

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 21, 2022

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

**RE: 435 Pinon Creek Road SE
Grading and Drainage Plan
Engineer's Stamp Date: 04/20/22
Hydrology File: L23D003**

Dear Mr. Soule:

Based upon the information provided in your submittal received 04/01/2022, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Since this site will have storm walls, a pad certification is not needed for this project. 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.

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: 435 PINON CREEK **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 6 PINON CREEK
City Address: 435 PINON CREEK

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 x2

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: _____

Weighted E Method

Proposed Developed Basins						100-Year, 6-hr.				10-day			
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)					
EXISTING	27486.00	0.631	0%	0	26%	0.164	74%	0.46693	0%	1.039	0.055	1.84	0.055
Proposed	27486.00	0.631	0%	0	19%	0.120	72%	0.45431	9%	1.153	0.061	1.97	0.068

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*

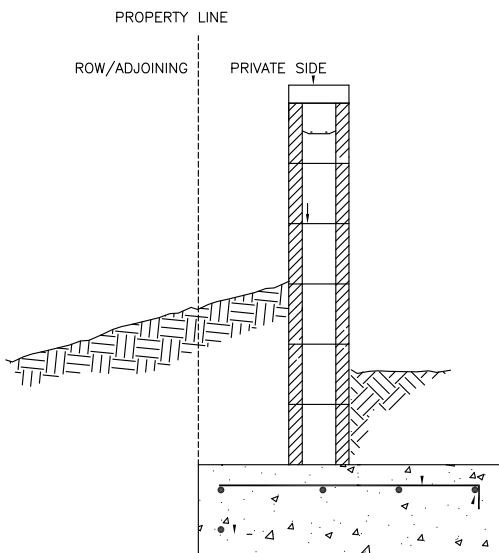
Where for 100-year, 6-hour storm
Ea= 0.53
Eb= 0.78
Ec= 1.13
Ed= 2.12

Qa= 1.56
Qb= 2.28
Qc= 3.14
Qd= 4.7

Existing Condition
DISCHARGE TO TUERAS ARROYO TRIBUTARY
1.84 CFS

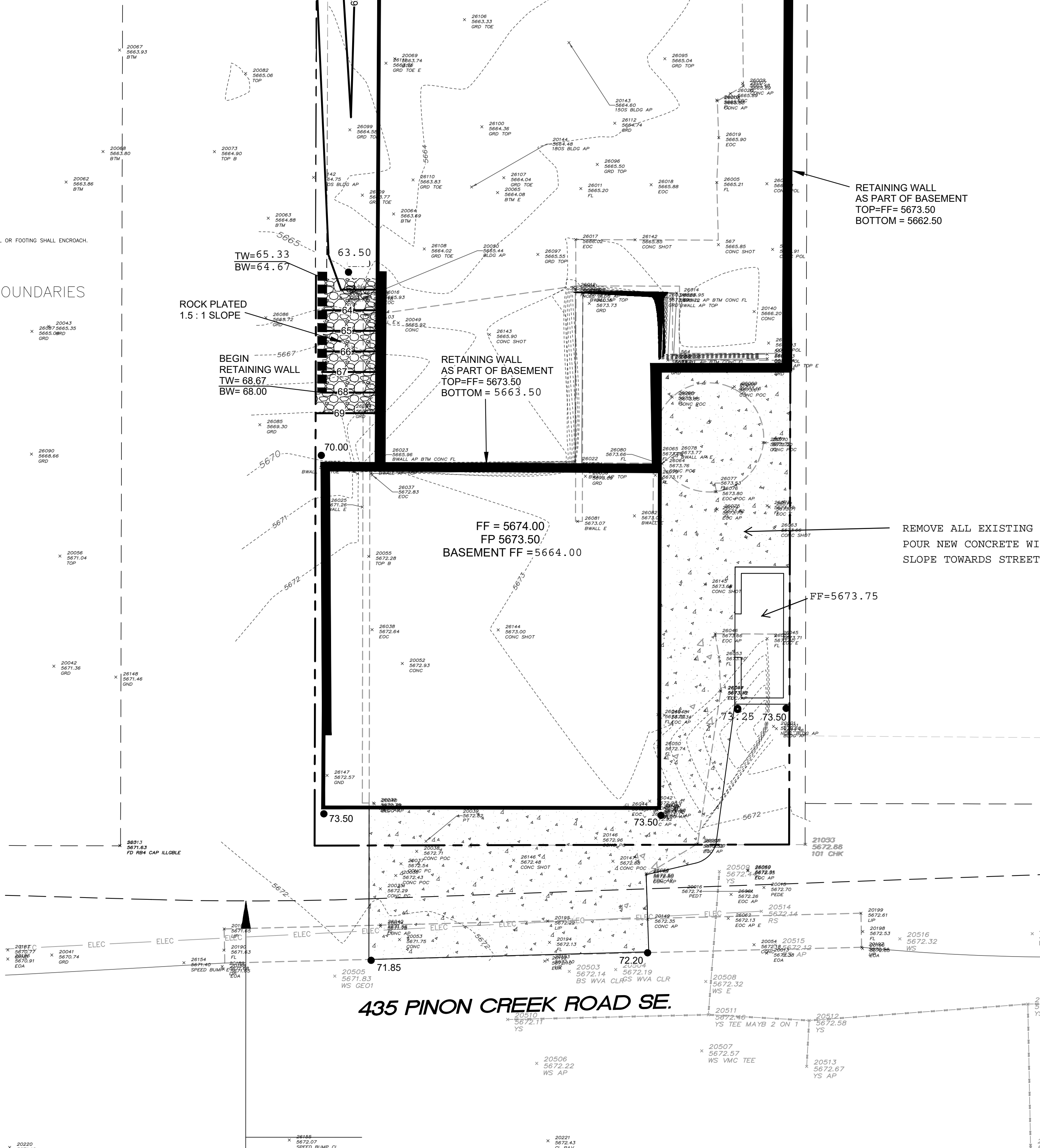
Developed Conditions
DISCHARGE TO TUERAS ARROYO TRIBUTARY
1.97 CFS

DRAINAGE NARRATIVE:
THIS SITE IS REDEVELOPMENT OF A HOME THAT WAS DESTROYED ON ONE OF THE FEW REMAINING LOTS IN THE 4 HILLS AREA. THE SITE IS LOCATED ON A RIDGE WITH STEEP SLOPES. THE BUILDING AREA IS NOT IMPACTED BY UPLAND FLOW. THE SITE DEVELOPMENT ALLOWS FREE DISCHARGE PER DRAINAGE FILE L23-D003. DUE TO ITS LOCATION ON AN UNIMPROVED TRIBUTARY TO THE TUERAS ARROYO THE INCREASE IN FLOW RATE WILL NOT HAVE AN IMPACT ON DOWN STREAM FACILITIES. THE SITE WILL DRAIN TO THE SURROUNDING COMMON AREAS



WALL SHALL BE CONSTRUCTED SUCH THAT NO PORTION OF WALL OR FOOTING SHALL ENCRoACH. EXISTING GRADES SHALL BE MAINTAINED WITHIN RIGHT OF WAYS

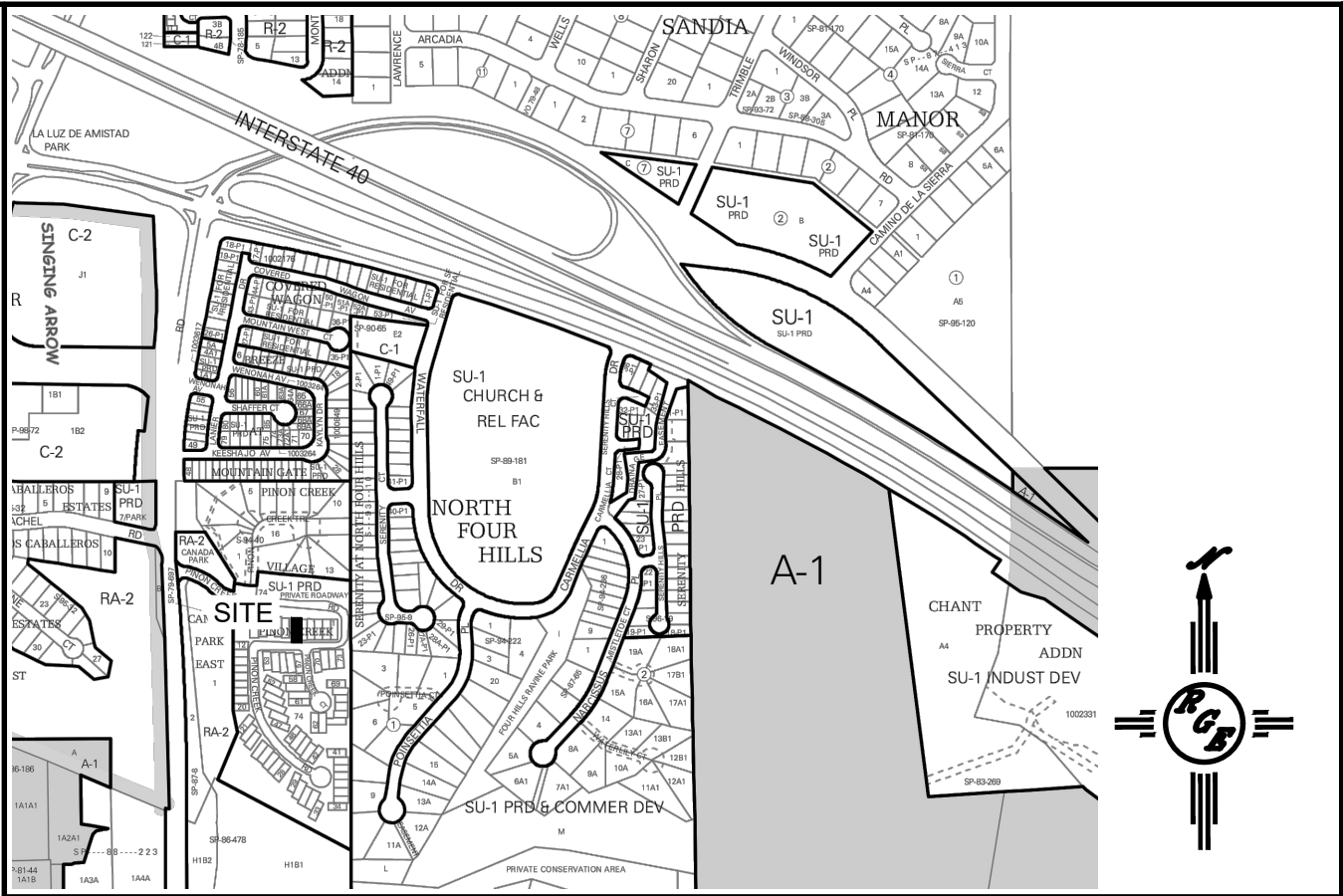
WALL DETAILS AT ALL PROPERTY BOUNDARIES



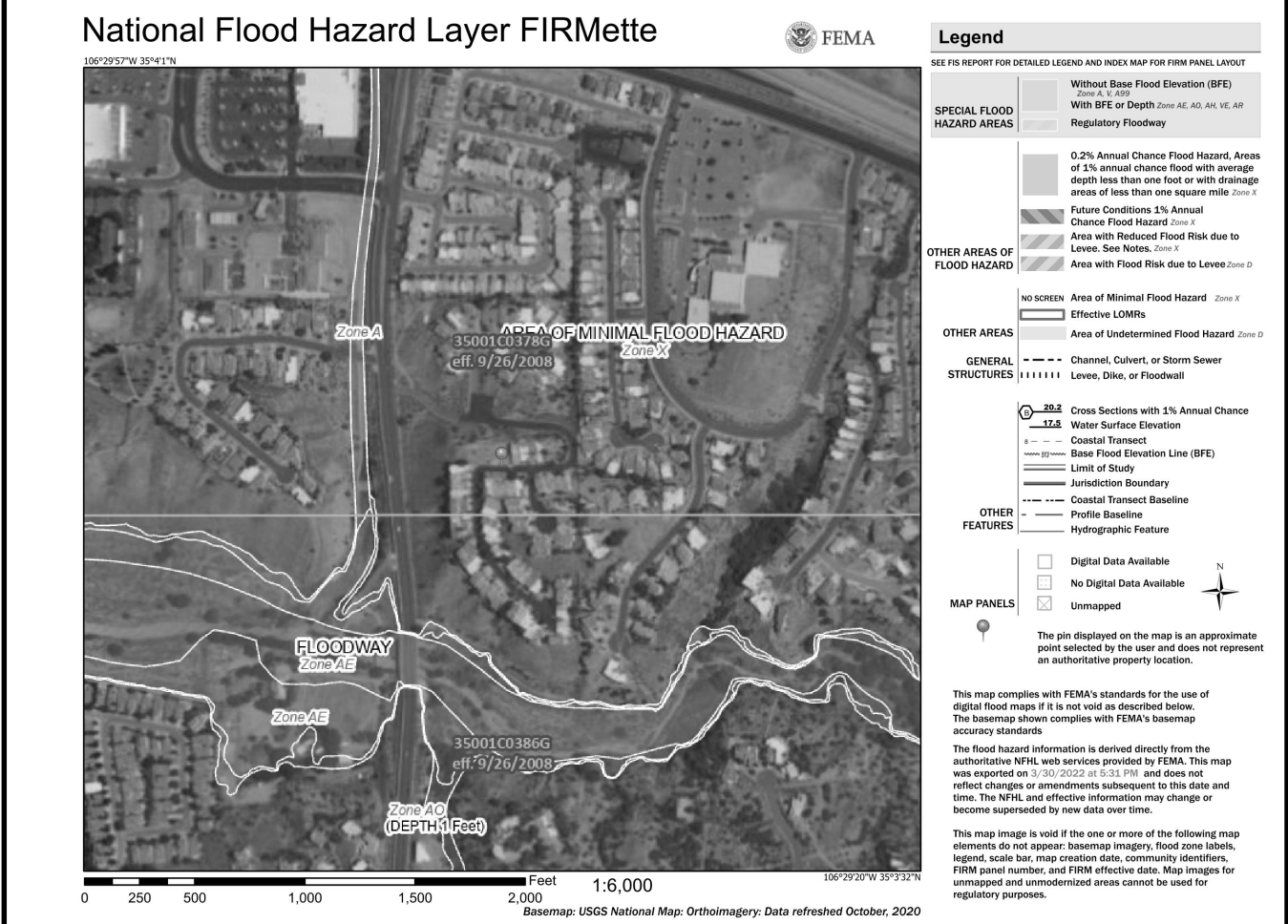
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

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: L-23-Z



FIRM MAP:

LEGAL DESCRIPTION:

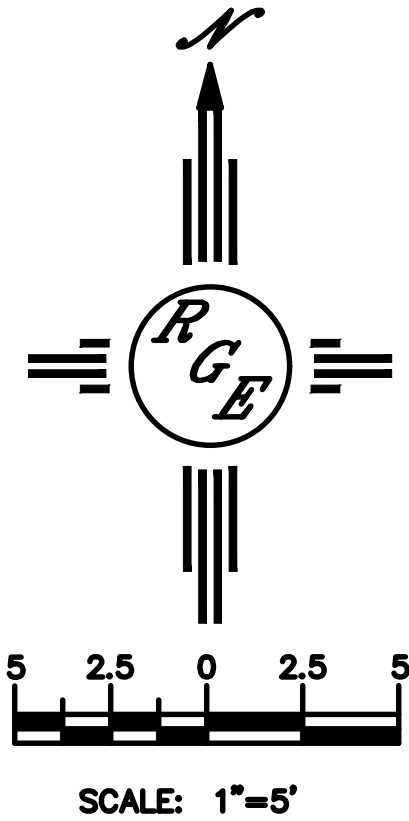
LOT 6
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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 RETAINING WALL AS PART OF BASEMENT
- PROPOSED CONCRETE



ENGINEER'S SEAL	LOT 6 435 PINON CREEK ROAD SE.	DRAWN BY DEM
DAVID SOULE REGISTERED PROFESSIONAL ENGINEER (14522)	GRADING AND DRAINAGE PLAN	DATE 3-31-22
4/20/22	Rio Grande Engineering P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-8099	2102-Shaver.DWG
		SHEET # C1
		JOB #