

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

March 12, 2019

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

**RE: 706 Winterwood Place SE  
Grading and Drainage Plan  
Engineer's Stamp Date: 02/27/19  
Hydrology File: L23D030**

Dear Mr. Biazar:

PO Box 1293  
Albuquerque  
NM 87103  
www.cabq.gov

Based upon the information provided in your submittal received 02/28/2019, the Grading and Drainage Plan is approved for Building Permit and Grading Permit.

Please note that prior to Building Permit, an Engineer's Certification of the compacted pad and grading, per the DPM Chapter 22.7: Engineer's Certification Checklist For Non-Subdivision is required.

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 you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

RUNOFF CALCULATIONS FOR 100 YEAR/6 HOUR STORM

BASIN	AREA (SF)	AREA (AC)	AREA (MI <sup>2</sup> )
ON-SITE	12,927.49	0.29677	0.000464

$E = EA(AA) + EB(AB) + EC(AC) + ED(AD)$   
 $AA + AB + AC + AD$   
 $V-360 = \text{Weighted } E (AA + AB + AC + AD)/12$

EA = 0.80  
EB = 1.08  
EC = 1.46  
ED = 2.64

**LAND TREATMENT**  
DEVELOPED CONDITION  
AA = 0.00%  
AB = 20.00%  
AC = 20.00%  
AD = 60.00%

DEVELOPED Weighted E = 2.09  
V360 (DEVELOPED) = 2,253.69 CF

A = 2.20 CFS/AC  
B = 2.92 CFS/AC  
C = 3.73 CFS/AC  
D = 5.25 CFS/AC

**TOTAL QP = QPA AA + QPB AB + QPC AC + QPD AD**  
QP (DEVELOPED) = 1.33 CFS

Location

This site is located at 709 Winterwood Pl. SE, Albuquerque and contains 0.2958 acre. See attached portion of Vicinity Map for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for a new house.

Existing Drainage Conditions

The site for the most part drains to Winterwood Pl. Small portion of the runoff drains to Four Hills Road. Minor offsite runoff enters this site from the south.

Proposed Conditions and On-Site Drainage Management Plan

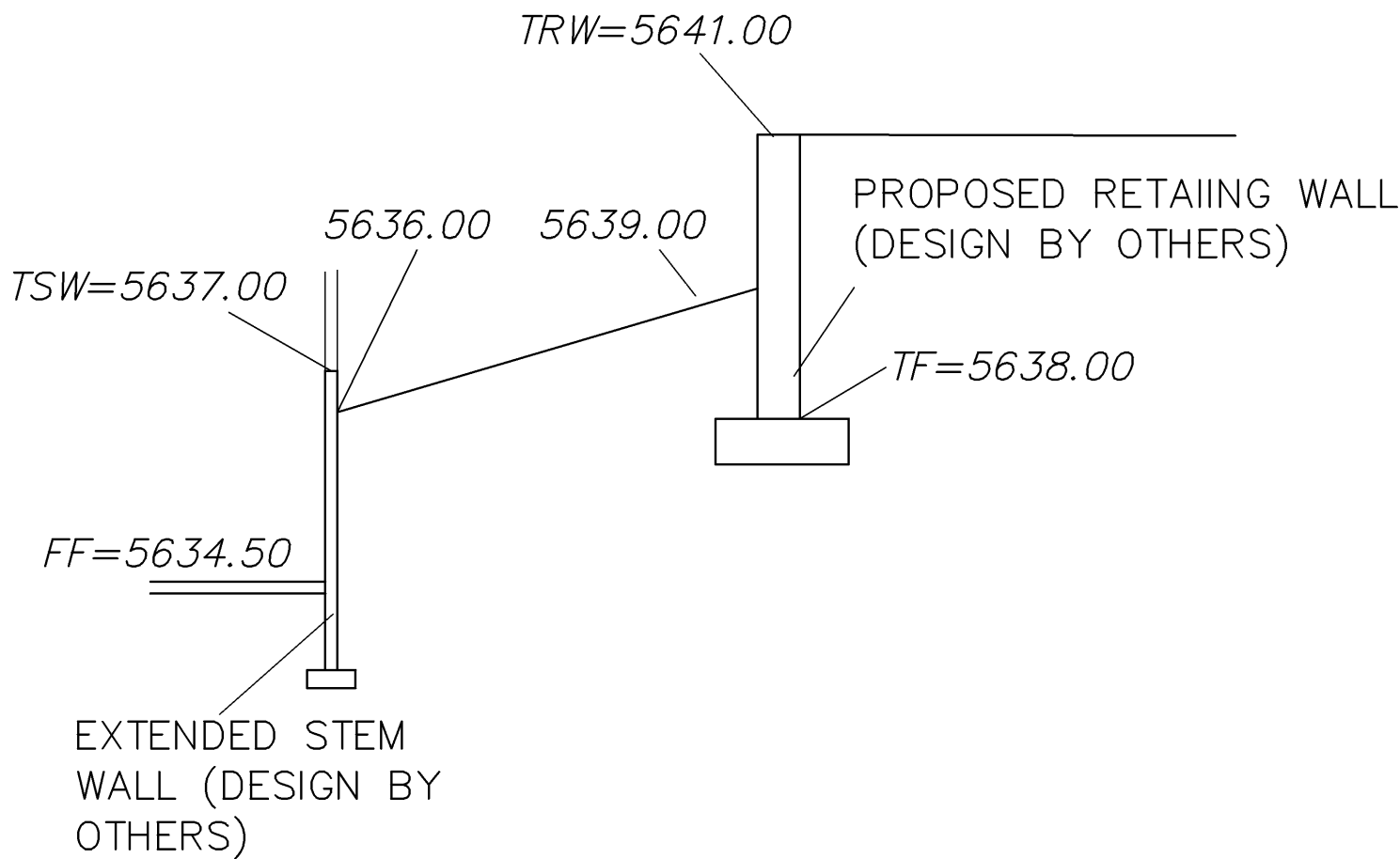
The drainage pattern will remain the same as existing conditions. Most of the site drains to Winterwood Pl. and small portion of the site drains to Four Hills Road. The offsite runoff will continue to drain through this site to Winterwood Pl.

Calculations

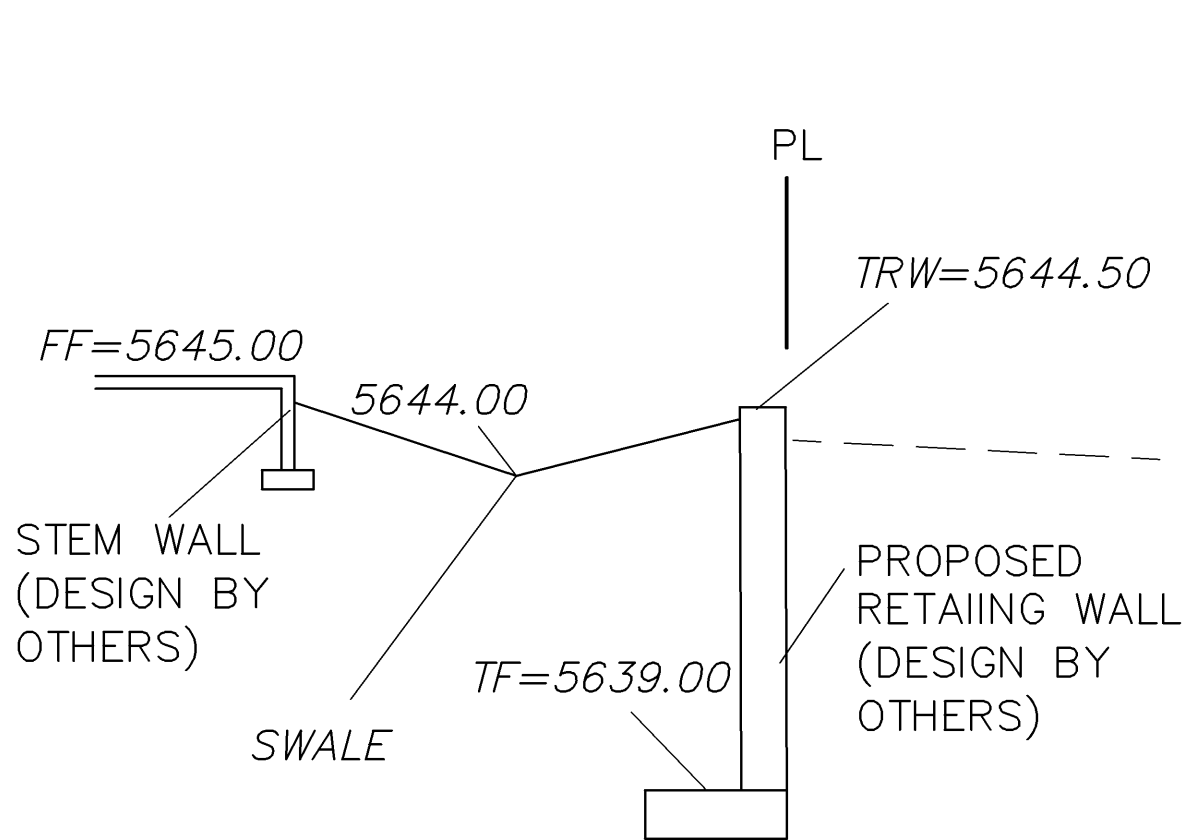
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for runoff calculation.

GENERAL NOTES:

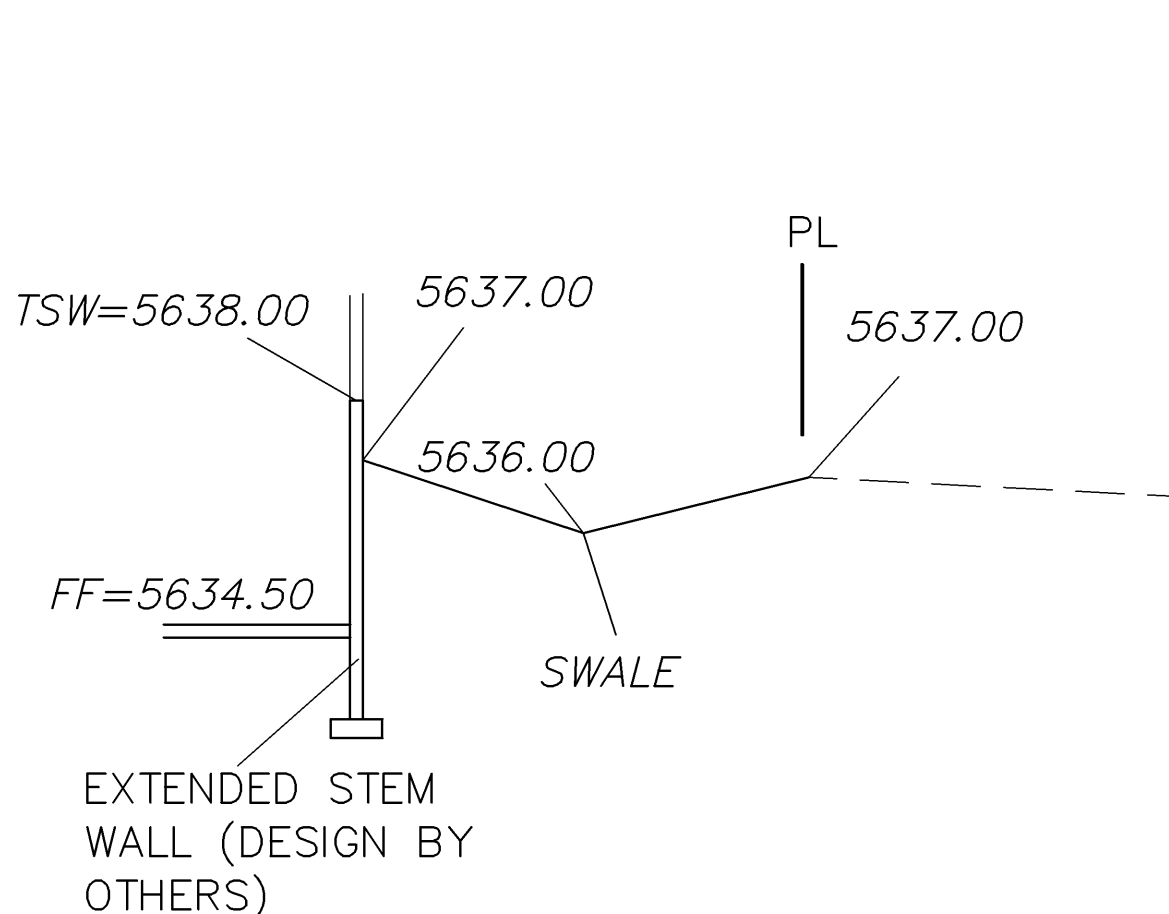
- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
- 2: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CON-SIDERATIONS.
- 3: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 4: SLOPES ARE AT 3:1 MAXIMUM.
- 5: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION CANDELARIA, HAVING AN ELEVATION OF 5090.846 FEET ABOVE SEA LEVEL.
- 6: ADD 5000 TO ALL PROPOSED SPOT ELEVATIONS.



SECTION A-A  
NTS

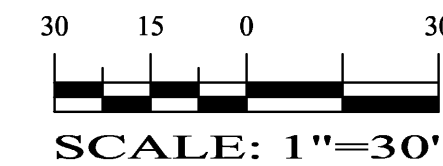


SECTION C-C  
NTS



SECTION B-B  
NTS

GRAPHIC SCALE



REZA AFGHPOUR  
P.E. #11814

SBS CONSTRUCTION  
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

709 WINTERWOOD WAY, SE  
GRADING PLAN

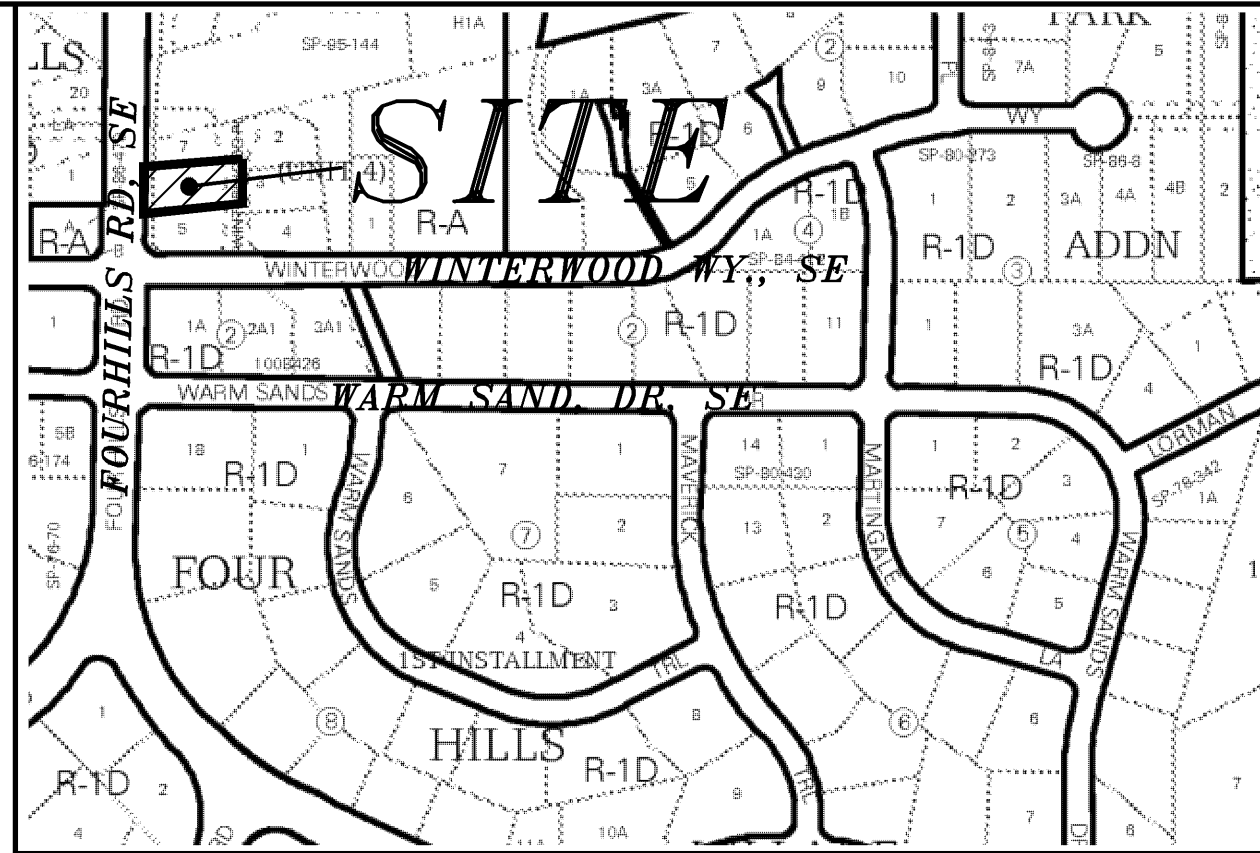
DRAWING: KHALIL-GD.DWG	DRAWN BY: SBR	DATE: 2/25/2019	SHEET # 1
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LAST REVISION: 2-25-2019

FOUR HILLS ROAD

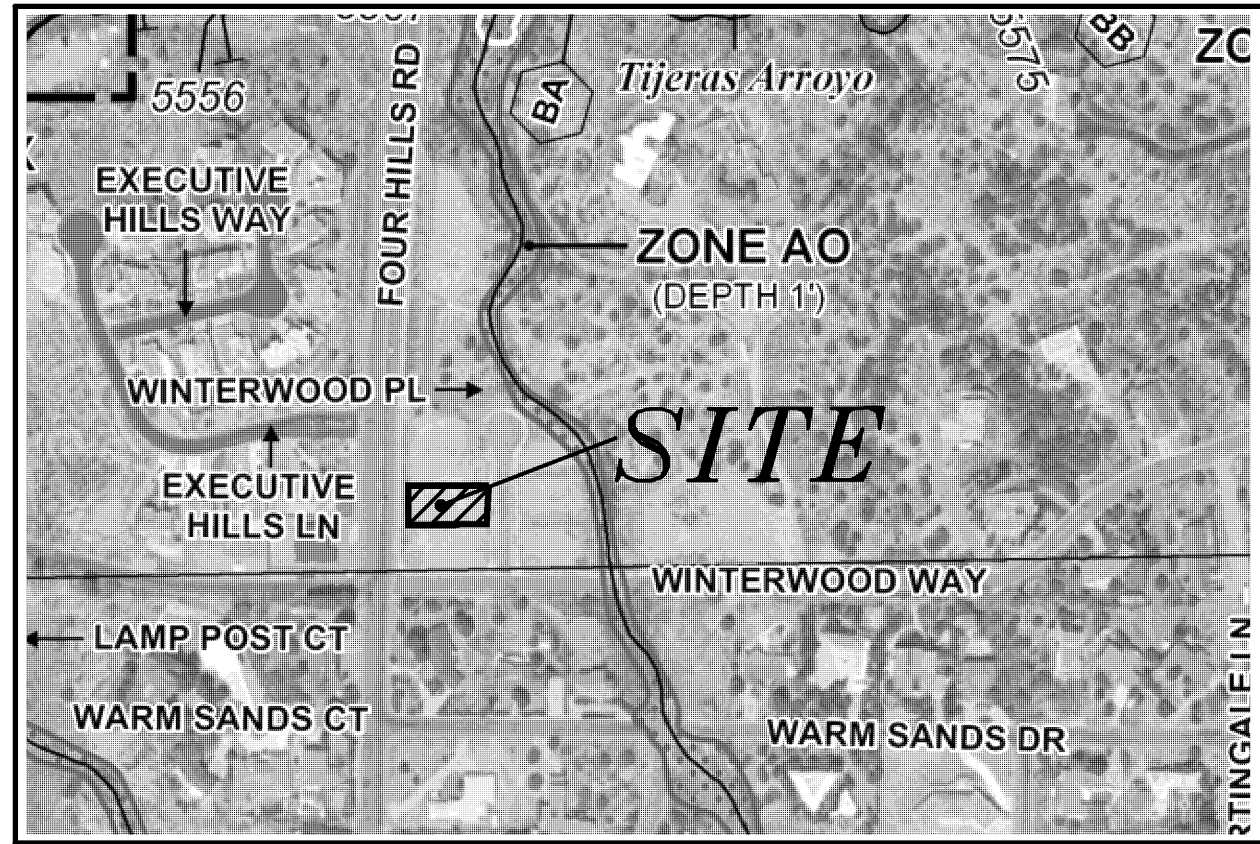
WINTERWOOD

PLACE S.E.



VICINITY MAP:

M-23-Z



LEGAL DESCRIPTION:

LT 6 CORRECTED PLAT OF EXECUTIVE HILLS SUBDIVISION,  
UNIT 4, CONTAINING 0.2970 AC OR 12,937 SF

ADDRESS: 709 WINTERWOOD PL SE, ALBUQUERQUE

LEGEND

BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
EXISTING SEWER	EXISTING SEWER
EXISTING STORM DRAIN	EXISTING STORM DRAIN
EXISTING CURB & GUTTER	EXISTING CURB & GUTTER
CHAIN LINK FENCE	CHAIN LINK FENCE
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT
EXISTING WATER SERVICE	EXISTING WATER SERVICE
EXISTING DROP INLET	EXISTING DROP INLET
PROPOSED RETAINING WALL	PROPOSED RETAINING WALL
PROPOSED EXTENDED STEM WALL	PROPOSED EXTENDED STEM WALL
TOP OF RETAINING WALL	TOP OF RETAINING WALL
TOP OF FOOTING	TOP OF FOOTING
TOP OF EXTENDED STEM WALL	TOP OF EXTENDED STEM WALL