

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 30, 2023

Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, NM 87123

**RE: La Cueva View
Grading and Drainage Plans
Engineer's Stamp Date: 05/02/23
Hydrology File: C19D071**

Dear Mr. Burak:

Based upon the information provided in your submittal received 05/10/2023, the Grading & Drainage Plans are approved for Grading Permit, and for action by the Development Hearing Officer (DHO) on Preliminary/Final Plat.

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, 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: La Cueva View Subd. **Building Permit#:** _____ **Hydrology File#:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 17, Block 4, Unit 3, Tract 2, North Albuquerque Acres
City Address: 7571 Signal Avenue NE, Albuquerque, NM

Applicant: Burak Consulting **Contact:** Mark Burak, PE
Address: 1512 Sagebrush Tr SE, 87123
Phone#: (505) 235-2256 **Fax#:** _____ **E-mail:** mburak@comcast.net

Other Contact: Luxury Design Builders, LLC **Contact:** Gary Padilla
Address: _____
Phone#: (505) 269-1269 **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT : X PLAT (# of lots) 3 RESIDENCE _____ DRB SITE _____ ADMIN SITE _____

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
- ☐ 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) _____

DATE SUBMITTED: May 4, 2023 **By:** Mark Burak

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: \$0

LA CUEVA VIEW SUBDIVISION GRADING & DRAINAGE PLAN

7571 Signal Ave NE

May 2023

Notes

Site Location - As shown by the Vicinity Map, the 0.61-acre site is located on the north side of Signal Avenue NE, on the west side of Wyoming Boulevard across from La Cueva High School. At present, the site is undeveloped and drains roughly from east to west to an existing garden wall then south to Signal Avenue. The purpose of this project is to develop the property to construct three separate residential structures with a 143-foot long private roadway.

Legal Description - 7571 Signal Avenue NE 87113. Lot 17, Block 4, Unit 3, Tract 2 North Albuquerque Acres, New Mexico. UPC 101906425433420216

Flood Zone - As shown by Panel 141G of 825 of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for Bernalillo County, New Mexico, dated September 26, 2008, this site does not lie within a designated flood hazard zone.

Existing Conditions - Currently, the site is undeveloped. Previous grading has been conducted on the property and it is relatively level with no native vegetation. Runoff from upstream comprises a quarter-acre strip of bare property between the proposed subdivision and the west Wyoming sidewalk. The offsite upstream watershed is about one-quarter acre in size and currently discharges approximately 0.8-cfs onto the property from the east. The subject property currently discharges 2.3-cfs onto Signal to the south and west.

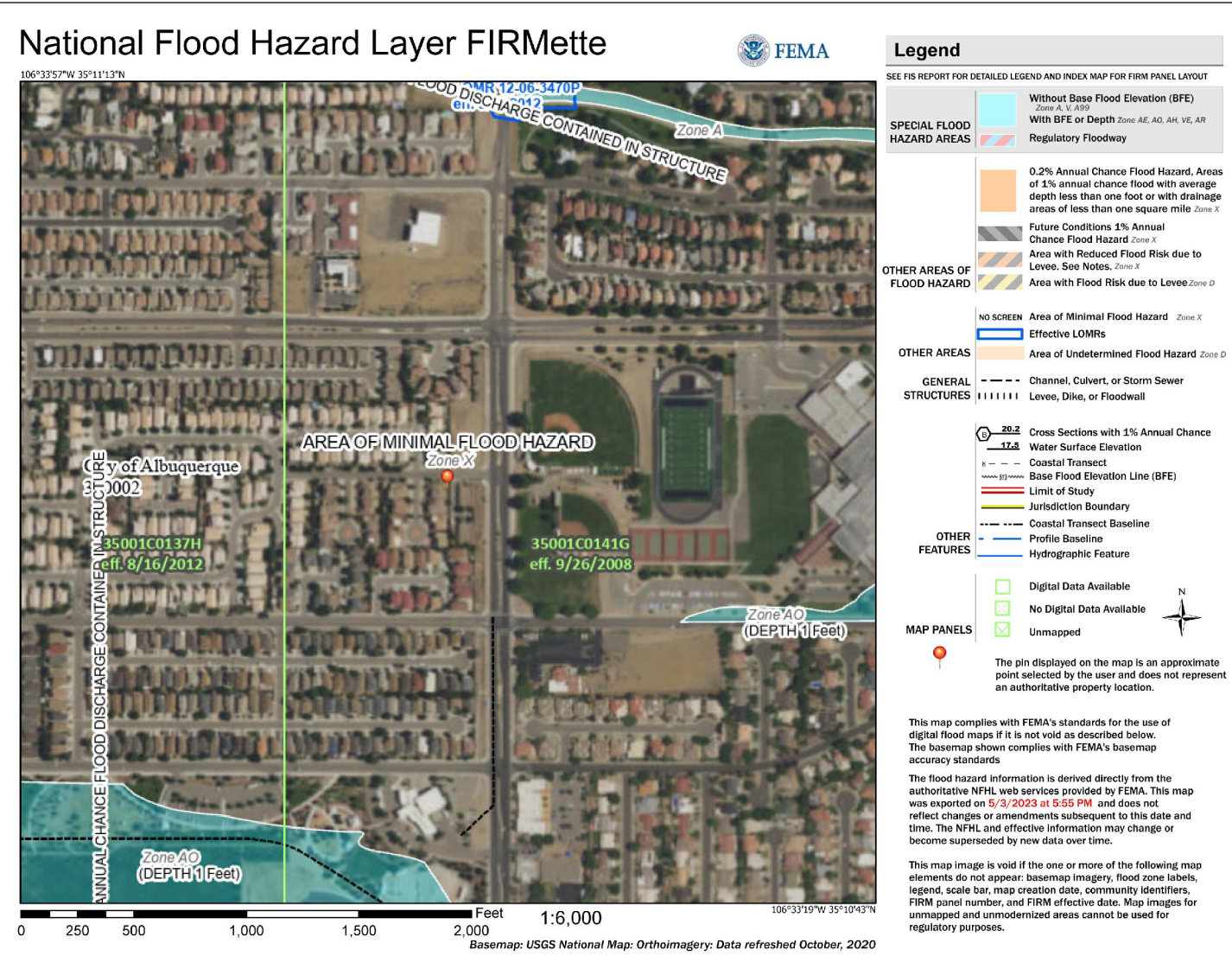
Hydrologic Methods - The drainage calculations estimate the potential runoff from the project site to assess the peak flow rate at the outfall of the project site culminating at the southwestern property boundary at Signal Avenue. The calculations which appear hereon analyze both the existing and fully developed conditions for the 100-year, 6-hour rainfall event. One offsite basin and fifteen on-site basins were assessed. See attached spreadsheet for calculations.

First Flush / Water Quality Management - The first flush has been mitigated based on 18,000 sf of the project site to be impervious. This equates to an area of 9,300*0.61/12 or 922 cubic feet. This storage has been provided on the plan by implementing a shallow retention basin into the front landscaped area of the property and an additional larger basin north of the garden wall. The offsite Basin A will retain up to 6,600 cubic feet within itself. Basins B, C, & D all drain into a retention area in the rear yards of Lots 2 and 3 with a total available retention volume of 1,020 cubic feet. Basins E and P individual retention areas will have a capacity of 524 cubic feet and 234 cubic feet respectively. The rear portion of Lot 1 will drain into its own back yard to retain up to a maximum of 250 cubic feet. Any excess runoff is to be directed to the proposed roadway through single turned blocks in the garden walls.

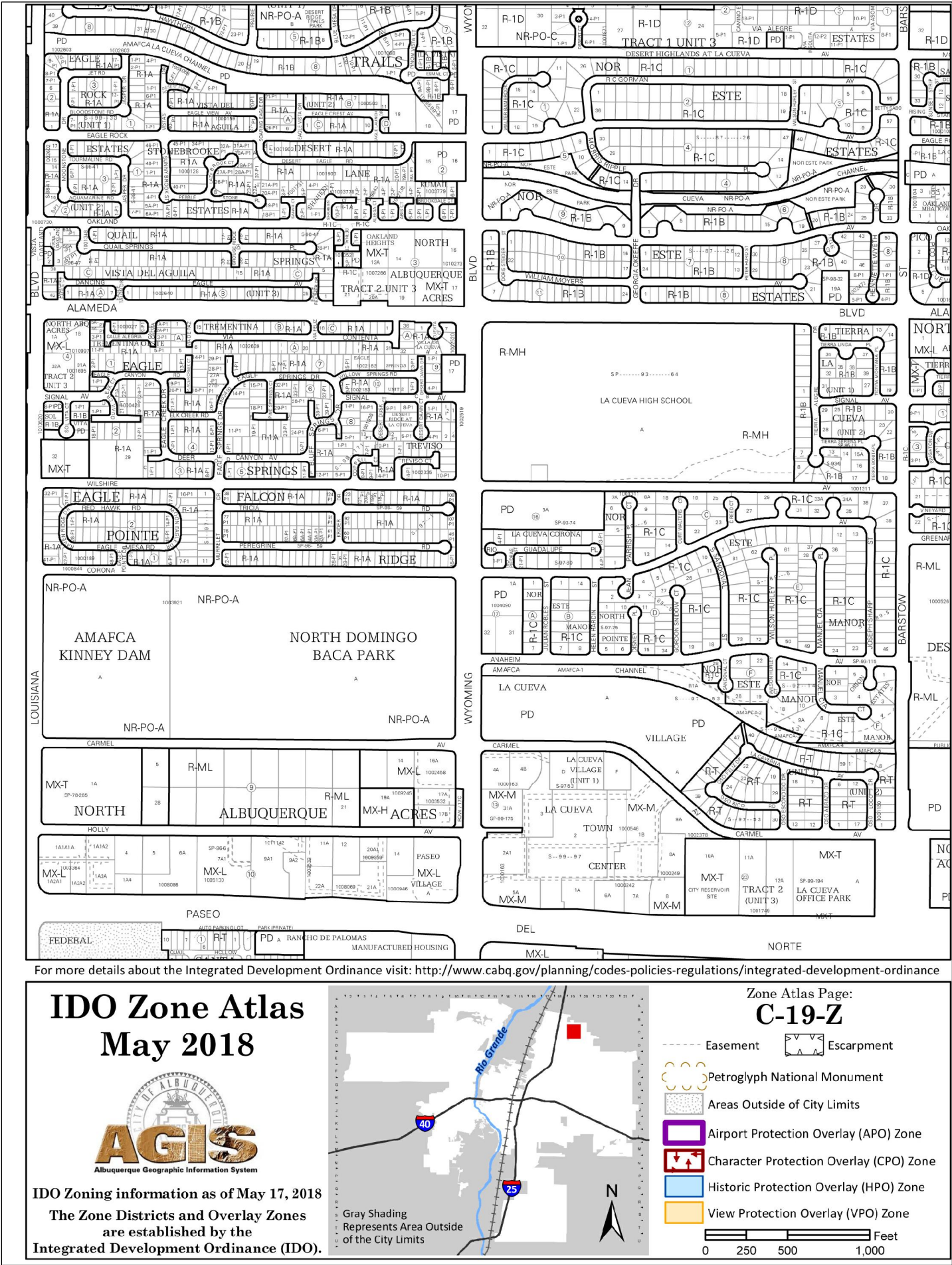
Proposed Conditions - All three residences are to be constructed with finished floor elevation of 5,393 feet. To provide adequate pad sites that will drain to the retention areas and/or Signal Avenue, between one to four feet of fill material will be required for the two northern lots. This will allow for a one percent slope for the east gutter of the proposed roadway to ensure adequate drainage capacity.

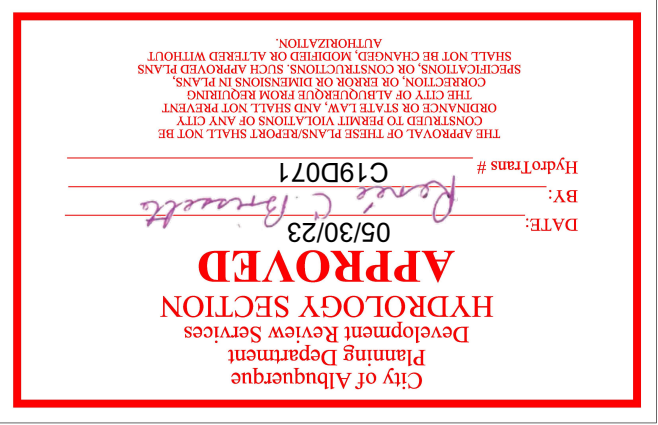
The existing homes adjacent to the west are about six feet lower than the ground of the subject property. A retaining wall is located along the western property boundary. To retain additional material along the western property, either the existing retaining wall will need to be extended or a new retaining wall will need to be constructed adjacent to the existing one. Since the curb and gutter for the new roadway is adjacent to the existing wall, the new retaining wall will be placed beneath the new curb and gutter. Only between one to three feet will need to be retained beneath the curb and gutter along the western reach of the roadway. The footing will be located at the outside edge of the


FEMA Map 141G

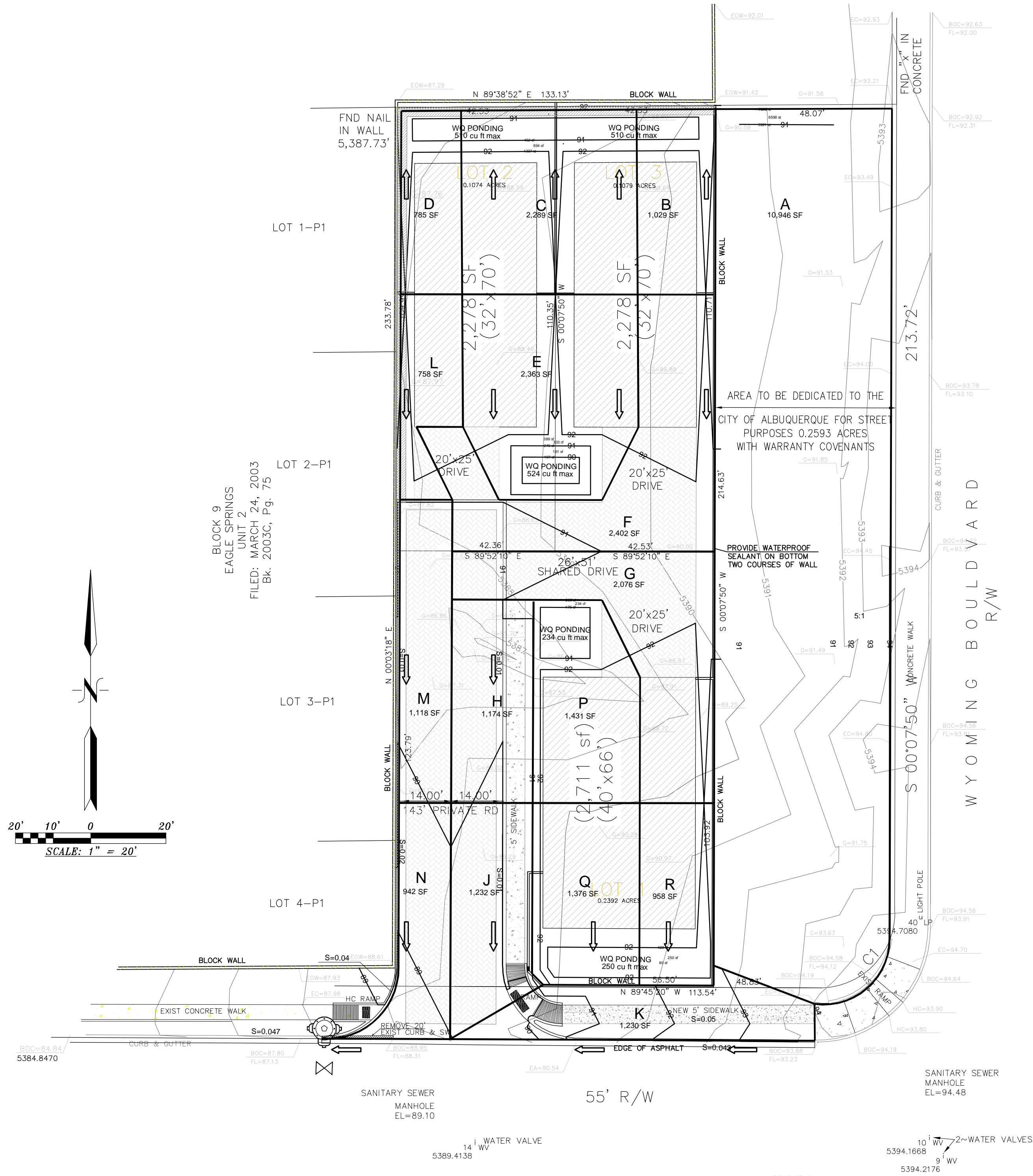


Zone Atlas C-19





2 OF 3		C2	
DRAWING NUMBER		La Cueva View Subdivision	
GRADING PLAN 7571 Signal Ave NE		Mark H. Burak, P.E. 1512 Sagebrush Trail SE Albuquerque, New Mexico, 87123 (505) 235-2256 mburak@comcast.net	
		DESIGNED BY: M.H.B.	
May 27, 2023		DRAWN BY: T.D.S.	
REVISION		DATE	
BY		DATE	
MARK		DATE	



Hydrologic Calculations - COA DPM Ch 6 (100-Year, 6-Hour Storm)											
Burak Consulting											
Zone 3						Zone 3					
Precipitation (DPM Ch6 Table 6.2)						Precipitation (DPM Ch6 Table 6.2)					
Excess (DPM Ch6 Table 6.7)						Excess (DPM Ch6 Table 6.7)					
Peak (DPM Ch6 Table 6.8)						Peak (DPM Ch6 Table 6.8)					
Discharge						Discharge					
Land Treatments - Existing Conditions						Land Treatments - Fully Developed Conditions					
Discharge						Discharge					
Volume						Volume					
Ten Day Storm Event						Ten Day Storm Event					
Retention						Retention					
Available						Available					
922 Cu Ft First Flush Total						922 Cu Ft First Flush Total					
Retention						Retention					
Available						Available					
1902 cu.ft.						1902 cu.ft.					

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 05/30/23
BY: *Renee C. Brissette*
HydroTrans # C19D071

THE APPROVAL OF THESE PLANS BY THE CITY OF ALBUQUERQUE DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN OR CONSTRUCTION. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS OR THE INFORMATION PROVIDED HEREON.

DESIGNED BY: M.H.B.
DRAWN BY: T.D.S.
REVISION
BY DATE MARK

Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, New Mexico, 87123
(505) 235-2256
mburak@comcast.net

La Cueva View Subdivision
DRAINAGE PLAN
7571 Signal Ave NE

DRAWING NUMBER
C3

3 OF 3