

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 17, 2023

Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

RE: Cinnamon Morning
Engineer's Certification Date: 12/20/22
Engineer's Stamp Date: 04/05/19
Hydrology File: G12D024
CPN: 780982

Dear Mr. Biazar:

PO Box 1293

Based on the Certification received 01/06/2023 and site visit on 01/13/2023, this certification is approved in support of ROFG/SIA by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

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: Cinnamon Morning Subdivision Building Permit #: _____ Hydrology File #: G12D024

DRB#: PR-2019-002044 EPC#: _____ Work Order#: _____

Legal Description: Cinnamon Morning Cluster Development

City Address: 2700 Rio Grande Boulevard NW

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR

Address: 7632 WILLIAM MOYERS AVE., NE, ALBUQUERQUE, NM 87122

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:

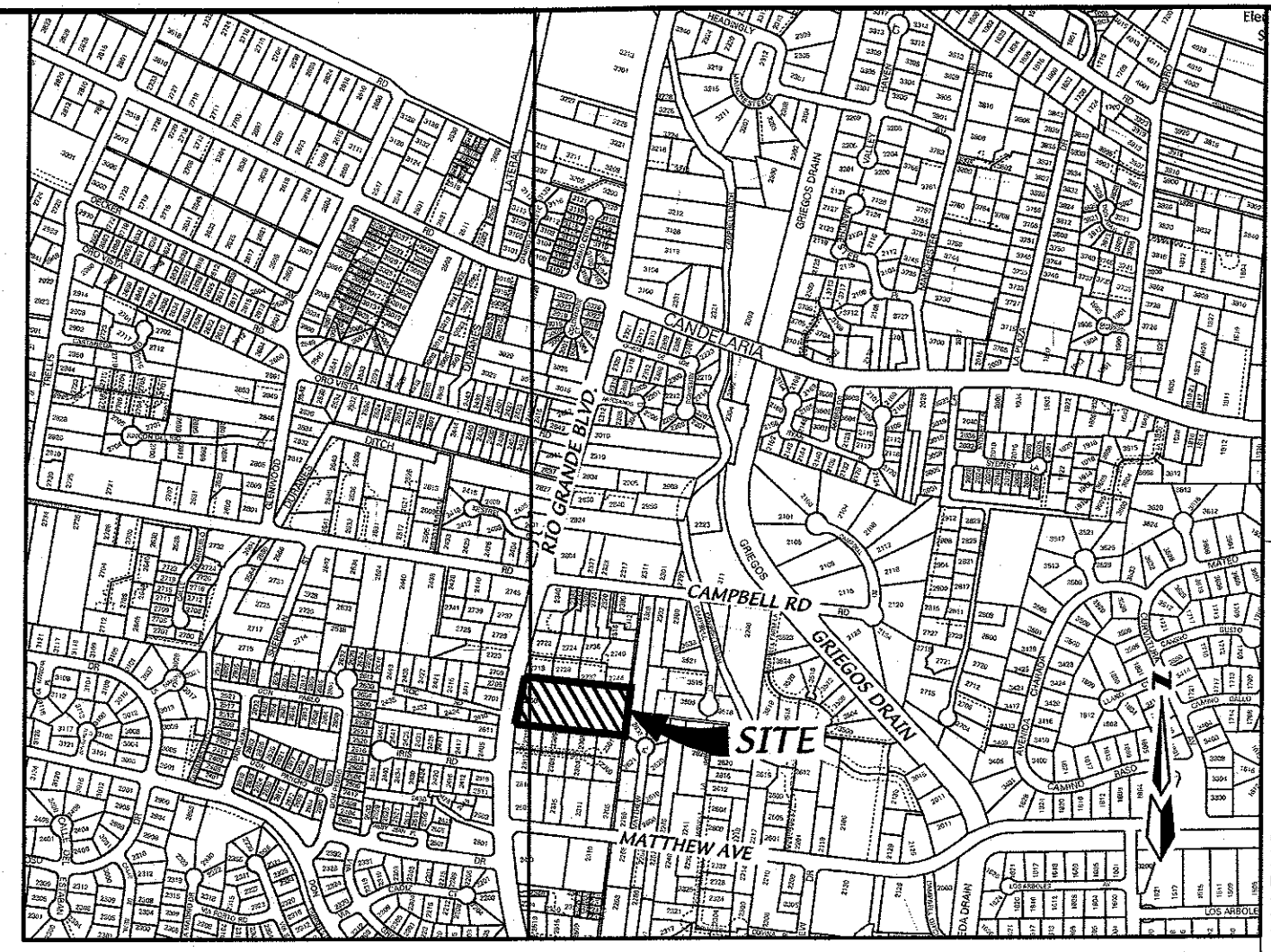
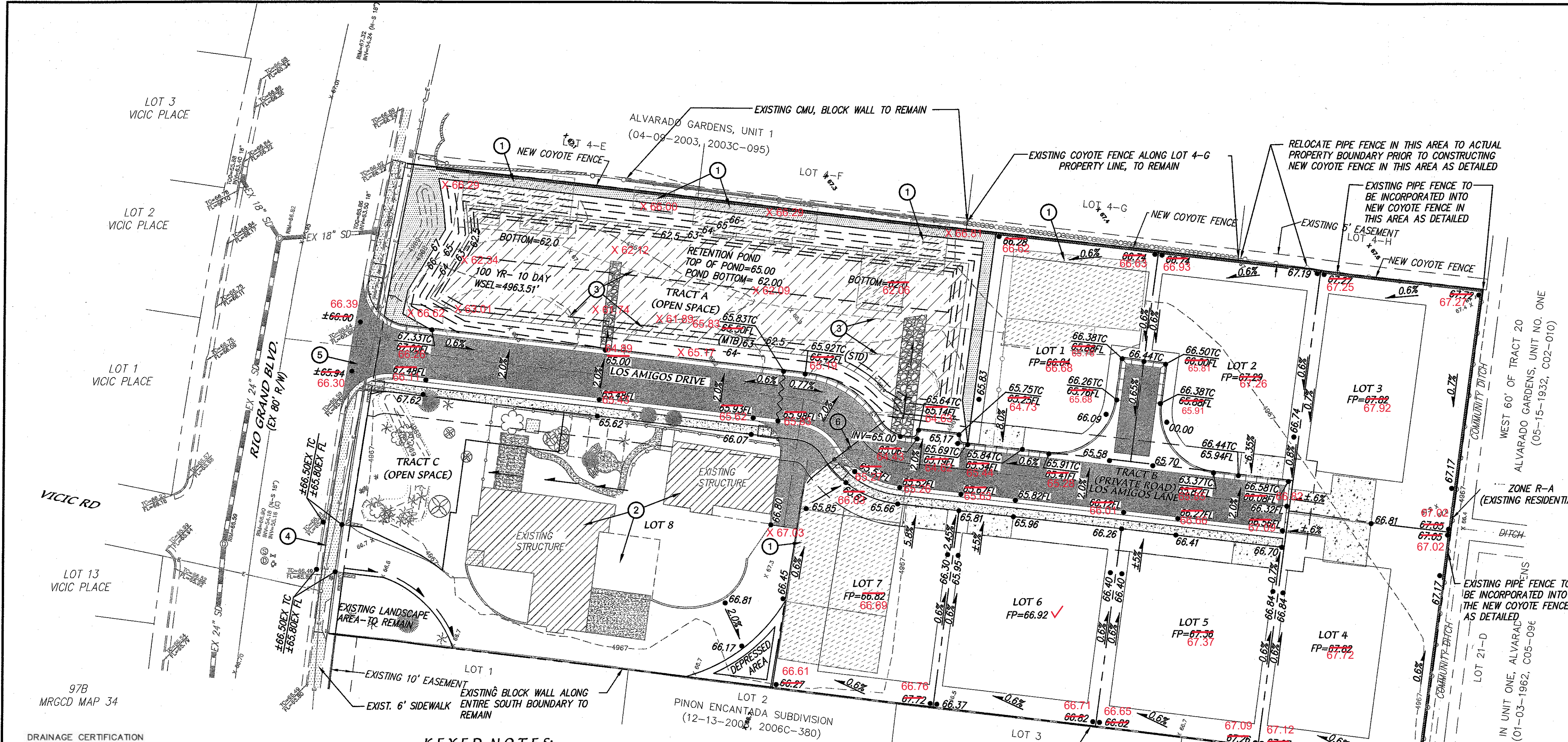
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL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

DATE SUBMITTED: 1/4/2023 By: SHAWN BIAZAR

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN PROJECT SECTION 1 & 6, TOWNSHIP 10 NORTH, RANGE 2 & 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOT 3A, ALVARADO GARDENS AS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND CONTAINS 2.617 ACRES MORE OR LESS.

NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN IDO TABLE 5-7-1, SECTION 14-16-5.

PERIMETER WALL NOTES

ANY FENCING ALONG THE WEST PROPERTY BOUNDARY (ADJACENT TO RIO GRANDE BLVD.) SHALL MAINTAIN PUBLIC VIEW AND ANY NON-TRANSPARENT WALL CONSTRUCTED SHALL NOT EXCEED 3 FEET IN HEIGHT. WALLS ALONG THE NORTH, EAST AND SOUTH PROPERTY LINE MAY NOT EXCEED 6 FEET IN HEIGHT. A COYOTE FENCE SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINE AS DETAILED ON THIS SHEET. SOME AREAS ALONG THE NORTH PROPERTY LINE HAVE AN EXISTING COYOTE FENCE AND CMU/STUCCO WALL. THESE AREAS WILL NOT REQUIRE A NEW COYOTE FENCE TO BE CONSTRUCTED. ALONG THE SOUTH PROPERTY BOUNDARY THERE IS AN EXISTING CMU WALL THAT SHALL REMAIN.

GRADING AND DRAINAGE PLAN

EXISTING CONDITIONS - PROJECT SITE IS BASICALLY FLAT. RAINFALL ON THE SITE REMAINS ON THE SITE. NO OFFSITE RUNOFF ENTERS THE SITE FROM ANY DIRECTION. THERE ARE A COUPLE OF DEPRESSION AREAS ON SITE THAT COLLECT RUNOFF FROM THE SITE.

PROPOSED CONDITIONS - RUNOFF FROM EACH OF THE 7 LOTS IN THE CLUSTER DEVELOPMENT WILL FLOW TO THE STREET AND BE CONVEYED AS SURFACE STREET RUNOFF TO THE OPEN SPACE RETENTION POND ON TRACT A. THE RETENTION POND IS DESIGNED FOR THE 100 YEAR-10 DAY STORM VOLUME WHICH IS 15,345 CU.FT. THE MAXIMUM WATER SURFACE ELEVATION AT THIS VOLUME IS 4963.51 FEET.

LANDSCAPE BUFFER NOTES:

- FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
- SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4") OR LANDSCAPE COBBLES. DO NOT FILL ENTIRE SWALE.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.

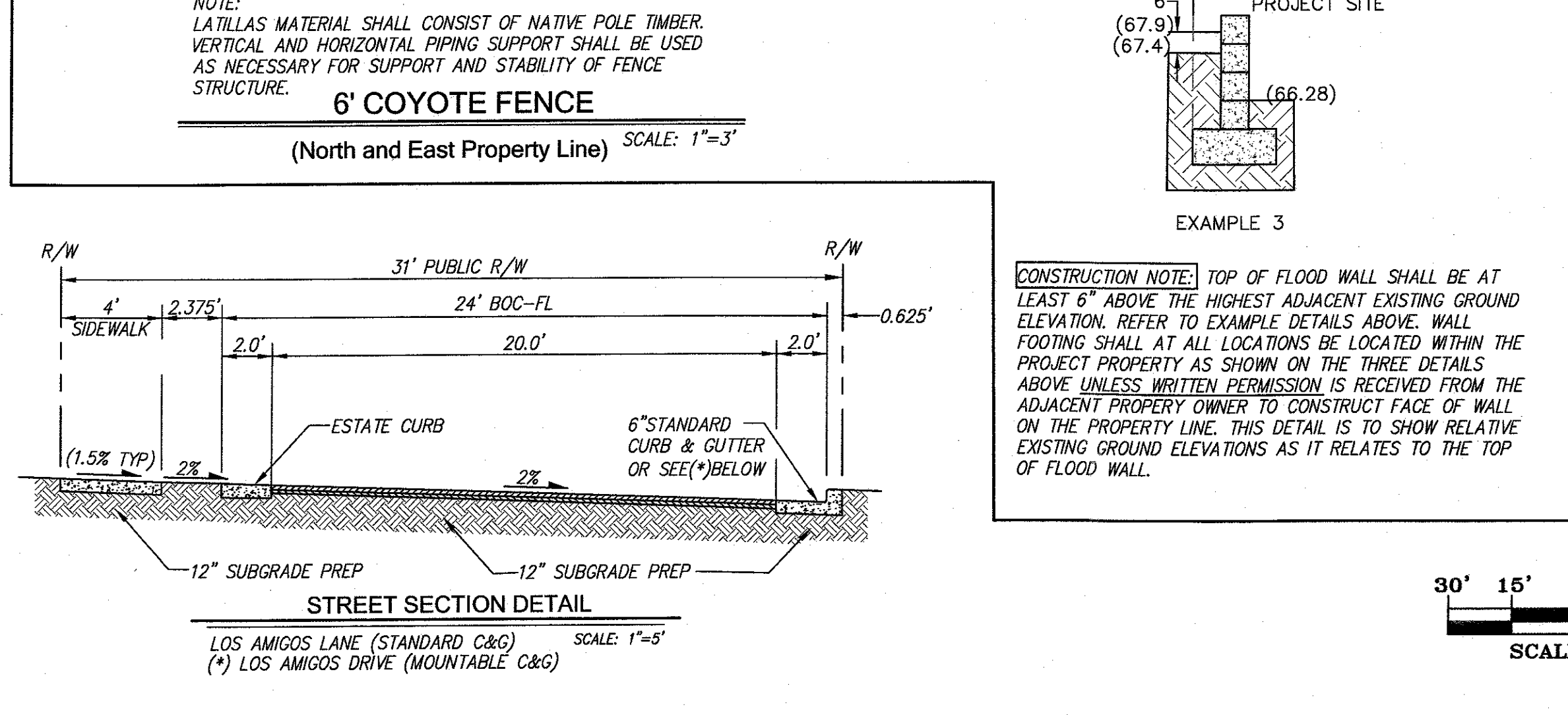
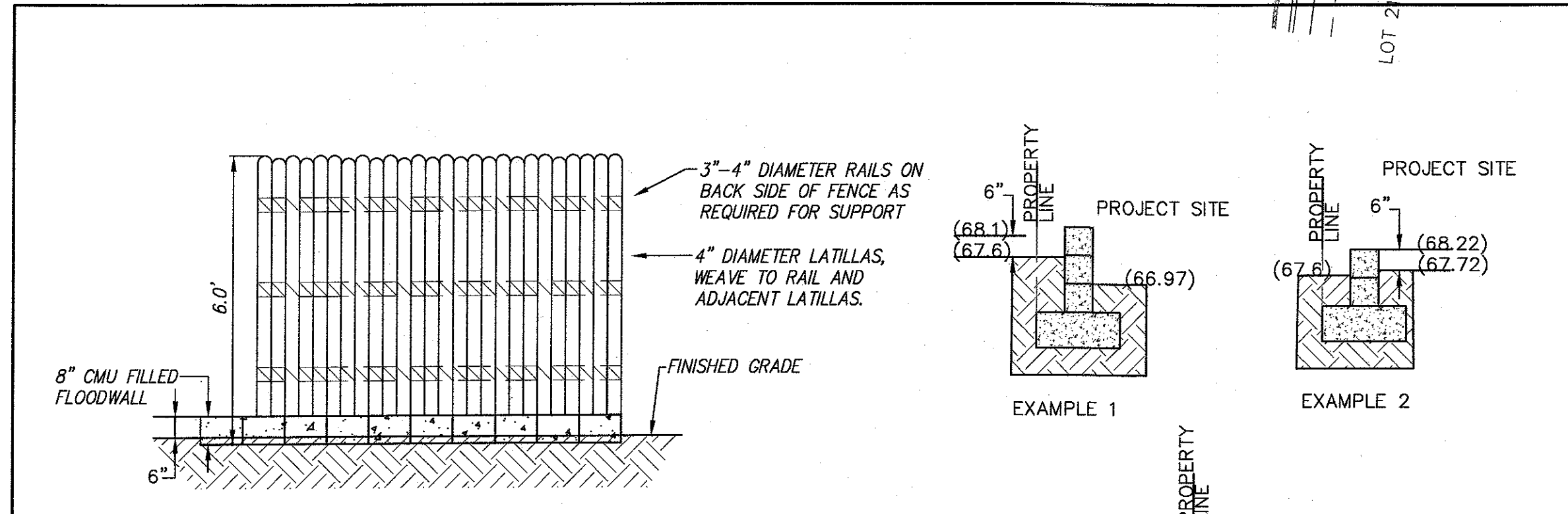
DRAINAGE CERTIFICATION
 I, REZA AFAKHPOUR, N.M.P.E. 11814, OF SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04-24-2018.
 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY N.M.P.E. 9801 LEONARD MARTINEZ, OF SBS CONSTRUCTION AND ENGINEERING, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR -PAID AND GRADING CERTIFICATE.
 THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

KEYED NOTES:

- EXISTING STRUCTURE TO BE REMOVED & DISPOSED
- EXISTING STRUCTURE TO REMAIN
- EXISTING PAVEMENT TO BE REMOVED & DISPOSED
- EXISTING DRIVE PAD TO REMAIN
- EXISTING DRIVE PAD TO BE REMOVED & DISPOSED
- NEW ACCESS GATE FOR PRIVATE ROADWAY

LEGEND

---	EXISTING CONTOUR (MINOR)	---	As-Built
---	EXISTING CURB AND GUTTER	●	EXISTING BOLLARD
---	EXISTING CONCRETE	□	EXISTING TELEPHONE/FIBER OPTIC PEDESTAL
---	EXISTING WALL	---	NEW ESTATE/MOUNTABLE CURB & GUTTER
---	EXISTING FENCE - CMU/STUCCO WALL	---	NEW 6" STANDARD CURB & GUTTER
---	EXISTING FENCE - COYOTE FENCE	---	NEW LOT/PROPERTYLINE
---	EXISTING FENCE - IRON PIPE/CHAIN LINK	---	NEW SIDEWALK
---	EXISTING TOP CURB/FLOW LINE	---	NEW FLOW DIRECTION ARROW
X 65.00	EXISTING SPOT ELEVATION	---	NEW SLOPE
⊙	EXISTING SANITARY SEWER MANHOLE	---	NEW SPOT ELEVATION
⊙	EXISTING SANITARY SEWER CLEANOUT	---	NEW TOP OF CURB ELEVATION
⊙	EXISTING STORM DRAIN MANHOLE	---	NEW FLOWLINE ELEVATION
⊙	EXISTING CATCH BASIN/DROP INLET	---	NEW FINISHED FLOOR ELEVATION
---	EXISTING OVERHEAD ELECTRIC/UTILITY LINE	---	NEW PAVEMENT
---	EXISTING POLE	---	EXISTING BUILDING TO REMAIN
---	EXISTING ANCHOR	---	EXISTING BUILDING (REMOVE & DISPOSE)
---	EXISTING ELECTRIC TRANSFORMER/PEDESTAL	---	WATERBLOCK
---	EXISTING WATER VALVE	---	WSEL FOR 100 YR-10 DAY STORM (4963.51')
---	EXISTING FIRE HYDRANT	---	NEW COYOTE FENCE
---	EXISTING WATER METER	---	BUFFER ZONE BETWEEN PROPERTY LINE AND POND SLOPE
---	EXISTING SIGN		



dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT**

**TITLE:
 CINNAMON MORNING CLUSTER DEVELOPMENT
 GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	G-12/G-13	1	1

CONTRACTOR		AS BUILT INFORMATION	
WORK STARTED BY	DATE	CONTRACTOR	DATE
FIELD ACCEPTANCE BY	DATE	AGRS Brass Cap stamped "3-G12"	DATE
DRAWINGS BY	DATE	From the intersection of I-40 and Rio Grande Boulevard NW, travel north on Rio Grande Boulevard 0.3 miles to the intersection with Matthew Ave. and the station on the left.	DATE
CHECKED BY	DATE	Geographic Position, in feet (NAD83)	DATE
RECORDED BY	DATE	Elevation, in feet (NAD83) = 4963.946	DATE