



Mayor Timothy M. Keller

December 16, 2021

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

RE: **Lot 10 Block 4 Unit 18, S.A.D. 228**
Volcano Cliffs Subdivision
6611 Cuervo Pl. NW
Grading and Drainage Plan D10D003J10
Engineers Stamp Date 12/13/2021

Ms. McDowell,

Based upon the information provided in your submittal received 12/14/2021, this plan is approved for Grading Permit. **Dirt is not allowed to climb the curb, use crusher fines or lumber for this purpose.**

Prior to Building permit approval a Pad Certification will be required, provided by the Engineer or a registered Land Surveyor.

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

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan.

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 - CUERVO LOT 10 **Building Permit #:** _____ **Hydrology File #:** _____
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: 12-13-21 **By:** JACKIE MCDOWELL

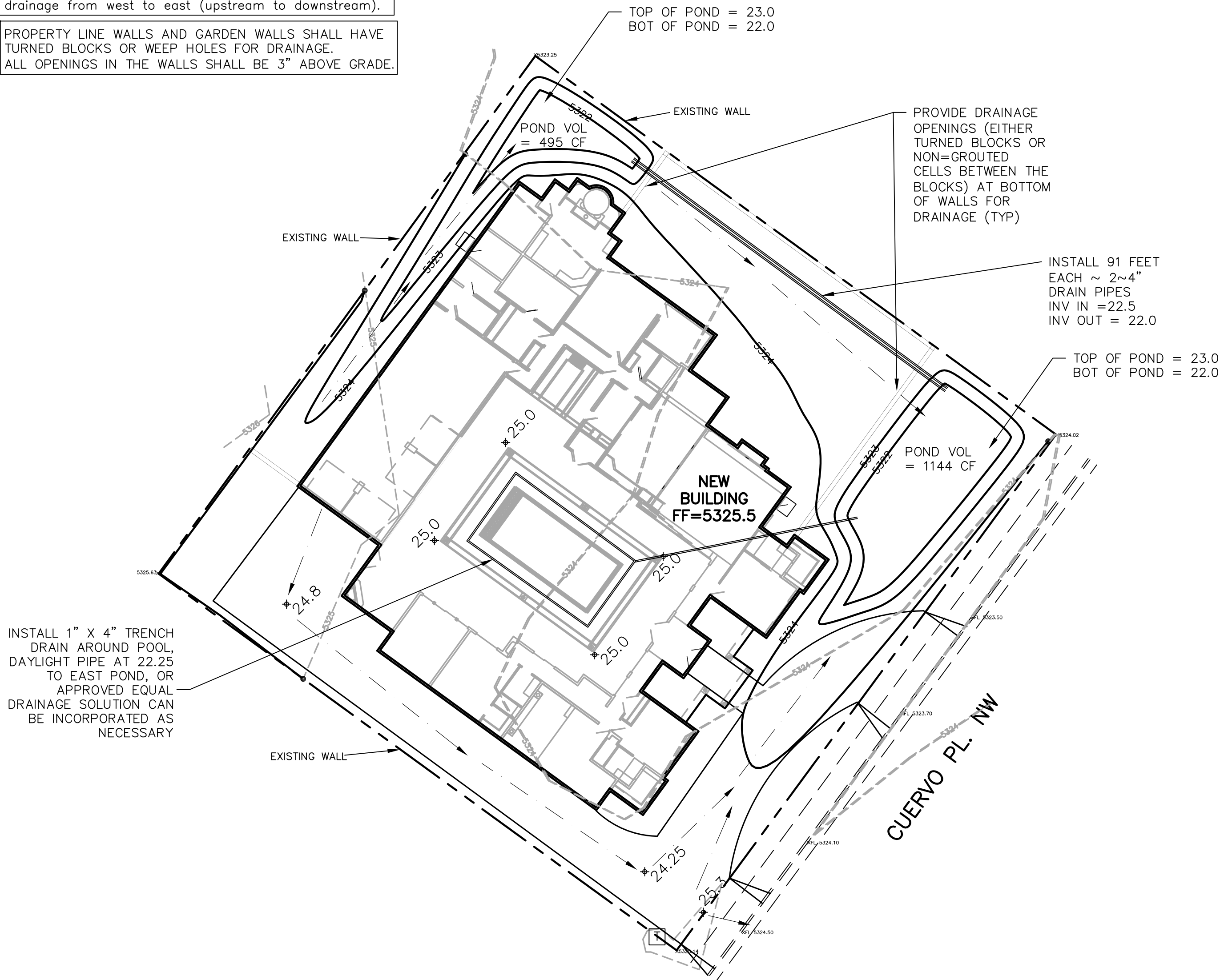
COA STAFF:

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.



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 SEED.

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.

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.

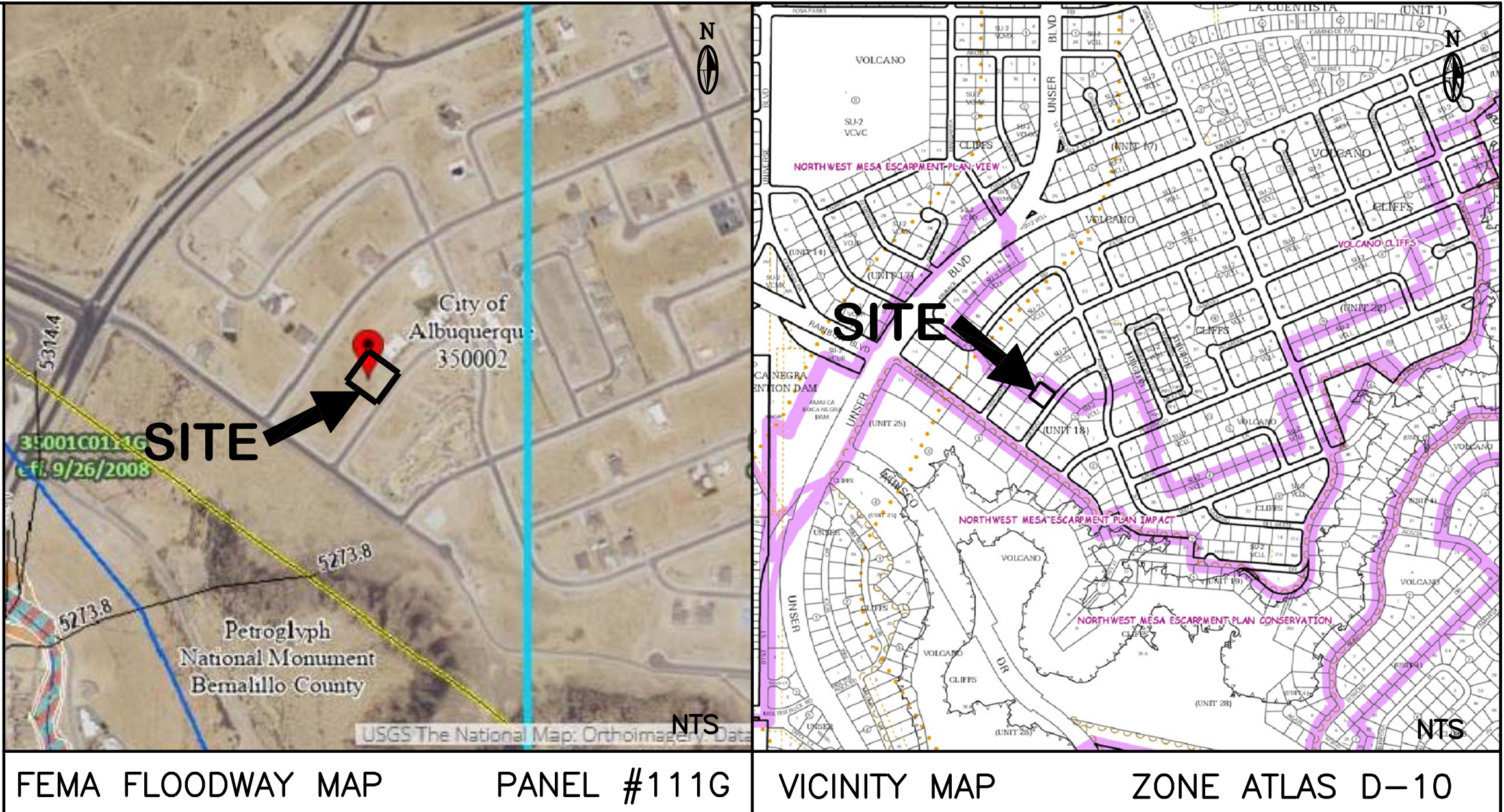
Supplemental calculations are shown as part of this Grading and Drainage plan.

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



LEGEND

EXISTING PROPOSED

CONTOUR

6045 6045

PROPERTY LINE

ROAD

SETBACK

RETAINING WALL/WALL

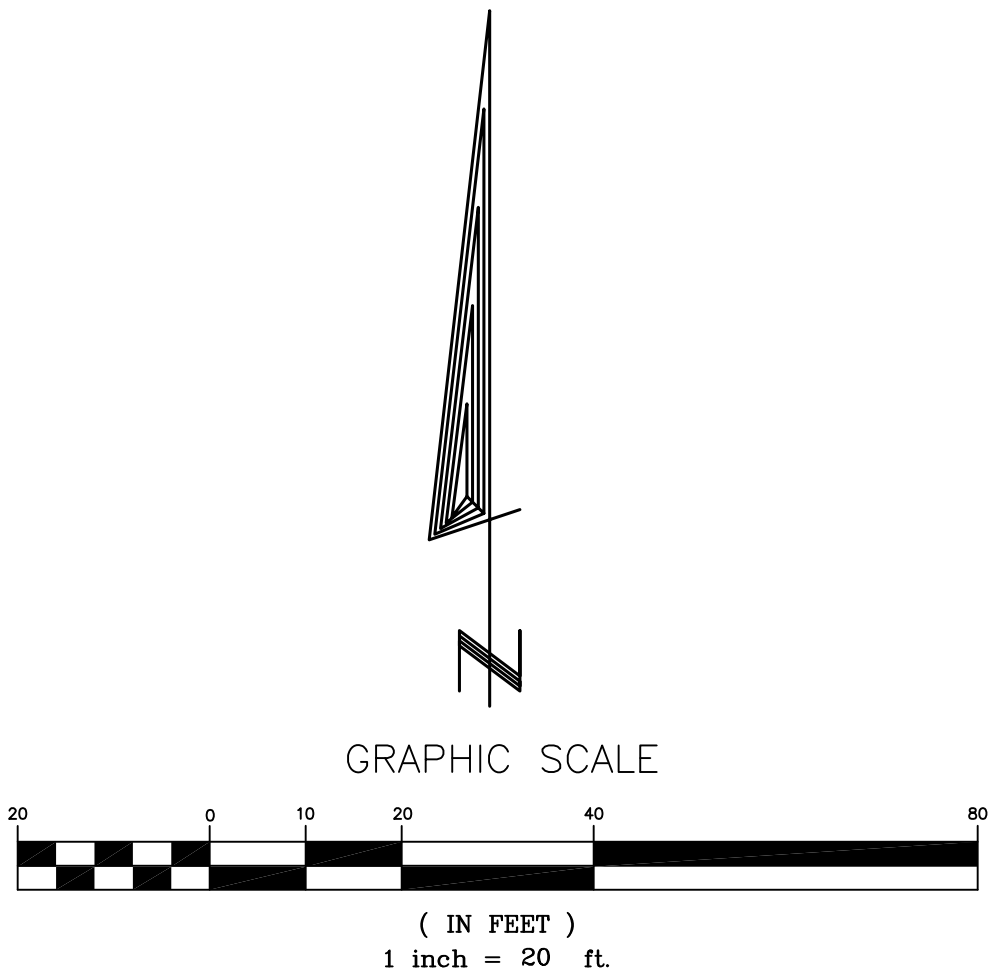
SPOT ELEVATION

NO=5384.02

*XX.X

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.



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-foot) =	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

NORTH POND VOLUME PROVIDED:	ELEV.	AREA	VOL. (CF)
5323	716		495
5322	274		
SUB-TOTAL			495

SE POND VOLUME PROVIDED:	ELEV.	AREA	VOL. (CF)
5323	1372		1144.5
5322	917		
SUB-TOTAL			1144.5
TOTAL			1639.5

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

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 CAN0521L	Date OCTOBER, 2021		1 1