

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 17, 2020

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

RE: **Lot 36 Block 6 Unit 18, S.A.D. 228**  
**Volcano Cliffs Subdivision**  
**6611 Sujeto Rd. NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 7/9/2020 (D10D003M36)**

Ms. McDowell,

Based upon the information provided in your submittal received 7/15/2020, this plan is approved for Grading Permit.

PO Box 1293

**Prior to Building permit approval a Pad Certification will be required, provided by the Engineer or a registered Land Surveyor.**

Albuquerque

Please inform the builder/owner to attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

NM 87103

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 7/10/2020.

www.cabq.gov

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# 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) \_\_\_\_\_

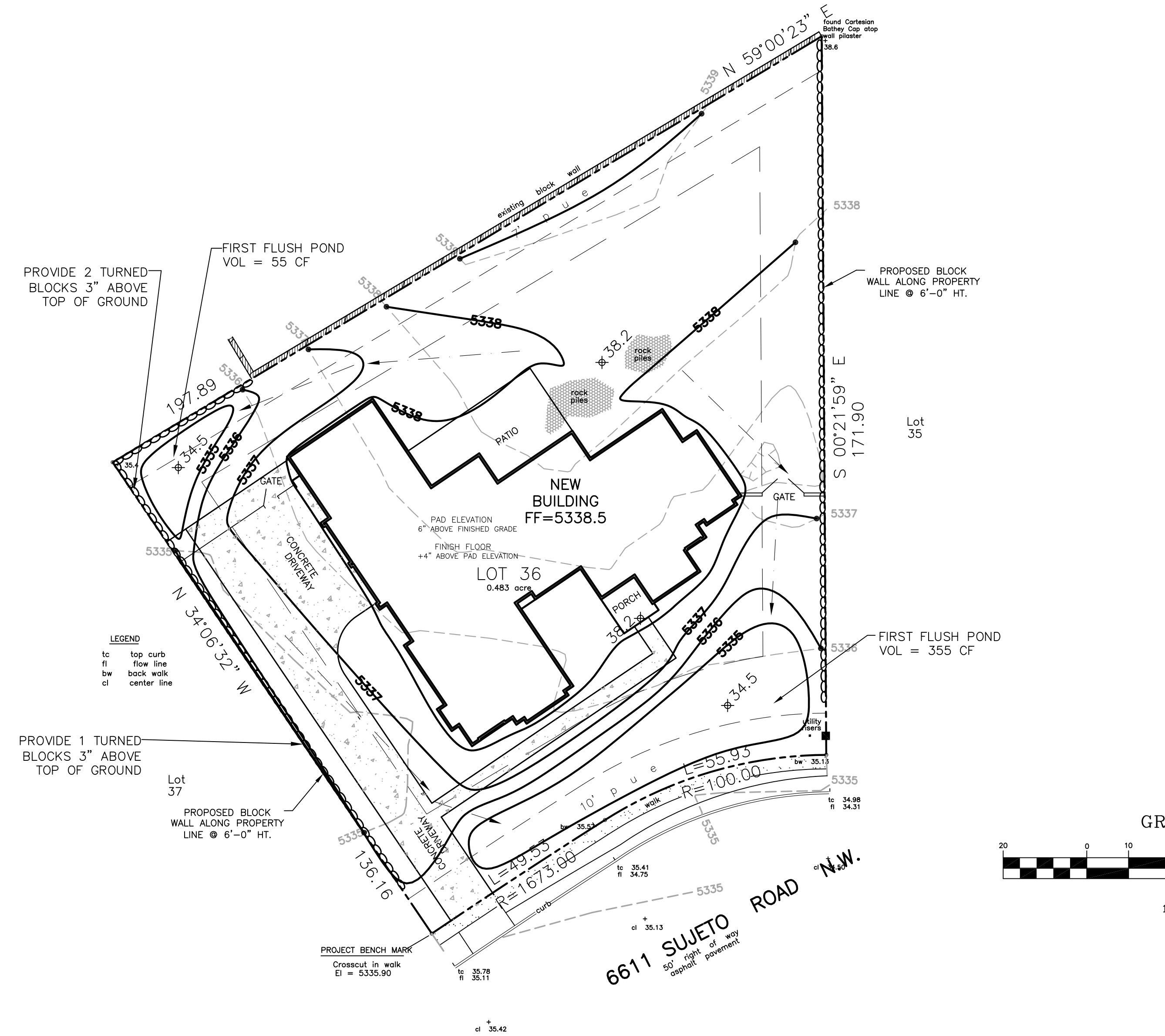
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



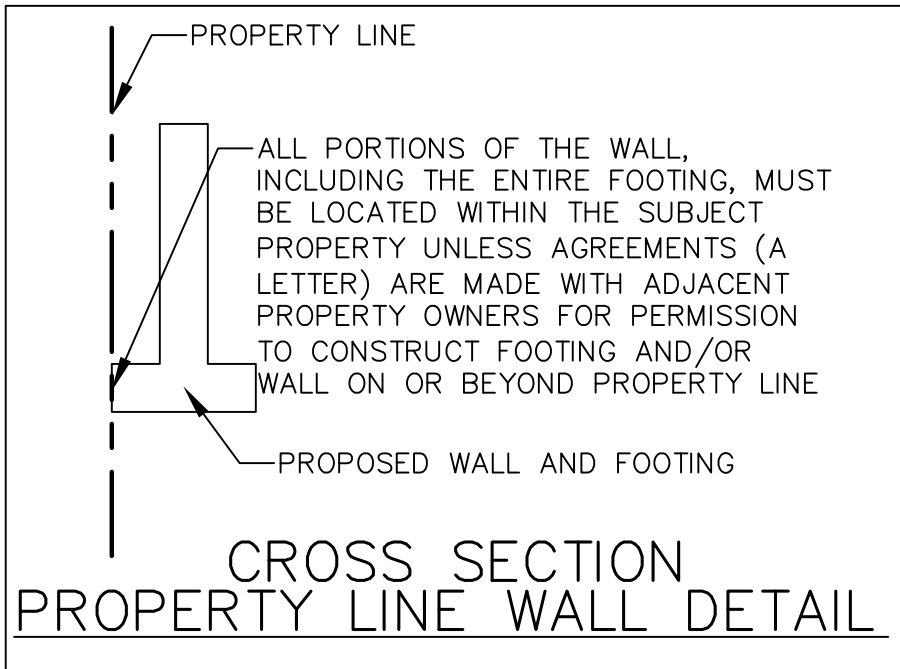


STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDED.

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).

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

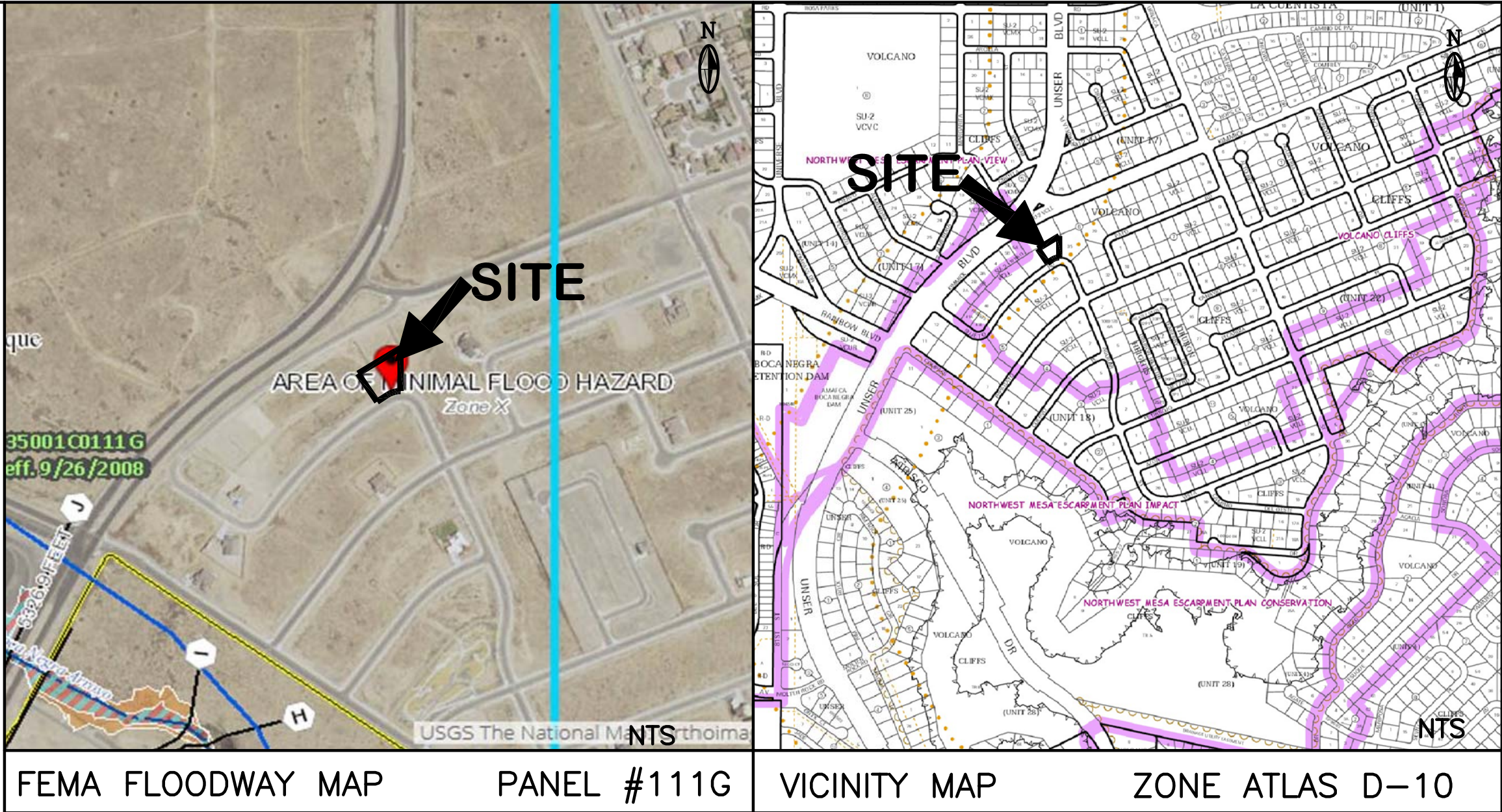


#### LEGAL DESCRIPTION

Lot numbered Thirty-six (36) in Block numbered Six (6) of VOLCANO CLIFFS SUBDIVISION, UNIT No. 18, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 19, 1971 in Volume D4, Folio 106.

#### SURVEY NOTES

- Bearings and distances shown are based on the plat of record. All distances shown are ground. Property lines drawn hereon based on location of found survey monuments as indicated hereon.
- Elevations shown hereon are NAVD 88 values GPS derived.
- Any underground structure not shown is not a part of this survey.
- This property is subject to pertinent easements, matters of zoning, covenants, restrictions and reservations of record.
- This survey shows only those easements apparent on the ground and those disclosed in a Title Commitment prepared for this property by Old Republic Title (Comm# 1908645). No title search was performed by the surveyor.
- This property is not located within a Special Flood Hazard Boundary per FEMA FIRM No. 35001C0112G dated 9/26/08. This property lies in Zone X.
- Contour Interval = 0.5 feet



#### LEGEND

	EXISTING	PROPOSED
CONTOUR	--- 6045 ---	--- 6045 ---
PROPERTY LINE	---	---
ROAD	---	---
SETBACK	---	---
RETAINING WALL/WALL	---	---
SPOT ELEVATION	5324.45	5324.45

#### 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 0.48 acre site is undeveloped. The site is bounded on the southeast by Sujeto Rd. and on all other sides by private property. The site slopes from the north to the south. As shown on FEMA Panel #111G, 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 lot 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 and the lot has been designed to drain to the first flush ponds and then the street. Negligible off-site flows enter the site and will be allowed to continue to flow through the property. On site flows will drain around the structure via swales, and flow to the west and south to the first flush retention ponds located at the westerly and southerly portions of the lot. 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:

6611 SUJETO RD. NW , ALBUQUERQUE, NM 87120

##### TOPOGRAPHY:

Topographic information provided by Christopher Dehler dated June, 2020.

##### 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.
- Contactors 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	0.48	0.00				
Treatment B	0.00	0.20				
Treatment C	0.00	0.10				
Treatment D	0.00	0.18				
Total (acres) =	0.48	0.48				

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.018	0.049	0.003	0.026	0.000	0.012
Volume (cubic feet) =	767	2,133	139	1,130	0	521

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)\*(0.18 AC \* 43560 SF/AC) = 222CF

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	0.12	0.00	0.00	0.00
Treatment B	0.00	0.41	0.00	0.15	0.00	0.01
Treatment C	0.00	0.29	0.00	0.15	0.00	0.05
Treatment D	0.00	0.79	0.00	0.52	0.00	0.30
Total Q (cfs) =	0.62	1.48	0.12	0.82	0.00	0.36

Jackie S. McDowell  
Professional Engineer  
7-15-20

##### ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on June 24, 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.

6611 SUJETO RD. NW , ALBUQUERQUE, NM 87120

CITY OF ALBUQUERQUE, BERNALILLO COUNTY			NEW MEXICO				
LOT 36, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION							
MELENDEZ - GRADING & DRAINAGE PLAN							
<b>McDowell Engineering, Inc.</b> 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	MELO120L		Date	JUNE,2020		1	1