

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 15, 2021

Ron Hensley, P.E.  
THE Group  
300 Branding Iron Rd. SE  
Rio Rancho, NM 87124

**RE: Paradise RV Phase I  
Volcano Rd. N.W.  
Grading & Drainage Plan  
Engineer's Stamp Date: 09/15/21  
Hydrology File: K08D003**

Dear Mr. Hensley:

PO Box 1293

Based upon the information provided in your submittal received 09/15/2021, the Grading & Drainage Plans are approved for Building Permit.

Albuquerque

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 approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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.

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

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** Paradise RV **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K08D003  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TRACT 3E, ROWA, UNIT A, WEST OF WESTLAND - TOWN OF ATRISCO GRANT  
**City Address:** 6441 VENTANA RD. N.W.

**Applicant:** THE Group **Contact:** Ron Hensley  
**Address:** 300 Branding Iron Rd. SE, Rio Rancho, NM 87124  
**Phone#:** 505-410-1622 **Fax#:** \_\_\_\_\_ **E-mail:** ron@thegroup.cc  
**Owner:** Nazish LLC **Contact:** Shakeel Rizvi  
**Address:** 8504 Waterford Pl. N.E., Albuquerque, NM, 87122  
**Phone#:** 505-315-6563 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

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

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

\_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_\_ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
\_\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_\_ CLOMR/LOMR  
\_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_\_ PRE-DESIGN MEETING?

### 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:** 9/15/21 **By:** THE Group / Ron Hensley

COA STAFF:

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

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



DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS AN UNDEVELOPED TRACT AT THE INTERSECTION OF IRVING BLVD. AND VENTANA RD. THAT HAS BEEN PREVIOUSLY GRADED.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0103H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

EXISTING DRAINAGE

THE SITE DRAINS TO VOLCANO RD. AND IS WITHIN THE AREA OF THE AMOLE HUBBEL MASTER DRAINAGE PLAN AND IS RESTRICTED TO THE DISCHARGE RATES DEFINED IN THAT REPORT. BASIN NE 211 OF THE REPORT CONTAINS THE SITE AND HAS AN ALLOWABLE DISCHARGE OF 4.26 CFS/ACRE. THE ALLOWABLE DISCHARGE FROM THE SITE IS THEREFORE 4.26 CFS \* 4.48 = 19.08 CFS.

DEVELOPED CONDITION

THE SITE WILL BE IMPROVED WITH AN RV PARK. THE THE SITE RUNOFF WILL DRAIN TO THE SOUTHEAST TO THE DEPICTED POND OUTFALL.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE WEIGHTED E METHOD.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6.

EQUATIONS:

WEIGHTED E = E<sub>a</sub>\*A<sub>a</sub> + E<sub>b</sub>\*A<sub>b</sub> + E<sub>c</sub>\*A<sub>c</sub> + E<sub>d</sub>\*A<sub>d</sub> / (Total Area) WHERE FOR 100-YEAR, 6-HOUR STORM(ZONE 1)

Flow = Q<sub>a</sub> \* A<sub>a</sub> + Q<sub>b</sub> \* A<sub>b</sub> + Q<sub>c</sub> \* A<sub>c</sub> + Q<sub>d</sub> \* A<sub>d</sub>

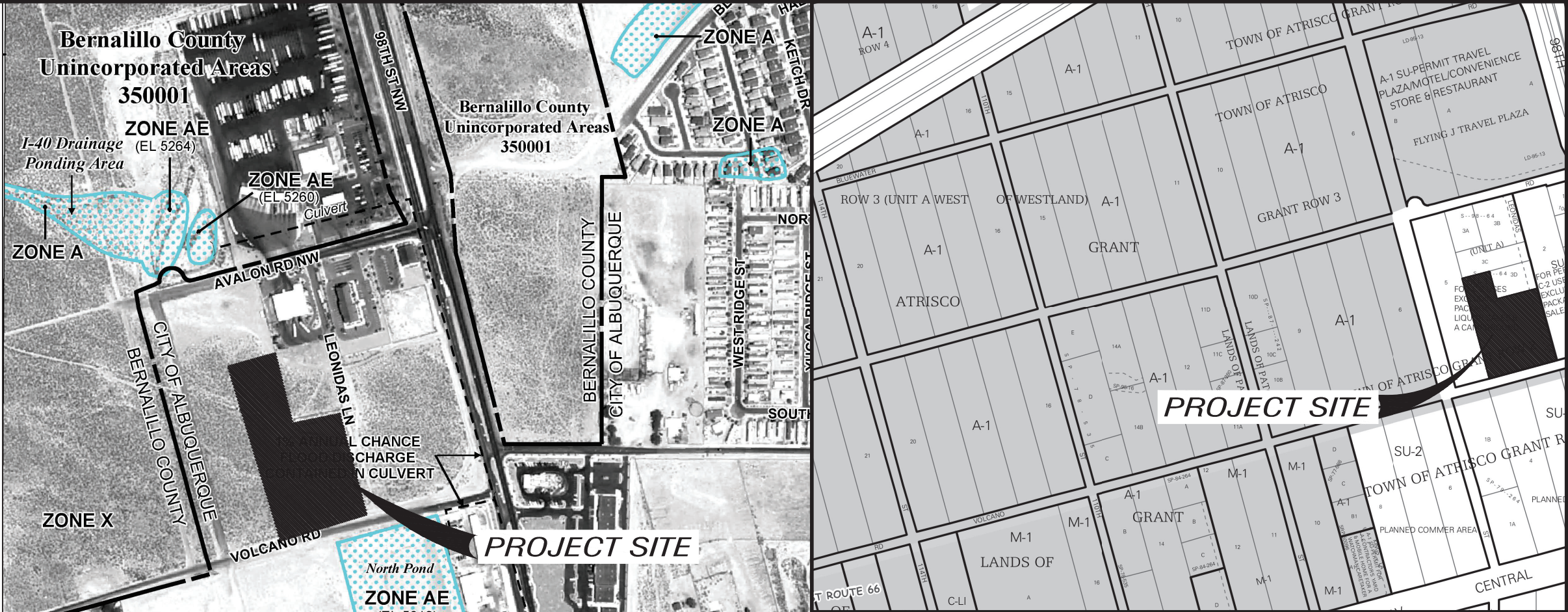
BASIN	AREA (sf)	TREATMENT A %	TREATMENT B %	TREATMENT C %	TREATMENT D %	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	ALLOWED (cfs)	CFS/AC (cfs)	ALLOWED (cfs/ac)
EXISTING	195212	100%	195212	0%	0	0%	0	0.5500	8947	6.90	19.09
PROPOSED	195212	0%	0	0%	0	74%	144524	26%	50688	1.2850	20903

REQUIRED WATER QUALITY VOLUME

SITE DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

SITE DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY RUNOFF RETENTION ON THE SITE IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO: IMPERVIOUS AREA \* 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 50,688 SQ.FT.  
REQUIRED VOLUME = 50,688 \* 0.42/12 = 1,774 CU.FT.  
VOLUME PROVIDED = 939 + 2076 = 3,015 CU.FT.



FIRM MAP NO. 35001C0328H

VICINITY MAP K-8-Z

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 (CITY) ACCEPTANCE OF ANY PROJECT.

NOTES

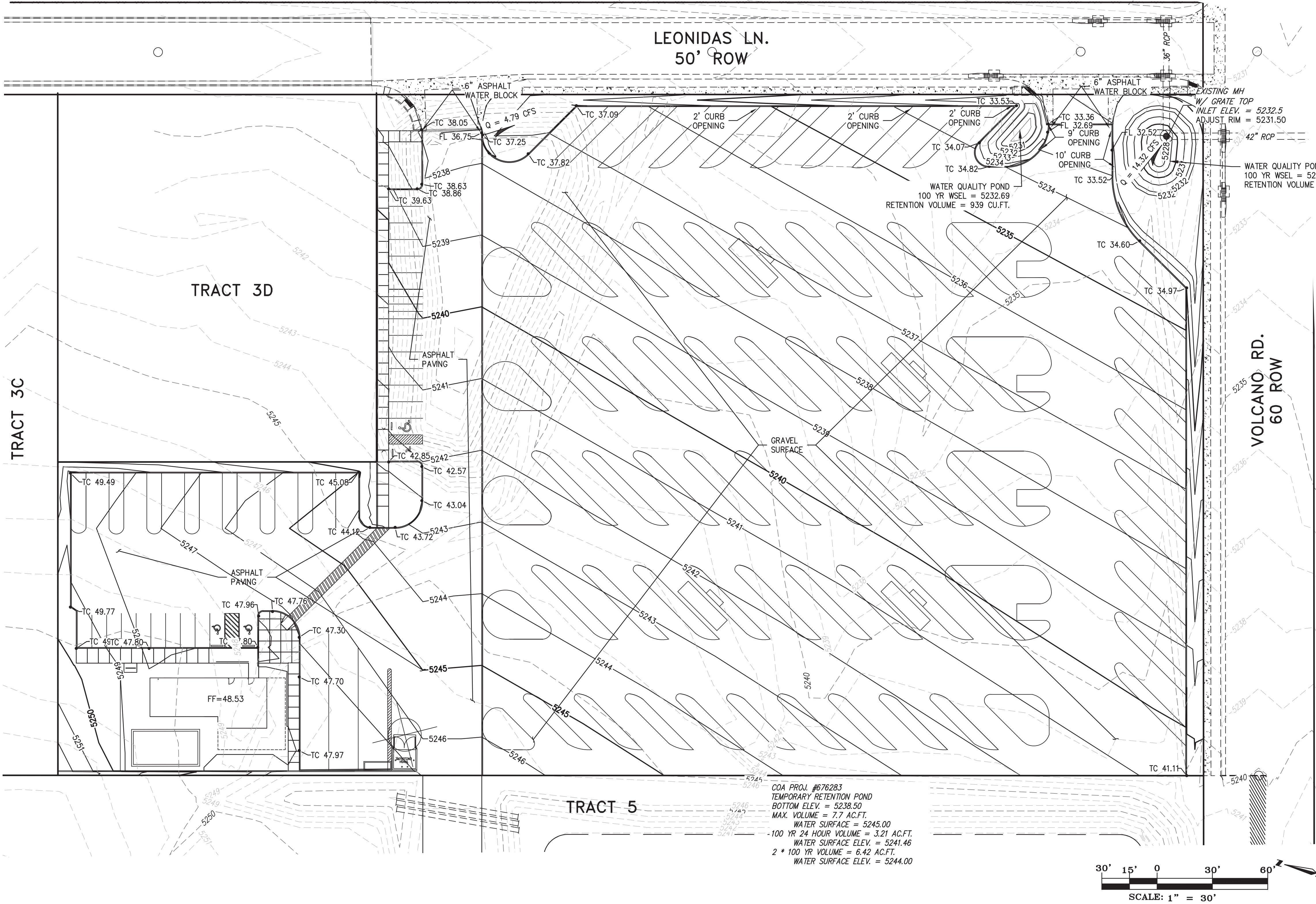
THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEDED OR LANDSCAPED
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.



GRADING AND DRAINAGE PLAN

PARADISE RV PARK  
TRACT 3E, ROW A, UNIT A, WEST OF WESTLAND,  
TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO  
COUNTY, NEW MEXICO

LEGEND

- FLOW ARROW
- SLOPE ARROW
- PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED EASEMENT
- PROPOSED GRADE
- EXISTING WALL
- PROPOSED WALL



Afra Construction & Design

2501 Yale Blvd SE Suite 102  
Albuquerque, New Mexico 87106  
Tel 505.242.1745  
Fax 505.242.1737

Paradise RV Park

Avalon Rd/ Leonidas Ln, NW  
ALBUQUERQUE, NEW MEXICO 87120

REV	DATE	DESCRIPTION	APVD

100  
1/8"