CITY OF ALBUQUERQUE



July 3, 2013

Jackie S. McDowell, P.E. McDowell Engineering, INC 7820 Beverly Hills Ave. NE Albuquerque, NM 87122

Re: Lot 12, Block 1, Unit 2, Chamisa Ridge Grading and Drainage Plan, 6216 Wild Onion Ave. NW, Engineer's Stamp dated 06-05-2013 (B-10/D002B)

Dear Ms. McDowell,

Based upon the information provided in your submittal dated 06-05-13, the above referenced grading and drainage plan cannot be approved for Building Permit approval until the following comments are addressed:

- Confirm that the developed runoff from the proposed building is able to be fully conveyed downstream to the detention pond through the existing drainage easement.
- Provide flowline elevations along Wild Onion Ave. to ensure an adequate waterblock is created.
- Label all proposed contours and enlarge the font on existing contours to make them more legible.

Albuquerque

PO Box 1293

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

New Mexico 87103

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.
Development and Building Services

C: email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: <u>SANDIA BUILDERS - TRUEBA LOT #1</u> ; DRB #: EPC #:	ZONE MAP/DRG. FILE #: B-10 D 60 2 3.
LEGAL DESCRIPTION: LOT 12, BLOCK 1, UNIT 2, CHAM CITY ADDRESS: 6216 WILD ONION AVENUE NW	ISA RIDGE
ENGINEERING FIRM: MCDOWELL ENGINEERING, INC. ADDRESS: _7820 BEVERLY HILLS AVE. NE CITY, STATE: ALBUQUERQUE, NM	CONTACT: JACKIE S. MCDOWELL PHONE: (505) 828-2430 ZIP CODE: 87122
OWNER: SANDIA BUILDERS, LLC ADDRESS: PO BOX 15488 CITY, STATE: RIO RANCHO, NM	CONTACT: NORMAN KING PHONE: (505) 896-1166
ARCHITECT: RON MONTOYA ADDRESS: 8724 ALAMEDA PARK DRIVE NE CITY, STATE: ALBUQUERQUE, NM	ZIP CODE: <u>87174</u> CONTACT: <u>RON MONTOYA</u> PHONE: <u>(505) 823-6777</u> ZIP CODE: <u>87124</u>
SURVEYOR: MIKE SHOOK ADDRESS: 612 CERRO DE ORTEGA DR. SE CITY, STATE: RIO RANCHO, NM	CONTACT: MIKE SHOOK PHONE: _(505) 896-1716 ZIP CODE: _87124
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR / LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERTIFICATION (TCL) ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) OTHER	CHECK TYPE OF APPROVAL SOUGHT: SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. PLAN 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 OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	JUN 0 5 23;3 LAND DEVELOPMENT SECTION
Requests for approvals of Site Development Plans and/or Subdivision Plate shall be assessment of the control of	
The particular nature, location, and scope of the proposed development defines the degrees of drainage submittal.	

the following levels of submittal may be required based on the following:

1. Concentral Creding and Dair

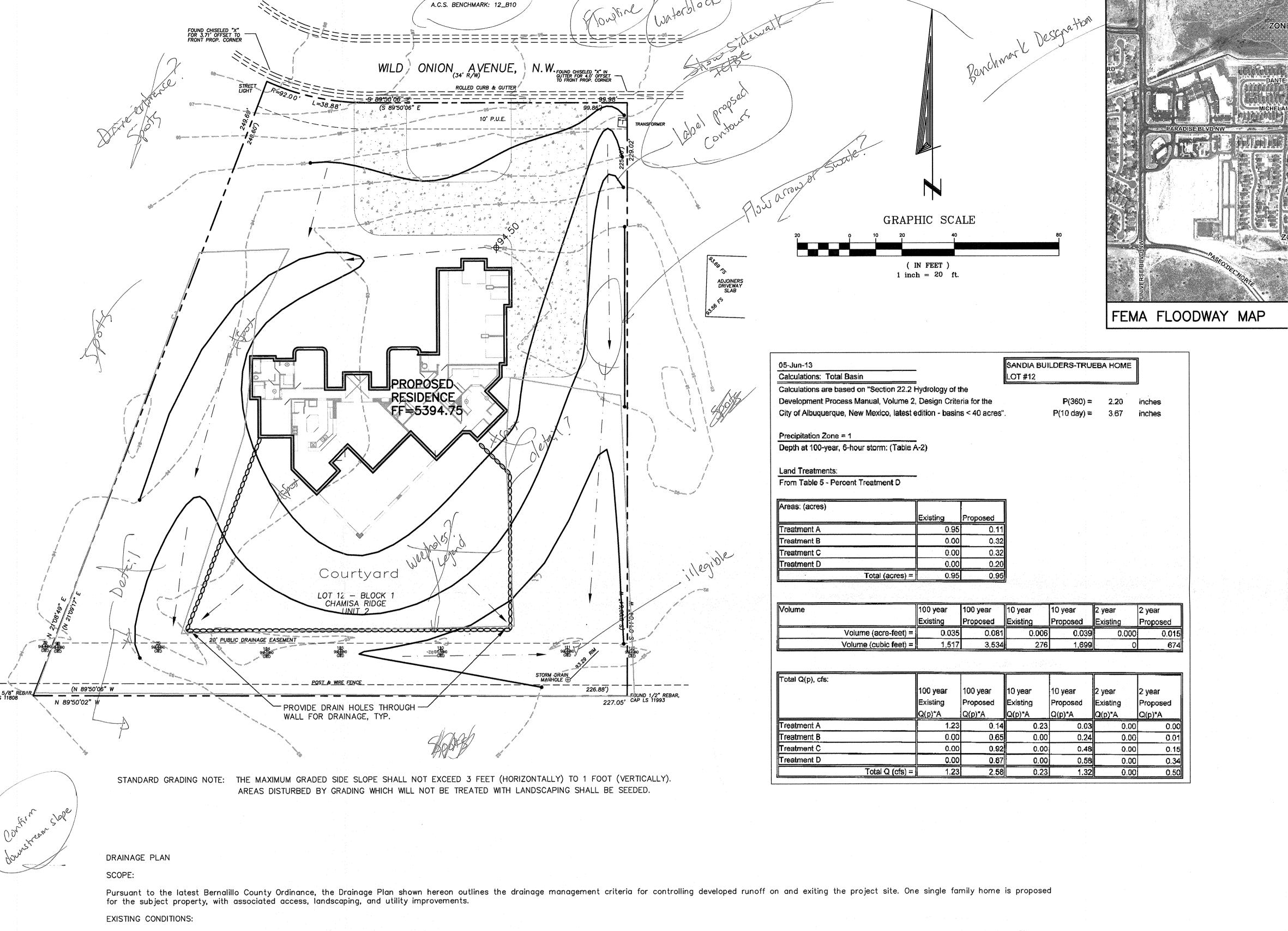
- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres.
 Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five acres.
 Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

McDowell Engineering, 9nc.

7820 Beverly Hills Ave. NE Albuquerque, NM 87122

LETTER OF TRANSMITTAL

If enclosures are not as noted, kindly notify us at once.



UNIT 2 CHAMISA RIDGE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 6216 Wild Onion Ave. NW

JUN 0 5 2013

ENGINEER'S CERTIFICATION:

PANEL #103

VICINITY MAP

SPOT ELEVATION

LEGEND

THE RESIDENCE AND ASSESSED STREET, STR

12, BLOCK 1

ZONE ATLAS B-10

PROPOSED

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on April 25, 2013 and as of that date it appeared that no filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

SANDOVAL COUNTY NEW MEXICO LOT 12, BLOCK 1, UNIT 2, CHAMISA RIDGE SANDIA BUILDERS - TRUEBA CUSTOM HOME - GRADING & DRAINAGE PLAN McDowell Engineering, 91c.
7820 BEVERLY HILLS AVE. NE ALBUQUERQUE, NM 87122
TELE: 505-828-2430 FAX: 505-821-4857

Drawn STAFF Designed JSM MAY,2013

Presently, the 0.95 acre site is undeveloped. The site is bounded on the west, south, and east by private property and on the north by Wild Onion Avenue NW. The site is vegetated with native grasses and shrubs. Site topography slopes from the north to the south. As shown on FEMA Panel #103 the site is not located in a flood plain. This plan follows the approved Drainage Report for Chamisa Ridge, Unit 2, prepared by Tierra West, LLC (December 2004). As noted in the report, this site lies within the boundary of the Chamisa Master Storm Drain/Lyons Diversion Master Drainage Study, by Tierra West (November 2003). The master drainage study calls for the entire 100—year, 6—hour storm event volume to be free discharged to an existing storm drainage system located along the southern boundary.

PROPOSED CONDITIONS:

As shown by the plan, the building is located within the center of the lot. Off—site flows will continue to cross the property as shown on the plan. On site flows will drain around the structure via swales, and flow to the south 20' public drainage easement. All roof drainage will discharge from the roof to the lot and be directed around the structure to the existing drainage paths. Access will be taken from Wild Onion Avenue NW. This road is currently improved.

Supplemental calculations are shown as part of this Grading and Drainage 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, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

PROPERTY ADDRESS:

6216 Wild Onion Avenue NW

TOPOGRAPHY:

Topographic information provided by Mike Shook dated May 27, 2013.