

CITY OF ALBUQUERQUE



January 30, 2017

Richard J. Berry, Mayor

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

RE: Jones Casas Devine Townhomes
Grading and Drainage Plan
Engineer's Stamp Date 1-10-2017 (File: J13D204)

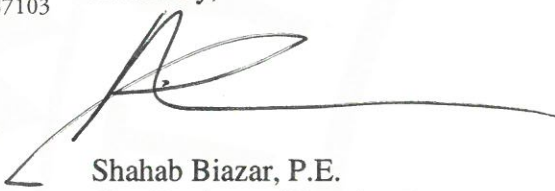
Dear Mrs. Jackie:

Based upon the information provided in your submittal received 1-10-2017, the above referenced Grading and Drainage Plan is approved for final plat and building permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3999.

Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

MA/SB



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

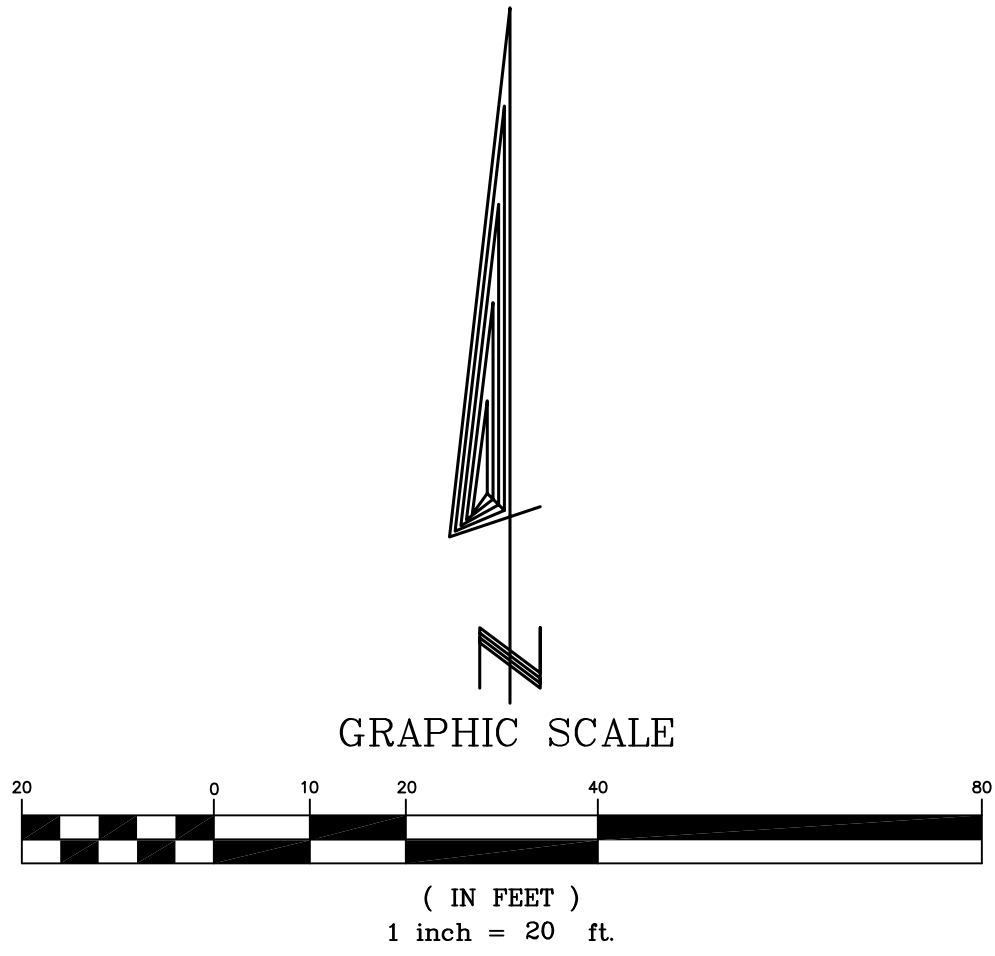
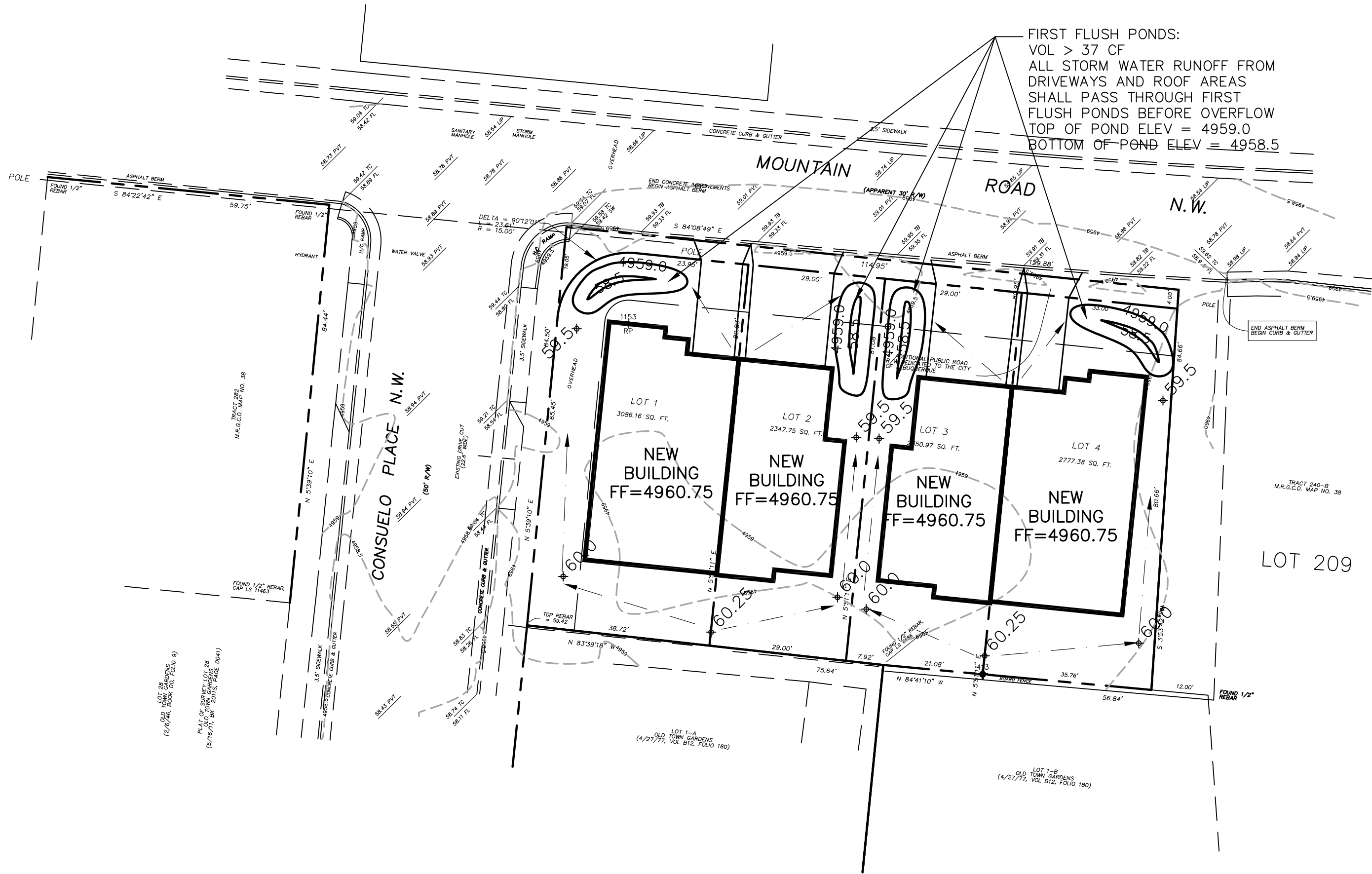
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

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.



ALBUQUERQUE CONTROL
STATION 5+00.00
N = 441218.27' E = 1016633.32'
ELEVATION = 4958.50' MSL
1002
4958.50
FIELD SURVEY

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. Four townhomes are proposed with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.25 acre site was previously historically developed with a large building and hard packed gravel/dirt parking surrounding the building. The site is bounded on the east and south by private property, on the north by Mountain Rd. NW, and on the west by Consuelo Pl NW. The site is relatively level with sand and gravel. Site topography slopes from gently to the east along Mountain Rd. As shown on FEMA Panel #331H, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the buildings are located in the center of the lots. No off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the north to first flush retention ponds. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths and ponds. Access will be taken from Mountain Rd. NW.

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:

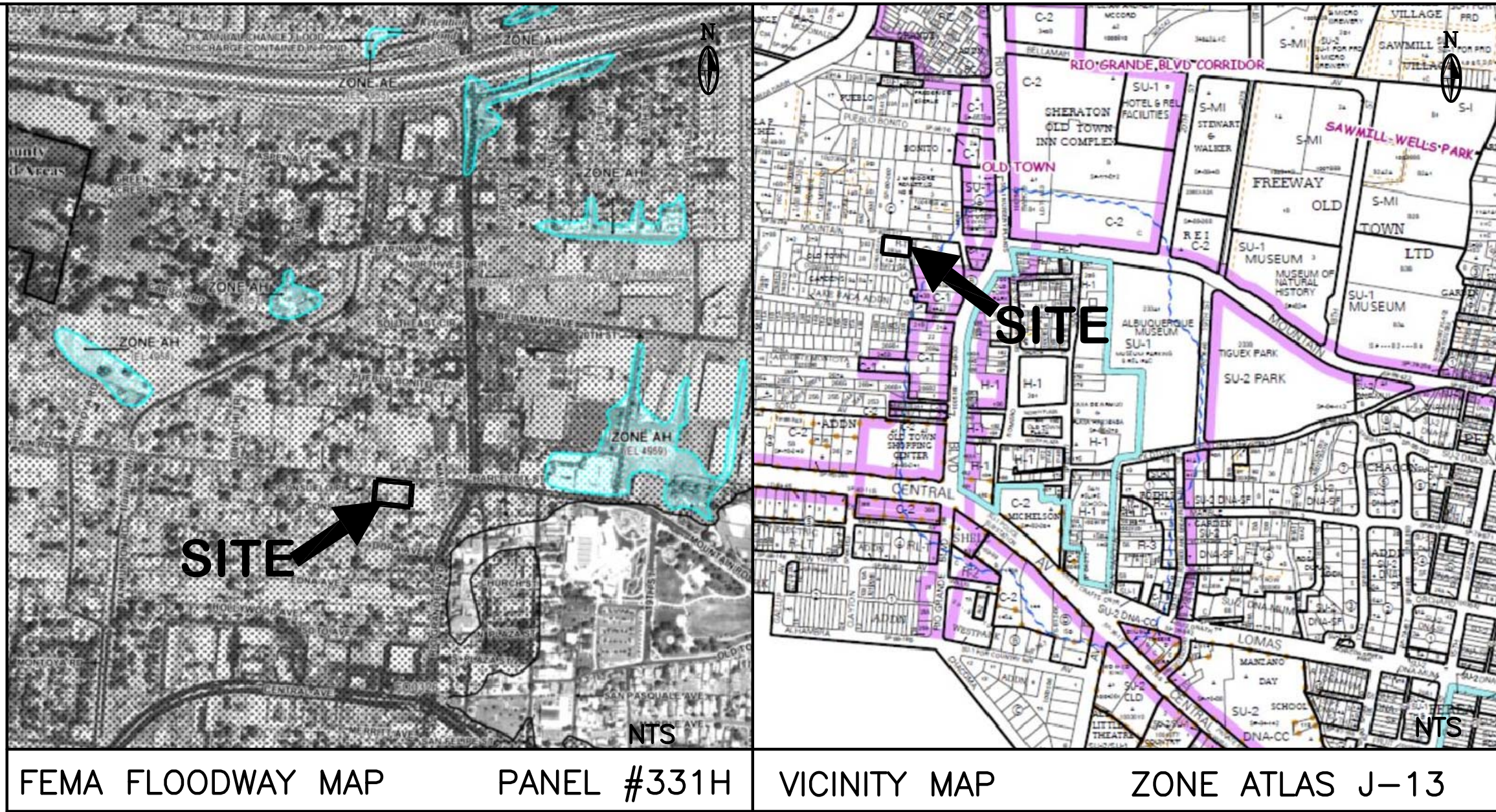
2304 Mountain Rd. NW

TOPOGRAPHY:

Topographic information provided by Mike Shook dated January, 2017.

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



LEGEND

| | EXISTING | PROPOSED |
|----------------|----------|----------|
| CONTOUR | 6045 | 6045 |
| PROPERTY LINE | | |
| ROAD | | |
| SETBACK | | |
| WALL | | |
| SPOT ELEVATION | | |

LOTS 1, 2, 3, & 4

WITHIN
CASAS DEVINE
PROJECTED SECTION 18, T 10 N, R 3 E, NMPM
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
2304 MOUNTAIN RD. NW

| FIRST FLUSH REQUIRED POND VOLUME: | | |
|-----------------------------------|----------------|----------------------|
| LOT NO. | IMP. AREA (AC) | 0.34" POND VOL. (CF) |
| 1 | 0.03 | 37 |
| 2 | 0.03 | 37 |
| 3 | 0.03 | 37 |
| 4 | 0.03 | 37 |

| LOTS 1 & 4 | | | LOTS 2 & 3 | | |
|-----------------------|------|-----------|-----------------------|------|-----------|
| POND VOLUME PROVIDED: | | | POND VOLUME PROVIDED: | | |
| ELEV. | AREA | VOL. (CF) | ELEV. | AREA | VOL. (CF) |
| 4959 | 154 | 41.75 | 4959 | 158 | 44.5 |
| 4958.5 | 13 | | 4958.5 | 20 | |

| LOT 1 | | | | | | | LOT 2 & 3 | | | | | | | LOT 4 | | | | | | |
|-------------------------|--|--|--|--|--|--|-------------------------|--|--|--|--|--|--|-------------------------|--|--|--|--|--|--|
| Areas: (acres) | | | | | | | Areas: (acres) | | | | | | | Areas: (acres) | | | | | | |
| Existing | | | | | | | Existing | | | | | | | Existing | | | | | | |
| Proposed | | | | | | | Proposed | | | | | | | Proposed | | | | | | |
| Treatment A | | | | | | | Treatment A | | | | | | | Treatment A | | | | | | |
| Treatment B | | | | | | | Treatment B | | | | | | | Treatment B | | | | | | |
| Treatment C | | | | | | | Treatment C | | | | | | | Treatment C | | | | | | |
| Treatment D | | | | | | | Treatment D | | | | | | | Treatment D | | | | | | |
| Total (acres) = | | | | | | | Total (acres) = | | | | | | | Total (acres) = | | | | | | |
| Volume | | | | | | | Volume | | | | | | | Volume | | | | | | |
| 100 year Existing | | | | | | | 100 year Existing | | | | | | | 100 year Existing | | | | | | |
| 100 year Proposed | | | | | | | 100 year Proposed | | | | | | | 100 year Proposed | | | | | | |
| 10 year Existing | | | | | | | 10 year Existing | | | | | | | 10 year Existing | | | | | | |
| 10 year Proposed | | | | | | | 10 year Proposed | | | | | | | 10 year Proposed | | | | | | |
| 2 year Existing | | | | | | | 2 year Existing | | | | | | | 2 year Existing | | | | | | |
| 2 year Proposed | | | | | | | 2 year Proposed | | | | | | | 2 year Proposed | | | | | | |
| Volume (acre-feet) = | | | | | | | Volume (acre-feet) = | | | | | | | Volume (acre-feet) = | | | | | | |
| Volume (cubic feet) = | | | | | | | Volume (cubic feet) = | | | | | | | Volume (cubic feet) = | | | | | | |
| Total Qip, cfs: | | | | | | | Total Qip, cfs: | | | | | | | Total Qip, cfs: | | | | | | |
| 100 year Existing Qip7A | | | | | | | 100 year Existing Qip7A | | | | | | | 100 year Existing Qip7A | | | | | | |
| 100 year Proposed Qip7A | | | | | | | 100 year Proposed Qip7A | | | | | | | 100 year Proposed Qip7A | | | | | | |
| 10 year Existing Qip7A | | | | | | | 10 year Existing Qip7A | | | | | | | 10 year Existing Qip7A | | | | | | |
| 10 year Proposed Qip7A | | | | | | | 10 year Proposed Qip7A | | | | | | | 10 year Proposed Qip7A | | | | | | |
| 2 year Existing Qip7A | | | | | | | 2 year Existing Qip7A | | | | | | | 2 year Existing Qip7A | | | | | | |
| 2 year Proposed Qip7A | | | | | | | 2 year Proposed Qip7A | | | | | | | 2 year Proposed Qip7A | | | | | | |
| Treatment A | | | | | | | Treatment A | | | | | | | Treatment A | | | | | | |
| Treatment B | | | | | | | Treatment B | | | | | | | Treatment B | | | | | | |
| Treatment C | | | | | | | Treatment C | | | | | | | Treatment C | | | | | | |
| Treatment D | | | | | | | Treatment D | | | | | | | Treatment D | | | | | | |
| Total Q (cfs) = | | | | | | | Total Q (cfs) = | | | | | | | Total Q (cfs) = | | | | | | |

Jackie S. McDowell
Professional Engineer
19-17

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on January 4, 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.

| | | | | | | | | | | | |
|---|----------|-------|---------------|------------|-----|-------|----|--|--|--|--|
| BERNALILLO COUNTY | | | | NEW MEXICO | | | | | | | |
| LOTS 1, 2, 3, & 4 CASAS DEVINE | | | | | | | | | | | |
| JOHN JONES — CASAS DEVINE TOWNHOMES — GRADING & DRAINAGE PLAN | | | | | | | | | | | |
| McDowell Engineering, Inc. | | | | | | | | | | | |
| 7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122 | | | | | | | | | | | |
| TELE: 505-828-2430 • FAX: 505-821-4857 | | | | | | | | | | | |
| Designed | JSM | Drawn | STAFF | Checked | JSM | Sheet | of | | | | |
| File | JON0116L | Date | JANUARY, 2017 | | | 1 | 1 | | | | |