

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 9, 2022

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

**RE: Lot 25 Block 9 Unit 18, S.A.D. 228
Volcano Cliffs Subdivision
6511 Picardia Pl. NW
Grading and Drainage Plan
Engineers Stamp Date 3/9/2022
Pad Cert Date: 5/6/2022 (D10D003125)**

Ms. McDowell,

Based upon the information provided in your submittal received 5/9/2022, this plan is approved for Building Permit.

PO Box 1293

Please have the owner/builder attach a copy of this approved plan, 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 that dirt is not allowed in the public right of way to climb the curb. Crusher fines or lumber is allowed. If dirt is used this will delay going forward with the construction 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 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 - STROMEI LOT 25 **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 25, BLOCK 9, UNIT 18, VOLCANO CLIFFS SUB'D
City Address: 6511 PICARDIA PL 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: 5-6-22 **By:** JACKIE MCDOWELL

COA STAFF:

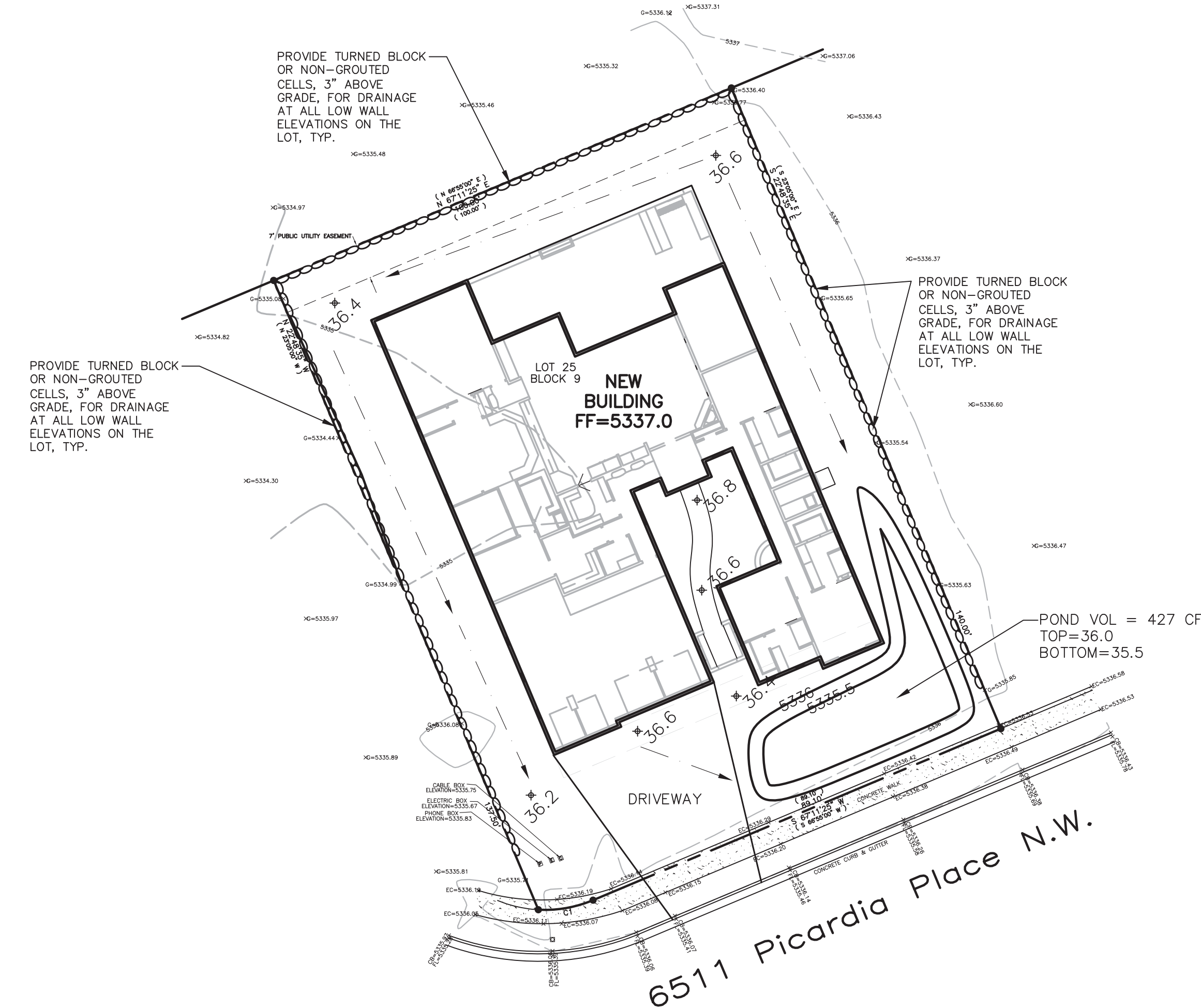
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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).

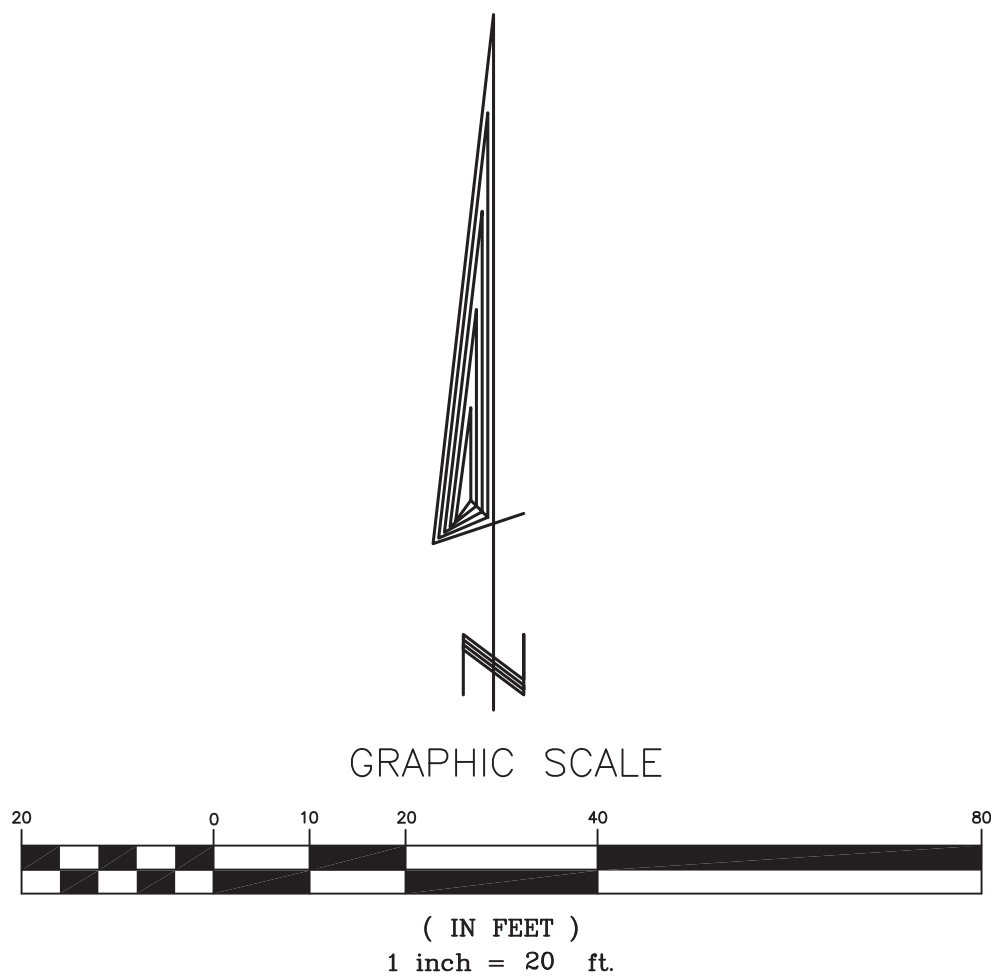
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS OR WEEP HOLES FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE.

CURVE TABLE					
CHORD	ARC LENGTH	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
10.00	11.78	N 87.00° E 1.00	N 87.00° E 1.00	N 87.00° E 1.00	N 87.00° E 1.00
20.00	23.56	N 87.00° E 1.00	N 87.00° E 1.00	N 87.00° E 1.00	N 87.00° E 1.00



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.

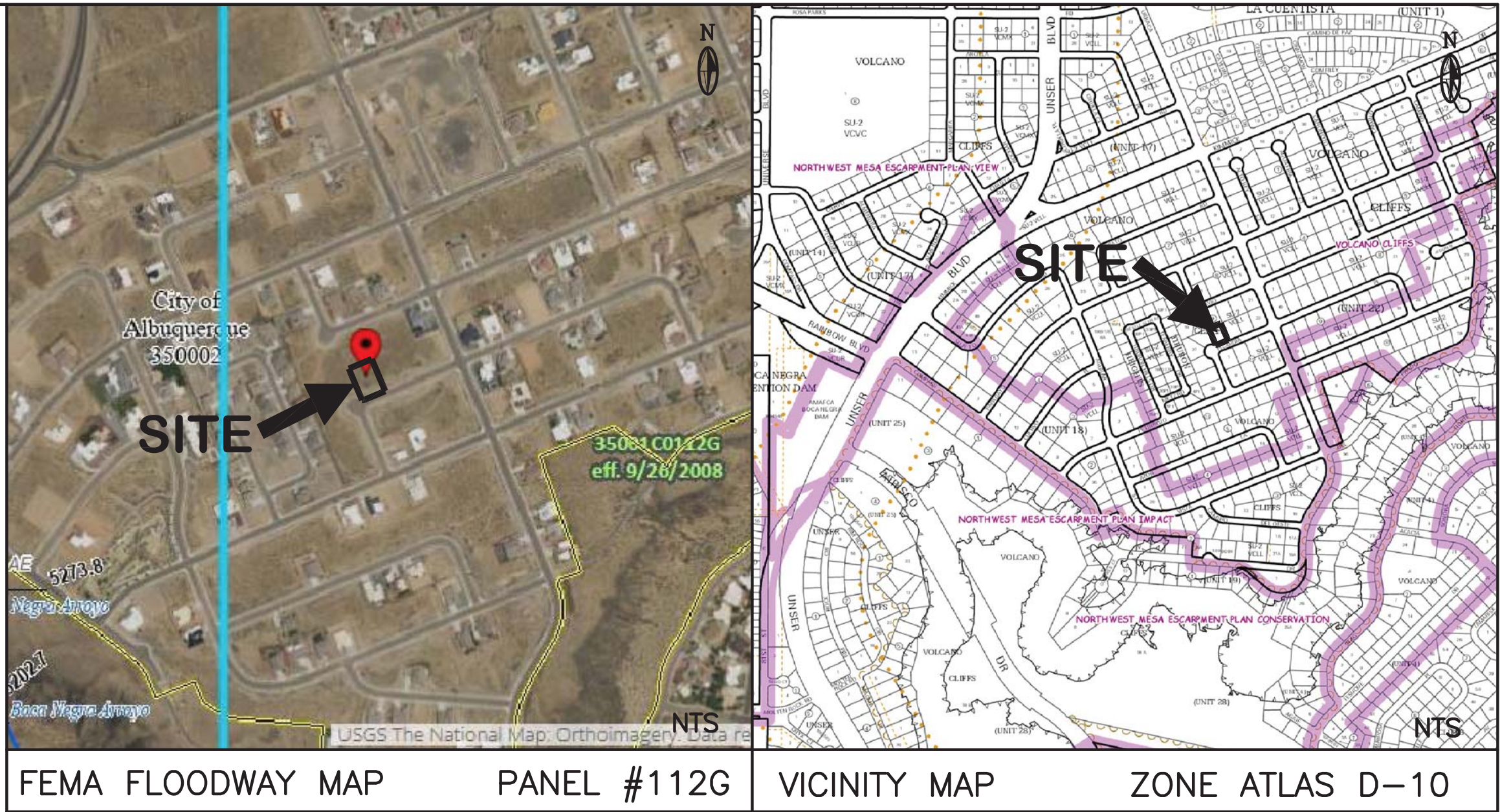
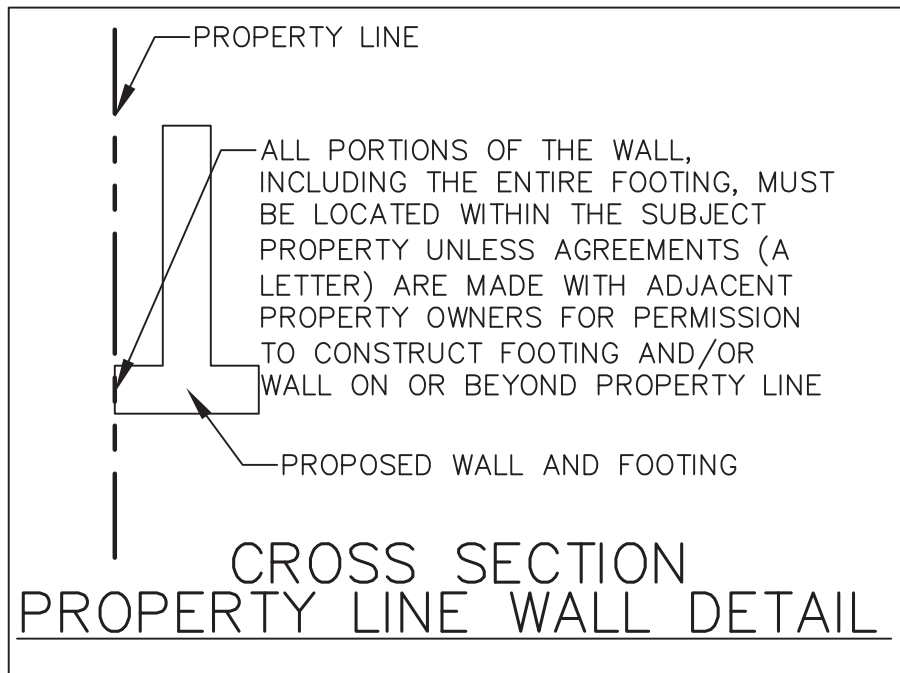


STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDED.

STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL PERMITTER 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 = FLOW LINE
G = GROUND

LEGEND

EXISTING PROPOSED

CONTOUR --- 6045 --- 6045 ---
PROPERTY LINE ---
ROAD ---
SETBACK ---
RETAINING WALL/WALL ---
SPOT ELEVATION ---



HARRIS SURVEYING

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

May 5, 2022

Adan Candelaria
Candelaria Custom Homes

Re: Pad Certification for: 6511 Picardia N.W.

Dear: Mr. Candelaria

Below are the results of Harris Surveying Inc. field verifying the Finished Pad Elevation for: 6511 Picardia

The Elevation based on the Grading and Drainage plan is: 5337.0 feet and the measured elevation is: 5336.92 feet.

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

Sincerely,

Anthony Harris
Harris Surveying Inc.
NMPS No. 11463



Jackie S. McDowell
Professional Engineer
3-9-22

PAD CERTIF. 5-6-22

ENGINEER'S CERTIFICATION:

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

6511 PICARDIA PL NW ALBUQUERQUE NM 87120
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 25, BLOCK 9, UNIT 18
VOLCANO CLIFFS SUBDIVISION

CANDELARIA HOMES -- STROMEI -- 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 CAN0122L Date MARCH, 2022 1 1