CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

July 19, 2017

Jackie McDowell
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

RE: 2609 Corianda Court NW
Grading and Drainage Plan
Stamp Date: 7/11/17
Hydrology File: G13D026

Dear Ms. McDowell:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 7/12/2017, the Grading Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please provide the flood plain note with effective date. This property is in Zone "X" protected by levee.

2. The approved Grading and Drainage for the subdivision had the lots in a "flat grading scheme". The Zone X Protected by Levee / Flat Scheme is as follows:
   a. The floor elevation of the house must be a minimum of 1' above the highest existing adjacent elevation.
   b. A retention pond is required. Required Volume = 3.67" x proposed impervious area / (12in/ft). Show location and elevation of pond on plan. Show calculation of both required and actual volume.
   c. The street must be allowed to drain into the lot.

3. Please provide either a CMU block garden wall or a berm along the property lines it ensure that the drainage stay within the lot.

4. As a reminder, please do not forget to create a pond across the private drive at the northeast portion of the property.

Orig: Drainage File

CITY OF ALBUQUERQUE

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As a reminder, once these corrections are done and Hydrology sends an approval letter, grading on the lot can get started. Once the building pad is ready for a pad certification, the following steps will be taken:

- Paper Copy with Drainage Info Sheet must be submitted in person at front counter for each of these applications. Please the Drainage Certification note on the plan.
- A site visit will be conducted to verify the grading of the pad.
- A hydrology pad certification letter will be written and emailed.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Reneé C. Brissette

Reneé C. Brissette, P.E.
Senior Engineer, Hydrology
Planning Department

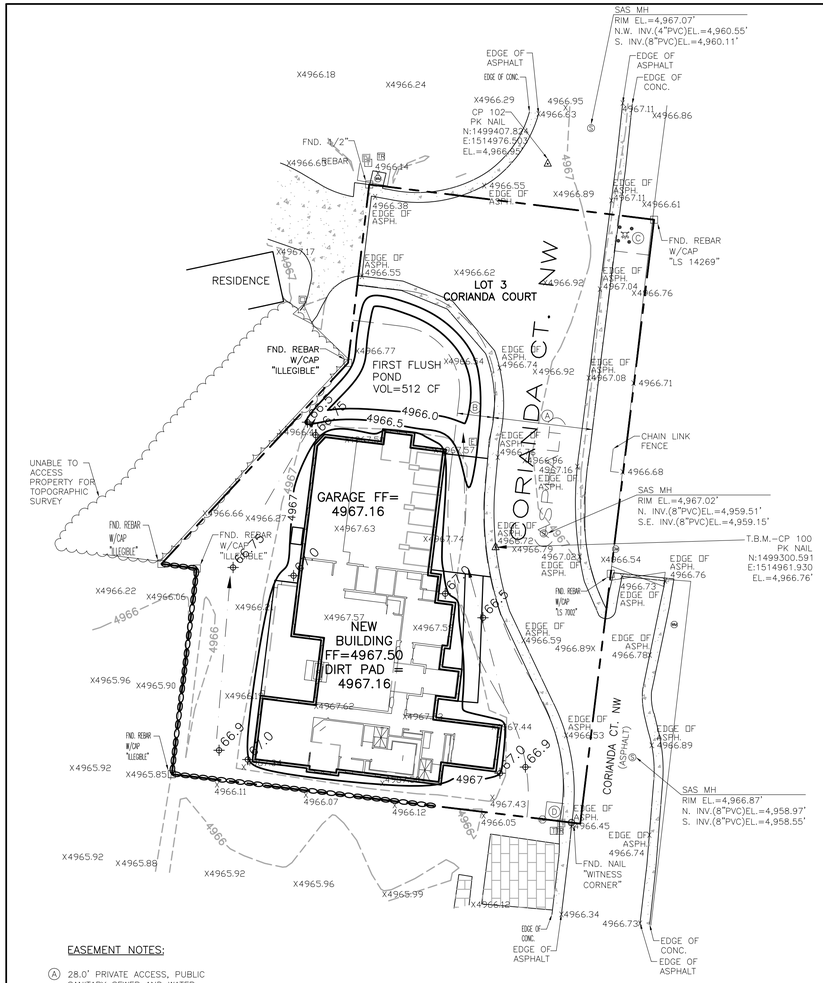
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Orig: Drainage File



EASEMENT NOTES:

(A) 28.0' PRIVATE ACCESS, PUBLIC SANITARY SEWER AND WATER EASEMENT
03/10/2006
BK. 2006C, PG. 80

(B) 10.0' PUBLIC UTILITY EASEMENT
03/10/2006
BK. 2006C, PG. 80

(C) 10.0'X10.0' WATER METER EASEMENT
03/10/2006
BK. 2006C, PG. 80

(D) 5.0'X5.0' WATER METER EASEMENT
03/10/2006
BK. 2006C, PG. 80

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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.

GRADING
7-3-17
1=20
DEM0117L

SURVEY NOTES:

PROJECT LOCATION

2609 CORIANDA COURT NORTHWEST, ALBUQUERQUE, NEW MEXICO
LOT 3, CORIANDA COURT

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO JUNE 2017.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A ALBUQUERQUE CONTROL STATION (ACS) BRASS DISC SET IN TOP OF A CONCRETE POST PROJECTING 0.2 FEET ABOVE GROUND STAMPED, "3-G12." TO REACH THE STATION BENCHMARK FROM THE INTERSECTION OF I-40 AND RIO GRANDE BOULEVARD 0.9 MILES TO THE INTERSECTION WITH MATTHEW AVENUE AND THE STATION ON THE LEFT. ELEVATION = 4,965.946 FEET.

TEMPORARY BENCHMARK

TEMPORARY BENCHMARK IS CP 100 A SET PK NAIL. ELEVATION=4,966.76 FEET (NAVD 1988 VERTICAL DATUM).

NOTES

1. FIELD SURVEY PERFORMED IN JUNE 2017.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO THE NAD 83 NEW MEXICO CENTRAL ZONE COORDINATE SYSTEM. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS (COMBINED GROUND TO GRID FACTOR = 0.999683972 SCALED AROUND 0,0).

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

4. CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.

5. THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNER AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM A RECORD DOCUMENT.

Precipitation Zone = 2
Depth at 100-year, 6-hour storm: (Table A-2)

P(360) = 2.35 inches
P(10 day) = 3.95 inches

Areas: (acres)	Existing	Proposed
Treatment A	0.26	0.00
Treatment B	0.00	0.15
Treatment C	0.00	0.00
Treatment D	0.13	0.24
Total (acres) =	0.39	0.39

POND VOL. CALCS:

ELEV	AREA	VOL
4966.50	1272	
		512.25
4966.00	777	
	SUB-TOTAL	512.25

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.034	0.052	0.017	0.030	0.009	0.016
Volume (cubic feet) =	1,501	2,272	755	1,320	373	699

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.39 AC * 43560 SF/AC) = 481 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	0.41	0.00	0.10	0.00	0.00	0.00
Treatment B	0.00	0.34	0.00	0.14	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.61	1.13	0.41	0.75	0.24	0.45
Total Q (cfs) =	1.02	1.47	0.51	0.90	0.24	0.46

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.

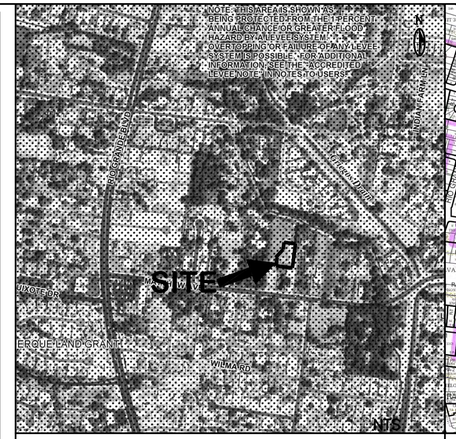
11. Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

STANDARD WALL AND PAD CERTIFICATION NOTES:

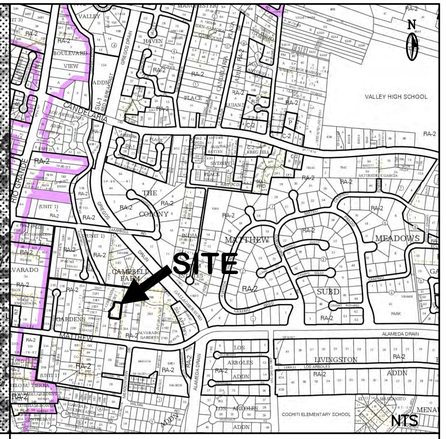
ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

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).



FEMA FLOODWAY MAP PANEL #331H



VICINITY MAP ZONE ATLAS G-13

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	X4966.76	#XXX

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 0.39 acre site is partially developed with a paved roadway and a dirt building pad. The site is surrounded by private property with an existing access paved road, Corianda Court, within the easterly portion of the lot. The site is relatively level. As shown on FEMA Panel #331H, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

A home is proposed within the center of the lot. Current COA Drainage Ordinance requires that ponds must be provided to handle the First Flush volume which has been calculated and is included on this plan. As shown by the plan, the building is located in the center of the lot. Negligible off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the north to the first flush retention pond. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths and pond.

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:

2609 Corianda Ct. NW

TOPOGRAPHY:

Topographic information provided by Christopher Median, Terra Land Surveys LLC, dated July, 2017.

JACKIE S. McDOWELL NEW MEXICO 14269 REGISTERED PROFESSIONAL ENGINEER
7-11-17

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on July 10, 2017 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.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 3
CORIANDA COURT

DEMENNO - GRADING & DRAINAGE 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 DEM0117L Date JUNE,2017