

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 16, 2022

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

RE: **Lot 10 Block 4 Unit 18 SAD 228**  
**Volcano Cliffs Subdivision**  
**6611 Cuervo Pl. NW**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 12/13/2021 (D10D003J10)**  
**CO Certification Date 12/12/2022**

Ms. McDowell,

PO Box 1293

Based on the Certification received 12/14/2022, this site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

Albuquerque

NM 87103

- Provide gravel in all ponds and swales.
- Provide a ponding area in the SW corner. Driveway blocks the flows heading to the NE corner.
- It is acceptable for flows to enter volcano cliffs property; however, there must be a sediment pond in place before these flows enter public land.
- Erosion protection is required at block fence.

www.cabq.gov

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Tiequan Chen, P.E.  
Principal Engineer, Hydrology  
Planning Department, Development Review Services

RR/SB  
File D10D003J10



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** CANDELARIA - CUERVO LOT 10 **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** D10D003J10  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOT 10, BLOCK 4, UNIT 18, VOLCANO CLIFFS SUB'D  
**City Address:** 6611 CUERVO 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:** 12-12-22 **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.

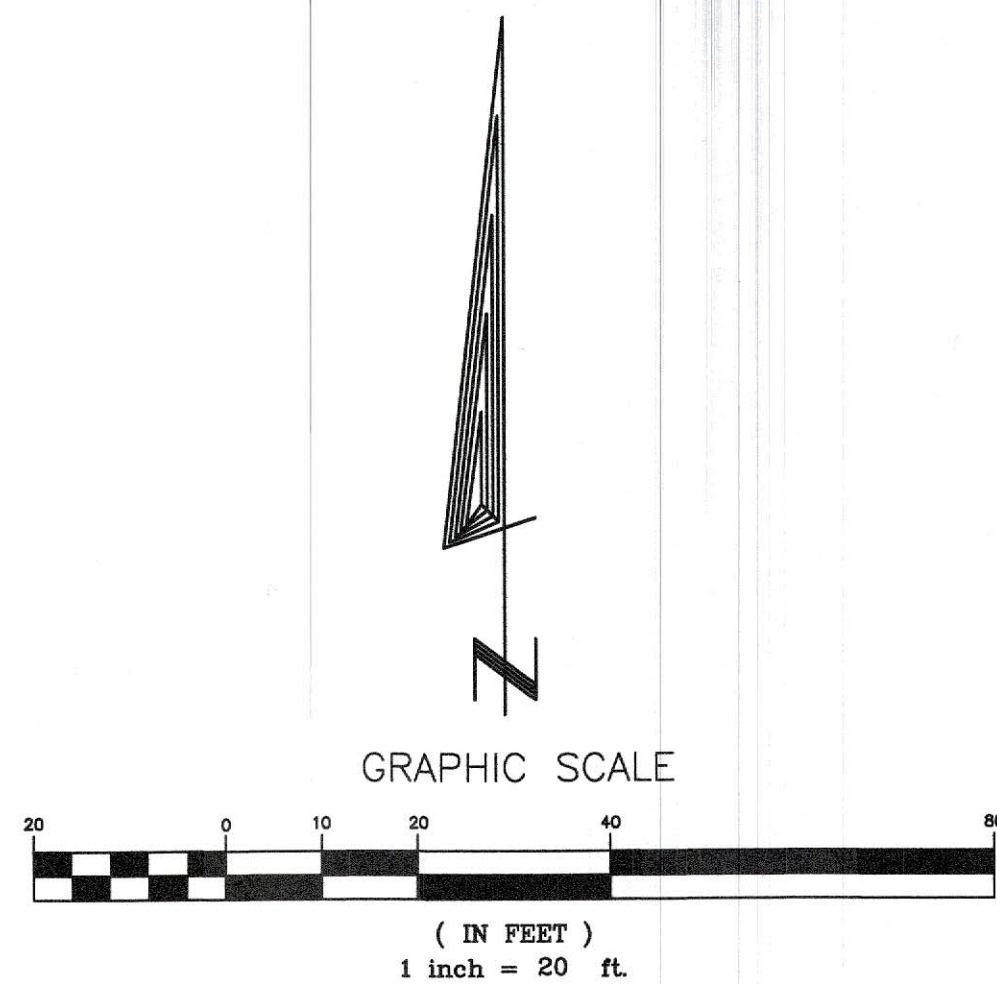
INSTALL 1" X 4" TRENCH DRAIN AROUND POOL, DAYLIGHT PIPE AT 22.25 TO EAST POND, OR APPROVED EQUAL DRAINAGE SOLUTION CAN BE INCORPORATED AS NECESSARY

#### GENERAL DRAINAGE PLAN NOTES:

- It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 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.
- Irrigation within 10 feet of any proposed structure is not recommended. Irrigation water adjacent to the structures could cause settlement.
- This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design.
- 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.
- It is recommended that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 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.
- All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates.
- 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.
- Contact shall ensure that no site soils/sediment or silt enters the right-of-ways during construction.
- Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

Elevations shown are based on field in formation taken on 12-9-22

Anthony L. Harris  
12-12-22



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 SEEDDED.

#### 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.

DUE TO HEIGHT RESTRICTIONS, THE PAD ELEVATION IS PLACED AS LOW AS PRACTICAL. THE PLAN IS IN CONFORMANCE TO THE MASTER DRAINAGE PLAN.

#### 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. A single family home is proposed for the site with associated parking, access, landscaping, and utility improvements.

##### EXISTING CONDITIONS:

Presently, the 0.52 acre site is undeveloped. The site is bounded on the north, west, and south, by private property, and on the east by Cuervo Pl. NW. The site slopes from the west to the east. As shown on FEMA Panel #111G, the site is not located in a 100 year flood plain.

##### PROPOSED CONDITIONS:

Per the SAD 227 and 228 Drainage Reports by Wilson & Company, drainage from the lots have been master planned to be intercepted by drainage features downstream of the properties. First flush ponding is required on all developments. As shown by the plan, the building is located in the center of the lot. Negligible off-site flows enter the site due to existing grades from the west and will continue to be allowed to historically flow through the site. On site flows will drain around the structure to new grades and flow to the ponding areas. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths.

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. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

##### PROPERTY ADDRESS:

6611 CUERVO PL NW ALBUQUERQUE NM 87120

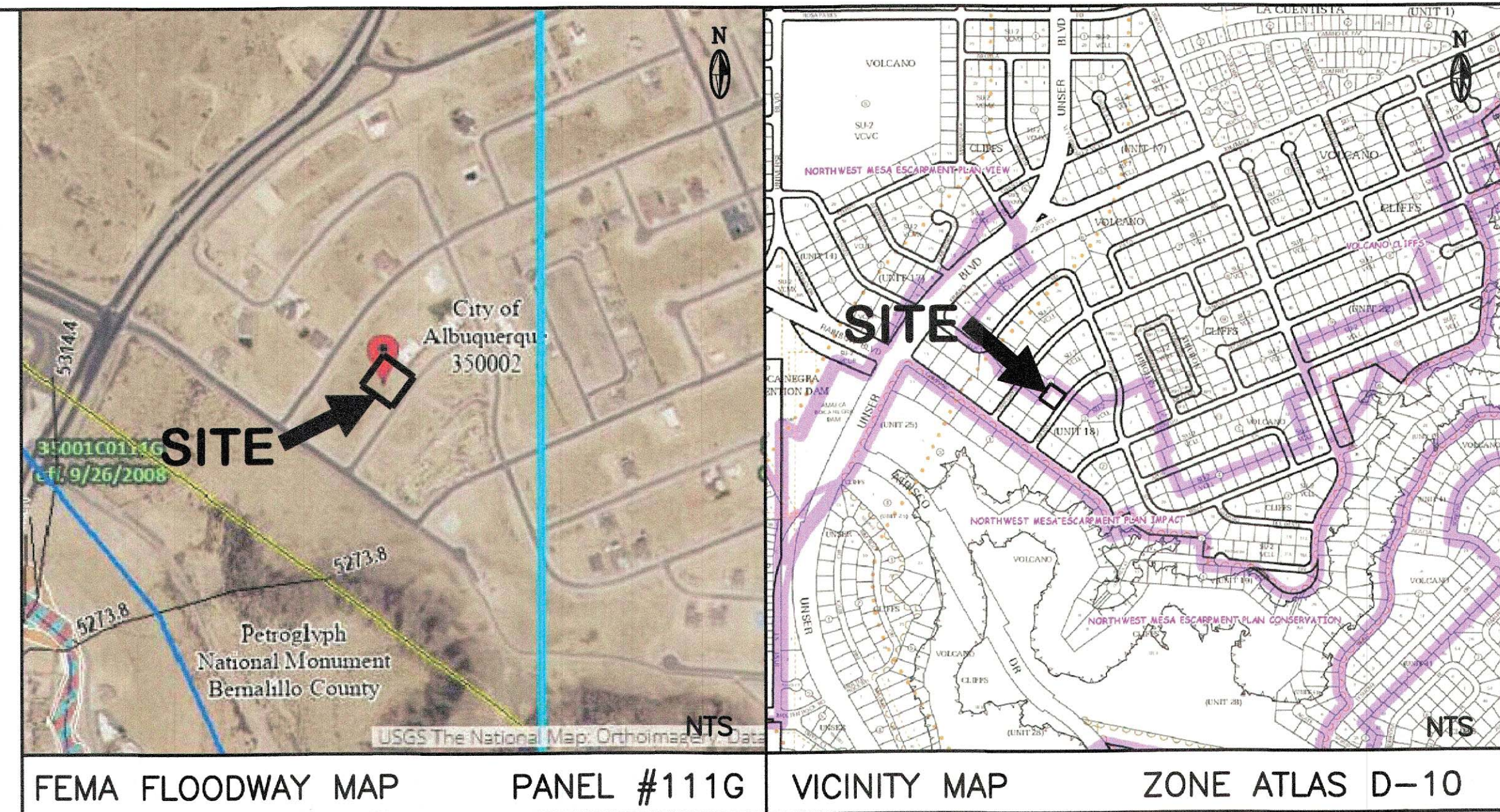
#### ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.52	0.00
Treatment B	0.00	0.21
Treatment C	0.00	0.00
Treatment D	0.00	0.31
Total (acres) =	0.52	0.52

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.019	0.063	0.003	0.036	0.000	0.019
Volume (cubic feet) =	831	2,728	151	1,563	0	818

FIRST FLUSH REQUIRED POND VOL =  $0.34"/(12"/FT) * (0.31 AC * 43560 SF/AC) = 382 CF$

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	0.67	0.00	0.12	0.00	0.00	0.00
Treatment B	0.00	0.43	0.00	0.16	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	1.35	0.00	0.90	0.00	0.52
Total Q (cfs) =	0.67	1.78	0.12	1.06	0.00	0.53



#### LEGEND

EXISTING PROPOSED

CONTOUR 6045 6045

PROPERTY LINE

ROAD

SETBACK

RETAINING WALL/WALL

SPOT ELEVATION

DRAINAGE CERTIFICATION FOR CERTIFICATE OF OCCUPANCY (CO) WITH SURVEY WORK BY PROFESSIONAL SURVEYOR  
I, Jackie McDowell, NMPE #10903, of the firm McDowell Engineering, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12-13-21. The record information edited onto the original design document has been obtained by Anthony Harris, NMPS #11463. I further certify that I have personally visited the project site on December 12, 2022 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy. The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Jackie S. McDowell  
12-13-21

AS-BUILT CERTIF.  
FOR CO 12-12-22

#### ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 11, 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.

6611 CUERVO PL NW ALBUQUERQUE NM 87120		CITY OF ALBUQUERQUE, BERNALILLO COUNTY		NEW MEXICO	
LOT 10, BLOCK 4, UNIT 18 VOLCANO CLIFFS SUBDIVISION					
CANDELARIA HOMES (ADAN) - G & D PLAN					
<b>McDowell Engineering, Inc.</b>					
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 CAN0521L	Date OCTOBER, 2021	1		1	