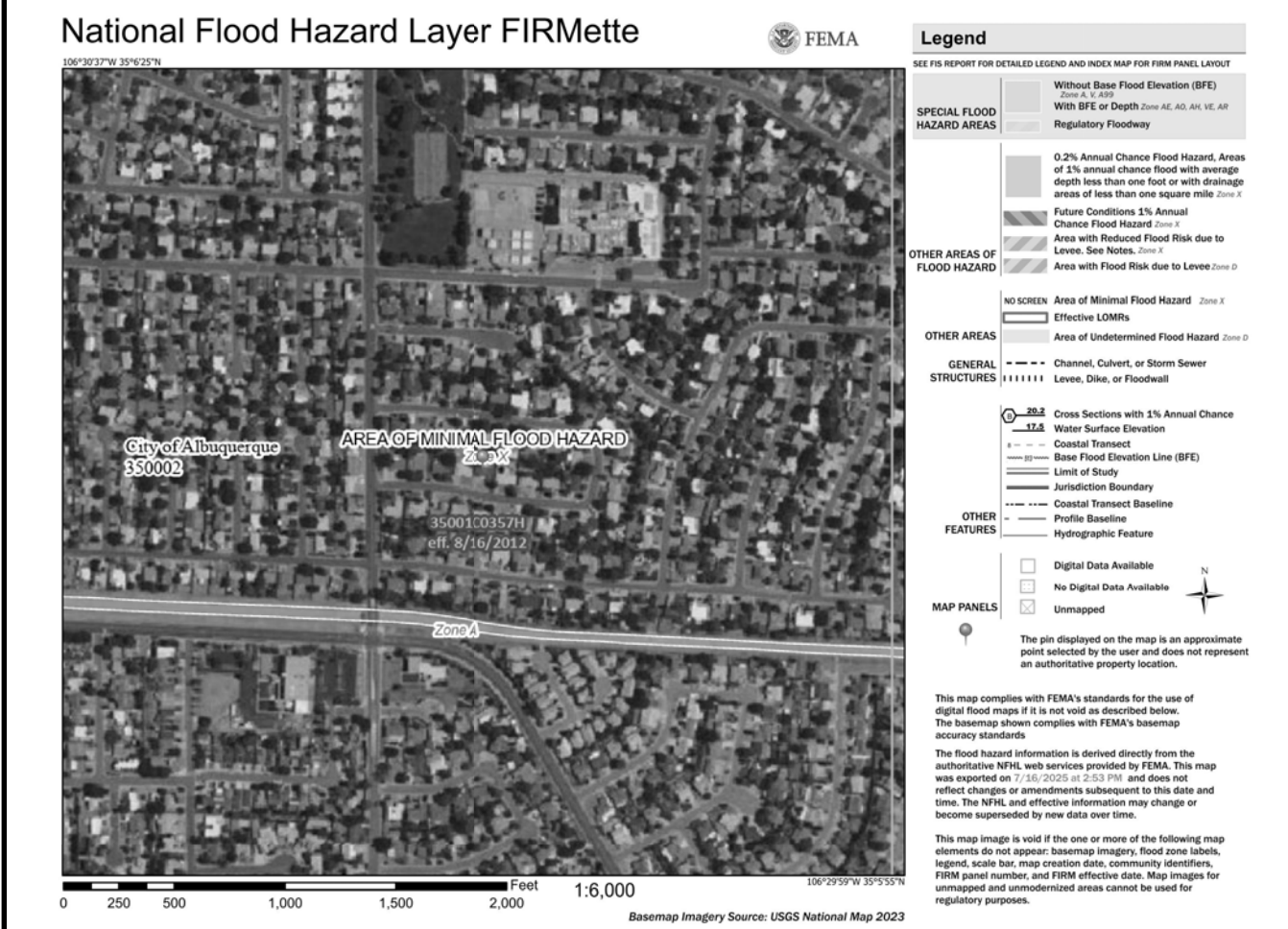
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

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: H-22-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 14, BLOCK 3 CRESTVIEW HEIGHTS UNIT 1
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 DYNAMIC CONSTRUCTION AND TECHNOLOGY LLC 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 EARTHEN SWALE
=====	PROPOSED PONDING
=====	PROPOSED CONCRETE

ENGINEER'S SEAL	LOT 14 BLK 3 CRESTVIEW HEIGHTS U 1 12417 Placid Ave	DRAWN BY DEM
DAVID SOULE REGISTERED PROFESSIONAL ENGINEER 14522	GRADING AND DRAINAGE PLAN	DATE 7-16-25
7/17/25	Rio Grande Engineering	SHEET # C1
DAVID SOULE P.E. #14522	P.O. BOX 53954 ALBUQUERQUE, NM 87199 (505) 321-9099	JOB #