

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.

- 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.

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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

$$E = EA(AA) + EB(AB) + EC(AC) + ED(AD)$$
$$AA + AB + AC + AD$$

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

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

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

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

DRAINAGE BASIN:

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

LAND TREATMENT:

ALLOWABLE ROPOSED
PER SAD 228 LOT 15

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

															100 YEAR, 6-HR.		
BASIN	AREA (SF)	AREA (AC)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted (ac-ft)	Volume (ac-ft)	Flow cfs				
			%	(acre)	%	(acre)	%	(acre)	%	(acre)							
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

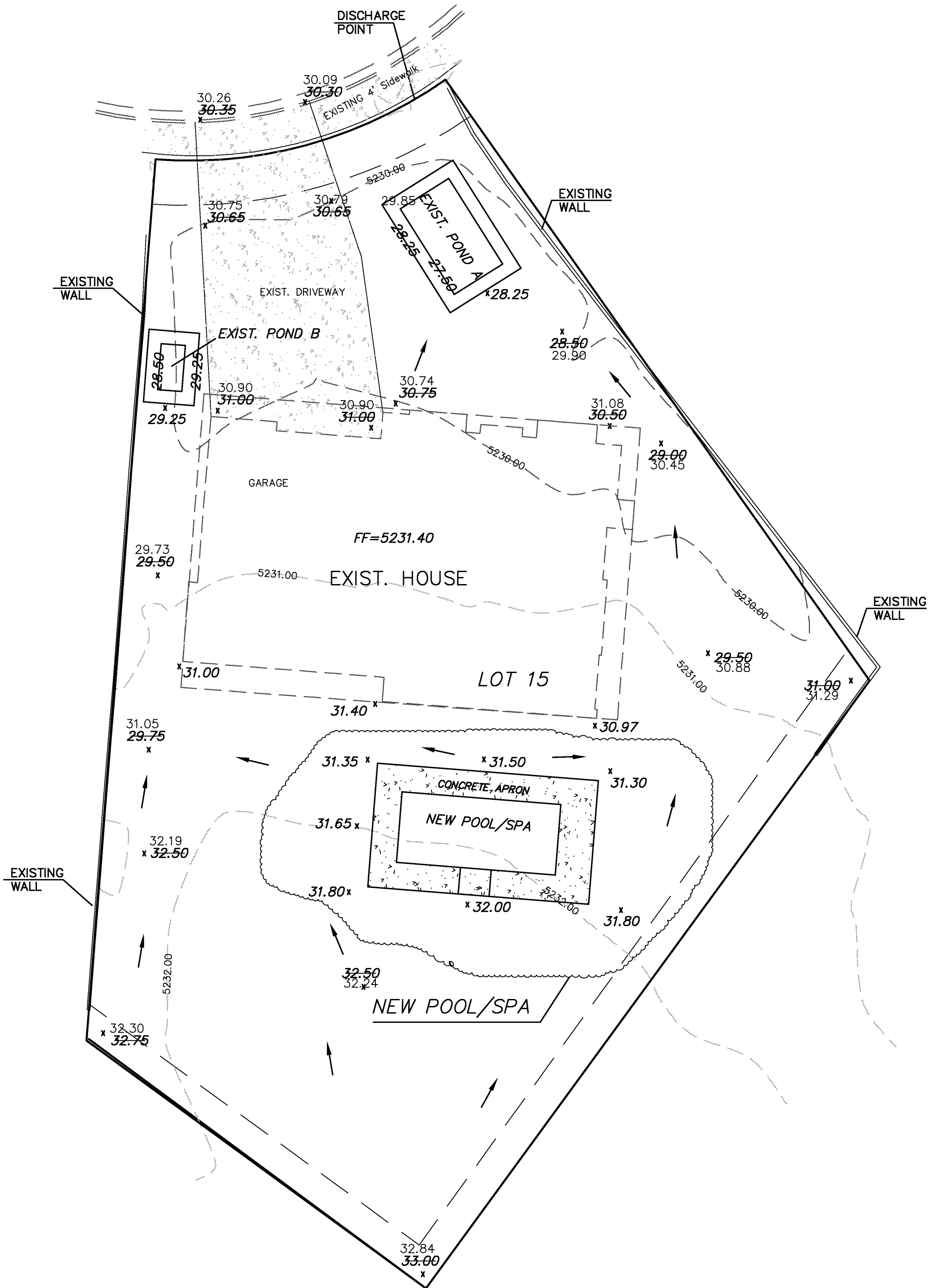
PONDING VOLUME CALCULATION

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

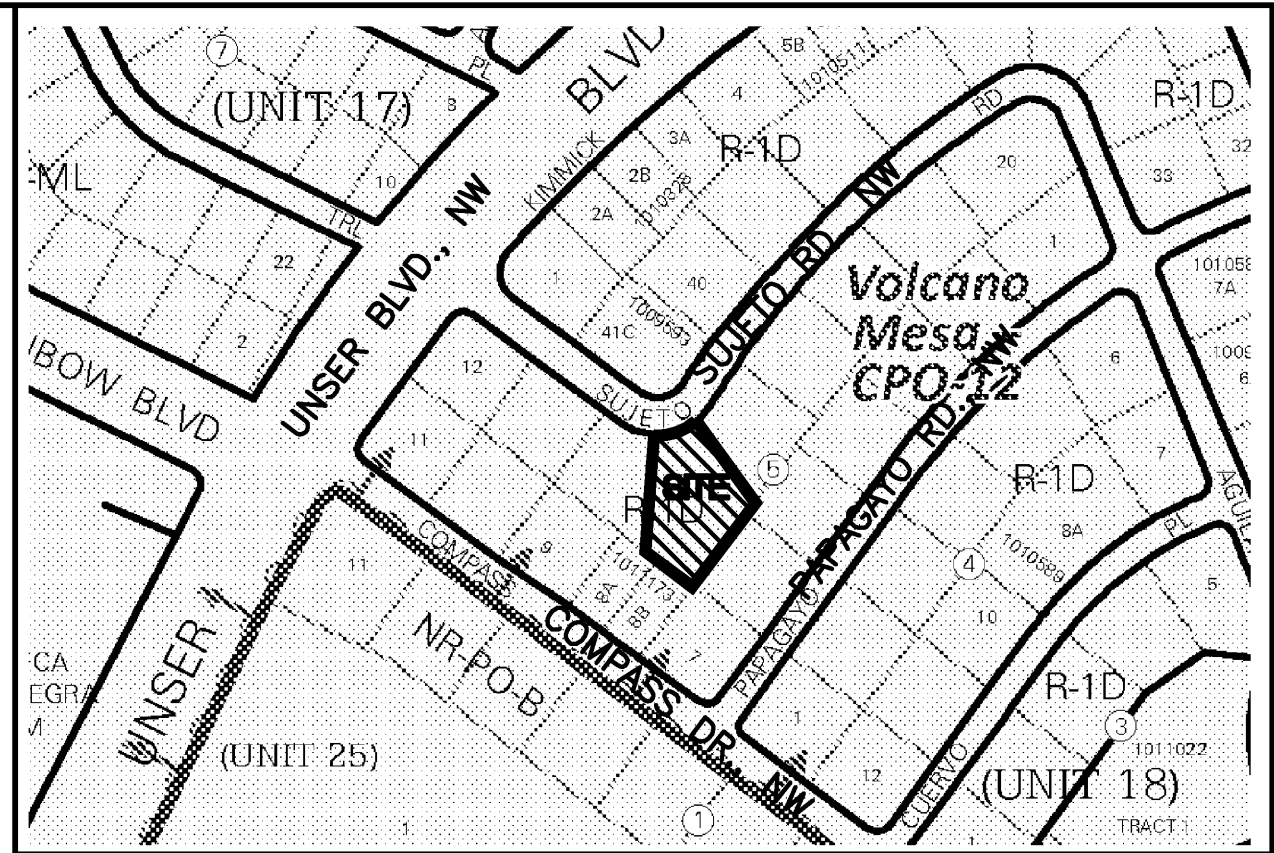
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR 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.

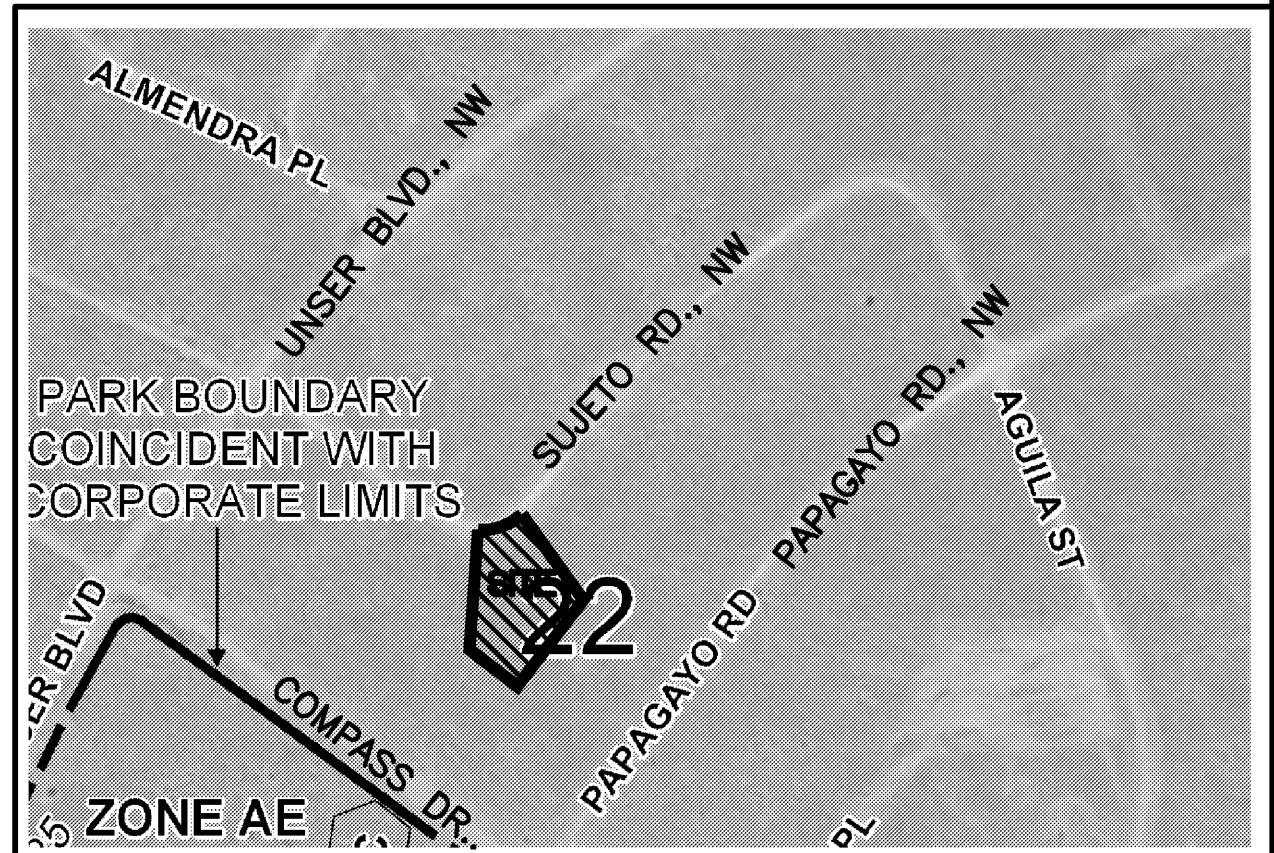
EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

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

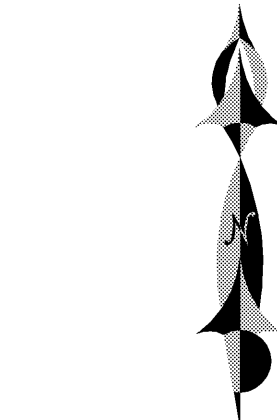
LEGAL DESCRIPTION:

Lots 15, Block 5, Volcano Cliffs Subdivision, Unit 18

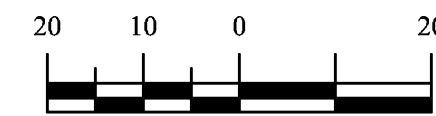
ADDRESS: 6636 SUJETO RD., NW

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
- 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
- X 5325.64 AS-BUILT SPOT ELEVATIONS
- FF=5326.60
- FP=5325.90



GRAPHIC SCALE



SCALE: 1"=20'



REZA AFAGHPOUR
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 #

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