

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 21, 2022

Mark H. Burak, P.E.
1512 Sagebrush Trail SE
Albuquerque, NM 87123

**RE: Tract "A" Southwynd Subdivision
Grading and Drainage Plan
Engineer's Stamp Date: 03/21/22
Hydrology File: L10D020A**

Dear Mr. Burak:

Based upon the information provided in your submittal received 02/17/2022, the Grading and Drainage Plan is approved for Grading Permit, and for action by the DRB on Preliminary Plat.

PO Box 1293

PRIOR TO BUILDING PERMIT / WORK ORDER:

Albuquerque

NM 87103

www.cabq.gov

1. Pad Certification. Once the pond is properly filled and compacted in lifts, a pad certification will be required for approval.
2. During the DRB for Preliminary Plat, an Infrastructure List showing all roadway items that need to be constructed under a Work Order set of construction plans. Please note that a LOMR will need to be included in the Infrastructure List. This was never done with the original subdivision. This will need to be done prior to Work Order closeout.
3. Building Permits. Building permits for each lot can be obtained once the Pad Certification is approved by Hydrology.

As a reminder, 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.

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

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
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: Southwynd Addition **Building Permit#:** _____ **Hydrology File#:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract "A" Southwynd Subdivision
City Address: NW Corner of Tower Road and 75th Street

Applicant: Burak Consulting **Contact:** Mark Burak, PE
Address: 1512 Sagebrush Tr SE, 87123
Phone#: (505) 235-2256 **Fax#:** _____ **E-mail:** mburak@comcast.net

Other Contact: _____ **Contact:** Jeffrey Padilla
Address: _____
Phone#: (505) 377-5451 **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT : 5 PLAT (# of lots) _____ RESIDENCE X DRB SITE _____ 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 APPLICATION
- _____ 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:

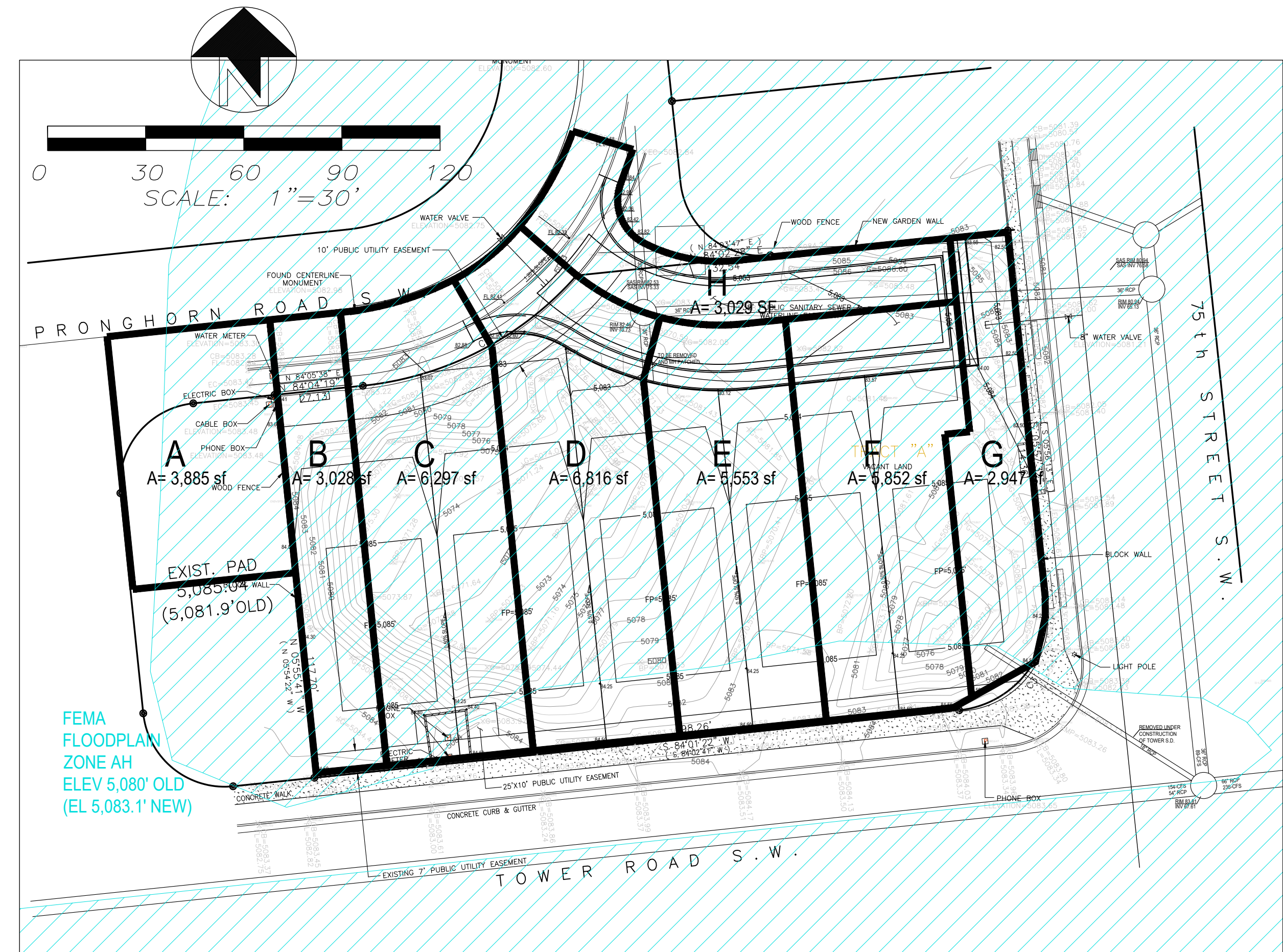
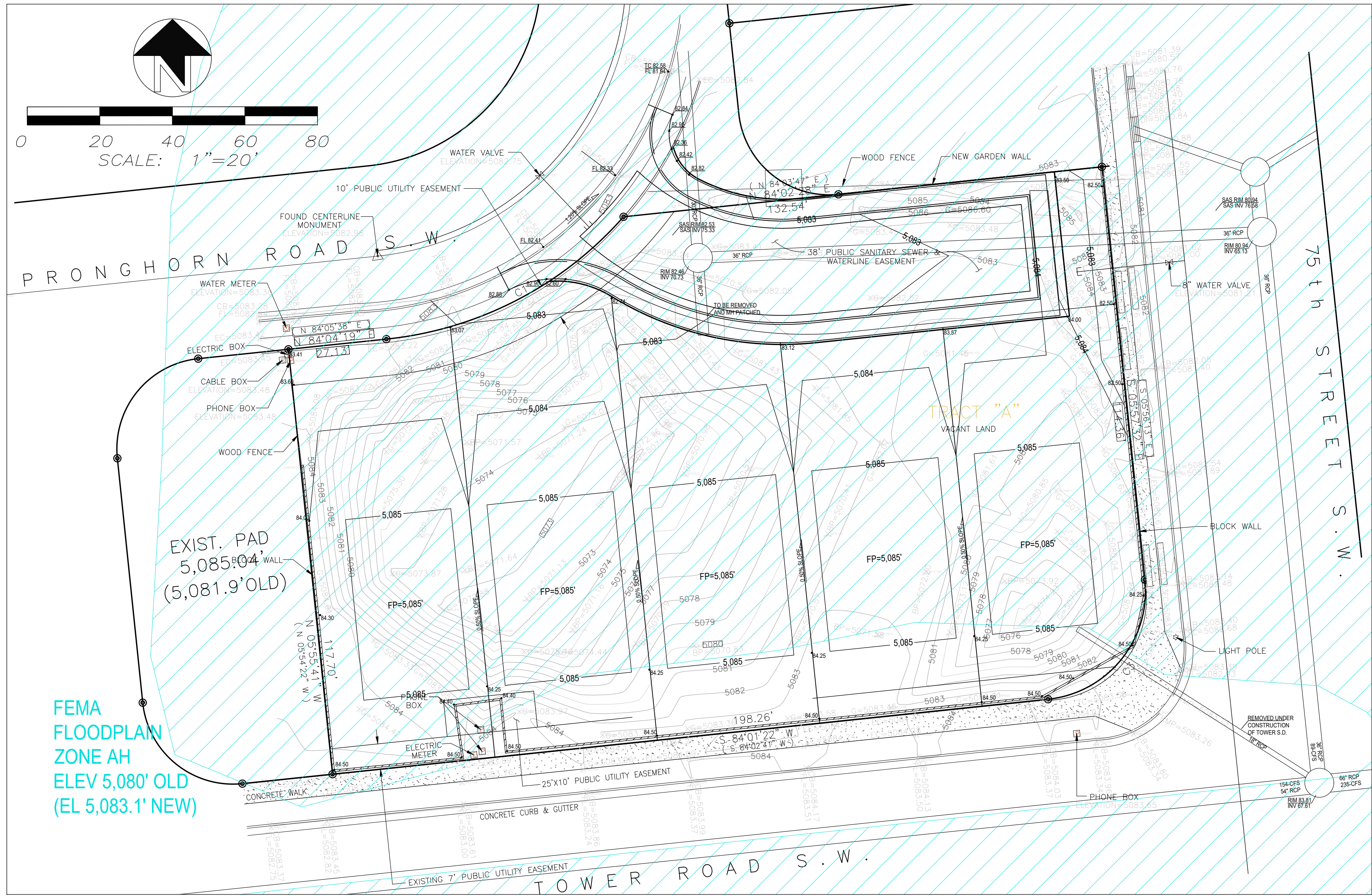
- X BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- X GRADING PERMIT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

DATE SUBMITTED: February 17, 2022 **By:** Mark Burak

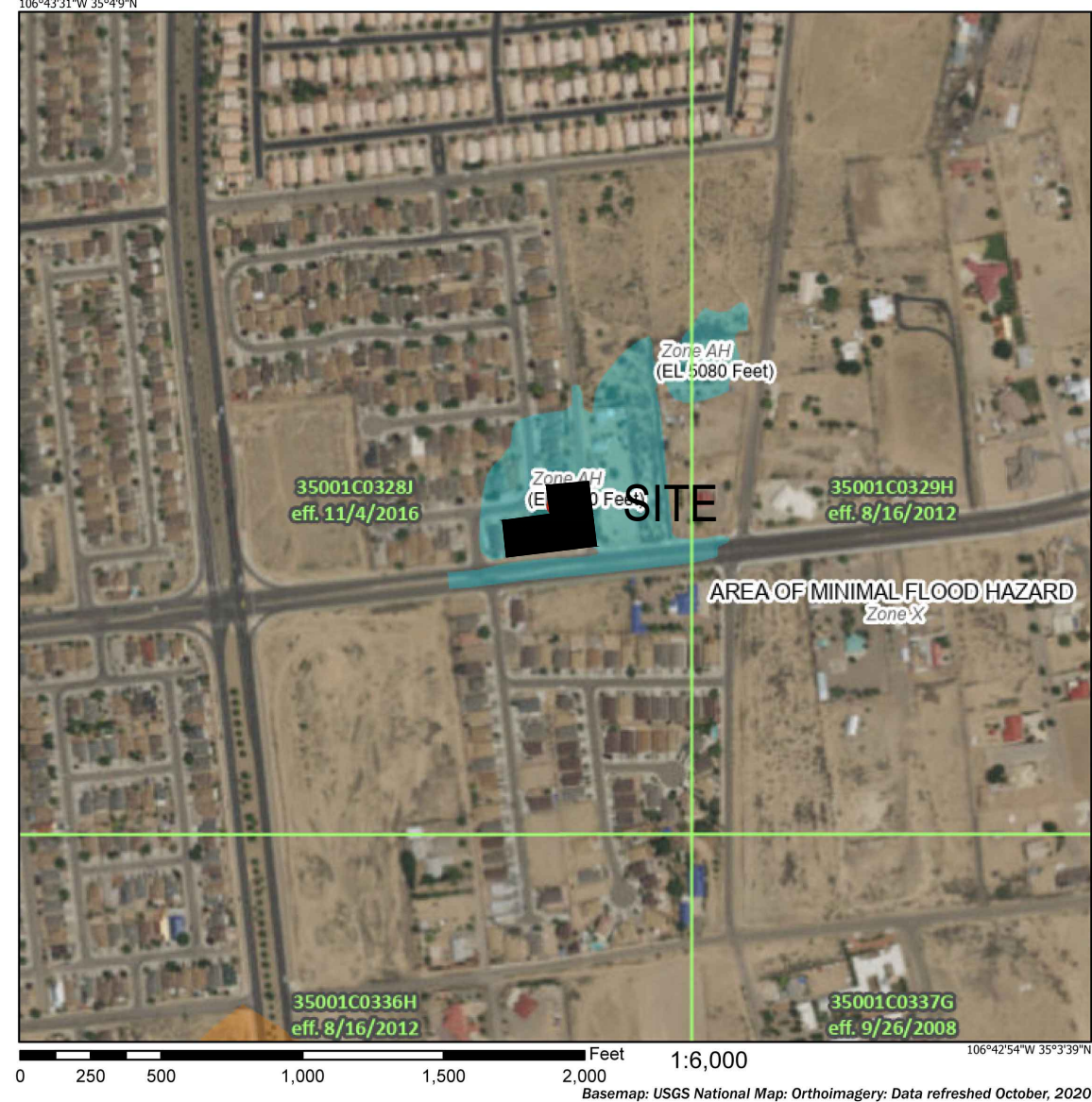
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

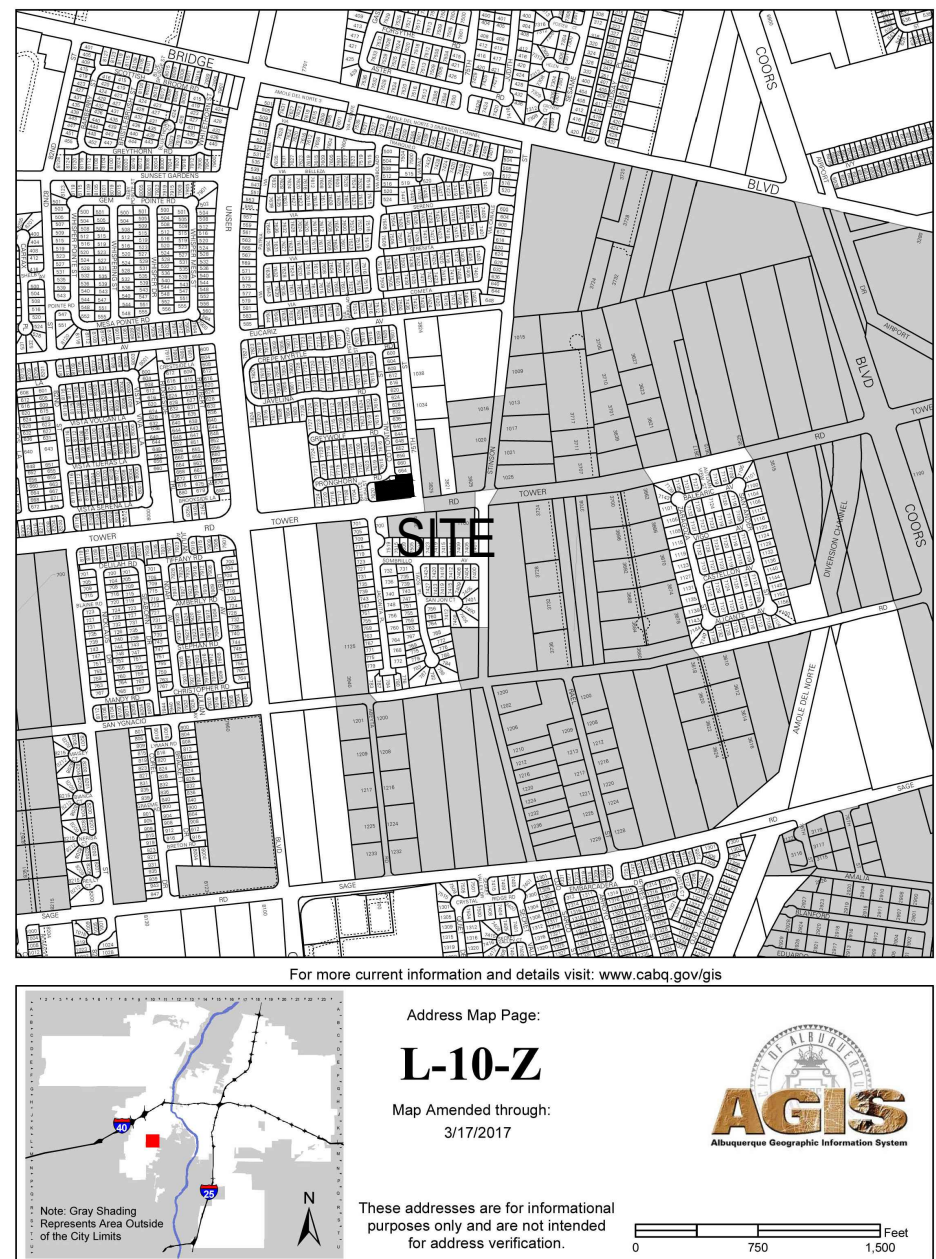
FEE PAID: _____



National Flood Hazard Layer FIRMette



FEMA MAP



VICINITY MAP



Site Location - As shown by the Vicinity Map (Zone Atlas Map L-10), the proposed residential project site is located on a single 0.70-acre parcel on the north side of Tower Road SW on the west side of 75th Street SW. The site is generally about 900 feet east of Unser and 2,500 feet west of Coors on Tower Road. The project site was utilized for temporary runoff retention for the Southwynd Subdivision. It currently is excavated approximately twelve feet deep and is fenced. Single family homes are adjacent to the west and north of the property and across Pronghorn Road to the north. The purpose of this project is to reclaim the parcel for five additional residential lots by filling the retention area for future development.

Legal Description: TRACT "A", SOUTHWYND SUBDIVISION

Benchmark - Basis of elevation is ACS Station "11-L10" Elevation 5,081.821 NAVD 1988.

Flood Zone - As shown by Panel 35001-C0328J of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for the City of Albuquerque, New Mexico, dated 11/04/2016 this site lies within a designated flood hazard Zone X, or 500-year frequency event.

Existing Conditions - Currently, the project site consists of a twelve foot deep excavation with 2:1 side slopes. The excavation was constructed as a temporary retention facility for the Southwynd Subdivision in 2002. Runoff enters the retention area through the existing 36-inch rep storm drain system that collects runoff from within the subdivision. Since the development of the subdivision, a new 55-inch diameter rep storm drain was installed in Tower Road that connects to the upstream older and current storm drainage piping system. The Tower Road storm drain extends east about one-half mile to discharge into an existing detention basin located on the west side of Coors Boulevard. This detention pond then discharges to the south in the Amole del Norte outfall channel. Under the construction of the Tower storm drain, the discharge from Tower Road to the retention ponding area was reduced by the removal of the 18-inch RCP that discharged to the southeast corner of the pond.

The 8-inch sewer is currently in place within the roadway right-of-way on the north side of the subject parcel.

Proposed Grading - The Grading and Drainage Plan shows 1) existing and proposed grades indicated by spot elevations and contours; 2) the limit of existing and proposed improvements.

The site is to be filled and compacted to the elevations shown on the Plan. Fill material should be placed in one foot lifts and compacted to 95% with proper moisture content to the finish elevation. The parcel will be graded to drain to the roadway and existing drop inlet.

The existing temporary 36-inch RCP outfall pipe needs to be removed and the side of the existing manhole filled and repaired before filling begins. This will ensure that all upstream runoff will discharge to the east into the existing pipe located in 75th Street and then into the larger storm drain in Tower Road. An additional outfall pipe was located near the SE corner of the property. According to AMAFCA, this pipe was removed during the construction of the Tower Road project.

Hydrologic Methods - The drainage basin map shows eight separate sub-basins (A-H) impacting the project area to assess peak flow rates at various points around the project site culminating at the outfall drop inlet. The calculations which appear hereon analyze both the existing and future developed conditions for the 100-year, 6-hour rainfall event. The process outlined in the DPM, Chapter 6 was used to quantify the peak flow rates and volumes. As shown by these calculations, the fully developed future improvements will result in a slight increase in runoff generated by the site. The downstream impact is similar when comparing to future, existing and/or historical conditions.

The proposed improvements will increase the existing peak runoff due to the higher percentage of impervious area proposed by the future development. A spreadsheet for Precipitation Zone 1 is included on this plan. This spreadsheet outlines the peak runoff and volume generated for each sub-basin for existing and proposed fully developed future conditions. Percentage of each land treatment is shown to illustrate the addition of impervious area related to the proposed construction.

Hydrologic Calculations - COA DPM Ch 6 (100-Year, 6-Hour Storm)										Southwynd Addition									
Burak Consulting										January 2022									
Precipitation (DPM Ch6 Table 6.1)										Precipitation (DPM Ch6 Table 6.2)									
Zone 1										Zone 1									
Excess (DPM Ch6 Table 6.7)										Excess (DPM Ch6 Table 6.7)									
Precipitation 0.55 inches-A										Precipitation 0.55 inches-A									
Peak (DPM Ch6 Table 6.8)										Peak (DPM Ch6 Table 6.8)									
Discharge 1.54 cfs/ac-A										Discharge 1.54 cfs/ac-A									
Drainage Areas										Land Treatments - Fully Developed Conditions									
Land Treatments - Existing Conditions										Area (sf)									
Basin A										Basin A									
Basin B										Basin B									
Basin C										Basin C									
Basin D										Basin D									
Basin E										Basin E									
Basin F										Basin F									
Basin G										Basin G									
Basin H										Basin H									
Discharge										Discharge									
Peak Flow Rate - Existing Conditions										Peak Flow Rate - Developed Conditions									
Basin A										Basin A									
Basin B										Basin B									
Basin C										Basin C									
Basin D										Basin D									
Basin E										Basin E									
Basin F										Basin F									
Basin G										Basin G									
Basin H										Basin H									
Volume										Volume									
Runoff Volume - Existing Conditions										Runoff Volume - Developed Conditions									
Six Hour Storm Event										Six Hour Storm Event									
Basin A										Basin A									
Basin B										Basin B									
Basin C										Basin C									
Basin D										Basin D									
Basin E										Basin E									
Basin F										Basin F									
Basin G										Basin G									
Basin H										Basin H									
Existing into Ponding Area --										Existing into Ponding Area --									
3,369										3,369									
Volume										Volume									
Runoff Volume - Existing Conditions										Runoff Volume - Developed Conditions									
Ten Day Storm Event										Ten Day Storm Event									
Basin A										Basin A									
Basin B										Basin B									
Basin C										Basin C									
Basin D										Basin D									
Basin E										Basin E									
Basin F										Basin F									
Basin G										Basin G									
Basin H										Basin H									
Existing into Ponding Area --										Existing into Ponding Area --									
3,830										3,830									

DESIGNED BY: M.H.B.

DRAWN BY: T.D.S.