

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 30, 2021

Jackie McDowell, PE
McDowell Engineering, Inc.
7820 Beverly Hills Ave NE
Albuquerque, NM 87121

RE: **Lot 27 Block 6 Unit 22, S.A.D. 228**
Volcano Cliffs Subdivision
6201 Papagayo Rd. NW
Grading and Drainage Plan
Engineers Stamp Date 11/17/2020 (D10D003B27)

Ms. McDowell,

Based upon the information provided in your submittal received 3/30/2020, this plan is approved for Grading Permit.

PO Box 1293

Prior to Building permit approval a Pad Certification will be required, provided by the Engineer or a registered Land Surveyor.

Albuquerque

Please inform the builder/owner to attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

NM 87103

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 7/28/2020. **Also notify the GC or owner not to use dirt in the right of way, lumber of crusher fines are acceptable.**

www.cabq.gov

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ 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:

- _____ 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
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEED.

LOT 19, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 20, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 25, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

LOT 26, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

SURVEY NOTES:

PROJECT LOCATION

6201 AND 6205 PAPAGAYO ROAD NW, ALBUQUERQUE, NEW MEXICO

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO JUNE AND JULY 2020.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE CONTROL STATION "14-D10" BEING A CITY OF ALBUQUERQUE 1 3/4 INCH ALUMINUM DISK. ELEVATION = 5,322.21 FEET (NAVD 1988 VERTICAL DATUM).

TEMPORARY PROJECT BENCHMARK

PROJECT BENCHMARK CP 100 IS A TERRA LAND SURVEY 1/2" REBAR WITH PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION = 5,315.77 FEET (NAVD 1988 VERTICAL DATUM).

NOTES

- FIELD SURVEY PERFORMED IN JUNE AND JULY 2020.
- TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING SURFACE COORDINATES REFERENCED TO NAD 1983 NEW MEXICO CENTRAL ZONE. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS. COMBINED GROUND TO GRID FACTOR IS 0.999670820 SCALED AROUND 0.0.
- ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- PIPE SIZES AND MATERIAL TYPES FOR MANHOLES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEYS AND VISUAL INSPECTIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE PIPE SIZES AND MATERIAL TYPES ARE EXACT BUT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

GRADING
9-3-20
1=20'
MAG0120L

STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

This is the plan to be used for any garden walls and any openings in the walls shall be placed 3" above final grade in the rear yard to allow for cross lot drainage from west to east (upstream to downstream).

PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS OR WEEP HOLES FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE.

FIRST FLUSH POND
TOP = 5308.0
BOTTOM = 5307.25
VOL = 404.25 CF

PROVIDE 4 TURNED BLOCKS OR WEEP HOLES 3" ABOVE FINAL GRADE FOR DRAINAGE

LOT 29, BLOCK 6
UNIT NO. 22
VOLCANO CLIFFS SUBDIVISION
07/09/1975
VOL. D6, FOLIO 162

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque and Bernalillo County Ordinances, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A single family home is proposed for the site with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.55 acre site is undeveloped. The site is bounded on the north, west, and east by private property, on the south by Papagayo Rd. NW. As shown on FEMA Panel #112G, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

Per the SAD 228 Drainage Report by Wilson & Company, drainage from the lot has been master planned to be intercepted by drainage features downstream of the properties. Current COA Drainage Ordinance requires that ponds must be provided to handle the First Flush volume which has been calculated and is included on this plan. As shown by the plan, the building is located in the center of the lot and the lot has been designed to drain to the east. Negligible off-site flows enter the site and will continue to be allowed to flow through the site. On site flows will drain around the structure via swales, and flow to the east to the first flush retention pond located at the easterly portion of the lot. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths and pond.

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:

6201/6205 PAPAGAYO ROAD NW, ALBUQUERQUE, NM 87120

TOPOGRAPHY:

Topographic information provided by Christopher Medina, Terra Land Surveys, LLC. dated July, 2020.

ZONE 1

Areas (acres)	Existing	Proposed
Treatment A	0.55	0.00
Treatment B	0.00	0.20
Treatment C	0.00	0.09
Treatment D	0.00	0.26
Total (acres) =	0.55	0.55

POND VOLUME PROVIDED:

ELEV. AREA VOL (CF)
5308 848 404.25

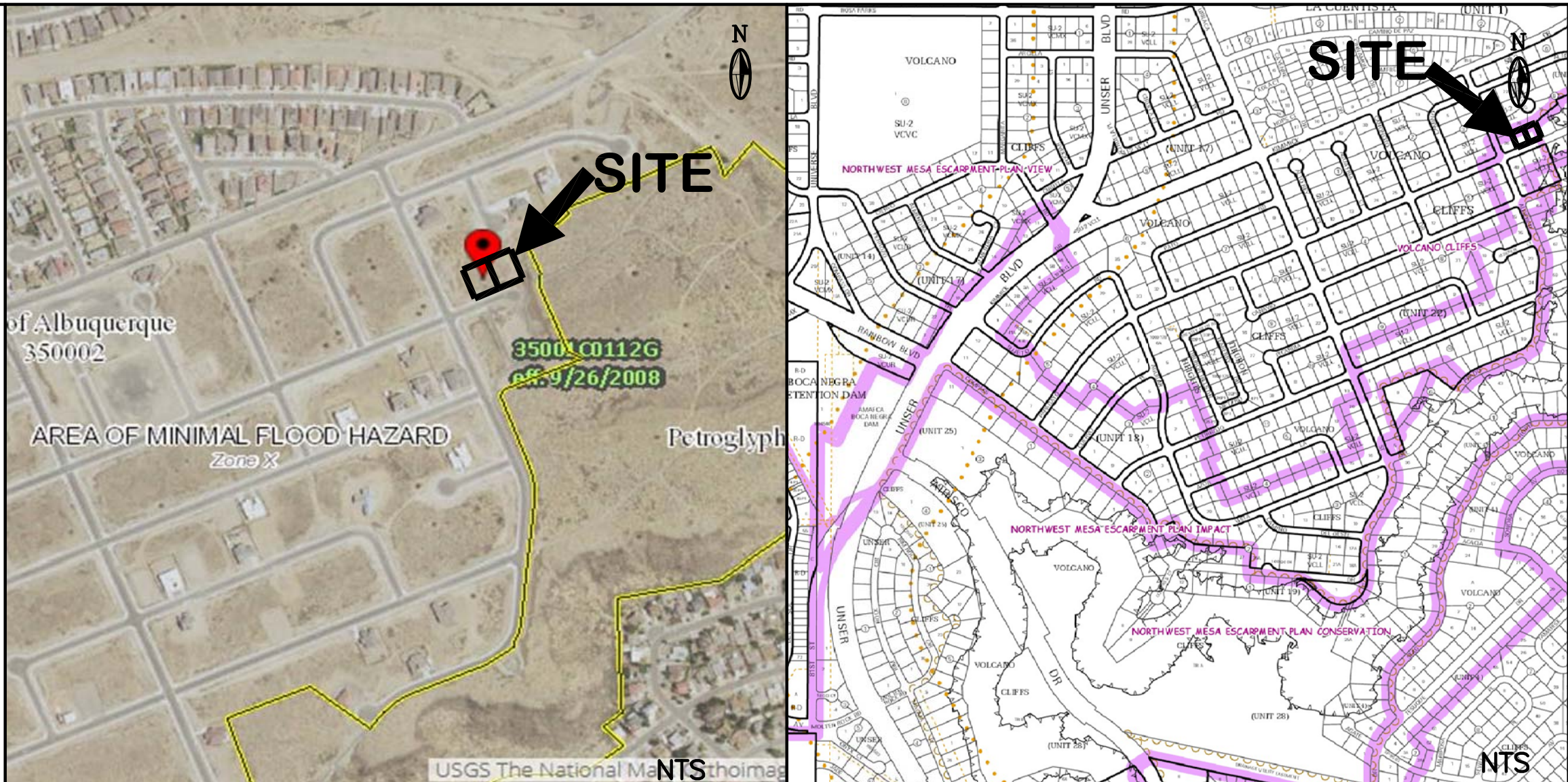
5307.25 230 404.25

TOTAL POND VOL PROVIDED = 404.25

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.020	0.061	0.004	0.034	0.000	0.017
Volume (cubic feet) =	878	2,669	160	1,474	0	728

FIRST FLUSH REQUIRED POND VOL = 0.34"(12"/FT)*(0.26 AC * 43560 SF/AC) = 321 CF

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.71	0.00	0.13	0.00	0.00	0.00
Treatment B	0.00	0.41	0.00	0.15	0.00	0.01
Treatment C	0.00	0.26	0.00	0.13	0.00	0.04
Treatment D	0.00	1.14	0.00	0.75	0.00	0.44
Total Q (cfs) =	0.71	1.80	0.13	1.04	0.00	0.49



FEMA FLOODWAY MAP

PANEL #112G

VICINITY MAP

ZONE ATLAS D-10

SURVEY LEGEND

- CONTROL MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- FOUND BRASS CAP (AS NOTED)
- FOUND CHISELED "X"
- WATER METER
- TELEPHONE RISER
- TRANSFORMER
- CABLE TV
- SAS MANHOLE
- SEWER VALVE
- BOLLARD
- SPOT ELEVATION
- TCBC= TOP BACK/BACK CURB
- TSW= TOP OF SIDEWALK
- WIRE FENCE
- BLOCK WALL

WALL OPENING CALCULATIONS:

1 Turned Block
Weir Equation
 $Q = CLH^{3/2}$
 $Q(max) = 1.04$ cfs (total site runoff)
 $C = 3$
 $H = 0.5$ ft
 $L = 0.5$ ft
for 1/2 block, 6" x 6" opening
 $Q = 0.53$ cfs capacity, so for the full block, the total block capacity = 1.06 cfs

Jackie S. McDowell
Professional Engineer
11-17-20

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on September 3, 2020 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.

6201/6205 PAPAGAYO ROAD NW, ALBUQUERQUE, NM 87120

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOTS 27 & 28, BLOCK 6, UNIT 22
VOLCANO CLIFFS SUBDIVISION

MAGEE — GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.
7820 BEVERLY HILLS AVE. NE ALBUQUERQUE, NM 87122
TELE: 505-828-2430 • FAX: 505-821-4857

Designed JSM Drawn STAFF Checked JSM Sheet of
File MAG0120L Date SEPTEMBER, 2020 1 1