

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

February 14, 2025

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

**RE: 1321 Van Cleave Rd NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 2/22/23**  
**Engineer's Certification Date: 2/7/25**  
**Hydrology File: G13D043**

Dear Ms. McDowell:

PO Box 1293

Based upon the information provided in your submittal received 02/08/2025 and site photos sent on 02/08/2025, the Grading and Drainage Plan is approved for Building Permit and Building Pad Certification for 1321 Van Cleave Rd. NW. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

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

www.cabq.gov

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](mailto: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](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E.  
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:** Heller - Home Lots **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** LOTS 6, BLOCK 1, FRANKLIN ADD  
**City Address:** 1321 Van Cleave Rd 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:** Adam S. Heller, Evergreen Enterprises LLC **Contact:** Adam S. Heller  
**Address:** 814 ARTIE RD NW ALBUQUERQUE NM 87114  
**Phone#:** 505.525.1500 **Fax#:** \_\_\_\_\_ **E-mail:** adamheller8@aol.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:** 2-7-25 **By:** JACKIE MCDOWELL

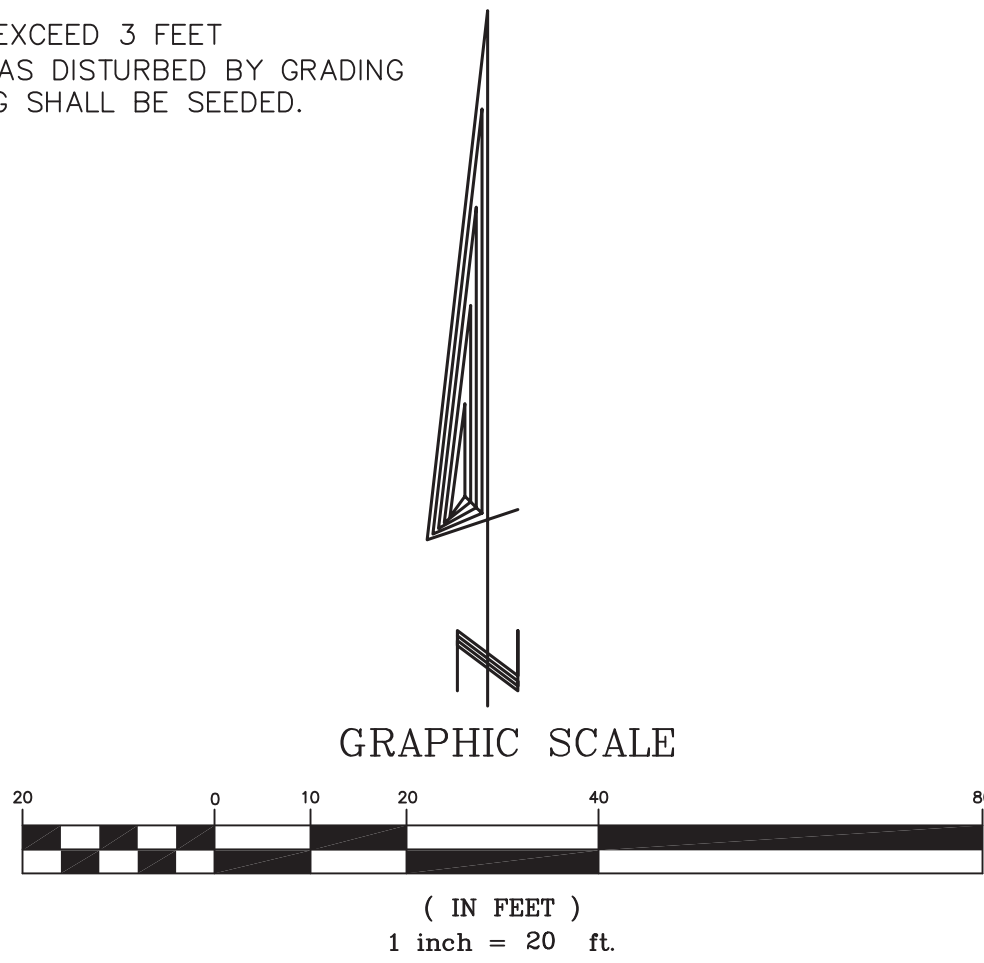
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

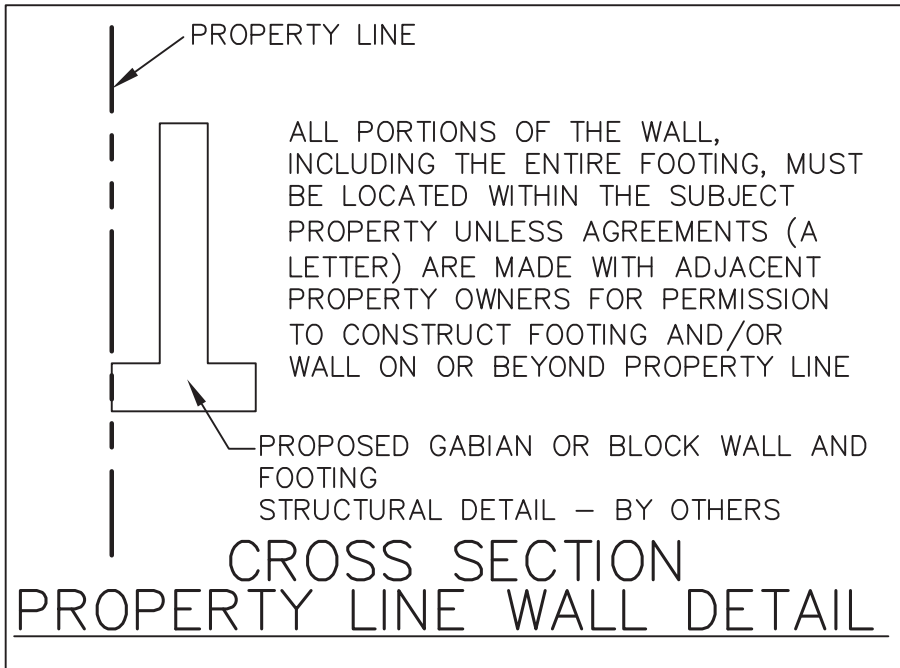
FEE PAID: \_\_\_\_\_



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 SEEDED.



FEMA FLOODWAY MAP PANEL #118G VICINITY MAP ZONE ATLAS G-14



LEGEND	
EXISTING	PROPOSED
CONTOUR	4964.5
PROPERTY LINE	6045
ROAD	
SETBACK	
WALL/FENCE	
SPOT ELEVATION	4961.63

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. 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.

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. Two single family homes (one per lot) are proposed for the site with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.46 acre (0.23 acres per lot) site was developed. This is a redevelopment of the property. The site is bounded on the west and east by private property, on the south by Van Cleave Rd. and on the north by Arcadian Trail. The site is relatively level. As shown on FEMA Panel #118G, dated September 26, 2008, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the buildings are located in the center of the lots. This is a redevelopment of the property. The proposed drainage solution will utilize the flat grading scheme and the finished floor will be over 1' above the roadway. The 100-year, 10-day storm water volume will be retained onsite which includes the first flush volume. Negligible 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 south and north to 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:

1321 & 1325 Van Cleave Rd NW, Albuquerque, NM 87107

TOPOGRAPHY:

Topographic information provided by Anthony Harris dated November, 2022.



HARRIS SURVEYING

1308 Cielo Vista Del Sur N.W.  
Corrales, NM 87048  
Phone (505) 889-8056

January 21, 2025

To: Adam Heller  
Fusion Development LLC

Re: 1321 Van Cleave Rd. N.W.

Dear: Mr. Heller

Below are the results of Harris Surveying Inc. filed verifying the Finished Floor Elevation for: 1321 Van Cleave Rd. N.W.

The Elevation based on the Grading and Drainage plan is: 4972.5 feet and the measured elevation is: 4972.41 feet.

If there are any questions, please contact me at my office.

Sincerely,

Anthony Harris  
Harris Surveying Inc.  
NMPS No: 11463



2-7-25  
PAD CERTIFICATION 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 2-22-23. The surveyor letter shown on this has been provided by Anthony Harris, NMPS #11463 of the firm Harris Surveying. This certification is submitted in support of a request for Pad Certification for Building Permit release. 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.



PAD CERTIF. 2-7-25

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on February 7, 2023 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.

1321 & 1325 Van Cleave Rd NW, Albuquerque, NM 87107			
CITY OF ALBUQUERQUE, BERNALILLO COUNTY		NEW MEXICO	
LOTS 6 & 7, BLOCK 1 FRANKLIN ADDITION			
HELLER, ADAM - 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 of
File HELO123L	Date FEBRUARY, 2023		1 1