CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



December 22, 2022

Joseph Casares, Jr., P.E. JCII Group 8105 Sand Springs Cir NW Albuquerque, NM 87114

RE: Myers Residence

5520 Villa Canela Court NW Grading and Drainage Plan Engineer's Stamp Date: 12/22/22 Hydrology File: F14D037B

Dear Mr. Casares:

PO Box 1293

Based upon the information provided in your submittal received 12/20/2022, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Since this site is relatively flat and grades to the road, a pad certification is not needed for this project. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

www.cabq.gov

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

Renée C. Brissette

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology

Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Myers Residence	_Building Permit #	Hydrology File #
DRB#	EPC#	
Legal Description: Lot 1 Villa Canela Ad	dition City Addre	ss OR Parcel <u>5520 Villa Canela C</u> 1
Applicant/Agent: JCII Group, LLC	Contact: J	oe Casares
Address: 8105 Sand Springs Circle NW	Phone:	505-264-6918
Email: JCIIGroup@gmail.com	-	
Applicant/Owner: Kip and Lori Myers	Contact:	Kip and Lori Myers
Address: 100 Quail Court NW	Phone:	
Email:		
TYPE OF DEVELOPMENT:PLAT (#of RE-SUBMITTAL:YES _XNO	lots) <u>X</u> RESIDENCEI	ORB SITE ADMIN SITE:
DEPARTMENT: TRANSPORTATION Check all that apply:	ON X HYDROLOG	Y/DRAINAGE
TYPE OF SUBMITTAL:	TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
ENGINEER/ARCHITECT CERTIFICATION	N <u>X</u> BUILDIN	G PERMIT APPROVAL
PAD CERTIFICATION	CERTIFIC	CATE OF OCCUPANCY
CONCEPTUAL G&D PLAN	CONCEP	ΓUAL TCL DRB APPROVAL
X GRADING PLAN	PRELIMI	NARY PLAT APPROVAL
DRAINAGE REPORT	SITE PLA	N FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN		N FOR BLDG PERMIT APPROVAL
FLOOD PLAN DEVELOPMENT PERMIT A	APPFINAL PI	LAT APPROVAL
ELEVATION CERTIFICATE	SIA/RELE	EASE OF FINANCIAL GUARANTEE
CLOMR/LOMR		TION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING	G PERMIT APPROVAL
ADMINISTRATIVE	SO-19 AP	PROVAL
TRAFFIC CIRCULATION LAYOUT FOR I	ORBPAVING	PERMIT APPROVAL
APPROVAL	GRADING	G PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK O	RDER APPROVAL
STREET LIGHT LAYOUT	CLOMR/I	LOMR
OTHER (SPECIFY)	FLOOD P	LAN DEVELOPMENT PERMIT
PRE-DESIGN MEETING?	OTHER (S	SPECIFY)
DATE SHIDMITTED.		

GENERAL CONSTRUCTION NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.

2. NOT ALL UTILITIES SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

7. EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR REQUIRED RELOCATIONS ARISING FROM CONFLICTS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.

3. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXCAVATE AND/OR POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PROJECT CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY COMPANY IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".

6. CONTRACTOR SHALL SCARIFY AREA UNDER CONCRETE AND FINISHED GRADE FOR CUT AREAS TO A DEPTH OF 8" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED

8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO TEMPORARY FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.

9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.

10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.

11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.

12. CONTRACTOR SHALL COORDINATE WITH SITE SPECIFIC GEOTCHNICAL REPORT PRIOR TO CONSTRUCTION. IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER AND CIVIL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.

13. WHEN BUTTING NEW CONCRETE TO EXISTING ONCRETE OR PAVEMENT, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.

14. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, PRIVATE PROPERTIES, AND AT ROOF DRAIN DOWNSPOUTS. PROVIDE DRAINAGE OPENING IN FENCE (AS MAY BE REQUIRED) TO FACILITATE POSITIVE DRAINAGE TOWARDS RETENTION BASINS.

15. SITE SURVEY IS BASED FROM CITY OF ALBUQUERQUE CONTROL. DATA WILL BE MADE AVAILABLE UPON REQUEST. TEMPORARY BENCHMARK AS SHOWN ON PLAN.

16. A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO SHALL OVERSEE AND VERIFY ALL CONSTRUCTION MARKINGS, AND STAKING. PROPOSED ELEVATIONS SHALL BE RELATIVE TO FINISHED FLOOR

DRAINAGE ANALYSIS

THE COA PROCEDURE FOR 40 ACRES AND SMALLER (DPM CHAPTER 6) IS USED FOR ANALYSIS. THESE CALCULATIONS ANALYZE THE HYDROLOGY FOR THE PROPOSED DEVELOPED CONDITIONS UPON A 100 YEAR RAINFALL EVENT. RESULTS OF THE HYDROLOGY AND HYDRAULIC CALCULATIONS ARE PRESENTED BELOW.

HYDROLOGY ANALYSIS

SITE CHARACTERISTICS: PRECIPITATION ZONE = 2 (PER DPM CH. 6)

EXISTING ESTIMATED RUN OFF

TOTAL SITE AREA = 0.145 AC. PEAK DISCHARGE (TABLE 6.2.14)

ZONE 2. TREATMENT B = 2.36 CFS/AC ANALYSIS RESULTS

V = 421 CF

Q = 0.34 CFS

PROPOSED ESTIMATED RUN OFF TOTAL DISTURBED AREA = 0.115 AC.

TOTAL UNDISTURBED AREA = 0.030 AC.

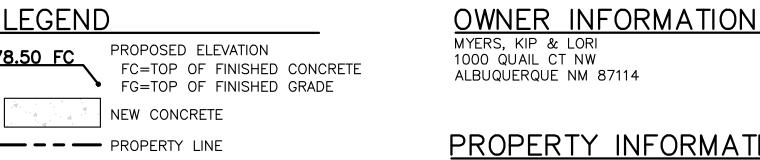
PEAK DISCHARGE (TABLE 6.2.14) ZONE 2, TREATMENT B = 2.36 CFS/AC

ZONE 2, TREATMENT D = 4.34 CFS/AC

ANALYSIS RESULTS V = 1,060 CFQ = 0.57 CFS

CONCLUSION

THE PROPOSED SITE WILL INCREASE RUNOFF BY 0.23 CFS. ACCORDING TO CITY ARCGIS AND CITY RECORDS, THIS SITE IS ALLOWED FREE DISCHARGE TO THE ROW AND INTO THE STORMDRAIN ON MONTANO. THEREFORE, THIS GRADING AND DRAINAGE PLAN IS DESIGNED TO CONVEY STORMWATER GENERATED ON-SITE TOWARDS THE ROW AS SHOWN. ON-SITE STORM DRAINAGE DESIGN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.



PROPERTY INFORMATION - - - PROPERTY LINE ---- EASEMENT LINE SEC. 29, T. 11N, R. 3E, N.M.P.M. LOT SIZE: 0.145 ACRE DEVELOPED — — — — EDGE OF ROAD UPC: 101406133127341915 — — EXISTING CONTOUR TEMPORARY BENCHMARK → DRAINAGE DIRECTION Development Review Services **HYDROLOGY SECTION** APPROVED 12/22/22 F14D037B

0 1/2" 1"

78.60 FC

78.55 FG

(N82°20'13"W)

FFE=4978.85

Lot 2 Villa Canela Addition

77.8 FG

78.50 FC

78.50 FC

77.6± FG MATCH EX.

MATCH EX.

TEMPORARY

BENCHMARK

ELEV.=4977.80

EAST RIM MANHOLE

Montano Road NW RW Varies

<u>4976.88</u>

78.00 FG

4978.73

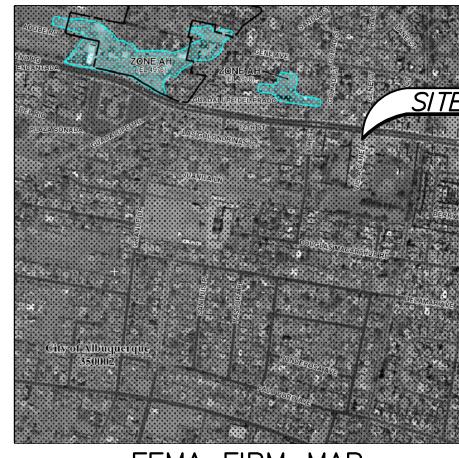
78.50 FG

PROPERTY DESCRIPTION

LOT 1 VILLA CANELA ADDITION RECORDED OCTOBER 13, 1999, 99C-287

KEYED CONSTRUCTION NOTES

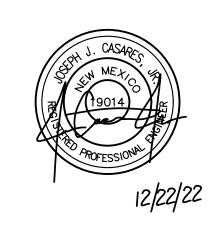
- A. GRADE AREA PER CONTOUR ELEVATIONS AND CALLOUTS SHOWN. 6H: 1V MAX. SLOPE ANYWHERE ON SITE. ELEVATIONS SHOWN ARE AT TOP OF FINISHED EARTH, LANDSCAPE, CONCRETE, AND GRAVEL SURFACES.
- B. INSTALL 6" THICK UNREINFORCED CONCRETE DRIVE PAD OVER 3" GRAVEL BED. EXPANSION/CONTRACTION JOINTS AT 10' SQR. SCORE PATTERN AND COLOR BY ARCHITECT.
- C. INSTALL 4" THICK CONCRETE WALKWAY OVER 3" GRAVEL BED (LONGITUDINAL SLOPE = 2% MAX. IN ANY DIRECTION UNLESS NOTED OTHERWISE). PROVIDE 6X6-W2.0XW2.0 WELDED WIRE FABRIC REINFORCING. PROVIDE EXPANSION JOINT AT 5'. SCORE PATTERN AND COLOR BY ARCHITECT.
- D. DIRECT ROOF DRAINS TO OUTLET ON SPLASH PADS, AND TO FLOW AWAY FROM STRUCTURES. BUILDING DETAILS PER ARCHITECTURAL AND STRUCTURAL SHEETS.
- E. PROVIDE ENGINEERED FILL PER GEOTECHNICAL REPORT. .PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES AT 2% MIN. AT 4' BEYOND BUILDING FACE.
- F. GRADE AREA TO PREVENT PONDING AND TO PROVIDE UNIMPEDED DRAINAGE AS SHOWN.



FEMA FIRM MAP FIRM# 35001C0119G DATED: 09/26/2008 ZONE ATLAS MAP F-14



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Project:

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Project#.: 122.672	1st Revised Date:
	8-11-2022
Drawn by: MD	2nd Revised Date:
	3rd Revised Date:
Scale:	
Checked by.: JC	4th Revised Date:

Sheet:

GRADING & DRAINAGE PLAN

Number:

C100