CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

September 2, 2022

Reza Afaghpour, P.E. SBS Construction and Engineering, LLC 7632 William Moyers Ave, NE Albuquerque, NM 87122

Re: 609 Winterwood Pl., SE

Request for Certificate of Occupancy - Permanent

Hydrology Final Inspection – Approved

Grading and Drainage Plan Stamp Date: 04/12/2021

Certification dated: 08/22/2022

Drainage File: L23D035

Dear Mr. Afaghpour,

PO Box 1293 Based on the submittal received 8/26/2022 and inspection on 9/1/2022 this certification is approved

for Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 505-924-3695 or dggutierrez@cabq.gov. Albuquerque

Sincerely,

David G. Gutierrez, P.E.

NM 87103

Senior Engineer, Planning Dept. www.cabq.gov

Development Review Services

in Gul



City of Albuquerque

Planning Department

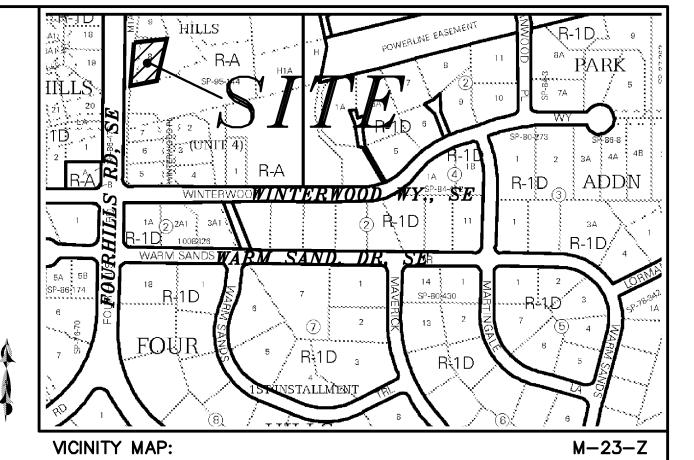
Development & Building Services Division

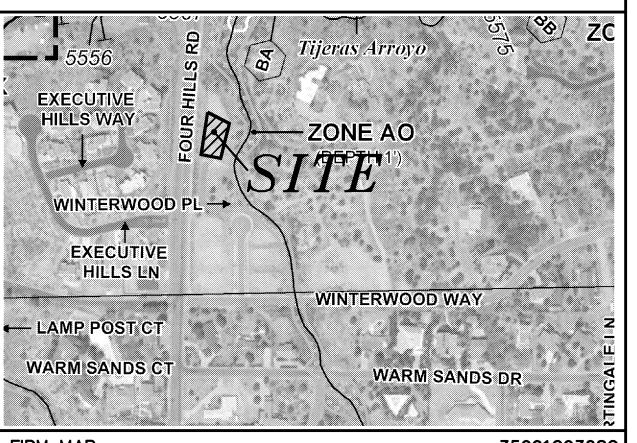
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

	_	Hydrology File #: M14D036
		Work Order#:
Legal Description: LOT 9, UNIT	T 4, EXECUTIVE HILLS SUBDIVISION	
City Address: 609 WINTERWOOD	PL., SE	
Applicant: SBS CONSTRUCTION	N AND ENGINEEING, LLC	Contact: SHAWN BIAZAR
Address: 10209 SNOWFLAKE C	T., NW, ALBUQUERQUE, NM 87114	
Phone#: (505) 804-5013	Fax#: (505) 897-4996	E-mail: AECLLC@AOL.COM
Other Contact:		Contact:
		E-mail:
		ENCE DRB SITE ADMIN SITE
TIPE OF DEVELOPMENT:	PLA1 (# 01 lots)X_RESIDE	ENCEDRB SITEADMIN SITE
IS THIS A RESUBMITTAL?	Yes No	
DEPARTMENT TRANSPO	RTATION X HYDROLOGY/	DRAINAGE
		
Check all that Apply:		OF APPROVAL/ACCEPTANCE SOUGHT:
TYPE OF SUBMITTAL:		SUILDING PERMIT APPROVAL
X ENGINEER/ARCHITECT CER	TIFICATION X C	CERTIFICATE OF OCCUPANCY
PAD CERTIFICATION		
CONCEPTUAL G & D PLAN		RELIMINARY PLAT APPROVAL
GRADING PLAN		ITE PLAN FOR SUB'D APPROVAL
DRAINAGE REPORT	S	ITE PLAN FOR BLDG. PERMIT APPROVAL
	F	INAL PLAT APPROVAL
DRAINAGE MASTER PLAN	UT DED AUT A DDI 10	
FLOODPLAIN DEVELOPMEN	T PERMIT APPLICS	IA/ RELEASE OF FINANCIAL GUARANTEE
ELEVATION CERTIFICATE	F	OUNDATION PERMIT APPROVAL
CLOMR/LOMR	G	GRADING PERMIT APPROVAL
TRAFFIC CIRCULATION LA	S	O-19 APPROVAL
TRAFFIC IMPACT STUDY (T	TS) P	AVING PERMIT APPROVAL
STREET LIGHT LAYOUT	G	GRADING/ PAD CERTIFICATION
OTHER (SPECIFY)		VORK ORDER APPROVAL
PRE-DESIGN MEETING?	C	CLOMR/LOMR
		LOODPLAIN DEVELOPMENT PERMIT
		OTHER (SPECIFY)
DATE SUBMITTED: 8-24-2022		, , , , , , , , , , , , , , , , , , , ,
COA STAFF:	ELECTRONIC SUBMITTAL	RECEIVED:

FEE PAID:_____

RUNOFF CALCULATIONS FOR 100 YEAR/6 HOUR STORM BASIN AREA (SF) AREA (AC) AREA (MI²) ON-SITE 16700.37 0.38339 0.000559 E = EA(AA) + EB(AB) + EC(AC) + ED(AD)LOT 9 AA + AB + AC + ADEXIST. PRIVATE ACCESS DRAINAGE, AND UTILITY V-360 = Weighted E (AA + AB + AC + AD)/12X5619.05 **EASEMENT** EB = 0.95EC = 1.20ED = 3.34EXIST. WALL LAND TREATMENT DEVELOPED CONDITION AA = 30.00%AB = 0.00.00%AC = 15.00%AD = 55.00%EXIST. WALL X18.65 DEVELOPED Weighted E = 2.25V360 (DEVELOPED) = 3,124.36 CFA = 2.20 CFS/ACB = 2.92 CFS/ACC = 3.73 CFS/ACD = 5.25 CFS/ACFF=5619.36 FF=5619.30 TOTAL QP = QPA AA + QPB AB + QPC AC + QPD ADQP (DEVELOPED) = 1.58 CFS집 WINTERWOOD **PROPOSED** Location HOUSE This site is located at 609 Winterwood PL SE, Albuquerque and contains 0.2843 acre. See attached porti9n of Vicinity Map for exact location. The purpose of this drainage report is to present a grading and drainage solution X18.35 **Existing Drainage Conditions** The site for the most part drains south to Winterwood Place, SE (22' Private COVERD PORCH 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 19.08 19,25 concrete channel on this lot. EXIST. WALL Calculations EXIST. WALL City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology X17.92 Section, was used for runoff calculations. See this plan for runoff calculation. *19.15* **GENERAL NOTES:** — EXIST. ASPH. CURB 1: CONTOUR INTERVAL IS HALF (1.00) FOOT. 2: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED X17.62 ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT 17.52 X 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, CHANNEL DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. X18.55 4: SLOPES ARE AT 3:1 MAXIMUM. EXIST. PRIVATE ACCESS, DRAINAGE, AND UTILITY — EXIST. ASPH. CURB 5: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION EASEMENT CANDELARIA, HAVING AN ELEVATION OF 5090.846 FEET ABOVE SEA LEVEL. 6: ADD 5600 TO ALL PROPOSED SPOT ELEVATIONS. DRAINAGE CERTIFICATION I, REZA AFAGHPOUR, NMPE11814 OF SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY 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 X21.28 DATED 04-12-2021 . THE RECORD INFORMATION EDITED ONTO THE ORIGINAL -EXIST. ASPH. CURB 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 FINAL CERTIFICATE OCCUPANCY X23.46 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 118 DATE





FIRM MAP: EFFECTIVE DATE:

35001C03680 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 EXTENDED STEM WALL TOP OF RETAINING WALL TRW=38.00 TF=32.00 TOP OF FOOTING TOP OF EXTENDED STEM WALL TSW=34.00 EXISTING ELEVATION X18.35 42.40 **42.45** AS-BUILT GRADES

SBS CONSTRUCTION AND ENGINEERING, LLC

AS-BUILT SPOT ELEVATIONS

7632 WILLIAM MOYERS AVE., NE ALBUQUERQUE, NEW MEXICO 87122 (505)804-5013

GRAPHIC SCALE

10 5 0 10

SCALE: 1"=10'

REZA AFAGHPOUR

P.E. #11814

609 WINTERWOOD PL., S
GRADING PLAN

×5618.46

 DRAWING:
 DRAWN BY:
 DATE:
 SHEET #

 202109-GD.DWG
 SBR
 2/10/2020
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