

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 15, 2023

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

RE: 78737 Central Ave NW
Grading and Drainage Plan
Engineer's Stamp Date: 01/18/23
Hydrology File: K09D053

Dear Ms. McDowell:

Based upon the information provided in your submittal received 10/25/2022, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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, 924-3420) 14 days prior to any earth disturbance.

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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov .

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

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: Dan Serrano - Comm. Use Metal Bldg. **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: 019 007 ORIGINAL TOWNSITE OF WESTLAND
City Address: 8737 Central Ave NW, Albuquerque, NM 87121

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: Dan Serrano Builders **Contact:** Dan Serrano
Address: 2464 Tapa SE
Phone#: 505-294-7994 **Fax#:** _____ **E-mail:** essresl@aol.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:

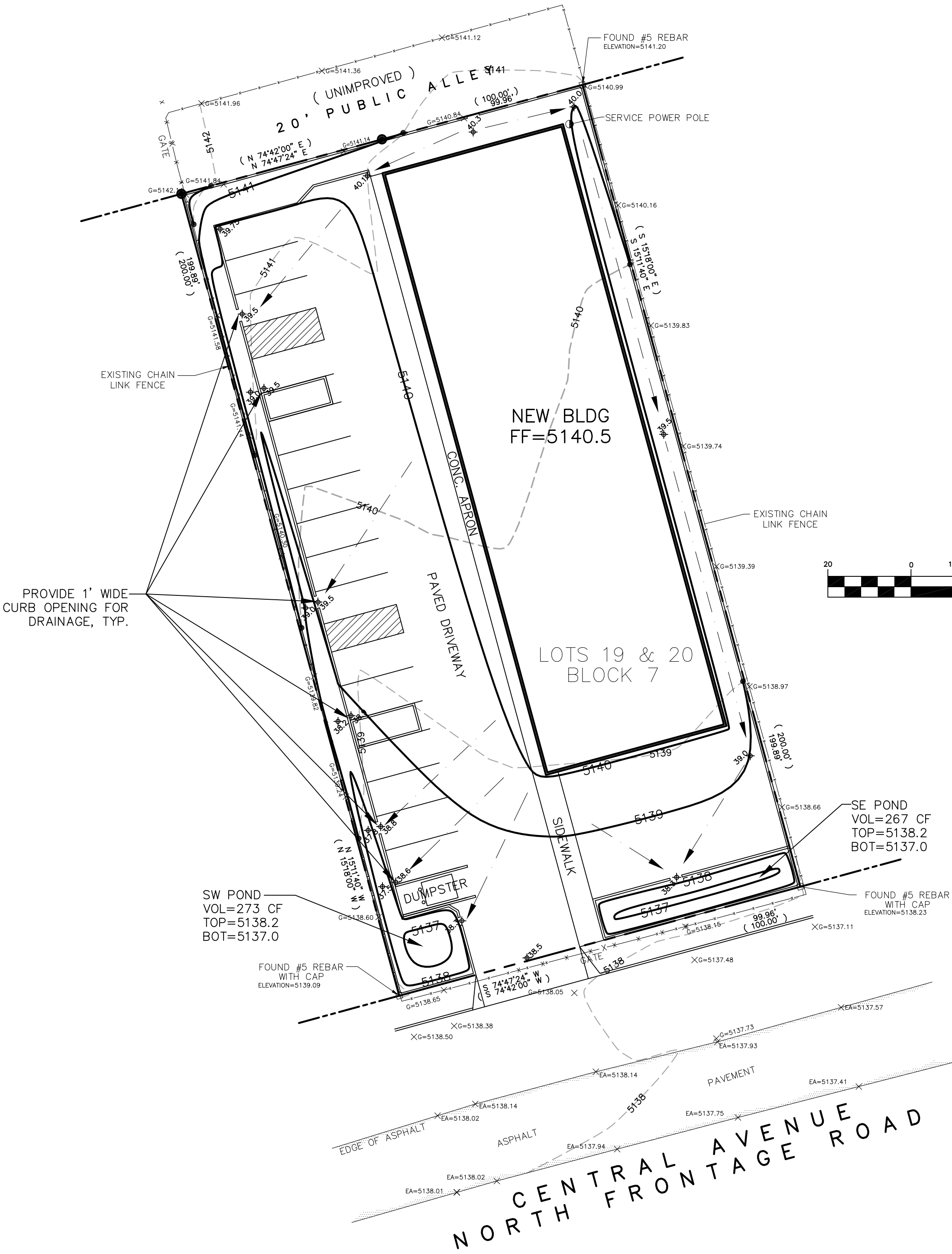
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1-18-23 **By:** JACKIE MCDOWELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SURVEY GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "7-K9 1989", HAVING AN ELEVATION OF 5140.082, NAVD 1988.
- 3: 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.
- 4: 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.

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.



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. This project includes a new building with associated parking and landscaping.

EXISTING CONDITIONS:

Presently, the 0.46 acre site is undeveloped. The site is bounded on the north, west, and east by private property, and on the south by Central Avenue North Frontage Road SW. The site slopes from the north to the south. As shown on FEMA Panel #328J, dated November 4, 2016, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the site will drain around the building to landscaping buffers and first flush water harvesting areas. Negligible off-site flows will continue to enter the site due to existing grades.

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:

8737 Central Ave NW, Albuquerque, NM 87121

TOPOGRAPHY:

Topographic information provided by Anthony Harris, dated November, 2022.

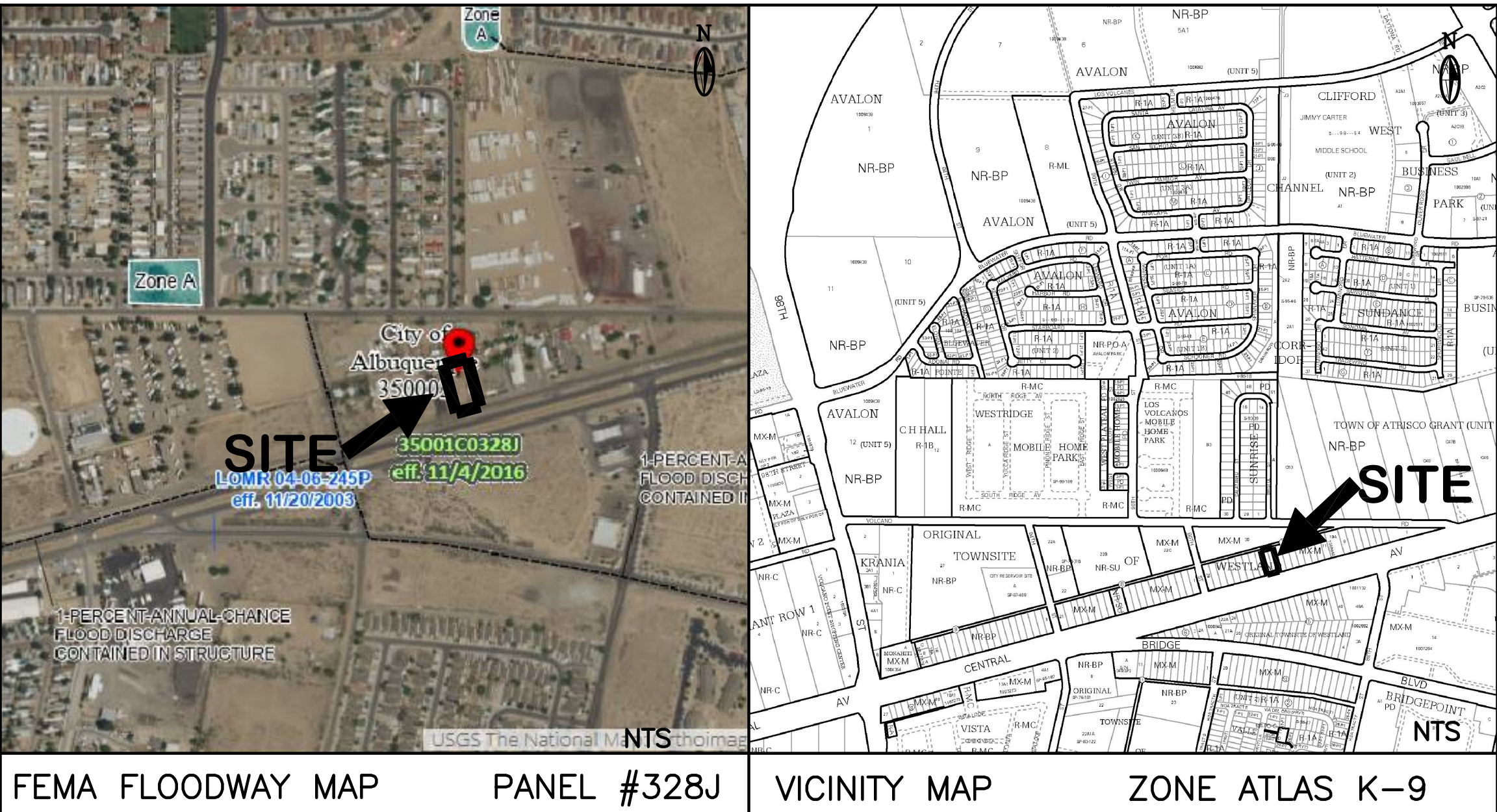
Note: This site is in the Amole Hubbell Drainage Master Plan, 2013 and this site has an allowable discharge of 4.40 cfs/ac. Therefore this site has an allowable discharge of 2.03 cfs.

| ZONE 1 | | | | | | |
|-----------------|----------|----------|--|--|--|--|
| Areas (acres) | Existing | Proposed | | | | |
| Treatment A | 0.46 | 0.00 | | | | |
| Treatment B | 0.00 | 0.09 | | | | |
| Treatment C | 0.00 | 0.03 | | | | |
| Treatment D | 0.00 | 0.34 | | | | |
| Total (acres) = | 0.46 | 0.46 | | | | |

| Volume | 100 year Existing | 100 year Proposed | 10 year Existing | 10 year Proposed | 2 year Existing | 2 year Proposed |
|-----------------------|-------------------|-------------------|------------------|------------------|-----------------|-----------------|
| Volume (acre-feet) = | 0.017 | 0.063 | 0.003 | 0.038 | 0.000 | 0.021 |
| Volume (cubic feet) = | 735 | 2,758 | 134 | 1,650 | 0 | 905 |

FIRST FLUSH REQUIRED POND VOL = 0.42"/(12"/FT)*(0.34 AC * 43560 SF/AC) = 518 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 | 0.59 | 0.00 | 0.11 | 0.00 | 0.00 | 0.00 |
| Treatment B | 0.00 | 0.18 | 0.00 | 0.07 | 0.00 | 0.00 |
| Treatment C | 0.00 | 0.09 | 0.00 | 0.04 | 0.00 | 0.01 |
| Treatment D | 0.00 | 1.49 | 0.00 | 0.98 | 0.00 | 0.57 |
| Total Q (cfs) = | 0.59 | 1.75 | 0.11 | 1.10 | 0.00 | 0.59 |



FEMA FLOODWAY MAP PANEL #328J VICINITY MAP ZONE ATLAS K-9

SURVEY LEGEND
EA = EDGE OF ASPHALT
G = GROUND

| LEGEND | |
|----------------|------------|
| EXISTING | PROPOSED |
| CONTOUR | 5043 |
| PROPERTY LINE | |
| ROAD | |
| SETBACK | |
| WALL | |
| SPOT ELEVATION | XG=5139.83 |

Jackie S. McDowell
1-18-23

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.

GRADING
12-10-22
1=20
SER0122L

8737 Central Ave NW, Albuquerque, NM 87121

| | | | | | | | |
|---|----------|------------|----------------|---------|-----|-------|----|
| CITY OF ALBUQUERQUE, BERNALILLO COUNTY | | NEW MEXICO | | | | | |
| LOTS 19 & 20, BLOCK 7 ORIGINAL TOWNSITE OF WESTLAND | | | | | | | |
| SERRANO, DANIEL (M. TRUJILLO, ARCH) — GRADING & DRAINAGE PLAN | | | | | | | |
| McDowell Engineering, Inc. 7820 BEVERLY HILLS AVE. NE, ALBUQUERQUE, NM 87122 TEL: 505-828-2430 EMAIL: JackMcDowell@comast.net | | | | | | | |
| Designed | JSM | Drawn | STAFF | Checked | JSM | Sheet | of |
| File | SER0122L | Date | DECEMBER, 2022 | | | 1 | 1 |