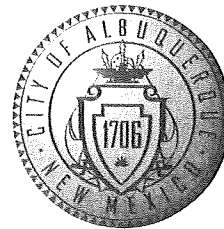


CITY OF ALBUQUERQUE



September 10, 2010

Dennis A Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE
Albuquerque, NM 87110

**Re: Sunset West Unit II Lots 16, 26 and 27 Grading and Drainage Plan
Engineer's Stamp date 8-26-10 (M09/D004A)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 8-30-10, the above referenced plan is approvable for Grading Permit and Work Order. I would prefer to hold off on the approval letter until the 86th Street-Sage Road Improvements Work Order is functionally complete for drainage.

PO Box 1293

Another plan is not required. Send me an e-mail when the 86th Street-Sage Road Improvements" Work Order is functionally complete for drainage.

Albuquerque

If you have any questions, you can contact me at 924-3695.

NM 87103

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

M-09/0004A

PROJECT TITLE: LOTS 16, 26 & 27, BLOCK 5, SUNSET WEST, UNIT 2 ZONE MAP: 1-3
 DRB#: _____ EPC#: _____ WORK ORDER#: 499182

LEGAL DESCRIPTION: LOTS 16, 26 & 27, BLOCK 5, SUNSET WEST, UNIT 2
 CITY ADDRESS: 9016 & 9020 SUNCREST RD, 9101 SUNBOW AVE SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
 ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

OWNER: JUDE BACA CONTACT: JUDE BACA
 ADDRESS: 3913 72ND STREET NW PHONE: 379-7877
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87120

ARCHITECT: NONE CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: BRASHER & LORENZ, INC CONTACT: L. MARTINEZ
 ADDRESS: 2207 SAN PEDRO NE, BUILDING 1, SUITE 1300 PHONE: 888-6088
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87110

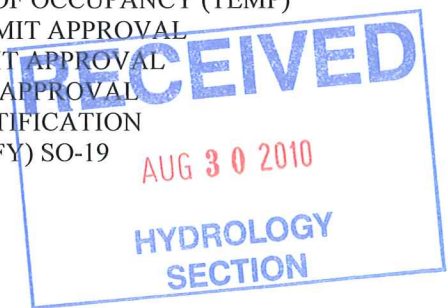
CONTRACTOR: NONE SELECTED TO DATE CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
 _____ DRAINAGE REPORT
 _____ DRAINAGE PLAN 1ST SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
 _____ CONCEPTUAL G & D PLAN
 _____ GRADING PLAN
 _____ EROSION CONTROL PLAN
 _____ ENGINEER'S CERT (HYDROLOGY)
 _____ CLOMR/LOMR
 _____ TRAFFIC CIRCULATION LAYOUT
 _____ ENGINEER'S CERT (TCL)
 _____ ENGINEER'S CERT (DRB SITE PLAN)
 _____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL 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
 _____ FOUNDATION PERMIT APPROVAL
 _____ BUILDING PERMIT APPROVAL
 _____ CERTIFICATE OF OCCUPANCY (PERM)
 _____ CERTIFICATE OF OCCUPANCY (TEMP)
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☒ WORK ORDER APPROVAL
 _____ GRADING CERTIFICATION
 _____ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 _____ YES
 _____ NO
 _____ COPY PROVIDED

DATE SUBMITTED: 8.30.10 BY: D. LORENZ



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.



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1300 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

August 30, 2010

Curtis Churne, PE
Senior Engineer, Planning Department
Development and Building Services
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87103

SUBJECT: *SUNSET WEST, UNIT 2*
TEMPORARY RETENTION POND RECLAMATION IMPROVEMENTS
L09/D004A
CPN 499182

Dear Curtis:

Submitted herewith for is one copy of the Revised Grading and Drainage Plan and updated street depth calculations for the subject project. The Plan has been revised to address your comments issued July 29, 2010. Specifically, your comments are addressed as follows:

1. We understand that Work Order will not be issued until completion of the 86th/Sage Storm Drainage Project.
2. We propose to construct an earthen berm and repair the existing asphalt curb along the east side of 90th street to improve street carrying capacity. See attached calculations and details.
3. The Keyed Notes have been revised to identify public-vs-private work items.

The existing Temporary Public Drainage Easement on Lots 16, 26 & 27, Unit 2 will be released upon project closeout, since it was created by separate document.

We would like to obtain Plan approval pending item 1 above. If you have any questions please call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

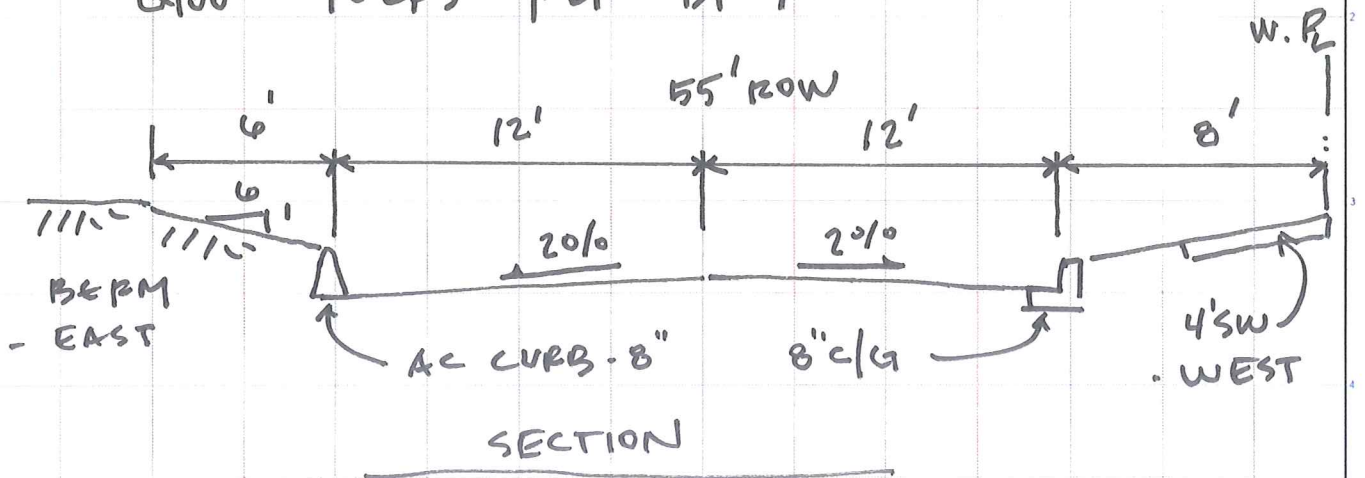
/dl/10513
encl

SUNSET WEST U2

90TH STREET SW

① STREET DEPTH CHECK

$Q_{100} = 90 \text{ CFS PER DPM}$



BY MANNINGS:

① AT TOP OF CURB

$$\begin{aligned} Y &= 0.67' \\ S &= 0.9\% \\ n &= 0.017 \end{aligned}$$

$$\Rightarrow Q = 73.5 \text{ CFS} \\ V = 5.6 \text{ F/S}$$

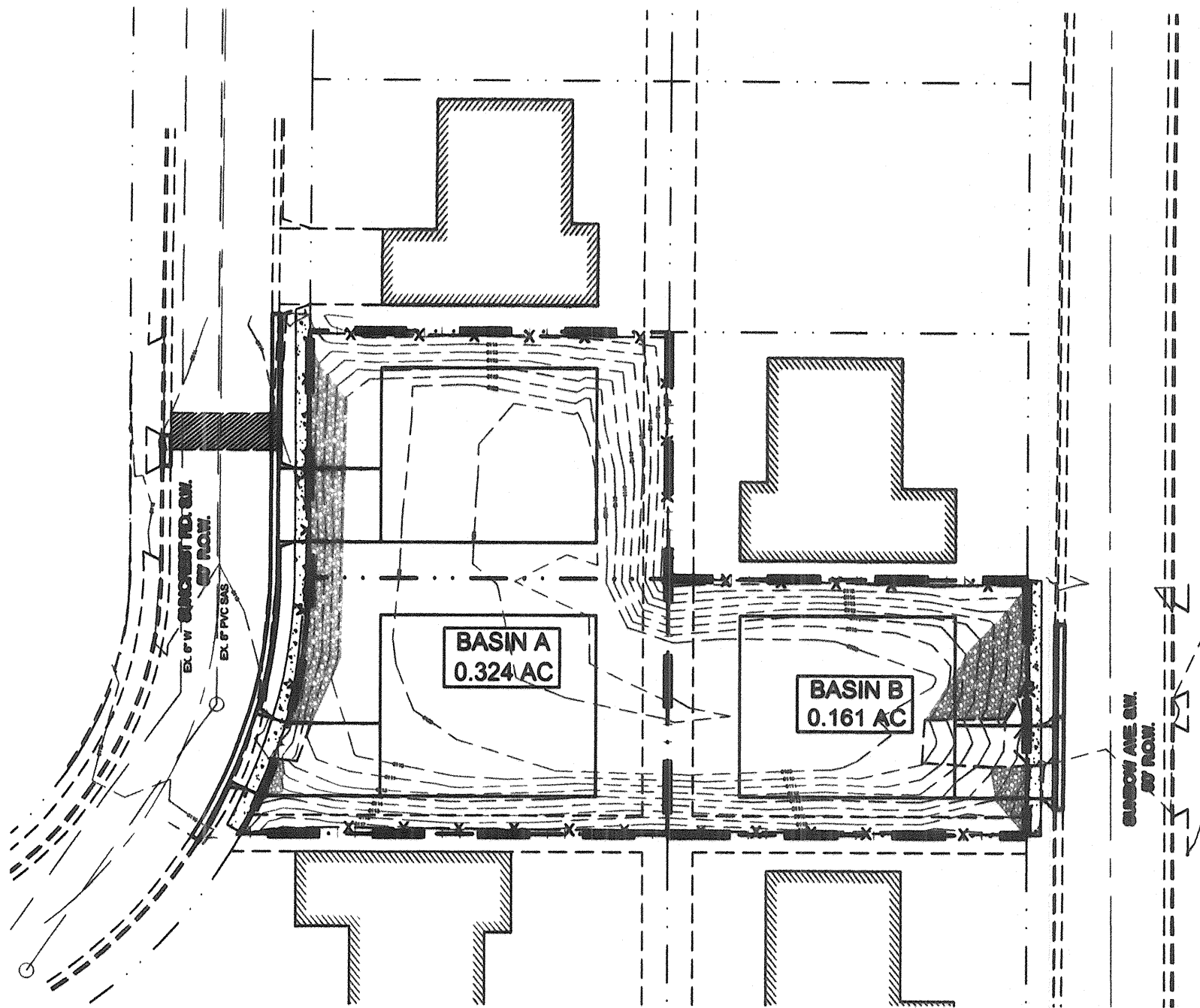
top of curb R/W
 $73.5 < 90 < 113.6$

② AT R/W (WEST)

$$\begin{aligned} Y &= 0.83' \\ S &= 0.9\% \\ n &= 0.017 \end{aligned}$$

$$\Rightarrow Q = 113.6 \text{ CFS} \\ V = 6.4 \text{ F/S}$$

$\Rightarrow Q_{100} = 90 \text{ CFS}$ - WILL TOP THE CURB BUT STAY WITHIN ROW.



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

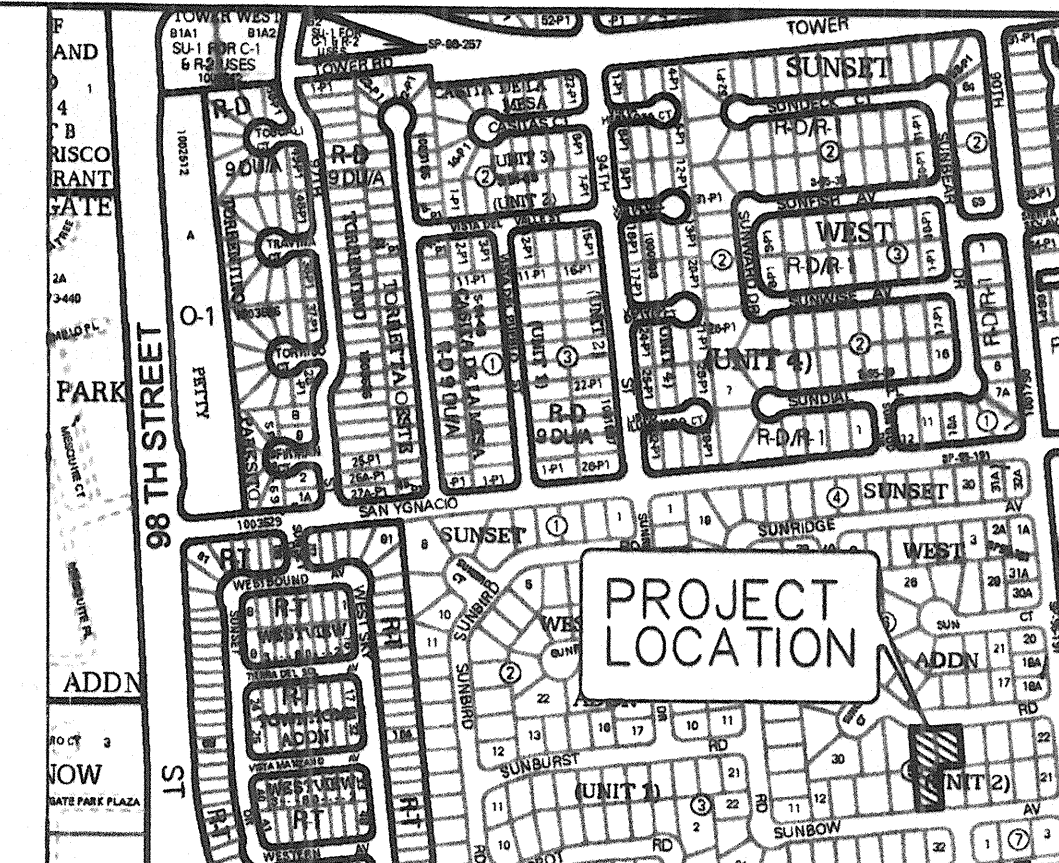
TOPOGRAPHIC AND IMPROVEMENT MAPPING BY BRASHER & LORENZ, INC. APRIL 2010

PROJECT HYDROLOGY								
LOTS 16, 26 AND 27, SUNSET WEST UNIT 2								
ZONE:	1							
P ₂₄ HOUR	2.20							
P ₁₀ DAY	3.87							
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
OVERHEAD ELEC	---	---
UNDERGROUND ELEC, GAS, TEL, TV, FO	---	---
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
RETAINING WALL	---	---
SPOT ELEV.	×	○
CONTOUR	---	---
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. *
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. *

* 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

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro Blvd. NE Bldg. 1, Suite 1300
Albuquerque, New Mexico 87110
Phone: (505) 888-4088 Fax: (505) 888-6188

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

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

Design Review Committee

City Engineer Approval

Mo./Day/Yr.

Mo./Day/Yr.

City Project No.

499182

Zone Map No.

L-09-Z

Sheet of

3

7

AS-BUILT INFORMATION

CONTRACTOR

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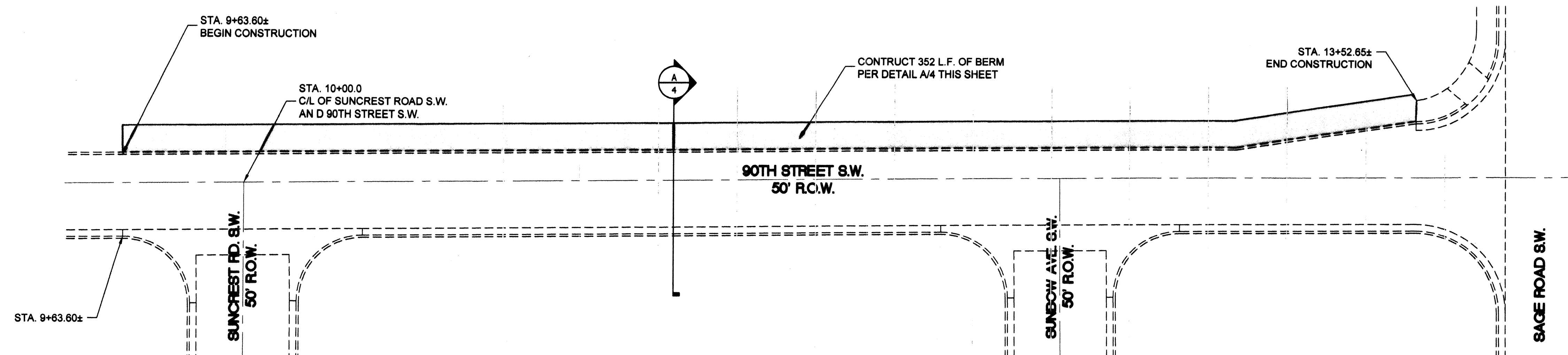
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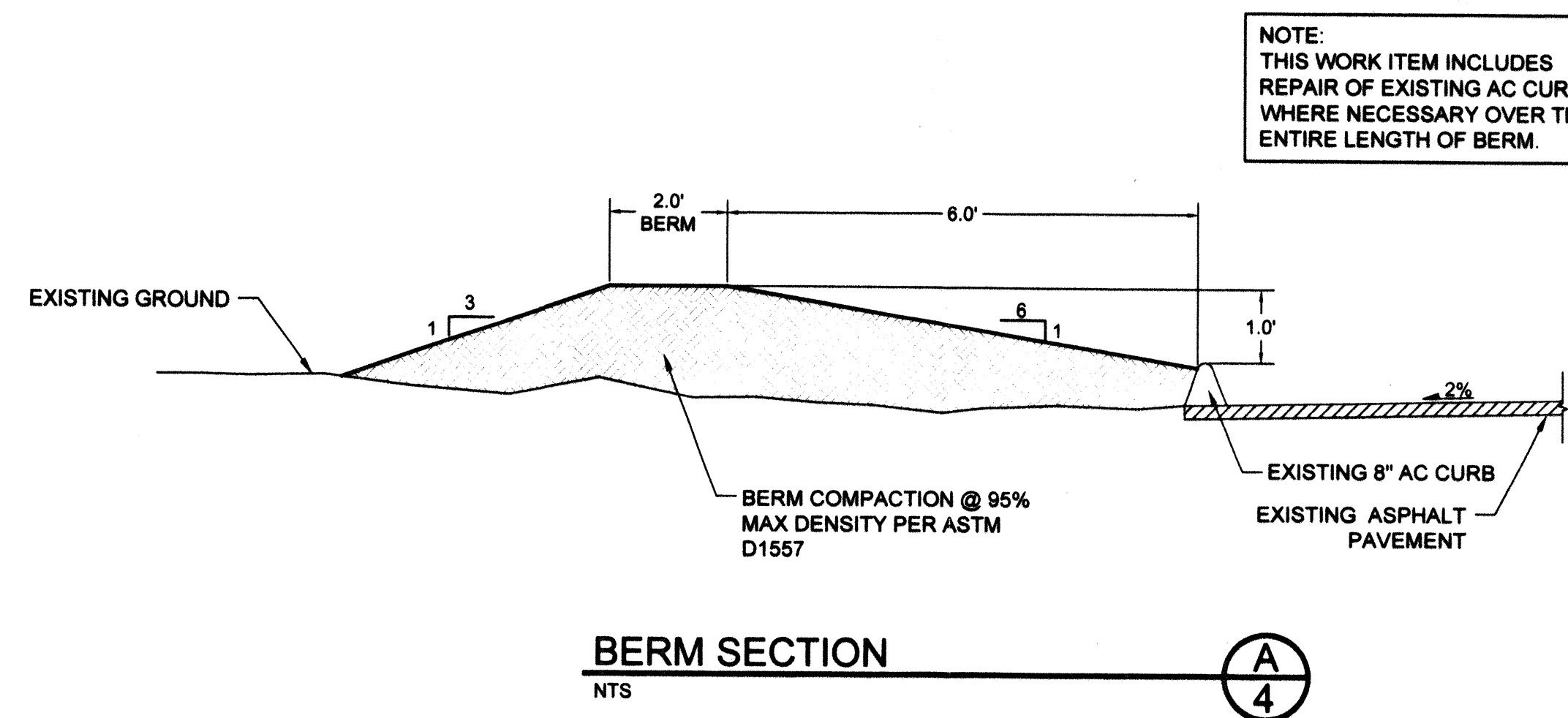
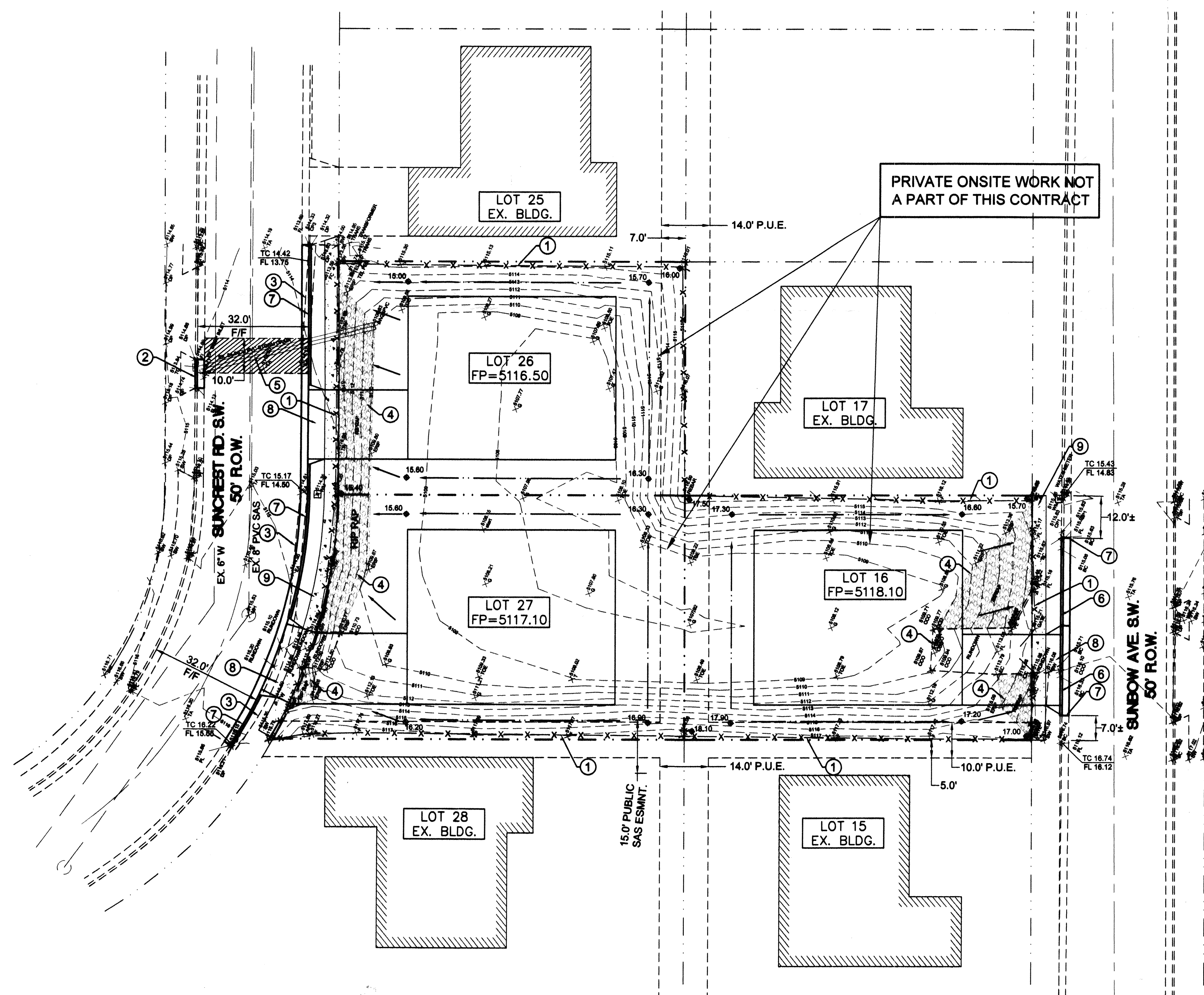
REVISIONS

DATE

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LEGEND		
ITEM	EXISTING	PROPOSED
OVERHEAD ELEC	----- OME -----	
UNDERGROUND ELEC, GAS, TEL, TV, FO	----- UGT ----- ----- FO -----	
RIGHT OF WAY	=====	=====
EASEMENT LINE	-----	-----
PROPERTY LINE	-----	-----
CENTERLINE	-----	-----
CHAIN LINK FENCE	-----X-----X-----X-----	-----X-----X-----X-----
RETAINING WALL		=====
SPOT ELEV.	X 16.7	○ 87.26
CONTOUR	----- 5186 -----	----- 66 -----
RIP RAP		
DIRECTION OF FLOW		←
DRAINAGE SWALE		←
BASIN BOUNDARY	=====	=====
ASPHALT REMOVE AND REPLACE		



DATUM NAVD 1988		DESIGNED BY M.V.H. DRAWN BY M.V.H. CHECKED BY D.A.L.	
 BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro Blvd. NE Bldg. 1, Suite 1300 Albuquerque, New Mexico 87110 Phone: (505) 888-9088 Fax: (505) 888-6188	NO. DATE		
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
SUNSET WEST UNIT II LOTS 16, 26 AND 27 STREET AND STORM DRAINAGE IMPROVEMENT PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr. Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	of
499182	L-09-Z	4	7