CITY OF ALBUQUERQUE

Planning Department
Brennon Williams Director

Mayor Timothy M. Keller

October 29, 2019

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

RE: **Lot 2 Block 3 Unit 18, S.A.D. 228**
6612 Cuervo Pl. NW
Grading and Drainage Plan
Engineers Stamp Date 10-28-19 (D10D003B2)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 10/28/19, this plan cannot be approved for Grading Permit until the following comments are addressed

- Provide the amount of treatment C for this lot. Land treatment C is land compacted by human activity, minimal vegetation gravel or rock on landscaping etc.

Prior to Building permit approval a Pad Certification will be required, provided by the Engineer signed and dated or a registered Land Surveyor with as-build elevations.

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
File: D10D003B2

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ALLAN JOHNSON Building Permit #: _____ Hydrology File #: _____

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

Legal Description: LOT 2, BLOCK 3, UNIT 18, VOLCANO CLIFFS SUB'D

City Address: 6612 CUERVO PL. NW, ALB., NM 87120

Applicant: 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

Other Contact: BUILDER: MICHAEL SANCHEZ Contact: MICHAEL SANCHEZ

Address: PO Box 45091, Rio Rancho, NM 87174

Phone#: (505) 220-7507 Fax#: _____ E-mail: msanchez02@msn.com

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

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X 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:

X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

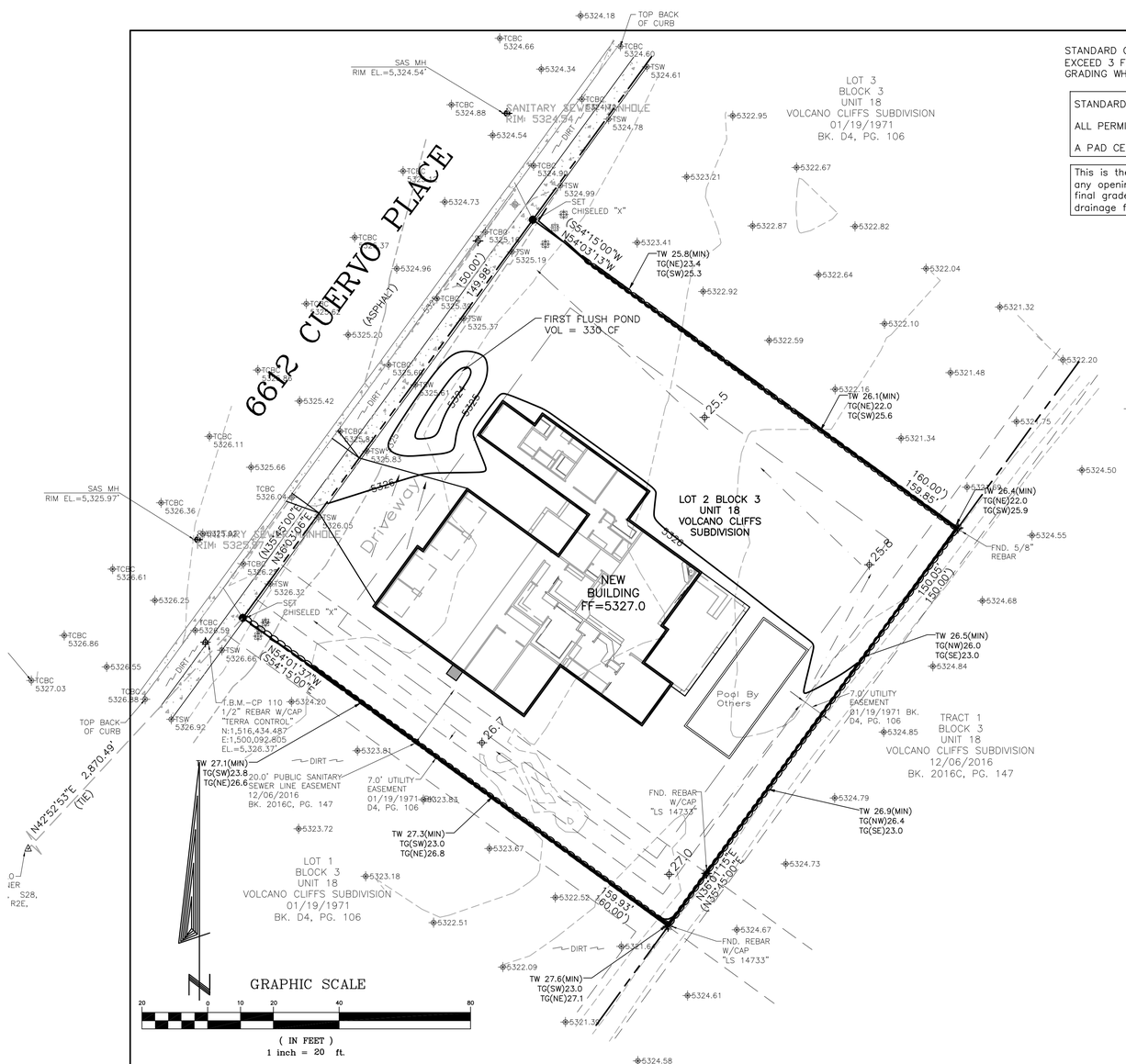
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ 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) REV. G&D FOR RET. WALL

DATE SUBMITTED: 10-28-19 By: JACKIE MCDOWELL

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GRADING
10-17-19
1=20
JOH0119L

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.

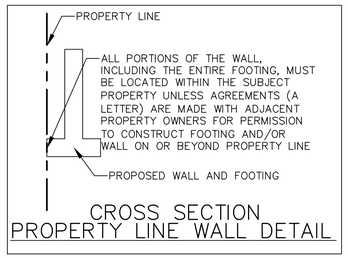
STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

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

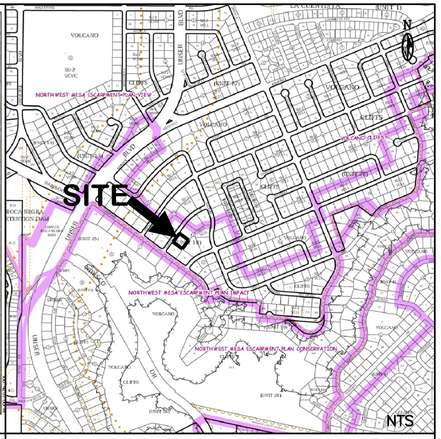
This is the plan to be used for any garden walls and any openings in the walls shall be placed 3" above final grade in the rear yard to allow for cross lot drainage from west to east (upstream to downstream).

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.



CROSS SECTION
PROPERTY LINE WALL DETAIL

FEMA FLOODWAY MAP PANEL #111G



VICINITY MAP ZONE ATLAS D-10

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
RETAINING WALL/WALL		
SPOT ELEVATION	5324.45	XXXX

SURVEY LEGEND

- FOUND CONTROL MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- FOUND CHISELED "X" (AS NOTED)
- SET 1/2" REBAR W/CAP STAMPED "CA MEDINA PS 15702" (UNLESS OTHERWISE NOTED)
- ELECTRIC BOX
- WATER METER
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE TV
- CLEANOUT
- SANITARY SEWER MANHOLE
- X 53XX.XX SPOT ELEVATION
- APPARENT PROPERTY LINE PER RECORD PLAT
- CONCRETE HATCH

SURVEY NOTES:
LEGAL DESCRIPTION

LOT 2, BLOCK 3, UNIT 18, VOLCANO CLIFFS

PROJECT LOCATION

6612 CUERVO PLACE NORTHWEST, ALBUQUERQUE, NEW MEXICO

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO OCTOBER 2019.

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 110 A SET 1/2 INCH REBAR WITH CAP STAMPED "TERRA CONTROL." ELEVATION=5,326.37 FEET (NAVD 1988 VERTICAL DATUM).

NOTES

1. FIELD SURVEY PERFORMED IN OCTOBER 2019.

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 = 0.99967106 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.

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 0.55 acre site is undeveloped. The site is bounded on the southwest, and northeast by private property, on the southeast by the Petroglyph Estates Park drainage pond, and on the northwest by Cuervo Place NW. The site slopes from the northwest to the southeast. The drainage master plan calls for this property to drain in to Cuervo street. 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 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 street. Negligible off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the northeast to the first flush retention pond located at the northerly 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:

6612 Cuervo Pl. NW

TOPOGRAPHY:

Topographic information provided by Christopher Medina, Terra Land Surveys, LLC. dated October, 2019.

ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.55	0.00
Treatment B	0.00	0.38
Treatment C	0.00	0.00
Treatment D	0.00	0.17
Total (acres) =	0.55	0.55

POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5325	536	
		330
5324	124	

TOTAL POIND VOL PROVIDED = 330

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.020	0.049	0.004	0.025	0.000	0.011
Volume (cubic feet) =	878	2,140	160	1,069	0	458

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.17 AC * 43560 SF/AC) = 210 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	0.77	0.00	0.29	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.74	0.00	0.49	0.00	0.29
Total Q (cfs) =	0.71	1.51	0.13	0.78	0.00	0.30

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 17, 2019 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.

6612 CUERVO PL. NW, ALBUQUERQUE, NM 87120

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 2, BLOCK 3, UNIT 18
VOLCANO CLIFFS SUBDIVISION

JOHNSON (MIKE SANCHEZ) – 6612 CUERVO 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 JOH0119L Date OCTOBER,2019