

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 20, 2021

Scott Eddings
Huitt-Zollars
333 Rio Rancho Blvd.
Rio Rancho, NM 87124

RE: **Lot 9 Block 13 Unit 5 SAD 227**
6519 Jade Dr. NW
Grading and Drainage Plan
Engineers Stamp Date 7/19/2021 (E10D62)

Mr. Eddings,

Based upon the information provided in your submittal received 7/19/2021, this plan cannot be approved for Grading Permit until the following comments are addressed.

PO Box 1293

- Provide the Area map and the FIRM map.
- Inform Owner/Contractor not to use dirt as a ramp to climb curbing or drive over the sidewalk. Only crusher fines or lumber may be used for this process.

Albuquerque

Prior to building permit release, a pad certification is required.

NM 87103

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

www.cabq.gov

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

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 6519 Jade - Residence **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 9, Block 13 Volcano Cliffs Unit 5
City Address: 6519 Jade Drive NW

Applicant: Huitt-Zollars **Contact:** Scott Eddings
Address: 333 Rio Rancho Blvd, Rio Rancho, NM 87124
Phone#: 505-235-7211 **Fax#:** _____ **E-mail:** seddings@huitt-zollars.com

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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) _____

DATE SUBMITTED: July 19, 2021 **By:** Scott Eddings

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

LEGAL DESCRIPTION

LOT 9, BLOCK 13, UNIT 15, VOLCANO CLIFFS

EXISTING DRAINAGE CONDITIONS

SITE IS UNDEVELOPED AND DISCHARGES ONTO JADE STREET.

DRAINAGE NARRATIVE

THIS SITE IS WITHIN SAD 227 MASTER DRAINAGE PLAN BOUNDARIES. THE SITE IS TO MAINTAIN EXISTING DRAINAGE PATTERNS AND DRAIN AS MUCH AS POSSIBLE TO THE ADJACENT ROADWAY TO THE NORTH PER THE MASTER DRAINAGE PLAN. THE SITE DOES EXCEED THE SAD 227 DEVELOPED CONDITIONS ASSUMPTIONS AND A STORM WATER POND IS PROVIDED.

WE ARE PONDING THE WATER HARVEST VOLUME GENERATED BY THE PROPOSED IMPROVEMENTS AND THERE IS NOT MEASURABLE UPLAND FLOW.

THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

HYDROLOGY - ZONE 1

Lot 9 Block 13
Volcano Cliffs

AREA = 0.63 ac.

DRAINAGE PRECIPITATION:
360 = 2.20 in.
1440 = 2.66 in.
10day = 3.67 in.

EXCESS PRECIPITATION:

PEAK DISCHARGE:

TREATMENT A 0.44 in.
TREATMENT B 0.87 in.
TREATMENT C 0.98 in.
TREATMENT D 1.97 in.

1.29 cfs/ac.
2.03 cfs/ac.
2.87 cfs/ac.
4.37 cfs/ac.

EXISTING CONDITIONS:
TREATMENT A 100%
TREATMENT B 0%
TREATMENT C 0%
TREATMENT D 0%

AREA
0.63 ac.
0 ac.
0 ac.
0 ac.

ALLOWED CONDITIONS:
AREA
0 ac.
0.13 ac.
0.158 ac.
0.35 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.44 x(0.63)x(0.67 x(0.00)x(0.99)x(0.00)x(1.97)x(0.00))) = 0.44 in.
V100-360 = (0.44 x(0.63)) 12 = 0.023199 ac-ft = 1011 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.29 x(0.63)x(2.03 x(0.00)x(2.87)x(0.00)x(4.37)x(0.00))) = 0.82 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.44 x(0.00)x(0.67 x(0.13)x(0.99)x(0.16)x(1.97)x(0.35))) = 1.47 in.
V100-360 = (1.47 x(0.63)) 12.0 = 0.077242 ac-ft = 3365 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.29 x(0.00)x(2.03 x(0.13)x(2.87)x(0.16)x(4.37)x(0.35))) = 2.23 cfs

PROPOSED ALLOWABLE PRECIPITATION:

Weighted E = (0.44 x(0.00)x(0.67 x(0.15)x(0.99)x(0.25)x(1.97)x(0.23))) = 1.27 in.
V100-360 = (1.27 x(0.63)) 12.0 = 0.066750 ac-ft = 2908 cf

PROPOSED ALLOWABLE DISCHARGE:

Q100 = (1.29 x(0.00)x(2.03 x(0.15)x(2.87)x(0.25)x(4.37)x(0.23))) = 2.03 cfs

HYDROLOGY SUMMARY

SITE PROPOSED CONDITIONS GENERATE PEAK DISCHARGE RATE OF 2.23 CFS AND A VOLUME OF 3,365 CUBIC FEET.

ALLOWABLE PEAK DISCHARGE RATE 2.03 CFS AND A VOLUME OF 2,908 CUBIC FEET.

STORMWATER FACILITY	REQUIRED (CUBIC FEET)	PROVIDED (CUBIC FEET)
WATER QUALITY FLOOD CONTROL	273	295
	457	900

POND VOLUME

Lot 9 Block 13 Volcano Cliffs

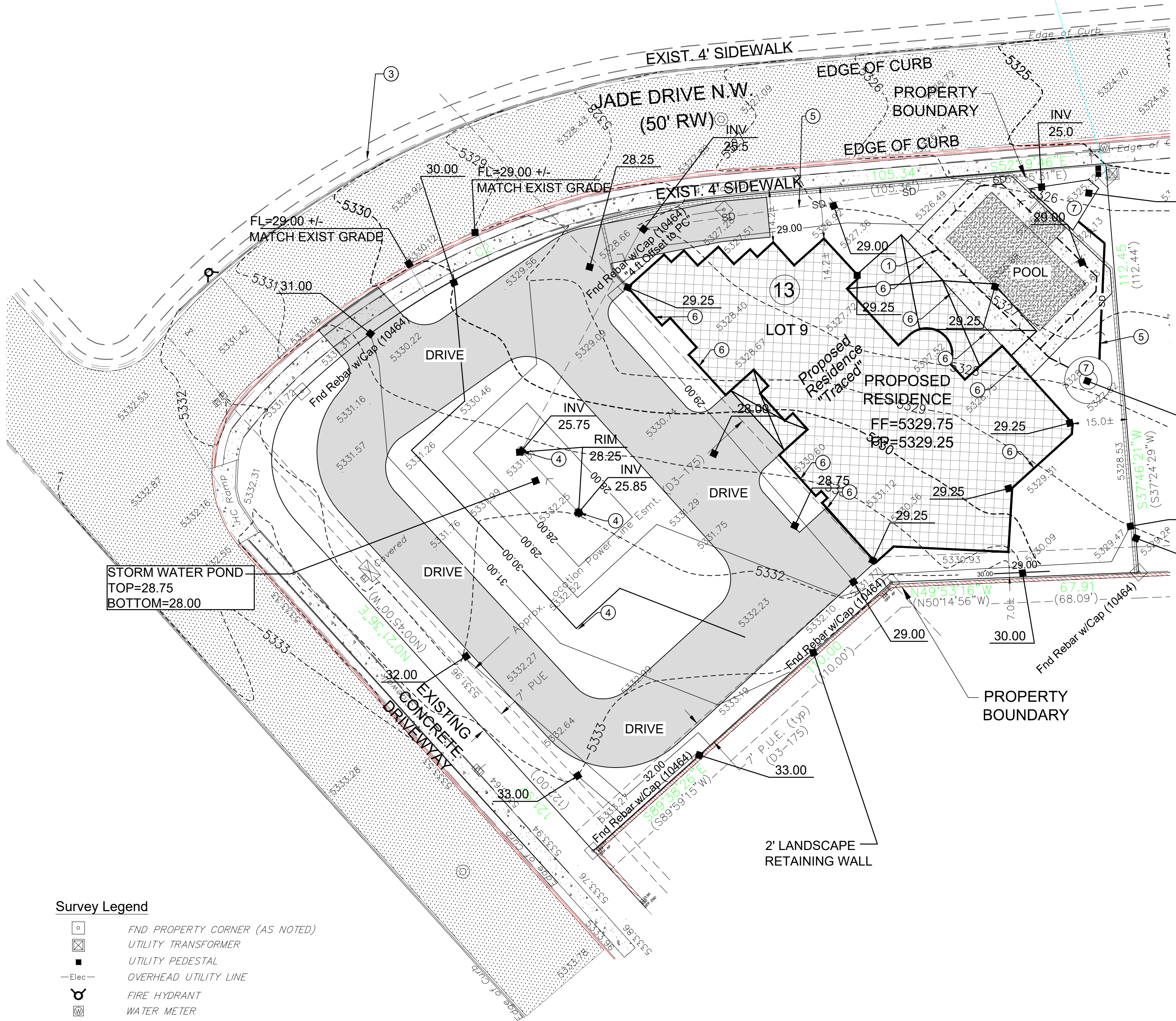
Pond				
Elevation	Area	Average Area	Volume	Accumulative Volume
	sf	sf	Cu-Ft	Cu-Ft
5328.0	850			
5328.5	1250	525	525.000	525.000
5328.8	1750	375	375.000	900.000

C1

R=24.99 (25.00')
L=39.26 (39.27')
C=35.35 (35.36')
CB=N45°21'36"E (N44°15'00"E)
P=90°00'00" (90°00'00")

C2

R=196.45 (196.45')
L=129.65 (128.30)
C=127.31 (129.45)
CB=N72°38'23"W (N73°09'17"W)
P=37°48'46" (38°28'20")



Survey Legend

- FND PROPERTY CORNER (AS NOTED)
- UTILITY TRANSFORMER
- UTILITY PEDESTAL
- OVERHEAD UTILITY LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- PULL BOX
- WALL W/PILASTERS
- STREET SIGN
- SPOT ELEVATION

CONSTRUCTION NOTES

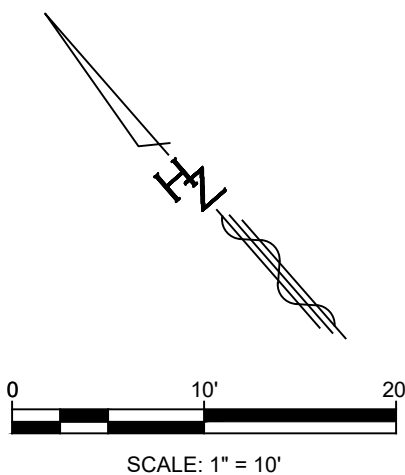
- INSTALL TRENCH DRAIN
- CONNECT 6" PVC PIPE TO TRENCH DRAIN IN ORDER TO DRAIN WATER INTO POND.
- INSTALL 6" PRIVACY WALL/3' RETAINING WALL PER DETAIL ON SHEET 2.
- INSTALL 6" PLASTIC INLET
- INSTALL 12" HDPE STORM DRAIN PIPE
- ROOF DRAINS
- WATER QUALITY POND (2" ANGULAR ROCK 4" DEPTH MIN.)

LEGEND

- 5040 PROP. (INDEX) CONTOUR
- 5041 PROP. (INTERMEDIATE) CONTOUR
- SD EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN
- SD TRENCH DRAIN
- XX.XX FINISH GRADE

GENERAL NOTES

- ALL DISTURBED AREAS NOT PROPOSED TO BE IMPROVED SHALL BE STRAW CRIMPED W/ NATIVE SEEDING PER COA SPECIFICATION 1011 & 1012.
- SEE PLAT FOR LOT DIMENSIONS.
- CONTRACTOR SHALL OBTAIN PERMISSION TO GRADE ON PRIVATE PROPERTY. CITY SHALL NOT BE RESPONSIBLE FOR CONTRACTOR TRESPASSING ON PRIVATE PROPERTY



Designed By:

HUITT-ZOLLARS
Huitt-Zollars, Inc. Albuquerque
6501 Americas Pkwy NE, Suite 550
Albuquerque, New Mexico 87110
Phone (505) 883-8114 Fax (505) 883-5022

**Lot 9, Block 13
Volcano Cliffs Unit 5**

TITLE:			
GRADING PLAN			
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	E-10-Z	1	2

GENERAL NOTE:

1.
- WHERE C.M.U. PRIVACY WALLS OR RETAINING WALLS ARE INSTALLED, WEEP HOLES SHALL BE PROVIDED IN THE PORTION OF THE WALL BELOW GRADE, TO RELIEVE POTENTIAL HYDROSTATIC PRESSURE, BY ELIMINATING THE MORTAR FROM ALTERNATING VERTICAL JOINTS IN EVERY OTHER COURSE OF BLOCK BELOW GRADE. NO TURNED BLOCKS WILL BE ALLOWED.
2.
- ADDITIONAL COURSE MAY BE BURIED AS A RESULT OF FIELD CONDITIONS.
3.
- PAY ITEM IS FOR EXPOSED BLOCKS ONLY.

MASONRY WALL CONSTRUCTION NOTES:

1.
- RETAINING WALLS ARE REQUIRED WHENEVER THE DIFFERENCE IN SURFACE ELEVATIONS EXCEED 1.50 FEET (2 EXPOSED CMU COURSES)
2.
- ALL MASONRY UNITS SHALL BE TYPE 1, GRADE N WITH A COMPRESSIVE STRENGTH OF 1900 PSI (NET AREA). F'M=1500 PSI
3.
- MORTAR SHALL BE TYPE S.
4.
- GROUT - F_c =2000 PSI
5.
- CELLS CONTAINING REBAR SHALL BE GROUTED SOLID FROM THE BOTTOM TO THE TOP OF THE WALL IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.
6.
- PROVIDE PILASTERS AT 12' O.C. MAXIMUM, OR IF NO PILASTERS ARE USED, PROVIDE EXPANSION JOINTS AT 20' O.C.
7.
- THE BACK OF WALLS BELOW GRADE SHALL BE WATERPROOFED PRIOR TO BACKFILLING.
8.
- ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID.
9.
- LAP ALL REBAR 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
10.
- ALL HORIZONTAL REINFORCING IN BOND BEAMS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE CORNER BARS OF THE SAME SIZE AND A LAP OF 48 BAR DIAMETERS OR 24" MINIMUM. VERTICAL STEEL SHALL CONTINUE THROUGH BOND BEAMS.
11.
- PROVIDE STANDARD TRUSS TYPE JOINT REINFORCING AT 16" O.C. (ALTERNATE COURSES). USE PREFABRICATED CORNERS AND TEES AT ALL WALL CORNERS AND INTERSECTIONS RESPECTIVELY.
12.
- MIN. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI.

13.
- WEEPHOLES MAY BE PROVIDED BY ELIMINATING THE MORTAR BETWEEN EVERY OTHER JOINT OF THE SECOND COURSE OF BLOCK.
14.
- SUBGRADE UNDER FOOTING SHALL BE COMPACTED TO 95% ASTM D-1557, AND ALL BACKFILL SHALL BE COMPACTED TO 90% ASTM D-1557 IN NON-PAVED AREAS, AND 95% ASTM D-1557 IN PAVED AREAS.
15.
- REINFORCING STEEL SHALL COMFORM TO ASTM A-615, GRADE 60.
16.
- THE TOP COURSE OF RETAINING WALL SHOULD BE A 2" THICK SOLID MASONRY CAP UNLESS A PRIVACY WALL IS TO BE CONSTRUCTED ON TOP.
17.
- PROVIDE ANTI-GRAFFITI SURFACE COATING ON THE CMU WALL WHEN FACING THE PUBLIC AREAS AND RIGHT-OF-WAY LOCATIONS.

