

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 8, 2022

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

**RE: 12100 Copper Townhomes  
Grading and Drainage Plan  
Engineer's Stamp Date: 11/18/22  
Hydrology File: K22D064**

Dear Mr. Soule:

Based upon the information provided in your submittal received 11/21/2022, Grading and 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.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to Carrie Compton ([cacompton@cabq.gov](mailto:cacompton@cabq.gov)) on the 4th floor of Plaza de Sol.

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.

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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

PO Box 1293

Albuquerque

NM 87103

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** 12100 Copper **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TRACT 1A LA CUESTA SUBDIVISION  
**City Address:** 12100 Copper

**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?

**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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

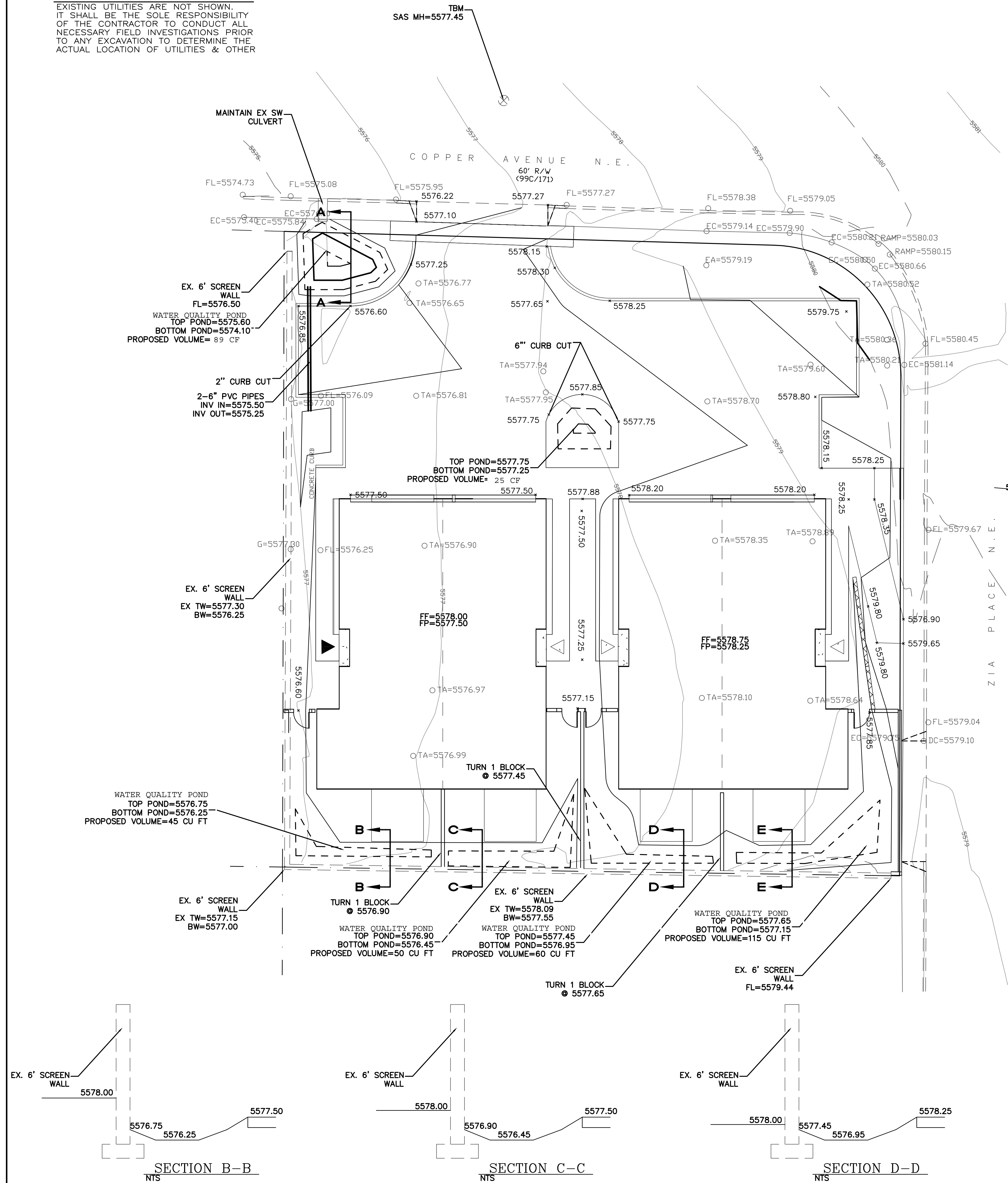
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

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



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

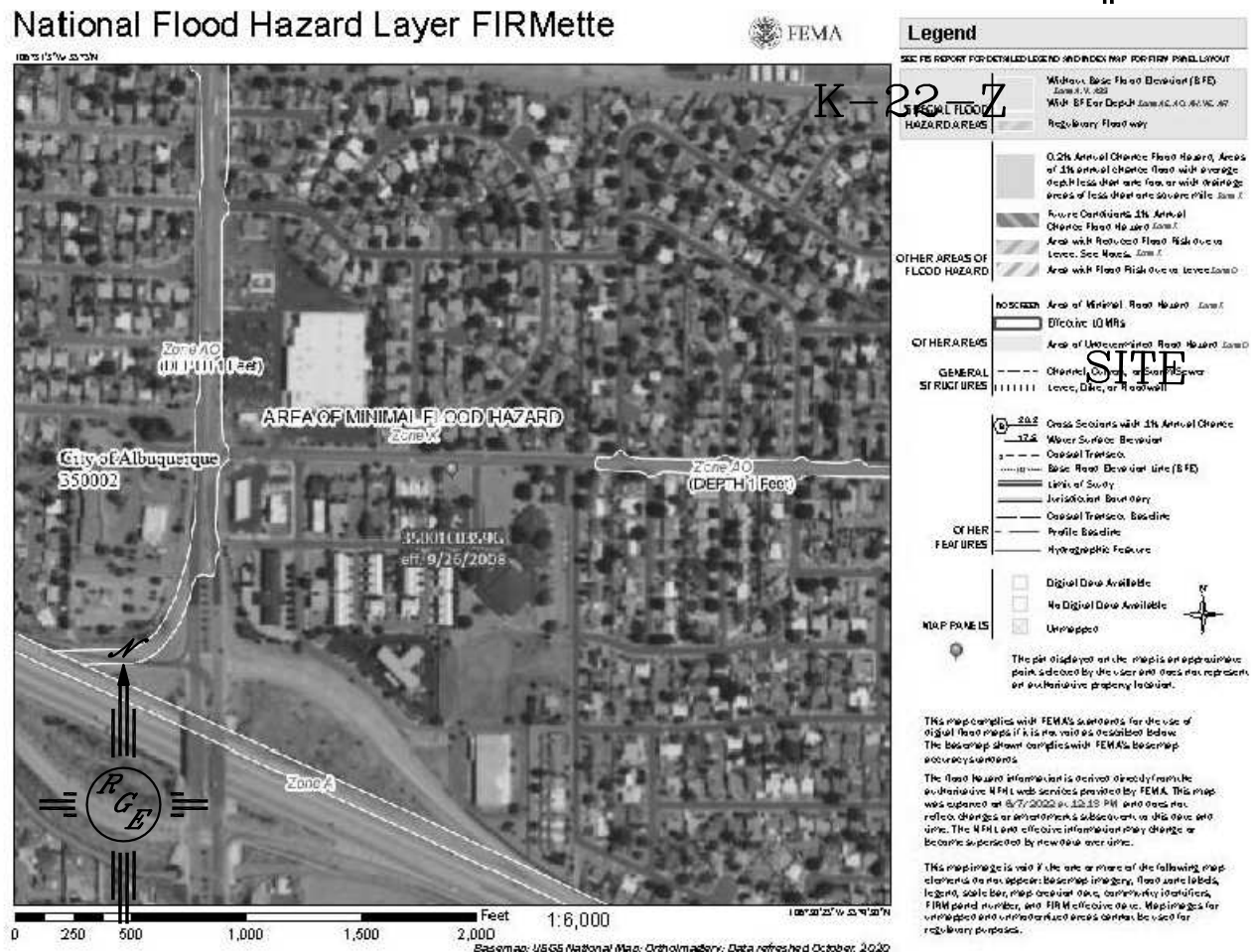
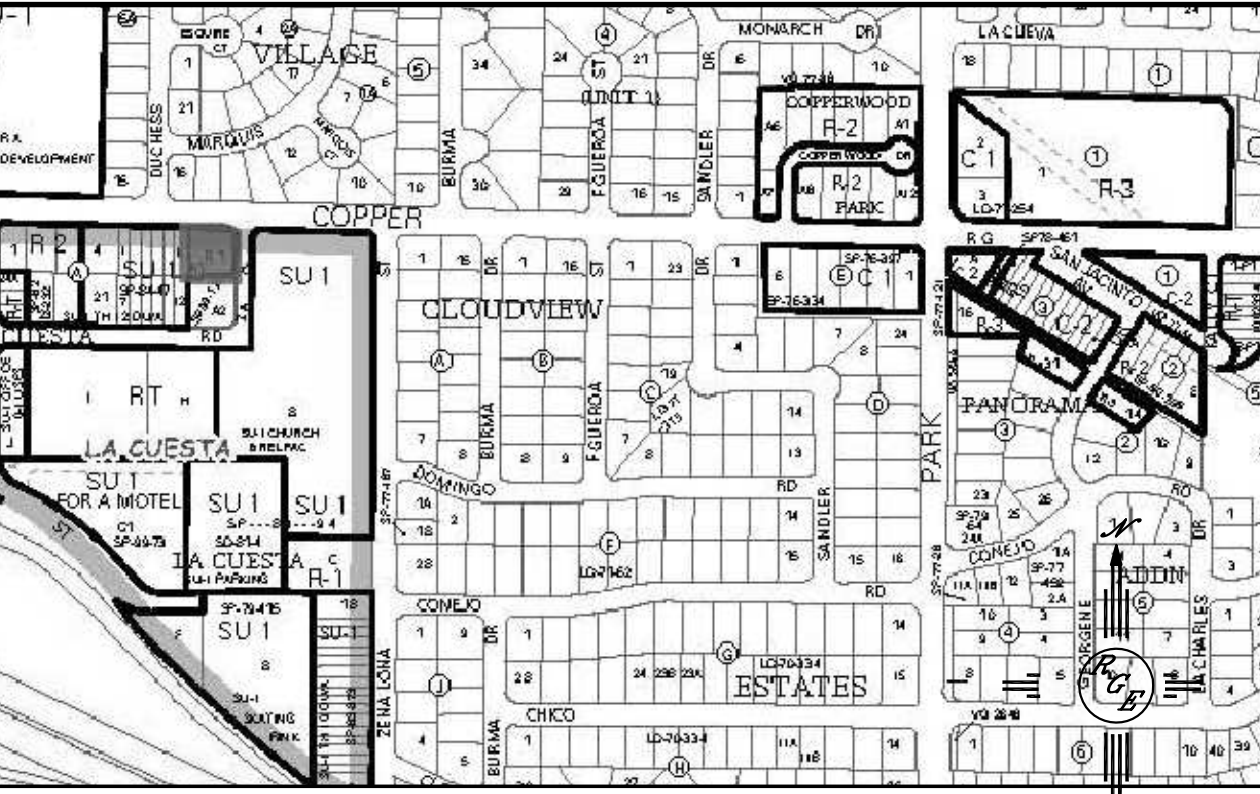
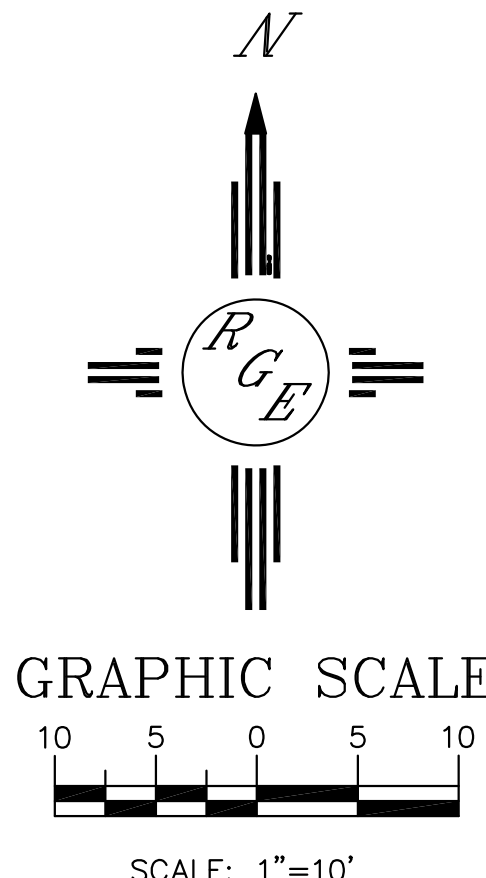
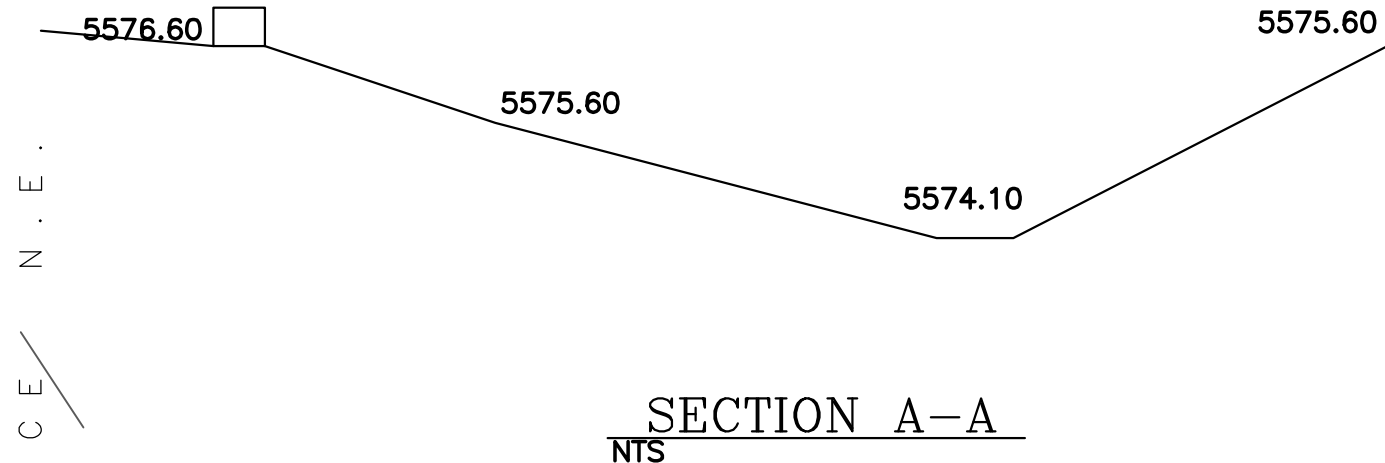


EROSION CONTROL NOTES:

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.

Weighted E Method									
Basin	Area (a)	Area (b)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	100-Year, 6-hr. Volume (ac-ft)	100 yr 10-day Volume (ac-ft)
EXISTING	14236.00	0.327	0%	0%	0%	0%	0.000	2.477	0.067
PROPOSED	14236.00	0.327	0%	0%	0%	0%	0.000	2.477	0.067
Equations:									
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)									
Volume = Weighted D * Total Area									
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad									
Where for 100-year, 6-hour storm (zone3)									
Ea= 0.67      Qa= 1.84									
Eb= 0.86      Qb= 2.49									
Ec= 1.09      Qc= 3.17									
Ed= 2.58      Qd= 4.49									
Developed Conditions									
TOTAL VOLUME							PEAK		
HISTORICAL DISCHARGE							1.43 CFS		
DEVELOPED DISCHARGE							1.351 CFS		
FIRST FLUSH REQUIREMENT							307 CF		
FIRST FLUSH RETAINED							384 CF		

This site is an redevelopment of an existing fully developed parking lot in a fully developed area. The down stream conveyance is in place, therefore we will continue to discharge at a rate less than existing. The site captures the first flush water quality volume required. Th site is not impacted by upland flows



FIRM MAP:


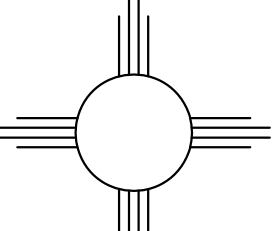
LEGAL DESCRIPTION:

TRACT A-1, LA CUESTA SUBDIVISION

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. GARAGE UNITS SHALL HAVE 6" CURB AT PERIMETER EXCEPT AT GARAGE DOOR, GARAGE DOOR SHALL HAVE 1/2" LIP AT DOOR.
3. ALL DRIVEPADS SHALL BE BUILT PER COA STD DWG #2425.
4. ALL PADS SHALL BE CERTIFIED PRIOR TO CO.
5. ALL EX. ONSITE C&G AND PAVING SHALL BE REMOVED AND DISPOSED OF
6. ALL ELEVATIONS ARE BASED UPON NAVD88 DATUM

LEGEND		
---	5414	EXISTING CONTOUR
---	5415	EXISTING INDEX CONTOUR
---	5414	PROPOSED CONTOUR
---	5415	PROPOSED INDEX CONTOUR
---		SLOPE TIE
●	4045.00	EXISTING SPOT ELEVATION
●	4048.25	PROPOSED SPOT ELEVATION
---		BOUNDARY
---		CENTERLINE
---		RIGHT-OF-WAY
---		PROPOSED CURB AND GUTTER
---		EXISTING CURB AND GUTTER
---		PROPOSED SIDEWALK
---		PROPOSED SETBACK
---		PROPOSED LOT LINE

ENGINEER'S SEAL	12100 COPPER TOWNHOMES	DRAWN BY WCVJ
	GRADING AND DRAINAGE PLAN	DATE 6-14-22
		20220047-LAYOUT-6-14-22
		SHEET # -
11/18/22	 <i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0399	JOB # 20220047
DAVID SOULE P.E. #14522		