

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 15, 2021

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

RE: **Lot 8 Block 3 Unit 19, S.A.D. 228**
Volcano Cliffs Subdivision
7809 Urraca St. NW
Grading and Drainage Plan
Engineers Stamp Date; 4/13/2021 (D10D03U8)
Pad Certification Date; 12/3/2021

Ms. McDowell,

Based upon the information provided in your submittal received 12/15/2021, this plan is approved for Building Permit.

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.

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.

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: NIETO, PETER - LOT 8 G&D **Building Permit #:** _____ **Hydrology File #:** D10D003U8
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 8, BLOCK 3, UNIT 19, VOLCANO CLIFFS SUB'D
City Address: 7809 URRACA ST. 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: PETER NIETO **Contact:** PETER NIETO
Address: 428 CANDI LN, CORRALES, NM 87048
Phone#: 505-331-2244 **Fax#:** _____ **E-mail:** pnieto@ncbnmpro.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:

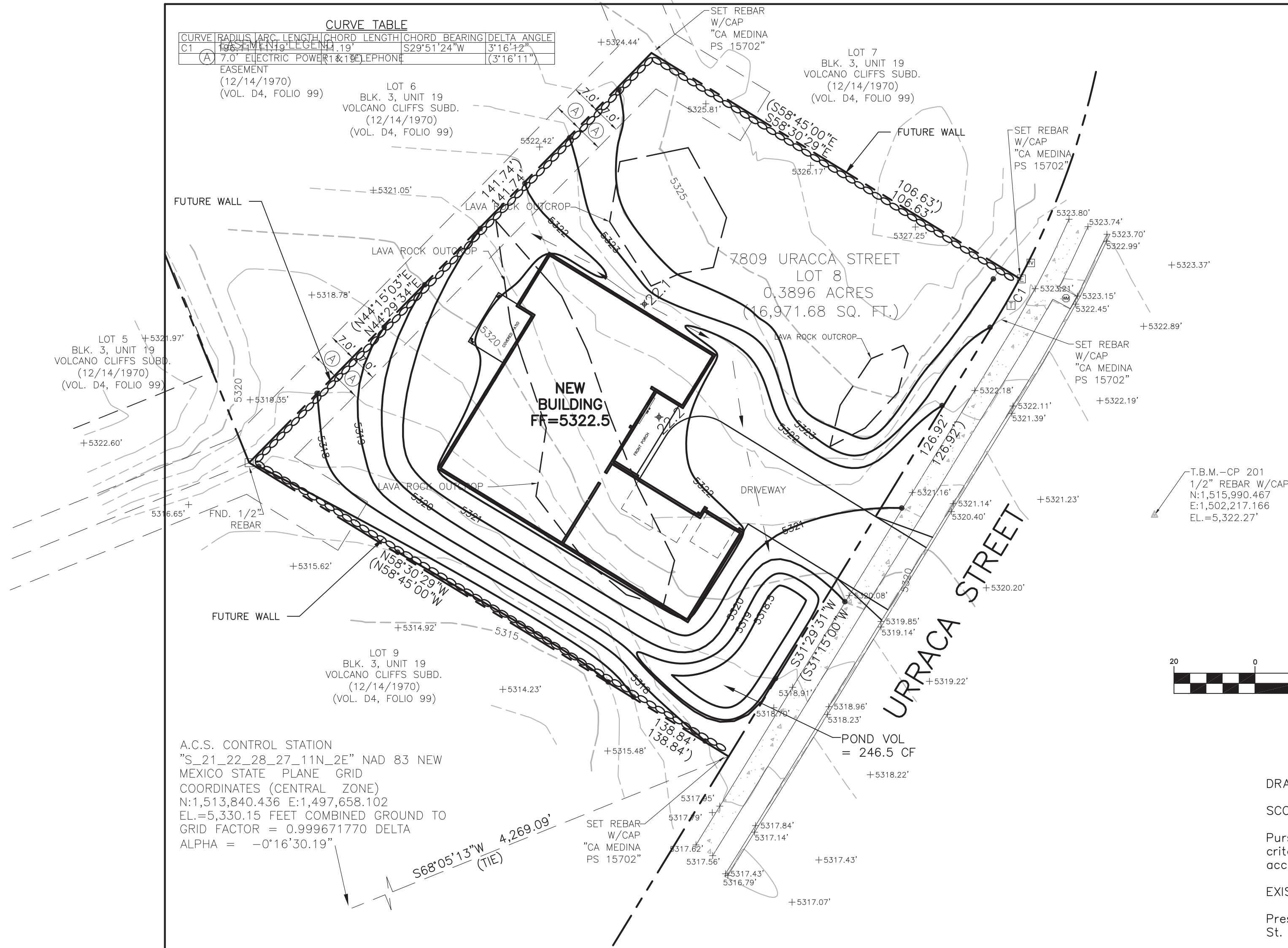
- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
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☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☒ OTHER (SPECIFY) PAD CERTIFICATION

DATE SUBMITTED: 12-15-21 **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).

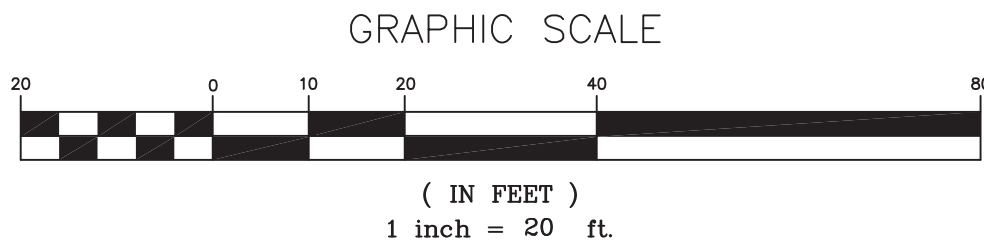
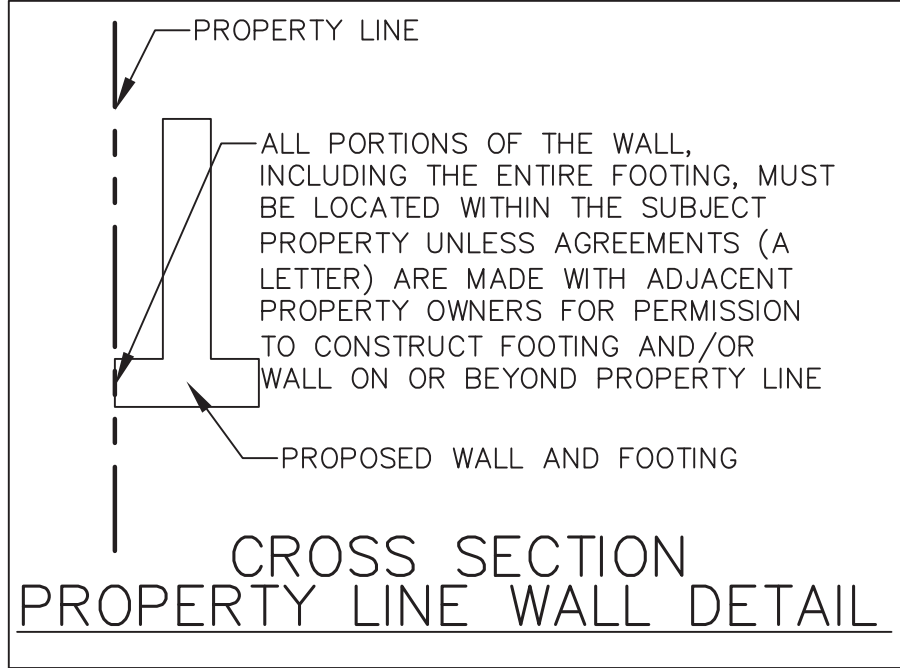
PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS OR WEEP HOLES FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE.

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 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.



DRAINAGE PLAN

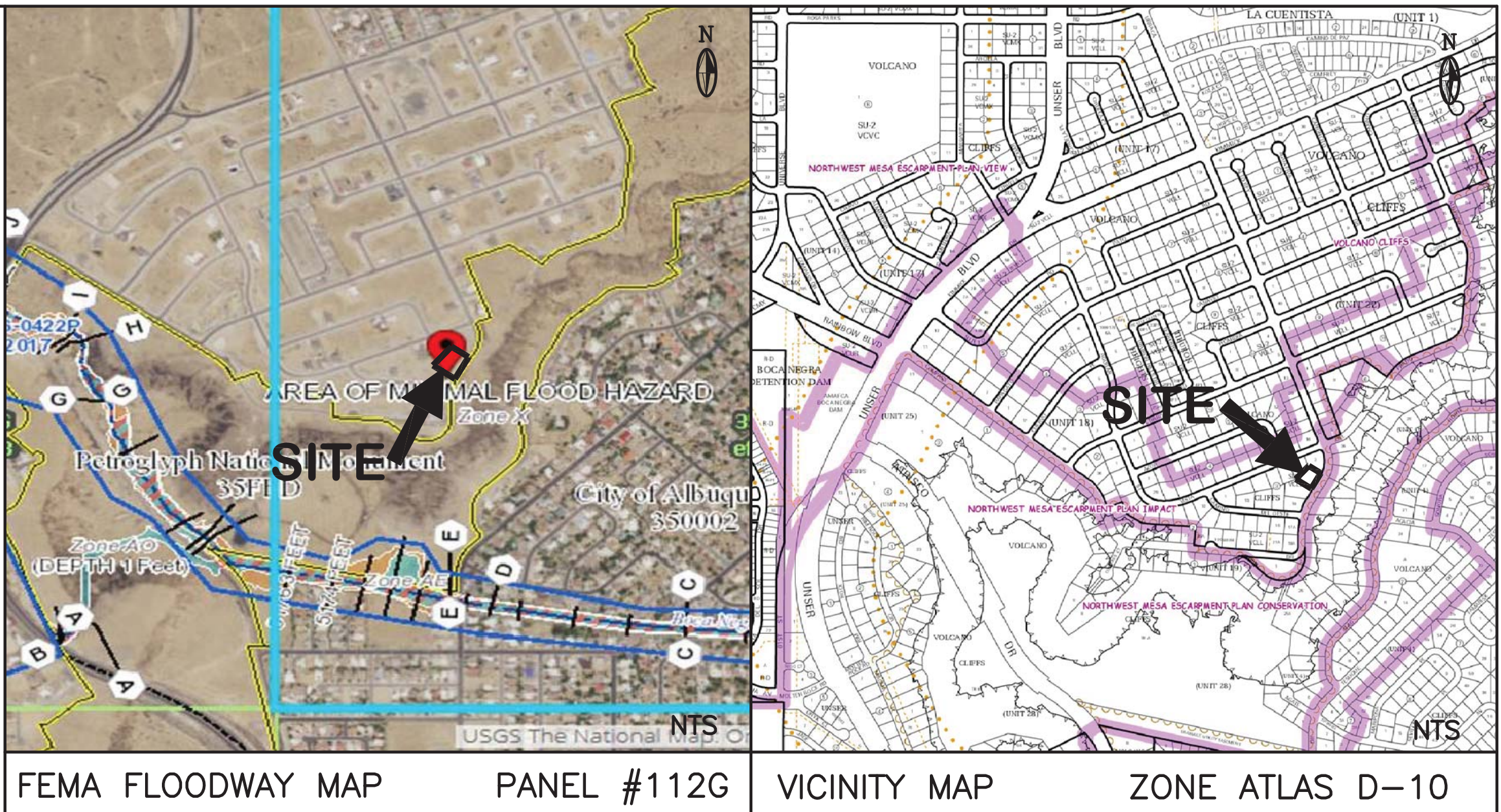
SCOPE:

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 0.39 acre site is undeveloped. The site is bounded on the west, north, and south by private property, and on the east by Urraca St. NW. The site slopes from the north to the south. As shown on FEMA Panel #112G, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:



SURVEY LEGEND

- FOUND CONTROL MONUMENT (AS NOTED)
- FND. REBAR (AS NOTED)
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- WATER METER
- SPOT ELEVATION
- BLOCK WALL
- CONCRETE HATCH

LEGEND

EXISTING **PROPOSED**

- CONTOUR** 6045
- PROPERTY LINE**
- ROAD**
- SETBACK**
- RETAINING WALL/WALL**
- SPOT ELEVATION** x5321.78

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.

SURVEY NOTES:

PROJECT LOCATION

7809 URRACA STREET, ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION

LOT 8, BLOCK 3, UNIT 19, VOLCANO CLIFFS SUBDIVISION, NEW MEXICO FILED DECEMBER 14, 1970 IN VOLUME D4, F BERNALILLO COUNTY CLERKS OFFICE.

SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TEI CORRALES, NEW MEXICO JANUARY 2021.

PROJECT BENCHMARK

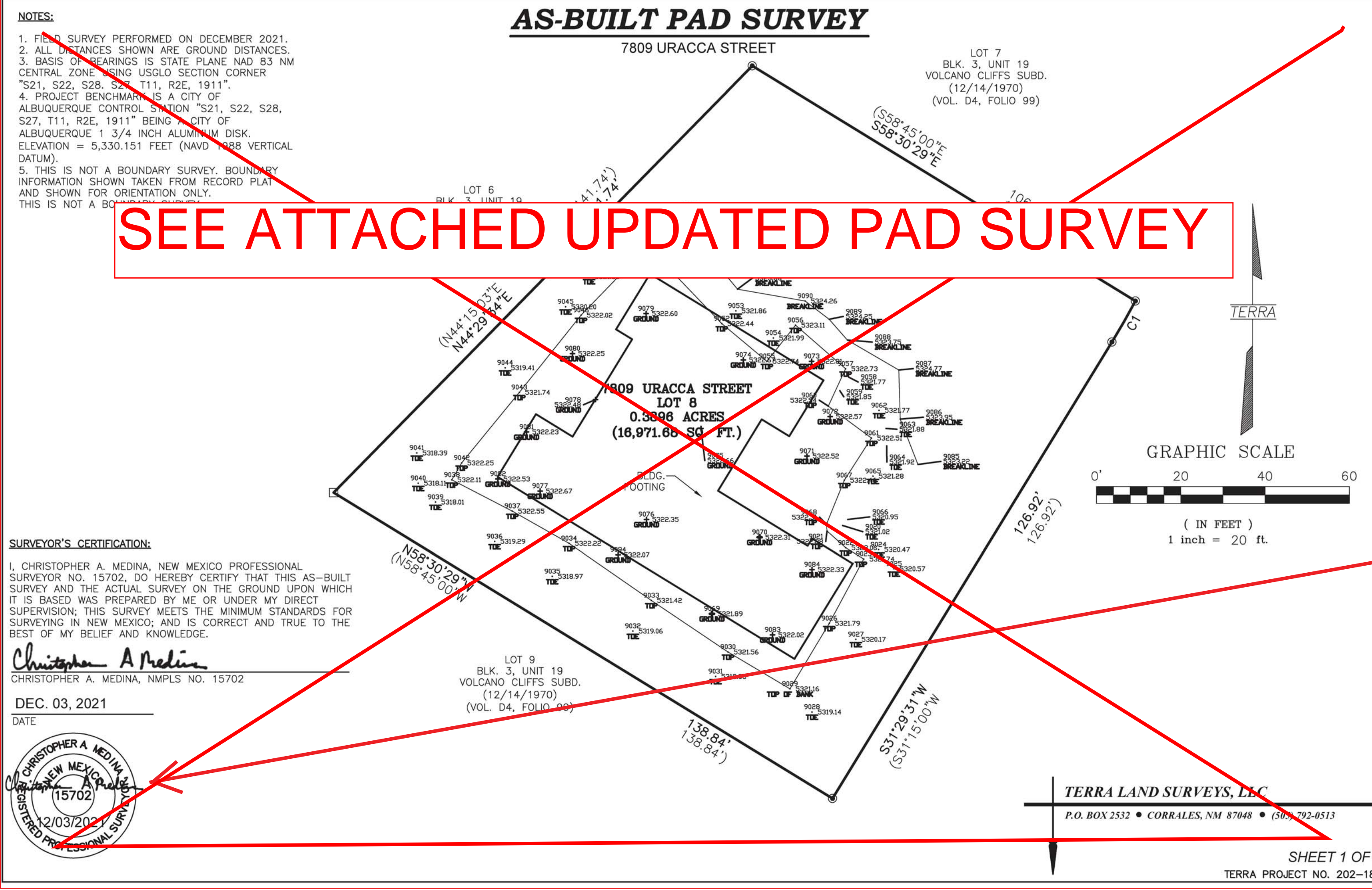
PROJECT BENCHMARK IS A USGLO SECTION CORNER DISC CONCRETE POST POURED AROUND THE ORIGINAL IRON PIF GROUND STAMPED, "S21, S22, S28, S27, T11, R2E, 1911." BENCHMARK FROM THE INTERSECTION OF MONTANO ROAD NORTHWEST, TRAVEL NORTHWEST ON UNSER BOULEVARD ROCK ROAD NORTHWEST, TURN LEFT AND TRAVEL 320 FE NORTHWEST AND THE STATION IS LOCATED ON THE SOUT THE INTERSECTION. ELEVATION = 5,330.151 FEET.

TEMPORARY BENCHMARK

PROJECT BENCHMARK CP 201 IS A TERRA LAND SURVEY PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION = 1988 VERTICAL DATUM).

NOTES

- FIELD SURVEY PERFORMED IN DECEMBER 2020.
- TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GROUND REFERENCED TO NAD 1983 NEW MEXICO CENTRAL ZONE. AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS COMBINED GROUND TO GRID FACTOR IS 1.000329272089/ AROUND 0.0.
- ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATION SPECIFIED.
- CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL THE NAVD 88 VERTICAL DATUM.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCAL INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES IN THE SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED A POSSIBLE FROM THE INFORMATION AVAILABLE.



NOTES:

- FIELD SURVEY PERFORMED ON DECEMBER 2021.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- BASIS OF BEARINGS IS STATE PLANE NAD 83 NM CENTRAL ZONE USING USGLO SECTION CORNER "S21, S22, S28, S27, T11, R2E, 1911".
- PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE CONTROL STATION "S21, S22, S28, S27, T11, R2E, 1911" BEING A CITY OF ALBUQUERQUE 1 3/4 INCH ALUMINUM DISK. ELEVATION = 5,330.151 FEET (NAVD 1988 VERTICAL DATUM).
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Christopher A. Medina
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

DEC. 03, 2021
DATE



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-8513

SHEET 1 OF 1
TERRA PROJECT NO. 202-184

JACKIE S. McDOWELL
NEW MEXICO PROFESSIONAL ENGINEER
4-15-21

PAD CERTIFICATION 12-7-21

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on March 18, 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.

7908 URRACA ST. NW, ALBUQUERQUE, NM 87120
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

**LOT 8, BLOCK 3, UNIT 19
VOLCANO CLIFFS SUBDIVISION**

NIETO, PETER (PAULA PEREZ) - 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 NIE0121L	Date APRIL, 2021		1 1

NOTES:

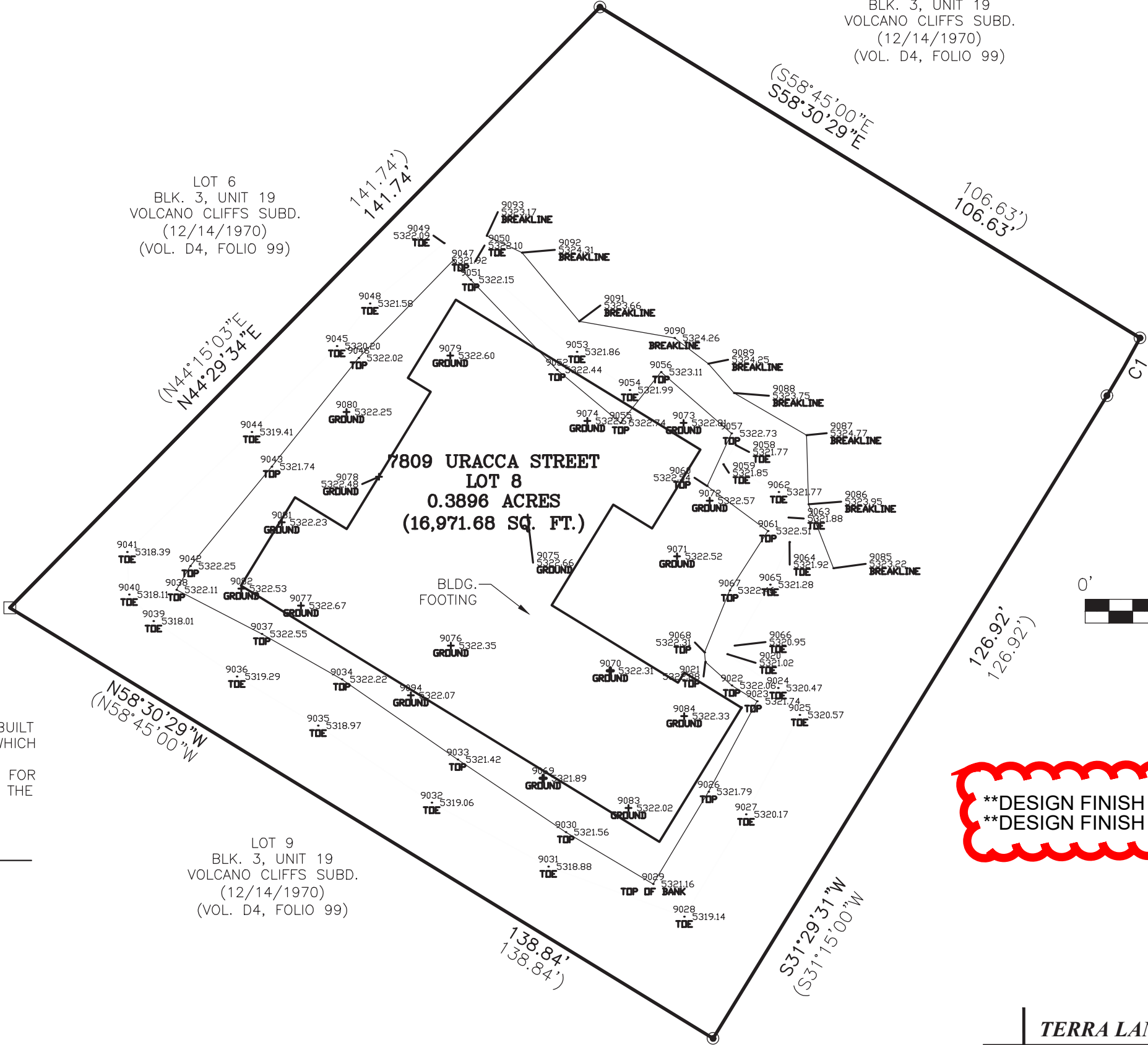
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AS-BUILT PAD SURVEY

7809 URACCA STREET

LOT 7
BLK. 3, UNIT 19
VOLCANO CLIFFS SUBD.
(12/14/1970)
(VOL. D4, FOLIO 99)

LOT 6
BLK. 3, UNIT 19
VOLCANO CLIFFS SUBD.
(12/14/1970)
(VOL. D4, FOLIO 99)



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Christopher A Medina

CHRISTOPHER A. MEDINA, NMPLS NO. 15702

DEC. 03, 2021

DATE



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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: NIETO, PETER - LOT 8 G&D **Building Permit #:** _____ **Hydrology File #:** D10D003U8
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
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City Address: 7809 URRACA ST. 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: PETER NIETO **Contact:** PETER NIETO
Address: 428 CANDI LN, CORRALES, NM 87048
Phone#: 505-331-2244 **Fax#:** _____ **E-mail:** pnieto@ncbnmpro.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
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- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☒ OTHER (SPECIFY) UPDATE APPROVED PLAN WITH POOL ADD'N
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☒ OTHER (SPECIFY) POOL ADDED TO APPROVED PLAN

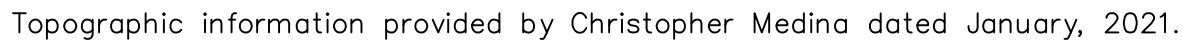
UPDATE APPROVED PLAN
WITH POOL ADD'N

DATE SUBMITTED: 2-22-22 **By:** JACKIE MCDOWELL


COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GRADING
4-5-21
1=20
NIE0121L



 4-15-21
 REV. 2-22-22 (POOL ADD'N)

Designed JSM	Drawn STAFF	Checked JSM	Sheet of
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1