

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 10, 2025

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

RE: 3808 Lead Ave SE
Grading and Drainage Plan
Engineer's Stamp Date: 2/20/25
Hydrology File: K17D127

Dear Mr. Soule:

Based upon the information provided in your submittal received 02/21/2025, 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.
Senior Engineer, Hydrology
Planning Department, Development Review Services

Weighted E Method													
Basin	Area (sf)	Area (acres)	Treatment				100-Year, 6-hr						
			Treatment A (% (acres))	Treatment B (% (acres))	Treatment C (% (acres))	Treatment D (% (acres))	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs				
existing	6021.00	0.138	0%	0	24%	0.033	35%	0.048	41%	0.057	1.508	0.017	0.47
PROPOSED	6021.00	0.138	0%	0	14%	0.019	24%	0.033	62%	0.086	1.804	0.021	0.52

Equations:

Weighted E = Ea'Aa + Eb'Ab + Ec'Ac + Ed'Ad / (Total Area)

Volume = Weighted D * Total Area

First flush requirement

106 cubic feet

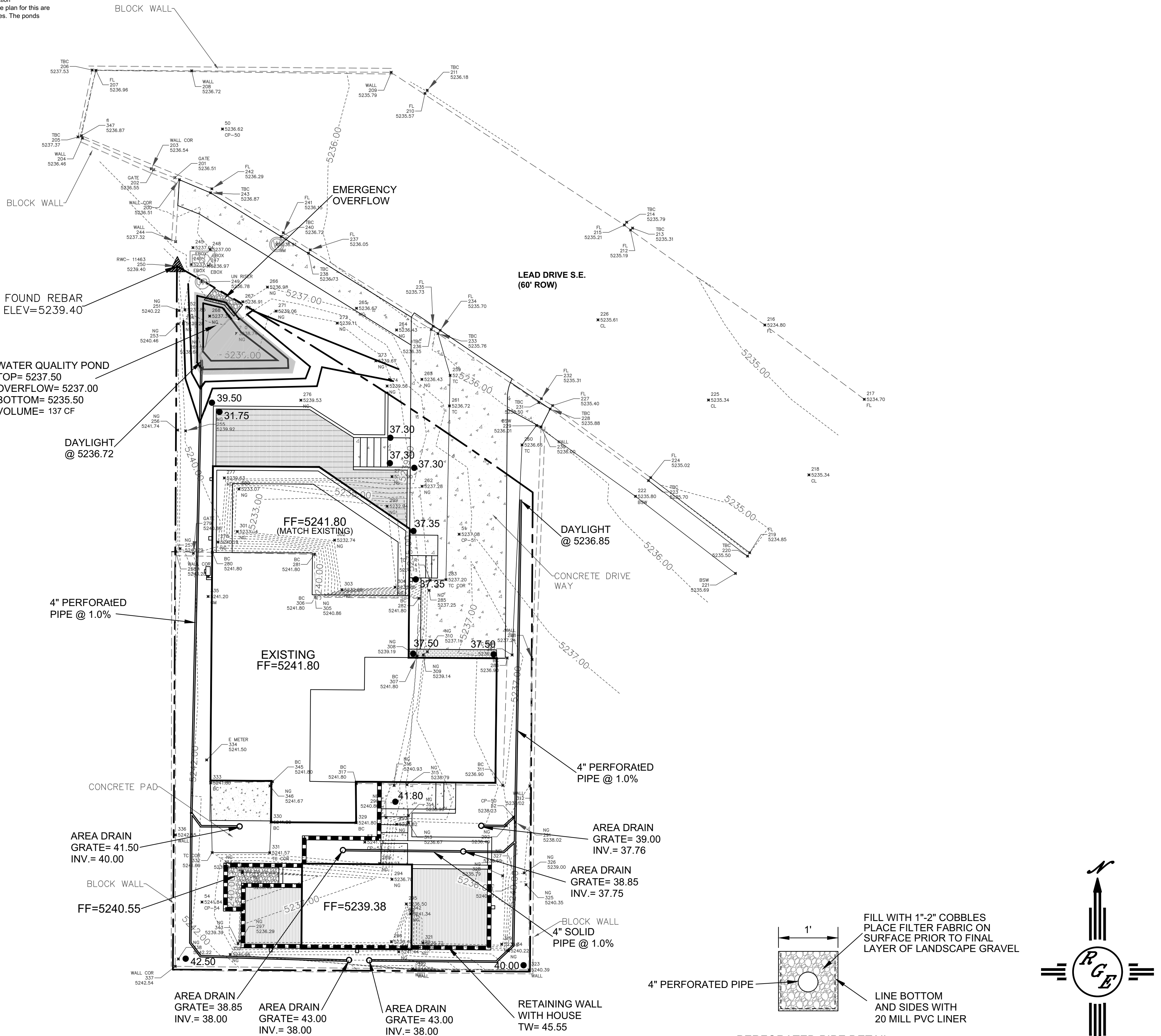
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm(zone2)

Qa= 1.71
Ea= 0.62
Eb= 0.6
Ec= 1.03
Ed= 2.33

Developed Conditions	TOTAL VOLUME
HISTORICAL DISCHARGE	757 CF
PROPOSED GENERATION	905 CF
VOLUME INCREASE	149 CF
PROPOSED PONDING	151 CF

This site is an redevelopment of a previously developed lot. The existing house was added onto. Initially a grading plan was not required, due to delay in construction the permit expired and a grading plan became required. The existing house is the new footprint as it was when surveyed. There is no master drainage plan for this area all lots currently free discharge. The drainage solution is to retain the increase in flow generated by the redevelopment based upon the 6-hour volumes. The ponds will overflow to the adjacent streets in accordance with existing patterns. The first flush volume is retained on site.



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.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT REVIEW SERVICES HYDROLOGY SECTION APPROVED

DATE: 3/10/2025

BY: [Signature]

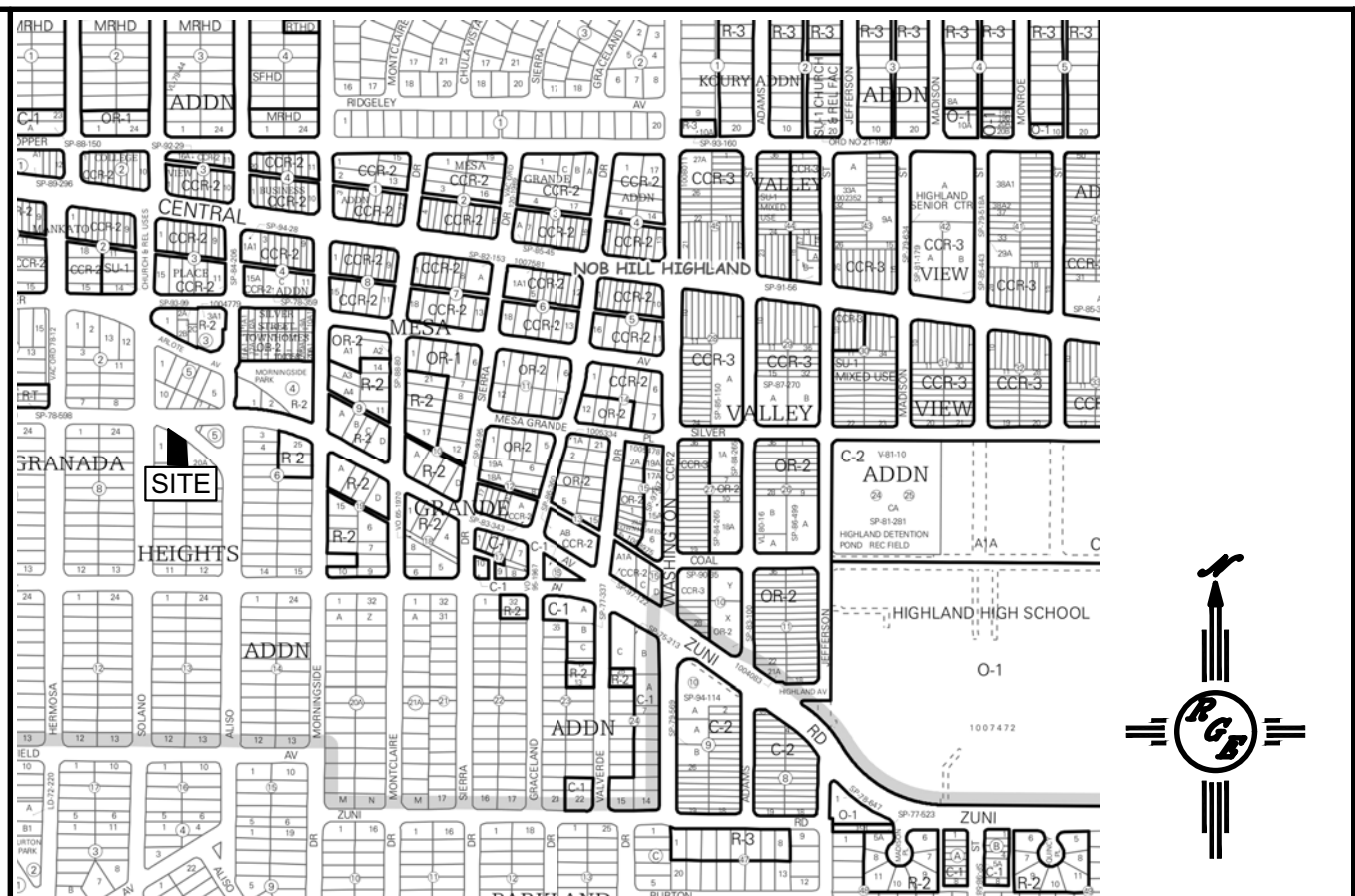
HydroTeam # K170127

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

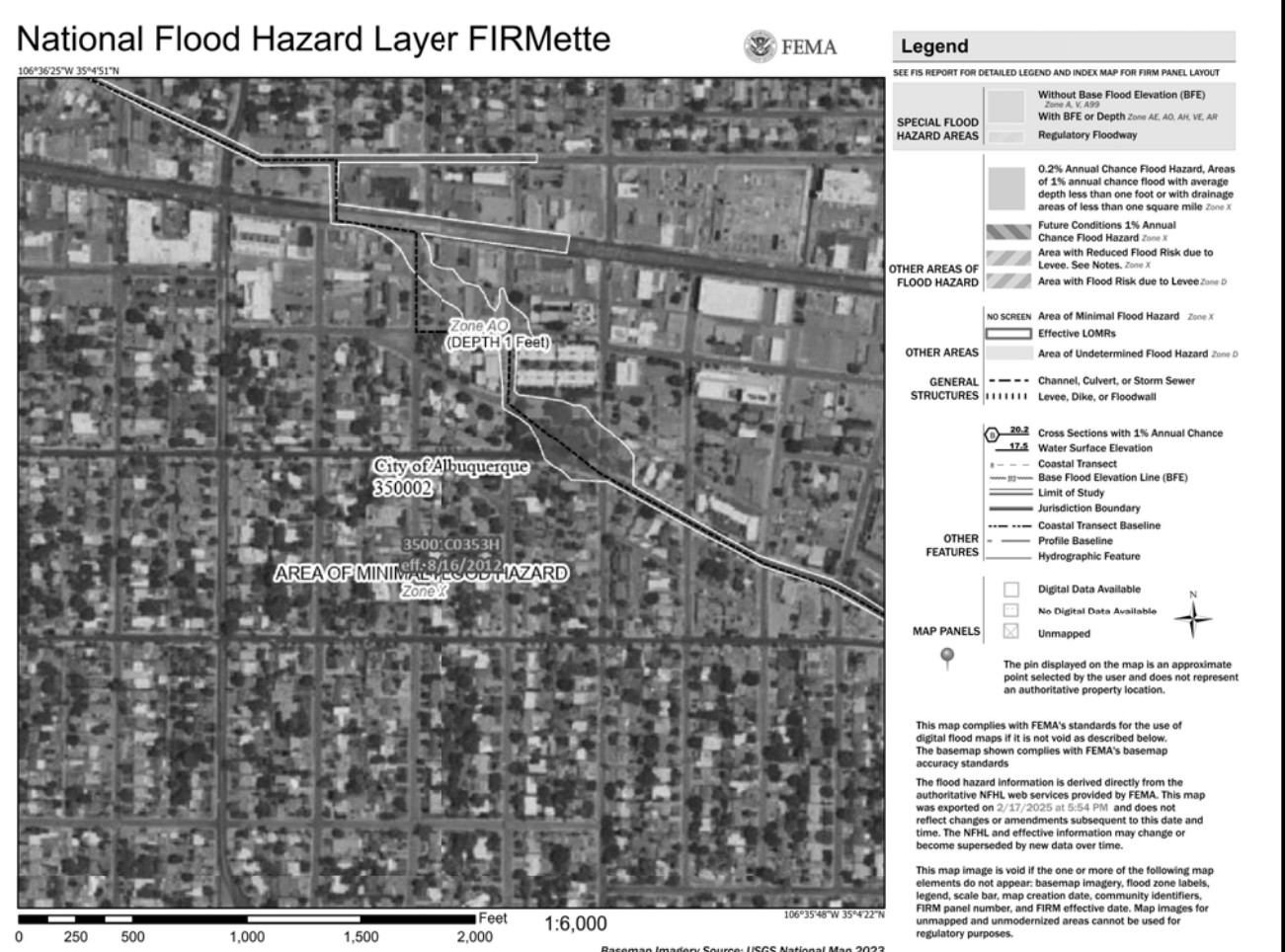
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

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-17-Z



FIRM MAP:

LEGAL DESCRIPTION:

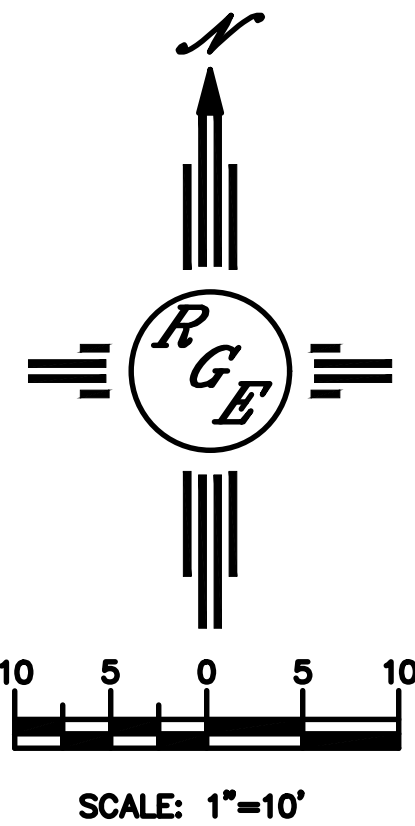
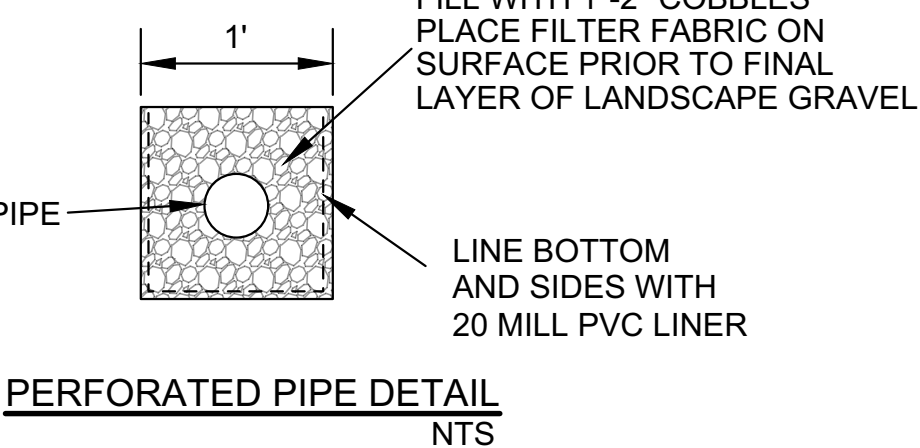
LOT 2, BLOCK 7 GRANADA HEIGHTS ADDITION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

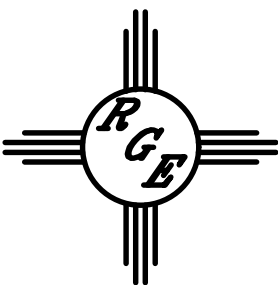
NOTES:

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 DYNAMIC CONSTRUCTION AND TECHNOLOGY LLC USING NAVD DATUM 1983.
5. LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED
6. STRUCTURAL FOUNDATION ELEVATIONS GOVERN TOP AND BOTTOM OF ALL WALLS SHOW

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 BLK 7 GRANADA HEIGHTS ADD. 3808 LEAD AVE. SE.	DRAWN BY DEM
		DATE 2-20-25
		3808 Lead Ave SE Eng
		SHEET # C1
		JOB # _____
2/20/25	 <i>Rio Grande Engineering</i> PO BOX 93624 ALBUQUERQUE, NM 87199 (505) 321-9009	
DAVID SOULE P.E. #14522		