

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

October 29, 2019

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

RE: **Lot 2 Block 3 Unit 18, S.A.D. 228  
Volcano Cliffs Subdivision  
6612 Cuervo Pl. NW  
Grading and Drainage Plan  
Engineers Stamp Date 10/28/19 (D10D003S2)**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 10/29/19, 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 10/28/19.

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 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Planning  
Division Manager

RR/SB  
C: D10S003S2



# 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 **FEE WAIVED**

**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) \_\_\_\_\_

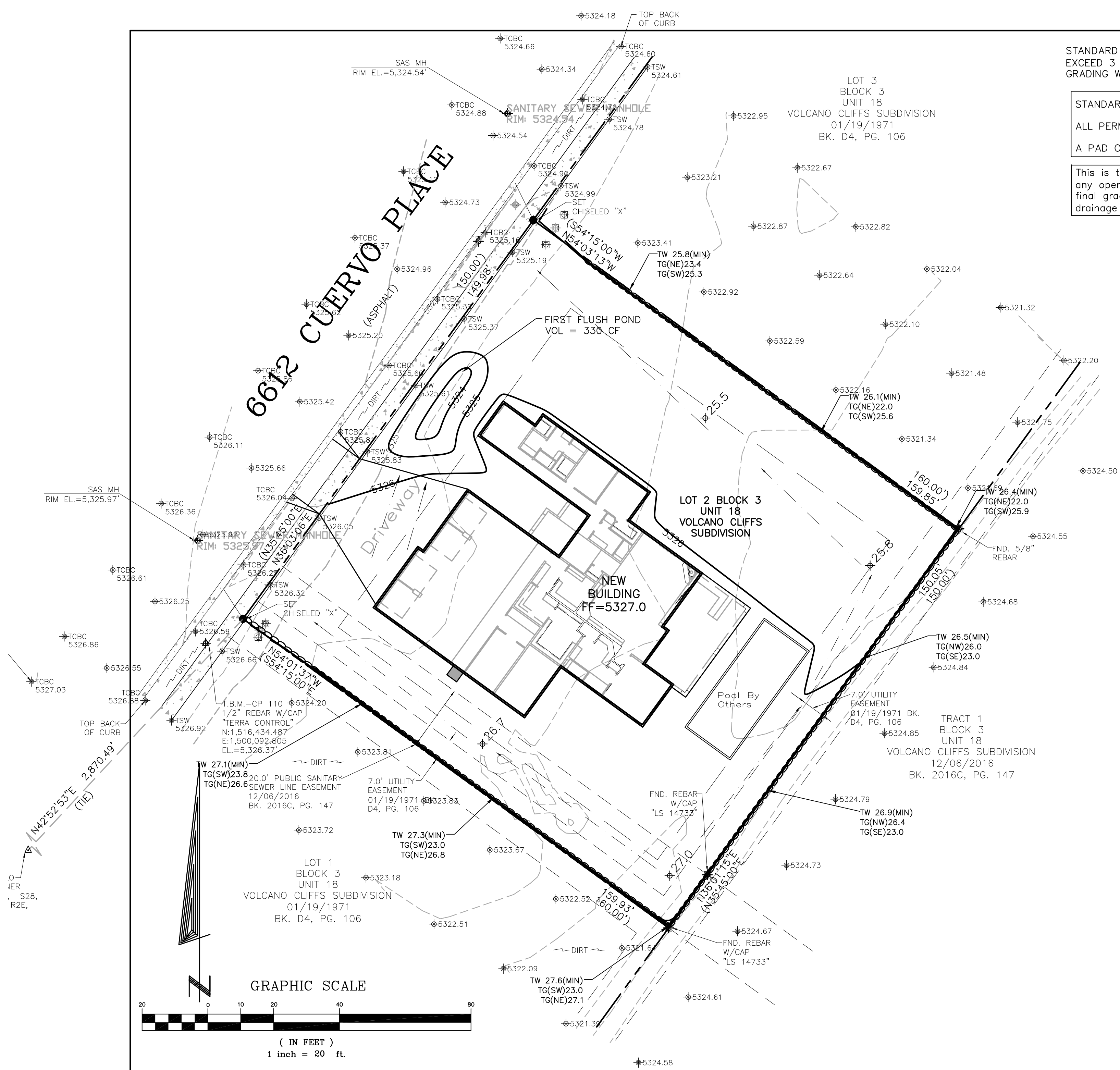
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

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 SEEDDED.

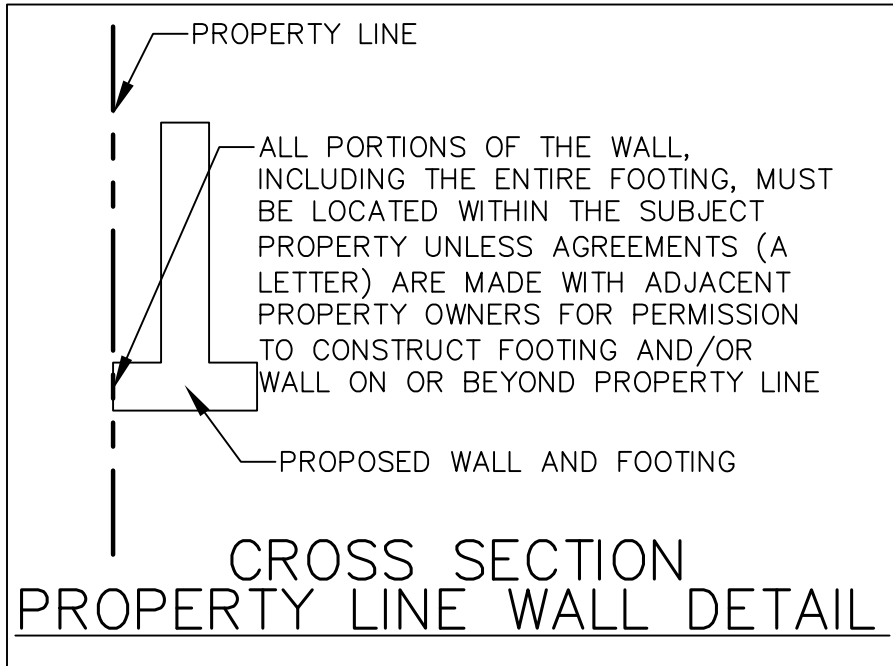
STANDARD WALL AND PAD CERTIFICATION NOTES:

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).

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.



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 0.55 acre site is undeveloped. The site is bounded on the southwest, and northeast by private property, on the southeast by the Petroglyph Estates Park drainage pond, and on the northwest by Cuervo Place NW. The site slopes from the northwest to the southeast. The drainage master plan calls for this property to drain in to Cuervo street. As shown on FEMA Panel #1110, 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 street. Negligible off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the northeast to the first flush retention pond located at the northerly portion 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:

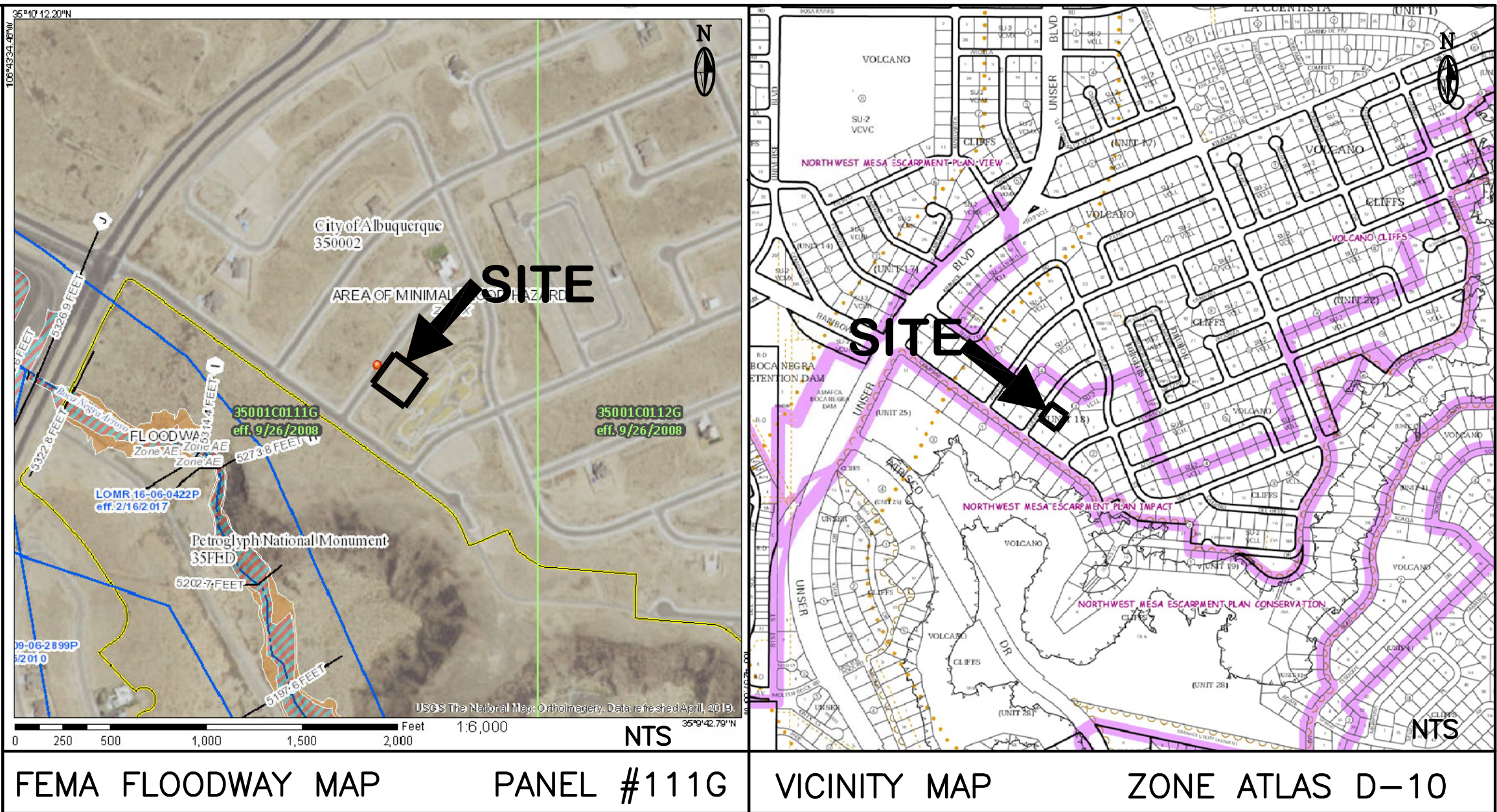
The calculations shown hereon define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

PROPERTY ADDRESS:

6612 Cuervo Pl. NW

TOPOGRAPHY:

Topographic information provided by Christopher Medina, Terra Land Surveys, LLC. dated October, 2019.



## LEGEND

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

## SURVEY LEGEND

▲	FOUND CONTROL MONUMENT (AS NOTED)
□	FOUND REBAR (AS NOTED)
◆	FOUND CHISELED "X" (AS NOTED)
●	SET 1/2" REBAR W/CAP STAMPED
■	"CA MEDINA PS 15702" (UNLESS OTHERWISE NOTED)
■	ELECTRIC BOX
■	TRANSFORMER
■	WATER METER
■	TELEPHONE PEDESTAL
■	CABLE TV
■	CLEANOUT
■	SEWER SINKER MANHOLE
■	SPOT ELEVATION
■	APPARENT PROPERTY LINE PER RECORD PLAT
■	CONCRETE HATCH

## SURVEY NOTES:

### LEGAL DESCRIPTION

LOT 2, BLOCK 3, UNIT 18, VOLCANO CLIFFS

### PROJECT LOCATION

6612 CUERVO PLACE NORTHWEST, ALBUQUERQUE, NEW MEXICO

### SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO OCTOBER 2019.

### PROJECT BENCHMARK

PROJECT BENCHMARK IS A USGLO SECTION CORNER DISC SET IN A 12 INCH CONCRETE POST POURED AROUND THE ORIGINAL IRON PIPE 1 FOOT ABOVE GROUND STAMPED, "S21, S22, S28, S27, T11, R2E, 1911." TO REACH THE STATION BENCHMARK FROM THE INTERSECTION OF MONTANO ROAD AND UNSER BOULEVARD NORTHWEST, TRAVEL NORTHWEST ON UNSER BOULEVARD 0.78 MILES TO MOUTEN ROCK ROAD, NORTHWEST, TURN LEFT AND TRAVEL 320 FEET TO 81ST STREET NORTHWEST AND THE STATION IS LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION. ELEVATION = 5,330.191 FEET.

### TEMPORARY BENCHMARK

TEMPORARY BENCHMARK IS CP 110 A SET 1/2 INCH REBAR WITH CAP STAMPED "TERRA CONTROL." ELEVATION=5,326.37 FEET (NAVD 1988 VERTICAL DATUM).

### NOTES

1. FIELD SURVEY PERFORMED IN OCTOBER 2019.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO THE NAD 83 NEW MEXICO CENTRAL ZONE COORDINATE SYSTEM. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS (COMBINED GROUND TO GRID FACTOR = 0.999671106 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.

## 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.

## ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.55	0.00
Treatment B	0.00	0.19
Treatment C	0.00	0.19
Treatment D	0.00	0.17
Total (acres) =	0.55	0.55

## POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5325	536	330
5324	124	

TOTAL POND VOL PROVIDED = 330

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.020	0.054	0.004	0.028	0.000	0.012
Volume (cubic feet) =	878	2,381	160	1,220	0	534

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)\*(0.17 AC \* 43560 SF/AC) = 210 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	0.71	0.00	0.13	0.00	0.00	0.00
Treatment B	0.00	0.39	0.00	0.14	0.00	0.01
Treatment C	0.00	0.55	0.00	0.28	0.00	0.08
Treatment D	0.00	0.74	0.00	0.49	0.00	0.28
Total Q (cfs) =	0.71	1.67	0.13	0.92	0.00	0.38



rev. 10-28-19  
10-29-19 -Type C added

## ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 17, 2019 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.

6612 CUERVO PL. NW, ALBUQUERQUE, NM 87120

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

## LOT 2, BLOCK 3, UNIT 18 VOLCANO CLIFFS SUBDIVISION

JOHNSON (MIKE SANCHEZ) - 6612 CUERVO 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 JOH0119L Date OCTOBER,2019

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