CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

June 26, 2019

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

RE: **Lot 26 Block 5, Unit 5, S.A.D. 227**
Volcano Cliffs Subdivision
8016 Victoria NW
Grading and Drainage Plan
Engineers Stamp Date: 12/4/18 (E10D055)
Pad Certification Date: 6/5/19

Dear Ms. McDowell,

Based upon the information provided in your submittal received 6/19/19, this plan is approved for Building Permit.

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.

Reiterate to the Owner/Contractor that a separate permit for any garden/retaining wall must be obtained, with the approved G&D plan dated 12/4/18.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required. A fee of $75.00 will be charged for this certification. If an additional resubmittal is required a $75.00 fee for each resubmittal will be charged.

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

Sincerely,

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

RR/DP
C: File D10D053

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

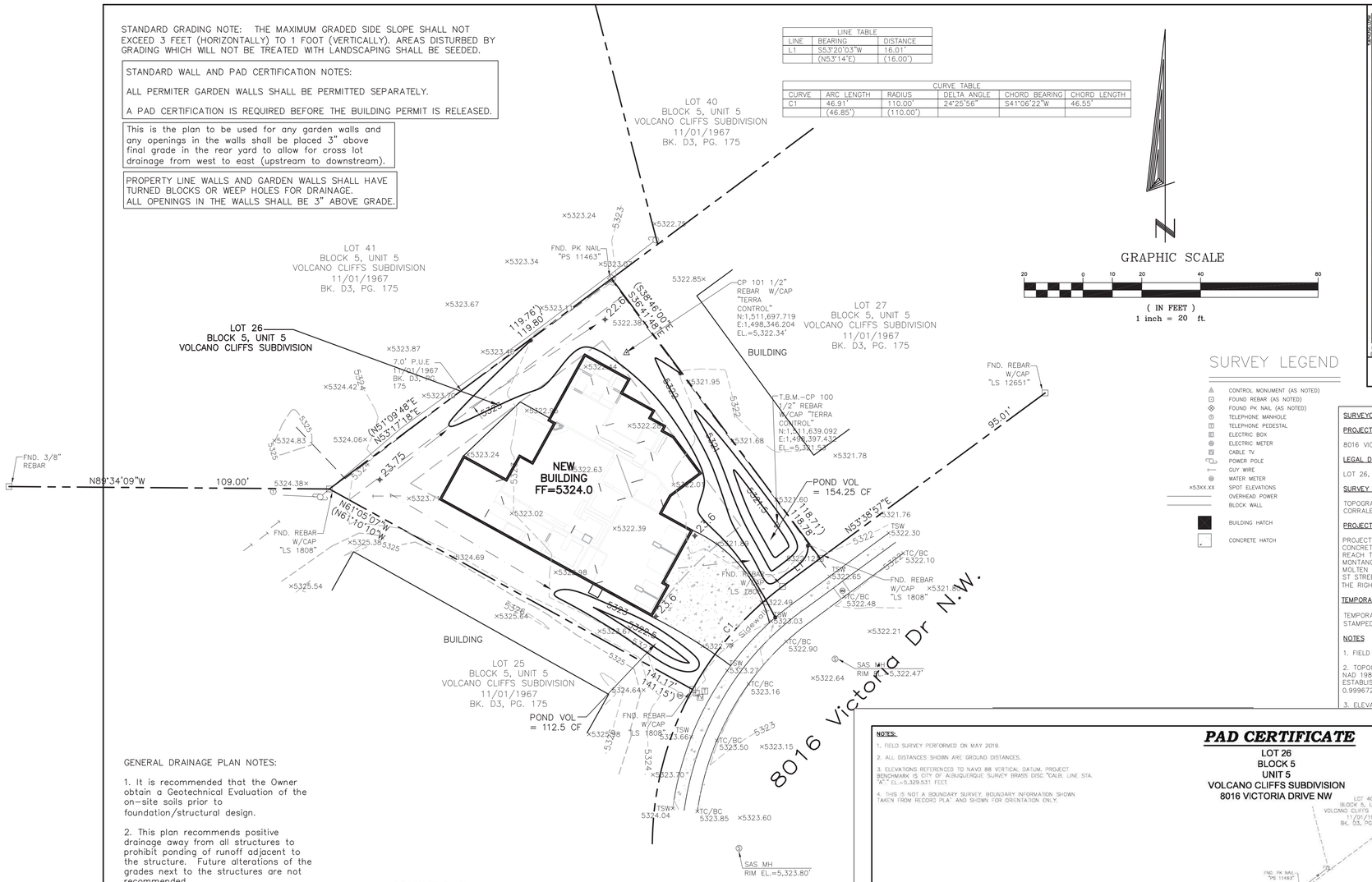
A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°20'03"W	16.01'
	(N53°14'E)	(16.00')

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.91'	110.00'	24°25'56"	S41°06'22"W	46.55
	(46.85')	(110.00')			



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

FEMA FLOODWAY MAP PANEL #113G

VICINITY MAP ZONE ATLAS E-10

SURVEY LEGEND

- CONTROL MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- FOUND PK NAIL (AS NOTED)
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- CABLE TV
- POWER POLE
- GUY WIRE
- WATER METER
- ×5XX.XX SPOT ELEVATIONS
- OVERHEAD POWER
- BLOCK WALL
- BUILDING HATCH
- CONCRETE HATCH

SURVEYOR NOTES:

PROJECT LOCATION

8016 VICTORIA DRIVE NORTHWEST, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION

LOT 26, BLOCK 5, UNIT 5, VOLCANO CLIFFS SUBDIVISION

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO NOVEMBER 2018.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE SURVEY BRASS DISC SET 1.0' X 1.0' CONCRETE, 0.40' ABOVE NATURAL GROUND AND IS STAMPED "CALB, LINE STA. "A"." TO REACH THE STATION FROM THE INTERSECTION OF UNSER BOULEVARD NORTHWEST AND MONTANO ROAD NORTHWEST, TRAVEL NORTHWEST ON UNSER BOULEVARD 0.80 MILES TO MOLTEN ROCK ROAD ON THE LEFT, TRAVEL WEST ON MOLTEN ROCK ROAD 0.10 MILES TO 81 ST STREET, TAKE LEFT AND TRAVEL SOUTH ON 81ST STREET 0.50 MILES TO THE POINT ON THE RIGHT. ELEVATION = 5,329.531 FEET (NAVD 88 VERTICAL DATUM).

TEMPORARY BENCHMARK

TEMPORARY BENCHMARK CP 100 IS A TERRA LAND SURVEY 1/2" REBAR WITH CAP STAMPED "TERRA CONTROL". ELEVATION = 5,321.53 FEET (NAVD 1988 VERTICAL DATUM).

NOTES

1. FIELD SURVEY PERFORMED IN NOVEMBER 2018.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO NAD 1983 NEW MEXICO CENTRAL ZONE. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS. COMBINED GROUND TO GRID FACTOR IS 0.999672107749/1.000327999805 SCALED AROUND 0,0.

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

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
RETAINING WALL/WALL		
SPOT ELEVATION	×5321.78	XX.X

PROPERTY LINE

ALL PORTIONS OF THE WALL, INCLUDING THE ENTIRE FOOTING, MUST BE LOCATED WITHIN THE SUBJECT PROPERTY UNLESS AGREEMENTS (A LETTER) ARE MADE WITH ADJACENT PROPERTY OWNERS FOR PERMISSION TO CONSTRUCT FOOTING AND/OR WALL ON OR BEYOND PROPERTY LINE

PROPOSED WALL AND FOOTING

CROSS SECTION
PROPERTY LINE WALL DETAIL

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 Albuquerce 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 "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:

8016 Victoria Dr. NW

TOPOGRAPHY:

Topographic information provided by Christopher Median dated November, 2018.

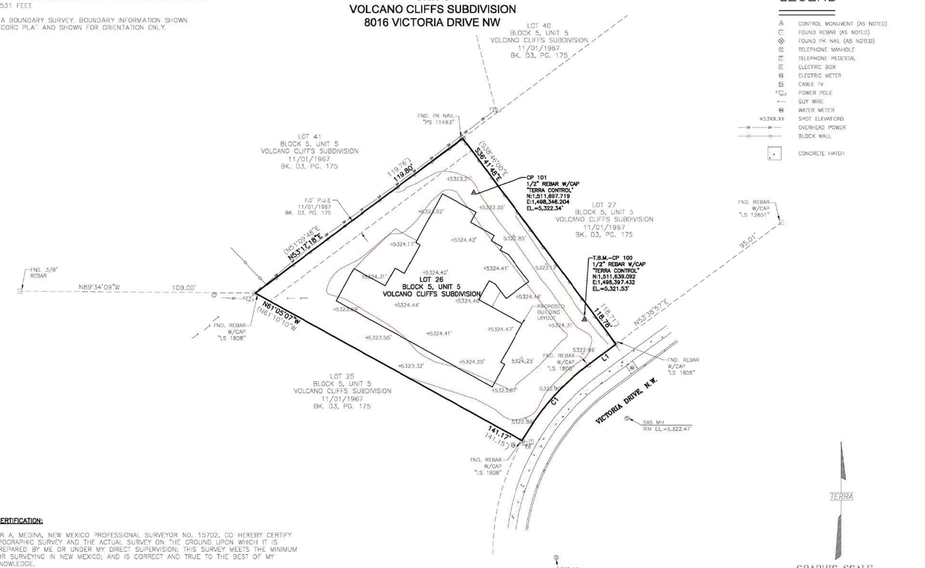
GRADING
11-29-18
1=20
MAR0118L

PAD CERTIFICATE

LOT 26
BLOCK 5
UNIT 5
VOLCANO CLIFFS SUBDIVISION
8016 VICTORIA DRIVE NW

NOTES:

1. FIELD SURVEY PERFORMED ON MAY 2019.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ELEVATIONS REFERENCED TO NAVD 88 VERTICAL DATUM. PROJECT BENCHMARK IS CITY OF ALBUQUERQUE SURVEY BRASS DISC "CALB, LINE STA. "A"." EL.=5,329.531 FEET.
4. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY.



LEGEND

- CONTROL MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
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	(46.85')	(110.00')			

GRAPHIC SCALE

0' 20 40 60

(IN FEET)
1 inch = 20 ft.
CONTOUR INTERVAL = 1 FOOT
NAVD 88 VERTICAL DATUM

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13702, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC 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 Median
CHRISTOPHER A. MEDINA, NMPLS NO. 13702
JUNE 5, 2019
DATE

CHRISTOPHER A. MEDINA 13702 NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR

SHEET 1 OF 1
TERRA PROJECT NO. 2018-145

JACKIE S. McDOWELL NEW MEXICO 12455 REGISTERED PROFESSIONAL ENGINEER
11-24-18

6-10-19
PAD CERTIFICATION
THE SITE HAS BEEN GRADED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on November 30, 2018 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.

8016 VICTORIA DR. NW, ALBUQUERQUE, NM 87120

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 26, BLOCK 5, UNIT 5 VOLCANO CLIFFS SUBDIVISION

MARTINEZ, ADRIAN (BUILDER: MICHAEL SANCHEZ) – G & D 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 MAR0118L	Date NOVEMBER,2018			

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

June 17, 2019

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

RE: **Lot 26 Block 5, S.A.D. 227**
Unser Cliffs Subdivision
8016 Victoria Dr. NW
Grading and Drainage Plan
Engineers Stamp Date; 12-4-18 (E10D055)
Pad Certification Date; No Date

Dear Ms. McDowell,

Based upon the information provided in your submittal received 6/14/19, this plan cannot be approved for Pad Certification until the following comments are addressed.

- A date must be provided along with signature in the pad cert box. On submittal form?
- Remove all dirt and debris from the street and sidewalk. Owner will complete.
- A pad is not visible, trenches have been dug in the pad for plumbing and footings, once the pad is visible resubmit for pad certification. Owner will complete.

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 924-3986 or Rudy Rael at 924-3977.

Sincerely,

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

RR/JDH
C: File E10D055

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