

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 23, 2021

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

RE: **Lot 3 Block 2 Unit 27, S.A.D. 228**
Volcano Cliffs Subdivision
5500 Valiente Rd. NW
Grading and Drainage Plan
Engineers Stamp Date; 9-10-2020 (C11D008)
Pad Certification Date; 8/27/2021

Ms. McDowell,

Based upon the information provided in your submittal received 11/22/2021, this plan is approved for Building Permit.

PO Box 1293

Please inform the builder/owner to attach a copy of this approved plan and this letter to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan and Pad Certification. Also, let the owner/contractor know that if a pool is to be added in the future the G&D plan will need to be modified showing the location of the pool and the land treatment differences. Also, advise the owner/contractor there is a 15ft height max requirement for the height of the home.

NM 87103

www.cabq.gov

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 earmijo@cabq.gov.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: CANDELARIA - BEWLEY LOT 3 **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 3, BLOCK 2, UNIT 27, VOLCANO CLIFFS SUB'D
City Address: 5500 VALIENTE RD 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: DIEGO CANDELARIA **Contact:** DIEGO CANDELARIA
Address: 1330 Crestview Dr. Los Lunas, NM 87035
Phone#: 505-480-5608 **Fax#:** _____ **E-mail:** diego@candelariahomes.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) PAD CERTIFICATION

DATE SUBMITTED: 11-15-21 **By:** JACKIE MCDOWELL

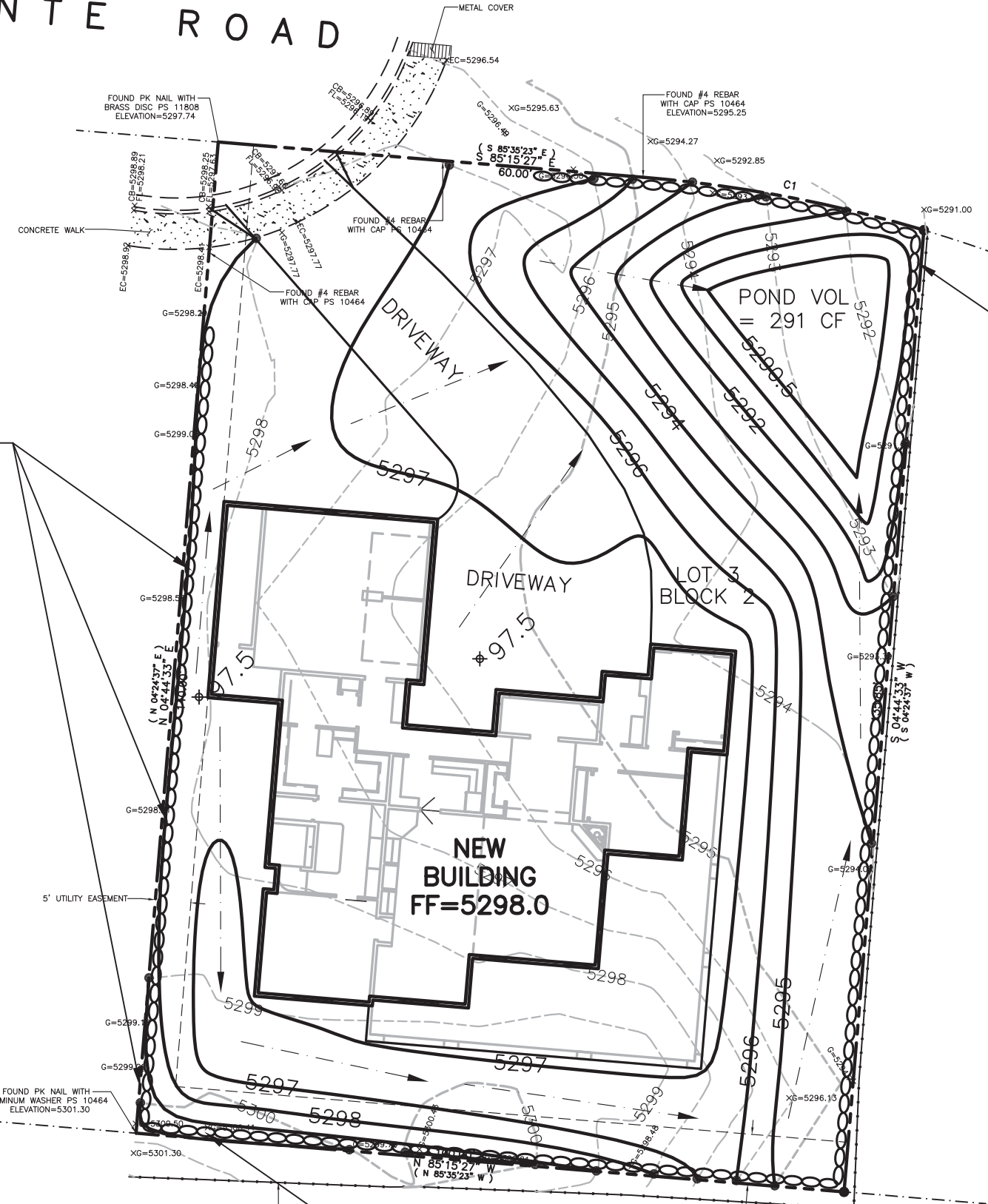
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

VALIENTE ROAD

PROVIDE TURNED BLOCK OR NON-GROUTED CELLS, 3" ABOVE GRADE, FOR DRAINAGE AT ALL LOW WALL ELEVATIONS ON THE LOT, TYP.



PROVIDE TURNED BLOCK OR NON-GROUTED CELLS, 3" ABOVE GRADE, FOR DRAINAGE AT ALL LOW WALL ELEVATIONS ON THE LOT, TYP.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	194.82'	40.29'	40.21'	S 79°20'01" E
	(194.82')	(40.29')	(40.21')	(S 79°20'01" E)

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).

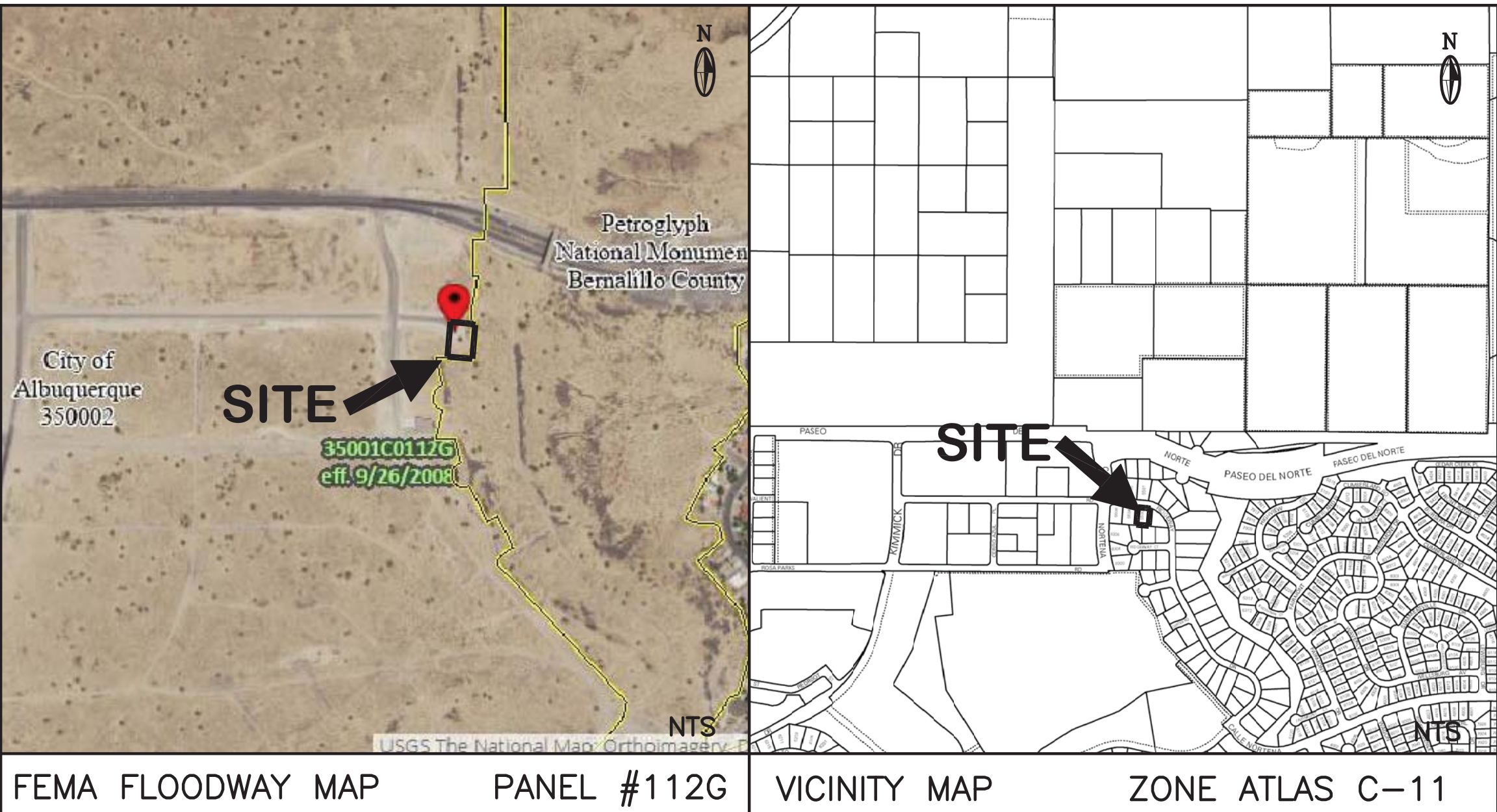
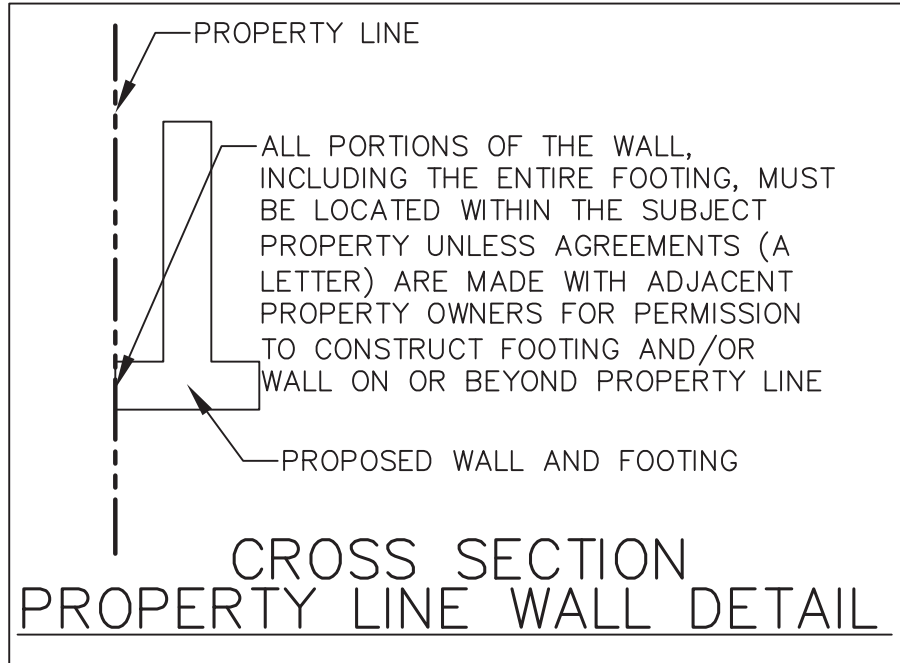
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS OR WEEP HOLES FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE.

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.



SURVEY GENERAL NOTES:

1. CONTOUR INTERVAL IS ONE (1) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "ACS BM 8-C11", HAVING AN ELEVATION OF 5284.916, 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.

APPARENT PROPERTY CORNERS AND MATION ONLY. BOUNDARY DATA SHOWN HEREON.

SURVEY LEGEND

CB = CURB
EC = EDGE OF CONCRETE
FL = FLOWLINE
G = GROUND

LEGEND

EXISTING PROPOSED

CONTOUR

6045 6045

PROPERTY LINE

ROAD

SETBACK

RETAINING WALL/WALL

SPOT ELEVATION

5294.92

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.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PAD CERTIFICATION



HARRIS SURVEYING

1308 Cielo Vista Del Sur N.W.
Corrales, NM 87048
Phone (505) 889-8056

November 12, 2021

To Whom it may concern

Harris Surveying Inc. verified the finish pad grade at 5500 Valiente Road N.W. to be 5297.75 feet with the plan finish floor grade at 5298.0 feet. The field work was performed on November 1, 2021.

Sincerely,

Anthony Harris
Harris Surveying



Jackie S. McDowell
Professional Engineer
9-15-21

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on August 20, 2021 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.

5500 VALIENTE RD NW, ALBUQUERQUE, NM 87120			
CITY OF ALBUQUERQUE, BERNALILLO COUNTY		NEW MEXICO.	
LOT 3, BLOCK 2, UNIT 27 VOLCANO CLIFFS SUBDIVISION			
CANDELARIA HOMES (BEWLEY) - G & D 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 of
File BEW0121L	Date AUGUST,2021		1 1