

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 31, 2025

Jackie McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

**RE: 5304 Granite Ave NE
Grading & Drainage Plan
Engineer's Stamp Date: 9/25/25
Hydrology File: J17D042
Case # HYDR-2025-00344**

Dear Ms. McDowell:

Based upon the information provided in your submittal received 9/25/2025, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Galanter (Adwelling) Addition **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: LOT 3, BLOCK 16, ALBUQUERQUE HIGHLANDS ADDITION

City Address: 5304 Granite Ave NE, Albuquerque, NM 87110

Applicant: 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

Other Contact: Adwelling - Damian Gutierrez **Contact:** Damian Gutierrez

Address: 314 El Pueblo Rd. NW, Albuquerque, NM 87114

Phone#: 505-843-9522 **Fax#:** _____ **E-mail:** damian.adwelling@gmail.com

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: 9-25-25 **By:** JACKIE MCDOWELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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. Two new buildings are proposed for the site with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.20 acre site is developed. This is an upgrade of the property. The site is located on the south side of Granite Ave, at the end of the cul-de-sac, just east of San Mateo Blvd. The site is relatively level. As shown on FEMA Panel #0354H, dated August 16, 2012, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the buildings are located in the center of the lot. This is an improvement to the property. The proposed drainage solution will utilize the first flush ponding for the property. No off-site flows enter the site due to existing grades. On site flows will drain around the structure via swales/slopes, and flow to the south and north to ponds. All roof drainage will discharge from the roofs to the lot and be directed around the structures 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.

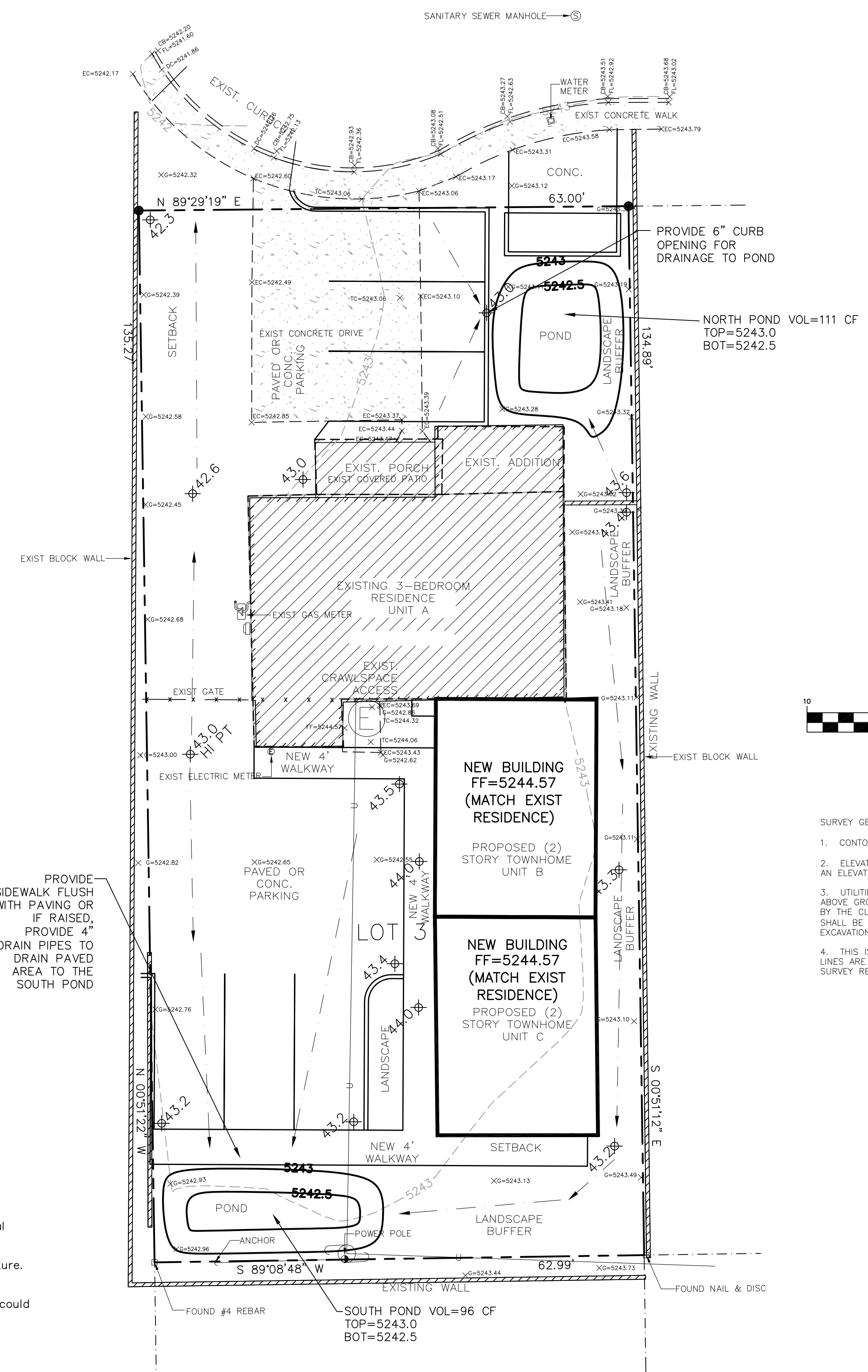
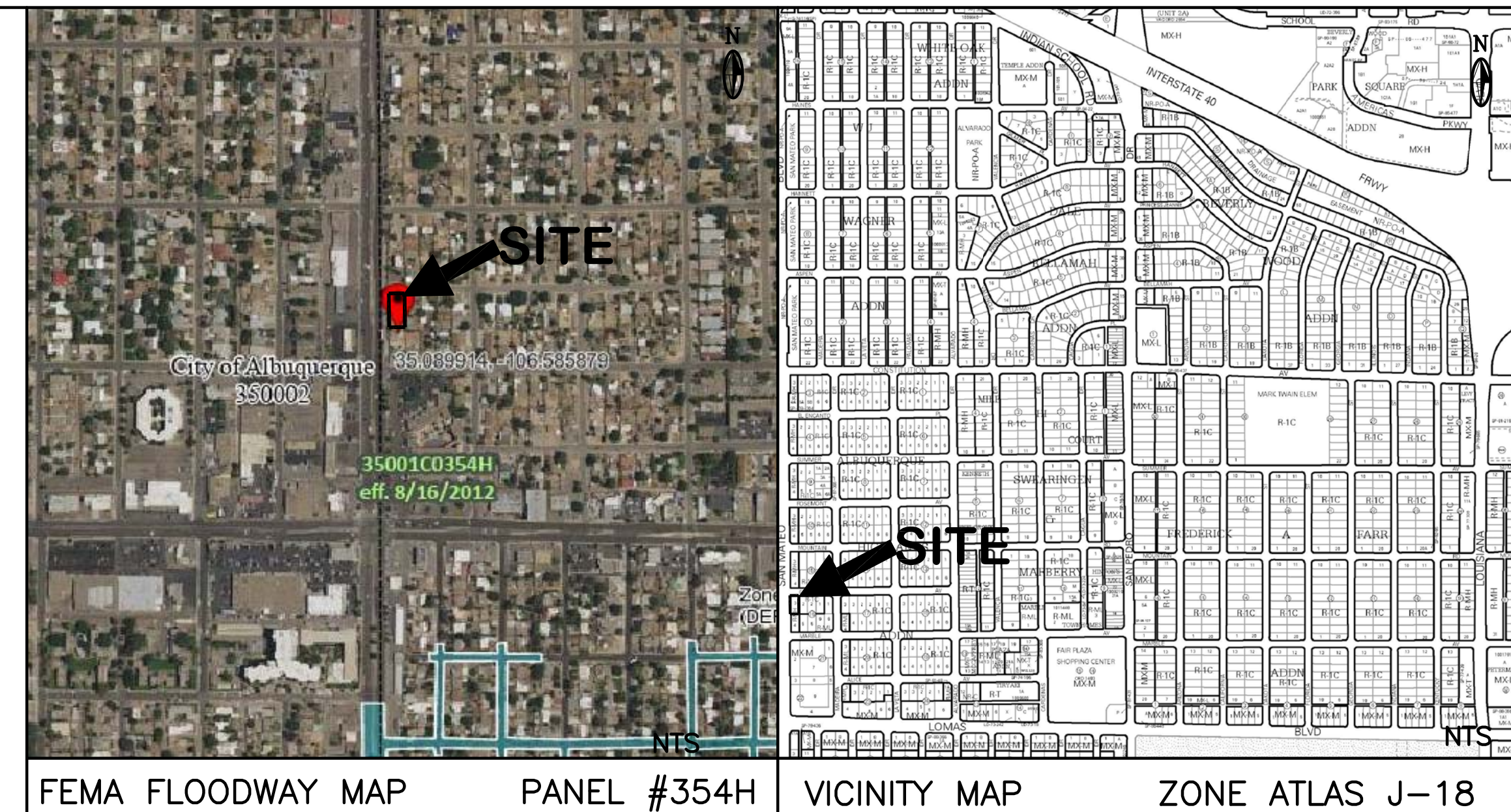
PROPERTY ADDRESS:

5304 Granite Ave NE, Albuquerque, NM 87110

TOPOGRAPHY:

Topographic information provided by Anthony Harris dated June, 2025.

5304 GRANITE AVENUE N E .



| NORTH POND VOLUME CALCS | | |
|-------------------------|-----------|----------|
| ELEV (FT) | AREA (SF) | VOL (CF) |
| 5243 | 310 | 111.25 |
| 5242.5 | 135 | 47.25 |
| SUBTOTAL | | 158.50 |

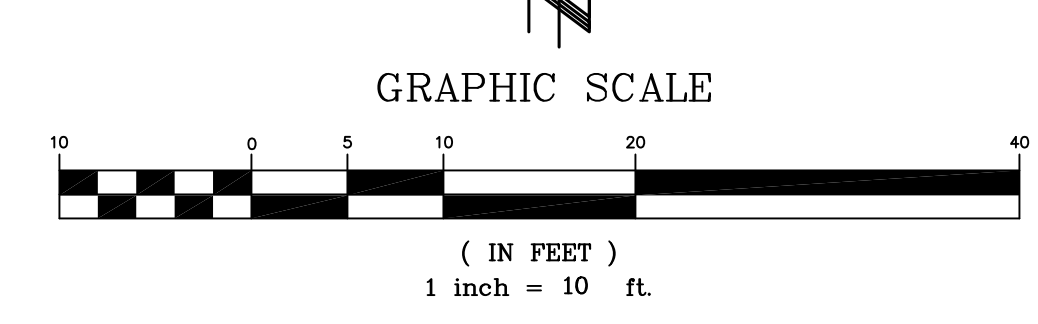
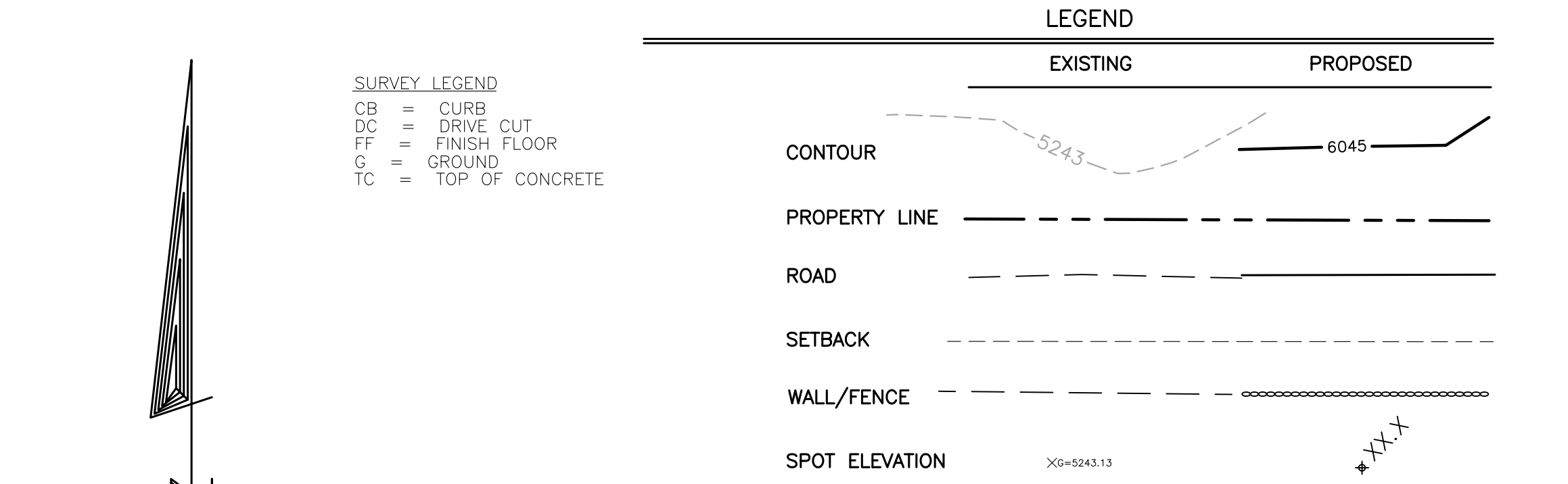
| SOUTH POND VOLUME CALCS | | |
|-------------------------|-----------|----------|
| ELEV (FT) | AREA (SF) | VOL (CF) |
| 5243 | 285 | 99.5 |
| 5242.5 | 101 | 35.0 |
| SUBTOTAL | | 134.5 |

TOTAL BOTH PONDS = 293.00

| Volume | 100 year | | 10 year | | 2 year | |
|-----------------------|----------|----------|----------|----------|----------|----------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| Volume (acre-feet) = | 0.03 | 0.03 | 0.01 | 0.01 | 0.01 | 0.01 |
| Volume (cubic feet) = | 1,090 | 1,462 | 582 | 582 | 255 | 495 |

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*0.15 AC * 43560 SF/AC = 185 CF

| Total Q(p), cfs | 100 year | | 10 year | | 2 year | |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | Existing Q(p)*A | Proposed Q(p)*A | Existing Q(p)*A | Proposed Q(p)*A | Existing Q(p)*A | Proposed Q(p)*A |
| Treatment A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Treatment B | 0.08 | 0.13 | 0.04 | 0.06 | 0.01 | 0.01 |
| Treatment C | 0.41 | 0.00 | 0.24 | 0.00 | 0.09 | 0.00 |
| Treatment D | 0.25 | 0.75 | 0.17 | 0.51 | 0.10 | 0.31 |
| Total Q (cfs) = | 0.74 | 0.88 | 0.45 | 0.57 | 0.20 | 0.32 |



- SURVEY GENERAL NOTES:
- CONTOUR INTERVAL IS ONE (1) FOOT.
 - ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. "24-J18", HAVING AN ELEVATION OF 5232.583, NAVD 1988.
 - UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

Jackie S. McDowell
Professional Engineer
9-25-25

- STANDARD EROSION CONTROL NOTES:
- Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work, if required.
 - Contractor is responsible for maintaining runoff on site during construction.
 - Contractor is responsible for cleaning all sediment that gets into the right-of-way.
 - Repair of damaged facilities and cleanup of sediment accumulations on adjacent properties and in public facilities is the responsibility of the contractor.
 - All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.

- GENERAL DRAINAGE PLAN NOTES:
- It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
 - 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.
 - Irrigation within 10 feet of any proposed structure is not recommended. Irrigation water adjacent to the structures could cause settlement.
 - This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design.
 - 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.
 - It is recommended that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
 - 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.
 - All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates.
 - 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.
 - Contractor shall ensure that no site soils/sediment or silt enters the right-of-ways during construction.
 - Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

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.

ENGINEER'S CERTIFICATION:
I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on July 18, 2025 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.

5304 Granite Ave NE, Albuquerque, NM 87110
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/31/2025
BY: [Signature]
HydroTrans # J17D042

LOT 3, BLOCK 16
ALBUQUERQUE HIGHLANDS ADDITION
GALANTER (ADWELLING) - 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 1 of 1
File GAL0125L Date JULY,2025