

Mayor Timothy M. Keller

January 24, 2022

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

RE: Lot 16 Block 4 Unit 22, S.A.D. 228

Volcano Cliffs Subdivision 6427 Canavio Rd. NW Grading and Drainage Plan

Engineers Stamp Date; 12-2-2021 (D10D003D16)

Pad Certification Date; 1/20/2022

Dear Ms. McDowell,

PO Box 1293

Based upon the information provided in your submittal received 1/21/2022, this plan cannot be approved for pad certification until the following comments are addressed.

Albuquerque

- The pad for this site is not visible. Dirt mounds and batten boards are present.
- This BP cannot be approved until <u>all</u> of Mr. Candelaria sites do not have dirt in the public right of way.

NM 87103

Also, please be advised, in the future, all building permits from SAD 228 and 227 will require a signed letter from the companies grading these sites, stating that no dirt will be placed in the public right of ways.

www.cabq.gov

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services



City of Albuquerque

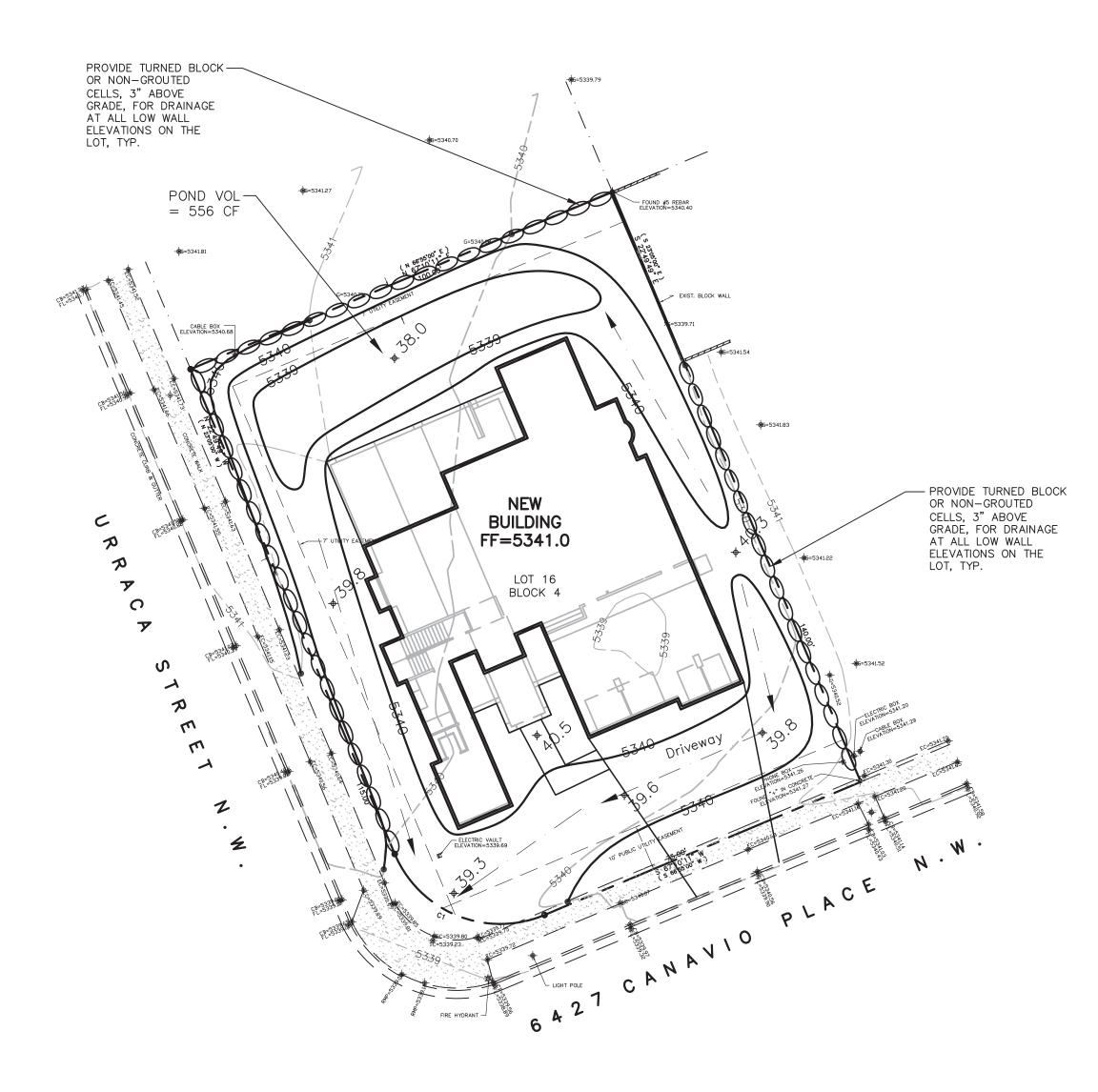
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: CANDELARIA - HASLAM LOT 16			
DRB#:			
Legal Description: 00160004VOLCANO CLIFFS			
City Address: 6427 CANAVIO RD NW ALBUQUE	RQUE NM 87120		
Applicant: MCDOWELL ENGINEERING, INC.		Contact: JACKIE MCDOWELL	
Address: 7820 BEVERLY HILLS AVE. NE, ALBUQU			
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 8703			
Phone#: 505-480-5608	Fax#:	E-mail: diego@candelariahomes.com	
TYPE OF DEVELOPMENT: PLAT IS THIS A RESUBMITTAL? Yes	(# of lots) X RESIDENCE		
DEPARTMENT TRANSPORTATION	X HYDROLOGY/DRAINAGE		
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT A ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	X BUILDING PE CERTIFICATION PRELIMINAR SITE PLAN FOUNDATION GRADING PE SO-19 APPRO PAVING PER GRADING/ PA WORK ORDER CLOMR/LOM FLOODPLAIN	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 X OTHER (SPECIFY) PAD CERTIFICATION	
DATE SUBMITTED: 1-20-22	By: JACKIE MCDOWELL		
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:		

FEE PAID:_____



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

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.

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).

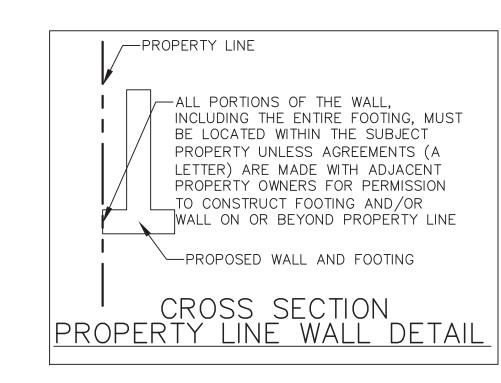
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS OR WEEP HOLES FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE.

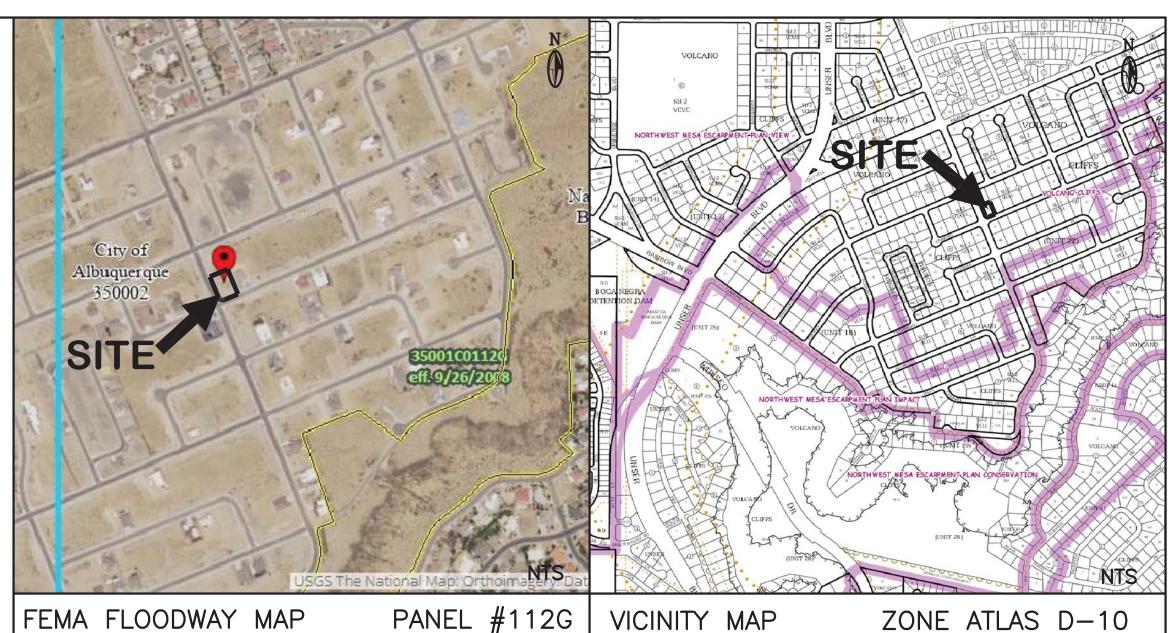
STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDED.

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 LEGEND CB = CURB EC = EDGE OF CONCRETE FL = FLOWLINE G = GROUND TC = TOP OF CONCRETE

SURVEY GENERAL NOTES:

1: CONTOUR INTERVAL IS ONE (1) FOOT.

2: ELEVATIONS ARE BASED ON READINGS TAKEN WITH A GPS UNIT STONEX S10A

3: UTILITIES SHOWN HEREON ARE IN THEIR 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 CON-SIDERATIONS.

4: THIS IS <u>Not</u> a Boundary survey, apparent property corners and property lines are shown for information only, boundary data shown is from

LEGEND **EXISTING** PROPOSED SETBACK RETAINING WALL/WALL ∞



HARRIS SURVEYING

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

January 20, 2022

Diego Candelaria Candelaria Custom Homes

Re: Pad Certification for: 6427 Canavio N.W.

Dear: Mr. Candelaria

Below are the results of Harris Surveying Inc. field verifying the Finished Pad Elevation for: 6427 Canavio N.W.

The Elevation based on the Grading and Drainage plan is: 5340.5 feet and the measured elevation is: 5340.47 feet.

If there are any questions, please contact me at my office.

anthory 7 **Anthony Harris** Harris Surveying Inc. NMPS No. 11463





ENGINEER'S CERTIFICATION:

SPOT ELEVATION

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on November 22, 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.

6427 CANAVIO RD NW ALBUQUERQUE NM 87120 CITY OF ALBUQUERQUE, BERNALILLO COUNTY

LOT 16, BLOCK 4, UNIT 22 VOLCANO CLIFFS SUBDIVISION

NEW MEXICO

HASLAM, VINCENT (CANDELARIA HOMES) - G & D PLAN

TELE: 505-828-2430 • FAX: 505-821-4857 esigned JSM Drawn STAFF

NOVEMBER,2021

8-24-21 1=20 BEW0121