

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 8, 2023

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

**RE: Lot 28 Block 5 Volcano Cliffs Unit 5 SAD 227
8024 Victoria Dr. NW.
Grading and Drainage Plan
Engineers Stamp Date; 2/10/2023 (E10D123)
Pad Certification Date; 9/4/2023**

Ms. McDowell,

Based upon the information provided in your submittal received 9/8/2023, this plan cannot be approved for Building Permit until the following comment is addressed.

PO Box 1293

- The dirt in the right of way must be removed. As was stated in a previous letter dirt is not allowed to be used as a ramp to climb the curb, only crusher fines or lumber is allowed.

Albuquerque

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

NM 87103

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

www.cabq.gov

Tiequan Chen, P.E. CFM
Principal Engineer, Hydrology
Planning Department, Development Review Services

RR/TC
File E10D123



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BARGAS -LOT 28 **Building Permit #:** _____ **Hydrology File #:** E10D123
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 28, BLOCK 5, UNIT 5, VOLCANO CLIFFS SUB'D
City Address: 8024 Victoria Dr NW, Albuquerque, NM 87120

Applicant: MCDOWELL ENGINEERING, INC. **Contact:** JACKIE MCDOWELL
Address: 7820 BEVERLY HILLS AVE. NE, ALBUQUERQUE, NM 87122
Phone#: 505-828-2430 **Fax#:** 505-821-4857 **E-mail:** jackmcdowell@comcast.net

Other Contact: Martin Bargas **Contact:** Martin Bargas
Address: 11903 Holly Ave. NE, Albuquerque, NM 87122
Phone#: 505-400-9573 **Fax#:** _____ **E-mail:** martin.bargas@gmail.com

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

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☒ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ 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:

- ☒ 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) PAD CERTIFICATION

DATE SUBMITTED: 9-4-23 **By:** JACKIE MCDOWELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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 high-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 0.26 acre site is undeveloped. The site is bounded on the southwest, northwest, and northeast by private property, and on the southeast by Victoria Dr. NW. The site slopes gently from the northwest to the southeast. As shown on FEMA Panel #113G, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

Per the SAD 227 Drainage Report by Wilson & Company, drainage from the lots have been master planned to be intercepted by drainage features downstream of the properties for developments than do not exceed 36% impervious. This proposed development exceeds that amount by 10%, therefore, ponding has been provided. As shown by the plan, the building is located in the center of the lot. Negligible off-site flows enter the site due to existing grades from the northwest and will continue to be allowed to historically flow through the site. On site flows will drain around the structure to new grades and flow to ponding areas (sediment capture ponds). All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths.

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 the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

PROPERTY ADDRESS:

8024 Victoria Dr NW, Albuquerque, NM 87120

TOPOGRAPHY:

Topographic information provided by Christopher Dehler dated December, 2022.

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 SEED.

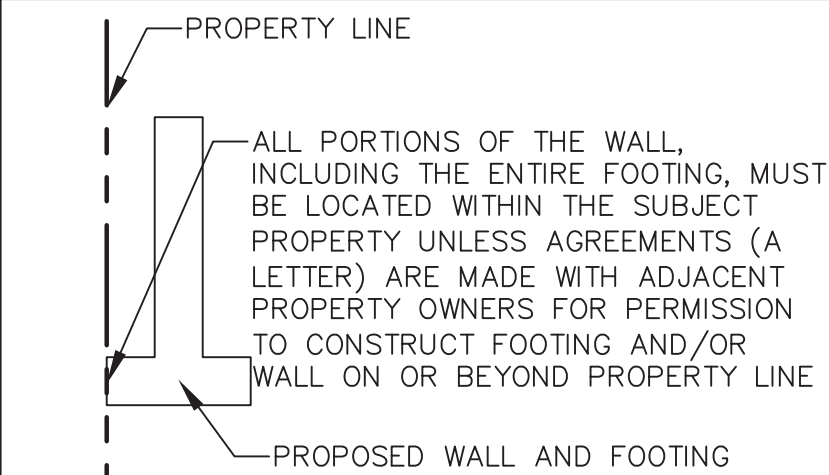
STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

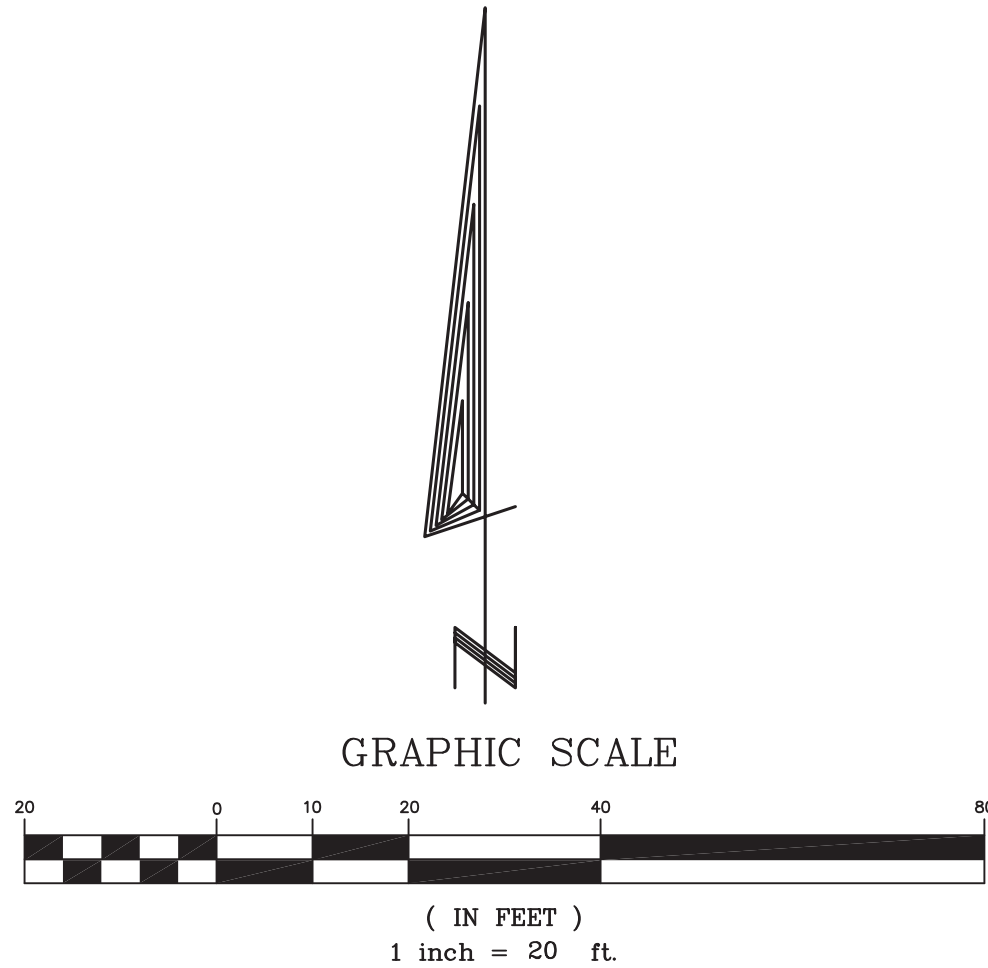
A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

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



DRAINAGE PAD CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

I, Jackie McDowell, NMPE #10903, of the firm McDowell Engineering, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 2-10-23. The record information edited onto the original design document has been obtained by Chrisotpher Medina, NMPS #15702 of the firm Terra Land Surveys, LLC. This certification is submitted in support of a request for Pad Certification for Building Permit release. The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

NOTES:

1. FIELD SURVEY PERFORMED ON AUGUST 2023.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. PROJECT BENCHMARK IS THE SOUTH EAST PROPERTY CORNER OF THE SUBJECT TRACT "BEIGN A REBAR WITH CAP STAMPED LS 11463" EL=5,5319.99 FEET.
4. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY.

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Christopher A. Medina
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

SEPTEMBER 1, 2023
DATE



TERRA LAND SURVEYS, LLC

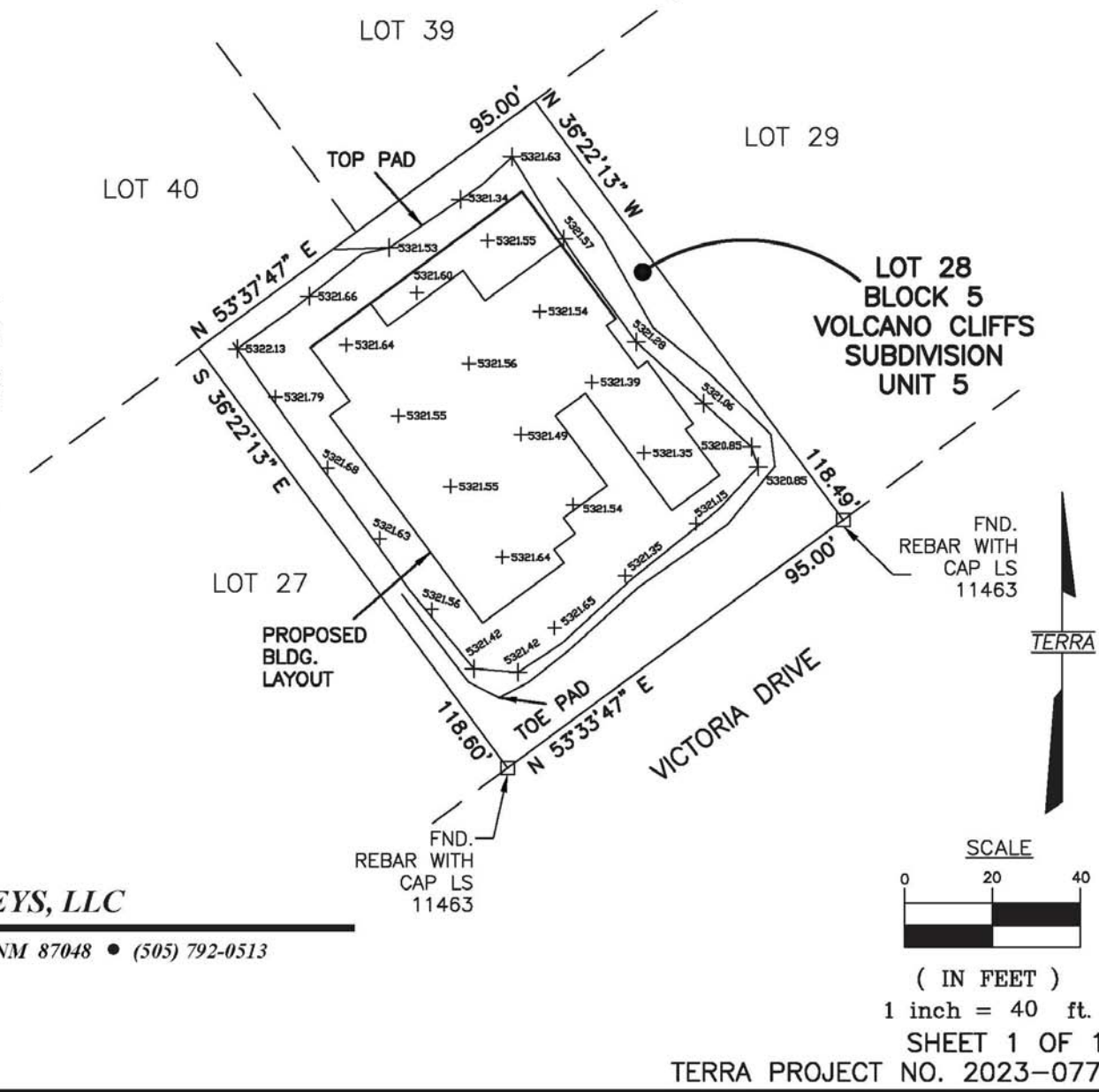
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

PAD CERTIFICATE

LOT 28
BLOCK 5
VOLCANO CLIFFS SUBDIVISION
UNIT 5
8024 VICTORIA DRIVE NW

LEGEND

- FOUND REBAR (AS NOTED)
- 53XX.XX SPOT ELEVATION
- PROPERTY LINE



PAD CERTIF. 9-4-23

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on February 1, 2023 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.

8024 Victoria Dr NW, Albuquerque, NM 87120
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 28, BLOCK 5, UNIT 5
VOLCANO CLIFFS SUBDIVISION

BARGAS, MARTIN - G & D 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
File BAR0123L Date FEBRUARY,2023 1 1