

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 12, 2021

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

RE: **5501 Barranca Oso Ct.
Wilderness Estates at High Desert
Grading and Drainage Plan
Engineers Stamp Date; 7-10-2021 (F23D015)
Pad Certification Date; 8/9/2021**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 8/9/2021, 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.

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 earmijo@cabq.gov.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Raissy - 5501 BARRANCA OSO CT , High Desert **Building Permit #:** BP2021- 24657 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LT 27-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATESAT HIGH DESERT
City Address: 5501 BARRANCA OSO CT NE ALBUQUERQUE NM 87111

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
Owner: RAISSY-DEHKORDI MOHSEN & HEIDARIAN-RAISSY HENGAMEH **Contact:** MOHSEN RAISSY
Address: 8100 WYOMING BLVD NE #M4-127 ALBUQUERQUE NM 87113-1947
Phone#: 505-620-7219 **Fax#:** _____ **E-mail:** mohsenraissy@yahoo.com

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
☒ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ 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: 8-9-21 **By:** JACKIE MCDOWELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

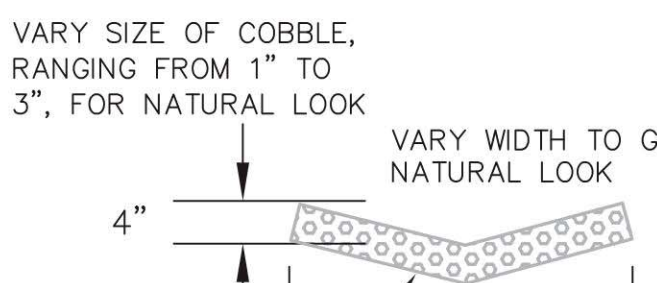
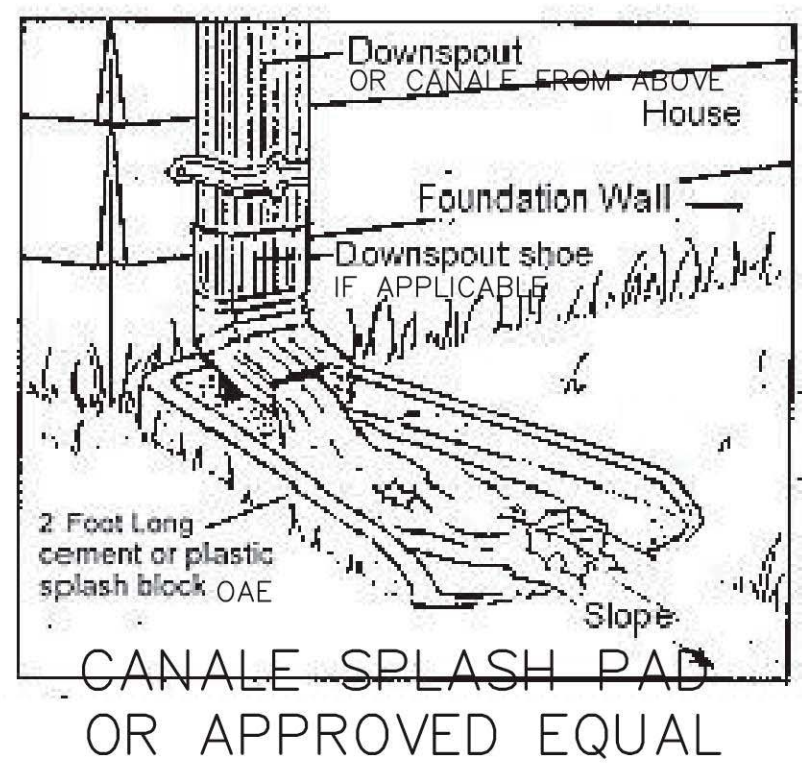
STANDARD GRADING NOTE:

1. THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY).
2. AREAS DISTURBED DUE TO GRADING SHALL BE RESEDED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STD. SPECIFICATION 1012 — NATIVE GRASS SEEDING (HIGH DESERT MIX AND HIGH DESERT GUIDELINES FOR SUSTAINABILITY). All slope transitions to be re-vegetated with approved materials, or landscaped to appear as natural as possible.

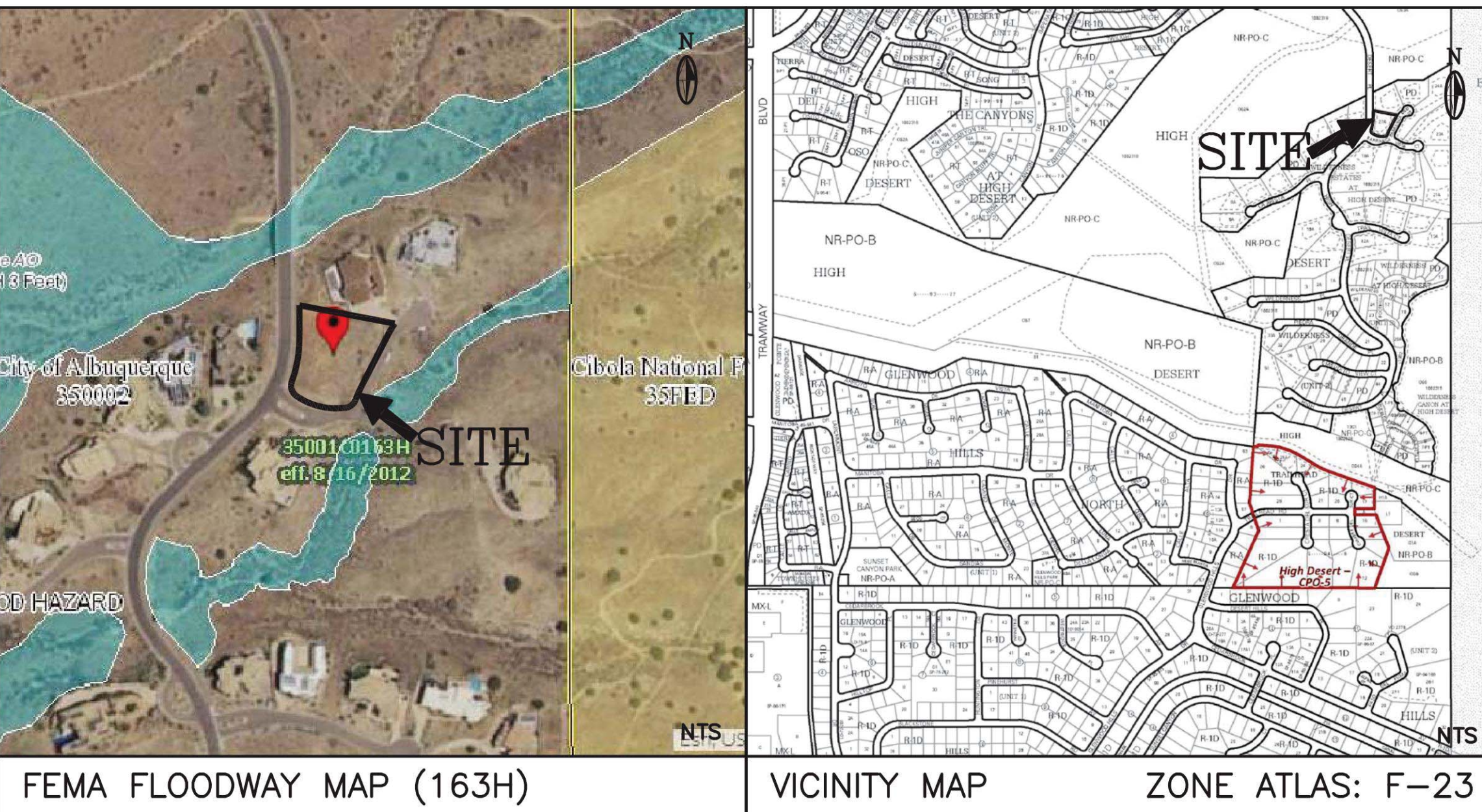
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	09°34'20"	S 31°52'17" W	123.00	20.55	20.53
C2	07°51'02"	S 23°44'45" W	203.00	27.81	27.79
C3	65°36'36"	N 52°17'44" E	25.00	28.63	27.09
C4	01°07'03"	S 84°37'11" W	173.00	3.37	3.37
C5	38°00'57"	S 76°39'19" E	141.00	93.55	91.85
C6	77°16'49"	S 18°45'57" E	25.00	33.72	31.22
C7	19°56'53"	N 10°05'32" E	250.00	87.04	86.60

SURVEY GENERAL NOTES:

1. CONTOUR INTERVAL IS ONE (1) FOOT.
2. ELEVATIONS ARE BASED ON CENTERLINE MONUMENT HAVING AN ELEVATION OF 6152.08 NAVD88, PROVIDED BY THE HIGH DESERT ASSOCIATION
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON



ALL ROOF DRAIN SWALES SHALL HAVE A MINIMUM SLOPE OF 1% FROM ROOF DRAIN TO POND.
Swale Capacity - Section Data
Mannings Coefficient 0.035
Slope 0.010000 ft/ft
Water Surface Elevation 0.33 ft



SURVEY LEGEND

EC	=	EDGE OF CONCRETE
CLR	=	CENTERLINE OF ROAD
CLM	=	CENTERLINE MONUMENT
HB	=	HOT BOX
IRB	=	IRRIGATION BOX
WM	=	WATER METER
PHB	=	PHONE BOX
FH	=	FIRE HYDRANT
WV	=	WATER VALVE
RB	=	REBAR
G	=	GROUND

LEGEND

EXISTING PROPOSED

CONTOUR	5900 5850
PROPERTY LINE	---
ROAD	---
SETBACK	---
COURT YARD WALL	---
WATER METER	⊠
SANITARY SEWER	---
SAS LATERAL AND PLUG	⊠
SPOT ELEVATION	X G=6183.70 TG(E) XXXX TG(W) XXXX TW XXX(MIN)
COBBLE LINED SWALE	---

NOTE:
CONTRACTOR SHALL USE AN ESTABLISHED BENCH MARK TO SET BUILDING ELEVATIONS. CENTERLINE MONUMENTATION ELEVATIONS ARE AVAILABLE FROM HIGH DESERT CORP.

Alpha Pro Surveying LLC

1436 32nd Circle SE

Rio Rancho, New Mexico 87124

Office (505) 892-1076 mobile: 259-2003

email: gary@alphaprosurveying.com

To Whom it may concern,

RE: 5500 Barranca Oso Court NE, Albuquerque, NM
Lot 27-A, Wilderness Estates at High Desert, Bernalillo County, NM

On August 7, 2021, I inspected the premises described above. The as-built elevations of several points of building pad were observed. The results are shown in the red boxes on the attached copy of the approved Grading and Drainage plan prepared by McDowell Engineering Inc., revised date of July 10, 2021.

I, Gary E. Gritsko, a New Mexico licensed Professional Surveyor, hereby certify that the above information was obtained from an actual field survey and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko
Gary E. Gritsko, NMPS No. 8886

August 9, 2021
Date

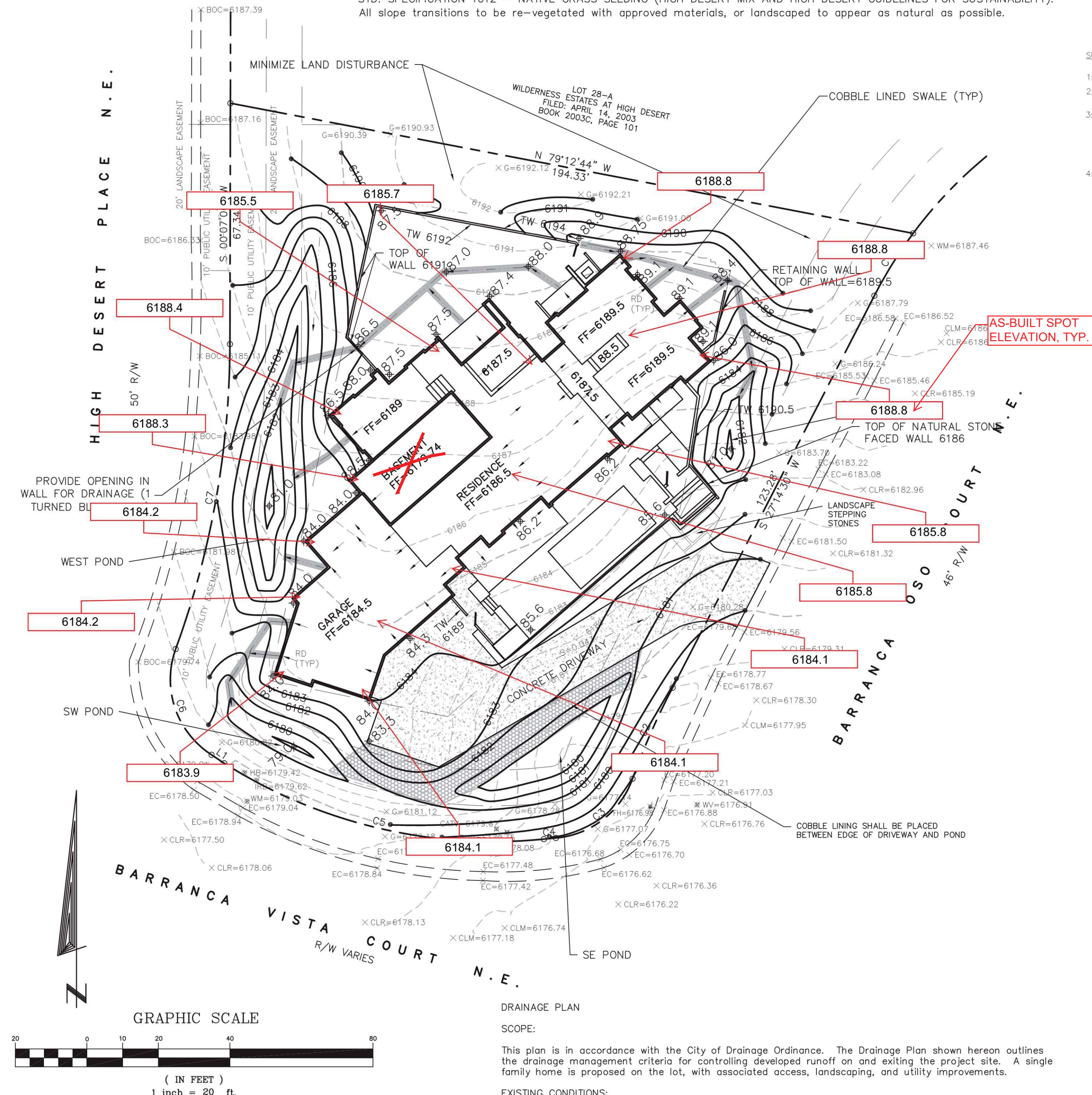


5-5-21
REV. 5-27-21
REV. 6-24-21
REV. 7-10-21

PAD CERTIFICATION 8-9-21
THE SITE HAS BEEN GRADED IN
SUBSTANTIAL COMPLIANCE WITH THE
APPROVED GRADING & DRAINAGE PLAN

5501 BARRANCA OSO CT NE, ALBUQUERQUE, NM 87111
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT #27-A
WILDERNESS ESTATES AT HIGH DESERT
RAISSY (MIKE CABBER, DESIGNER) — GRADING & DRAINAGE PLAN
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE, Albuquerque, NM 87122
Tele: 505-828-2430
Designed JSM Drawn STAFF Checked JSM Sheet of
File RA10121L Date APRIL, 2021 1 1



GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO THE EARTHWORK SPECIFICATIONS NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS LOT AND CAN BE OBTAINED BE THE OWNER.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS.
4. PVC DRAINAGE PIPES MAY REQUIRE FIELD ADJUSTMENT DUE TO SUBSURFACE ROCK. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO INLET/STREET.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.
7. CONTRACTOR SHALL PROVIDE DOUBLE CLEAN-OUTS AT ALL BENDS IN DRAINAGE PIPE.
8. THE TOPSOIL SHOULD BE SAVED AND PUT ASIDE FOR RE-USE IN FILLING DISTURBED AREAS AWAY FROM THE STRUCTURE.
9. ALL DISTURBED AREAS ON THE LOT SHALL BE RESEDED WITH NATIVE SEEDING MATERIAL (HIGH DESERT MIX).
10. COBBLE SPLASH MATERIAL UNDER CANALES. OAE

DRAINAGE PLAN

SCOPE:

This plan is in accordance with the City of Drainage Ordinance. 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 on the lot, with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the site contains approximately 0.65 acres of undeveloped property. The site is bounded on the north by a residential lot, on the west by High Desert Place, on the south by Barranca Vista Court, and on the east by Barranca Oso Court NE. The site is well vegetated with desert grasses and shrubs. Site topography slopes from the north to the south.

PROPOSED CONDITIONS:

As shown by the Plan, the building is located within the designated building envelope. Storm water will continue to sheet flow in the same existing manner. Storm water flow inside the building envelope will flow away from the building to the west, east, and south existing flow paths and new water harvesting ponds. Access will be taken Barranca Oso Court.

Supplemental calculations are shown.

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 Development Process Manual for the City of Albuquerque, New Mexico.

Existing Treatment Types:

Treatment A = 0.65 acres

Proposed Treatment Types:

Treatment A = 0.11 acres
Treatment B = 0.17 acres
Treatment C = 0.12 acres
Treatment D = 0.25 acres

PROPERTY ADDRESS:

5501 BARRANCA OSO CT. NE

LEGAL DESCRIPTION:

Lot 27-A, Wilderness Estates at High Desert.

SURVEY:

Topographic information provided by Anthony Harris dated 11-18-14.