

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

May 31, 2018

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

**Re: Lot 1 Block 2 Unser Cliffs, S.A.D. 227  
6600 Rim Rock NW  
Request Permanent C.O. – Accepted  
Engineer's Stamp dated: 10-12-17 (D10D011)  
Certification dated: 5/31/18**

Dear Ms. McDowell,

PO Box 1293

Based on the Certification received 5/31/2018, the site is acceptable for release of Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.  
Senior Engineer, Hydrology  
Planning Department

RR/DP  
C: File D10D011



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ City Drainage #: D10D011

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: Jackie McDowell

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 that are part of a larger common plan of development

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.

STANDARD WALL AND PAD CERTIFICATION NOTES:  
 ALL PERIMETER 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.

In accordance with the Volcano Cliffs Property Owners Association, Inc. Architectural Control Committee Rules, Regulations and By-Laws, this plan shows minimal cut and fill and the grading of existing ground surface, since cross-lot drainage is allowed. Over 30% of the lot area is private open space.

LEGAL DESCRIPTION

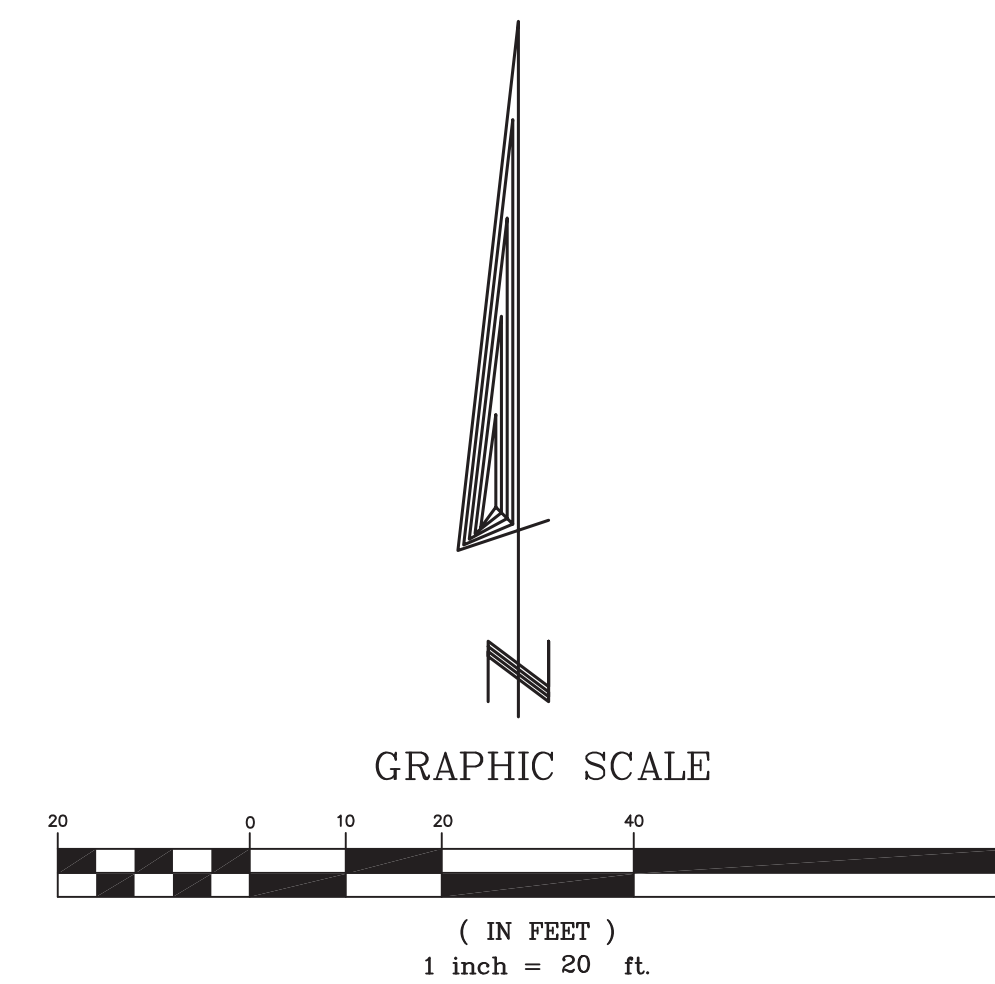
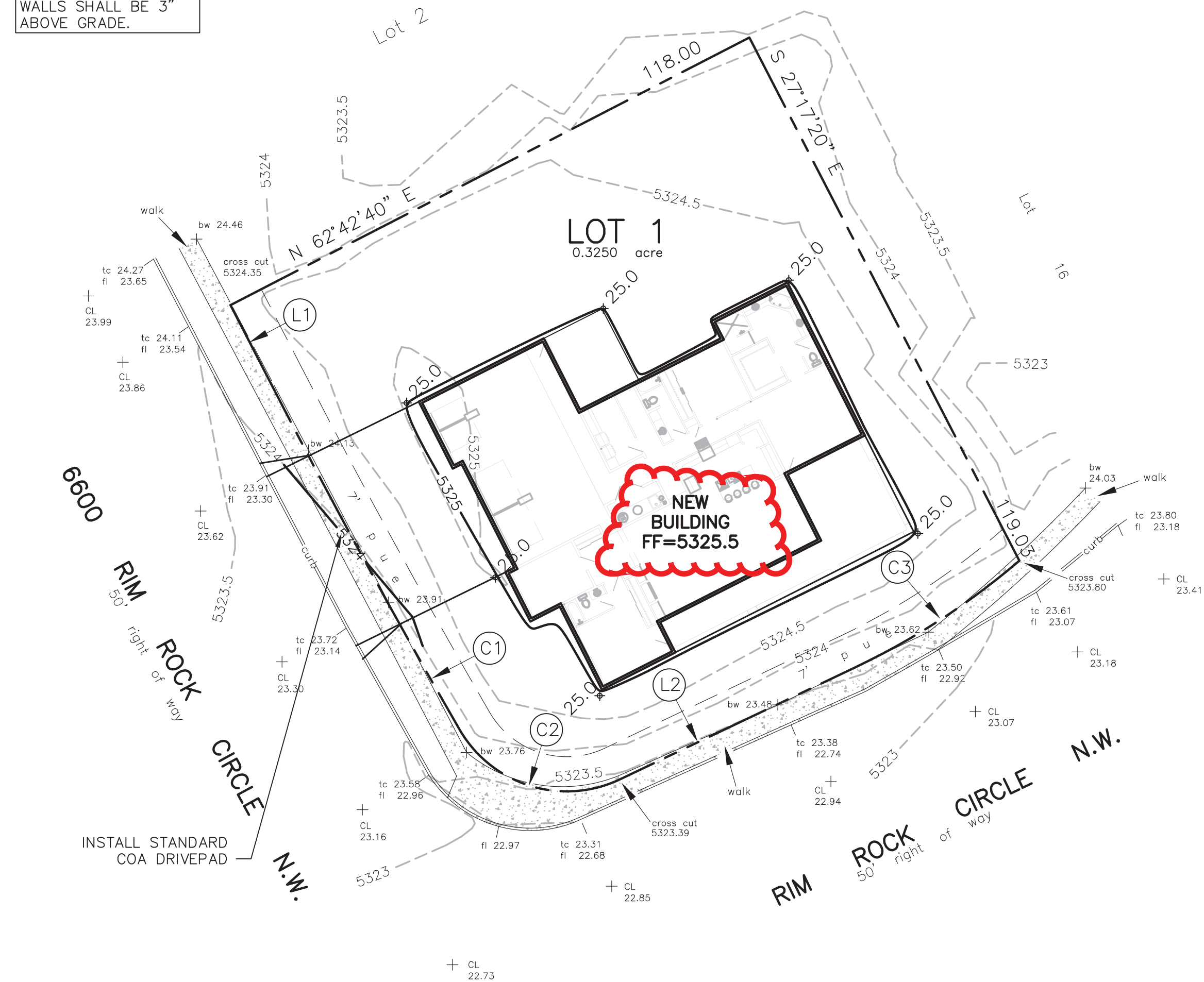
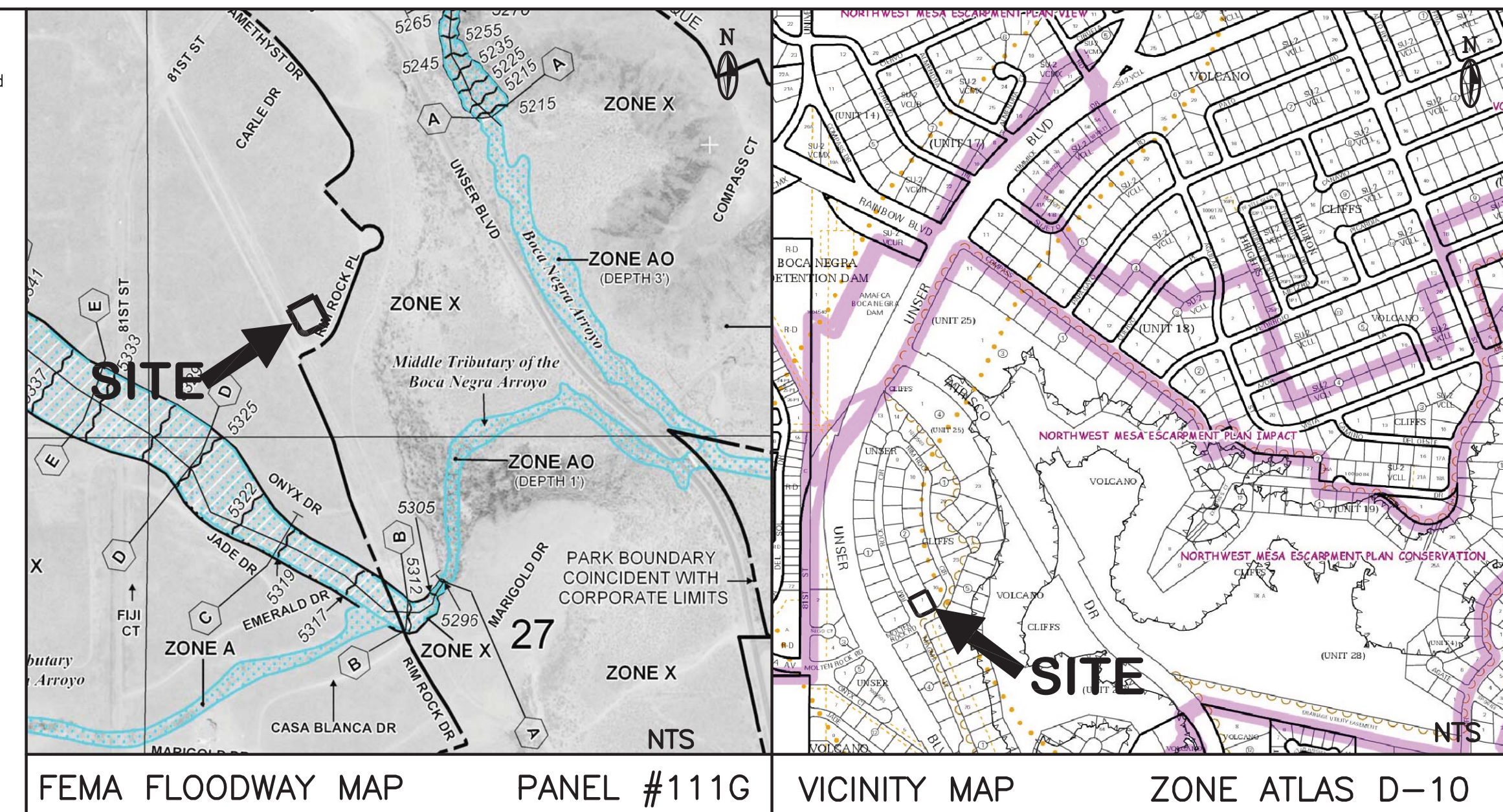
Lot numbered One (1) in Block numbered Two (2) of UNSER CLIFFS SUBDIVISION, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 12, 2004, in Book 2004C, Page 238.

SURVEY NOTES:

- 1) Bearings and distances shown are record and measured. All distances shown are ground.
- 2) Elevations shown hereon are NAVD 88 values GPS derived. OPUS solution using geoid 12B.
- 3) Any underground structure not shown is not a part of this survey.
- 4) This property is subject to pertinent easements, matters of Zoning, Covenants, Restrictions and Reservations of Record.
- 5) This Plat shows only those easements apparent on the ground and those disclosed by the Plat of Record. No Title Search was performed by the Surveyor.

KEYED BOUNDARY COURSES

KEY			
tc	top curb		
fl	flow line		
CL	center line		
bw	back walk		
L1	N 27°17'20" W	17.97	
L2	S 64°32'28" W	52.70	
C1	L=79.51	R=1752.00	
C2	L=37.34	R=25.00	
C3	L=39.66	R=150.00	



LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	---
ROAD	---
SETBACK	---
RETAINING WALL	⊘⊘⊘⊘
SPOT ELEVATION	X 5.333.53

**CERTIFICATE OF OCCUPANCY**  
 I, JACKIE S. MCDOWELL, NMPE # 10903, OF THE FIRM MCDOWELL ENGINEERING, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-12-17. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5-31-18 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ACTUAL SITE CONDITIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT FOR A REQUEST FOR CERTIFICATE OF OCCUPANCY. 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.

- 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.

**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 northwest and northeast by private property, on the southwest by Rim Rock Circle NW, and on the southeast by Rim Rock Circle NW. The site is level. As shown on FEMA Panel #111G, the site is not located in a 100 year flood plain.

**PROPOSED CONDITIONS:**  
 Per the SAD 227 Drainage Report by Wilson & Company, drainage from the lots have been master planned to be intercepted by drainage features downstream of the properties for developments than do not exceed 36% impervious, which this development meets, therefore, no ponding is required. 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. On site flows will drain around the structure to existing grades. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths.

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:**  
 6600 Rim Rock Circle NW

**TOPOGRAPHY:**  
 Topographic information provided by Christopher Dehler dated October 4, 2017.

**ZONE 1**

Areas: (acres)	Existing	Proposed
Treatment A	0.33	0.05
Treatment B	0.00	0.08
Treatment C	0.00	0.08
Treatment D	0.00	0.12
<b>Total (acres) =</b>	<b>0.33</b>	<b>0.33</b>

**PERCENT IMPERVIOUS:**  
 0.12/0.33 = 36%

**SAD 227 MAXIMUM IMPERVIOUS AREA WITHOUT PONDING REQUIREMENTS IS 36% WHICH THIS MEETS**

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
<b>Volume (acre-feet) =</b>	<b>0.012</b>	<b>0.033</b>	<b>0.002</b>	<b>0.017</b>	<b>0.000</b>	<b>0.008</b>
<b>Volume (cubic feet) =</b>	<b>527</b>	<b>1,420</b>	<b>96</b>	<b>746</b>	<b>0</b>	<b>351</b>

**SAD 227 MAXIMUM IMPERVIOUS AREA WITHOUT PONDING REQUIREMENTS IS 36% WHICH THIS MEETS**

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	0.06	0.08	0.01	0.00	0.00
Treatment B	0.00	0.16	0.00	0.06	0.00	0.00
Treatment C	0.00	0.23	0.00	0.12	0.00	0.04
Treatment D	0.00	0.52	0.00	0.35	0.00	0.20
<b>Total Q (cfs) =</b>	<b>0.43</b>	<b>0.98</b>	<b>0.08</b>	<b>0.54</b>	<b>0.00</b>	<b>0.24</b>

**PAD CERTIFICATION:**  
 The existing ground, based upon the topographic survey, is within one foot of the proposed finished floor and after taking into consideration a 4" floor slab, it is within 8" of the proposed pad, therefore, this plan should also qualify for a pad certification.



10-12-17  
**CO CERTIFICATION 5-31-18**

**ENGINEER'S CERTIFICATION:**  
 I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 10, 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 1, BLOCK 2**  
**UNSER CLIFFS SUBDIVISION**

LANG - MONDAY - 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 LANO217L Date OCTOBER, 2017 1 1







