

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 27, 2022

Thomas D. Johnston, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

RE: 13500 Trail Vista Court NE
Grading and Drainage Plans (Pool Permit)
Engineer's Stamp Date: 05/26/22
Hydrology File: F23D010D

Dear Mr. Johnston:

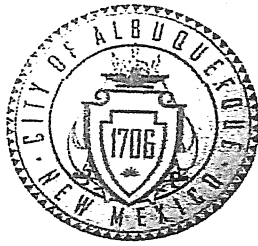
Based upon the information provided in your submittal received 05/04/2022, the Grading and Drainage Plans for Swimming Pool is approved for Building Permit (Pool Permit).

Please note that prior to Hydrology's approval for C.O., an approval letter for Building Permit from the HOA's engineer (BHI) will need to be submitted to Hydrology for our records. Also if the Grading and Drainage Plan changes for any reason due to the HOA's request, a Revised Grading & Drainage Plan will have to be submitted to Hydrology for approval.

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 11/2018)

Project Title: 13500 TRAIL VISTA COURT N.E. Building Permit #: _____ Hydrology File #: F23D010D
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 12-A, PLAT OF LOTS 1-A THRU 27-A, WILDERNESS ESTATES @ HIGH DESERT
City Address: 13500 TRAIL VISTA COURT N.E.

Applicant: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ - DEVELOPMENT CONSULTANT Contact: GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: pawrod@hotmail.com
Contractor: PWKI, LLC Contact: PAUL KINDERDINE
Owner: _____ Address: 7 BOSQUE ROAD, ALGODONES, NEW MEXICO 87001
Phone#: 505-867-1765 #: _____ E-mail: paulkinderdine-inc

TYPE OF SUBMITTAL: ☐ PLAT (☐ # OF LOTS) ☒ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DEPARTMENT: ☐ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☒ OTHER (SPECIFY) FOR POOL PERMIT
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

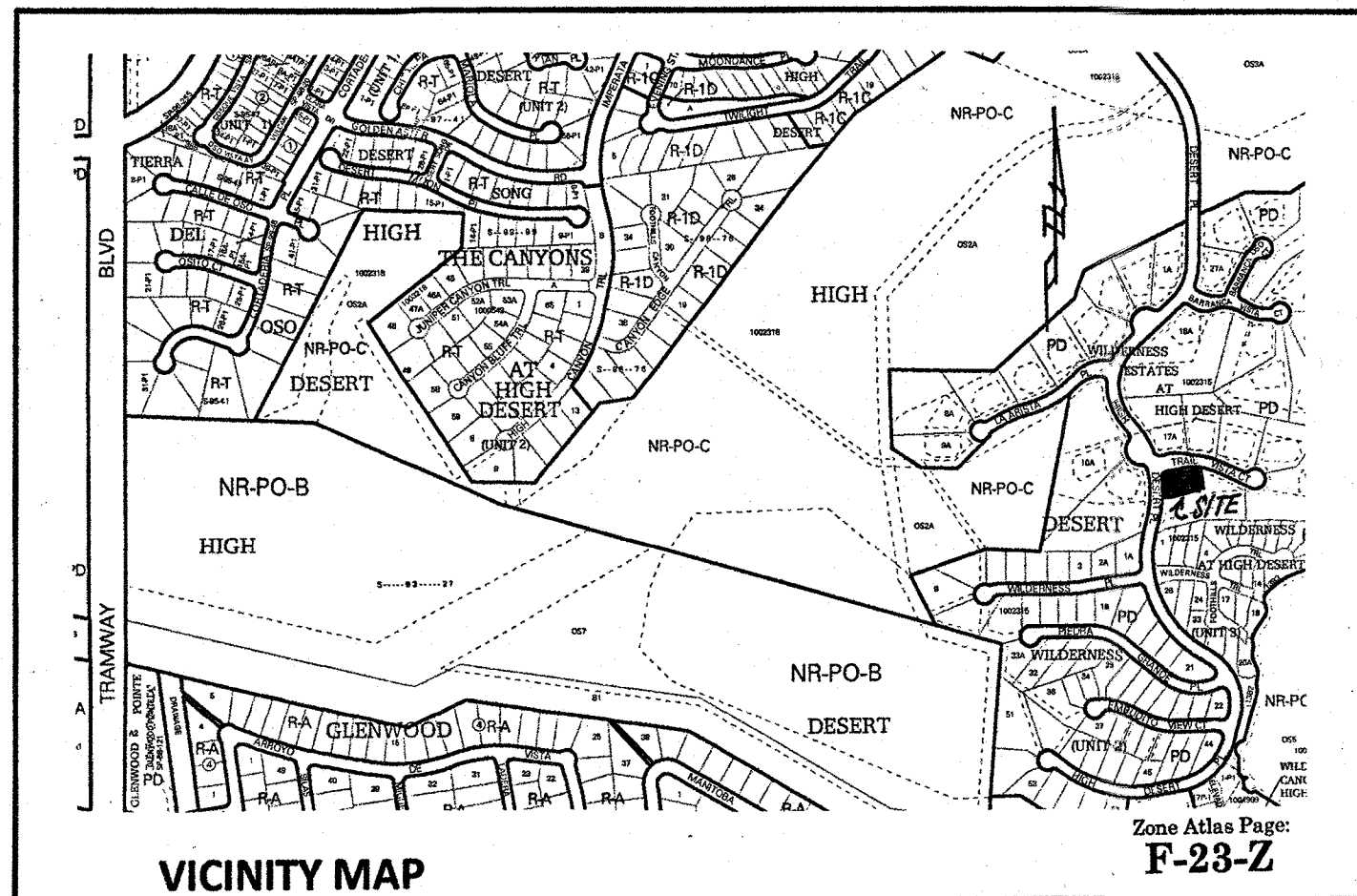
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☒ OTHER (SPECIFY) FOR POOL PERMIT

DATE SUBMITTED: 04-27-2022 By: GEORGE T. RODRIGUEZ
07-13-2021

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HIGH DESERT PLACE N.E. AND TRAIL VISTA COURT N.E. (WILDERNESS ESTATES AT HIGH DESERT), IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS "F-23-Z").

THE SUBJECT SITE IS AN UNDEVELOPED PROPERTY THAT IS TO HAVE A SINGLE FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR THE ADDRESS OF 13500 TRAIL VISTA COURT N.E.).

THE SUBJECT SITE, 1.) HAS A DESIGNATED 0.28 ACRE BUILDING ENVELOPE THAT IS WITHIN ZONE "X" (AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD; REFERENCE F.E.M.A. PANEL # 35001C0163H, EFFECTIVE 08-16-2012), 2.) DOES ACCEPT MINIMAL HISTORIC OFFSITE FLOWS FROM THE PROPERTY EAST OF AND ADJACENT TO THIS SUBJECT SITE, THESE FLOWS WILL CONTINUE TO BE ACCEPTED AND PASSED THROUGH, 3.) DOES CONTRIBUTE HISTORIC FLOWS TO THE PROPERTY TO THE WEST OF AND ACROSS HIGH DESERT PLACE N.E. (THESE FLOWS ARE ROUTED THROUGH TWO STORM DRAINAGE CULVERTS UNDER HIGH DESERT PLACE N.E. AND ARE GENERATED WITHIN A DRAINAGE EASEMENT FOR THE BEAR ARROYO WITHIN SAID SUBJECT SITE), 4.) PROPOSED PLAN IS TO DETAIN THE VOLUME DIFFERENCE BETWEEN THE HISTORIC AND PROPOSED IN THE 100-YR/6 HR. STORM EVENT.

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 1.60 ACRE (TOTAL)

DESIGNATED BUILDING ENVELOPE = 0.28 ACRE PLUS DRIVEWAY AREA OF 0.04 AC. = 0.32 AC. PROPOSED DETENTION PONDING IS CALCULATED FOR THE 0.32 ACRE AREA ONLY, THE REMAINING LOT AREA WILL REMAIN IN ITS EXISTING CONDITION AND CONTINUE FLOWS IN THE "HISTORICAL PATH" AND TO THE AFOREMENTIONED STORM DRAINAGE CULVERTS.

PRECIPITATION ZONE: FOUR (4)
"LAND TREATMENT METHOD" FOR CALCULATION OF "Q₁₀₀"

PRECIPITATION: 100-YR/6 HR. = 2.64 IN.

EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.76 IN.	2.09 CFS/AC.
TREATMENT B 0.95 IN.	2.73 CFS/AC.
TREATMENT C 1.20 IN.	3.41 CFS/AC.
TREATMENT D 3.34 IN.	4.78 CFS/AC.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A 0.17 AC.	0.00 AC.
TREATMENT B 0.15 AC.	0.01 AC.
TREATMENT C 0.00 AC.	0.14 AC.
TREATMENT D 0.00 AC.	0.17 AC.

EXISTING EXCESS PRECIPITATION:
WEIGHTED "E" = (0.76 X 0.17) + (0.95 X 0.15) + (1.20 X 0.00) + (3.34 X 0.00) / 0.32 = 0.85 IN.
V100-360 = (0.85 X 0.32) / 12 = 0.02267 AC. FT. = 988.0 CU. FT.

EXISTING PEAK DISCHARGE:
Q100 = (2.09 X 0.17) + (2.73 X 0.15) + (3.41 X 0.00) + (4.78 X 0.00) = 0.77 CFS

PROPOSED EXCESS PRECIPITATION:
WEIGHTED "E" = (0.76 X 0.00) + (0.95 X 0.01) + (1.20 X 0.14) + (3.34 X 0.17) / 0.32 = 2.33 IN.
V100-360 = (2.33 X 0.32) / 12 = 0.062130 AC. FT. = 2,706.4 CU. FT.)

*** REQUIRED VOLUME TO BE DETAINED: 2,706.4 CU. FT. - 988.0 CU. FT. = 1,718.4 CU. FT.

PROPOSED PEAK DISCHARGE:
Q100 = (2.09 X 0.00) + (2.73 X 0.01) + (3.41 X 0.14) + (4.78 X 0.17) = 1.32 CFS

DETENTION POND VOLUME CALCULATIONS:
BASIN "A" / POND "A":
REQUIRED VOLUME = 806.0 CU. FT.
PROVIDED VOLUME = 500.0 SQ. FT. X 2.0' DEPTH = 1,000.0 CU. FT.
1,000.0 CU. FT. > 806.0 CU. FT.

BASIN "B" / POND "B":
REQUIRED VOLUME = 913.0 CU. FT.
PROVIDED VOLUME = 1,365.0 CU. FT.

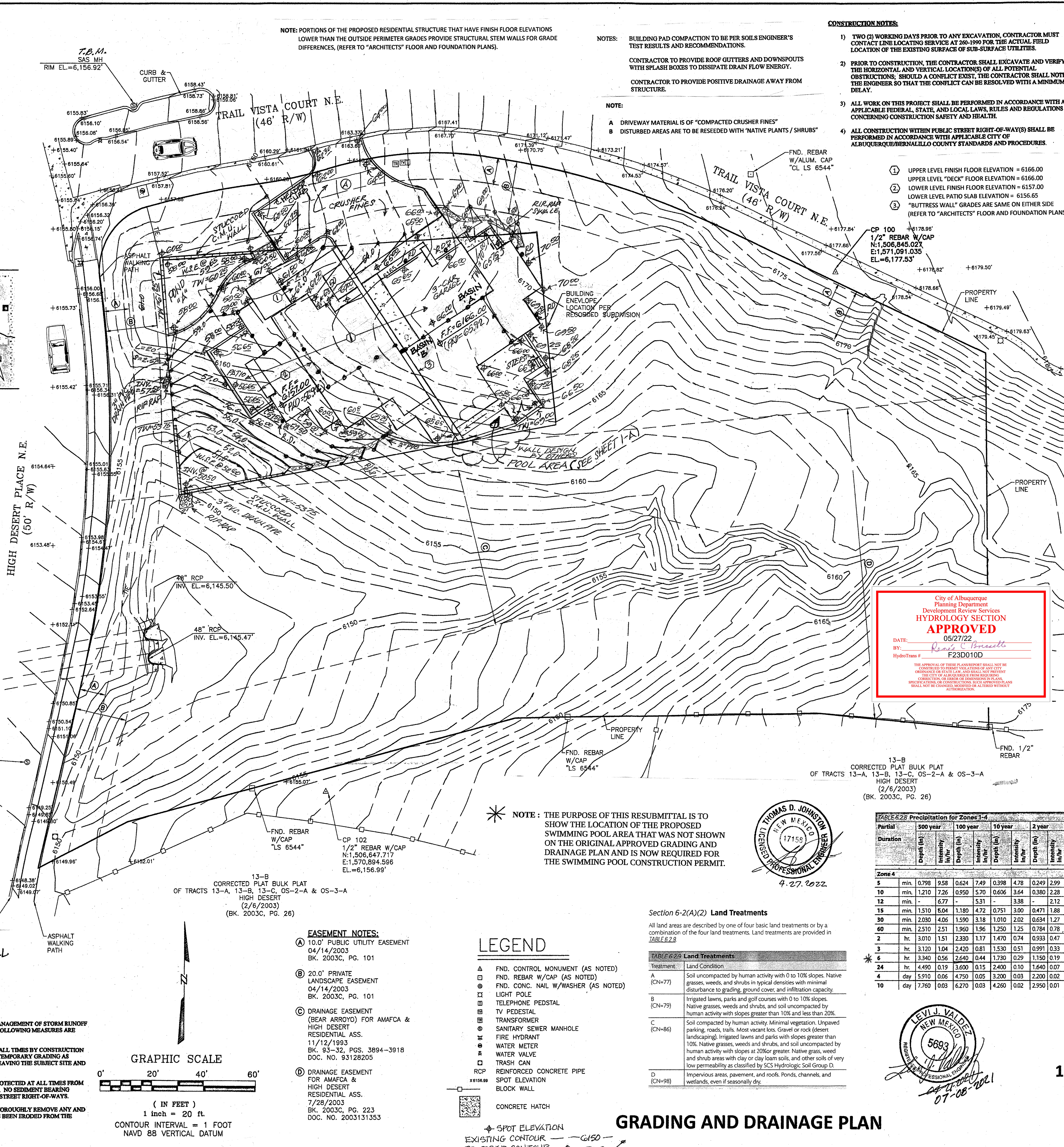
TOTAL REQUIRED VOLUME = 1,718.4 CU. FT.
TOTAL PROVIDED VOLUME = 2,365.0 CU. FT.

AREA: 0.32 AC. = 1,718.4 CU. FT.
BASIN "A" = 0.15 AC. = 806.0 CU. FT.
BASIN "B" = 0.17 AC. = 913.0 CU. FT.

EROSION CONTROL MEASURES:
THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
LEVI J. VALDEZ, P.E.
12800 SAN JUAN, N.E.
ALBUQUERQUE, NEW MEXICO 87123
(505)610-0593



PROPERTY DESCRIPTION:
LOT 12-A, A PLAT OF LOTS 1-A THRU 27-A, WILDERNESS ESTATES AT HIGH DESERT FILED JULY 28, 2003 IN BOOK 2003C, PAGE 229 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.

PROJECT LOCATION:
13500 TRAIL VISTA COURT N.E., ALBUQUERQUE, NEW MEXICO

SURVEY INFORMATION:
TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO FEBRUARY 2021.

PROJECT BENCHMARK:
PROJECT BENCHMARK IS CITY OF ALBUQUERQUE CONTROL MONUMENT "26-F23" A 1 3/4" ALUMINUM DISK SET ON THE TOP OF A GRANITE BOULDER. ELEVATION = 6,205.53 FEET (NAVD 1988 VERTICAL DATUM).

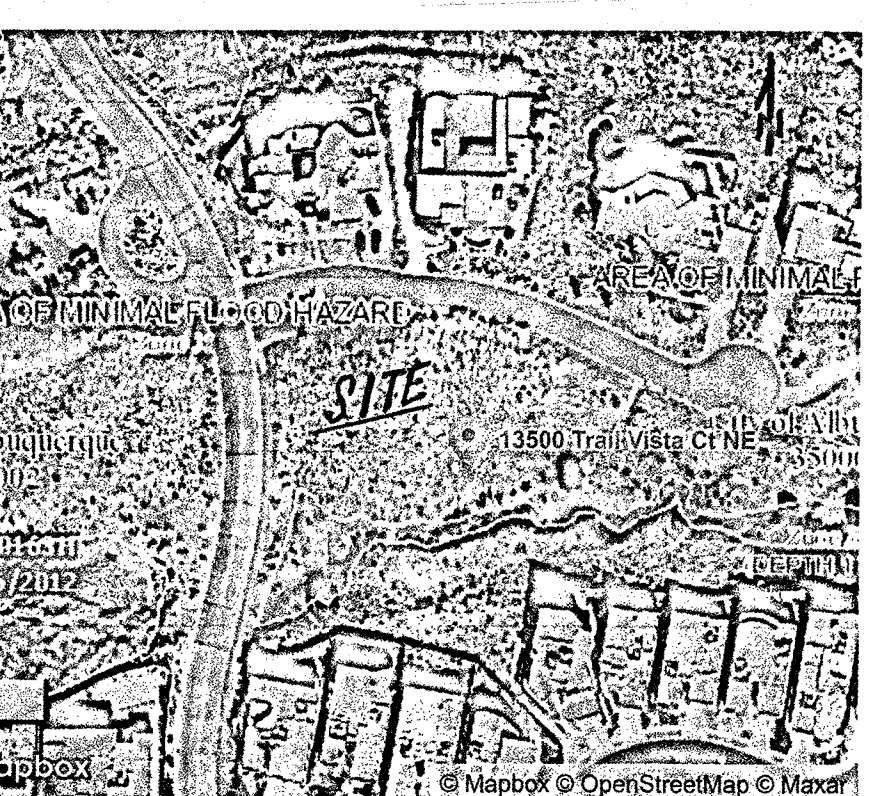
TEMPORARY BENCHMARK:
PROJECT BENCHMARK IS CP 100 BEING A TERRA LAND SURVEY 1/2" REBAR WITH PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION = 6,177.53 FEET (NAVD 1988 VERTICAL DATUM).

- NOTES:**
- FIELD SURVEY PERFORMED IN FEBRUARY 2021.
 - TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO NAD 1983 NEW MEXICO CENTRAL ZONE. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS. COMBINED GROUND TO GRID FACTOR IS 1.000386918/0.000133231 SCALE AROUND CP 100 N:1,506,845.027, E:1,571,091.035, ELEV:6,177.53'.
 - ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
 - CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.

PAD CERTIFICATION:
I, LEVI J. VALDEZ, N.M.P.E. NO. 5693, DO HEREBY CERTIFY THAT THE EXISTING GRADED PAD ELEVATION (SUBGRADE) SHOWN ON THE PLAN HEREON IS IN SUBSTANTIAL COMPLIANCE TO THE DESIGN FINISH FLOOR ELEVATION FOR THE PROPOSED RESIDENCE.

LEVI J. VALDEZ, N.M.P.E. NO. 5693

FEMA Flood Map Report



PROPERTY LOCATED AT: 13500 Trail Vista Ct NE, Albuquerque, NM 87111
FEMA FLOOD ZONE: X, AREA OF MINIMAL FLOOD HAZARD

F.E.M.A. FLOOD MAP NO. 35001C0163H
EFFECTIVE DATE: 08/16/2012

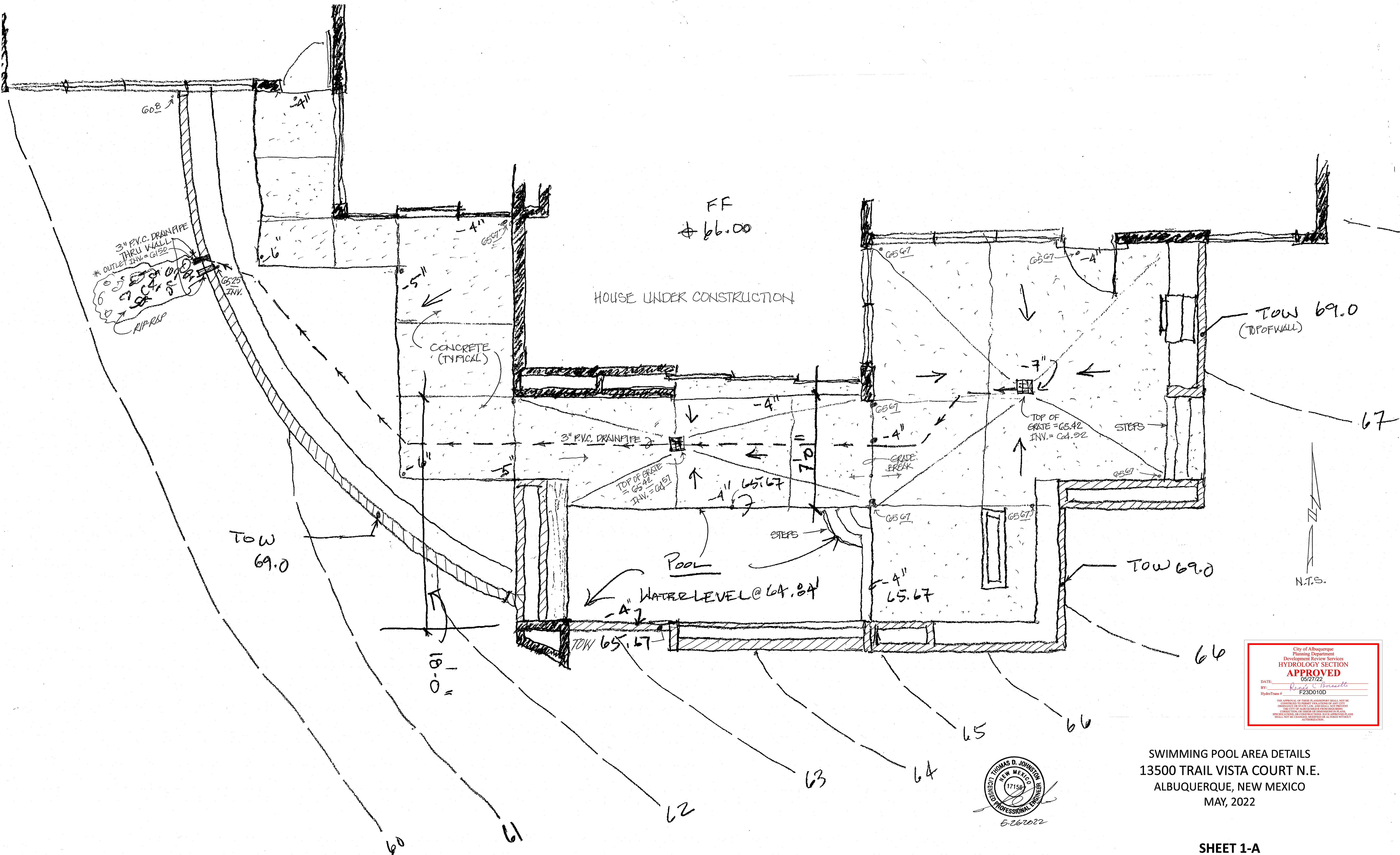
TABLE 6-2.3 6-hour Excess Precipitation, "E"

Zone	Land Treatment			
	A	B	C	D
100-YEAR EXCESS PARTICIPATION, E (IN)				
1	0.55	0.73	0.95	2.24
2	0.62	0.80	1.03	2.33
3	0.67	0.86	1.09	2.58
4	0.76	0.95	1.20	3.34

TABLE 6-2.3.2 Peak Discharge

Zone	A	B	C	D
100-YEAR PEAK DISCHARGE (CFS/ACRE)				
1	1.54	2.16	2.87	4.12
2	1.71	2.36	3.05	4.34
3	1.84	2.49	3.17	4.49
4	2.09	2.73	3.41	4.78

A PROPOSED PLAN
FOR
13500 TRAIL VISTA COURT N.E.
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO
APRIL, 2021



City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 05/27/22
 BY: *Russell*
 HydroTrans # F2300100

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF ANY CITY OR COUNTY OF NEW MEXICO. THE CITY OF ALBUQUERQUE, NEW MEXICO, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF ALBUQUERQUE, NEW MEXICO, SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, SPECIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THESE PLANS.

THOMAS D. JOHNSON
 NEW MEXICO
 17158
 PROFESSIONAL ENGINEER
 5-26-2022

SWIMMING POOL AREA DETAILS
 13500 TRAIL VISTA COURT N.E.
 ALBUQUERQUE, NEW MEXICO
 MAY, 2022