

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 21, 2020

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

RE: **601 Winterwood SE**
Grading and Drainage Plan Stamp Date: 2/10/20
Hydrology File: L23D032

Dear Mr. Biazar:

Based on the submittal received on 2/17/20, the grading plan is approved for Grading Permit.

Prior to Building Permit (For Information):

1. Engineer's Certification of the compacted pad and grades at property line (Pad Certification), per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

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

Sincerely,

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

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: 601 WINTERWOOD PL., SE GRAING PLAN **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 9, UNIT 4, EXECUTIVE HILLS SUBDIVISION
City Address: 601 WINTERWOOD PL., SE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
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 _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

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?

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: 2-12-2020 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

RUNOFF CALCULATIONS FOR 100 YEAR/6 HOUR STORM

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
ON-SITE	12,384.00	0.2843	0.00044421

$E = EA(AA) + EB(AB) + EC(AC) + ED(AD)$
 $AA + AB + AC + AD$

V-360 = 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 601 Winterwood PL SE, Albuquerque and contains 0.2843 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 south to Winterwood place, SE (22' Private access, drainage, and utility easement), lot 8 and drains into existing concrete channel to the bottom of the arroyo. Small portion of the runoff drains to Four Hills Road and very small portion drains north and finally into the arroyo.

Proposed Conditions and On-Site Drainage Management Plan

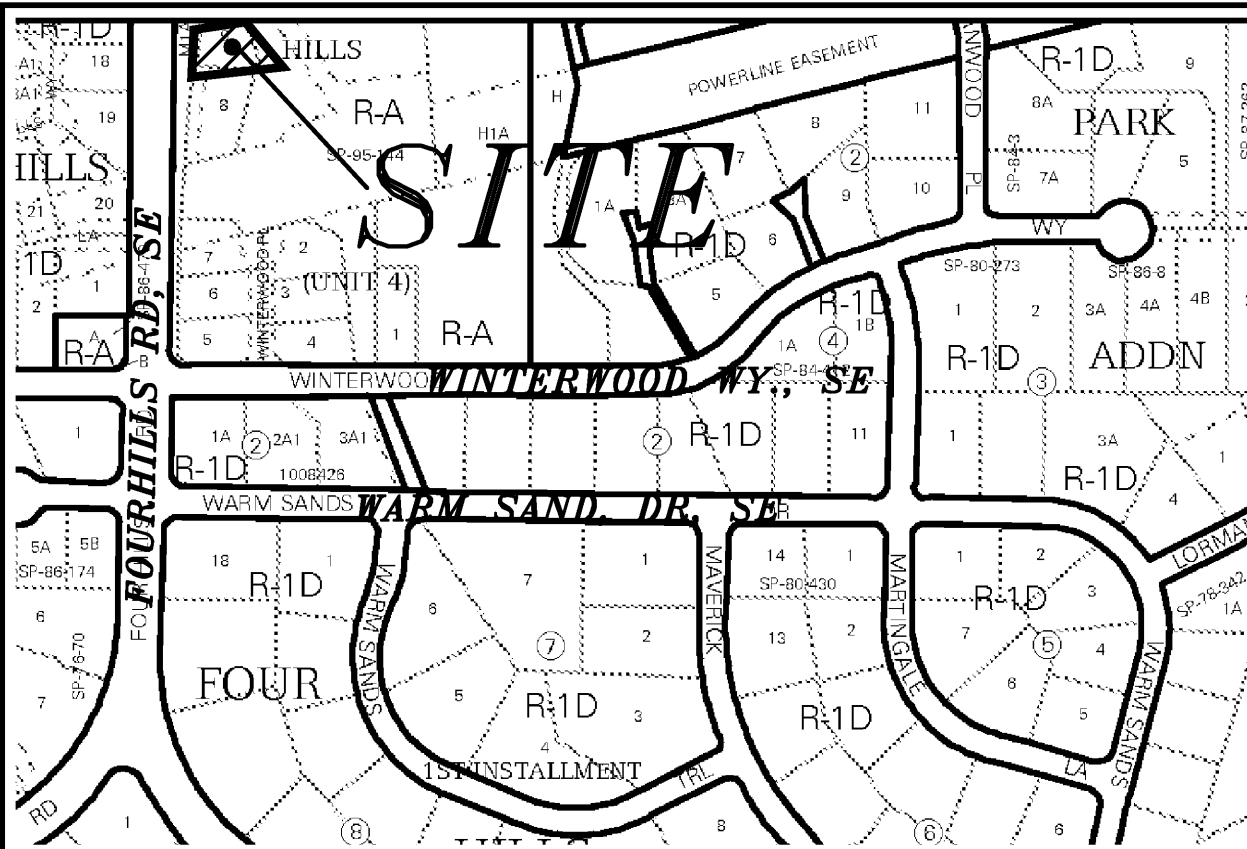
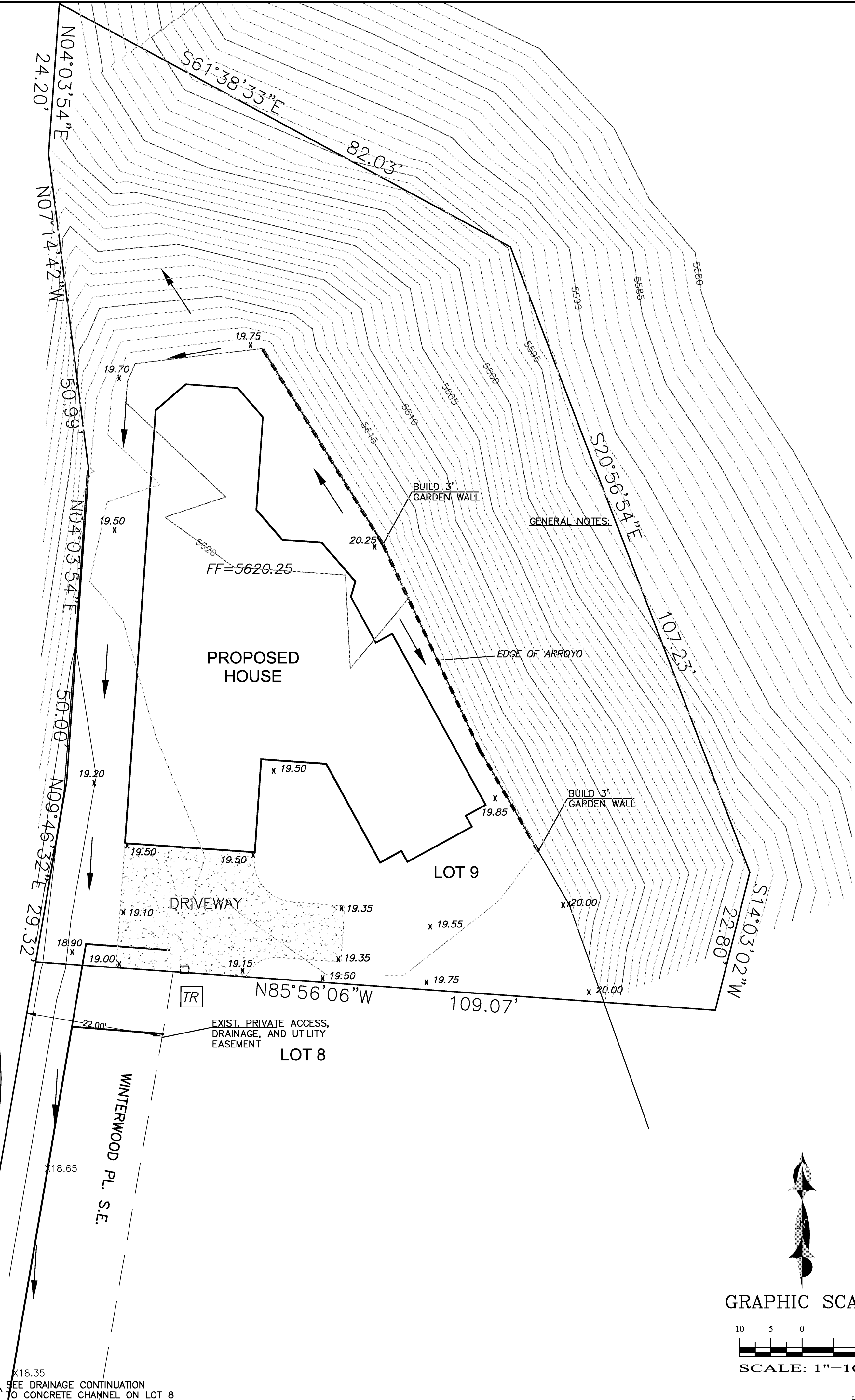
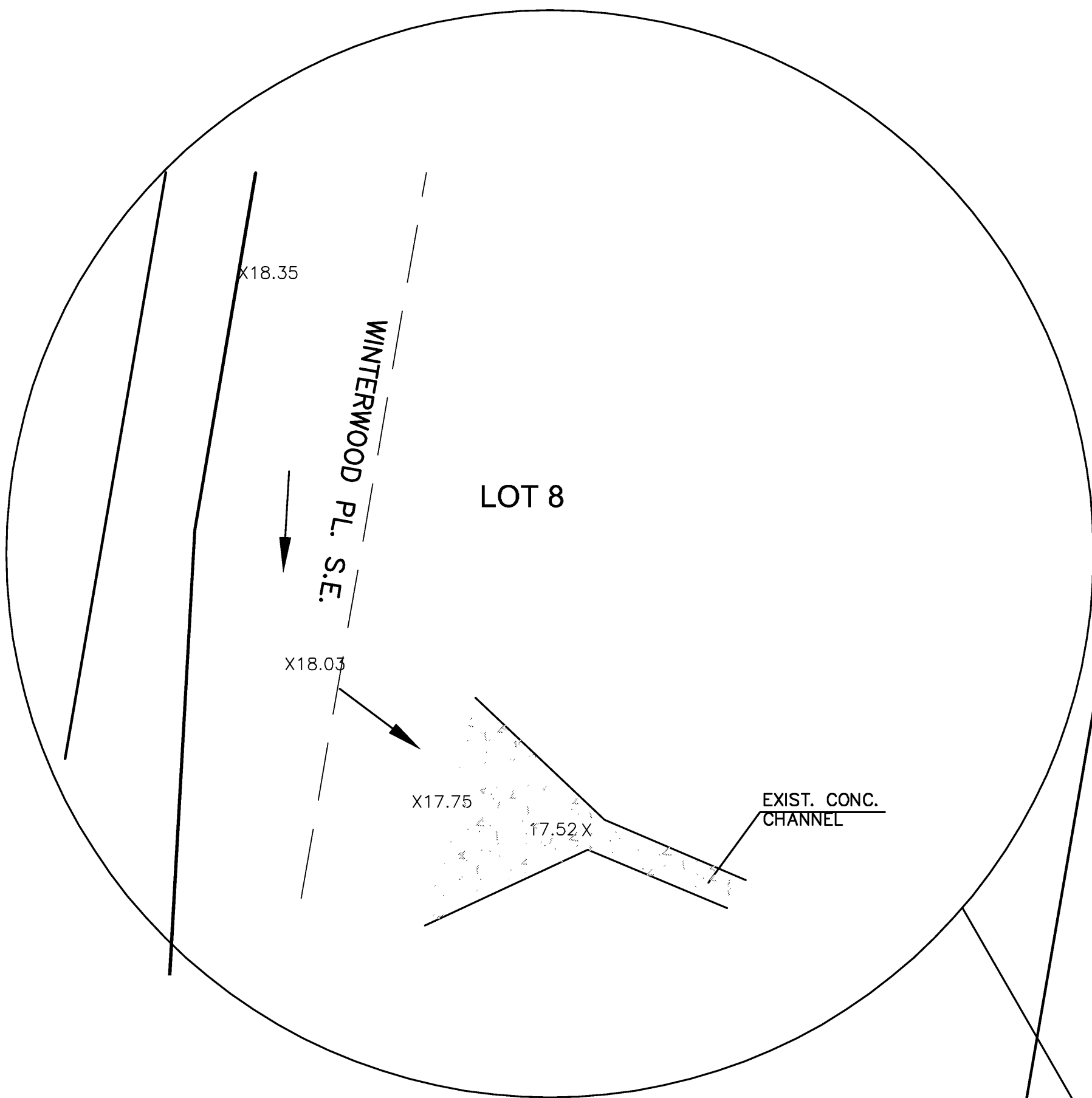
The drainage pattern will remain the same as existing conditions. Most of the site drains to lot 8 into the drainage easement and finally drains to existing concrete channel on lot 8, the small portion still will drain into Four Hills Road and a portion to the north. There are no offsite runoff.

Calculations

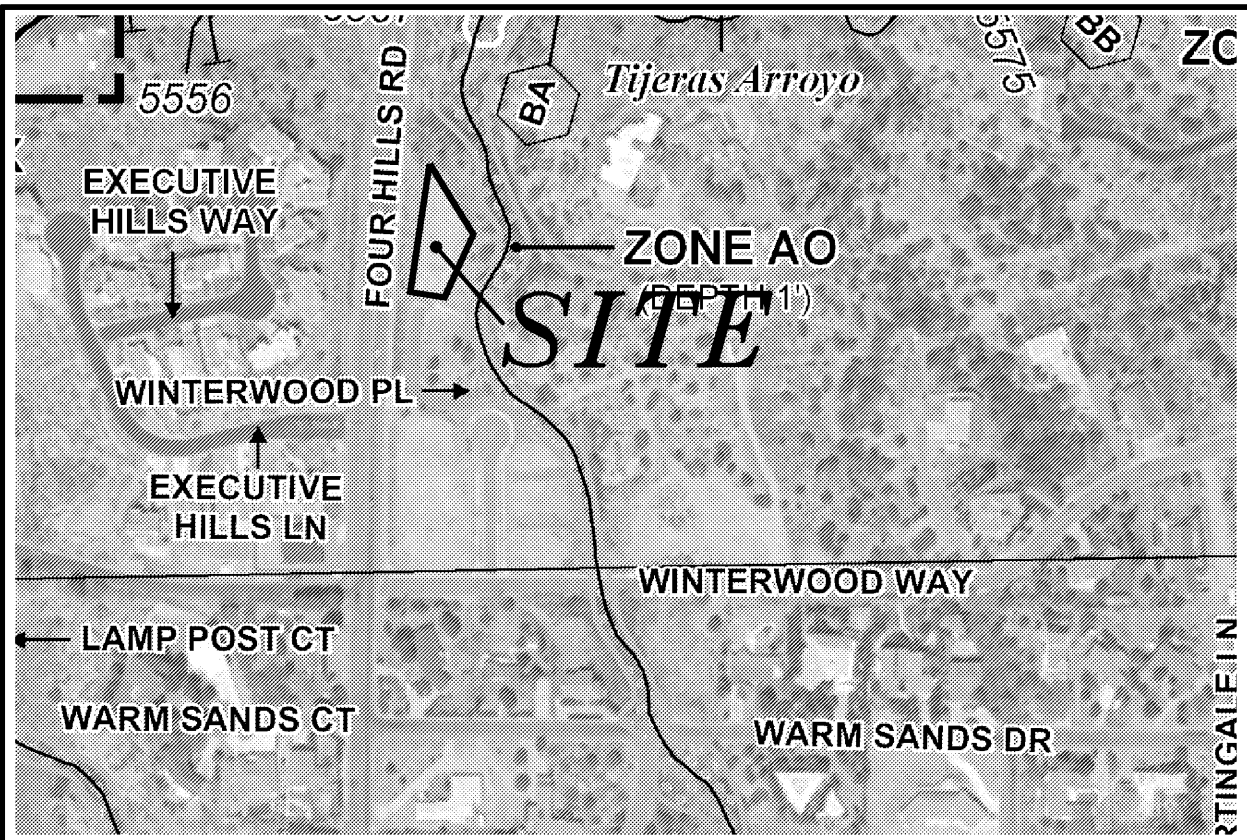
City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for runoff calculation.

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 CONSIDERATIONS.
- 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 5600 TO ALL PROPOSED SPOT ELEVATIONS.



VICINITY MAP: M-23-Z



FIRM MAP: 35001C0368G
EFFECTIVE DATE: 09-26-2008

LEGAL DESCRIPTION:

LT 9 CORRECTED PLAT OF EXECUTIVE HILLS SUBDIVISION,
UNIT 4, CONTAINING 0.2843 AC OR 12,384 SF

ADDRESS: 601 WINTERWOOD PL SE, ALBUQUERQUE

LEGEND

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



REZA AFAGHPOUR
P.E. #11814

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

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

**601 WINTERWOOD PL., SE
GRADING PLAN**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201931-GD.DWG	SBR	2/10/2020	1



LAST REVISION: 0-25-2019