CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

August 14, 2017

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

RE: **Lot 4 Block 6 Unit 18, S.A.D. 228**
Volcano Cliffs Subdivision
6616 Kimmick Dr. NW
Grading and Drainage Plan
Engineers Stamp Date 7-27-17 (D10D00M4)

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Ms. McDowell,

Based upon the information provided in your submittal received 7/27/17, this plan is approved for Grading Permit. Please be advised that, before the building permit can be issued a PAD Certification must be approved

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.

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

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: CANDELARIA - GONZALEZ LOT 4 G&D Building Permit #: _____ City Drainage #: _____

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

Legal Description: LOT 4, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUB'D

City Address: 6616 KIMMICK DR. NW, ALB., NM 87120

Engineering Firm: MCDOWELL ENGINEERING, INC. Contact: JACKIE MCDOWELL

Address: 7820 BEVERLY HILLS AVE. NE

Phone#: 505-828-2430 Fax#: 505-821-4857 E-mail: jackmcdowell@comcast.net

Owner: BUILDER: ADAN CANDELARIA, CANDELARIA HOMES Contact: ADAN CANDELARIA

Address: 1330 CRESTVIEW DR. NW, LOS LUNAS NM 870352

Phone#: 505-917-2099 Fax#: _____ E-mail: candelariahomes@gmail.co

Architect: RON MONTOYA DESIGNS Contact: RON MONTOYA

Address: 8724 ALAMEDA PARK NE #G

Phone#: 505-823-6474 Fax#: _____ E-mail: _____

Surveyor: Terra Land Surveys, LLC Contact: Christopher A. Medina

Address: PO Box 45091, Rio Rancho, NM, 87174

Phone#: 505-220-7507 Fax#: _____ E-mail: cmedina@terrasurveys.net

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- X OTHER (SPECIFY) PAD CERTIFCATION

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- X OTHER (SPECIFY) PAD CERTIFCATION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 7-27-17 By: JACKIE MCDOWELL

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

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.

STANDARD WALL AND PAD CERTIFICATION NOTES:

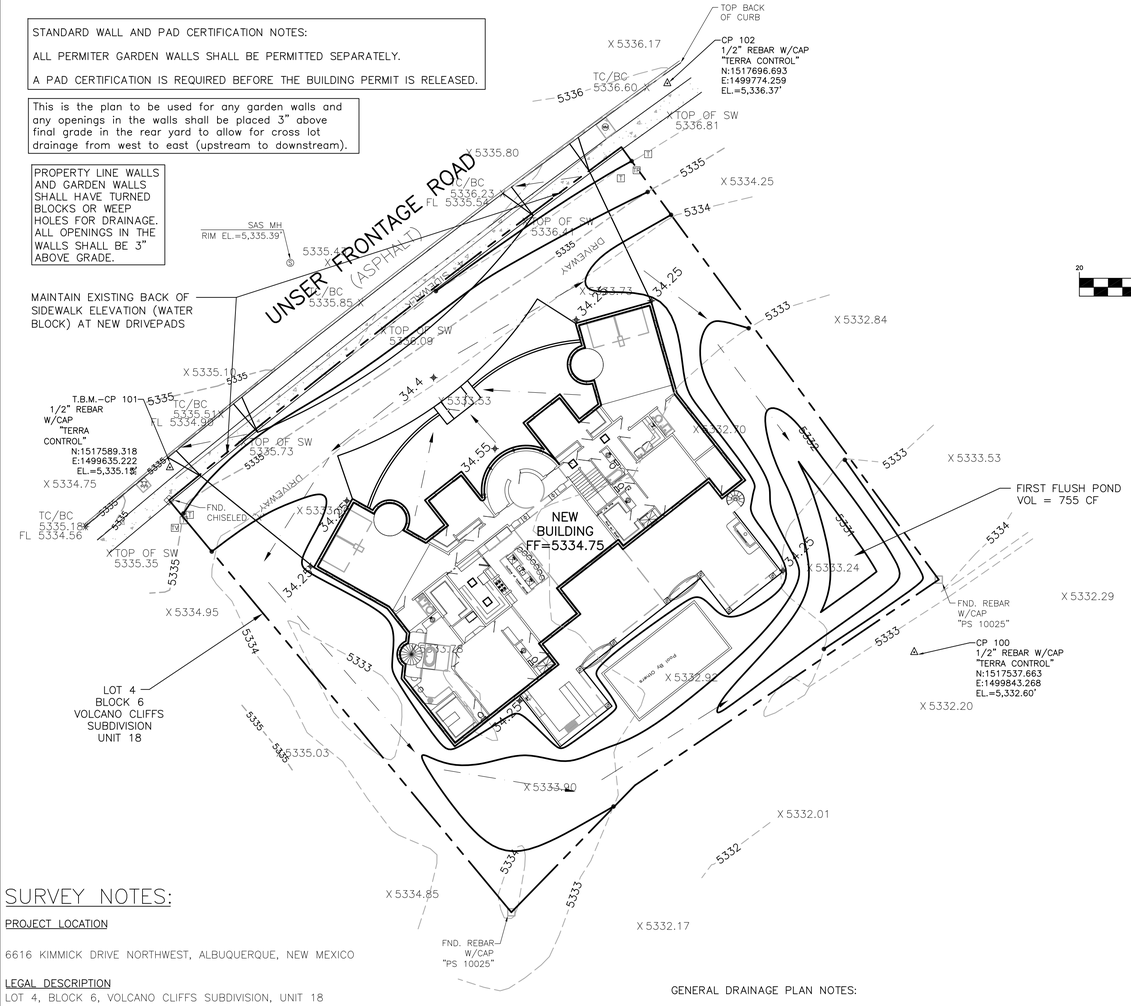
ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

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.

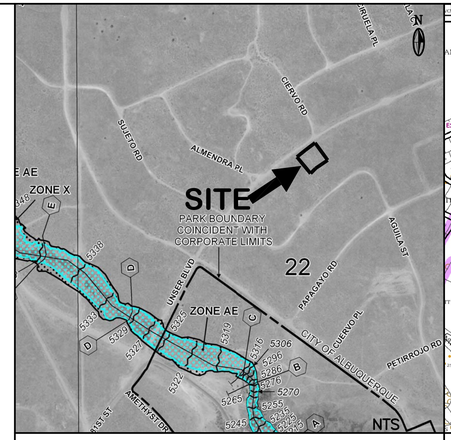
MAINTAIN EXISTING BACK OF SIDEWALK ELEVATION (WATER BLOCK) AT NEW DRIVEPADS



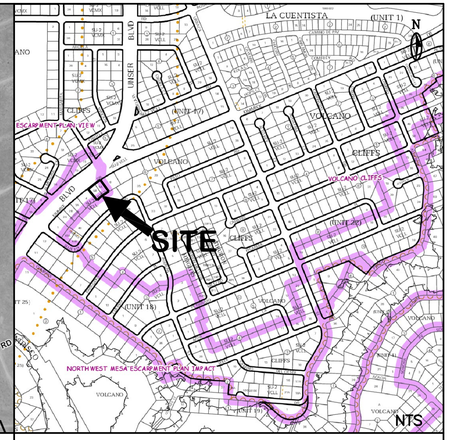
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



FEMA FLOODWAY MAP PANEL #111G



VICINITY MAP ZONE ATLAS D–10

ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.53	0.00
Treatment B	0.00	0.23
Treatment C	0.00	0.00
Treatment D	0.00	0.30
Total (acres) =	0.53	0.53

POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5332	1264	
		755
5331	246	

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.019	0.062	0.004	0.035	0.000	0.018
Volume (cubic feet) =	847	2,705	154	1,534	0	792

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.53 AC * 43560 SF/AC) = 654 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	0.68	0.00	0.13	0.00	0.00	0.00
Treatment B	0.00	0.47	0.00	0.17	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	1.31	0.00	0.87	0.00	0.51
Total Q (cfs) =	0.68	1.78	0.13	1.04	0.00	0.51

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	X 5333.53	+XXX.X

SURVEY NOTES:

PROJECT LOCATION

6616 KIMMICK DRIVE NORTHWEST, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION

LOT 4, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 18

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO JULY 2017.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A USGLO SECTION CORNER DISC SET IN A 12 INCH CONCRETE POST POURED AROUND THE ORIGINAL IRON PIPE 1 FOOT ABOVE GROUND STAMPED, "S21, S22, S28, S27. T11, R2E, 1911." TO REACH THE STATION BENCHMARK FROM THE INTERSECTION OF MONTANO ROAD AND UNSER BOULEVARD NORTHWEST, TRAVEL NORTHWEST ON UNSER BOULEVARD 0.78 MILES TO MOLTEN ROCK ROAD NORTHWEST, TURN LEFT AND TRAVEL 320 FEET TO 81ST STREET NORTHWEST AND THE STATION IS LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION. ELEVATION = 5,330.151 FEET.

TEMPORARY BENCHMARK

TEMPORARY BENCHMARK IS CP 101 A SET 1/2 INCH REBAR WITH CAP STAMPED "TERRA CONTROL." ELEVATION=5,335.15 FEET (NAVD 1988 VERTICAL DATUM).

NOTES

1. FIELD SURVEY PERFORMED IN JULY 2017.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO THE NAD 83 NEW MEXICO CENTRAL ZONE COORDINATE SYSTEM. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS (COMBINED GROUND TO GRID FACTOR = 0.999671106 SCALED AROUND 0,0).

3. ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.

4. CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.

5. THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNER AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM A RECORD DOCUMENT.

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.

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 0.53 acre site is undeveloped. The site is bounded on the northwest by Unser Frontage Rd/Kimmick Dr. NW and on the northeast, southeast, and southwest by private property. The site is relatively level in the center and has a gentle slope from the northwest to the southeast. Site topography slopes to the southeast. 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. No off–site flows enter the site due to existing grades on adjacent lots which transport offsite runoff to public streets around the site. On site flows will drain around the structure via swales, and flow to the southeast 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:

6616 Kimmick Drive NW

TOPOGRAPHY:

Topographic information provided by Christopher Medina dated July, 2017.

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on July 11, 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, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION

CANDELARIA – GONZALES – 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 CAN0217L Date JULY,2017

GRADING
7–10–17
1=20
CAN0217L