

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

October 25, 2016

Richard Dourte, P.E.
RHD Engineering, LLC
4305 Purple Sage Ave NW
Albuquerque, NM 87120

RE: **Sunset West-Unit II**
9016 & 9020 Suncrest Rd, 9101 Sunbow Ave. SW
Pad Certification for lots 16, 26 & 27 - Approved
Engineers Stamp Date 8/26/10 (M09D004A)
Certification Dated: 10/20/16

Dear Mr. Dourte,

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based on the Certification received 10/20/2016, the above site is acceptable for release of
~~Certificate of Occupancy~~ by Hydrology. **APPROVED FOR BLDG PERMIT**

If you have any questions, you can contact me at 924-3999 or Totten Elliott at 924-3982.

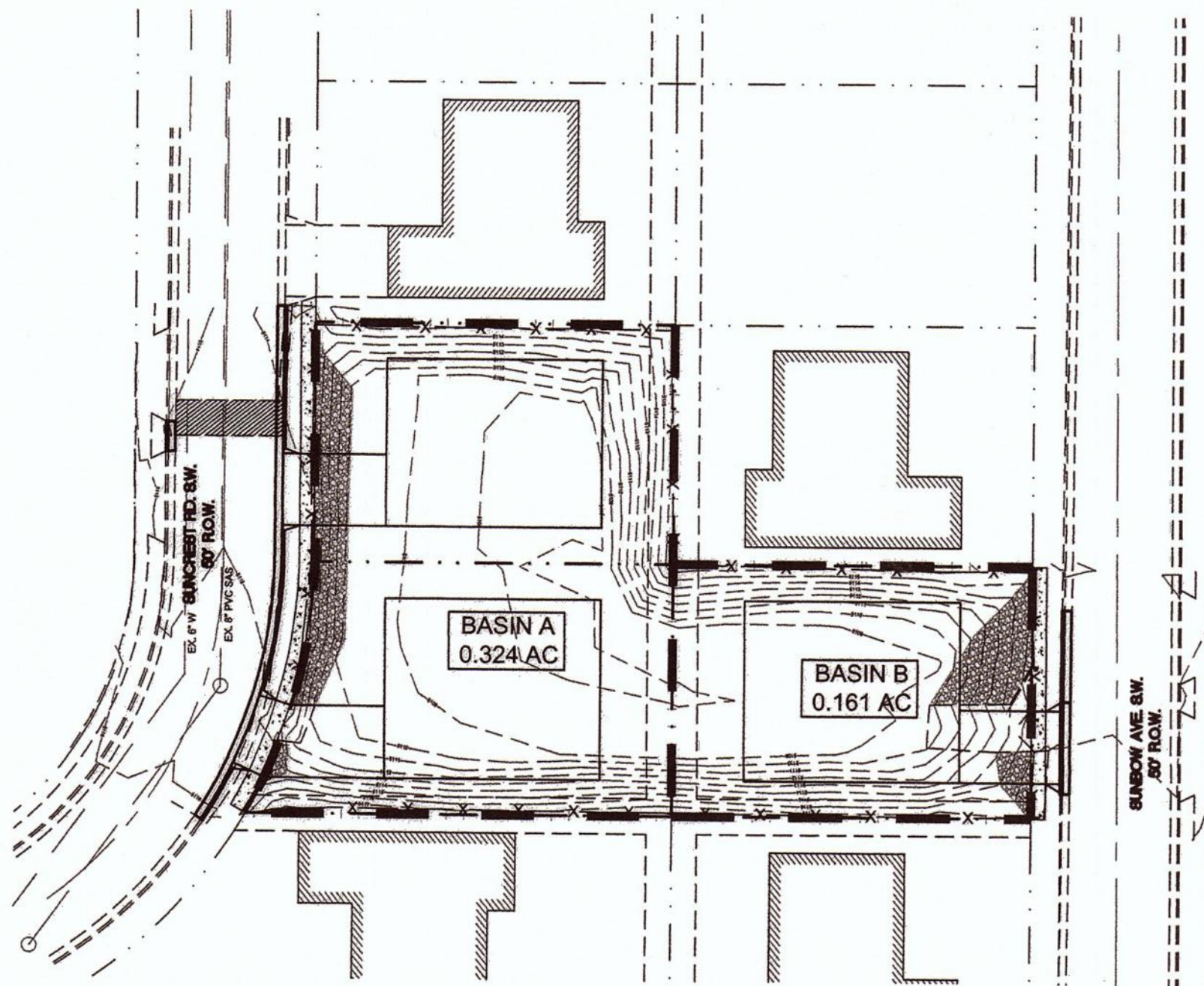
Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

TE/SB

C: E-Mail

Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;
Blocker, Lois



EXISTING DRAINAGE BASINS
SCALE: 1"=40'

GRADING AND DRAINAGE PLAN

SCOPE

PURSUANT TO THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE AND THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, THE GRADING AND DRAINAGE PLAN SHOWN HEREON OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF ON THE PROJECT SITE. THE PROJECT CONSISTS OF THE RECLAMATION OF 3 RESIDENTIAL LOTS BY FILLING A TEMPORARY RETENTION POND. THE LOTS ARE DESCRIBED AS LOTS 16, 26 AND 27, SUNSET WEST, UNIT 2.

EXISTING CONDITIONS

THE PROJECT SITE CURRENTLY SERVES AS A TEMPORARY RETENTION POND FOR SUNSET WEST, UNIT 2. DUE TO LIMITED DOWNSTREAM CAPACITY, ALL EXCESS STORMWATER FROM THE SUBDIVISION PRESENTLY ENTERS THE POND THROUGH A TEMPORARY 24-INCH PUBLIC STORM DRAIN, AND 2 CONCRETE RUNDOWNS. NO OTHER OFF-SITE RUNOFF ENTERS THE SITE. THE LOTS ARE ENCUMBERED BY A TEMPORARY PUBLIC DRAINAGE EASEMENT.

AS SHOWN BY THE ATTACHED FIRM, THE SITE LIES WITHIN THE 500-YEAR ZONE "X" FLOOD ZONE.

DRAINAGE MANAGEMENT PLAN

THE DRAINAGE MANAGEMENT CRITERIA WAS ESTABLISHED BY THE DRAINAGE REPORT FOR SUNSET WEST SUBDIVISION, UNIT 2, PREPARED BY LEEDSHILL - HERKENHOFF, INC. IN ACCORDANCE WITH THE APPROVED DMP, THE LOTS ARE TO SERVE AS A TEMPORARY RETENTION POND UNTIL DOWNSTREAM STORM DRAINAGE IMPROVEMENTS ARE CONSTRUCTED, AT WHICH TIME THE LOTS MAY BE RECLAIMED AND FREE DISCHARGE INTO THE PUBLIC SYSTEM.

PROPOSED CONDITIONS

UPON CONSTRUCTION AND ACCEPTANCE OF PROPOSED DOWNSTREAM STORM DRAINAGE IMPROVEMENTS, THE SITE IS TO BE IMPROVED BY FILLING THE TEMPORARY RETENTION POND AND CONSTRUCTING BUILDING PAD SITES ON EACH LOT. THE CONCRETE DRAINAGE RUNDOWNS AND TEMPORARY 24-INCH STORM DRAIN AND DROP INLET WILL BE REMOVED, ALLOWING OFF-SITE RUNOFF TO FLOW EAST TO 90TH STREET.

THE PENDING 86TH STREET - SAGE ROAD IMPROVEMENTS PROJECT PROPOSES TO EXTEND A PUBLIC STORM TO SAGE ROAD FROM THE TOWER PARK POND, LOCATED NEAR 86TH STREET AND TOWER ROAD SW. THIS PENDING STORM SEWER EXTENSION PROVIDES DOWNSTREAM CAPACITY, ALLOWING THIS PROJECT TO FREE DISCHARGE.

AS SHOWN BY THE PLAN, LOTS 26 AND 27 (BASIN "A"), WILL DRAIN NORTH TO SUNCREST ROAD SW. LOT 16 (BASIN "B") WILL DRAIN THE SOUTH TO SUNBOW AVENUE SW. SUNCREST AVENUE AND SUNBOW ROAD BOTH DRAIN EAST DISCHARGING INTO 90TH STREET WHICH IN TURN DRAINS TO SAGE ROAD. STREET CAPACITIES HAVE BEEN DEMONSTRATED TO BE ADEQUATE BY THE APPROVED DRAINAGE MASTER PLAN.

CALCULATIONS

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/6 HOUR DESIGN STORM FALLING WITHIN THE PROJECT AREA UNDER EXISTING AND DEVELOPED CONDITIONS. THE HYDROLOGY IS PER "SECTION 22.2, PART A, DEVELOPMENT PROCESS MANUAL, VOL. 2", DATED JUNE, 1997.

PROJECT DATA

PROPERTY ADDRESS

9016 SUNCREST ROAD SW
9020 SUNCREST ROAD SW
9101 SUNBOW AVENUE SW
ALBUQUERQUE, NEW MEXICO 87105

LEGAL DESCRIPTION

LOTS 16, 26 AND 27, SUNSET WEST, BLOCK 5, UNIT 2.

SURVEY MAPPING

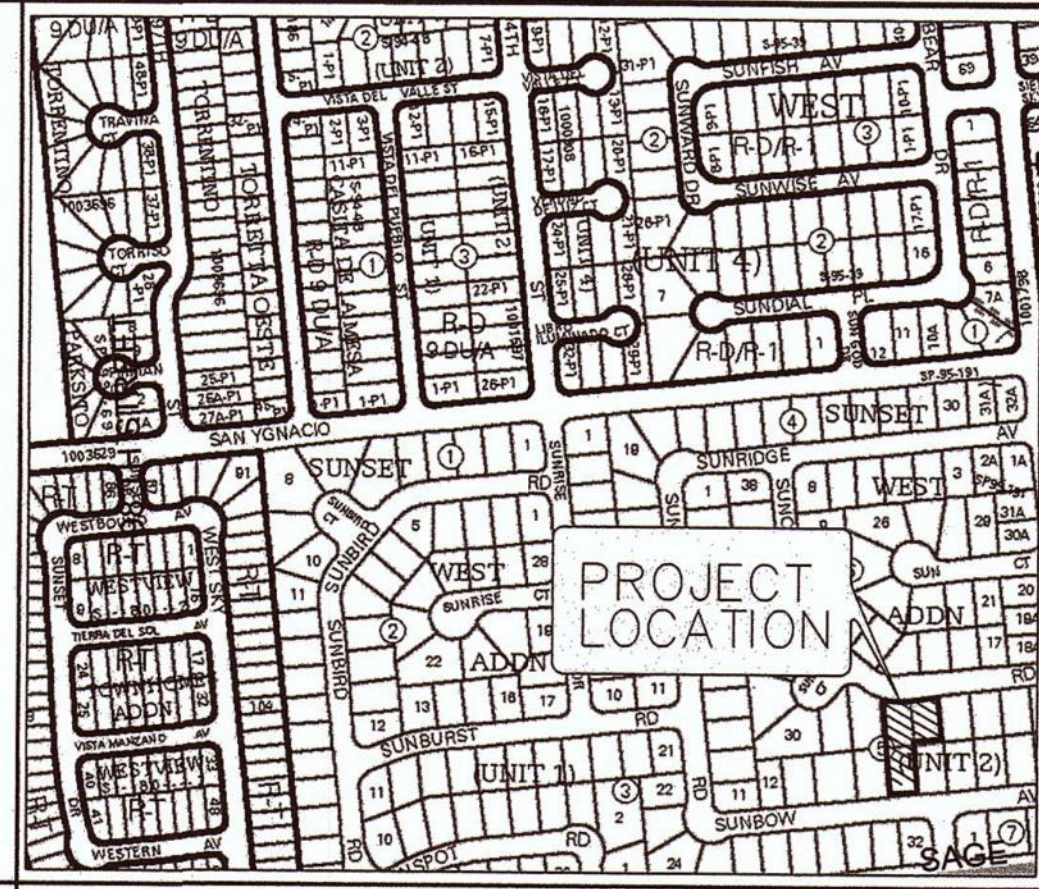
TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. APRIL 2010

PROJECT HYDROLOGY								
LOTS 16, 26 AND 27, SUNSET WEST UNIT 2								
ZONE:	1							
P ₆ HOUR	2.20							
P ₁₀ DAY	3.67							
UNDEVELOPED								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
1	0.485	0.44	0.00	0.00	0.05	0.59	0.77	0.024
DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
A	0.32	0.00	0.18	0.00	0.15	1.26	1.00	0.034
B	0.16	0.00	0.09	0.00	0.07	1.23	0.49	0.016
TOTAL	0.49	0.00	0.27	0.00	0.22	1.25	1.49	0.051



FEMA MAP: 35001C0336G

SCALE: NTS



SCALE: NTS

LEGEND		
ITEM	EXISTING	PROPOSED
CURB AND GUTTER	---	---
OVERHEAD ELEC	---	---
UNDERGROUND ELEC, GAS, TEL, TV, FO	---	---
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
RETAINING WALL	---	---
SPOT ELEV.	X 16.7	○ 87.26
CONTOUR	--- 5166 ---	--- 66 ---
RIP RAP	---	---
DIRECTION OF FLOW	---	---
DRAINAGE SWALE	---	---
BASIN BOUNDARY	---	---
ASPHALT REMOVE AND REPLACE	---	---

KEYED NOTES

1. REMOVE AND SALVAGE ALL CHAIN LINK FENCING AND GATES. (PRIVATE - NOT IN CONTRACT).
2. REMOVE AND DISPOSE EXISTING INLET. CONSTRUCT 8" STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415A. *
3. SAWCUT, REMOVE AND DISPOSE EXISTING CURB AND CONCRETE ALONG FULL LENGTH OF FRONTAGE LOTS 26 AND 27. REMOVE TO NEAREST JOINT. *
4. REMOVE AND DISPOSE EXISTING SPILLWAY AND RIP RAP. (PRIVATE - NOT IN CONTRACT).
5. REMOVE AND DISPOSE EXISTING 24" PVC STORM DRAIN. * SAWCUT, REMOVE AND REPLACE ASPHALTIC PAVEMENT TO LIMITS SHOWN PER C.O.A. STD. DWG. 2465, MAJOR LOCAL STREET. *
6. SAWCUT, REMOVE AND DISPOSE APPROX. 54 L.F. OF EXISTING CURB AND GUTTER. REMOVE TO NEAREST JOINT. *
7. CONSTRUCT 8" STANDARD CURB AND GUTTER PER C.O.A. STD. DWG. 2415A. *
8. CONSTRUCT 20' DRIVEPAD PER C.O.A. STD. DWG. 2425. *
9. CONSTRUCT 4' SIDEWALK PER C.O.A. STD. DWG. 2430. *
10. REMOVE AND RECONSTRUCT CONCRETE COLLAR AT EXISTING WATER METER BOX PER COA STD DWG 2361 & 2362. * REGRADE TO SEE CITY PROJECT NO. 499182
- * NOT IN CONTRACT. SEE CITY PROJECT NO. 499182

THIS GRADING AND DRAINAGE PLAN
IS SHOWN FOR INFORMATION
PURPOSES ONLY.
NOT IN CONTRACT.

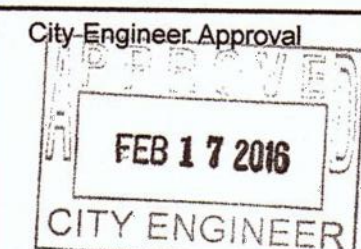
DATUM NAVD 1988

LORENZ

DESIGN & CONSULTING, LLC
Civil Engineering & Construction Management
3501 Rio Grande Blvd NE, Suite A Albuquerque, New Mexico 87106
PH: 505-484-0588 FAX: 505-484-0585

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

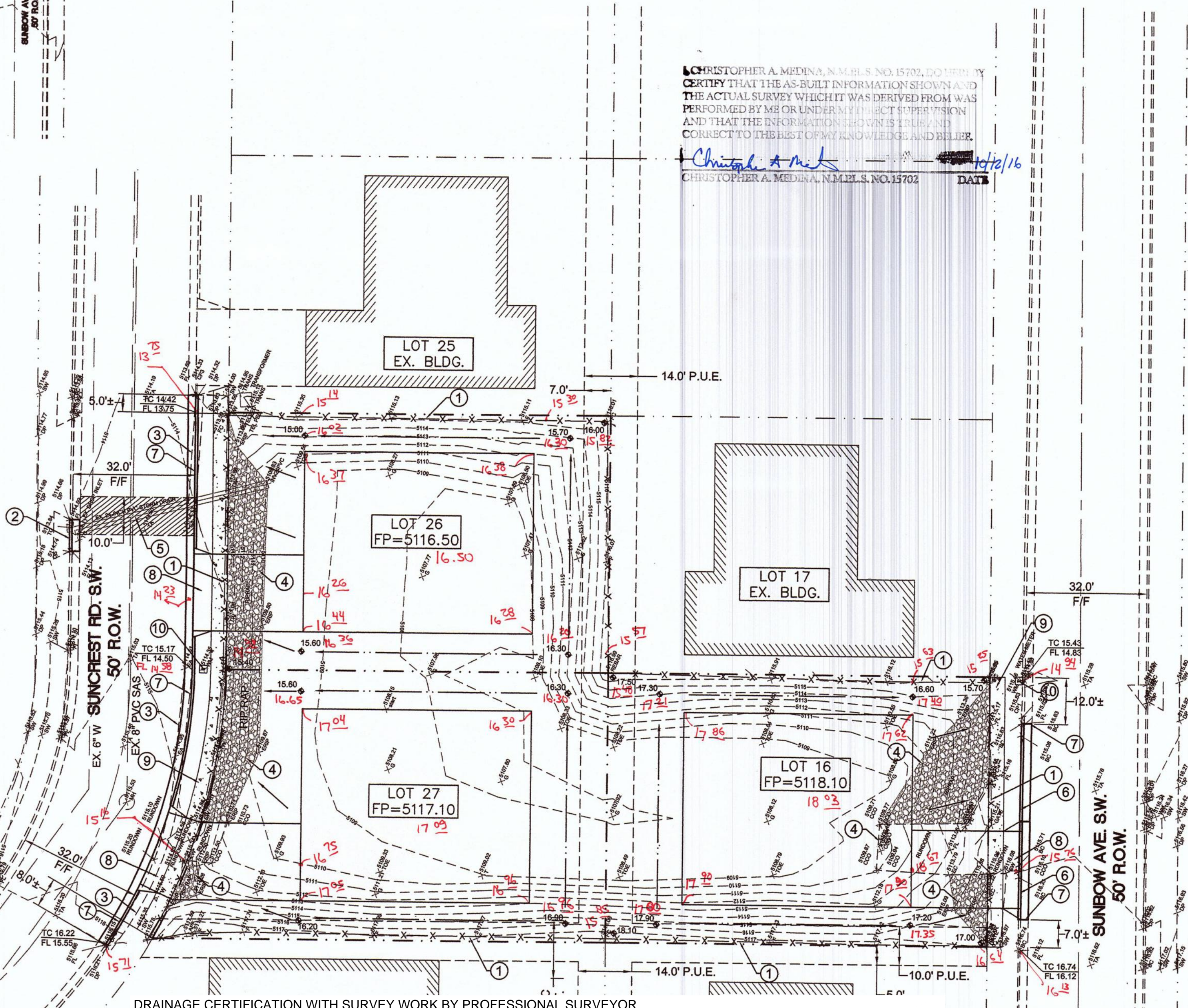
SUNSET WEST UNIT II LOTS 16, 26 AND 27
GRADING AND DRAINAGE PLAN



Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 499182

Zone Map No. L-09-Z Sheet 3 of 7



DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

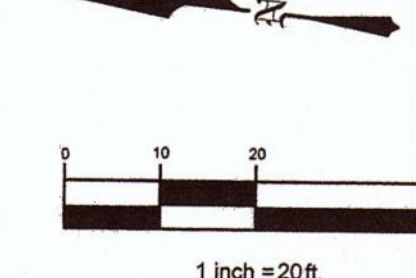
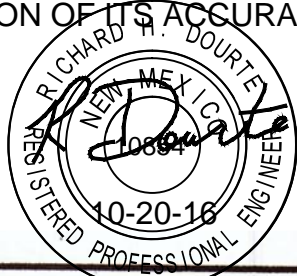
I, Richard Dourte, NMPE 10854 OF THE FIRM RHD Engineering, LLC HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8-26-10. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENTATION HAS BEEN OBTAINED BY CHRISTOPHER MEDINA, PS NMPS15702 OF THE FIRM TERRA LAND SURVEYS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/20/2016 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 THE REQUEST FOR GRADING AND DRAINAGE CERTIFICATION. (DESCRIBE ANY EXCEPTIONS AND /OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

1. MINOR GRADE DIFFERENCES FROM APPROVED PLAN.

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 DOCUMENTATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Richard Dourte
Richard Dourte, NMPE 10854

10-20-16
Date





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sunset West Unit II Building Permit #: _____ City Drainage #: M9/D004A
DRB#: _____ EPC#: _____ Work Order#: 499182
Legal Description: Lots 16,26 and 27, Sunset West Unit II
City Address: 9016 & 9020 Suncrest RD, 9101 Sunbow Ave SW

Engineering Firm: RHD Engineering, LLC Contact: Richard Dourte
Address: 4305 Purple Sage Ave. NW Alb. NM, 87120
Phone#: 505-288-1621 Fax#: _____ E-mail: rhdengineering@outlook.com

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: Terra Land Surveys, LLC Contact: Christopher Medina
Address: _____
Phone#: 505-792-0513 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development