

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 15, 2026

Jackie McDowell, P.E.  
McDowell Engineering, Inc.  
7820 Beverly Hills Ave NE  
Albuquerque, New Mexico 87199

RE: **Lot 31 Block 8 Unit 5 SAD 227**  
**7908 Marigold Dr NW**  
**Volcano Cliffs Subdivision**  
**Grading and Drainage Plan**  
**Engineers Stamp Date 1/8/2026 (E10D133)**  
**Case #: HYDR-2026-00004**

Ms. McDowell,

Based upon the information provided in your submittal received 1/8/2026, this plan is approved for Grading Permit.

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

PO Box 1293

**Advise the owner's contractor not to use dirt as a ramp to climb the curb, use lumber or crusher fines for this purpose. Place this note on the plan.**

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, if a swimming pool is to be placed after this approval a new grading and drainage plan will need to be resubmitted showing the changes for the land treatments.

NM 87103

**Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist is required.**

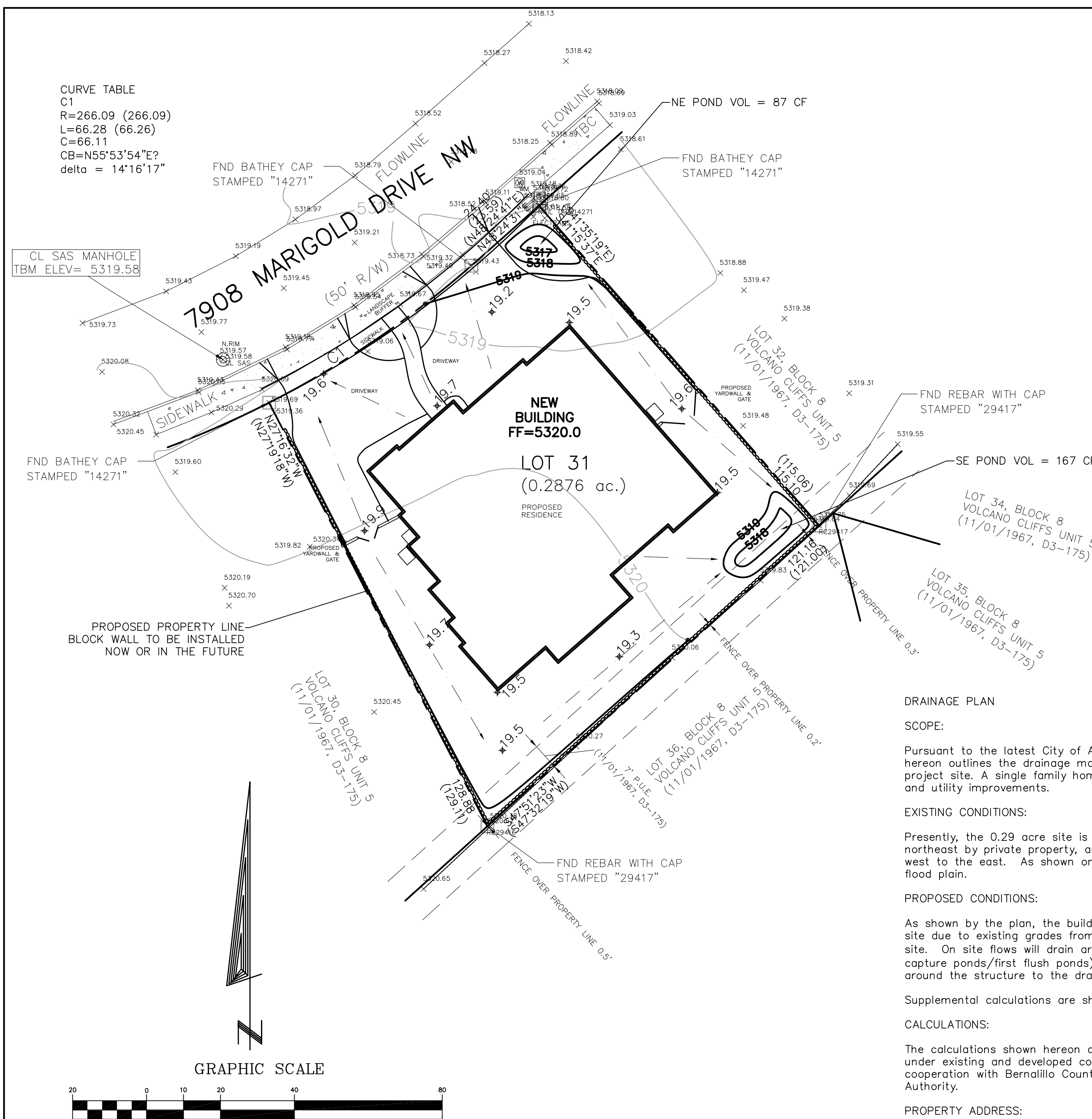
www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or Bailey Thompson at 505-924-3995.

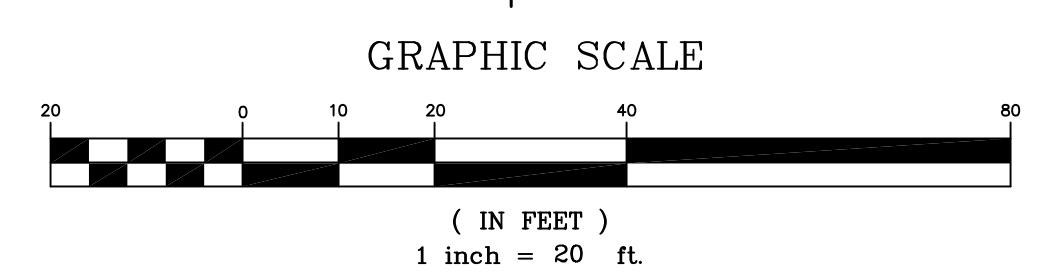
Sincerely,

Tiequan Chen, P.E.  
Principle Engineer, Hydrology  
Planning Department

BT/TC  
C: File E10D133



CURVE TABLE  
 C1  
 R=266.09 (266.09)  
 L=66.28 (66.26)  
 C=66.11  
 CB=N55°53'54"E?  
 delta = 14°16'17"

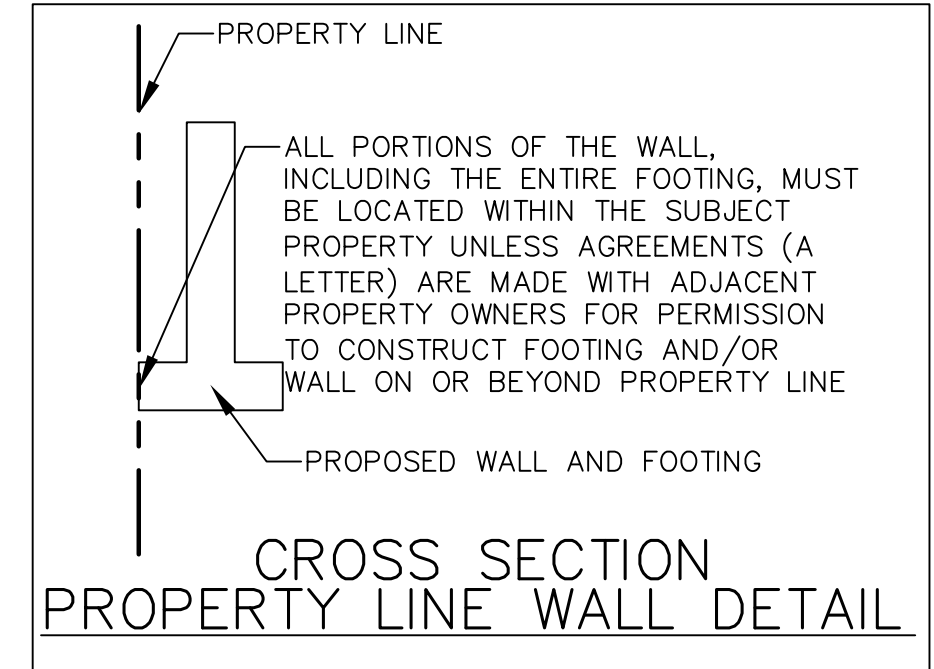


STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEED.

STANDARD WALL AND PAD CERTIFICATION NOTES:  
 ALL PERMITTER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.  
 A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

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.



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 0.29 acre site is undeveloped. The site is bounded on the southwest, southeast, and northeast by private property, and on the northwest by Marigold Dr. NW. The site slopes gently from the west to the east. As shown on FEMA Panels #111 G and #113G, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:  
 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 ponding areas (sediment capture ponds/first flush ponds). 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 the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

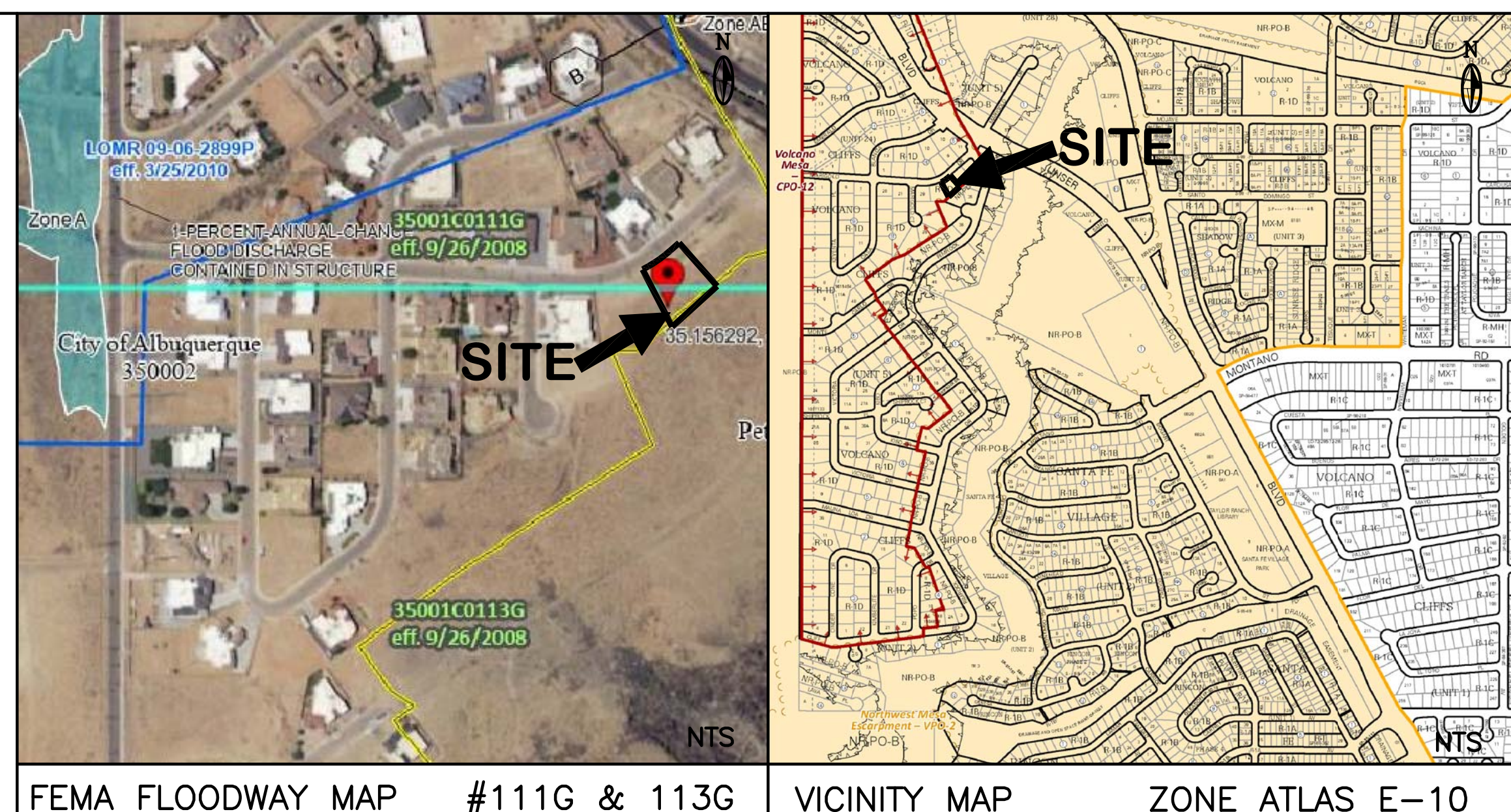
PROPERTY ADDRESS:  
 7908 Marigold Dr NW, Albuquerque, NM 87120

TOPOGRAPHY:  
 Topographic information provided by Andrew Medina dated July, 2025.

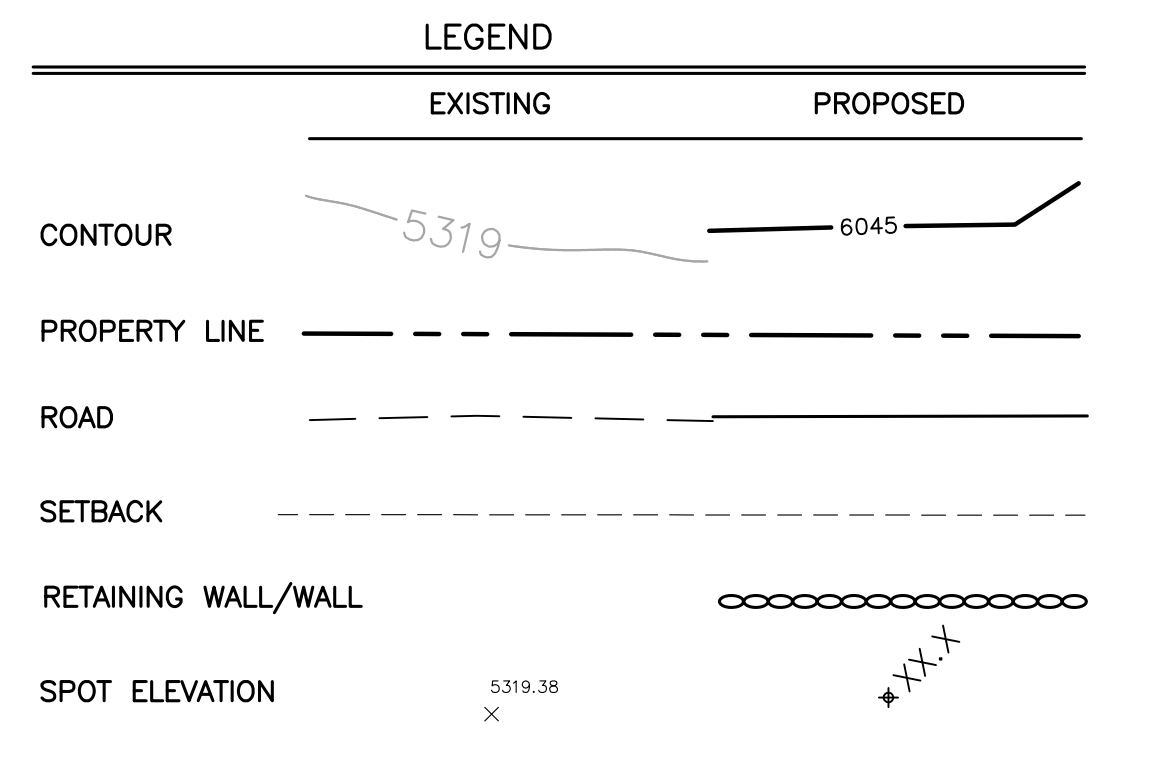
CALCULATIONS:		NE POND VOLUME PROVIDED:				
ELEV.	AREA (SF)	VOL. (CF)				
5318	145	87.5				
5317	30					
		SE POND VOLUME PROVIDED:				
ELEV.	AREA (SF)	VOL. (CF)				
5319	256	167.5				
5318	79					
		TOTAL POND VOLUME PROVIDED 255				
Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.011	0.036	0.002	0.021	0.000	0.011
Volume (cubic feet) =	463	1,565	84	898	0	474

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)\*(0.18 AC \* 43560 SF/AC) = 222 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	0.37	0.00	0.07	0.00	0.00	0.00
Treatment B	0.00	0.22	0.00	0.08	0.00	0.00
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.79	0.00	0.52	0.00	0.30
Total Q (cfs) =	0.37	1.01	0.07	0.60	0.00	0.31



- SURVEY NOTES:
- The Basis of Bearings is the west line of Lot 31, as measured with the Trimble VRS Now™ GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
  - This Property lies within Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Maps (FIRM) 35001C0111G and 35001C0113G. Effective dates for both maps 09/26/2008.
  - 15' Side yard setbacks may be reduced or eliminated by Variance Application to the Volcano Cliffs Property Owner's Association Inc. per Architectural Control Committee Rules, Regulations and By-Laws, Article II, Section 2.0.1.
  - Plot Reference: Volcano Cliffs Subdivision, Unit 5, recorded 11/01/1967 in Plat Book D3, Page 175, records of Bernalillo County, New Mexico. Bearings and distances shown in parentheses ( ) are record.
  - Building envelope shown hereon is from Boundary/Staked Survey of Lot 31, Block 8, Unit 5, Volcano Cliffs Subdivision signed on 04/28/2025 by David Jirik, NMPS No. 29416, Professional Surveying LLC.
  - Contours are shown at 0.5' interval hereon.
  - Elevations depicted at curb are Flowline (FL) unless otherwise noted.
  - THIS IS NOT A BOUNDARY SURVEY OR RIGHT-OF-WAY SURVEY. Apparent property corners, Right-of-Way or Property Lines are shown and derived from Record Surveys Plats, Right-of-Way Maps or Deeds referenced hereon and are not guaranteed or to be relied on for the establishment of Property Lines.



PAD CERTIFICATION:  
 The existing ground, based upon the topographic survey, is within one foot of the proposed finished floor and after taking into consideration a 4" floor slab, it is within 8" of the proposed pad, therefore, this plan should also qualify for a pad certification.

Jackie S. McDowell  
 ENGINEER  
 1-8-26

- 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.

ENGINEER'S CERTIFICATION:  
 I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 3, 2025 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 Marigold Dr NW, Albuquerque, NM 87120  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT 31, BLOCK 8, UNIT 5  
 VOLCANO CLIFFS SUBDIVISION

ZEMKE - FELLOWSHIP HOMES - 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 ZEMO125L Date OCTOBER, 2025 1 1