

# CITY OF ALBUQUERQUE

Planning Department  
Suzanne Lubar, Director



Mayor Richard J. Berry

June 22, 2017

Jackie McDowell, PE  
McDowell Engineering, Inc.  
7820 Beverly Hills Ave NE  
Albuquerque, NM 87121

RE: **Lot 16 Block 6 Unit 18, S.A.D. 228**  
**6512 Kimmick Dr. NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 9-7-17 (D10D003M16)**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 9/13/17, this plan is cannot be approved for Grading Permit until the following comments are addressed

- Show the 7' PUE in the rear yard. Flows should travel from east to west in this area and out to Pato Rd.

**Prior to Building permit approval a Pad Certification will be required, provided by the Engineer signed and dated or a registered Land Surveyor with as-build spots.**

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

James D. Hughes, P.E.  
Principal Engineer, Hydrology  
Planning Department

RR/JDH  
C: File



# 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) **pad certification**

### 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) **pad certification**

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

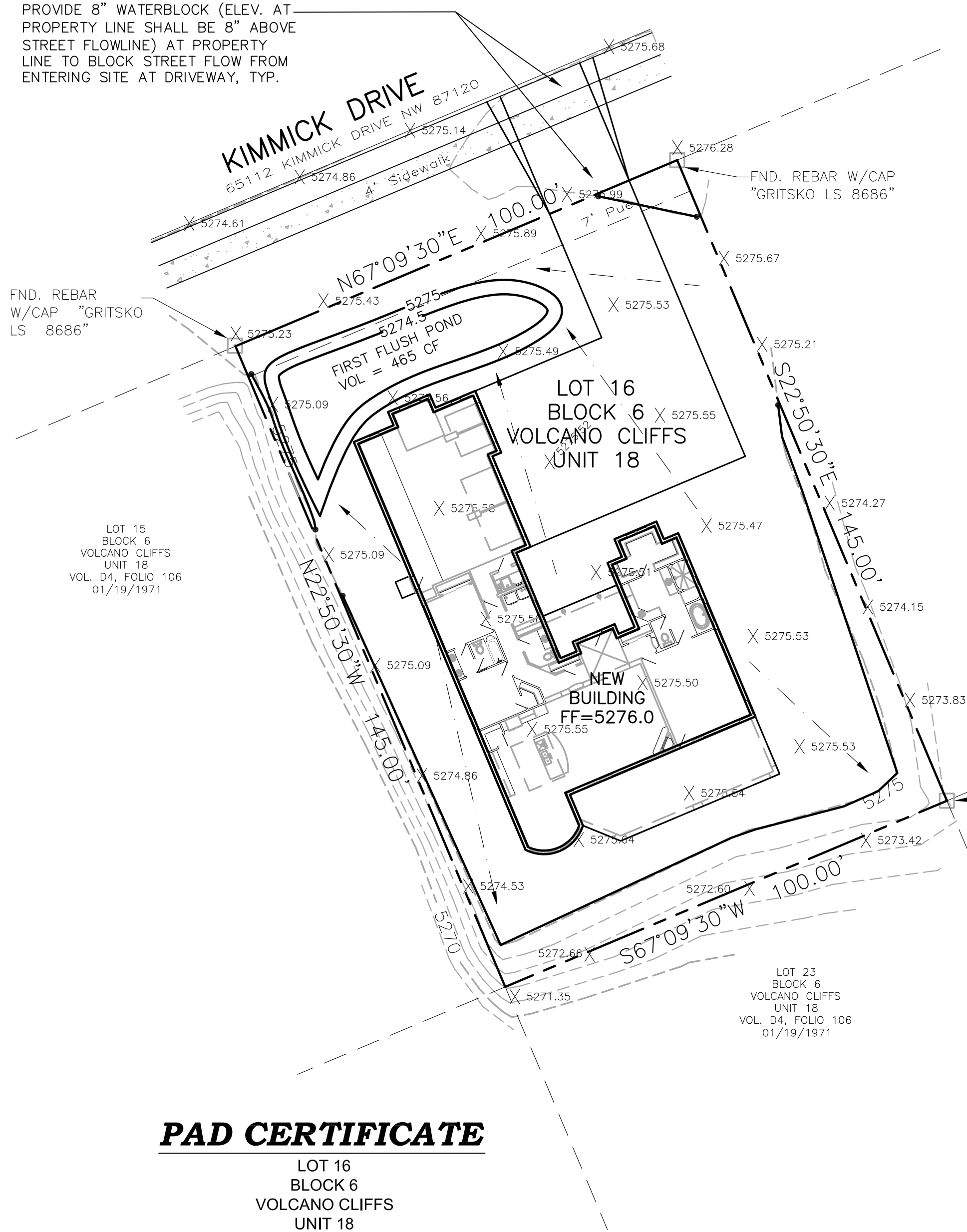
DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

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



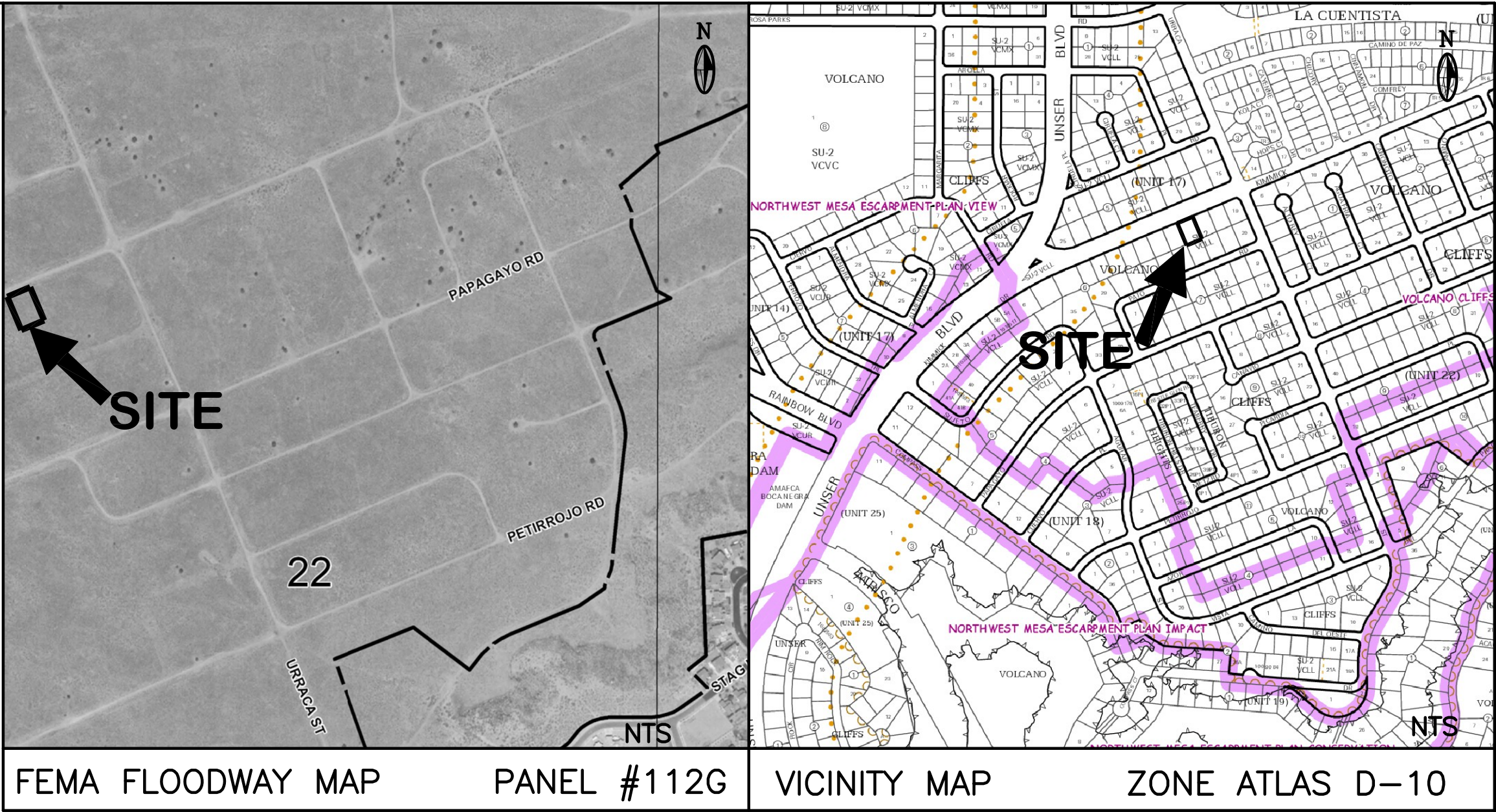
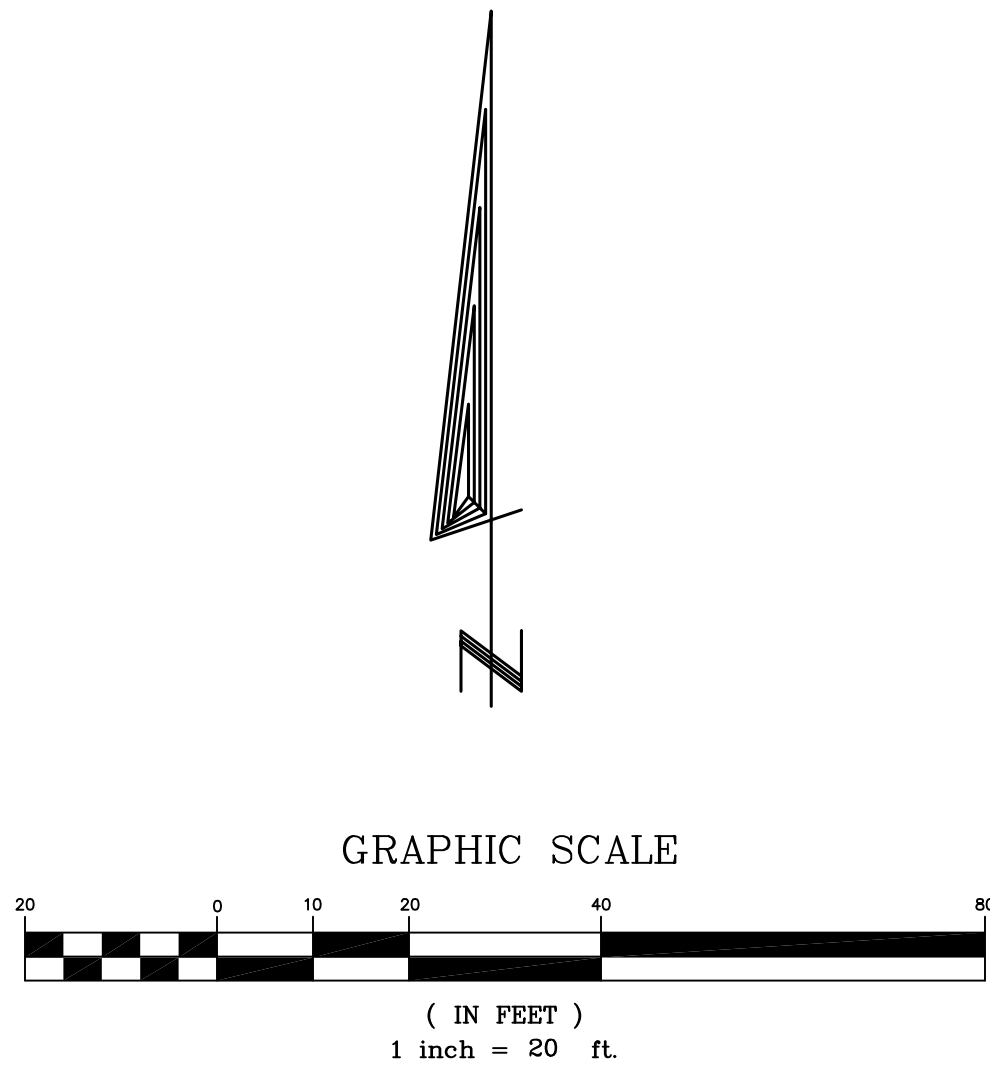
PROVIDE 8" WATERBLOCK (ELEV. AT PROPERTY LINE SHALL BE 8" ABOVE STREET FLOWLINE) AT PROPERTY LINE TO BLOCK STREET FLOW FROM ENTERING SITE AT DRIVEWAY, TYP.



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).

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.

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 SEEDDED.



#### SURVEY LEGEND

- FOUND REBAR (AS NOTED)
- SPOT ELEVATION
- APPARENT PROPERTY LINE PER RECORD PLAT
- CONCRETE HATCH

#### SURVEY NOTES:

- FIELD SURVEY PERFORMED ON AUGUST 2017.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- BASIS OF BEARINGS IS STATE PLANE NAD 83 NM CENTRAL ZONE USING USGLO SECTION CORNER "S21, S22, S28, S27, T11, R2E, 1911".
- ELEVATIONS REFERENCED TO NAVD 88 VERTICAL DATUM. PROJECT BENCHMARK IS USGLO SECTION CORNER "S21, S22, S28, S27, T11, R2E, 1911" EL.=5,330.151 FEET.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY.

#### LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	X 5275.89	XXX

### PAD CERTIFICATE

LOT 16  
BLOCK 6  
VOLCANO CLIFFS  
UNIT 18  
65112 KIMMICK NW

#### 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 0.33 acre site is undeveloped. The site is bounded on the north by Kimmick Drive NW, and on the west, south, and east by private property. The site is relatively level in the center and slopes to the southwest. As shown on FEMA Panel #112G, the site is not located in a 100 year flood plain.

##### PROPOSED CONDITIONS:

Per the SAD 228 Drainage Report by Wilson & Company, drainage from the lots has been master planned to be intercepted by drainage features downstream of the properties. 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 properties. On site flows for the northern portion of the lot will drain around the structure and flow to the northwest 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 existing 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:

65112 KIMMICK DRIVE NW 87120

##### TOPOGRAPHY:

Topographic information provided by Christopher Medina dated August, 2017.

##### 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.
- Contacto 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.

ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.33	0.00
Treatment B	0.00	0.19
Treatment C	0.00	0.00
Treatment D	0.00	0.14
Total (acres) =	0.33	0.33

WEST POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5275	1168	
5274.5	692	465
TOTAL POND VOL =		465 CF

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.012	0.034	0.002	0.018	0.000	0.009
Volume (cubic feet) =	527	1,463	96	782	0	373

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)\*(0.33 AC \* 43560 SF/AC) = 407 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	0.43	0.00	0.08	0.00	0.00	0.00
Treatment B	0.00	0.39	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	0.61	0.00	0.40	0.00	0.24
Total Q (cfs) =	0.43	1.00	0.08	0.55	0.00	0.24

Jackie S. McDowell  
Professional Engineer  
9-7-17

##### ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on September 1, 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.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY				NEW MEXICO			
LOT 16, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION							
MICHAEL SANCHEZ - CRUZ & BRENDA - GRADING & DRAINAGE PLAN							
McDowell Engineering, Inc.							
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122							
TEL: 505-828-2430 • FAX: 505-821-4857							
Designed	JSM	Drawn	STAFF	Checked	JSM	Sheet	of
File	SAN0417L		Date	SEPTEMBER, 2017		1	1