CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

April 16, 2018

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

RE: **Lot 3 Block 5, S.A.D. 227**
Unser Cliffs Subdivision
6516 Onyx Ct. NW
Grading and Drainage Plan
Engineers Stamp Date 4-10-18 (E10D044)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 4/11/18, this plan is approved for Grading Permit.

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

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.

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 4/10/18.

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,

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

RR/JDH
C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LANG - ONYX - LOT 3 G&D Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 3, BLOCK 5, UNSER CLIFFS SUB'D

City Address: 6516 ONYX CT. NW, ALB., NM 87120

Engineering Firm: MCDOWELL ENGINEERING, INC. Contact: JACKIE MCDOWELL

Address: 7820 BEVERLY HILLS AVE. NE

Phone#: 505-828-2430 Fax#: 505-821-4857 E-mail: jackmcdowell@comcast.net

Owner: BUILDER: JEFF LANG Contact: JEFF LANG

Address: 7600 MONTGOMERY BLVD. NE

Phone#: 505-363-6503 Fax#: _____ E-mail: _____

Architect: RON MONTOYA DESIGNS Contact: RON MONTOYA

Address: 8724 ALAMEDA PARK NE #G

Phone#: 505-823-6474 Fax#: _____ E-mail: _____

Surveyor: DEHLER SURVEYING Contact: Christopher Dehler

Address: 3827 Palacio Del Rio Grande NW, Albuquerque, NM 87107

Phone#: 505-414-8223 Fax#: _____ E-mail: dehlersurveying@q.com

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X 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 CERTIFCATION

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
- X BUILDING PERMIT APPROVAL
- X GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY) PAD CERTIFCATION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: April 10, 2018 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 followin

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

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 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).

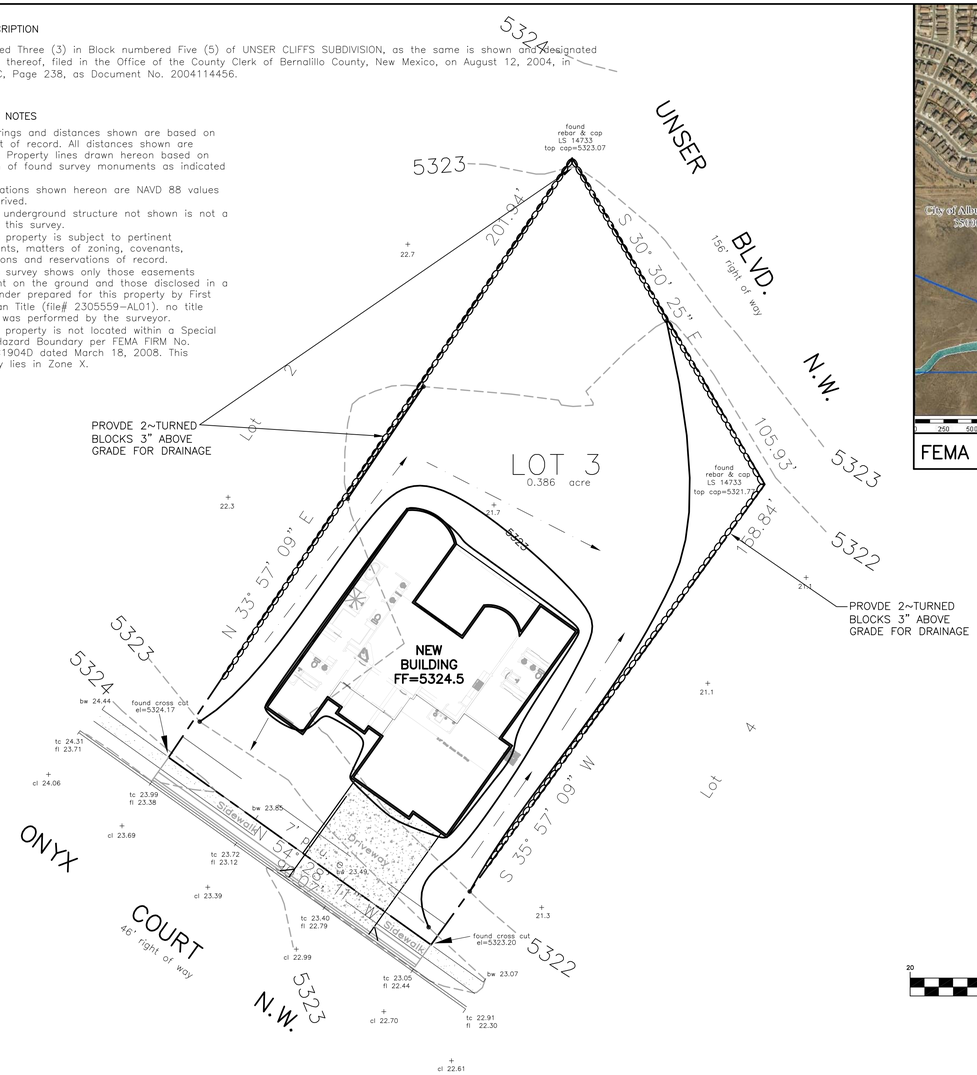
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS OR WEEP HOLES FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE.

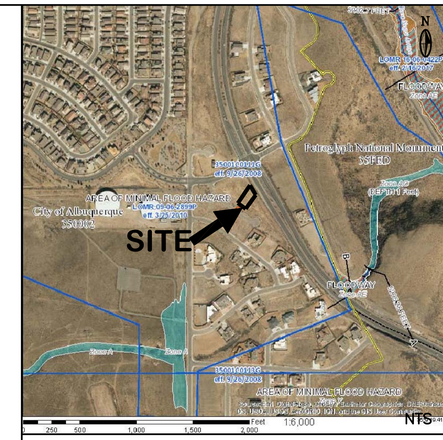
LEGAL DESCRIPTION

Lot numbered Three (3) in Block numbered Five (5) 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, as Document No. 2004114456.

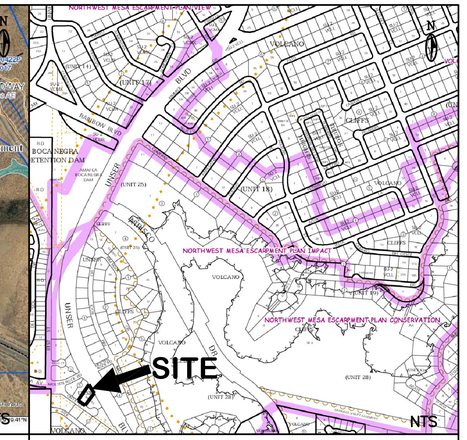
SURVEY NOTES

1) 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.
2) Elevations shown hereon are NAVD 88 values GPS derived.
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 survey shows only those easements apparent on the ground and those disclosed in a Title Binder prepared for this property by First American Title (file# 2305559-AL01). no title search was performed by the surveyor.
6) This property is not located within a Special Flood Hazard Boundary per FEMA FIRM No. 35043C1904D dated March 18, 2008. This property lies in Zone X.





FEMA FLOODWAY MAP PANEL #111G



VICINITY MAP ZONE ATLAS D-10

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
RETAINING WALL/WALL		
SPOT ELEVATION	+ 21.1	+ XX.X

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 righ-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 0.39 acre site is undeveloped. The site is bounded on the northwest and southeast by private property, on the southwest by Onyx Ct., and on the northeast by Unser Blvd. 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. Some 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:

6516 Onyx Ct.NW

TOPOGRAPHY:

Topographic information provided by Christopher Dehler dated March, 2018.

ZONE 1

P(360) = 2.20 inches
P(10 day) = 3.67 inches

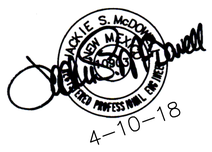
Areas: (acres)	Existing	Proposed
Treatment A	0.39	0.05
Treatment B	0.00	0.11
Treatment C	0.00	0.11
Treatment D	0.00	0.12
Total (acres) =	0.39	0.39

PERCENT IMPERVIOUS:
0.12/0.39 = 31%

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.014	0.037	0.003	0.019	0.000	0.008
Volume (cubic feet) =	623	1,601	113	818	0	366

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	0.50	0.06	0.09	0.01	0.00	0.00
Treatment B	0.00	0.22	0.00	0.08	0.00	0.00
Treatment C	0.00	0.32	0.00	0.16	0.00	0.05
Treatment D	0.00	0.52	0.00	0.35	0.00	0.20
Total Q (cfs) =	0.50	1.13	0.09	0.61	0.00	0.26



ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on April 10, 2018 and as of that date it appeared that minor 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 3, BLOCK 5
UNSER CLIFFS SUBDIVISION

LANG - GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122
TELE: 505-828-2430 • FAX: 505-821-4857

Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1
File LAN0118L	Date MARCH,2018			

GRADING
3-27-18
1=20
LAN0217L