

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

January 25, 2019

Don Briggs, P.E.
Don Briggs Engineering, LLC
5324 Oakledge Ct NW
Albuquerque, NM 87120

RE: **Sunset Villa Subdivision Temporary Pond Recovery
Grading Plan
Engineer's Stamp Date: 12/20/18
Hydrology File: K12D003**

Dear Mr. Briggs,

Based on the submittal received on 1/14/19, the Grading Plan cannot be approved for until the following are corrected:

1. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances. The DAR prepared by Wilson and Co. does not adequately provide proof of this capacity:
 - a. There are two DAR's prepared by Wilson, a preliminary one from 12/7/2007 and a final version from 4/21/2009 (<http://data.cabq.gov/government/planning/drainage/K12D029/>). The preliminary DAR used an outflow of 2cfs max, the final DAR changed it to 9.1cfs (max) following discussion with the County.
 - b. Both reports incorrectly used NOAA Atlas14 precipitation depths with AHYMO97. AHYMO97 uses NOAA Atlas2 rainfall distributions and must be used with NOAA Atlas2 precipitation depths; using Atlas14 precipitation depths with an Atlas2 distribution will under-predict runoff- see [AHYMO AppNote-01](#). *This means the pond may be undersized in its current configuration.* The AHMYO model needs to be updated and revised using correct precipitation values with the correct software version: (AHYMO-S4 with NOAA Atlas14 or AHYMO97 with NOAA Atlas2).
 - c. Any dead storage created by a storm water quality outlet will need to be accounted for in the revised AHYMO Model, unless the dead storage can be eliminated. The WQ outlet should also be sized for 18.2 cfs (minimum) to allow 50% clogging and include an emergency overflow.
 - d. What pump is actually installed in the wet well and what is its performance curve? It should've been sized to discharge 9.1cfs; if not this will need to be updated with the revised AHYMO model.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

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- e. Maintenance responsibility needs to be established for this pond and must include vector control. If no suitable existing maintenance agreement can be found, then a [Drainage Covenant](#) will be required.
2. Provide written concurrence from the County allowing this site to discharge to the pond.
3. The Floodplain Permit cannot be issued until the drainage analysis demonstrates no rise to the BFE. i.e., the above items are corrected. Also prior to issuing the Floodplain Permit, draft elevation certificates will need to be submitted and approved by Hydrology. Prior to Certificate of Occupancy, final elevation certificates will need to be submitted and approved by Hydrology. At the owners option the elevation certificates may be submitted to FEMA to obtain a LOMA.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

Sincerely,

Albuquerque

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Sunset Villa Subdiv Plat **Building Permit #:** _____ **Hydrology File #:** K120003
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lots 16A, 23A, 45A, 49A & 59A Sunset Villa Subdivision
City Address: 508 Twilight Vista Ln. SW
Applicant: Don Briggs PE **Contact:** Engineer
Address: 5324 Oakledge Ct NW Albu, NM 87120
Phone#: 505-249-4843 **Fax#:** _____ **E-mail:** donbriggsengineering@gmail.com
Other Contact: Wayne Chew Esq. **Contact:** _____
Address: _____
Phone#: 505 842 6363 **Fax#:** _____ **E-mail:** wyche@wychebw.com
TYPE OF DEVELOPMENT: _____ PLAT ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE
Check all that Apply:
DEPARTMENT:
☒ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION
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?
IS THIS A RESUBMITTAL?: ☒ Yes _____ No
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: _____ **By:** Don Briggs

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



January 13, 2019

Mr. Dana Peterson PE CFM
Senior Engineer
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

RE: Hydrology File K12D003

Dear Mr. Peterson,

Attached is a grading plan resubmittal associated with the Sunset Villa Subdivision located in south west Albuquerque. The plan addresses comments listed in your letter of November 30th 2018. The following is a description of how the comments were addressed:

1. Show the work to remove the temporary RCP stubs into the temporary retention ponds and the work to activate the permanent pipe network into the County Pond. *This has been added to the plan.*
2. Provide the Design Analysis Report for the County Pond. The depending on the WSE in the pond, the pipe network might not be able to drain to it. *A copy of the report is provided in electronic format. Please see Appendix A for the relevant AHYMO analysis for the "Regional Pond".*
3. Provide written concurrence from the County allowing this discharge. *County has not responded to our latest submittal at this time. We do expect concurrence.*
4. Provide existing and proposed contours on the grading plan and show the limits of grading. *This has been added to the plan.*
5. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420). *The ESC Plan has been submitted to Mr. Cherne.*
6. This project requires a Floodplain Permit, approved separately, prior to the Grading Permit being issued. The Floodplain Permit will need to demonstrate no rise to the BFE. *The Floodplain Development Permit has been submitted for approval. The above referenced AHYMO analysis shows that all the regional stormwater will be handled in the pond. It demonstrates that filling in the ponds will not impact the floodzone and is the "Best Available Data" for this basin.*
7. For Information. Prior to Building Permit for lots 46 and 47, a LOMR-F application will need to be approved by Hydrology and submitted to FEMA. Prior to Certificate of Occupancy for lots 46 and 47, the LOMR-F's must be issued by FEMA. *It was agreed in a meeting with staff that a statement on the plan indicating that an Elevation Certificate is required for building permit on these two lots would suffice for the purpose of this plan. The LOMR F would be initiated by the lot owner following construction if desired.*

We are proposing to run the Bernalillo County, City Hydrology and City Platting Action submittals concurrently to reduce total review time. Please let me know if you see a conflict with doing this.

At this time we are asking for your approval for Grading Permit to fill in the ponds. If your review is completed prior to our securing Bernalillo County's approval we would ask that you list Bernalillo County's approval as a condition of approval for the Grading Permit. This will hold up any proposed building permits until such time as the County approval is secured.

Please call if you have any questions or comments.

Sincerely

Don Briggs PE CFM
Don Briggs Engineering LLC



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

GARDENS

Project Title: SUNSET VILLA SUBDV PONDS **Building Permit #:** _____ **Hydrology File #:** K12D003
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS 16A, 23A, 45A, 49A & 59A - SUNSET VILLA SUBDIVISION
City Address: 508 TWILIGHT VISTA LN. SW

Applicant: DON BRIGGS PE **Contact:** ENGINEER
Address: 5324 OAKLEDGE CT. NW, ALBUQUERQUE, NM
Phone#: 505-249-4843 **Fax#:** _____ **E-mail:** donbriggseengineering@gmail.com
Other Contact: Mr. Wayne Chew Esq. **Contact:** _____
Address: _____
Phone#: 505-842-6363 **Fax#:** _____ **E-mail:** wgchew@wgchewlaw.com

Check all that Apply:

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DEPARTMENT:

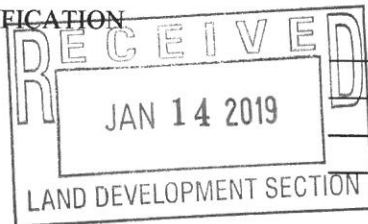
☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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) _____

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) _____
☐ PRE-DESIGN MEETING?



DATE SUBMITTED: _____ By: _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

01/14/2019 Issued By: BLDAVM 364419

Permit Number: 2018 060 737

Category Code 970

Application Number: 18REV-60737, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: 508 TWILIGHT VISTA LN SW

Project Number: null

Applicant
DON BRIGGS PE

5324 OAKLEDGE CT NW
ALBUQUERQUE NM 87120
5052494843

Agent / Contact
DON BRIGGS PE

5324 OAKLEDGE CT NW
ALBUQUERQUE NM 87120
5052494843

Application Fees

REV Actions	\$75.00
TOTAL:	\$75.00

City of Albuquerque Treasury
Date: 1/14/2019 Office: ANNEX
Stat ID: Cashier: E41709
Batch: 9968 Trans #: 51
Permit: 2018060737
Receipt Num 00543433
Payment Total: \$75.00
0909 REV Actions
VISA tendered : \$75.00
\$480.00



January 13, 2019

Mr. Dana Peterson PE CFM
Senior Engineer
Planning Department
600 2nd St. NW
Albuquerque, NM 87102

Dear Mr. Peterson,

Attached is a Floodplain Development Permit Application for the Sunset Villa Subdivision Temporary Pond Recovery Project. As you are aware the Design Analysis Report for the Sunset Gardens Storm Drain System includes an analysis of the County Regional Pond that accepts flood water from this subdivision. Based on this analysis we are claiming that filling in the ponds will not increase the base flood elevation of the floodplain affecting LOT 49A.

Please call if you have any questions or comments.

Sincerely

Don Briggs PE CFM
Don Briggs Engineering LLC





City of Albuquerque

Planning Department

Floodplain Development Permit

Project Title Sunset Villa Subdivision Temporary Pond Recovery Project

Project Location (Major Cross Streets/Arroyo or address)

Sunset Gardens SW and Twilight Vista Ln. SW

Property Owner: (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)

Company Name or Owner Name: Joe Hahn

Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)

Name: Joe Hahn

Phone Number: 505 977 3645

E-mail: _____

Site Contact: (if different than Property Owner info above.)

Name: _____

Phone: _____

e-mail: _____



For City personnel use only:

City Personnel Signature: _____ Date _____

Description of Work _____

Check all that apply:

☐ Final Elevation Certificate required prior to Certificate of Occupancy

☐ No Building Permits will be allowed until FEMA issues a LOMR removing the SFHA.

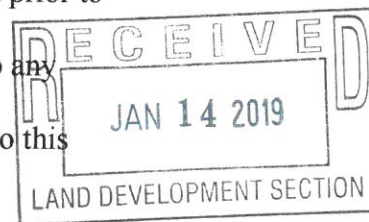
☐ A LOMR must be obtained from FEMA prior to release of Financial Guarantees.

Floodplain Development Permit Application

Planning Dept., City of Albuquerque

Section 1: General Provisions (Applicant to read and sign)

1. No work of any kind may start in a Special Flood Hazard Area, SFHA, until a permit is issued.
2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
4. Applicant must provide a Critical Habitat for Threatened & Endangered Species report prior to any work in a SFHA.
5. Applicant must provide the Base Flood Elevation, BFE, and must provide engineering calculations demonstrating that the development will not increase the BFE or result in increased flood risk on any neighboring property.
6. If this application is for a building the floodplain must be removed by first constructing any required storm drain and/or channel modifications and second acquiring a Letter of Map Revision, LOMR, from FEMA before a building permit will be issued. If storm drain and channel modifications are not involved then a draft Elevation Certificate must be submitted prior to Building Permit and a Final Elevation Certificate must be submitted prior to Certificate of Occupancy.
7. A Conditional Letter of Map Revision, CLOMR, is required prior to any work in the FLOODWAY, if applicable.
8. The applicant certifies that all statements herein and in attachments to this application are, to the best of my knowledge, true and accurate.



Applicant Signature Don Briggs Date 1-14-19

Applicant Printed Name Don Briggs Phone #: 505-249-4843

Owner Signature Joe R. Hahn Date 1-12-19

Owner Printed Name JOE R. HAHN Phone #: _____

Applicant is (check one): Owner _____ Builder _____ Engineer/Architect X

Section 2: Proposed Development in Special Flood Hazard Area (to be completed by Applicant)

Project address/Legal Disc/Location: Lot 49A Plat of Lots
16-A, 23-A, 45-A, 49A and 59-A of Sunset
Villa Subdivision

Section 2 (Cont.) - Description of Work in Special Flood Hazard Area (SFHA):

A. Building Development and Building Type

ACTIVITY

STRUCTURE TYPE

___ New Building

___ Residential (1-4 Family)

___ Addition

___ Residential (More than 4 Family)

___ Alteration

___ Non Residential (Flood-proofing? ___ Yes)

___ Relocation

___ Combined Use (Residential & Commercial)

___ Demolition

___ Manufactured Home (In Mobile Home Park? ___ Yes)

___ Replacement

If an addition or alteration:

Estimated Cost of Project \$ _____

Estimated Value of structure before addition/alteration. \$ _____

Percent of value (new construction /existing value) _____ %

B. Other Development Activities

___ Clearing X Grading ___ Utilities ___ Paving

___ Watercourse Alteration (Bridge or Channel Modification)

___ Drainage Improvements (Storm drain or culverts)

___ Road, Street or Bridge Construction

___ Subdivision

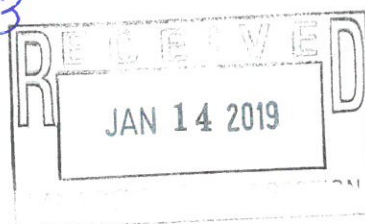
___ Walls or Fences

___ Storage of Materials/Equipment for more than a year. (Materials Volume (cu. Ft.) _____)

Other (Please Specify) Pond Removal

Is there a Grading & Drainage Plan associated with this work? Yes X No ___

Drainage file Number: ~~K1200~~ K12D003



Section 3: Floodplain Determination (Completed by the Floodplain Administrator)

____ The proposed development is located on FIRM Panel: _____

____ The proposed development is located in Zone X and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.

____ A portion of the proposed development is located in a SFHA but not any buildings so an approved G&D Plan is required (Engineer's Stamp Date _____) prior to issuance of a Floodplain Development Permit and no Building Permit will be issued for this construction.

____ A portion of the proposed Building is located in a SFHA but the project does not include any storm drain improvements and/or channel modifications so:

1. Approved G&D Plan is required (Engineer's Stamp Date _____) prior to issuance of a Floodplain Development Permit,
2. Draft Elevation Certificate (Date _____) is required prior to issuance of a Building Permit, and
3. Final Elevation Certificate and Engineer's Certification is required prior to Certificate of Occupancy.

____ A portion of the proposed Building is located in a SFHA and the project includes storm drain improvements and/or channel modifications that will change the floodplain location so

1. An Approved Grading and Drainage Plan is required (Engineer's Stamp Date _____) prior to issuing a Flood Plain Development Permit and a Grading Permit and/or a Work Order.
2. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date _____) and an Approved LOMR Request (Engineer's Stamp Date _____) must be approved by Hydrology prior to approval of the LOMR application to FEMA.
3. The Floodplain must be removed by a LOMR from FEMA (Date _____) prior to issuance of a Building Permit.

____ A portion of the proposed development is located in a FLOODWAY so:

1. Approved G&D Plan (Engineer's Stamp Date _____) and an Approved CLOMR Request (Date _____) is required prior to approval of the application to FEMA, and
2. CLOMR from FEMA (Date _____) is required prior to issuance of a Floodplain Development Permit, a Grading Permit, and/or a Work Order.
3. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date _____) and an Approved LOMR Request (Engineer's Stamp Date _____) must be approved by Hydrology prior to approval of the LOMR application to FEMA (Date _____).
4. The Floodplain must be removed by a LOMR from FEMA (Date _____) prior to issuance of a Building Permit.

Drainage File Number: _____

Floodplain Permit Number: _____

Signed: _____

Date: _____

Printed Name: _____

