

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 19, 2022

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

**RE: 355 Manuel Sanchez Place SW
Grading and Drainage Plan
Engineer's Stamp Date: 10/12/22
Hydrology File: K12D025**

Dear Mr. Soule:

Based upon the information provided in your submittal received 10/13/2022, the Grading & Drainage Plan is approved for Grading Permit (earthwork can get started for the earth pad on the house).

PRIOR TO BUILDING PERMIT:

1. Once the grading is complete, a pad certification (meaning that the earthwork is complete) will be required. Please include a site photo with the submittal. Also, at the time of pad certification approval, Hydrology will concurrently approve the Grading & Drainage Plan for Building Permit.

If you have any questions, please contact me at 924-3995 or 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 6/2018)

Project Title: 355 Manuel Sanchez **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 3-PI Puesta Del Sol
City Address: 355 Manuel Sanchez

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: _____

ALTERNATIVE METHOD UTILIZED BY CITY OF ALBUQUERQUE ON THIS
SUBDIVISION (K12D025)

SUNSET FARM SUBDIVISION

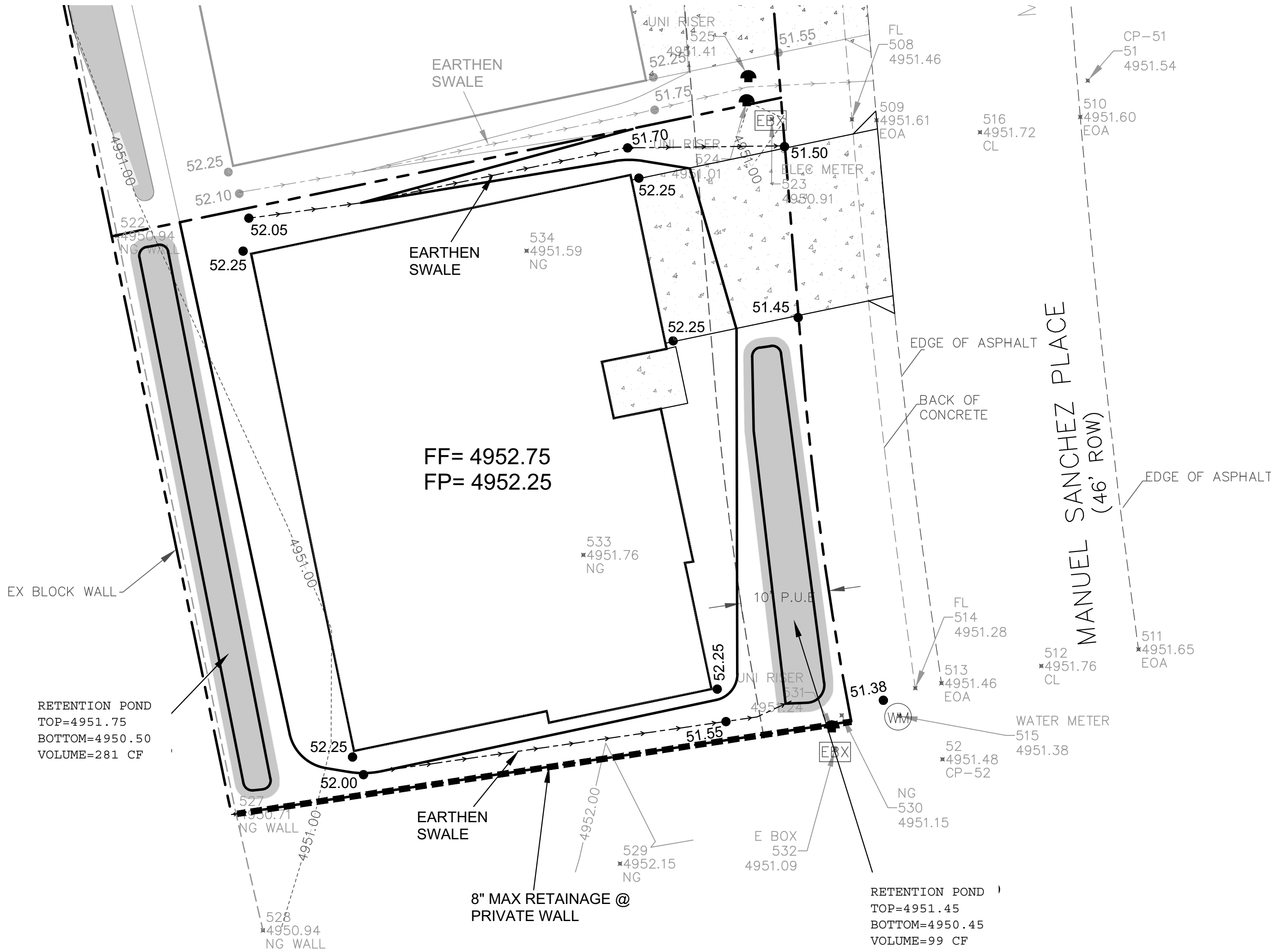
RETENTION VOLUME REQUIRED PER 100 SF OF ADDITIONAL IMPERVIOUS AREA = 31 CF

Instructions:

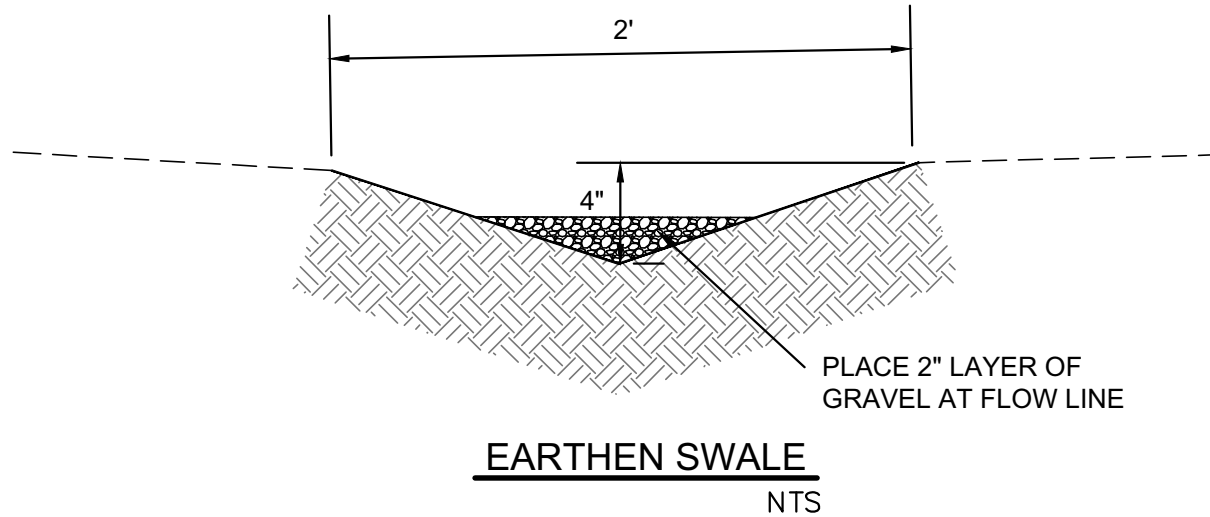
- 1) Fill out columns with red font (Lot width, depth and impervious area)
- 2) If lot is irregular in shape, put an X in the LOT DEPTH column, and instead input the lot are in the LOT AREA column
- 3) If the "% OF IMPERVIOUS AREA" value is < 45%, then input "Less than 45%, no additional pond req'd" in the next column
- 4) "POND AREA REQUIRED" indicates the total pond area that needs to be shown on the site plan (plot Plan)
NOTE: a 10" pond depth is used (12" TOTAL DEPTH W/ 3" COBBLE for a FINAL DEPTH ~ 9")
This can be varied if it can be shown that the required volume is retained.
- 5) To account for the 1:3 slope around the perimeter, the width and length dimensions of the pond (based on the Preliminary pond area) must be increased 4'-0"
- 6) Ponds must be located at the front of the site and not in back yard

LOT NO	LOT ADDRESS	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT AREA (SF)	IMPERVIOUS AREA ON LOT - include house, driveway and patio (SF)	HALF STREET IMPERVIOUS AREA (SF)	STREET IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	% OF IMPERVIOUS AREA (45% PER DRAINAGE REPORT)	EXCEEDING 45% IMPERVIOUS AREA	ADDITIONAL RETENTION VOLUME REQUIRED (CF)	Preliminary POND AREA REQUIRED (SF) (SEE NOTE)
3-P1	351 MANUEL SANCHEZ	62	80.9	5015.8	2843	1426	1283.4	6441.8	4126.4	64.06%	1227.59	380.6	458.5
2-P1	355 MANUEL SANCHEZ	71	73.8	5239.8	2813	1633	1469.7	6872.8	4282.7	62.31%	1189.94	368.9	444.4

PER CALCULATION
REQUIRED VOLUME=369 CF
PROPOSED VOLUME=380 CF



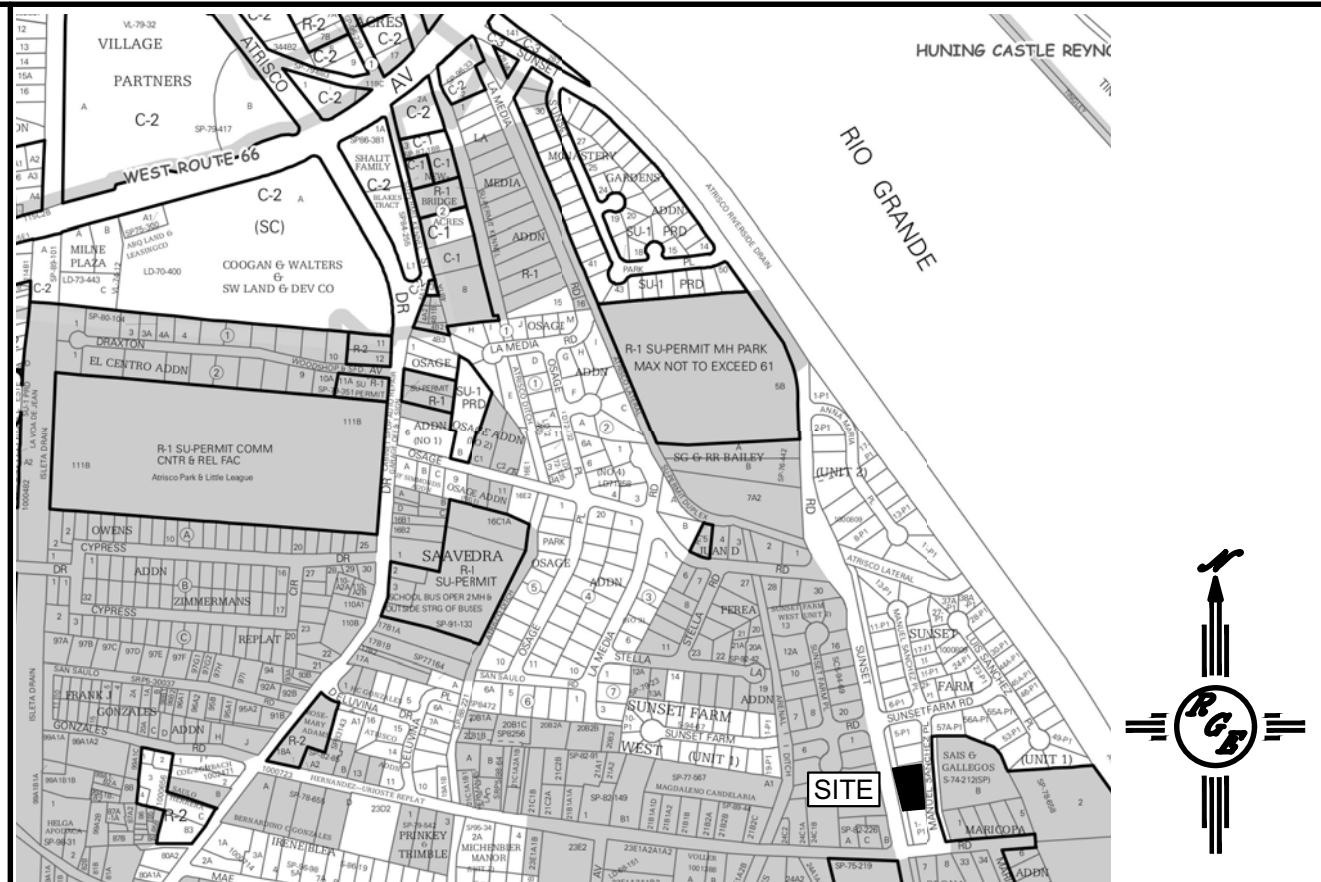
CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.



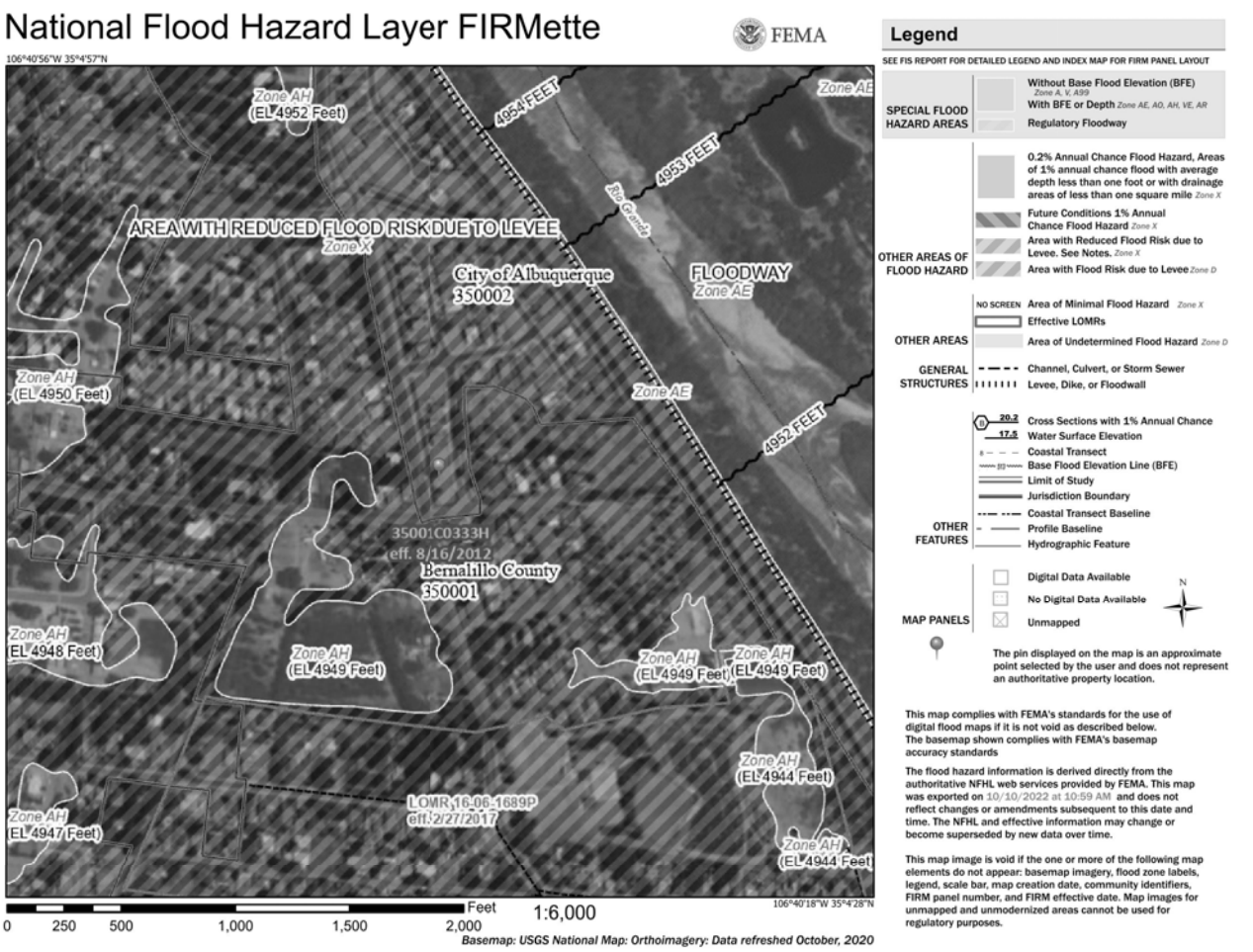
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EROSION CONTROL NOTES:

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.



VICINITY MAP: K-12-Z



FIRM MAP:

LEGAL DESCRIPTION:

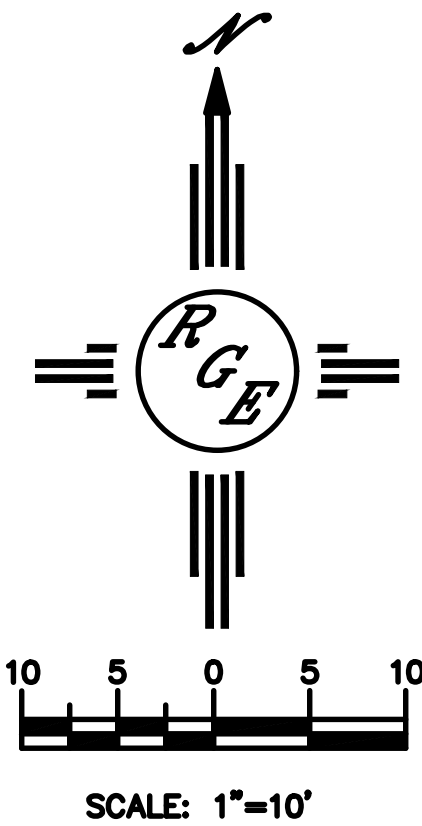
LOT 2-P1 PUESTA DEL SOL
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
5. 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 RETAINING WALL
-----<-----	PROPOSED CONCRETE



ENGINEER'S SEAL	LOT 2-P1 PUESTA DEL SOL 355 MANUEL SANCHEZ PL	DRAWN BY DEM
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	GRADING AND DRAINAGE PLAN	DATE 10-11-22
10/12/22	Rio Grande Engineering P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-9099	LOT 2-P1 AND 3-P1 PUESTA DEL SOL.DWG
DAVID SOULE P.E. #14522		SHEET # C1
		JOB #