CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

May 17, 2017

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

RE: **Lot 21 Block 9 Unit 18, S.A.D. 228**
6500 Canavio Pl. NW
Grading and Drainage Plan
Engineers Stamp Date 4-11-17 (D10D003I21)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 5/16/17, this plan is approved for Building Permit.

Please have the owner/builder attach a copy of this approved plan, to the construction sets in the permitting process prior to sign-off by Hydrology. Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 4/11/17.

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,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JDH
C: File

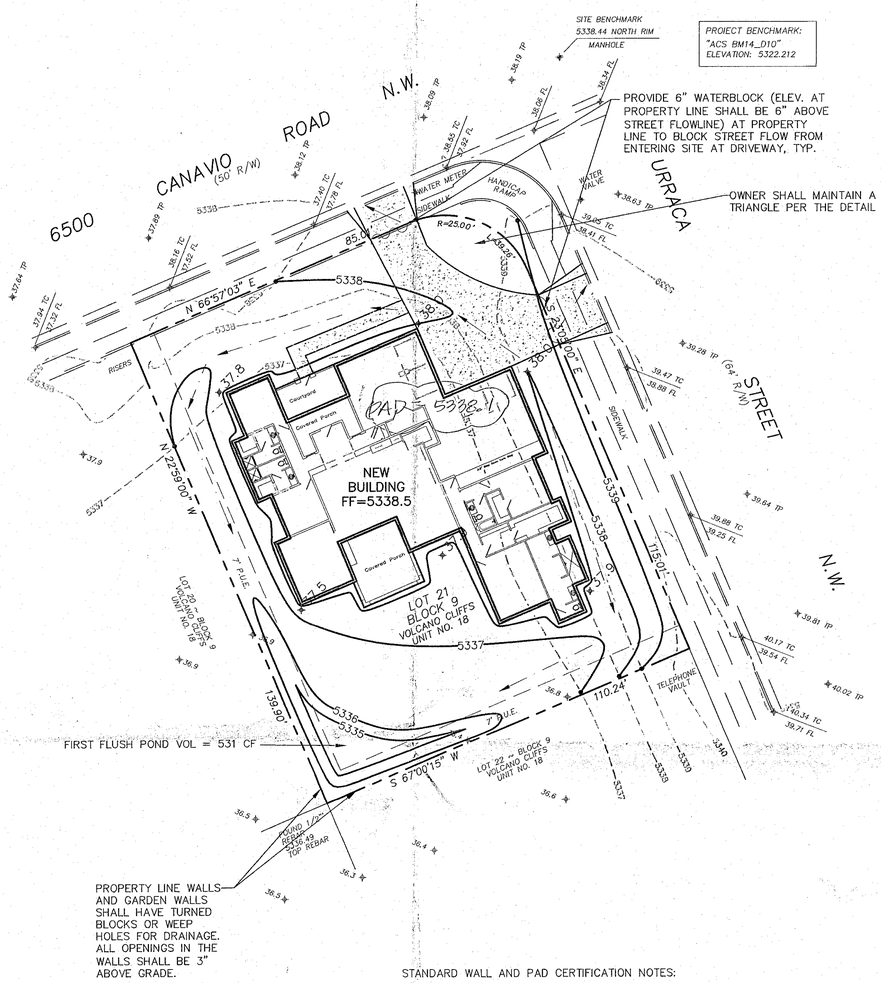
PO Box 1293

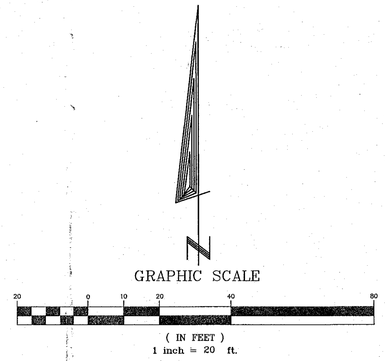
Albuquerque

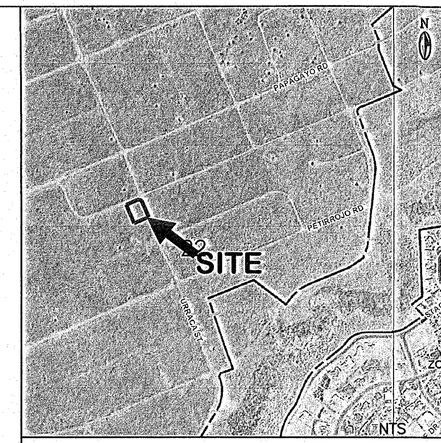
New Mexico 87103

www.cabq.gov

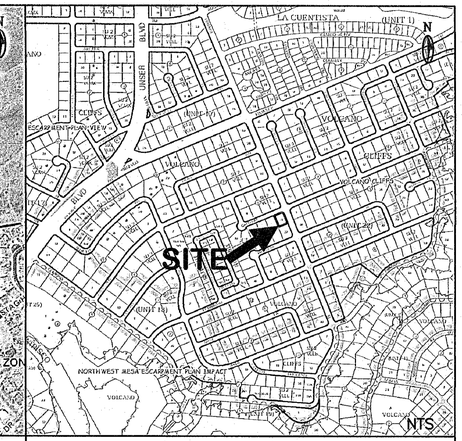
STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDED.







FEMA FLOODWAY MAP PANEL #112G



VICINITY MAP ZONE ATLAS D-10

LEGAL DESCRIPTION

LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED NINE (9) OF VOLCANO CLIFFS, UNIT 18, AS SAME IS SHOWN AND DESIGNATED ON SAID PLAT, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1971 IN VOLUME D4, FOLIO 106.

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 0.35 acre site is undeveloped. The site is bounded on the northwest by Canavio Road, on the northeast by Urraca Street, and on the southeast and southwest by private property. The site is relatively level in the center and has a steep slope from Urraca Street to the southwest. Site topography slopes to the southwest. 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 lots 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. No off-site flows enter the site due to existing streets which transport offsite runoff around the site. On site flows will drain around the structure via swales, and flow to the southwest to the first flush retention pond. 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:

6500 Canavio Place/Road NW

TOPOGRAPHY:

Topographic information provided by Mike Shook dated April, 2017.

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	×36.9	×XX.X

I, MICHAEL T. SHOOK, HEREBY CERTIFY THAT A BUILDING PAD CERTIFICATION WAS PERFORMED BY ME ON MAY 5, 2017, REGARDING THE ABOVE MENTIONED PROPERTY.

GRADING PLAN PREPARED BY McDOWELL ENGINEERING, DATED APRIL 11, 2107, INDICATES A FINISH FLOOR ELEVATION OF 5338.50. A BUILDING PAD ELEVATION OF 5338.10 WAS FIELD VERIFIED.

MICHAEL T. SHOOK
NMPLS NO. 13240

MICHAEL T. SHOOK NEW MEXICO No. 13240 REGISTERED LAND SURVEYOR

5-7-17

JACKIE S. McDOWELL NEW MEXICO 10393 REGISTERED PROFESSIONAL ENGINEER

4-7-17
Rev. 4-11-17

GENERAL DRAINAGE PLAN NOTES:

1. It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.

2. This plan recommends positive drainage away from all structures to prohibit ponding of runoff adjacent to the structure. Future alterations of the grades next to the structures are not recommended.

3. Irrigation within 10 feet of any proposed structure is not recommended. Irrigation water adjacent to the structures could cause settlement.

4. This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design.

5. Local codes may require all footings to be placed in natural undisturbed soil. If the contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer is recommended.

6. It is recommended that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.

7. The property boundary shown on this plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey.

8. All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates.

9. All work on this project shall be performed in accordance with applicable Federal, State, and Local laws, rules, and regulations concerning construction safety and health.

10. Contactor shall ensure that no site soils/sediment or silt enters the righ-of-ways during construction.

11. Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

GRADING
3-20-17
1=20
STA0117L

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.

Intersection Clear Sight Triangles:

City Ordinance(§8-2-2-15) Specifies:

City Ordinance specifies a triangle 35 ft by 35 ft measured from the face of curb, or 25 ft by 25 ft measured from the property boundary. See Figure 2 below. It also specifies vertically that "No such obstruction to view between three and eight feet above the gutter line shall be placed or maintained within a triangular area at the street corner."

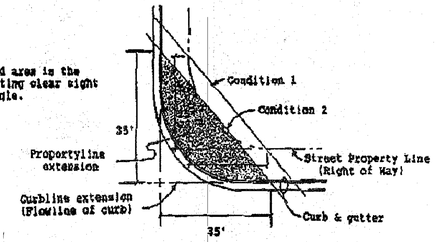


Figure 2. Ordinance Defined Clear Sight Triangle

LOT 21 ZONE 1			
Areas: (acres)		Existing	Proposed
Treatment A		0.35	0.00
Treatment B		0.00	0.20
Treatment C		0.00	0.00
Treatment D		0.00	0.15
	Total (acres) =	0.35	0.35

POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5336	794	
		530.5
5335	267	

Volume		100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
	Volume (acre-feet) =	0.013	0.036	0.002	0.019	0.000	0.009
	Volume (cubic feet) =	559	1,559	102	835	0	399

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.35AC * 43560 SF/AC) = 432 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		0.45	0.00	0.08	0.00	0.00	0.00
Treatment B		0.00	0.41	0.00	0.15	0.00	0.01
Treatment C		0.00	0.00	0.00	0.00	0.00	0.00
Treatment D		0.00	0.66	0.00	0.43	0.00	0.25
	Total Q (cfs) =	0.45	1.06	0.08	0.59	0.00	0.26

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on April 4, 2017 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.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 21, BLOCK 9, UNIT 18
VOLCANO CLIFFS SUBDIVISION

STALLS – MARWAN – GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.

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

Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1
File STA0117L	Date APRIL,2017			