

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 14, 2025

Jackie McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

**RE: Ghelfi, Corey - Building
4618 8th Street NW
Grading & Drainage Plan
Engineer's Stamp Date: 9/18/25
Hydrology File: F14D089
Case # HYDR-2025-00335**

Dear Ms. McDowell:

Based upon the information provided in your submittal received 9/18/2025, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Ghelfi, Corey - Building Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 024 ROSSITER #4 ADD

City Address: 4618 8th St NW, Albuquerque, NM 87107

Applicant: MCDOWELL ENGINEERING, INC. Contact: JACKIE MCDOWELL

Address: 7820 BEVERLY HILLS AVE. NE

Phone#: 505-828-2430 Fax#: 505-821-4857 E-mail: jackmcdowell@comcast.net

Other Contact: Corey Ghelfi - Yellowstone Investments, LLC Contact: Corey Ghelfi

Address: 3301r Coors Blvd. NW #252, Albuquerque, NM 87120-1268

Phone#: 505.850.0742 Fax#: _____ E-mail: ghelfirealestate@gmail.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) _____

DATE SUBMITTED: 9-18-25 By: JACKIE MCDOWELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

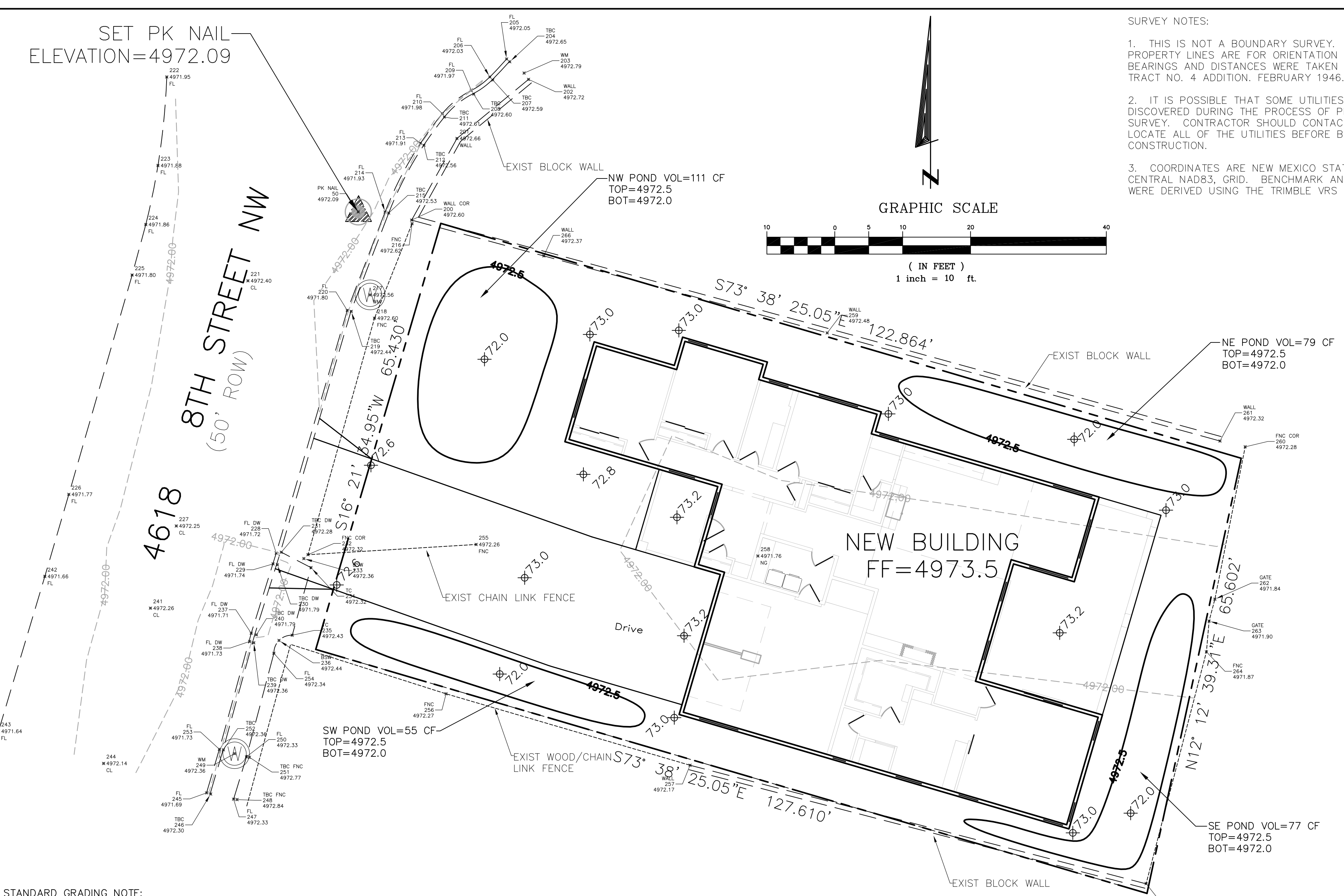
FEE PAID: _____

SET PK NAIL
ELEVATION=4972.09

SURVEY NOTES:
1. THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY LINES ARE FOR ORIENTATION ONLY. BEARINGS AND DISTANCES WERE TAKEN FROM ROSSITER TRACT NO. 4 ADDITION, FEBRUARY 1946.
2. IT IS POSSIBLE THAT SOME UTILITIES WERE NOT DISCOVERED DURING THE PROCESS OF PREPARING THIS SURVEY. CONTRACTOR SHOULD CONTACT ONE CALL TO LOCATE ALL OF THE UTILITIES BEFORE BEGINNING CONSTRUCTION.
3. COORDINATES ARE NEW MEXICO STATE PLANE CENTRAL NAD83, GRID. BENCHMARK AND COORDINATES WERE DERIVED USING THE TRIMBLE VRS NETWORK.



FEMA FLOODWAY MAP PANEL #119G VICINITY MAP ZONE ATLAS F-14



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 EROSION CONTROL NOTES:
1. Contractor is responsible for obtaining a topsoil disturbance permit prior to beginning work, if required.
2. Contractor is responsible for maintaining runoff on site during construction.
3. Contractor is responsible for cleaning all sediment that gets into the right-of-way.
4. Repair of damaged facilities and cleanup of sediment accumulations on adjacent properties and in public facilities is the responsibility of the contractor.
5. All exposed earth surfaces must be protected from wind and water erosion prior to final acceptance of any project.

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. Contractor 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.

Survey Legend

- ▲ VERTICAL BENCH MARK
- SET PK NAIL
- ⊕ WATER METER

LEGEND

- | | EXISTING | PROPOSED |
|----------------|-----------------------|----------|
| CONTOUR | -5243 | 6045 |
| PROPERTY LINE | --- | --- |
| ROAD | --- | --- |
| SETBACK | --- | --- |
| WALL/FENCE | --- | --- |
| SPOT ELEVATION | ▲ FNC COR 260 4972.28 | ▲ XXX |

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 new building is proposed for the site with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.19 acre site is undeveloped. The site is located along the east side of 8th Street NW, north of Freeman Ave. The site is relatively level. As shown on FEMA Panel #0119G, dated September 26, 2008, 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. The proposed drainage solution will utilize the first flush ponding for the property. No off-site flows enter the site due to existing grades. On site flows will drain around the structure via swales/slopes, and flow to the ponds. All roof drainage will discharge from the roofs to the lot and be directed around the structures 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.

PROPERTY ADDRESS:

4618 8th St NW, Albuquerque, NM 87107

TOPOGRAPHY:

Topographic information provided by Lorenzo Dominguez, dated August, 2025.

NW POND VOLUME PROVIDED:		
ELEV.(FT)	AREA (SF)	VOL (CF)
4972.5	445	111.25
4972.0	0	
SUBTOTAL		111.25

NE POND VOLUME PROVIDED:		
ELEV.(FT)	AREA (SF)	VOL (CF)
4972.5	319	79.75
4972.0	0	
SUBTOTAL		79.75

SE POND VOLUME PROVIDED:		
ELEV.(FT)	AREA (SF)	VOL (CF)
4972.5	311	77.75
4972.0	0	
SUBTOTAL		77.75

SW POND VOLUME PROVIDED:		
ELEV.(FT)	AREA (SF)	VOL (CF)
4972.5	223	55.75
4972.0	0	
SUBTOTAL		55.75

TOTAL 246.75

Precipitation Zone = 2		
Areas: (acres)	Existing	Proposed
Treatment A	0.19	0.00
Treatment B	0.00	0.04
Treatment C	0.00	0.04
Treatment D	0.00	0.11
Total (acres) =	0.19	0.19

Volume	100 year		10 year		2 year	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Volume (acre-feet) =	0.008	0.026	0.002	0.015	0.000	0.008
Volume (cubic feet) =	366	1,124	90	651	0	340

FIRST FLUSH POND VOL = 0.34"/(12"/FT)*(0.19 AC * 43660 SF/AC) = 234 CF

Total Q(p), cfs.	100 year		10 year		2 year	
	Existing Q(p)*A	Proposed Q(p)*A	Existing Q(p)*A	Proposed Q(p)*A	Existing Q(p)*A	Proposed Q(p)*A
Treatment A	0.30	0.00	0.07	0.00	0.00	0.00
Treatment B	0.00	0.09	0.00	0.04	0.00	0.00
Treatment C	0.00	0.13	0.00	0.07	0.00	0.02
Treatment D	0.00	0.52	0.00	0.35	0.00	0.20
Total Q (cfs) =	0.30	0.73	0.07	0.45	0.00	0.23

Jackie S. McDowell
Professional Engineer
9-18-25

ENGINEER'S CERTIFICATION:
I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on September 1, 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.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 10/14/2025
BY: [Signature]
HydroTeam # F14D089
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

4618 8th St NW, Albuquerque, NM 87107
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO
LOT 24, TRACT 4
ROSSITER ADDITION
GHELFI, COREY - GRADING & DRAINAGE 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 1 of 1
File CHI0125L Date SEPTEMBER, 2025