

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 16, 2023

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

**RE: 142 40<sup>th</sup> St. SW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 10/05/23**  
**Hydrology File: K12D037**

Dear Mr. Soule:

Based upon the information provided in your submittal received 10/05/2023, 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.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the retention ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

NM 87103

www.cabq.gov

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 (Dough 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).

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:** 142 40TH SW **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 6, BLK 2 NEW BRIDGE ACRES  
**City Address:** 142 40TH SW

**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 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

**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?

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: \_\_\_\_\_

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 14, 2023

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

**RE: 142 40<sup>th</sup> St. SW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 09/05/23**  
**Hydrology File: K12D037**

Dear Mr. Soule:

Based upon the information provided in your submittal received 09/05/2023, the Grading & Drainage Plans **are not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please provide the stormwater quality calculation, multiply the impervious area by 0.26 inches for redevelopment sites. **CORRECTED**
2. please follow Article 6-5 Valley Drainage Criteria of the DPM. The following conditions must be applied to the site:
  - a. The maximum percent impervious of the lot and the contributing area may not be greater than 45%. **REDUCED TO 44% BY REPLACING REAR WITH GRAVEL**
  - b. Pad elevation shall be a minimum of one (1) foot above the 100 year 10-day stormwater surface elevation. **THIS IS COMMERCIAL, THE ADA PREVENTS US FROM RAISING PAD. THE LOT OVERFLOWS TO SURROUNDING AREA. THIS FUNCTIONS IN ACCORDANCE TO THE STANDARD**
  - c. The flow between the front yard and back yard cannot be obstructed. The stormwater must be allowed to equalize to the same level between the front yard and back yard. **PROVIDED**
  - d. A permanent perimeter wall or barrier around the development is required to contain the 100 year 24 hour storm developed runoff. **WALL DETAILS SHOW**
  - e. The high point of the street should be four inches above the 100 year 10-day stormwater surface elevation. **THE SITE IS EXISTING AND HIGHER THAN THE SURROUNDING AREA**
  - f. The retention pond is the 100 year 10-day volume and not the 100 year 24 hour volume. **CORRECTED**

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

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

Stormwater Quality Engineer (Dough 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).

Sincerely,

*Renée C. Brissette*

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

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Albuquerque

NM 87103

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

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				100-Year, 6-hr		100 yr 10-DAY					
			%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)				
Historical	21568.00	0.495	75%	0.3713	15%	0.074	10%	0.050	0.000	0.617	0.025	0.87	0.025	
PROPOSED	21568.00	0.495	0%	0	10%	0.050	46%	0.228	44%	0.218	1.496	0.062	0.76	0.093

Equations:

Weighted E = Ea\**A*a + Eb\**A*b + Ec\**A*c + Ed\**A*d / (Total Area)

Volume = Weighted D \* Total Area  
 First flush requirement 206 cubic feet

Flow = Qa \* *A*a + Qb \* *A*b + Qc \* *A*c + Qd \* *A*d

Where for 100-year, 6-hour storm (zone 1)

Ea= 0.55	Qa= 1.54
Eb= 0.73	Qb= 2.16
Ec= 0.95	Qc= 2.87
Ed= 2.24	Qd= 4.12

Developed Conditions	TOTAL VOLUME
HISTORICAL DISCHARGE	1109 CF
PROPOSED GENERATION	4056 CF
PROPOSED PONDING	4057 CF

This site is an redevelopment of a previously developed lot. The site is in general conformance to the valley flat area drainage scheme. Due to existing grades and ADA requirements we are not able to provide roads higher than the 10-day volume nor pad 1' higher. The site will retain the entire 100-year 10-day volume. The ponds will overflow to the street in the event of a storm exceeding the 100-year event. The surrounding are is flat and lower than site offsite flows are not allowed to enter the site. The first flush volume is retained on site.

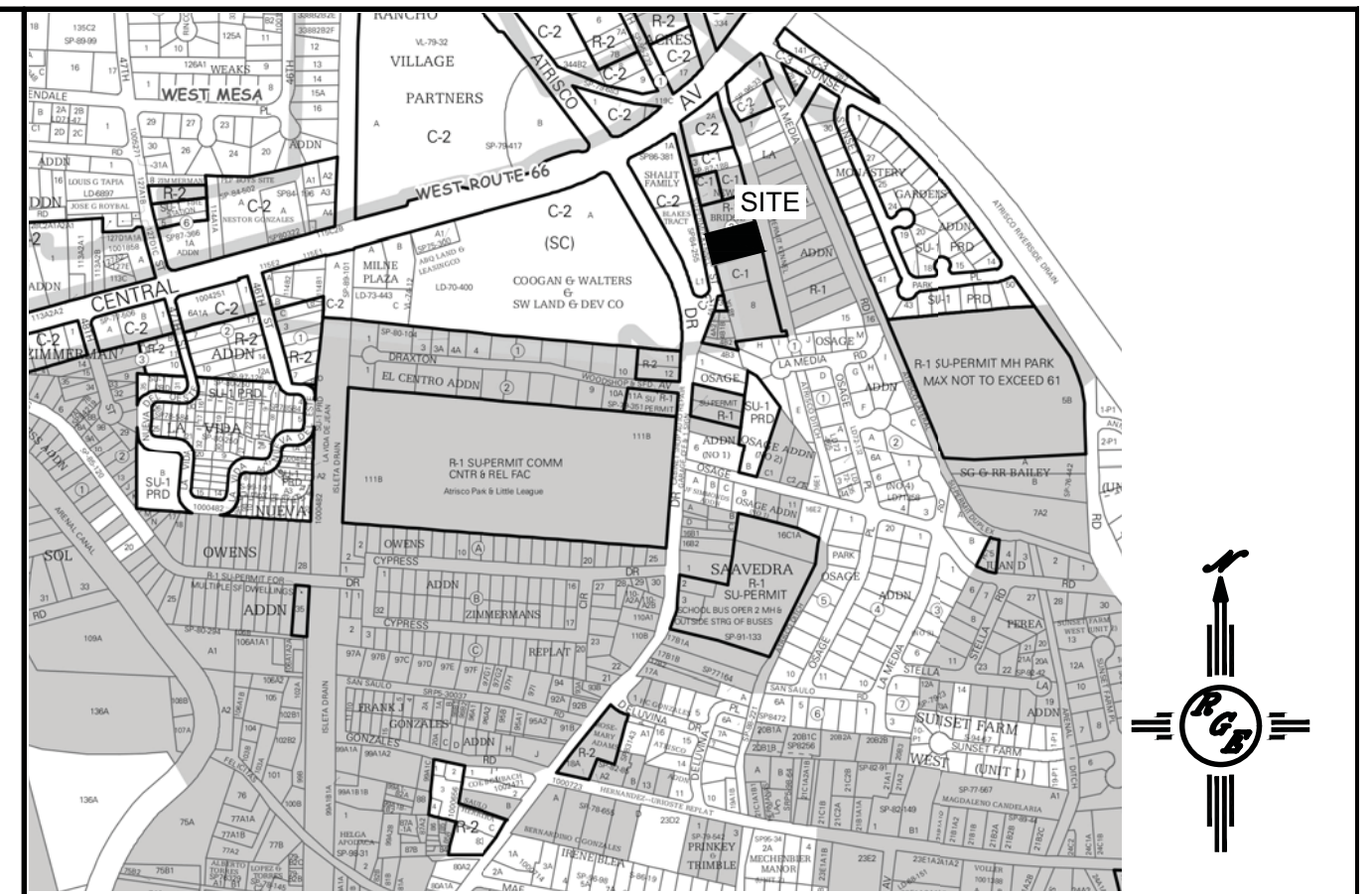
City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
 DATE: 10/16/23  
 BY: *David Brantlett*  
 HydroTeam # K12D037

THE APPROVAL OF THESE PLANS DOES NOT BE CONSIDERED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AGENCIES.

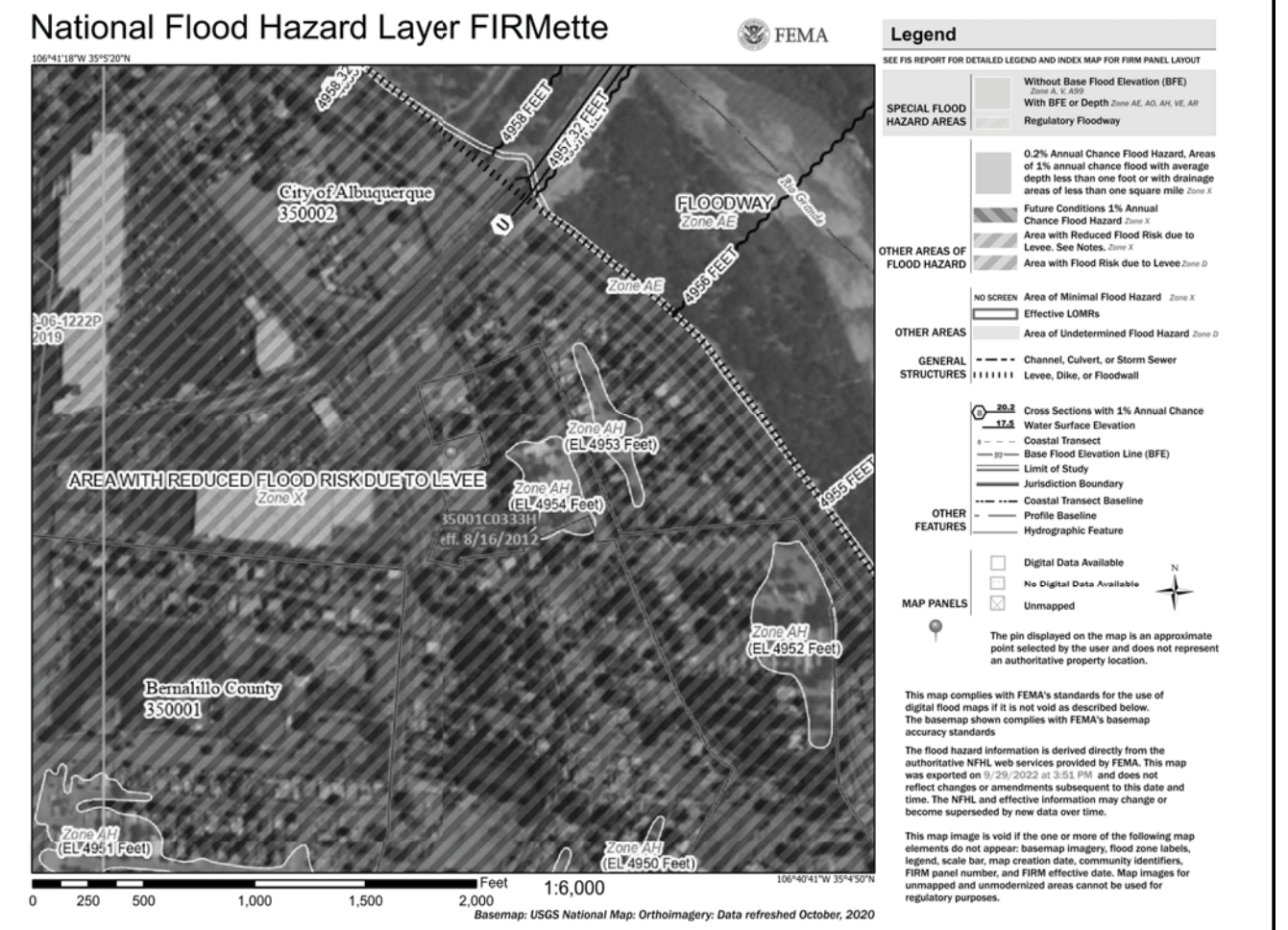
APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

**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: K-12-Z



FIRM MAP:

**LEGAL DESCRIPTION:**

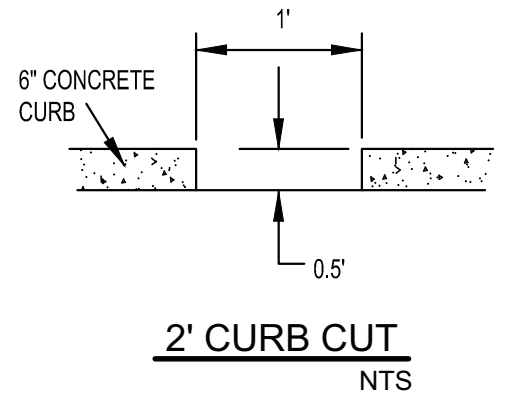
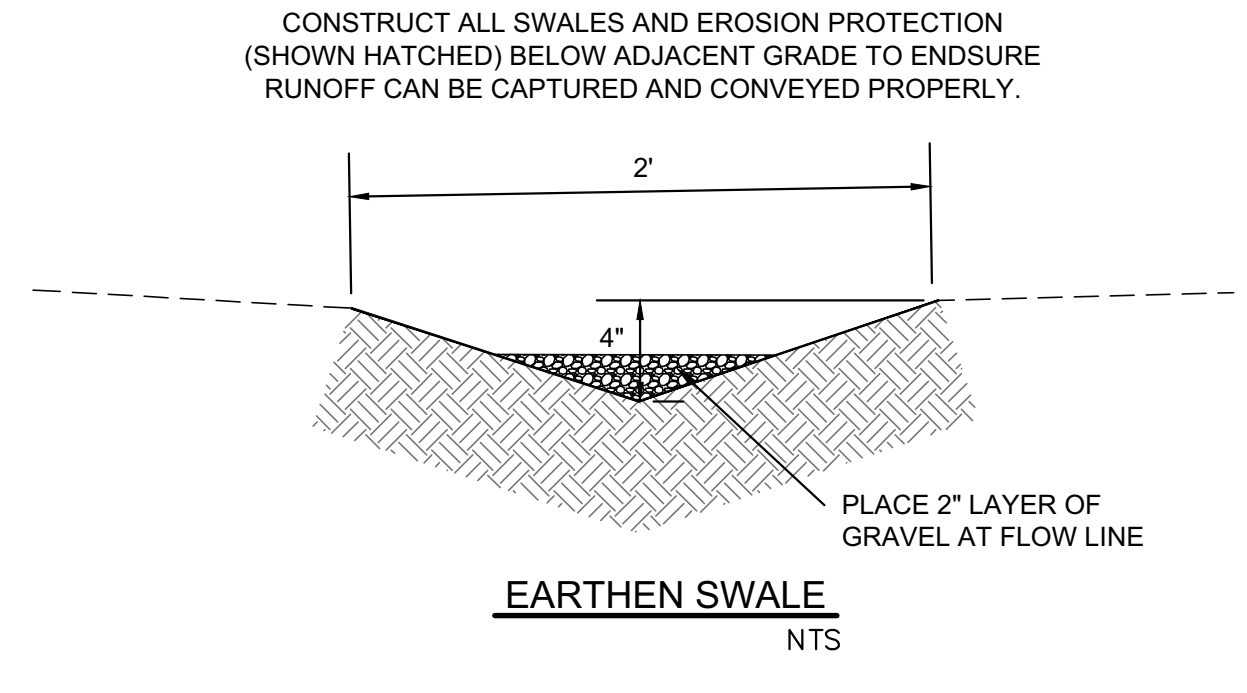
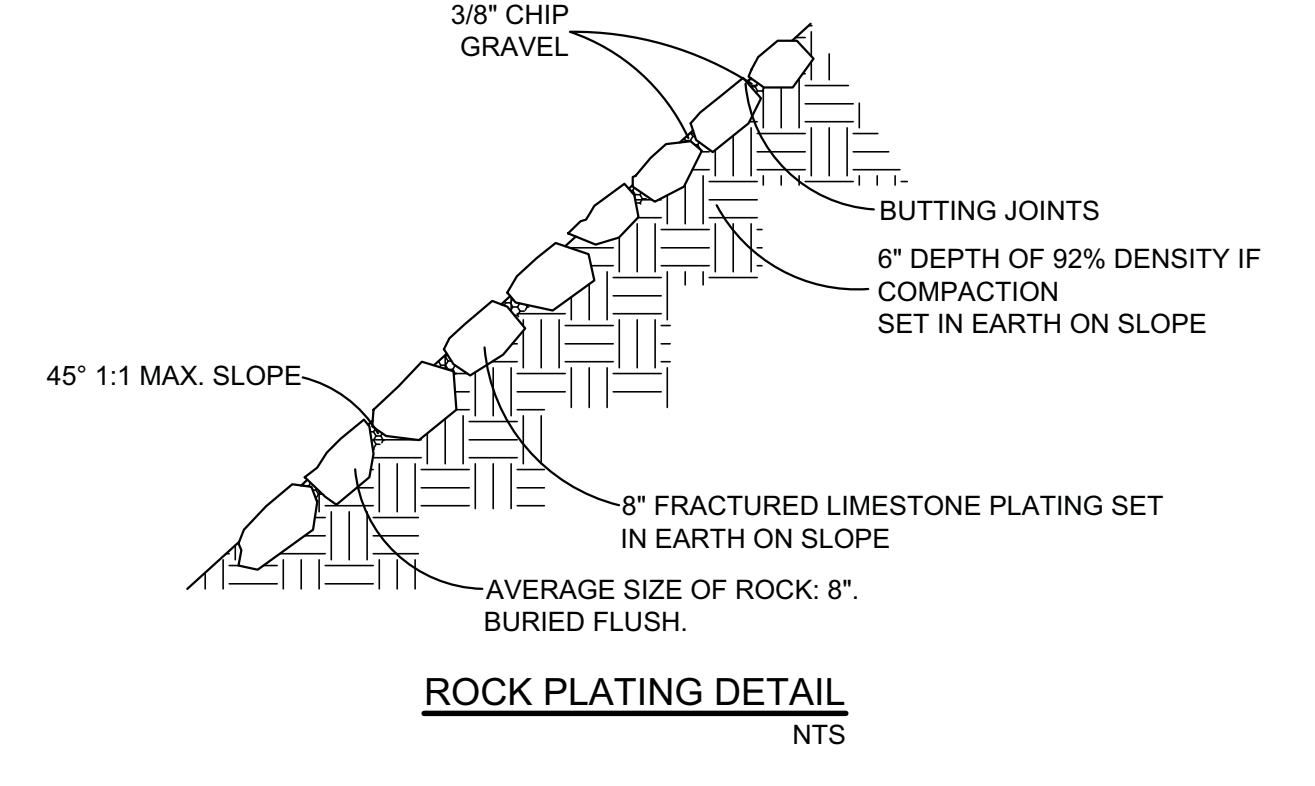
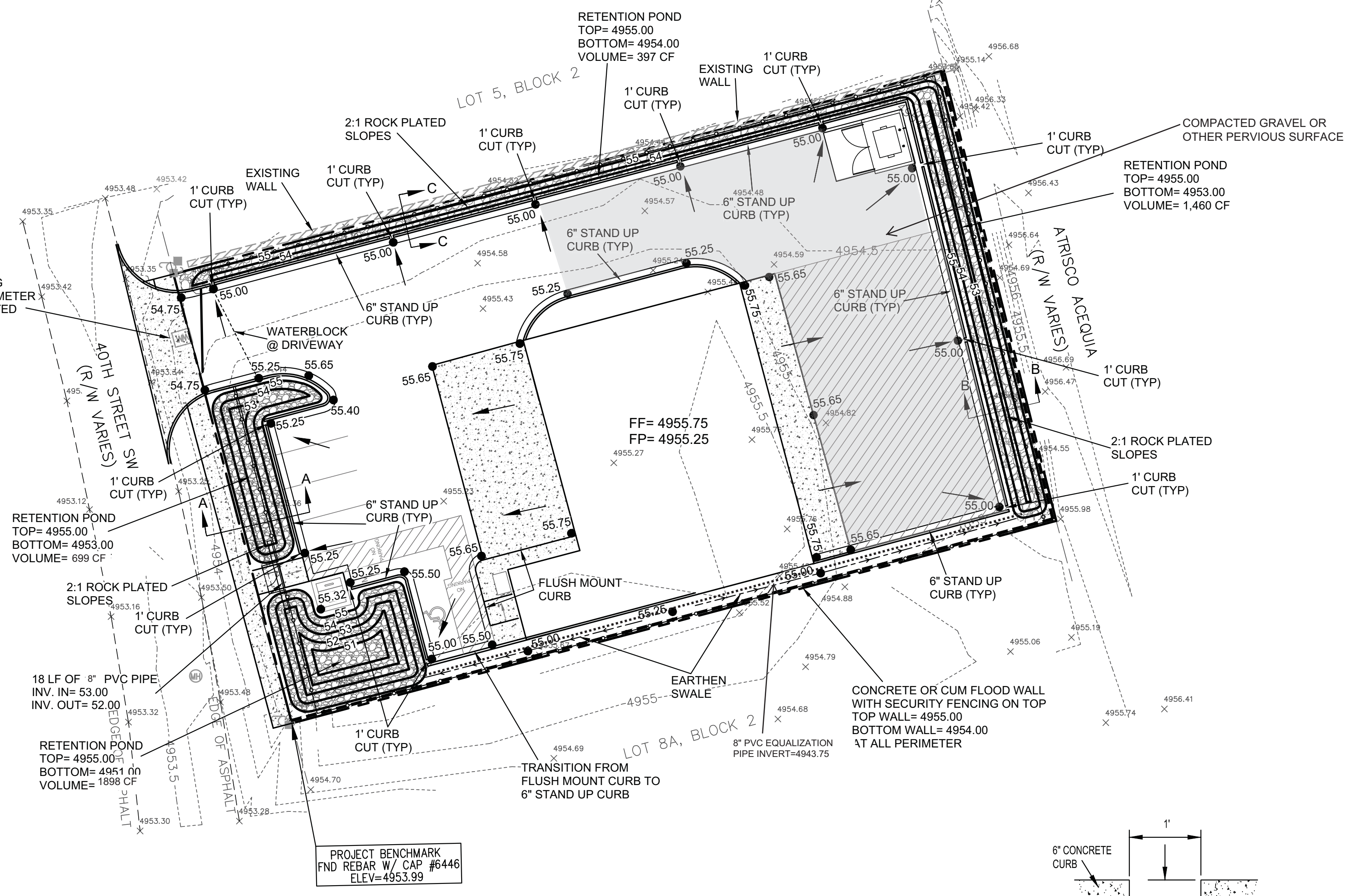
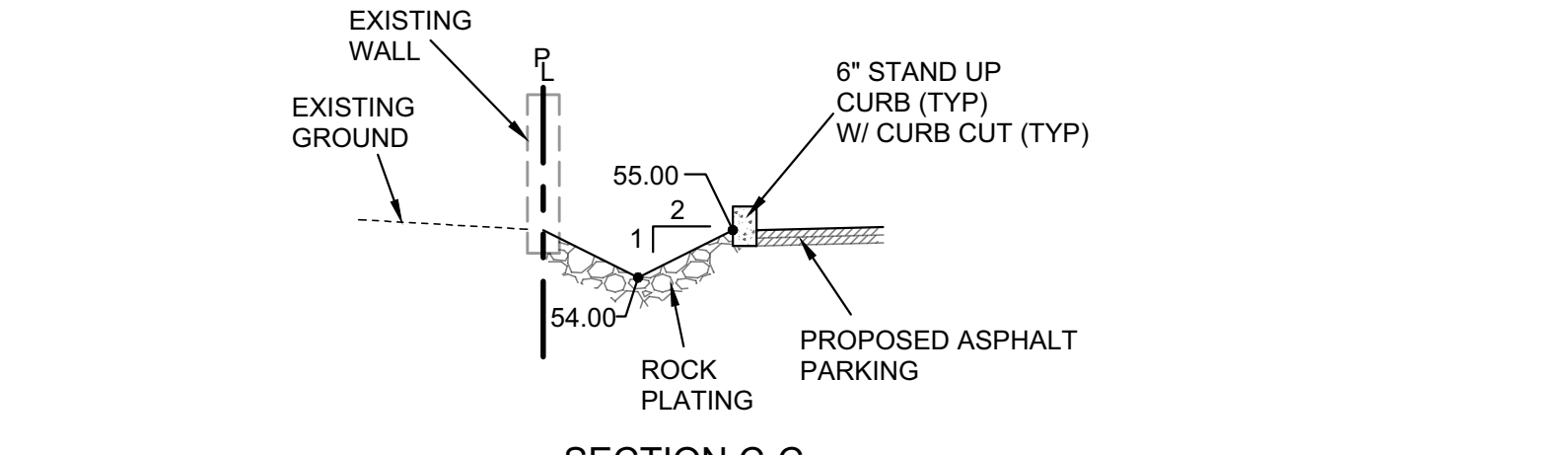
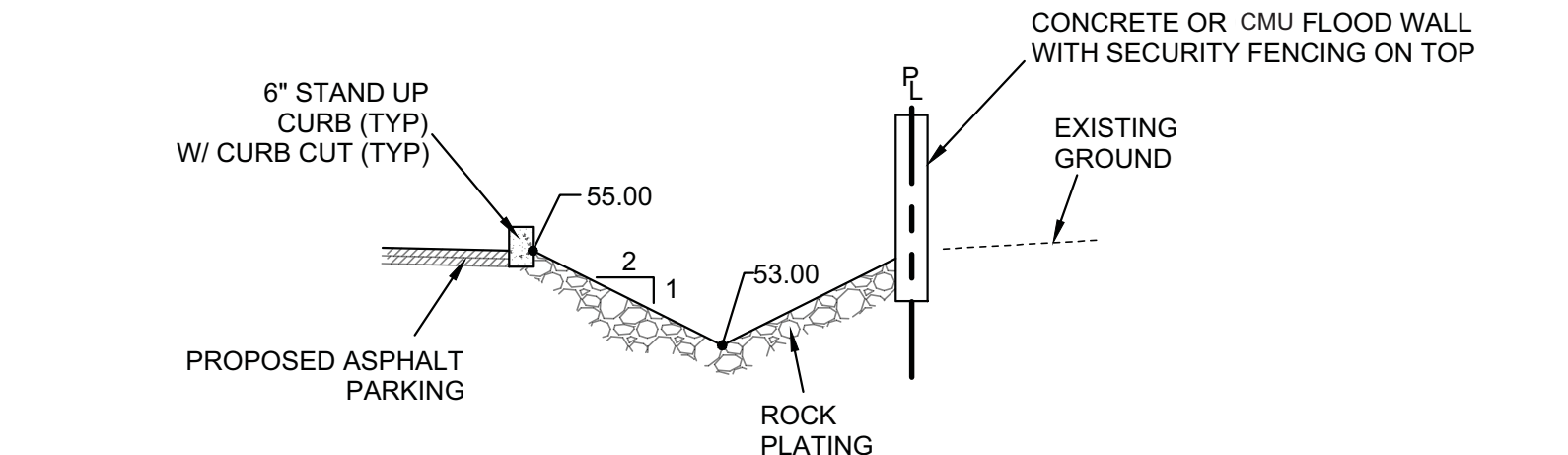
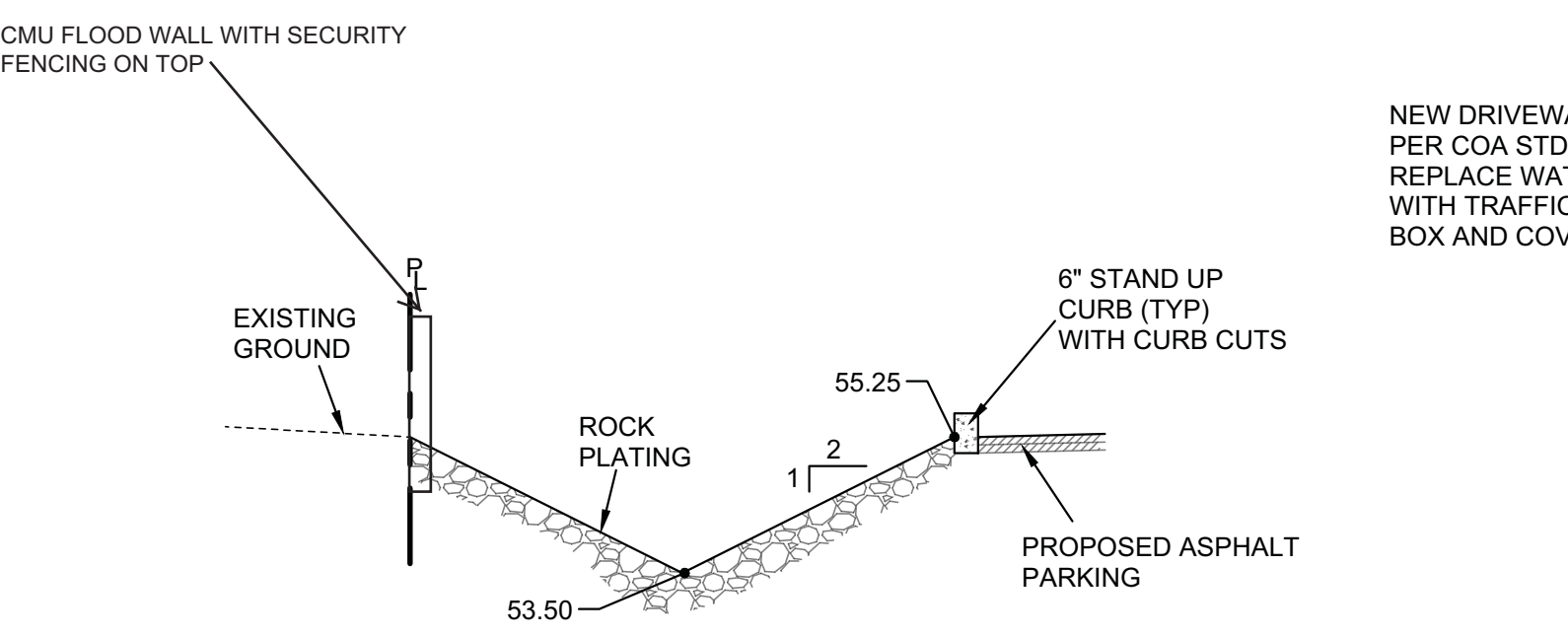
LOT 6, BLK 2 NEW BRIDGE ACRES ADD  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**NOTES:**

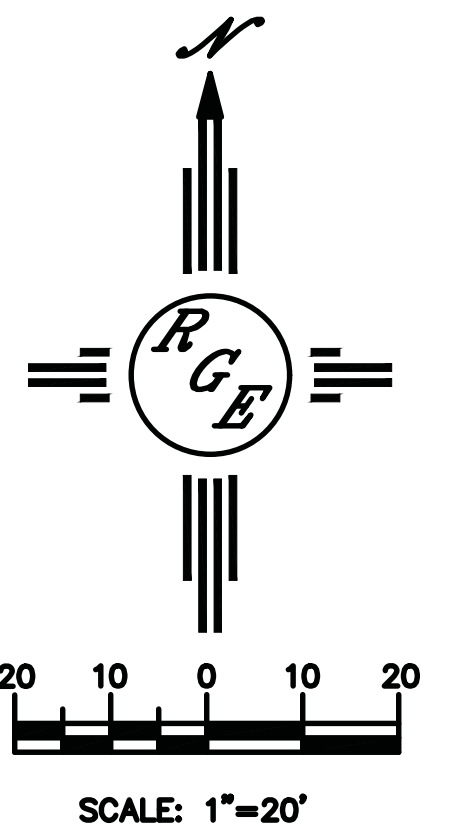
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION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

**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 FLOOD WALL
-----	PROPOSED CONCRETE
-----	PROPOSED ROCK PLATING
-----	PROPOSED COMPACTED GRAVEL OR OTHER PERVIOUS SURFACE



**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.



ENGINEER'S SEAL <b>DAVID SOULE</b> NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	<b>LOT 6, Blk 2 New Bridge Acres Add</b> <b>142 40TH STREET</b>	DRAWN BY <b>DEM</b>
10/5/23	<b>GRADING AND DRAINAGE PLAN</b>	DATE 11-5-22
DAVID SOULE P.E. #14522	<b>Rio Grande Engineering</b> P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-8099	LOT 6, Blk 2 New Bridge Acres Add, DWG
		SHEET # <b>C1</b>
		JOB #