

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

October 3, 2017

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

RE: **Lot 4A Block 9 Unit 18, S.A.D. 228**
Volcano Cliffs Subdivision
7904 Aguila NW
Grading and Drainage Plan
Engineers Stamp Date; 6-19-17 (D10D00I4)
Pad Certification Date; 9/18/17

PO Box 1293

Dear Ms. McDowell,

Albuquerque

Based upon the information provided in your submittal received 10/2/17, this plan cannot be approved for pad certification until the following comments are addressed.

NM 87103

- Correct the Pad Certification language, and the discrepancies between the finished floor benchmark and the average elevation of the building pad.
- Define the finished floor benchmark.

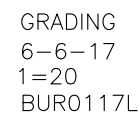
www.cabq.gov

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

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

RR/JDH
C: File



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 shown for information only to describe the project limits. Property boundary information shown herein 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. Contractor shall ensure that no site soils/sediment or silt enters the right-of-ways during construction.
11. Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

SCOPE:

Pursuant

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 1.12 acre site is undeveloped. The site is bounded on the southwest by Aguila Stsreet NW, and on the northwest, southeast, and northeast by private property. The site is relatively level in the center and has a gentle slope from the north to the south. Site topography slopes to the south. As shown on FEMA Panel #111G, 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 have 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. Off-site flows enter the site due to existing grades on adjacent lots which transport offsite runoff through the site and public streets around the site. On site flows will drain around the structure via swales, and flow to the south 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 developed conditions. The Hydrology is Criteria, for the City of Albuquerque, New Metropolitan Arroyo Flood Control Authority.

1436 32nd Circle SE
Rio Rancho, New Mexico 87124
Office (505) 892-1076 mobile: 259-2003

PROPERTY ADDRESS:

7904 Aguila Street NW

TOPOGRAPHY:

Topographic information provided by Google

September 14, 2017

To Whom it may concern,

RE: Lot 4-A, Block 9, Unit 18, Volcano Cliffs Subdivision, Bernalillo County,
7904 Aguila Street NW, Albuquerque, NM

On September 14, 2017, I made an inspection of the building site described above. The following facts were observed:

1. The elevation of the residence finished floor benchmark is 5328.25 ft.
2. The average elevation of the building pad is 5028.1 feet.

I, Gary E. Gritsko, a New Mexico licensed Professional Surveyor, hereby certifies that the above information was obtained from an actual field survey and this information is true and correct to the best of my knowledge and belief.

Gary E. Gritsko
Gary E. Gritsko, NMPS No. 8686

Sept 18, 2017
Date



I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on June 16, 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 4-A, BLOCK 9, UNIT 18
VOLCANO CLIFFS SUBDIVISION

BURK - 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
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File	BUR01171	Date	JUNE 2017	1
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LEGEND	
	EXISTING PROPOSED
CONTOUR	 6045 6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	