

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 27, 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)**

Ms. McDowell,

Based upon the information provided in your submittal received 2/27/2023, this plan is approved for Grading Permit.

PO Box 1293

Prior to Building permit approval a Pad Certification will be required, provided by the Engineer or a registered Land Surveyor.

Albuquerque

Please inform the builder/owner to attach a copy of this approved plan and the letter of approval to the construction sets in the permitting process prior to sign-off by Hydrology.

NM 87103

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan, also inform the owner/contractor that dirt is not allowed to be used as a ramp to climb the curb, only crusher fines or lumber may be used for this process.

www.cabq.gov

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 924-3695 or Rudy Rael at 924-3977.

Sincerely,

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 #:** _____
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: 2-10-23 **By:** JACKIE MCDOWELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL DRAINAGE PLAN NOTES:

- It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 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.
- Irrigation within 10 feet of any proposed structure is not recommended. Irrigation water adjacent to the structures could cause settlement.
- This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design.
- 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.
- It is recommended that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 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.
- All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates.
- 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.
- Contactar shall ensure that no site soils/sediment or silt enters the right-of-ways during construction.
- 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 SEEDED.

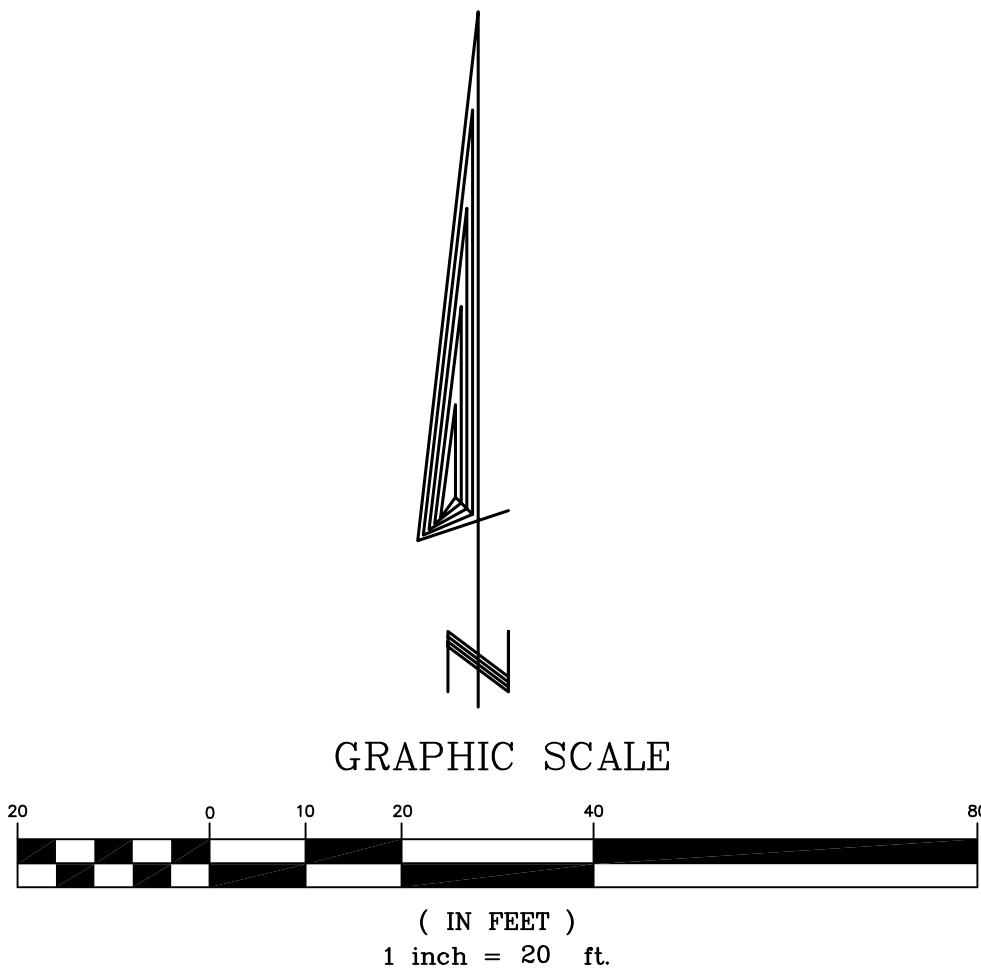
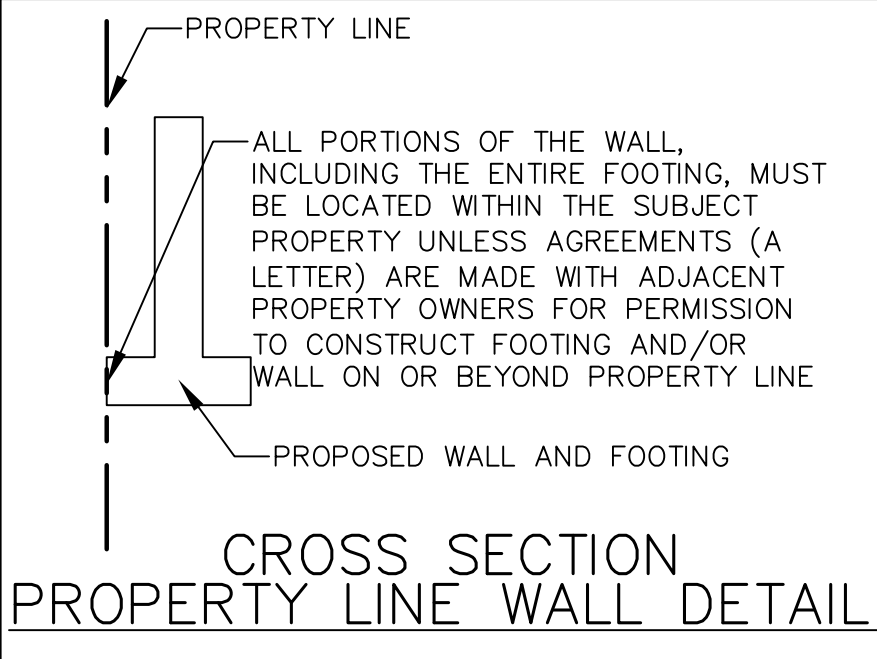
STANDARD WALL AND PAD CERTIFICATION NOTES:

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.



SOUTHEAST POND VOLUME PROVIDED:		
ELEV.	AREA (SF)	VOL. (CF)
5320	642	160.5
5319.5	0	
SOUTHWEST POND VOLUME PROVIDED:		
ELEV.	AREA (SF)	VOL. (CF)
5320	139	34.75
5319.5	0	
TOTAL POND VOL PROVIDED		195.25

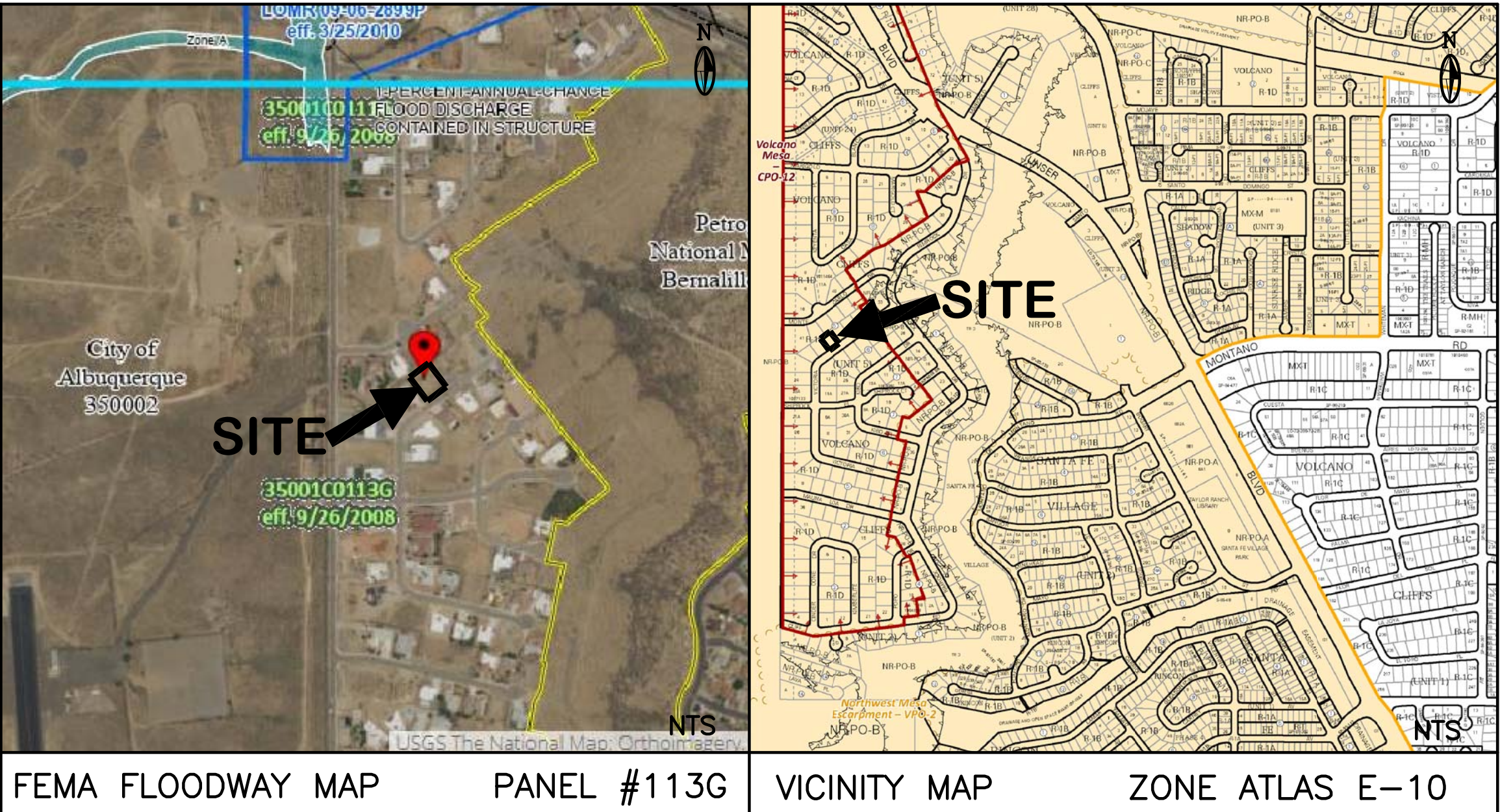
ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.26	0.00
Treatment B	0.00	0.07
Treatment C	0.00	0.07
Treatment D	0.00	0.12
Total (acres) =	0.26	0.26

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.010	0.029	0.002	0.016	0.000	0.008
Volume (cubic feet) =	415	1,280	76	708	0	347

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.12 AC * 43560 SF/AC) = 148 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	0.34	0.00	0.06	0.00	0.00	0.00
Treatment B	0.00	0.14	0.00	0.05	0.00	0.00
Treatment C	0.00	0.20	0.00	0.10	0.00	0.03
Treatment D	0.00	0.52	0.00	0.35	0.00	0.20
Total Q (cfs) =	0.34	0.87	0.06	0.50	0.00	0.24



LEGAL DESCRIPTION

Lot numbered Twenty-eight (28) in Block numbered Five (5) of VOLCANO CLIFFS SUBDIVISION UNIT 5 in Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 1, 1967 in Volume D3, Folio 175.

SURVEY NOTES

- Bearings and distances shown per Plat of VOLCANO CLIFFS SUBDIVISION UNIT 5 (Vol. D3, Folio 175). Monumented property corners by Anthony L. Harris, NMPS 11463.
- Elevations shown hereon are NAVD 88 values GPS derived.
- Any underground structure not shown is not a part of this survey.
- This property is subject to pertinent easements, matters of zoning, covenants, restrictions and reservations of record.
- This survey shows only those easements apparent on the ground and those disclosed in the Title Commitment prepared for this property by Fidelity Title per file # SP000128396. No title search was performed by the surveyor.

	LEGEND	
	EXISTING	PROPOSED
CONTOUR	----- 6045 -----	----- 6045 -----
PROPERTY LINE	-----	-----
ROAD	-----	-----
SETBACK	-----	-----
RETAINING WALL/WALL		-----
SPOT ELEVATION	X5320.35	*X5319.99

PAD CERTIFICATION:
The existing ground, based upon the topographic survey, is within one foot of the proposed finished floor and after taking into consideration a 4" floor slab, it is within 8" of the proposed pad, therefore, this plan should also qualify for a pad certification.

Jackie S. McDowell
Professional Engineer
2-10-23

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