

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

November 5, 2018

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

RE: **Lot 1 Block 5, S.A.D. 227**  
**Unser Cliffs Subdivision**  
**6524 Onyx Ct. NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 10-26-18 (E10D053)**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 11/1/18, 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 10/26/18.

**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 E10D053

PO Box 1293

Albuquerque

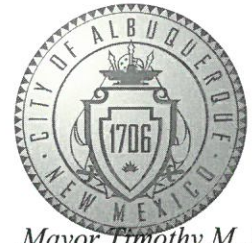
NM 87103

www.cabq.gov

# CITY OF ALBUQUERQUE

Planning Department

David Campbell, Director



Mayor Timothy M. Keller

October 26, 2018

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

RE: **Lot 1 Block 5, S.A.D. 227**  
**Unser Cliffs Subdivision**  
**6524 Onyx Ct. NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 10-24-18 (E10D053)**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 10/23/18, this plan cannot be approved for Grading Permit until the following comments are addressed.

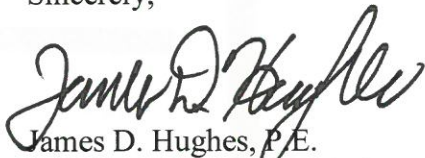
- Direct all flows to exit onto Onyx Ct. through a sediment capture pond. **OK-modified.**
- Cross lot drainage is not required; remove the turn blocks on the eastern garden wall. **OK-modified.**
- Remove the 7' PUE on the Molten Rock Rd. side. **OK-modified.**

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

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



# 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 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.

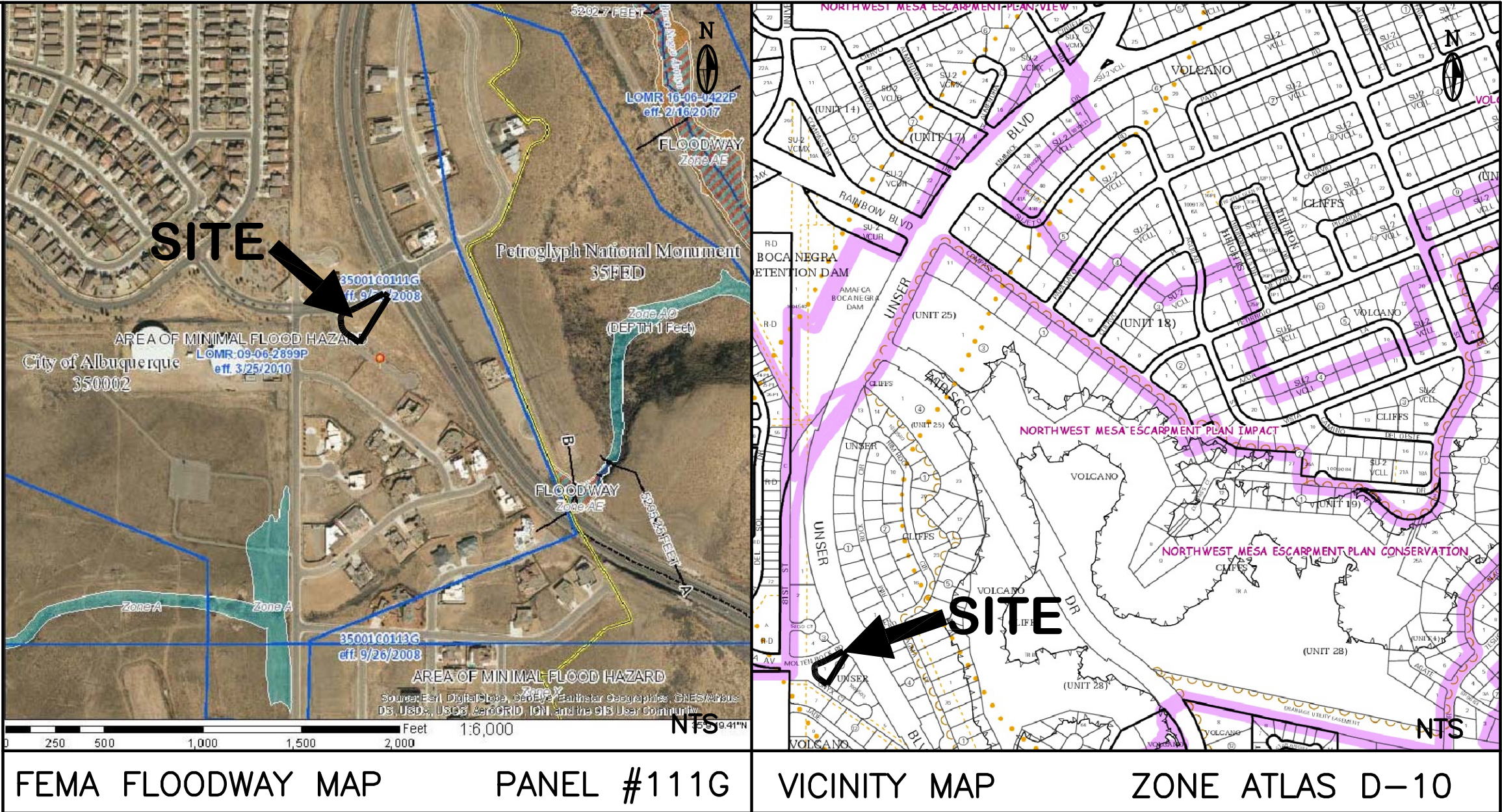
LEGAL DESCRIPTION

Lot numbered One (1) 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.

LINE	TABLE	CURVE TABLE
L1	N 54°28'11" W 63.39	C1 L=43.95 R=52.00
L2	N 06°02'55" W 20.36	C2 L=33.98 R=25.00
L3	N 62°18'03" E 118.40	C3 L=54.88 R=330.00
L4	S 54°28'11" E 23.89	

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 shown on the plat of record. No title search was provided nor performed by the surveyor.



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 east by private property, on the southwest by Onyx Ct., on the northwest by Molten Rock Road, 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 southern/center of the lot. No off-site flows enter the site due to existing grades and streets. 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.

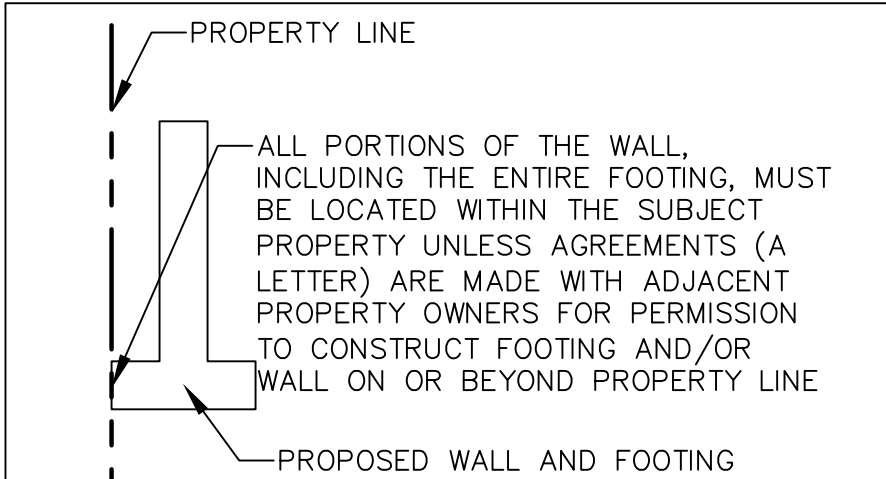
PROPERTY ADDRESS:

6524 Onyx Ct.NW

TOPOGRAPHY:

Topographic information provided by Christopher Dehler dated October, 2018.

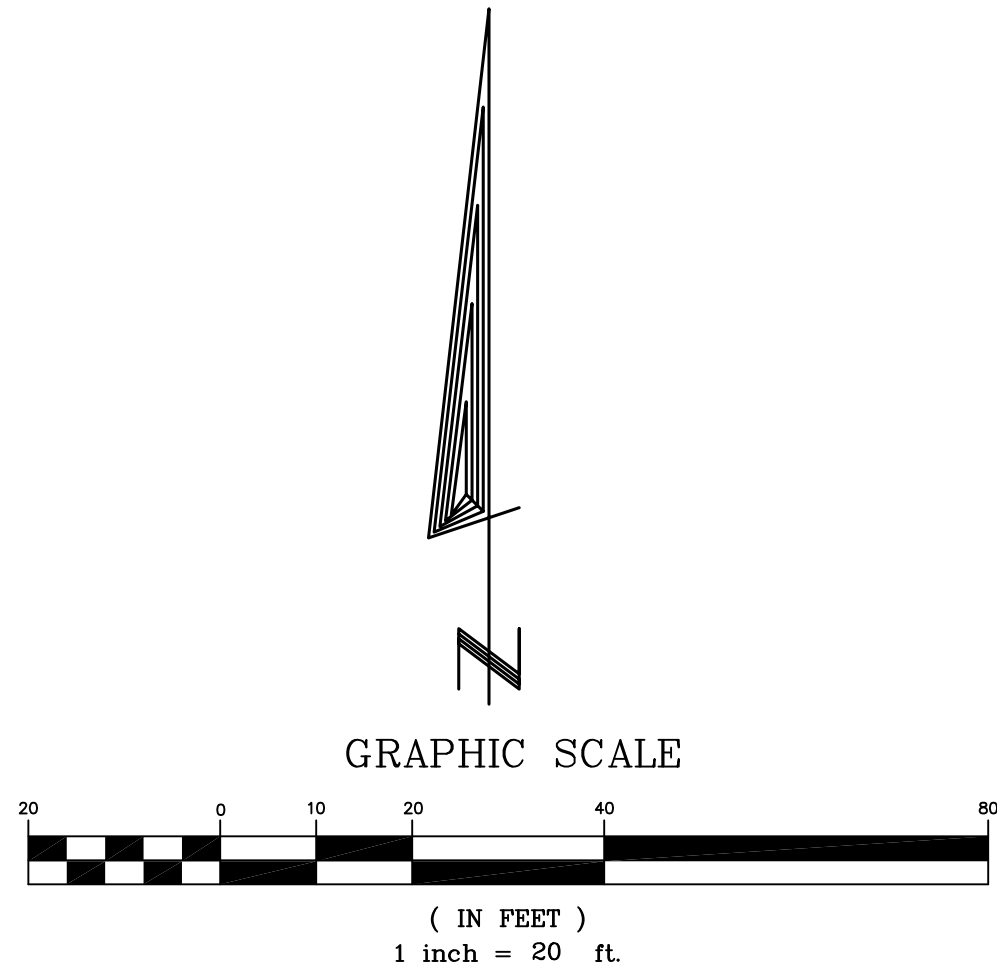
LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
RETAINING WALL/WALL	
SPOT ELEVATION	+ 23.3



CROSS SECTION PROPERTY LINE WALL DETAIL

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		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
	100 year Proposed	10 year Existing	10 year Proposed
	2 year Existing	2 year Existing	2 year Proposed
	2 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.014	0.037	0.003
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	100 year Proposed	10 year Existing
	100 year Proposed	10 year Existing	10 year Proposed
	2 year Existing	2 year Existing	2 year Proposed
	2 year Proposed	2 year Existing	2 year Proposed
Treatment A	0.50	0.06	0.09
Treatment B	0.00	0.22	0.00
Treatment C	0.00	0.32	0.00
Treatment D	0.00	0.52	0.00
Total Q (cfs) =	0.50	1.13	0.09
			0.61
			0.00
			0.26

10-24-18  
REV. 10-26-18

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 8, 2018 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.

6524 ONYX CT. NW, ALBUQUERQUE, NM 87120	CITY OF ALBUQUERQUE, BERNALILLO COUNTY	NEW MEXICO
LOT 1, BLOCK 5 UNSER CLIFFS SUBDIVISION		
LANG LOT 1 - 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
File LAN0218L	Date OCTOBER,2018	Sheet 1 of 1