CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

April 29, 2021

Reza Afaghpor, P.E.
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM 87114

RE: 609 Winterwood Dr. SE
Grading & Drainage Plan
Engineer's Stamp Date: 04/12/21
Hydrology File: M14D036

Dear Mr. Afaghpor:

Based upon the information provided in your submittal received 04/14/2021, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Since this site has already been graded with the construction of the adjacent property, a pad certification is not needed for this project.

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.

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: 609 WINTERWOOD PL., SE Building Permit #: _____ Hydrology File #: _____

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

Legal Description: LOT 9, UNIT 4, EXECUTIVE HILLS SUBDIVISION

City Address: 609 WINTERWOOD PL., SE

Applicant: SBS CONSTRUCTION AND ENGINEEING, 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) __X__ RESIDENCE _____ DRB SITE ___ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes __X__ 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: 4-13-2021 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	16700.37	0.38339	0.000559

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

V-360 = Weighted E (AA + AB + AC + AD)/12

EA = 0.76
EB = 0.95
EC = 1.20
ED = 3.34

LAND TREATMENT
DEVELOPED CONDITION
AA = 30.00%
AB = 0.00.00%
AC = 15.00%
AD = 55.00%

DEVELOPED Weighted E = 2.25

V360 (DEVELOPED) = 3,124.36 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) = 1.58 CFS

Location

This site is located at 609 Winterwood PL SE, Albuquerque and contains 0.2843 acre. See attached portI9n 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), and drains into existing concrete channel to the bottom of 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 into the drainage easement and finally drains to existing concrete channel. There is small runoff from Lot 8 that drains into the easement and into the concrete channel on this lot.

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.

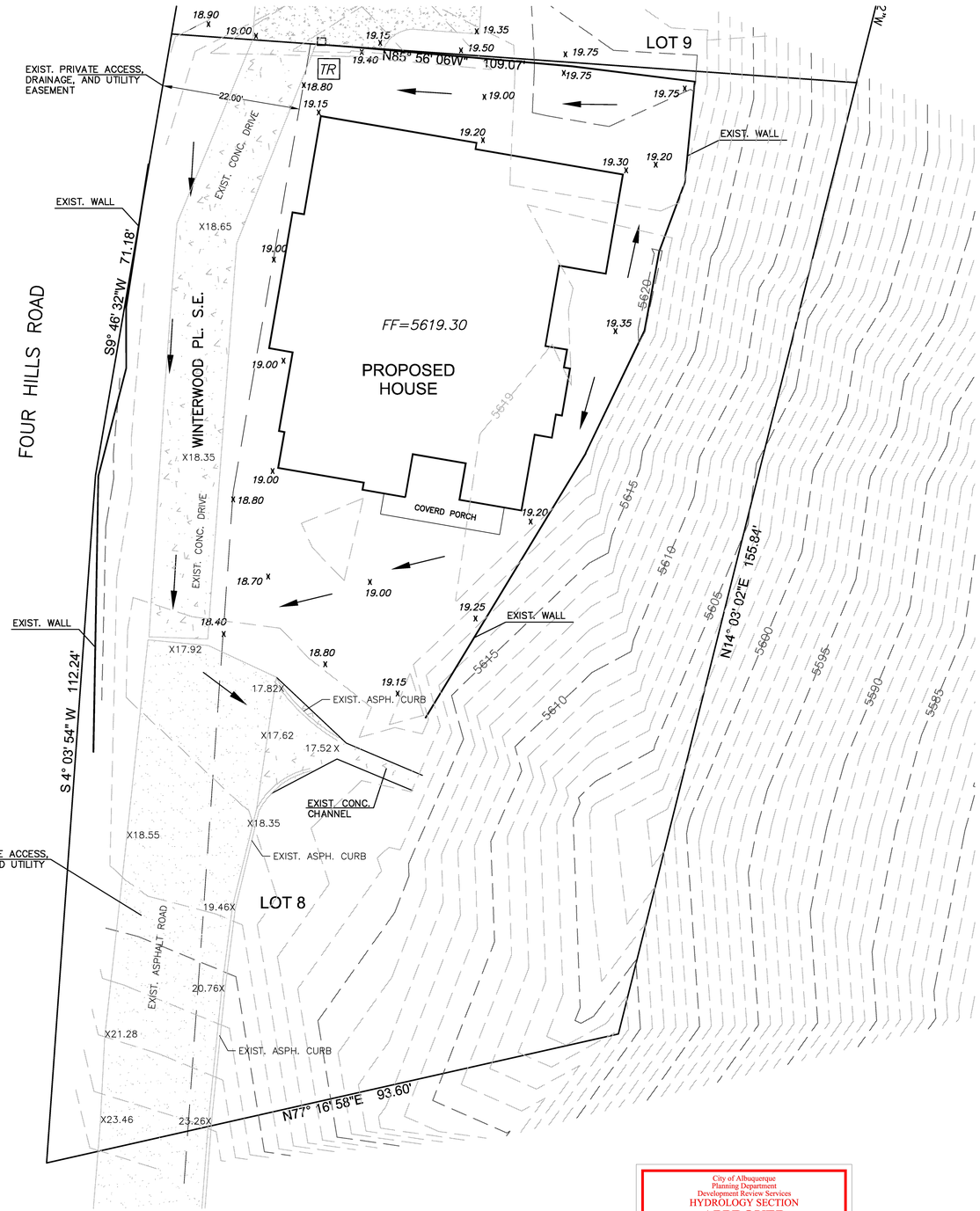
2: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.

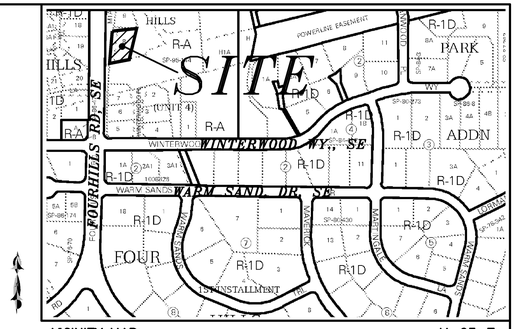
3: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.

4: SLOPES ARE AT 3:1 MAXIMUM.

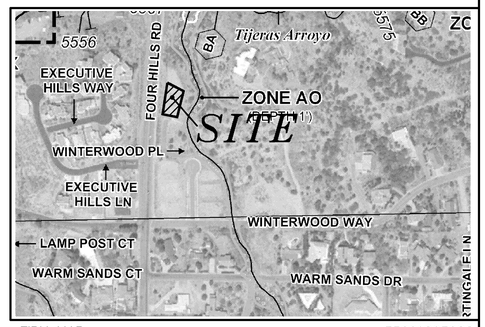
5: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION CANDELARIA, HAVING AN ELEVATION OF 5090.846 FEET ABOVE SEA LEVEL.

6: ADD 5600 TO ALL PROPOSED SPOT ELEVATIONS.





VICINITY MAP: M-23-Z



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

LEGAL DESCRIPTION:

LT 8 CORRECTED PLAT OF EXECUTIVE HILLS SUBDIVISION, UNIT 4, CONTAINING 0.3834 AC OR 16,700.37 SF

ADDRESS: 609 WINTERWOOD PL SE, ALBUQUERQUE

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
EXISTING SAS	EXISTING SEWER
EXISTING SD	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
TRW=38.00 TF=32.00	TOP OF RETAINING WALL TOP OF FOOTING
TSW=34.00	TOP OF EXTENDED STEM WALL
X18.35	EXISTING ELEVATION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 04/29/21
BY: Rosa C. Brissette
HydroTrans # L23D035
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF THIS OR ANY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

GRAPHIC SCALE
10 5 0 10
SCALE: 1"=10'

REZA AFAGHPOUR
NEW MEXICO
11814
4-12-2021
LICENSED PROFESSIONAL ENGINEER

REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

609 WINTERWOOD PL., SE
GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202109-GD.DWG	SBR	2/10/2020	1

LAST REVISION: 4-10-2021