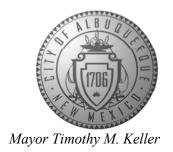
CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



February 16, 2021

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

RE: Sunset Farms / Puesta Del Sol Subdivision

235 Anna Maria Pl. SW Grading and Drainage Plan Engineer's Stamp Date: 12/16/20 Engineer's Certification Date: 02/11/21

Hydrology File: K12D025

Dear Ms. McDowell:

PO Box 1293

Based upon the information provided in your submittal received 02/05/2021, the Grading and Drainage Plan is approved for Building Permit and Building Pad Certification for 235 Anna Maria Pl. SW. Please attach a copy of this approved plan in the construction sets for Building

Albuquerque

Permit processing along with a copy of this letter.

NM 87103

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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

www.cabq.gov

Sincerely,

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

Renée C. Brissette



City of Albuquerque

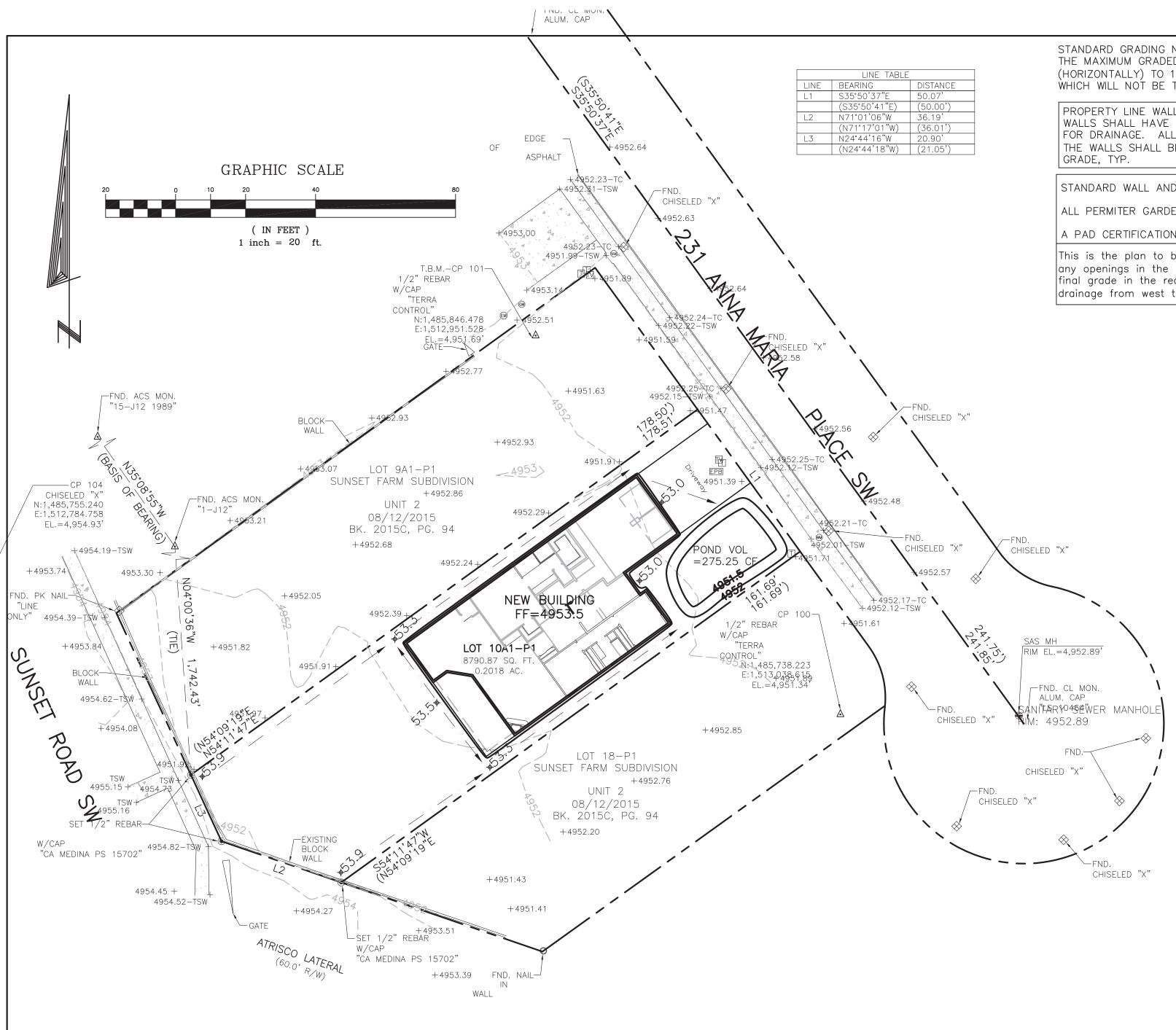
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Building P		ermit #:	Hydrology File #:		
		Work Order#:			
Legal Description:					
City Address:					
Applicant:			Contact:		
Address:					
Phone#:	Fax#:		E-mail:		
Other Contact:			Contact:		
Address:					
Phone#:					
TYPE OF DEVELOPMENT:	PLAT (# of lots)	RESIDENCE	DRB SITE ADMIN SI		
IS THIS A RESUBMITTAL?	Yes No				
DEPARTMENT TRANSPO	RTATIONHY	DROLOGY/DRAINAC	GE		
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTON CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMEN ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAT TRAFFIC IMPACT STUDY (INCOMPACT STUDY) OTHER (SPECIFY) PRE-DESIGN MEETING?	IT PERMIT APPLIC YOUT (TCL) TIS)	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)			

FEE PAID:_____



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.

SURVEY NOTES: PROJECT LOCATION

235 ANNA MARIA PLACE SW, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION

LOT 10A1-P1 OF SUNSET FARM SUBDIVISION, UNIT 2

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO JUNE 2020.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE 1 3/4 INCH METALLIC DISK EPOXIED TO THE TOP OF A CONCRETE HEADWALL LOCATED 70.0' EAST OF THE PROJECTED EAST BLOCK WALL (NORTH OF THE ATRISCO LATERAL)OF PUESTA DEL SOL SUBDIVISION. BENCHMARK IS CENTERED ON HEADWALL AND STAMPED, "ACS BM 30_K12". TO REACH THE BENCHMARK FROM THE INTERSECTION OF CENTRAL AVE. AND SUNSET RD. SW, TRAVEL SOUTH ON SUNSET RD. 0.50 MI. TO THE ATRISCO LATERAL DRAIN ON THE LEFT, THEN TRAVEL EAST ALONG THE DRAIN TO THE INTERSECTION OF THE ATRISCO LATERAL AND THE RIVERSIDE DRAIN. ELEVATION = 4956.47 FEET (NAVD 88 VERTICAL DATUM).

TEMPORARY BENCHMARK

TEMPORARY BENCHMARK IS A TERRA LAND SURVEYS CONTROL MONUMENT CP 101 BEING A SET 1/2 INCH REBAR WITH CAP STAMPED "TERRA CONTROL". ELEVATION = 4,951.69 FEET (NAVD 88 VERTICAL DATUM)

<u>NOTES</u>

1. FIELD SURVEY PERFORMED IN JUNE 2020.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO NAD 1983 NEW MEXICO CENTRAL ZONE. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS. COMBINED GROUND TO GRID FACTOR IS 0.999685271 SCALED AROUND 0,0. 3. ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE

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

5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE

6. PIPE SIZES AND MATERIAL TYPES FOR MANHOLES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEYS AND VISUAL INSPECTIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE PIPE SIZES AND MATERIAL TYPES ARE EXACT BUT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

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.

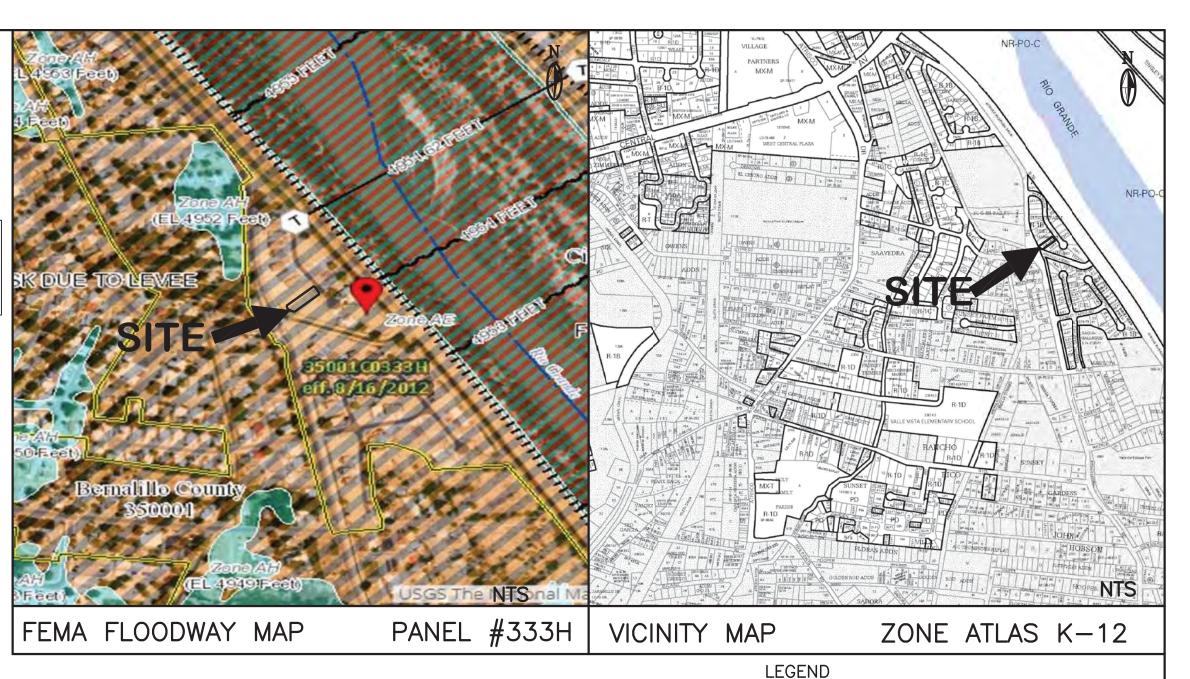
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE

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).



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 0.20 acre site is undeveloped. The site is bounded on the northwest and southeast by private property, on the northeast by Anna Maria Place, on the southwest by Sunset Road SW. The site is relatively level. As shown on FEMA Panel #333H, dated August 16, 2012, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

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. No off—site flows enter the site due to existing grades on adjacent lots which transport offsite runoff to public streets and on and around the sites. On site flows will drain around the structure via swales, and flow to the east 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:

235 ANNA MARIA PLACE SW, ALBUQUERQUE, NM 87105

TOPOGRAPHY:

Topographic information provided by Christopher Medina dated June, 2020.

ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.20	0.00
Treatment B	0.00	0.09
Treatment C	0.00	0.03
Treatment D	0.00	0.08
Total (acres) =	0.20	0.20

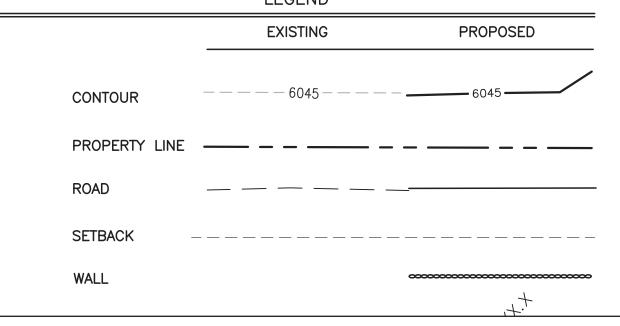
POND VOLUME PROVIDED:							
ELEV.	AREA	VOL. (CF)					
4952	688	59 Y-50					
		275.25					
4951.5	413						
	TOTAL	275.25					

			100 year	3	10 year Proposed	2 year Existing	2 year Proposed
П	Volume (acre-feet) =	0.007	0.021	0.001	0.011	0.000	0.005
П	Volume (cubic feet) =	319	899	58	480	0	225
ľ			070.70				<u> </u>

REQUIRED VOLUME = 0.20 X 0.34/12*43560 = 247 CF

ll l	100 year Existing Q(p)*A	A STATE OF THE PARTY OF THE PAR	10 year Existing Q(p)*A	A The second of the second control of the		2 year Proposed Q(p)*A
Treatment A	0.26	0.00	0.05	0.00	0.00	0.00
Treatment B	0.00	0.18	0.00	0.07	0.00	0.00
Treatment C	0.00	0.09	0.00	0.04	0.00	0.01
Treatment D	0.00	0.35	0.00	0.23	0.00	0.14
Total Q (cfs) =	0.26	0.62	0.05	0.34	0.00	0.15

Planning Department
Development Review Services **HYDROLOGY SECTION APPROVED** 02/16/21
Peresette K15D025



DRAINAGE CERTIFICATION - PAD CERTIFICATION

JACKIE MCDOWELL, NMPE 10903, OF THE FIRM MCDOWELL ENGINEERING, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12-16-20,THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA, NMPS 15702, OF THE FIRM TERRA LAND SURVEYS LLC. FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2-11-21 AND HAVE DETERMINED BY VISUAL IN- SPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PAD CERTIFICATION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on December 9, 2020 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.

235 ANNA MARIA PLACE SW, ALBUQUERQUE, NM 87105 CITY OF ALBUQUERQUE, BERNALILLO COUNTY

LOT 10A-P1, UNIT 2 SUNSET FARM SUBDIVISION

MICHAEL SANCHEZ LOT 10A - GRADING & DRAINAGE PLAN

NEW MEXICO

TELE: 505-828-2430 • FAX: 505-821-4857 Checked JSM Drawn STAFF esigned JSM SAN02201 DECEMBER,2020

GRADING 12-10-2 SAN0220L