CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

August 31, 2022

Reza Afaghpour, PE
SBS Construction and Engineering
7632 William Moyers Ave, NE
Albuquerque, NM 87122

RE: Alcalde Townhomes
705 Alcalde Pl SW (various)
Grading and Drainage Plan
Engineer's Stamp Date: 6/15/2022
Hydrology File: K13D082

Dear Mr. Afaghpour:

Based upon the information provided in your submittal received 07/13/2022, the Grading and Drainage Plan is approved for Grading, Building Permit and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

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: ALCALDE TOWNHOMES Building Permit #: _____ Hydrology File #: K13D082

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, AND 7-A, BLOCK 23, HUNING CASTLE

City Address: 705, 709, 715, 723, 727, 731, ALCALDE PLACE, SW AND 1500 SAN PATRICIO AVE., SW

Applicant: SBS CONSTRUCTION AND ENGINEEING, 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 X ADMIN SITE

IS THIS A RESUBMITTAL? X Yes _____ No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X 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:

X 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
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 6-16-2022 By: SHAWN BIAZAR

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Location
LOTS 1-A. 2-A, 3-A, 4-A, 5-A, 6-A, AND 7-A, BLOCK 23, HUNING CASTLE, is located at 705 through 723 Alcalde Place, SW and 1500 San Patricio Avenue, SW, containing 0.4284 acre. See attached portion of Vicinity Map K-13-Z for exact location.

Purpose
The purpose of this dminage report is to present a grading and drainage solution for new townhome development for Lots 1-A. 2-A, 3-A, 4-A, 5-A, 6-A, AND 7-A, BLOCK 23, HUNING CASTLE35.

Existing Drainage Conditions
This lot is very flat and drains east to west into Alcalde Place, SW and no other offiste flows enters this site. There are existing block walls at the east property liner and proposed block wall at both south and north end. The project consist of seven lots. There are existing storm drain pipes and inlets in Alcalde that allows us to free discharge into street except the First Flush Volume.

Proposed Conditions and On-Site Drainage Management Plan
There are existing block walls on the east side and we are proposing walls at north and south side of this site. Also proposed building walls to separate town homes yards. Based on the existing storm sewer and the capacity we are proposing to discharge the entire developed flow minus the first flush volume requirement of 68.60 CF. All the lots are the same with proposed same building footprint on each lot. The calculation for first flush is shown below. The first flush volume requirement of 68.60 CF for each lot. As part of this project a 12" sidewalk culvert will be installed at the intersection of Alcalde Road, SW and Escalante Avenue, SW to fix the ponding issue in that area. See the grading plan for the location.

VOLUME CALCULATIONS FOR 10 DAY STORM

BASIN	AREA (SF)	AREA (AC)	AREA (MI^2)
ON-SITE	3,240.00	0.0744	0.000116

$$E = \frac{EA(AA) + EB(AB) + EC(AC) + ED(AD)}{AA + AB + AC + AD}$$

$$V\text{-}360 = E\,(AA + AB + AC + AD)$$

EA = 0.62 P-60 = 1.78
EB = 0.80 P-360 = 2.29
EC = 1.03 P-1440 = 2.59
ED = 2.33 P-10 Day = 3.62

EXISTING CONDITIONS		PROPOSED CONDITIONS	
AA = 100.00%		AA = 0.00%	
AB = 0.00%		AB = 23.00%	
AC = 0.00%		AC = 17.00%	
AD = 0.00%		AD = 60.00%	
E =	**0.6200 IN**	**E =**	**1.7571 IN**
V-360 =	**0.0038 AC-FT**	**V-360 =**	**0.0109 AC-FT**
AD =	**0.0000 AC**	**AD =**	**0.0446 AC**
V-10 DAY =	**0.0038 AC-FT**	**V-10 DAY =**	**0.0158 AC-FT**
V-10 DAY=	**167.40 CF**	**V-10 DAY=**	**689.88 CF**

V (REQUIRED) =689.88 - 167.40 = 522.48 CF

PONDING VOLUME REQUIREMENTS (90TH PERCENTILE/FIRST FLUSH)

VOLUME REQUIRED = 0.42 INCHES x IMPERVIOUS AREA =
(0.44/12 x 1,960.00) = 68.60 CF

PONDS ELEVATION TABLE AND FIRST FLUSH VOL.

LOT #	TOP ELEV.	BOP ELEV.	VOL. PROVIDED.	VOL REQ.	POND #
LOT 1–A	4948.30	4947.70	76.13 CF	68.60 CF	A
LOT 2–A	4948.35	4947.60	70.72 CF	68.60 CF	B
LOT 3–A	4948.55	4947.80	70.31 CF	68.60 CF	C
LOT 4–A	4948.70	4948.05	74.34 CF	68.60 CF	D
LOT 5–A	4948.70	4947.95	73.95 CF	68.60 CF	E
LOT 6–A	4948.85	4948.10	73.95 CF	68.60 CF	F
LOT 7–A	4948.50	4947.95	72.18 CF	68.60 CF	G

NOTICE TO CONTRACTOR
PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right_Of_Way.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260_1990] for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24_hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

APPROVALS	NAME	DATE
INSPECTOR		

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, 260-1990 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.

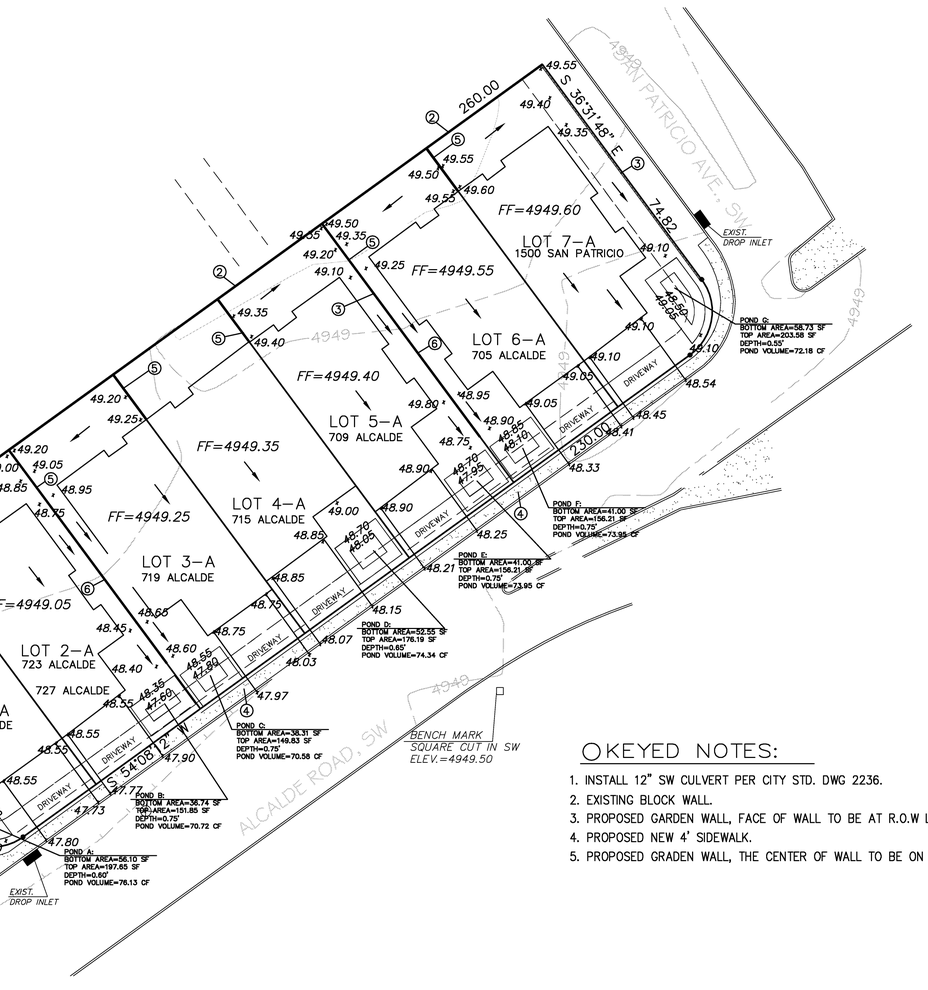
2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 6_K13, HAVING AN ELEVATION OF 4959.622 FEET ABOVE SEA LEVEL.

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 CON-SIDERATION.

4: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.

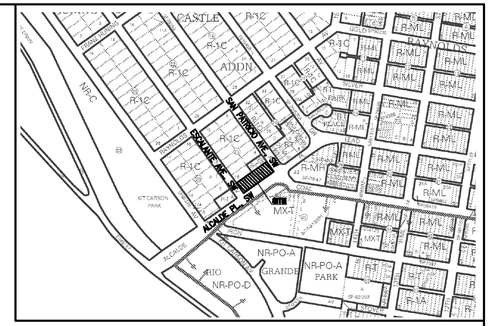
5: SLOPES ARE AT 3:1 MAXIMUM.

6: ADD 4900 TO ALL PROPOSED SPOT ELEVATIONS.

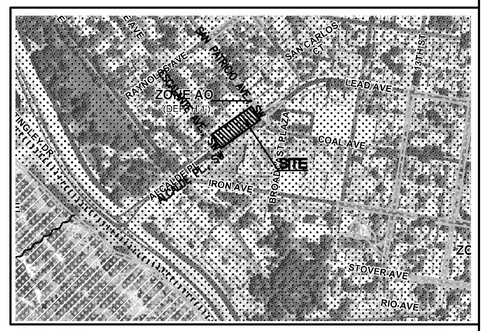


OKEYED NOTES:

1. INSTALL 12" SW CULVERT PER CITY STD. DWG 2236.
2. EXISTING BLOCK WALL.
3. PROPOSED GARDEN WALL, FACE OF WALL TO BE AT R.O.W LINE.
4. PROPOSED NEW 4' SIDEWALK.
5. PROPOSED GRADEN WALL, THE CENTER OF WALL TO BE ON PROPERTY LINE.



VICINITY MAP: K-13-Z



FIRM MAP: 35001C033H

LEGAL DESCRIPTION:
LOTS 1–A. 2–A, 3–A, 4–A, 5–A, 6–A, AND 7–A, BLOCK 23, HUNING CASTLE

ADDRESS: 705, 709. 715, 719, 723, 727 ALCALDE PL., SW AND 1500 SAN PATRICIO AVE., SW

BENCH MARK
CITY OF ALBUQUERQUE CONTROL STATION "6_K13"
HAVING AN ELEVATION OF 4959.622 FEET ABOVE SEA LEVEL.

LEGEND

—5030—	EXISTING CONTOUR (MAJOR)
—5029—	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
X 42.70	PROPOSED SPOT ELEVATION
X 48.05	EXISTING GRADE
X 48.05	EXISTING FLOWLINE ELEVATION
	PROPOSED RETAINING WALL
BC=41.30	BOTTOM OF CHANEL
TF=42.00	TOP OF FOOTING
TRW=45.12	TOP OF RETAINING WALL
HP	HIGH POINT
42.40 / ~~42.45~~	AS-BUILT GRADES
49.77 / 44.40	AS-BUILT SPOT ELEVATIONS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 8.31.2022
BY:
HydroTrans #: K13D082
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT SUBSEQUENT REQUIREMENTS FROM RESOLVING OBJECTIONAL ALSO/OMISSIONS FROM ENGINEERING, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION

GRAPHIC SCALE
20 10 0 20
SCALE: 1"=20'

REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC
7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013

ALCALDE TOWNHOMES GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202126-GD.DWG	SH-B	5-17-2022	1

LAST REVISION: 2-2-2018