

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 7, 2022

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

**RE: 12016 Copper Townhomes
Grading and Drainage Plan
Engineer's Stamp Date: 07/09/22
Hydrology File: K22D065**

Dear Mr. Soule:

Based upon the information provided in your submittal received 07/11/2022, the Grading & Drainage Plan is approved for Building Permit and SO-19 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

NM 87103

www.cabq.gov

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) 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, 924-3420) 14 days prior to any earth disturbance.

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

Project Title: 12016 Copper **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT 3 block A LA CUESTA SUBDIVISION
City Address: 12016 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?

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: _____

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

CONTRACTOR SHALL BUILD 1-2' SIDEWALK
CULVERT PER COA STD DWG #2236
ALL BOLTS ON PLATE SHALL BE TACK WELDED
INV @ POND=5564.20
INV @ FACE OF CURB=5564.00

WATER QUALITY POND
TOP=5564.50
OUTFALL=5564.20
BOTTOM=5563.00
PROPOSED VOLUME=45 CU FT

INSTALL 6" PVC DRAIN INTO BACK
OF INLET FROM POND PER
COA STD 2237
INV IN
INV OUT
UTILIZING SO-19 PROCESS

BEGIN RETAINING WALL
DESIGN BY OTHERS

2' CURB CUT

6" PVC DRAIN
INV IN=5564.30
INV OUT=5564.05

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Prior to any excavation, the contractor must contact **New Mexico One Call**, dial **"811"** [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be 95%.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- For excavation and barricading inspections, contact DMD Construction Services Division.

LOT 2, BLOCK A
LA QUESTA
ADDITION

WATER QUALITY POND
TOP=5564.50
OUTFALL=5564.30
BOTTOM=5563.25
PROPOSED VOLUME=10 CU FT

EX.
STRUCTURE

REV. 01/22/21

Weighted E Method

Basin	Area (sq)	Area (acres)	Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (ac-ft)	Flow (cfs)	100 yr 10-day Volume (ac-ft)
EXISTING	14236.00	0.327	0%	0%	0%	0%	0.000	0.000	0.000
PROPOSED	14236.00	0.327	0%	0%	0%	0%	0.000	0.000	0.000

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)

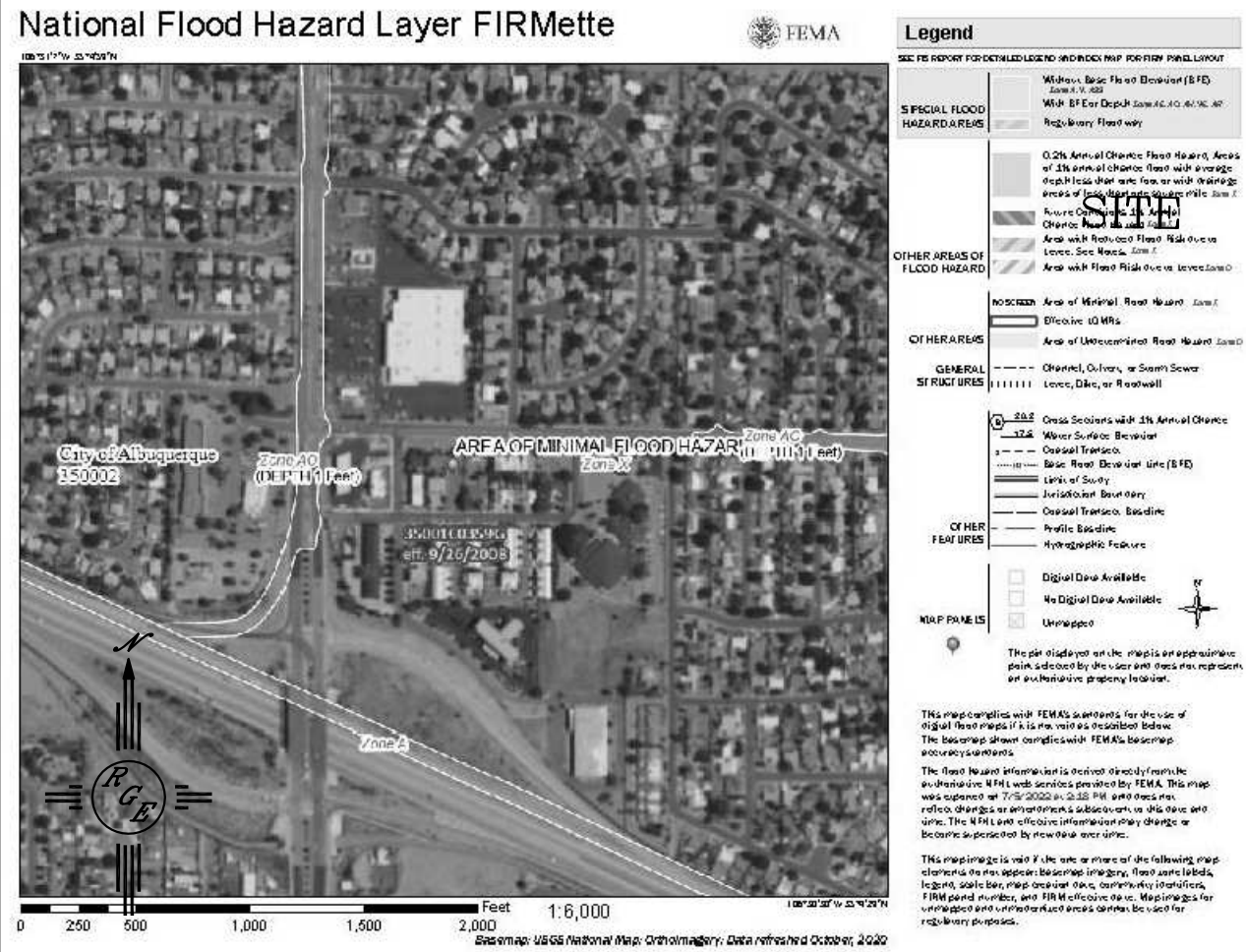
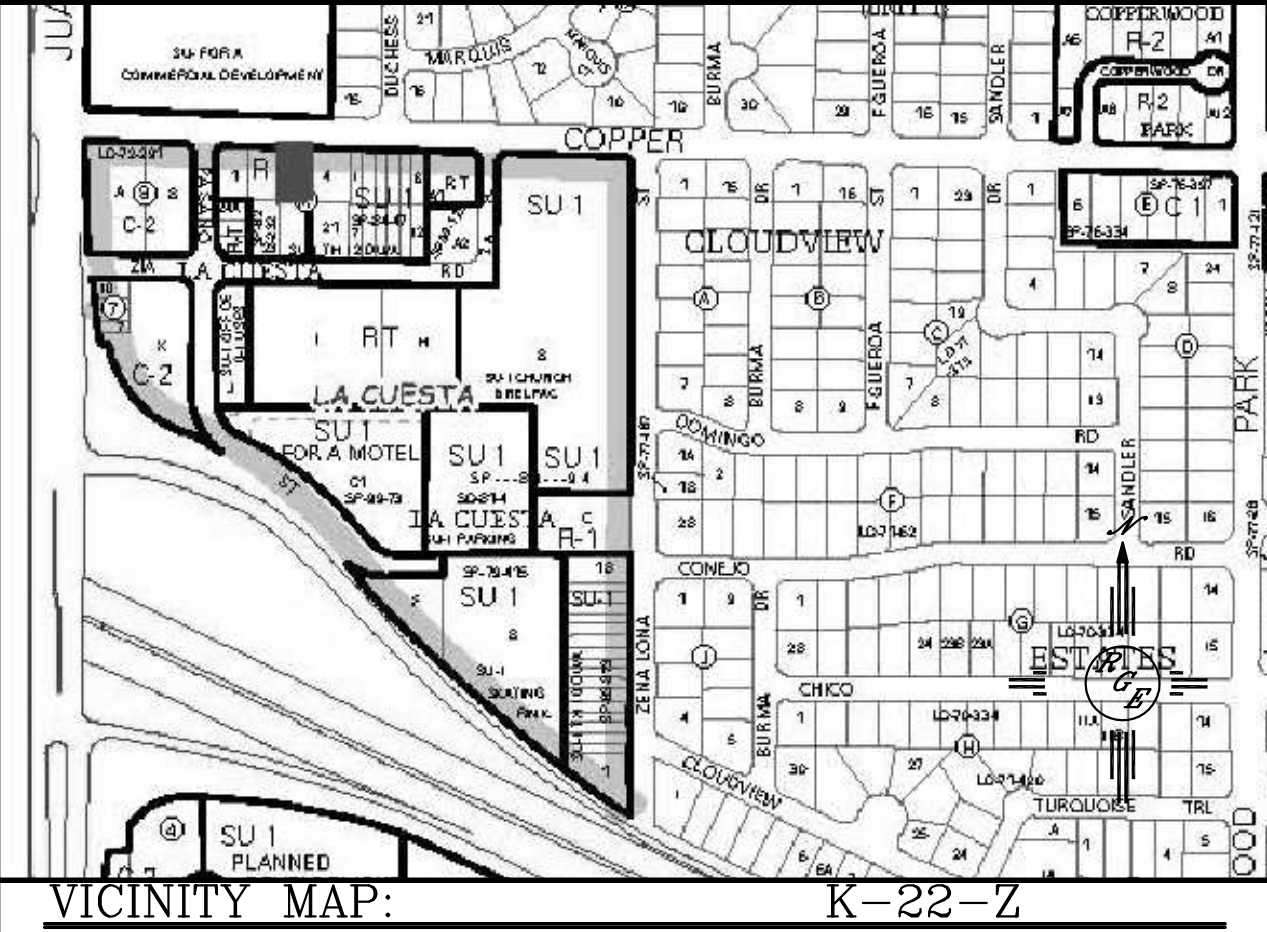
Ea= 1.84
Eb= 0.86
Ec= 1.09
Ed= 2.58

Developed Conditions	TOTAL VOLUME	PEAK
HISTORICAL DISCHARGE	5051.64 CF	1.39 CFS
DEVELOPED DISCHARGE	4426.21 CF	1.324 CFS
FIRST FLUSH REQUIREMENT	222 CF	
FIRST FLUSH RETAINED	244 CF	

This site is an redevelopment of an existing fully developed site that burned down 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 for redevelopment. The site is not impacted by upland flows. The sidewalk culvert shall be constructed with an SO19

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.



FIRM MAP:

LEGAL DESCRIPTION:

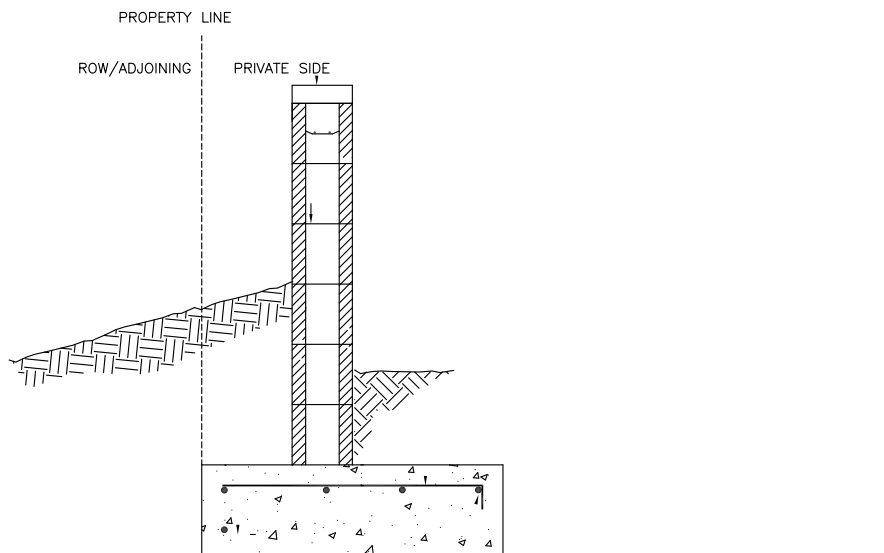
LOT 3, BLOCK "A", LA QUESTA ADDITION

NOTES:

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

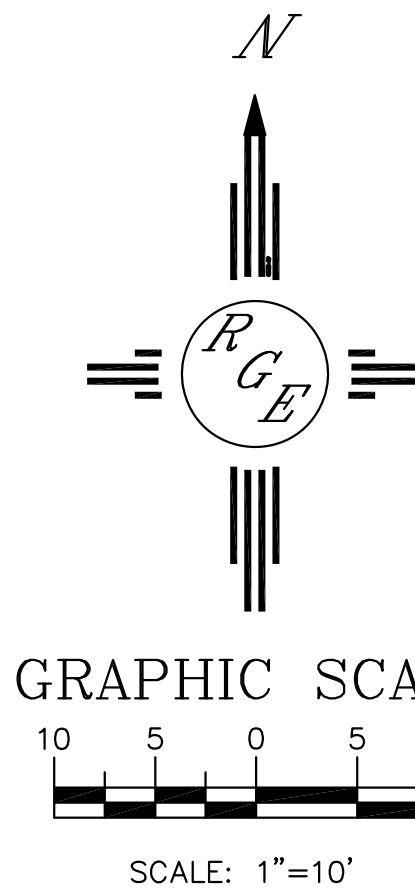
LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE



SECTION A-A

WALL DETAILS AT ALL PROPERTY BOUNDARIES



ENGINEER'S SEAL DAVID SOULE REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 14522	12016 COPPER TOWNHOMES GRADING AND DRAINAGE PLAN Rio Grande Engineering (505) 321-9099	DRAWN BY WCWJ DATE 7-08-22 20220051-LAYOUT-7-08-22 SHEET # JOB # 20220051
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