

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 22, 2021

Reza Afaghpour, PE
SBS Construction and Engineering, LLC
10209 Snowflake Ct NW
Albuquerque, NM 87114

**Re: Lot 18 Block 38 Volcano Cliffs Subd. SAD 228
6636 Sujeto Rd NW
Grading & Drainage Plan
Engineer's Stamp dated: 4-28-19 (D10D003K15)
Revised for pool Date: 4-28-19**

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 6/21/2021, this plan is cannot be approved for Grading Permit until the following comments are addressed.

PO Box 1293

Albuquerque

- The approval date is the same as the original approved date. Provide a new approval date with a note stating the changes.
- Provide the new land treatment amounts in red along with the original land treatments.

NM 87103

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3698.

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 6636 SUJETO ROAD., NW Building Permit #: _____ Hydrology File #: D10D003K15
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 18, BLOCK 38, VOLCANO CLIFF, UNIT 18
City Address: 6636 SUJETO ROAD, NW

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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

IS THIS A RESUBMITTAL? Yes _____ No

DEPARTMENT _____ TRANSPORTATION 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 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) _____

DATE SUBMITTED: 4-28-2021 By: SHAWN BIAZAR

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location
 Lot 15, Block 5, Volcano Cliffs Subdivision, Unit 18 is located at 6636 Sujeto Rd., NW containing 0.6910 acre. See attached portion of Vicinity Map E-10-Z for exact location.

Purpose
 The purpose of this drainage report is to present a grading and drainage solution for new pool/spa for the existing house on Lot 15.

Existing Drainage Conditions
 This site falls within Master Drainage Plan for SAD 228. This lot drains north. No offsite runoff enters this site. There are existing block walls along west and east. The house was built recently with Drainage # D10D00K15.

Proposed Conditions and On-Site Drainage Management Plan
 The new pool/spa addition is about 1400 SF and it will not change any drainage pattern. The site still drains to the ponds provided then to the north per master drainage plan. The ponds still are big enough for the additional volume for water harvesting generated by this addition.

FLOW, 1ST FLUSH, 100 YR/10-DAY VOLUME CALCULATIONS

$E = \frac{EA(AA) + EB(AB) + EC(AC) + ED(AD)}{AA + AB + AC + AD}$

$V-360 = E(AA + AB + AC + AD)$

$Q-360 = QA(AA) + QB(AB) + QC(AC) + QD(AD)$

$V-10 \text{ Day} = V-360 + AD(P-10 \text{ Day} - P-360) / 12 \text{ in/ft}$

$EA = 0.44 QA + 1.29 EB + 0.67 QB + 2.03 EC + 0.99 QC + 2.87 ED + 1.97 QD = 4.37$

DRAINAGE BASIN:

LOT 15 AREA = 30,097.89 (SF) = 0.6910 (AC)

LAND TREATMENT:

ALLOWABLE PER SAD 228 ROPOSED LOT 15

AA = 0.00%	0.00%
AB = 10.00%	30.00%
AC = 40.00%	35.00%
AD = 50.00%	35.00%

BASIN	AREA (SP)	AREA (AC)	Treatment				100 YEAR, 6-HR.						
			% (acre)	% (acre)	% (acre)	% (acre)	Weighted (ac-ft)	Volume (ac-ft)	Flow cfs				
ALLOWED	30,097.89	0.6910	0%	0.00	10%	0.0691	40%	0.2764	50%	0.3455	1.4480	0.083	2.44
PROPOSED	30,097.89	0.6910	0%	0.00	30%	0.2073	35%	0.2419	35%	0.2419	1.237	0.0712	2.17

PONDING VOLUME REQUIREMENTS (90TH PERCENTILE/FIRST FLUSH)

VOLUME REQUIRED = 0.34 INCHES x IMPERVIOUS AREA = (0.42/12 x 9,300.00) = 325.50 CF

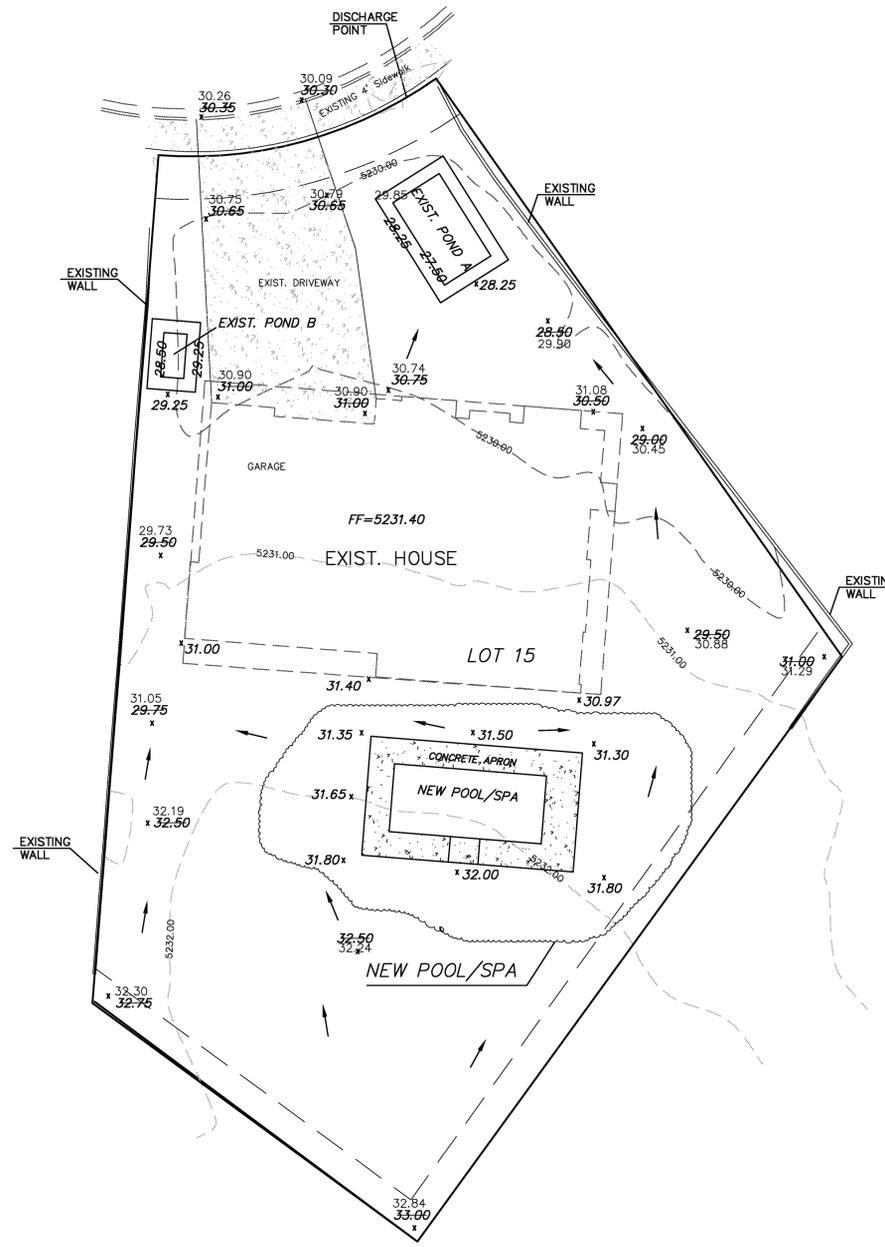
PONDING VOLUME CALCULATION

TOTAL POND AREA PROVIDED = PONDING CALCULATIONS:

POND A:
 AREA @ ELEV. 28.25 = 564.33 SF
 AREA @ ELEV. 27.50 = 395.55 SF
 POND VOLUME=(546.33+395.55)/2*0.75=359.94 CF

POND B:
 AREA @ ELEV. 29.25 = 188.37 SF
 AREA @ ELEV. 28.50 = 57.00 SF
 POND VOLUME=(188.37+57.00)/2*0.75=92.01 CF

TOTAL PONDING VOLUME PROVIDED = 451.96 CF

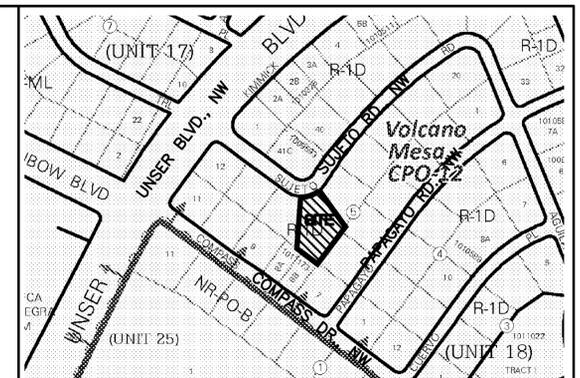


- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 280-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

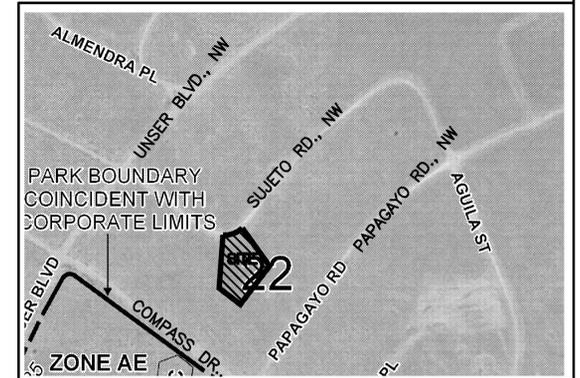
- GENERAL NOTES:**
1. CONTOUR INTERVAL IS HALF (1.00) FOOT.
 2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION CAL_SAT_A, HAVING AN ELEVATION OF 5329.531 FEET ABOVE SEA LEVEL.
 3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SLOPES ARE AT 3:1 MAXIMUM.
 6. ADD 5300 TO ALL PROPOSED SPOT ELEVATIONS.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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: D-10-Z



FIRM MAP: FM35001C0111G

LEGAL DESCRIPTION:
 Lots 15, Block 5, Volcano Cliffs Subdivision, Unit 18
 ADDRESS: 6636 SUJETO RD., NW

LEGEND

---5030---	EXISTING CONTOUR (MAJOR)
---5029---	EXISTING CONTOUR (MINOR)
---	BOUNDARY LINE
X 28.50	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X 5075.65	EXISTING FLOWLINE ELEVATION
FL	FL
█	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TF=28.50	TOP OF FOOTING
TRW=28.00	TOP OF RETAINING WALL
HP	HIGH POINT
86.65	AS-BUILT GRADES
85.47	AS-BUILT SPOT ELEVATIONS
X 5325.64	AS-BUILT SPOT ELEVATIONS
FF=5326.60	FF=5325.90

GRAPHIC SCALE
 20 10 0 20
 SCALE: 1"=20'



REZA AFAQHPOUR
 P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)804-5013

Lots 15, Block 5, Volcano Cliffs Subdivision, Unit 18
 6636 Sujeto Road, NW, POOL/SPA ADDITION
 GRADING PLAN

DRAWING: 201912-GD.DWG	DRAWN BY: SH-B	DATE: 4-28-19	SHEET # 1
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LAST REVISION: 4-28-2019