CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

September 23, 2022

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

RE: 701 Monte Alto Dr NE
Grading and Drainage Plan
Engineer's Stamp Date: 09/07/22
Hydrology File: K23D030

Dear Ms. McDowell:

Based upon the information provided in your submittal received 09/07/2022, the Grading and Drainage Plan is approved for Building Permit. Since this project is an addition to an existing house, a Pad Certification is not required for this project. 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 (G): Engineer's Certification Checklist for Subdivision and Part 6-14 (H): Required Certification Language is required.

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: Lonnie Essres - Brotz Addition Building Permit #: _____ Hydrology File #: _____

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

Legal Description: LOT 008 BLOCK 003 PARKSIDE ESTATES SUBD

City Address: 701 MONTE ALTO NE ALBUQUERQUE NM 87123

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: Echo Home Builders, LLC Contact: Lonnie Essres

Address: 11024 Montgomery NE, #222

Phone#: 505-362-3633 Fax#: _____ E-mail: essresl@aol.com

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) _____

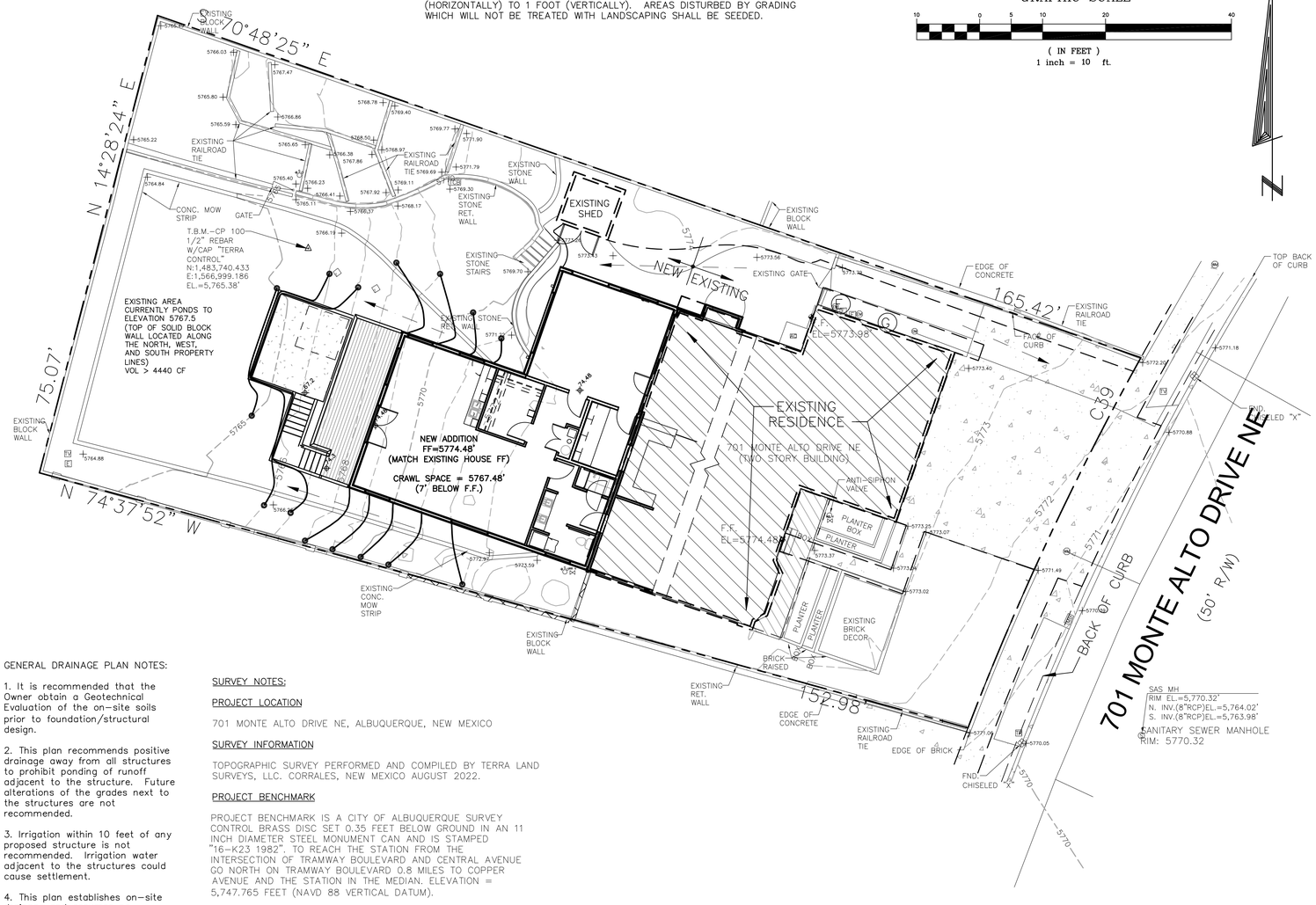
DATE SUBMITTED: 9-7-22 By: JACKIE MCDOWELL

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

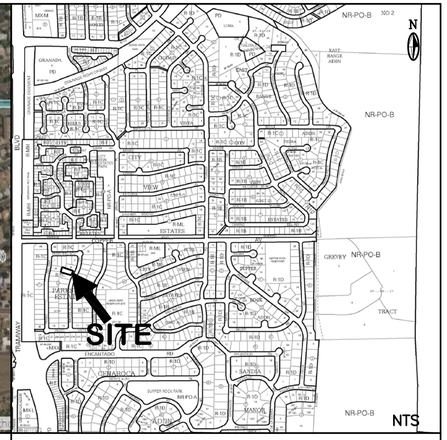
FEE PAID: _____

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.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



FEMA FLOODWAY MAP PANEL #378G



VICINITY MAP ZONE ATLAS K-23

SURVEY LEGEND

- CONTROL MONUMENT (AS NOTED)
- FOUND CHISELED "X"
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC BOX
- JUNCTION BOX
- AIR CONDITIONER
- WATER METER
- IRRIGATION VALVE
- YARD HYDRANT
- SAS MANHOLE
- GAS METER
- CABLE TV
- FINISH FLOOR ELEVATION
- +5?XX.XX SPOT ELEVATION
- BOLLARD
- MAILBOX
- UNDERGROUNG GAS LINE
- UNDERGROUND WATER LINE
- CHAIN LINK FENCE
- CONCRETE HATCH
- COVERED PORCH HATCH
- CONCRETE HATCH

LEGEND

	EXISTING	PROPOSED
CONTOUR	5043	5043
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	+5770.88	+5?XX

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
8-15-22
1=10
ESS0122L

SURVEY NOTES:

PROJECT LOCATION

701 MONTE ALTO DRIVE NE, ALBUQUERQUE, NEW MEXICO

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO AUGUST 2022.

PROJECT BENCHMARK

PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL BRASS DISC SET 0.35 FEET BELOW GROUND IN AN 11 INCH DIAMETER STEEL MONUMENT CAN AND IS STAMPED "16-K23 1982". TO REACH THE STATION FROM THE INTERSECTION OF TRAMWAY BOULEVARD AND CENTRAL AVENUE GO NORTH ON TRAMWAY BOULEVARD 0.8 MILES TO COPPER AVENUE AND THE STATION IN THE MEDIAN. ELEVATION = 5,747.765 FEET (NAVD 88 VERTICAL DATUM).

TEMPORARY BENCHMARK

TEMPORARY BENCHMARK IS A TERRA LAND SURVEYS CONTROL MONUMENT CP 100 BEING A SET 1/2 INCH REBAR WITH CAP STAMPED "TERRA CONTROL".
ELEVATION = 5,765.38 FEET (NAVD 88 VERTICAL DATUM)

NOTES

1. FIELD SURVEY PERFORMED IN AUGUST 2022.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND COORDINATES REFERENCED TO NAD 1983 NEW MEXICO CENTRAL ZONE. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GNSS RTK METHODS. COMBINED GROUND TO GRID FACTOR IS 0.999633633135 SCALED AROUND CP 100. N:1,483,740.433, E:1,566,999.186

3. ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.

4. CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.

5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE

6. PIPE SIZES AND MATERIAL TYPES FOR MANHOLES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEYS AND VISUAL INSPECTIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE PIPE SIZES AND MATERIAL TYPES ARE EXACT BUT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

7. BUILDING LOCATIONS SHOWN ARE TO FACE OF BUILDING. BUILDING OVERHANGS EXIST BUT ARE NOT SHOWN FOR CLARITY PURPOSES.

8. THIS IS NOT A BOUNDARY SURVEY PROPERTY LINES SHOWN ARE FOR ORIENTATION ONLY. INFORMATION TAKEN FROM PLAT RECORDED WITH THE BERNALILLO COUNTY CLERKS OFFICE.

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 building addition to an existing home.

EXISTING CONDITIONS:

Presently, the 0.25 acre site is developed. The site is bounded on the north, south, and west by private property, and on the east by Monte Alto Drive NE. The site slopes from the east to the west from the center of the existing home. As shown on FEMA Panel #378G, dated September 26, 2008, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the site will drain around the existing home and new addition to an existing ponding area and will mostly follow the existing grades. No off-site flows enter the site due to existing grades and walls on adjacent lots.

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:

701 MONTE ALTO NE, ALBUQUERQUE, NM 87123

TOPOGRAPHY:

Topographic information provided by Christopher Medina, dated September 2, 2022.

Precipitation Zone = 4
Depth at 100-year, 6-hour storm:

Land Treatments:

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.15	0.12
Treatment C	0.00	0.00
Treatment D	0.10	0.13
Total (acres) =	0.25	0.25

POND (EXISTING) VOLUME PROVIDED

ELEV	AREA	VOL
5767	2730	
		2542
5766	2354	
		1696.5
5765	1439	
	SUB-TOTAL	4438.5 CF

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.04	0.04	0.02	0.02	0.01	0.01
Volume (cubic feet) =	1,546	1,716	864	998	427	525

POND VOLUME REQUIRED = (1716-1546) =170 CF
OR = ENTIRE DEVELOPED VOLUME = 1716 CF
FIRST FLUSH POND VOL = 0.34/12*0.25*43560 = 309 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	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.44	0.35	0.22	0.17	0.06	0.05
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.53	0.68	0.36	0.46	0.22	0.28
Total Q (cfs) =	0.96	1.03	0.57	0.64	0.27	0.33

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 09/23/22
BY: Renée C. Brissette
HydroTrans # K23D030
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS IN THESE PLANS/REPORT, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

JACKIE S. McDOWELL
NEW MEXICO
12797
REGISTERED PROFESSIONAL ENGINEER
9-7-22

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on August 15, 2022 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.

701 MONTE ALTO NE, ALBUQUERQUE, NM 87123

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 8, BLOCK 3
PARKSIDE ESTATES SUBDIVISION

ESSRES, LONNIE (BROTZ) - GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.
7820 BEVERLY HILLS AVE. NE, ALBUQUERQUE, NM 87122
TELE: 505-828-2430 EMAIL: JackMcDdowell@comast.net

Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1

File ESS0122L Date AUGUST,2022