

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 27, 2020

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

RE: **601 Winterwood SE**
Request for Pad Certification - Approved
Grading Plan Stamp Date: 2/10/20
Certification Dated: 3/19/20
Drainage File: L23D032

Dear Mr. Biazar:

PO Box 1293

Based on the submittal received on 3/23/20, this certification is approved for Building Permit.

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Albuquerque

Sincerely,

NM 87103

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



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 #:** L23D032
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: 3-20-2020 **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

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

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

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

$V360 \text{ (DEVELOPED)} = 2,253.69 \text{ CF}$

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

$\text{TOTAL QP} = \text{QPA AA} + \text{QPB AB} + \text{QPC AC} + \text{QPD AD}$

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

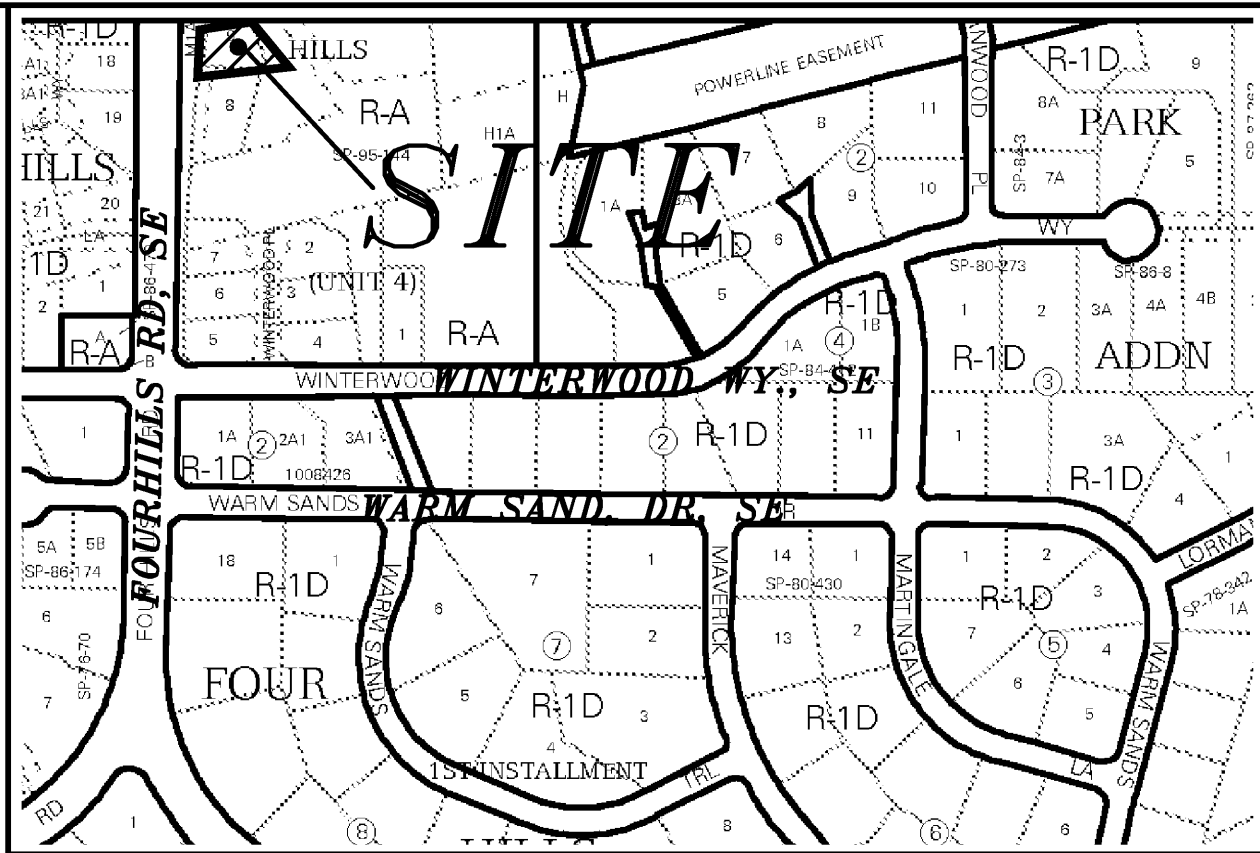
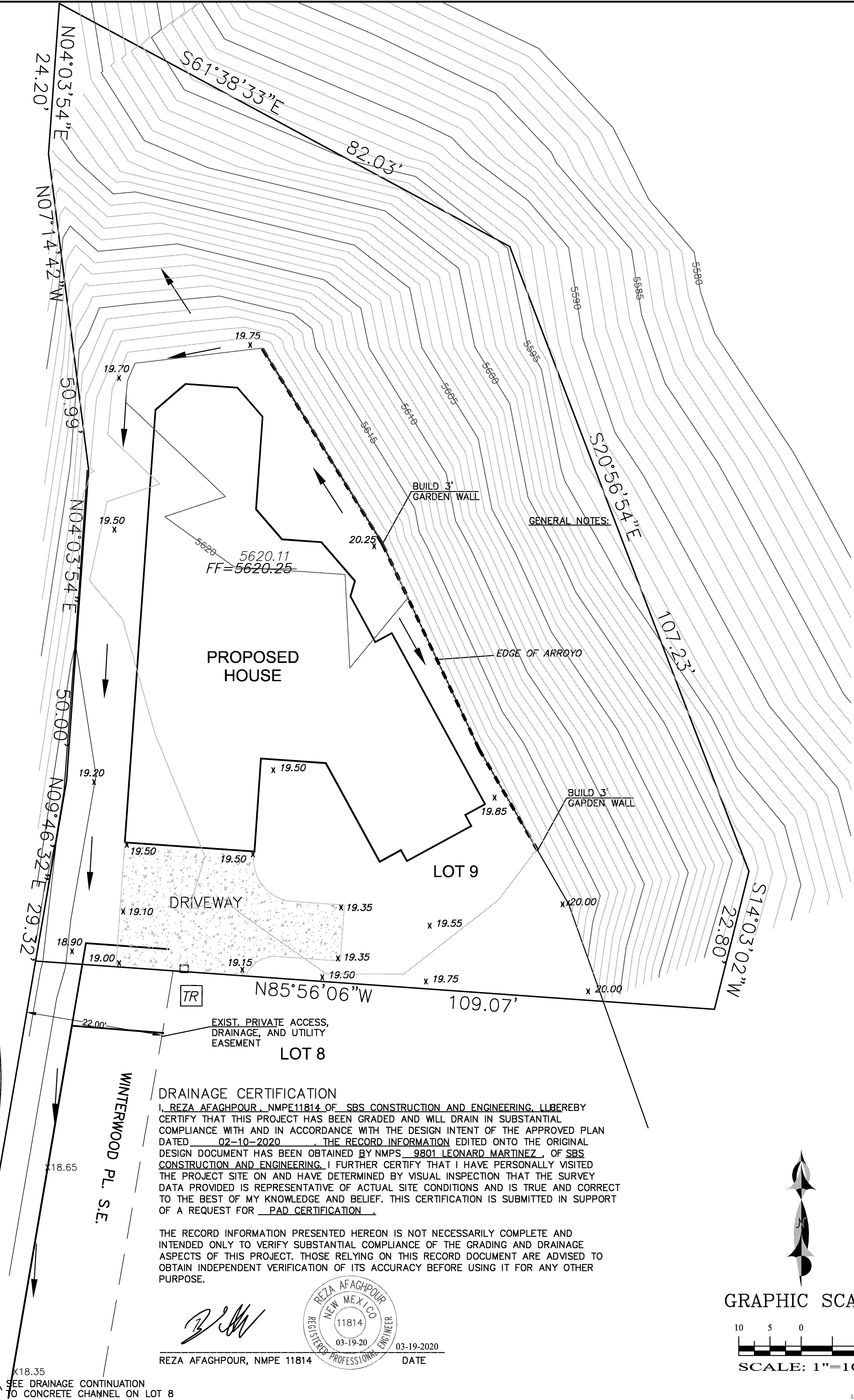
The drainage pattern will remain the same as existing conditions. Most of the site drains to lot 8 into the drainage easement and finally drains to existing concrete channel on lot 8, the small portion still will drain into Four Hills Road and a portion to the north. There are no offsite runoff.

Calculations

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

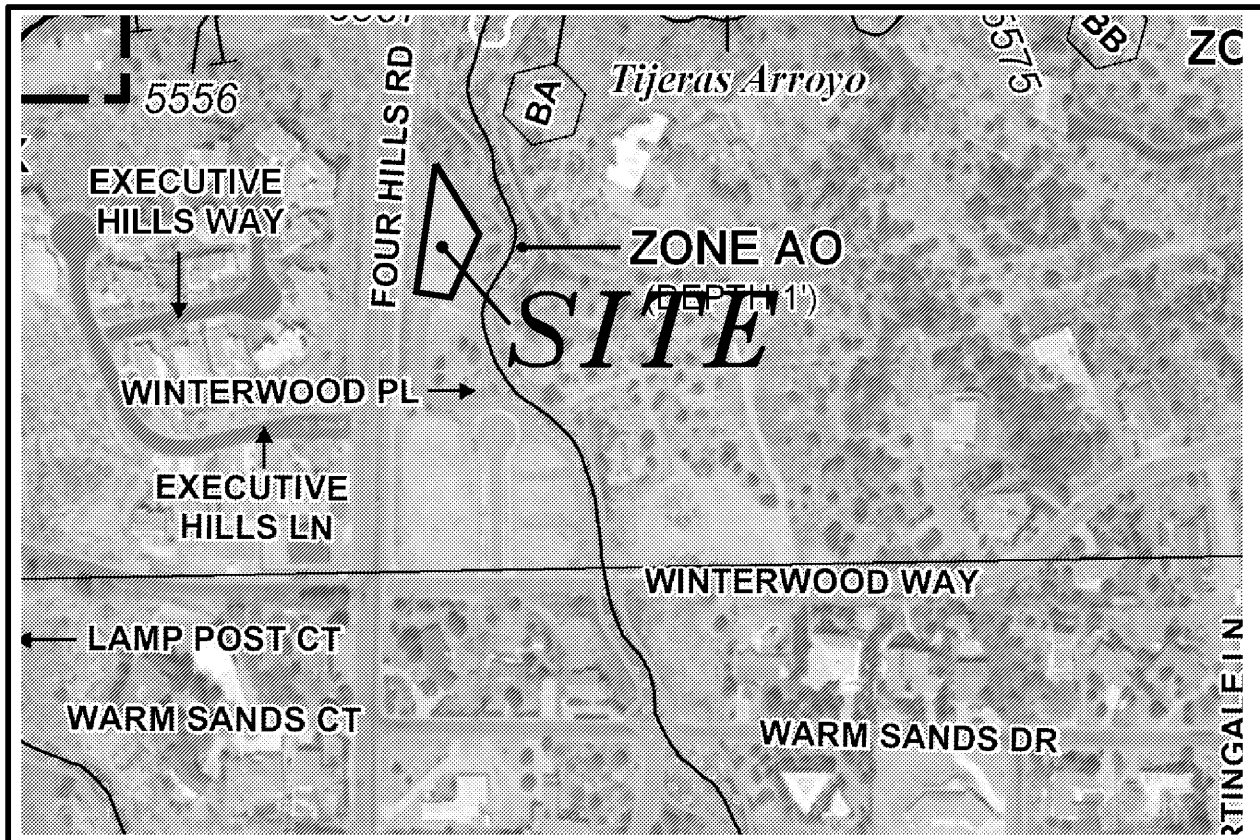
GENERAL NOTES:

- 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:

EFFECTIVE DATE:

35001C0368G

09-26-2008

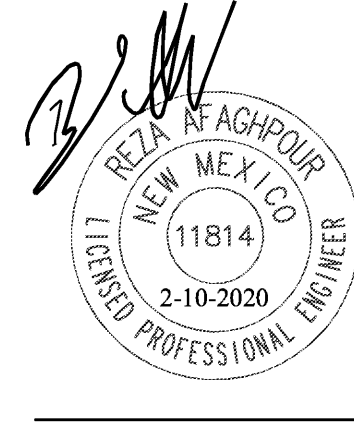
LEGAL DESCRIPTION:

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	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
EXISTING ELEVATION	EXISTING ELEVATION

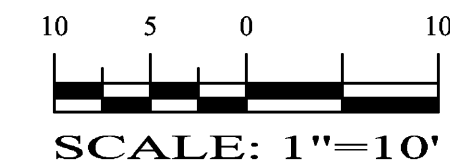


REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION
AND ENGINEERING, LLC

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

GRAPHIC SCALE



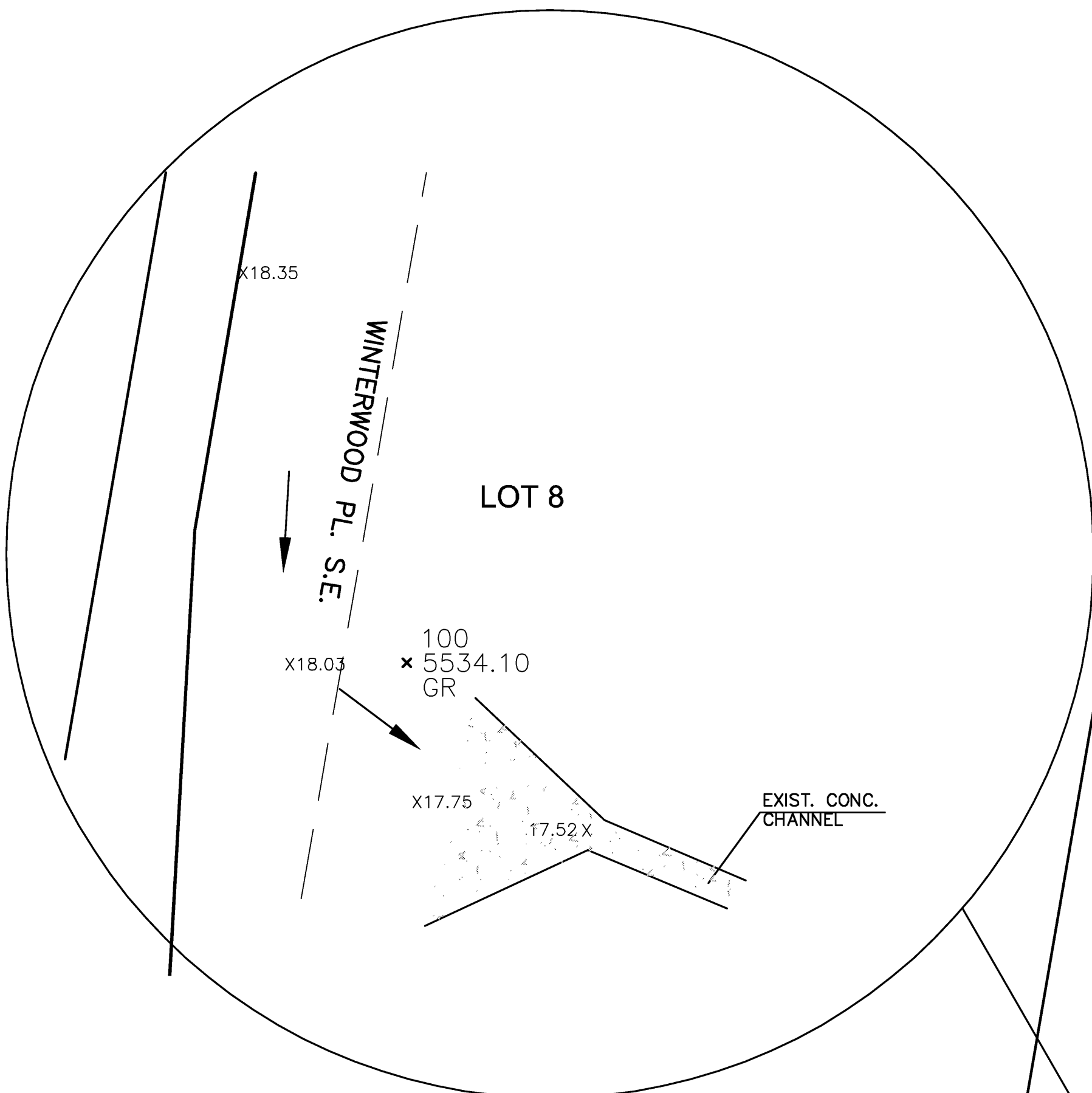
LAST REVISION: 0-25-2019

DRAINAGE CERTIFICATION

I, REZA AFAGHPOUR, NMPE11814 OF SBS CONSTRUCTION AND ENGINEERING, LIBERELY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02-10-2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NMPS 9801 LEONARD MARTINEZ, OF SBS CONSTRUCTION AND ENGINEERING. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PAD CERTIFICATION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

REZA AFAGHPOUR, NMPE 11814
DATE 03-19-2020



SEE DRAINAGE CONTINUATION
TO CONCRETE CHANNEL ON LOT 8