CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

January 2, 2020

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

RE: **Lot 2 Block 5, S.A.D. 227**
Unser Cliffs Subdivision
6520 Onyx Ct. NW
Grading and Drainage Plan
Engineers Stamp Date 12-30-19 (E10D072)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 12/30/19, 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 12/30/19. Also, let the owner/contractor not to use dirt as a ramp to climb the curbing. Only crusher fines or lumber may be used for this process

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: File E10D072

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: MARTINEZ, MIKE - ONYX - LOT 2 G&D Building Permit #:_____ Hydrology File #: _____

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

Legal Description: LOT 2, BLOCK 5, UNSER CLIFFS SUB'D

City Address: 6520 Onyx Ct. NW, Albuquerque, NM 87120

Applicant: MCDOWELL ENGINEERING, INC. Contact: JACKIE MCDOWELL

Address: 7820 BEVERLY HILLS AVE. NE, ALBUQUERQUE, NM 87122

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

Other Contact: BUILDER: QUALITY BUILDERS Contact: MIKE MARTINEZ

Address: PO BOX 951, PERALTA, NM 87042

Phone#: 505-480-4778 Fax#: _____ E-mail: qualitybldg@comcast.net

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) X RESIDENCE _____ DRB SITE ___ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X 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:

X 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: 12-30-19 By: JACKIE MCDOWELL

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.

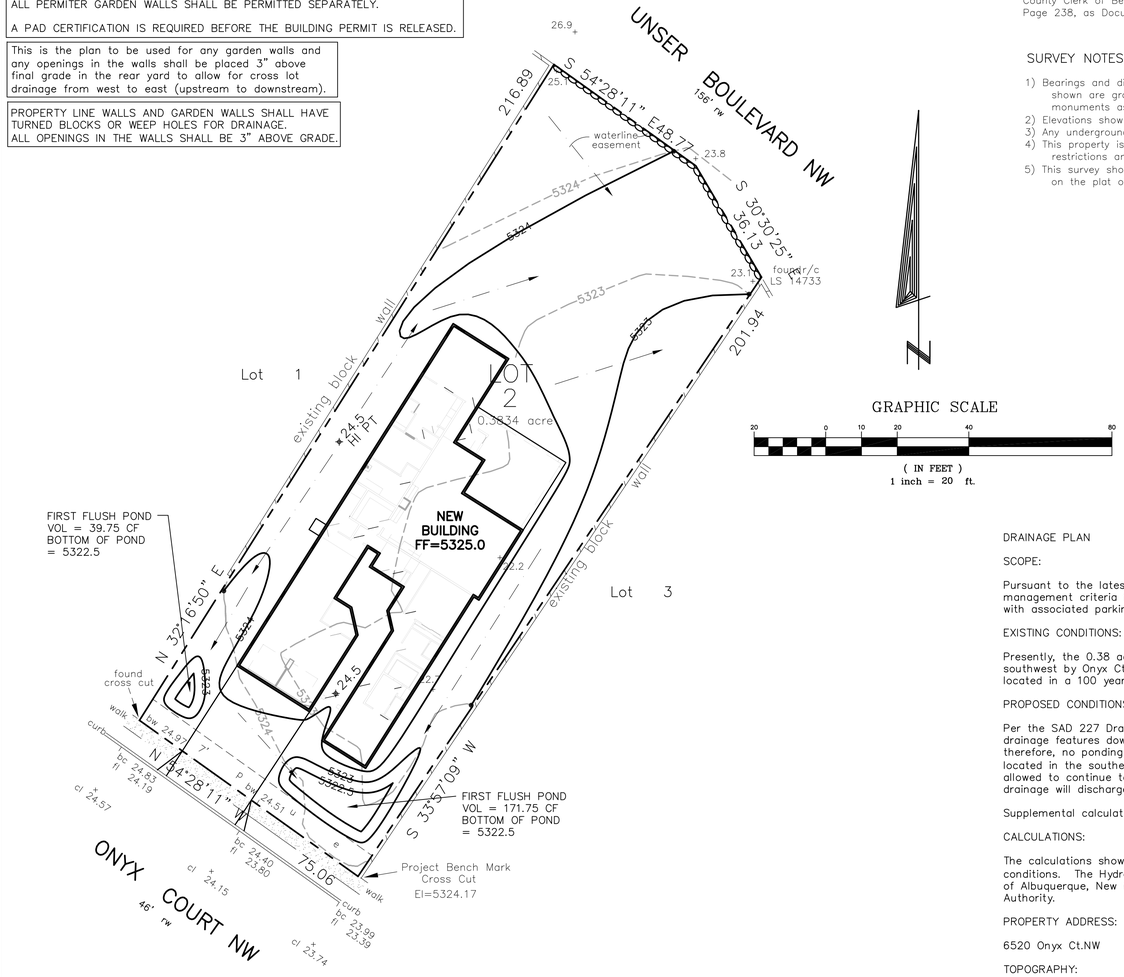
STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL 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.



GRAPHIC SCALE

20 0 10 20 40 80

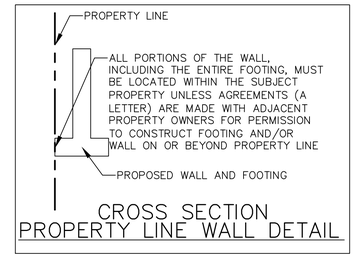
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

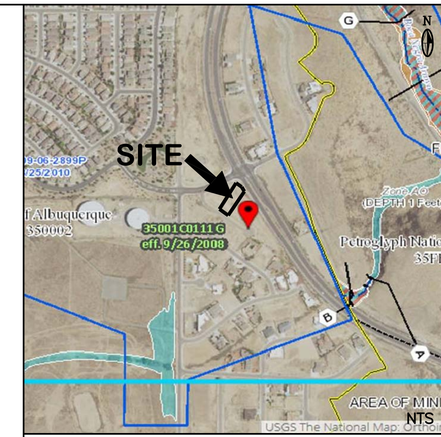
Lot numbered Two (2) in Block numbered Five (5) of UNSER CLIFFS SUBDIVISION, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 12, 2004, in Book 2004C, Page 238, as Document No. 2004114456.

SURVEY NOTES

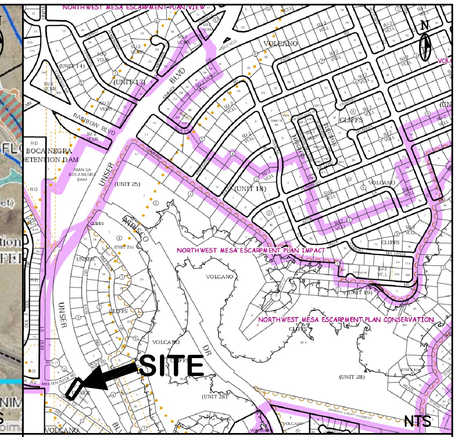
1) Bearings and distances shown are based on the plat of record. All distances shown are ground. Property lines drawn hereon based on location of found survey monuments as indicated hereon.
2) Elevations shown hereon are NAVD 88 values GPS derived.
3) Any underground structure not shown is not a part 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 shown on the plat of record. No title search was provided nor performed by the surveyor.



CROSS SECTION
PROPERTY LINE WALL DETAIL



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	22.7 +	×XX.X

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 0.38 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 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 but first flush ponds have been included in the design. As shown by the plan, the building is located in the southern/center of the lot. Negligible off-site flows enter the site due to existing grades and streets and will be allowed to continue to drain through the site as is. 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:

6520 Onyx Ct.NW

TOPOGRAPHY:

Topographic information provided by Christopher Dehler dated December 6, 2019.

ZONE 1

PERCENT IMPERVIOUS: P(360) = 2.20 inches
0.13/0.38 = 34% P(10 day) = 3.67 inches

Areas: (acres)	Existing	Proposed
Treatment A	0.38	0.00
Treatment B	0.00	0.20
Treatment C	0.00	0.05
Treatment D	0.00	0.13
Total (acres) =	0.38	0.38

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) =	607	1,596	110	825	0	369

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.13 AC * 43560 SF/AC) = 160 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	0.49	0.00	0.09	0.00	0.00	0.00
Treatment B	0.00	0.41	0.00	0.15	0.00	0.01
Treatment C	0.00	0.14	0.00	0.07	0.00	0.02
Treatment D	0.00	0.57	0.00	0.38	0.00	0.22
Total Q (cfs) =	0.49	1.12	0.09	0.60	0.00	0.25

SW POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5323	132	
		39.75
5322.5	27	

SE POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5323	484	
		171.75
5322.5	203	

TOTAL PROVIDED: 211.5

JACKIE S. McDOWELL NEW MEXICO 12630 REGISTERED PROFESSIONAL ENGINEER

12-30-19

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.

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on December 20, 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.

6520 ONYX CT. NW, ALBUQUERQUE, NM 87120

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 2, BLOCK 5
UNSER CLIFFS SUBDIVISION

QUALITY BUILDERS – MARTINEZ – LOT 2 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 QUA0219L	Date DECEMBER,2019			

GRADING
12-10-19
1=20
QUA0219L