

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 20, 2021

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
Engineer's Certification Date: 04/15/21
Hydrology File: K12D025**

Dear Ms. McDowell:

PO Box 1293

Albuquerque

NM 87103

Based upon the information provided in your submittal received 04/15/2021, the Grading and Drainage Plan is approved for Building Permit and Building Pad Certification for 244 Anna Maria Pl. SW. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

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



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) _____

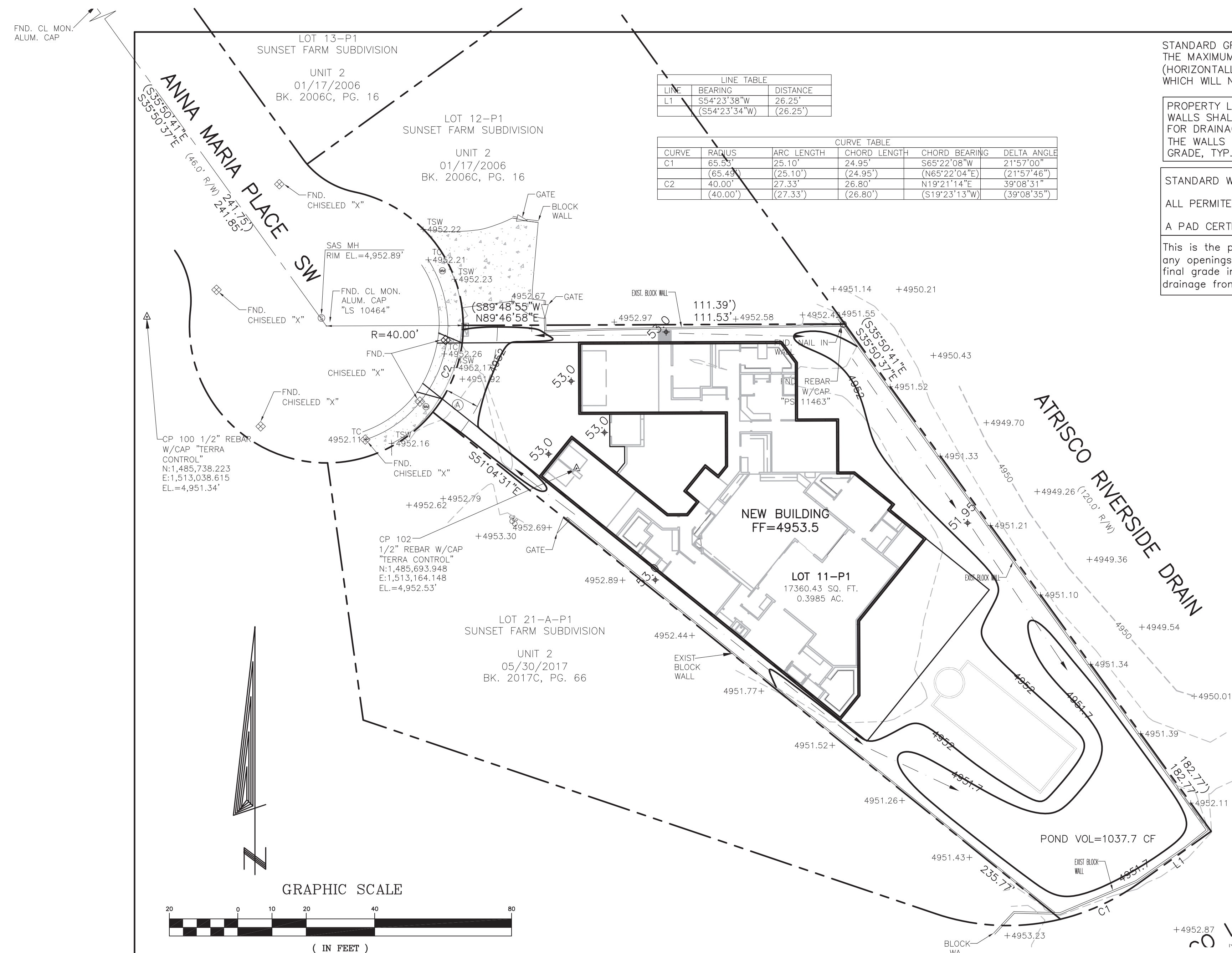
DATE SUBMITTED: _____ **By:** _____

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.

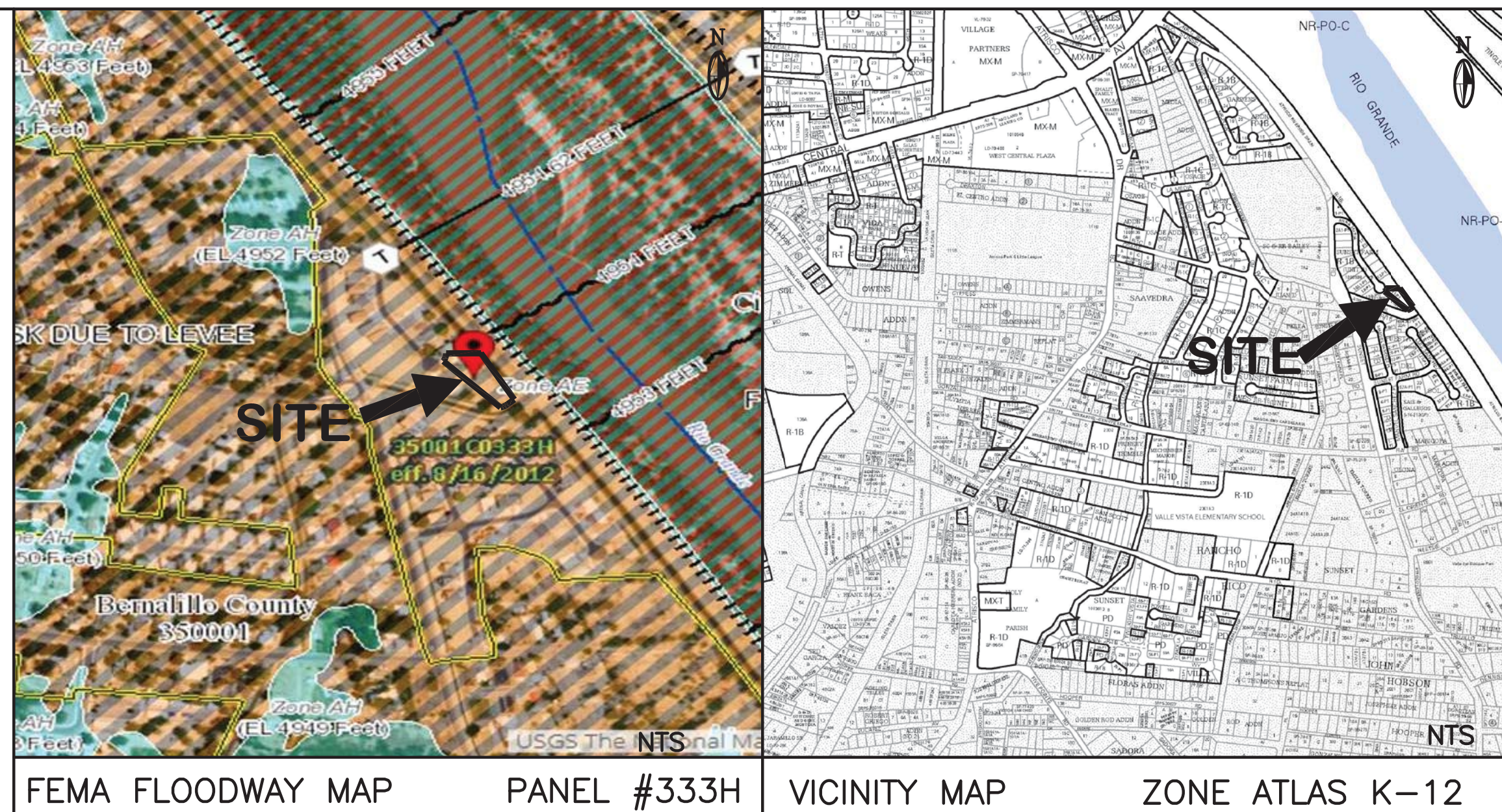
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE, TYP.

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

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.

PAD CERTIFICATION

I, JACKIE S. MCDOWELL, NMPE # 10903, OF THE FIRM MCDOWELL ENGINEERING, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AS SHOWN FOR BUILDING PAD AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9-6-20. THE AS-BUILT PAD SURVEY SHOWN ON THIS PLAN FURTHER CERTIFIES THAT 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 FOR A REQUEST FOR BUILDING PERMIT.

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 AND TO CONFIRM THAT THE BUILDING PAD IS AT THE GRADE PROVIDED. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

9-6-20

4-15-21
PAD CERTIFICATION

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.

GENERAL DRAINAGE PLAN NOTES:

- It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 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.
- Irrigation within 10 feet of any proposed structure is not recommended. Irrigation water adjacent to the structures could cause settlement.
- This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design.
- 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.
- It is recommended that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 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.
- All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates.
- 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.
- Contact shall ensure that no site soils/sediment or silt enters the right-of-ways during construction.
- 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

- FIELD SURVEY PERFORMED IN JUNE 2020.
- 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.
- ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.
- 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.
- 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.
- 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.

NOTES:

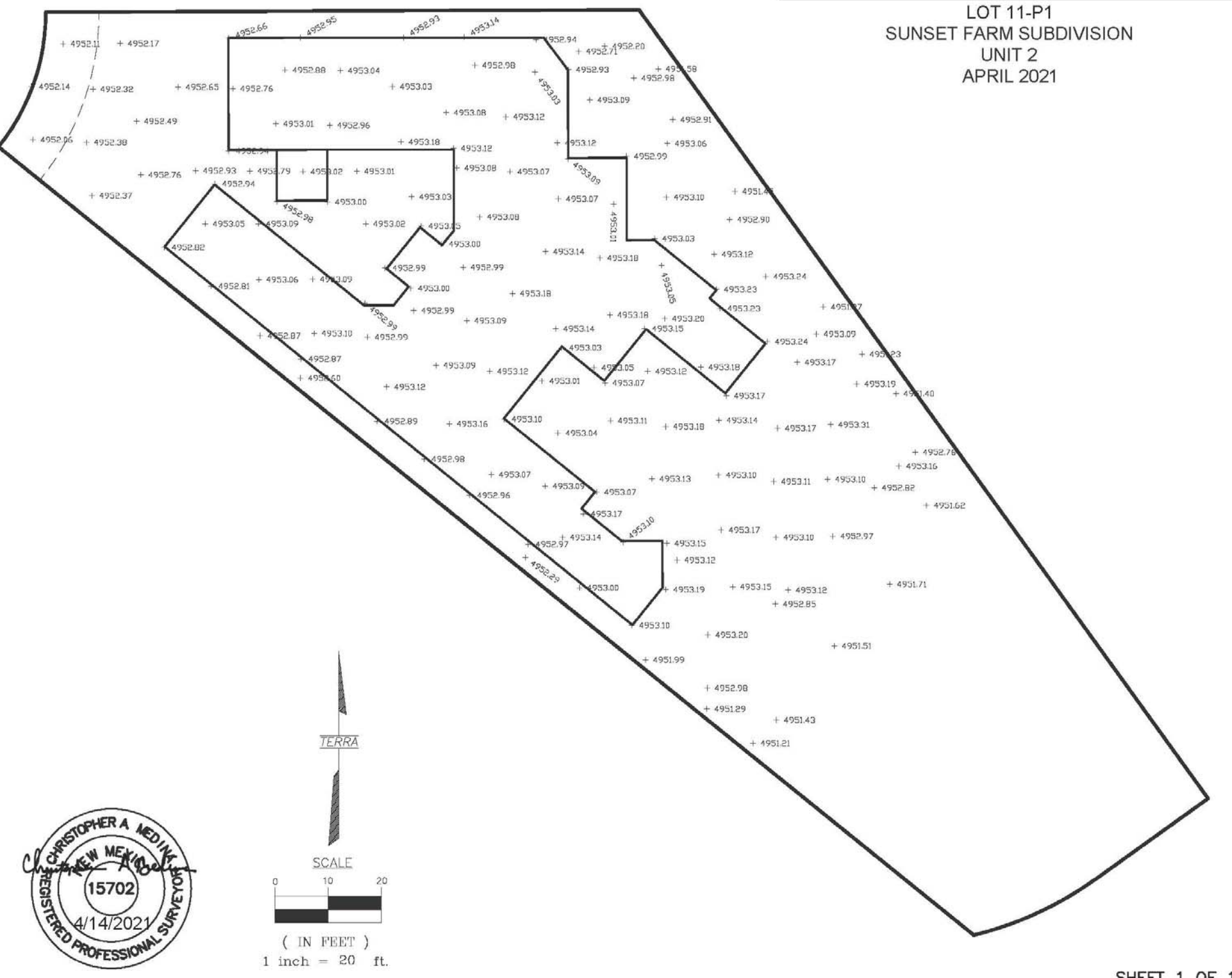
- FIELD SURVEY PERFORMED ON APRIL 2021.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- BEARINGS ARE STATE PLANE NAD 83 NM CENTRAL ZONE.
- ELEVATIONS REFERENCED TO NAVD 88. PROJECT BENCHMARK IS ACS STATION "10-J12" (L=4965.627 FEET).
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Christopher A. Medina
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

APRIL 14, 2021
DATE



SHEET 1 OF 1
TERRA PROJECT NO. 2020-085

GRADING
6-1-17
1=20
SAND317L