

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 28, 2022

Thomas D. Johnston, PE  
George T Rodriguez-Development Consultant  
12800 San Juan Rd. SE  
Albuquerque, NM 87123

**RE: Rangel Residence  
221 Crestview Dr. SW  
Grading and Drainage Plan  
Engineer's Stamp Date: 07/08/22  
Hydrology File: K11D094**

Dear Mr. Johnston:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 07/11/2022, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Since this site is demolishing an existing residence and then constructing a new one, **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.

NM 87103

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Subdivision is required.

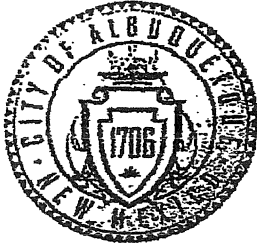
www.cabq.gov

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

Sincerely,

*Renée C. Brissette*

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: RANGEL RESIDENCE Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 12, BLOCK 4, CRESTVIEW ADDITION  
City Address: 221 CRESTVIEW DRIVE S.W., ALBUQUERQUE, NEW MEXICO  
THOMAS D. JOHNSTON, P.E. THOMAS D. JOHNSTON, P.E.  
Applicant: GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT Contact: GEORGE RODRIGUEZ  
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123  
Phone#: 505-610-0593 Fax#: \_\_\_\_\_ E-mail: pa.wrod@hotmail.com  
Owner: PEDRO RANGEL % RBA ARCHITECTS Contact: RICK BENNETT  
Address: 1104 PARK AVENUE S.W., ALBUQUERQUE, NEW MEXICO 87102  
Phone#: 505-242-1859 FAX#: \_\_\_\_\_ E-mail: ricker@rba81.com

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) \_\_\_\_\_

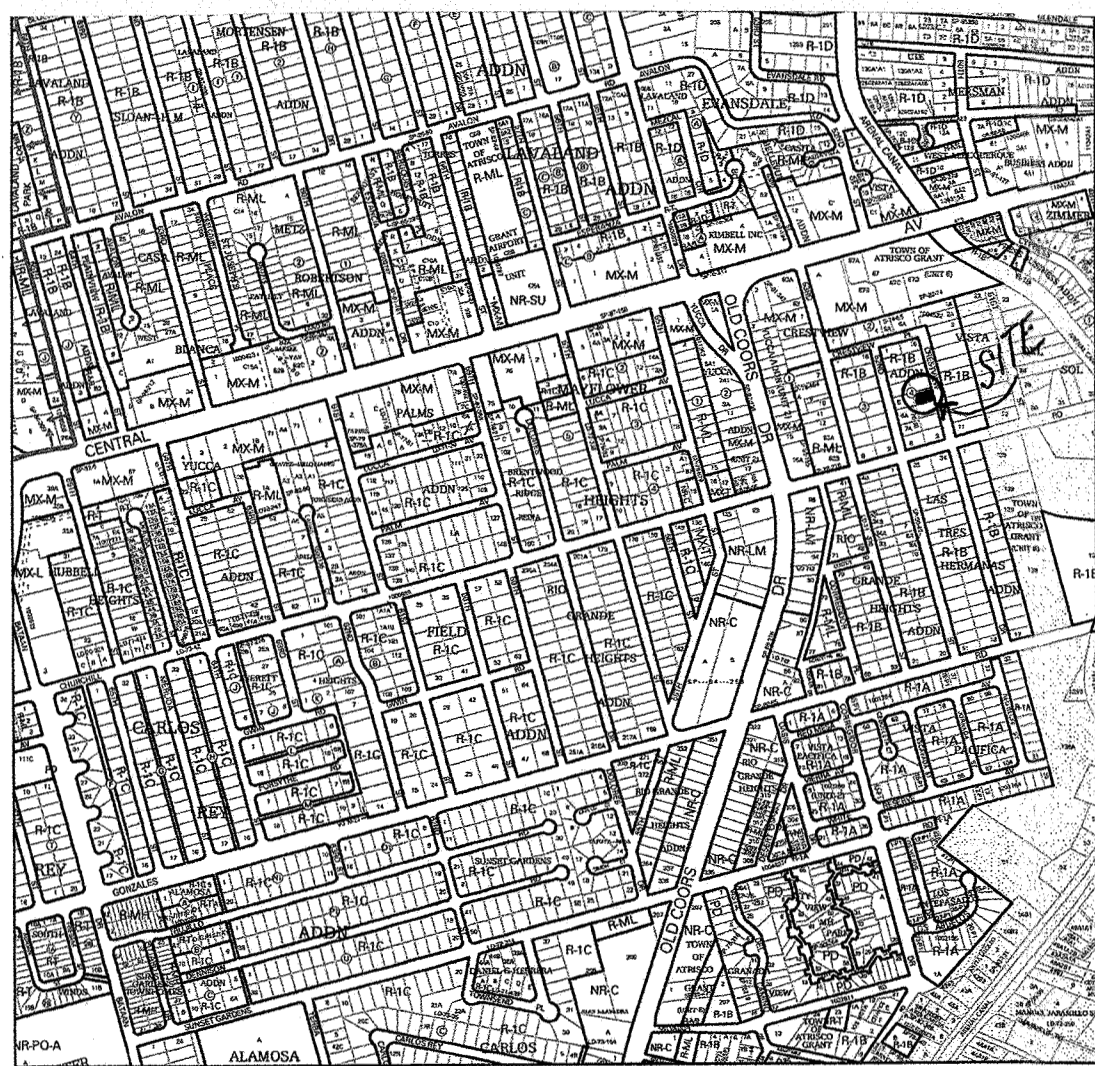
DATE SUBMITTED: 07-08-2022 By: GEORGE T. RODRIGUEZ

COA STAFF:

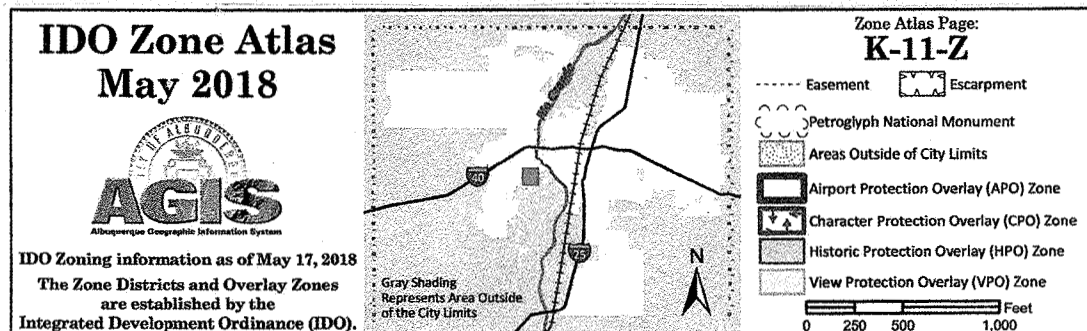
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

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



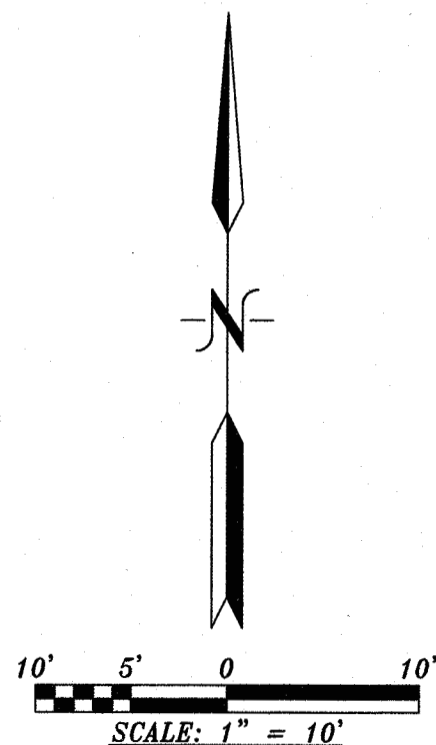


VICINITY MAP



Zone	Land Treatment			
	A	B	C	D
100-YEAR PEAK DISCHARGE (CFS/ACRE)				
1	1.54	2.16	2.87	4.12
2	1.71	2.36	3.05	4.34
3	1.84	2.49	3.17	4.49
4	2.09	2.73	3.41	4.78

Zone	Land Treatment			
	A	B	C	D
100-YEAR EXCESS PARTICIPATION, E (IN)				
1	0.55	0.73	0.95	2.24
2	0.62	0.80	1.03	2.33
3	0.67	0.86	1.09	2.58
4	0.76	0.95	1.20	3.34



EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:

TOP OF CURB ELEVATION = CB=5016.06  
CURB FLOWLINE ELEVATION = FL=5016.20  
EXISTING SPOT ELEVATION = G=5017.44  
EXISTING CONTOUR ELEVATION = 5017  
PROPOSED SPOT ELEVATION = 18.23  
PROPOSED CONTOUR ELEVATION = 18.00  
PROPOSED OR EXISTING CONCRETE SURFACE =  
EXISTING FENCE LINE =

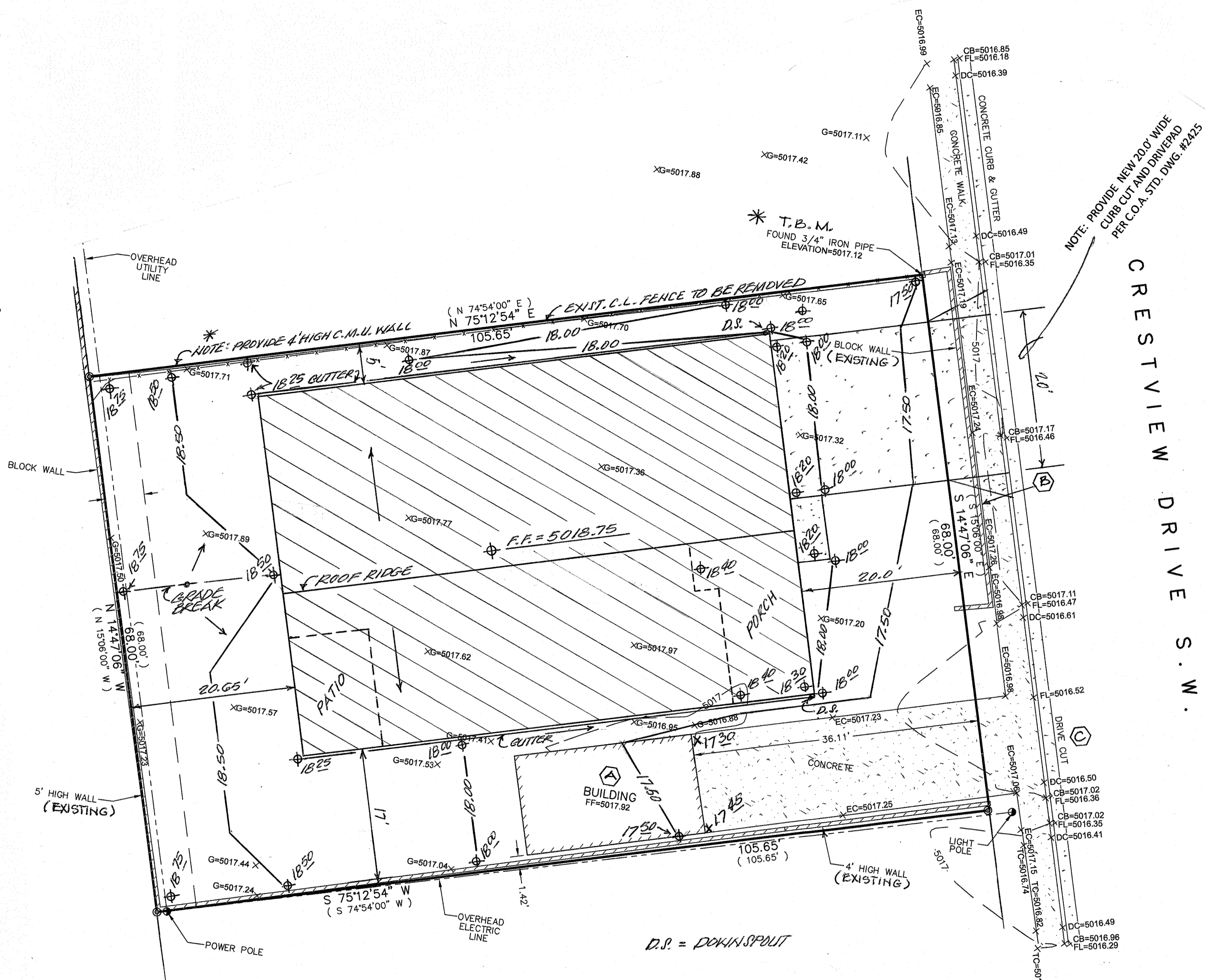
BUILDING DATA :

HEATED AREA = 2,064.0 SQ. FT.  
GARAGE AREA = 542.0 SQ. FT.  
PORCH AREA = 233.0 SQ. FT.  
PATIO AREA = 150.0 SQ. FT.  
DRIVEPAD/WALK = 540.0 SQ. FT.

TOTAL "D" AREA = 3,075.0 SQ. FT. = 0.07 AC.



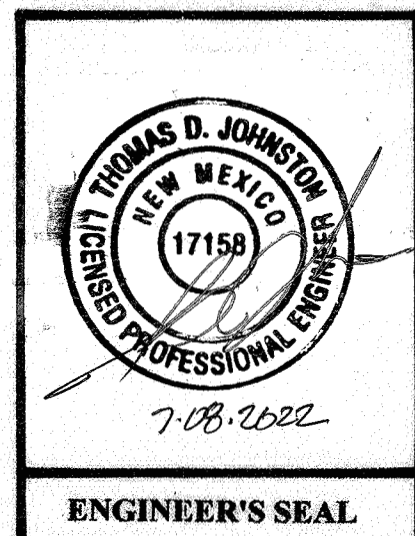
F.E.M.A. MAP NO. 35001C0329H,  
EFFECTIVE : 08-16-2012



GENERAL NOTES:

- CONTOUR INTERVAL IS ONE (1) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "21-K11", HAVING AN ELEVATION OF 5014.783, NAVD 1988.
- UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- THIS IS **NOT** A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

LEGAL DESCRIPTION : LOT TWELVE (12), BLOCK FOUR (4), CRESTVIEW ADDITION,  
ALBUQUERQUE, BERNALILLO, COUNTY, NEW MEXICO.



DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF CRESTVIEW DRIVE S.W. BETWEEN CRESTVIEW PLACE S.W. AND CHURCHILL AVENUE S.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (IDO ZONE ATLAS 'K-11-Z).

THE SUBJECT SITE, 1.) IS AN UNDEVELOPED PROPERTY THAT IS TO HAVE A SINGLE FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR THE ADDRESS OF 221 CRESTVIEW DRIVE S.W., ALBUQUERQUE, NEW MEXICO), 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (DESIGNATED ZONE 'X', REFERENCE FEMA PANEL NO. 35001C0329H, EFFECTIVE 08-16-2012), 5.) CURRENTLY HAS AN EXISTING VACANT 12'X22' STORAGE BUILDING THAT WILL BE DEMOLISHED FOR THE NEW DEVELOPMENT.

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 0.15 ACRE

PRECIPITATION ZONE : ONE (1)  
"LAND TREATMENT METHOD" FOR CALCULATION OF "Qp"

PRECIPITATION : 100-YR./6 HR. = 2.17 IN.

EXCESS PRECIPITATION : PEAK DISCHARGE :

TREATMENT A	0.55 IN.	1.54 CFS/AC.
TREATMENT B	0.73 IN.	2.16 CFS/AC.
TREATMENT C	0.95 IN.	2.87 CFS/AC.
TREATMENT D	2.24 IN.	4.12 CFS/AC.

EXISTING CONDITIONS : PROPOSED CONDITIONS :

AREA	AREA
TREATMENT A	0.15 AC.
TREATMENT B	0.00 AC.
TREATMENT C	0.00 AC.
TREATMENT D	0.08 AC.
TREATMENT D	0.07 AC.

EXISTING EXCESS PRECIPITATION :

WEIGHTED 'E' = (0.55 X 0.15)+(0.73 X 0.00)+(0.95 X 0.00)+(2.24 X 0.00) / 0.15 = 0.55 IN.  
V100-360 = (0.55 X 0.15) / 12 = 0.00688 AC. FT. = 299.7 CU. FT.

EXISTING PEAK DISCHARGE :

Q-100 = (1.54 X 0.15)+(2.16 X 0.00)+(2.87 X 0.00)+(4.12 X 0.00) = 0.23 CFS

PROPOSED EXCESS PRECIPITATION :

WEIGHTED 'E' = (0.55 X 0.00)+(0.73 X 0.00)+(0.95 X 0.08)+(2.24 X 0.07) / 0.15 = 1.55 IN.  
V100-360 = (1.55 X 0.15) / 12 = 0.01938 AC. FT. = 844.2 CU. FT.

PROPOSED PEAK DISCHARGE :

Q-100 = (1.54 X 0.00)+(2.16 X 0.00)+(2.87 X 0.08)+(4.12 X 0.07) = 0.52 CFS

INCREASE : V100-360 = 545.0 CU. FT. Q-100 = 0.29

NOTES:

BUILDING PAD COMPACTION TO BE PER SOILS ENGINEER'S TEST RESULTS AND RECOMMENDATIONS.

CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS (AS SHOWN) WITH SPLASH BOXES TO DISSIPATE DRAIN FLOW ENERGY.

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ( 2% MIN.) AWAY FROM STRUCTURE.

PROJECT T.B.M. : AS SHOWN ON THE PLAN HEREON.

\*\*\* PAD CERTIFICATION IS REQUIRED PRIOR TO BUILDING PERMIT RELEASE.

\*\*\* ENGINEER'S CERTIFICATION IS REQUIRED FOR "CERTIFICATE OF OCCUPANCY" RELEASE.

(A) EXISTING STORAGE BUILDING TO BE DEMOLISHED

(B) EXISTING BLOCK WALL TO BE REMOVED

(C) EXISTING CURB CUT / DRIVEPAD TO REMAIN

A PROPOSED PLAN  
FOR  
RANGEL RESIDENCE

( 221 CRESTVIEW DRIVE S.W. )  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2022