



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 2001

Diane Hoelzer, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: **LADERA BREEZE EAST (H-10/D25)**
Engineers Certification For Release of Financial Guaranty
Engineers Stamp dated 4/14/2000
Engineer's Certification dated 12/17/2001

Dear Ms. Hoelzer:

Based upon the information provided in your submittal dated 12/17/2001, the above referenced plan is adequate to satisfy the Grading and Drainage Certification requirements for release of financial guaranty for the above mentioned project.

If you have any questions, please call me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
BvB

C: Arlene Portillo, PWD - #645581
✓ File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 2001

Diane Hoelzer, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: **LADERA BREEZE WEST (H-10/D25)**
Engineers Certification For Release of Financial Guaranty
Engineers Stamp dated 5/15/2000
Engineer's Certification dated 12/17/2001

Dear Ms. Hoelzer:

Based upon the information provided in your submittal dated 12/18/2001, the above referenced plan is adequate to satisfy the Grading and Drainage Certification requirements for release of financial guaranty for the above mentioned project.

If you have any questions, please call me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
BUB

C: Arlene Portillo, PWD - #645481
File



City of Albuquerque

May 18, 2000

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Ladera Breeze Drainage Report
Engineer's Stamp East dated 4-14-00
Engineer's Stamp West dated 5-15-00 (H10/D25)

Dear Ms. Hoelzer,

Based upon the information provided in your resubmittal dated 5-15-00, the above referenced Drainage Report is approved for Preliminary Plat action.

This plan is also approved for Grading Permit release. As you are aware, a topsoil disturbance permit must be obtained prior to any grading taking place.

Prior to Final Plat sign-off, the Subdivision Improvements Agreement (SIA) must be executed. Please be advised that the Grading And Drainage Certification is required prior to release of the SIA for this subdivision.

If you have any questions about my comments, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

DRAINAGE REPORT
FOR
Ladera Breeze East and West Subdivision



MARCH 2000
(Revised April 2000)



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 14, 2000 e-mail: dmgs@swcp.com

Mr. Bradley Bingham
Plaza del Sol
Hydrology Dept.
P.O. Box 1293
Albuquerque, NM 87103

**Re: Revised Drainage Plan for the Ladera Breeze West and East
Engineer's stamp 4-14-00 (H10/D25)**

Dear Mr. Bingham,

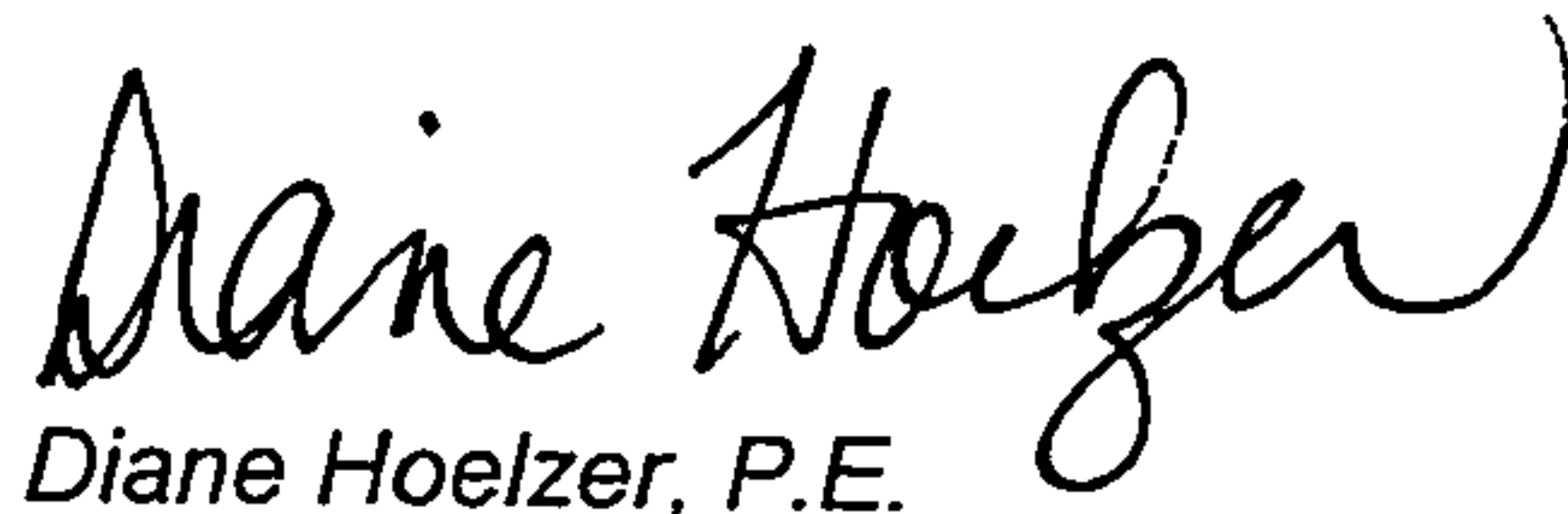
I am submitting a revised Drainage Report and Grading and Drainage Plan for the above referenced project.
In response to your comment letter dated April 6, 2000:

1. The revised G&D plan reflects a note for the location of the CMU walls to be constructed.
2. HEC-2 runs have been revised to reflect a 46' right-of-way. These changes had no effect on the hydraulics.
3. A 5' private drainage easement is located on either side of each adjacent property line. A preliminary plat and infrastructure list are being provided with the resubmittal.
4. Yes, Miami Road is paved all the way to the inlets at 64th street. Existing tapers in Miami Road don't have extruded curb. Runoff in Miami Road between these two parcels flows to the side of the road. A field investigation revealed no signs that this insignificant amount of runoff causes a nuisance.
5. Spot elevation typo has been corrected on Lot 31. Additional spot elevations have been added to Lots 15 and 38 in Ladera Breeze East and Lots 19 and 41 in Ladera Breeze West.

If you have any questions, please call me.

Sincerely,

MARK GOODWIN AND ASSOCIATES, P.A.


Diane Hoelzer, P.E.

file: ladera.brz/drainage.ltr



City of Albuquerque

April 6, 2000

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Ladera Breeze Drainage Report
Engineer's Stamp dated 3-24-00 (H10/D25)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal dated 3-24-00, the above referenced site cannot be approved for Preliminary Plat until the following minor comments are addressed:

- Please indicate all areas where CMU wall is necessary for 0-1.5 feet of retaining. This will be a requirement on all future submittals as well.
- Please revise your HEC-2 section to fit in a 46-ft section, not 48-ft, and also the summary (Table 1). It should not change your data much.
- Is there a private drainage easement between each pad or just on the one side as shown on the typical lot detail? Please provide a copy of the Preliminary Plat.
- Is Miami paved all the way to the inlet east of 64th St.? What upstream flows are in Miami when your runoff enters? You will need to add extruded asphalt curb to your tapers (with spot elevations). What happens to the runoff in Miami between these parcels?
- You have a typo on the back of lot 31 East. It appears that some retaining wall will be needed along the backs of the East lots unless there is existing wall there. If so, please denote it on your plan. A spot elevation is needed on lot 15 East to establish a high point to ensure that that backyard drains.

If you have any questions about my comments, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

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FIGURE 3: JUNIPER RD. STORM DRAIN PLAN
FIGURE 4: MIAMI RD. STORM DRAIN PLAN

TABLE 1: SUMMARY OF STREET CAPACITIES

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CALCULATIONS
AHYMO SUMMARY OUTPUT
AHYMO DATA INPUT

APPENDIX B - HYDRAULICS

HEC-2 STREET CAPACITY CALCULATIONS

POCKET 1: LADERA BREEZE EAST GRADING AND DRAINAGE PLAN
LADERA BREEZE WEST GRADING AND DRAINAGE PLAN

I. PROJECT DESCRIPTION

The proposed Ladera Breeze Subdivision is divided into an East half (Lot 319) and a West half (Lot 321), separated by an existing subdivision on Lot 320. (Refer to the Vicinity Map). Each half covers an area of 5 acres and is to be developed into 45 single family residences. Both sites are immediately adjacent to Miami Road to the north and Juniper Road to the south and are located between 64th street and 68th street to the east and west, respectively.

II. DRAINAGE DESIGN CRITERIA AND PREVIOUS REPORTS

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria, January 1993 edition. The 100-year 6-hour storm event was analyzed to determine street capacities using $P(1 \text{ hr}) = 1.90"$, $P(6 \text{ hr}) = 2.22"$. The onsite Land Treatment values used were Treatment D=78.6, Treatment C=10.7 and Treatment B=10.7 as determined using "Table A-5 Percent Treatment D" in the DPM. AHYMO printouts are provided in Appendix A.

III. EXISTING DRAINAGE CONDITIONS

There are existing residential subdivisions to the east of Ladera Breeze East and west of Ladera Breeze West. There is also an existing residential subdivision on a portion of the lot that separates the East and West subdivisions. Under existing drainage conditions approximately 25 to 35 percent of the northern portion of the project site drains to Miami Road and 75 to 65 percent of the southern portion of the project site drains to Juniper Road. There are some localized areas along the east and west property lines where existing onsite runoff flows into the adjacent residential property owners back yards. Once our project site develops this occurrence will cease.

IV. DEVELOPED DRAINAGE CONDITIONS

Both Ladera Breeze East and West are part of two existing storm drain systems, one in Miami Road and one in Juniper Road. Approximately 75 percent of the West and East subdivisions are part of Subasin A-3 as shown in Figure 3. This runoff from the proposed project site ($Q_{100} = 29.7 \text{ cfs}$) is conveyed as street flow to Juniper Road and then east to a series of inlets at the intersection of 64th street. The storm drain system in 64th street conveys runoff south to a temporary retention pond (#2) located within the I-40 right-of-way. Any runoff that is not intercepted by the storm drain system will flow south in 64th street and ultimately to the pond through a concrete rundown channel at the southernmost end of 64th street. Lisa Manwill of AMAFCA was contacted and has given approval of our project's developed flows ultimately discharging into Retention Pond #2. The storm drain in 64th street was built as part of SAD 218.

Approximately 25 percent of the northern portions of the West and East subdivision, ($Q_{100} = 10.2 \text{ cfs}$) is part of another existing storm drain system in Miami Road. As part of the Summer Ray Subdivision which is adjacent to the east property line of Ladera Breeze East, a 48" RCP storm drain (Project No. 5218.91) was constructed in Miami Road which ends at 64th street. A storm drain stub out to the north was provided for future extension in 64th street. Further downstream as part of the Tompiro Subdivision additional storm drain was constructed in Miami Road. Refer to Figure 4 Storm Drain system in Miami Road.

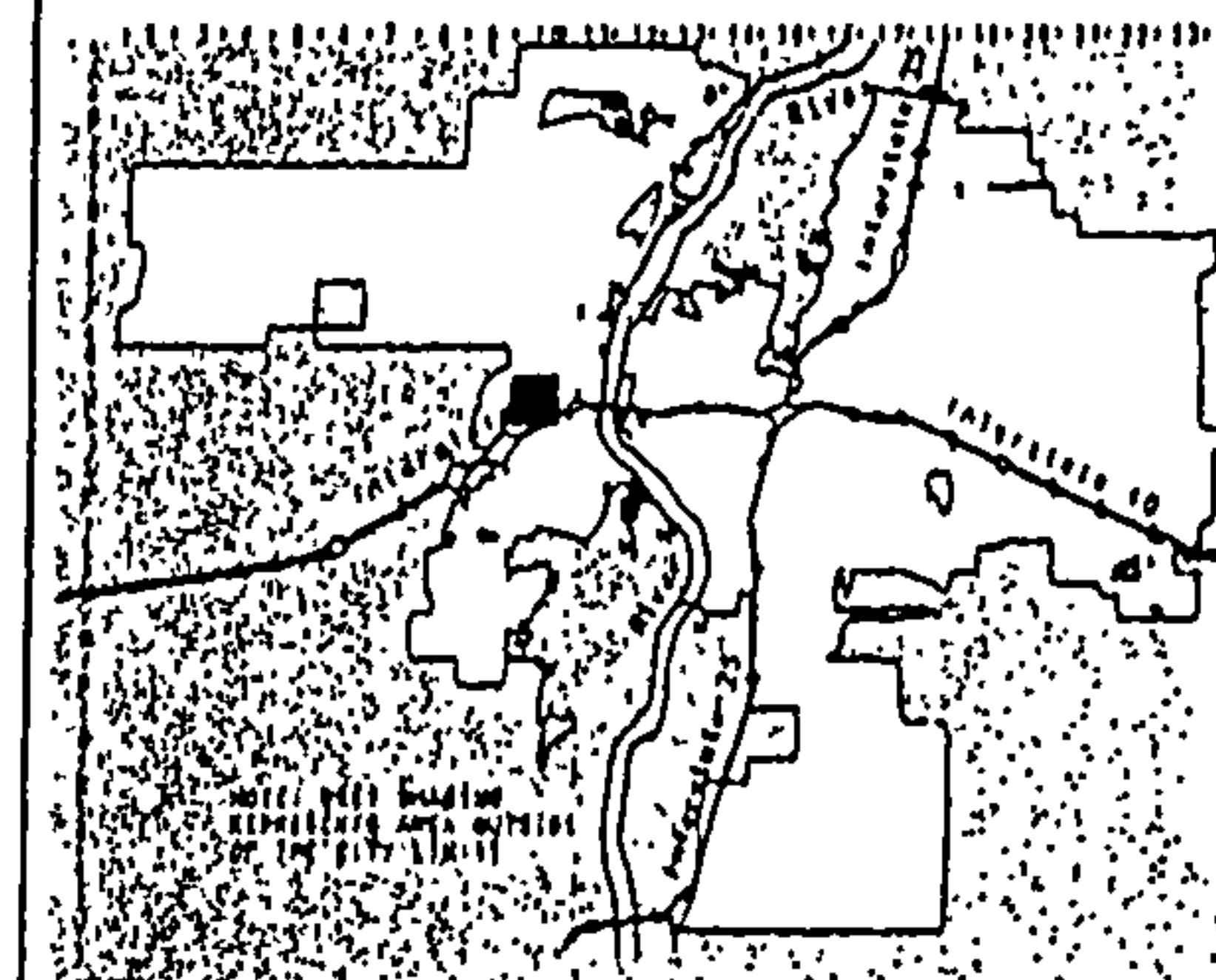


CITY OF
Albuquerque
A **G** **I** **S**
PLANNING DEPARTMENT
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Ladera
Breeze
— East

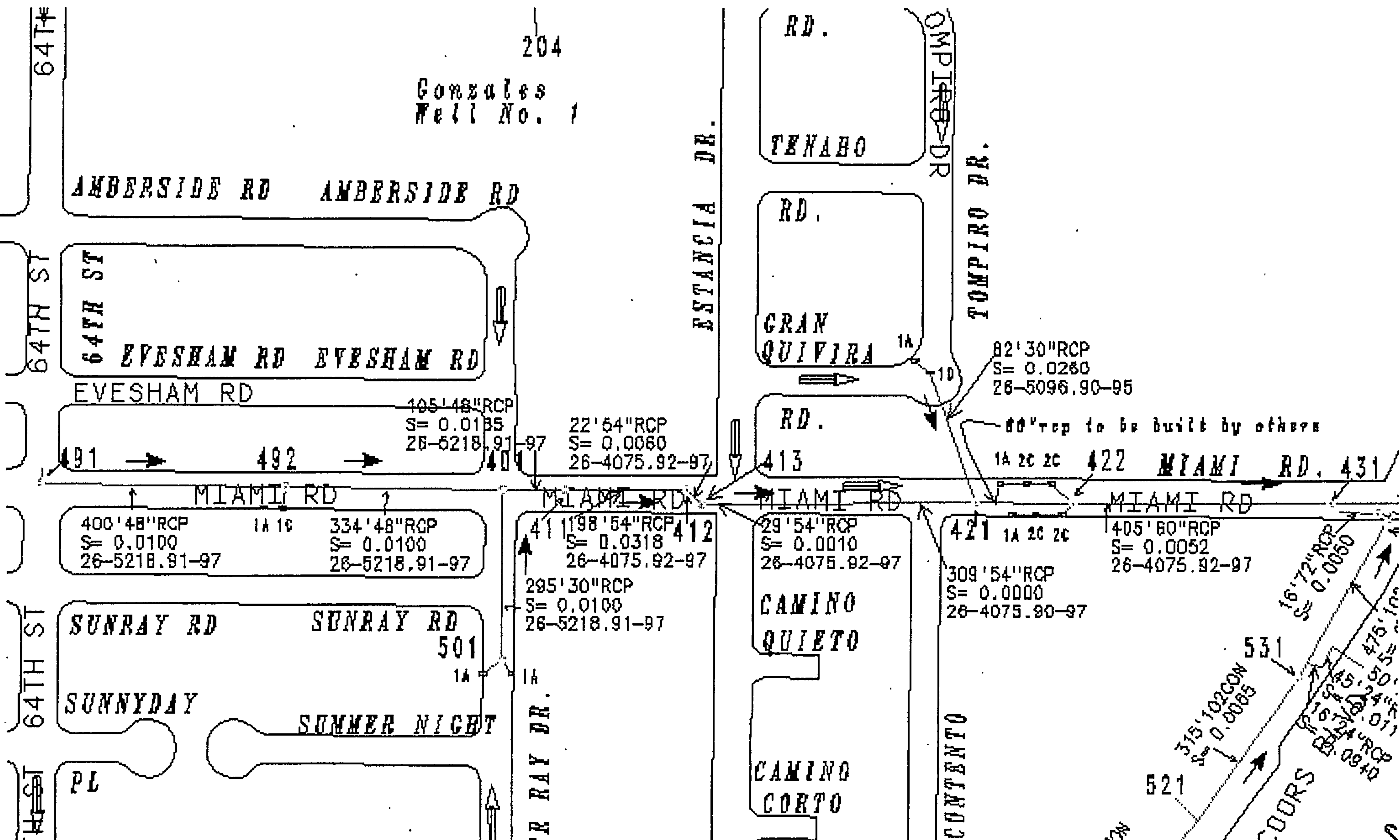
GRAPHIC SCALE IN FEET



Zone Atlas Page
H-10-Z

Map Amended through
December 20, 1999

FIGURE 4: MIAMI RD. STORM DRAIN PLAN



LADERA BREEZE EAST & WEST SUBDIVISION

TABLE 1 SUMMARY OF STREET CAPACITIES

LOCATION	CURB	CROWN	WIDTH ft.	SLOPE %	Q cfs	DEPTH ft	EG ft.
Sea Foam Street	MTD	Y	28' FF	0.60	3.80	0.22	0.26
Sea Foam Street	MTD	Y	28' FF	0.55	11.00	0.33	0.39
Sea Foam Street	STD	Y	28' FF	0.55	16.18	0.46	0.55
Sea Breeze Street	MTB	y	28' FF	0.55	6.43	0.27	0.32
Sea Breeze Street	STD	Y	28' FF	0.55	13.52	0.44	0.52

MTB = Mountable Curb

STD = Standard Curb

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3-21-00