

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 21, 2020

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

**RE: Sunset Farms / Puesta Del Sol Subdivision
244 Anna Maria Pl. SW
Grading and Drainage Plan
Engineer's Stamp Date: 09/06/20
Hydrology File: K12D025**

Dear Ms. McDowell:

PO Box 1293 Based upon the information provided in your submittal received 09/09/20, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque Once the grading is complete, a pad certification will be required prior to release of Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter and the pad certification approval letter.

NM 87103 Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

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 (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ 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) _____

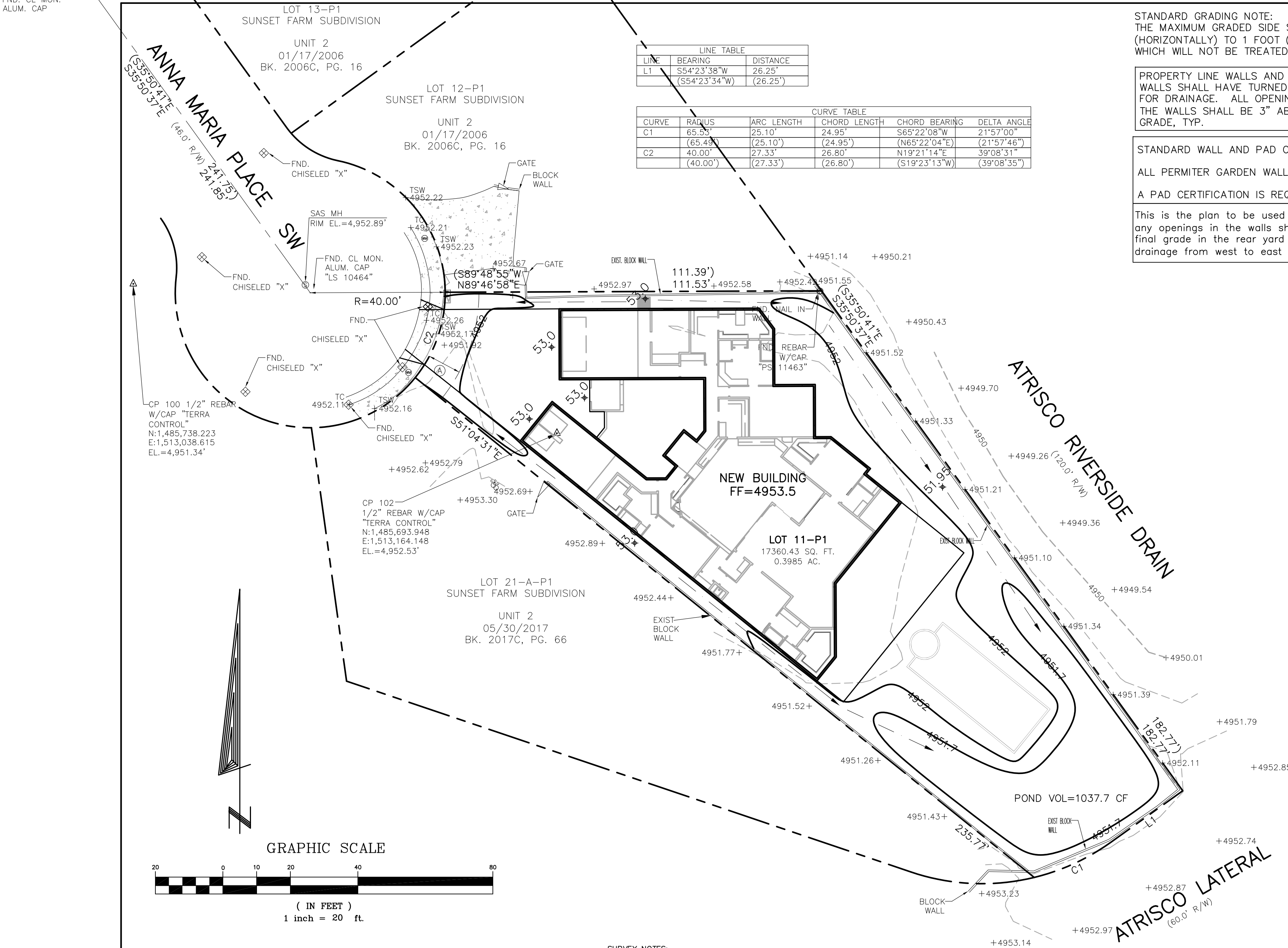
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

FND. CL MON.
ALUM. CAP



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 SEED.

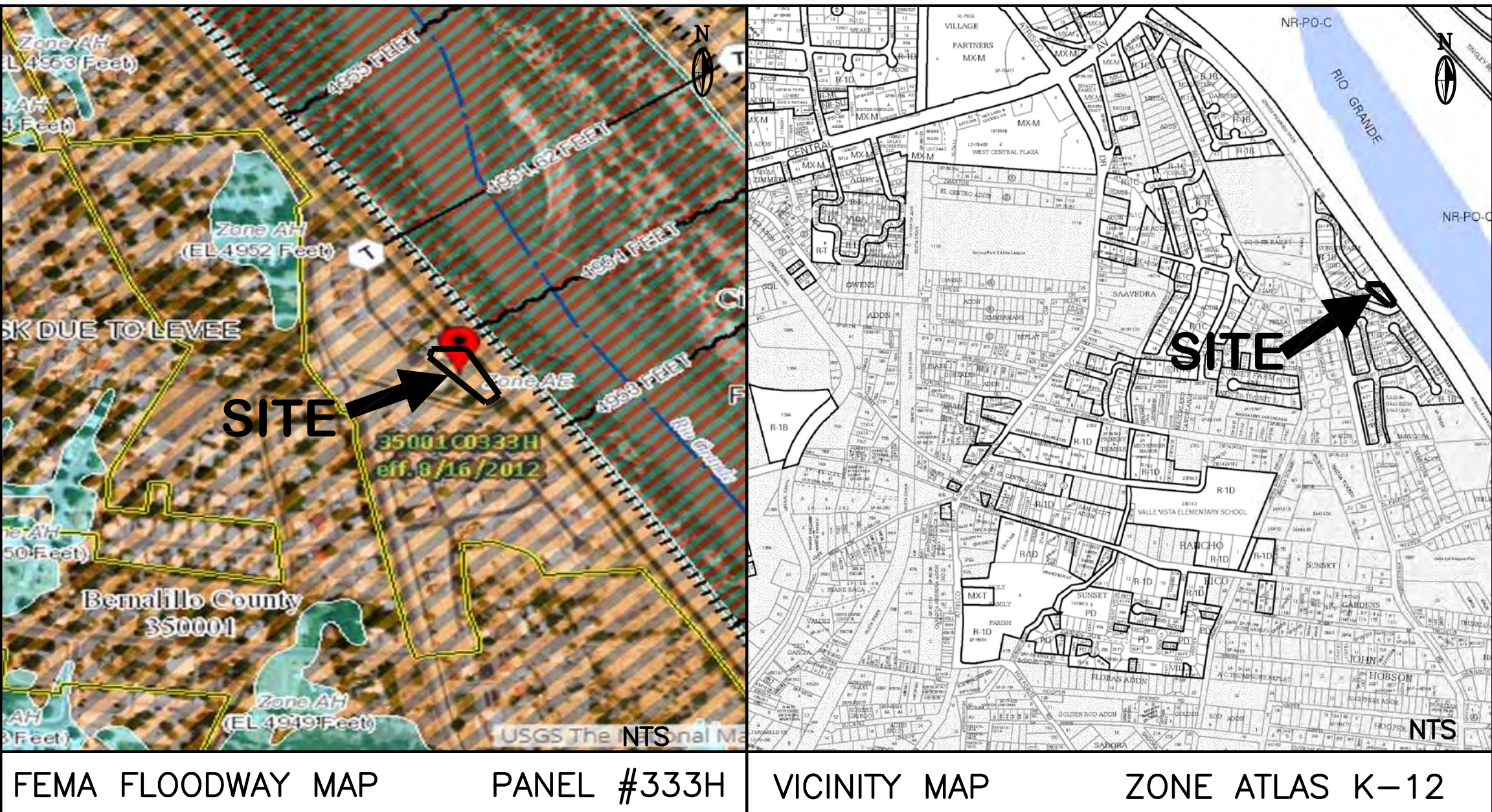
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE, TYP.

STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL PERMITTER 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).



LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	+4951.46

SURVEY LEGEND

△	CONTROL MONUMENT (AS NOTED)
•	FND. REBAR (AS NOTED)
⊗	FND. CHISELED "X" (AS NOTED)
⊙	FND. NAIL (AS NOTED)
⊞	TELEPHONE RISER
⊞	CLEANOUT
⊙	SAS MANHOLE
⊙	WATER METER
⊞	CABLE TV
x49xx.xx	SPOT ELEVATION
TC=	TOP OF CONCRETE
TSW=	TOP OF SIDEWALK
⊞	GATE
⊞	CONCRETE HATCH

EASEMENT NOTES:
10.0' P.U.E.
10/05/2001
BK. 2001C, PG. 276

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.

SURVEY NOTES: PROJECT LOCATION

244 ANNA MARIA PLACE SW, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION

LOT 11-P1 OF SUNSET FARM SUBDIVISION, UNIT TWO

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 3 1/4 INCH ALUMINUM DISC RIVETED TO A PIPE 0.25 FEET ABOVE THE GROUND AND IS STAMPED "15-J12 1989". TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE AND RIO GRANDE BOULEVARD TRAVEL WEST ON CENTRAL AVENUE 1.0 MILE TO SUNSET ROAD. THE STATION IS 356 FEET NORTHEAST OF CENTERLINE OF SUNSET ROAD. ELEVATION = 4,965.627 FEET (NAVD 88 VERTICAL DATUM).

TEMPORARY BENCHMARK

TEMPORARY 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 = 4956.46 FEET (NAVD 88 VERTICAL DATUM).

NOTES

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 SPECIFIED.
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.
7. THIS IS NOT A BOUNDARY SURVEY PROPERTY LINES SHOWN ARE FOR ORIENTATION ONLY. INFORMATION TAKEN FROM PLAT RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE.

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 0.40 acre site is undeveloped. The site is bounded on the north and southwest by private property, on the northwest by Anna Maria Place, on the south by Atrisco Lateral, and on the northeast by Atrisco Riverside Drain. 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 southeast and northwest to the first flush natural 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:

244 ANNA MARIA PLACE SW, ALBUQUERQUE, NM 87105

TOPOGRAPHY:

Topographic information provided by Christopher Medina dated August 14, 2020.

ZONE 1			
Areas: (acres)	Existing	Proposed	POND VOLUME PROVIDED: ELEV. AREA VOL (CF)
Treatment A	0.40	0.00	4952 4778 1037.7
Treatment B	0.00	0.18	
Treatment C	0.00	0.00	4951.7 2140 TOTAL 1037.7
Treatment D	0.00	0.22	
Total (acres) =	0.40	0.40	

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.015	0.048	0.003	0.028	0.000	0.013
Volume (cubic feet) =	639	2,011	116	1,134	0	562

REQUIRED VOLUME = 700.6 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	0.62	0.00	0.10	0.00	0.00	0.00
Treatment B	0.00	0.37	0.00	0.14	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.95	0.00	0.64	0.00	0.37
Total Q (cfs) =	0.62	1.33	0.10	0.77	0.00	0.38

9-6-20

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on August 20, 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.

244 ANNA MARIA PLACE SW, ALBUQUERQUE, NM 87105

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 11-P1, UNIT TWO SUNSET FARM SUBDIVISION

MONTOYA, VALERIE (M.SANCHEZ, BUILDER) - 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 MON0120L Date AUGUST, 2020 1 1