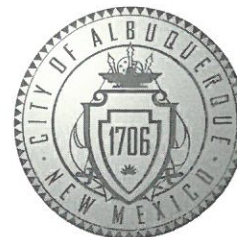


CITY OF ALBUQUERQUE

Planning Department

Brennon Williams, Director



Mayor Timothy M. Keller

November 12, 2019

Paul E. McGinnis, P.E.
McGinnis & Associates, LLC
PO Box 92606
Albuquerque, New Mexico 87120

RE: **Lot 1 Block 2 SAD 228**
8024 Canoncito Dr. NW
Volcano Cliffs Subdivision
Grading and Drainage Plan
Engineers Stamp Date 11/6/19 (D10D003C1)

Mr. McGinnis,

Based upon the information provided in your submittal received 11/12/19, this plan is approved for Grading.

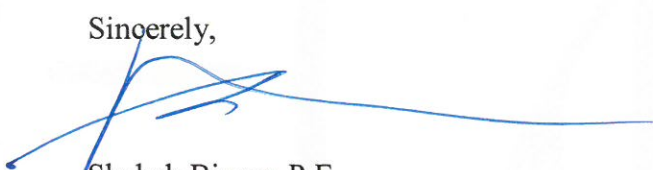
Inform your client that a separate wall permit is required and this is the plan which should be used for a site plan.

Prior to building permit approval a pad certification will be required.

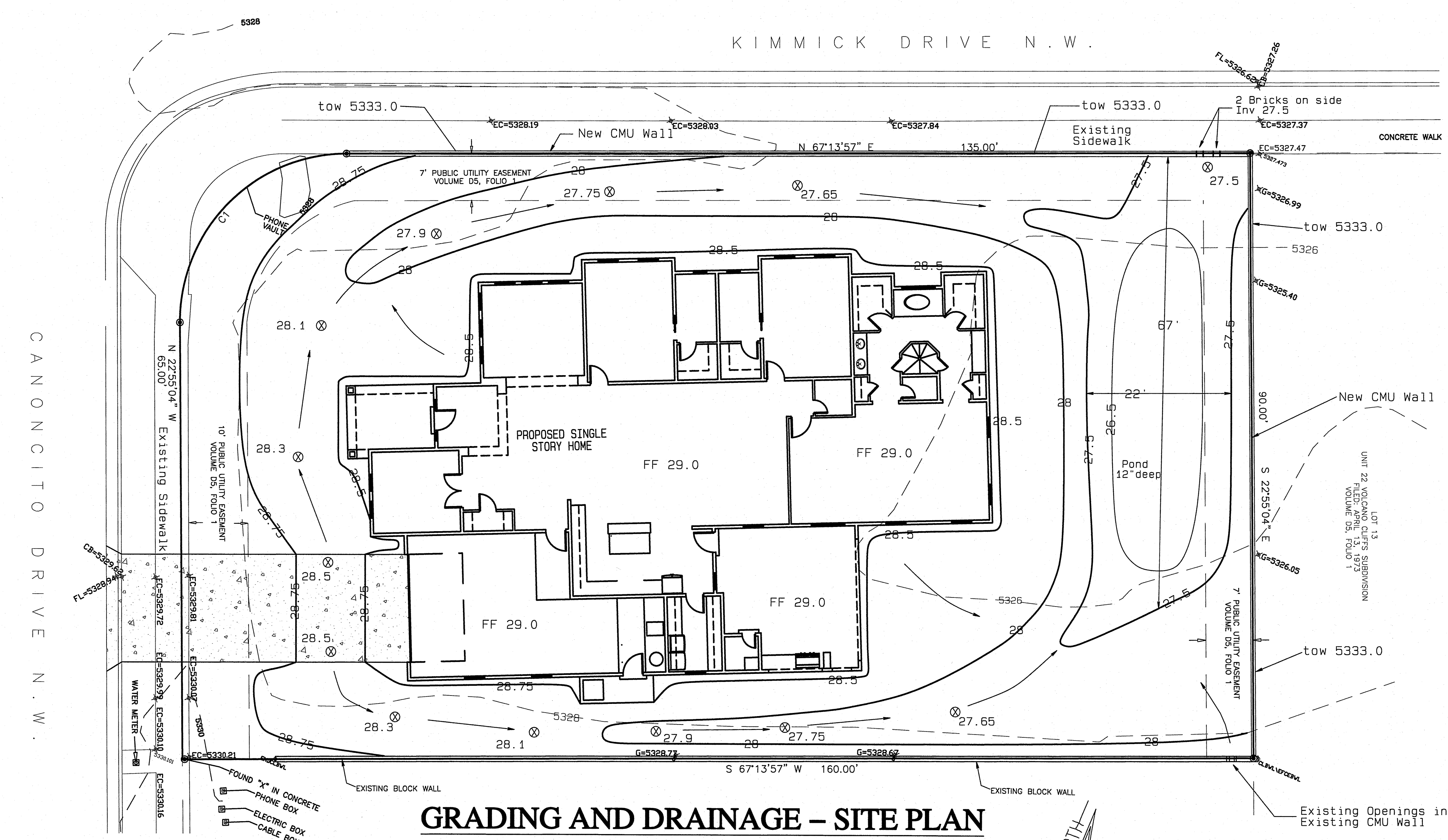
Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning
Division Manager

RR/SB
C: File D10D003C1



GRADING AND DRAINAGE - SITE PLAN

SCALE: 1" = 10'

- LEGEND**
- New Contour (Finished Surface Elev)
 - - - Existing Contour
 - ➔ Direction of Surface Drainage
 - ⊗ XG=5326.05 Surveyed Spot Elevation
 - ⊗ 26.5 New Finished Spot Elevation

DRAINAGE DATA - Lot 1, Unit 22 Volcano Cliffs Subdivision, Albuquerque, NM

ZONE 1 TABLE: PROJECT SITE DRAINAGE DATA
Existing Land Treatment Conditions Proposed Land Treatment Conditions

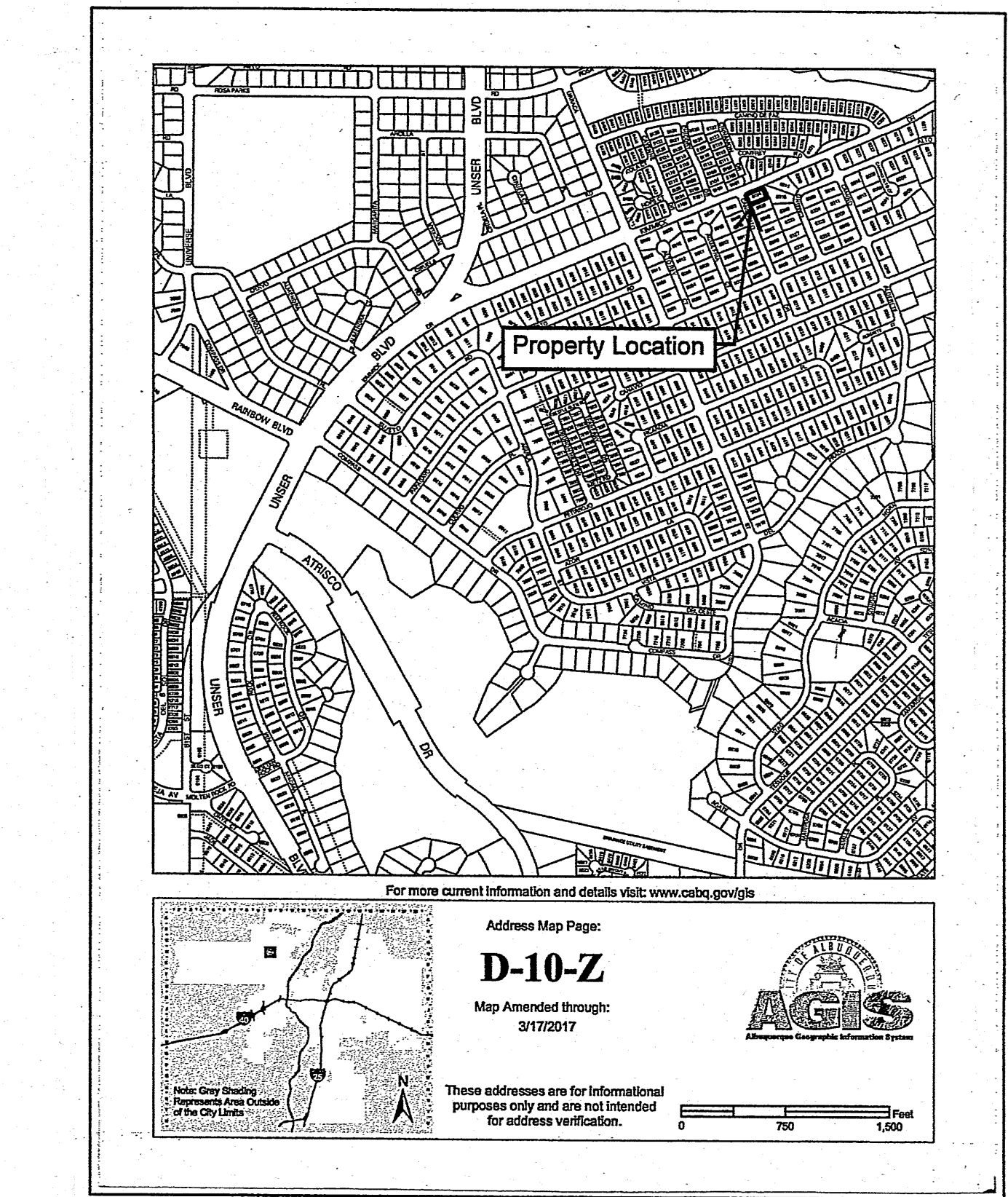
Aa	Ab	Ac	Ad	At	Aa	Ab	Ac	Ad	At
0.328	0.000	0.000	0.000	0.328	0.000	0.010	0.190	0.128	0.328
Ew	V-360	V-10day	Gp-100	Gp-10	Ew	V-360	V-10day	Gp-100	Gp-10
0.441	0.012	0.012	0.423	0.079	1.363	0.037	0.053	1.125	0.661
523.882	523.882				1,622.465	2,305.486			

Net Runoff Volume Created = V360 Day (Proposed) - V360 Day (Existing)
Net Runoff Volume Created = 1,622 Cu. Ft. - 524 = 1,098 Cu Ft.
PONDING PROVIDED = 1,100 Cu. Ft.

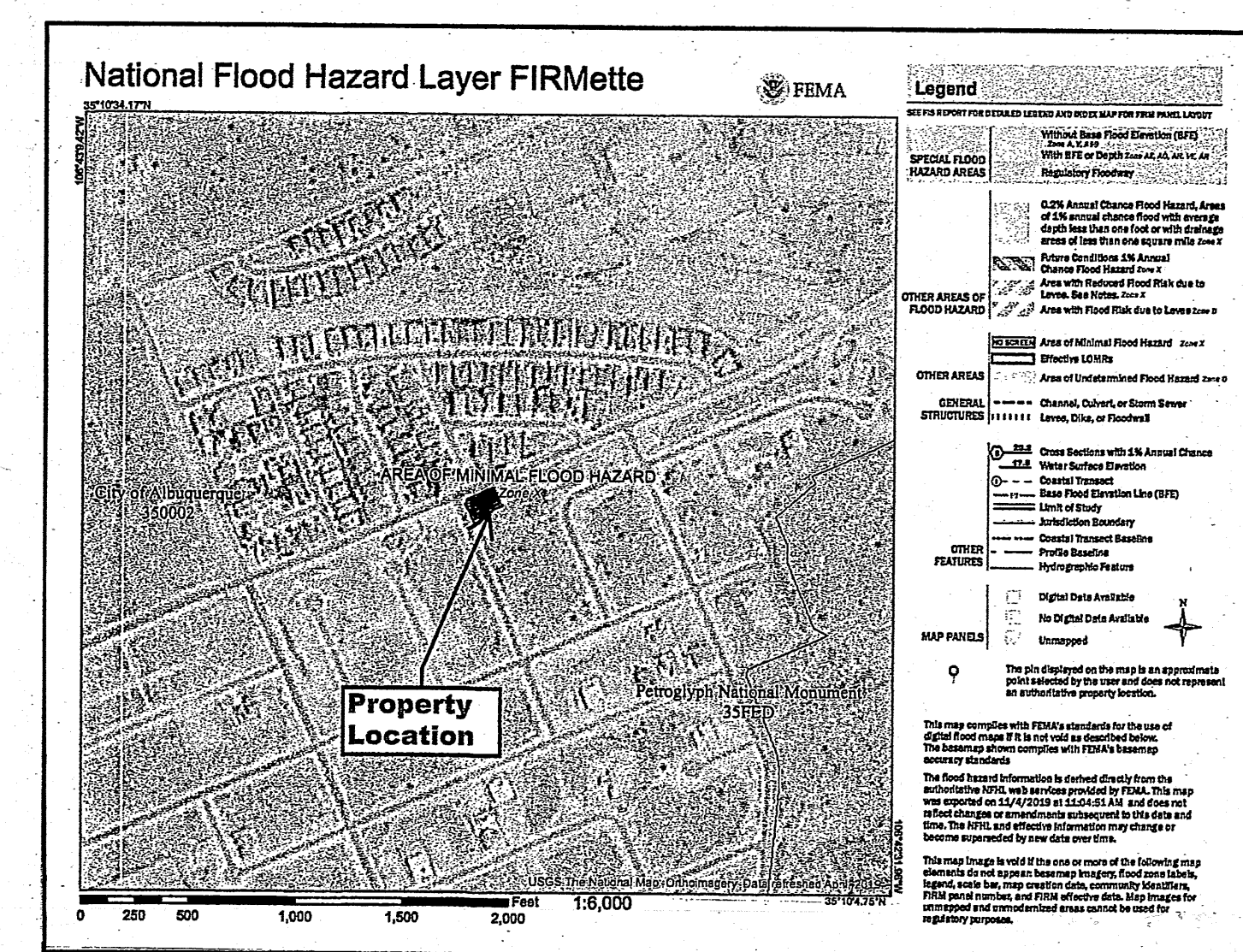
NARRATIVE
Grading and Drainage Plan for the Construction of the Building Pad for Lot 1 Unit 22 Volcano Cliffs Subdivision, being a part of SAD 228. The site must maintain existing drainage patterns. Due to existing elevations, discharge to the street is not practical. The drainage plan will allow minor upland flow from the adjacent lot on the southeast side. Address of this Property: 8024 Canoncito Drive, NW
Purpose of this Plan is to establish the first floor elevation, house layout, lot drainage including off site flows.
First Flush per EPA Standards
The Initial First Flush to be managed is 0.44" less 0.10" = 0.34 .
The Initial storage on site will be collected and held in the 1,100 cu.ft. landscape pond shown on the Plan.

Grading Plan Note:
Contractor must confirm existing surface elevations throughout the construction area including the pond location(s). Surface swales must have a minimum slope of 1% to "daylight" with the flow line at least 4 ft. from the footings where possible. P.E. McGinnis & Associates, LLC is not responsible for construction methods & techniques of the Contractor, nor proper soils engineering for footings and interior floor support. P.E. McGinnis & Assoc., LLC is not a soils engineering or structural engineering firm. Runoff factors used in this plan assumes some soil infiltration of moisture during runoff events. If soils are not suitable for this reality, proper mitigation of percolation should be implemented by the Contractor as advised by the Architect, Landscape Specialists, or Soils Engineer.
Revisions to the grading plan, changes in location of the structures, driveway, or pond location without the expressed approval of P.E. McGinnis & Associates, LLC invalidates this grading plan.

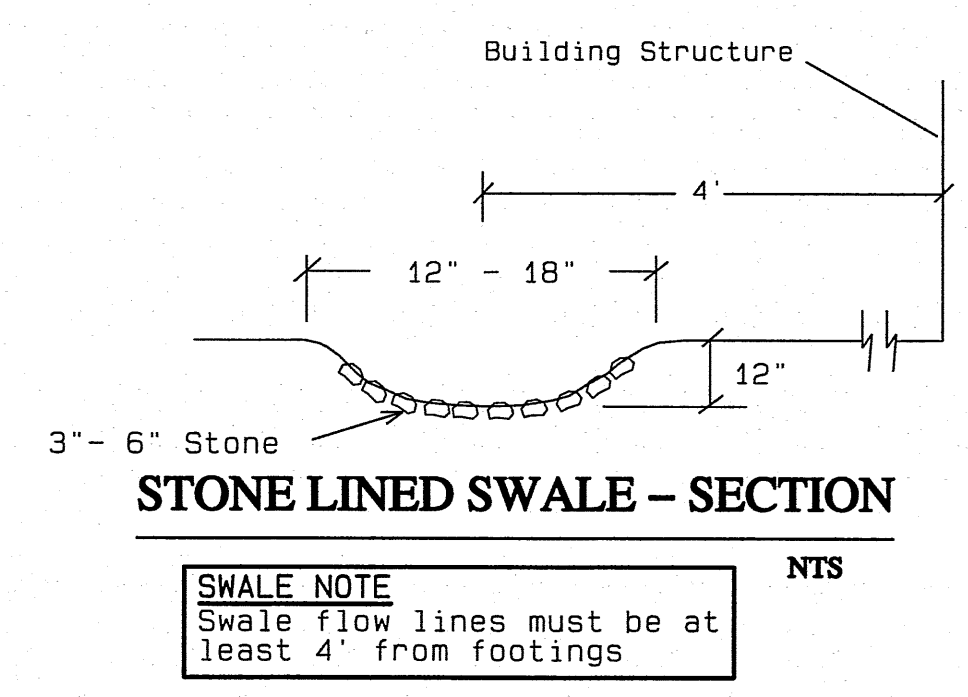
- GENERAL NOTES:**
- Earth surfaces disturbed in the construction process will either be treated with formal landscaping (lawn, flower beds, etc.) or with native plant seeding. City of Albuquerque, Standard Specification No. 1012 shall be used to control native plant seeding when the permanent structure is built.
 - A Pad Certification is required before the slab is poured
 - All walls and/or fences require a separate permit. The Owner shall acquire a separate permit for the retaining wall (if any) that is designed by a Professional Engineer.



ZONE MAP

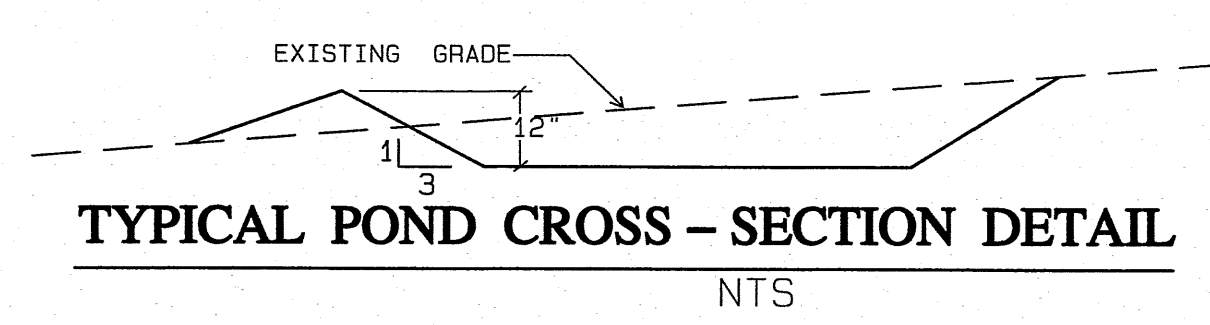


FEMA MAP



STONE LINED SWALE - SECTION

SWALE NOTE
Swale flow lines must be at least 4' from footings



TYPICAL POND CROSS - SECTION DETAIL



Paul E. McGinnis

P. E. MCGINNIS & ASSOCIATES, LLC
GRADING AND DRAINAGE PLANS, FEMA FLOOD PLAIN CHANGES
WATER/WASTEWATER LINE EXTENSIONS, DRAINAGE ANALYSIS
OFFICE: 1114 HICKOX - SANTA FE, NEW MEXICO 87501
MAIL: P.O. BOX 2351 - SANTA FE, NEW MEXICO 87504
SANTA FE: PHONE (505) 983-1563 ALBUQUERQUE: PHONE/FAX (505) 823-6620

GRADING AND DRAINAGE PLAN
MALDONADO RESIDENCE
8024 CANONCITO DR NW
CITY OF ALBUQUERQUE, NEW MEXICO

11/6/19
Rev 11/8/19