

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 9, 2025

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

**RE: Palisades Subdivision, Blk 4, Lot S-1
5205 La Bajada NW
Permanent C.O. – Accepted
Engineer's Certification Date: 4/25/25
Engineer's Stamp Date: 2/2/21
Hydrology File: J11D042
Case # HYDR-2025-00148**

PO Box 1293

Dear Ms. McDowell:

Albuquerque

Based on the Certification received 4/25/2025 and the site visit on 5/9/2025, this letter serves as an approval of the certification from the Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

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

www.cabq.gov

Sincerely,

Anthony Montoya, Jr., P.E., CFM
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: MONTOYA, CARLOS **Building Permit #:** _____ **Hydrology File #:** J11D042
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT S-1, BLOCK 4, THE PALISADES SUBDIVISION
City Address: 5205 LA BAJADA NW, ALBUQUERQUE, NM 87105

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: ALBUQUERQUE BUILDIG & PLANNING INC. **Contact:** CARLOS MONTOYA
Address: 315 5th St. NW, Albuquerque, NM 87102-2152
Phone#: 505-267-6262 **Fax#:** _____ **E-mail:** abqbuildingplanninginc@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:

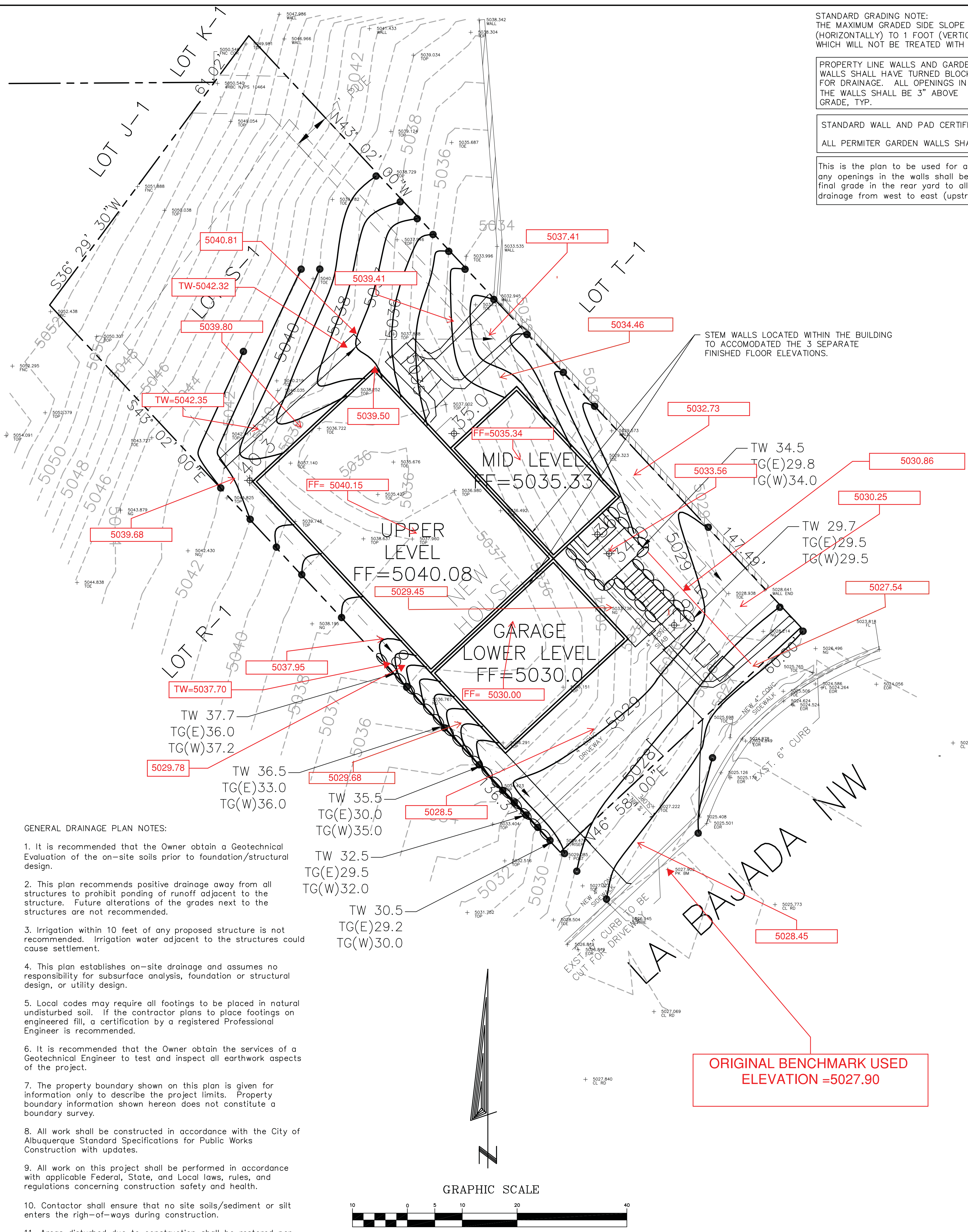
- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4-25-25 **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.

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

STANDARD WALL AND PAD CERTIFICATION NOTES:
ALL PERMITTER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

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).

STEM WALLS LOCATED WITHIN THE BUILDING
TO ACCOMMODATE THE 3 SEPARATE
FINISHED FLOOR ELEVATIONS.

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 0.20 acre site is undeveloped. The site is bounded on the north,
east, and west by private property, and on the south by La Bajada NW. The site
is very steep sloping from the northwest to the southeast. As shown on FEMA
Panel #329H, dated August 16, 2012, the site is not located in a 100 year flood
plain.

PROPOSED CONDITIONS:

The COA has indicated that the site has free discharge. As shown by the plan,
the building is located in the center of the lot. Off-site flows enter the site due
to existing grades on adjacent lots which transport offsite runoff to the public
street and on and around the site. Off-site flow will continue to flow through the
site along the historic paths. There are no apparent erosion areas that require
attention at this time. On site flows will drain around the structure via swales,
and flow to the southeast. 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:

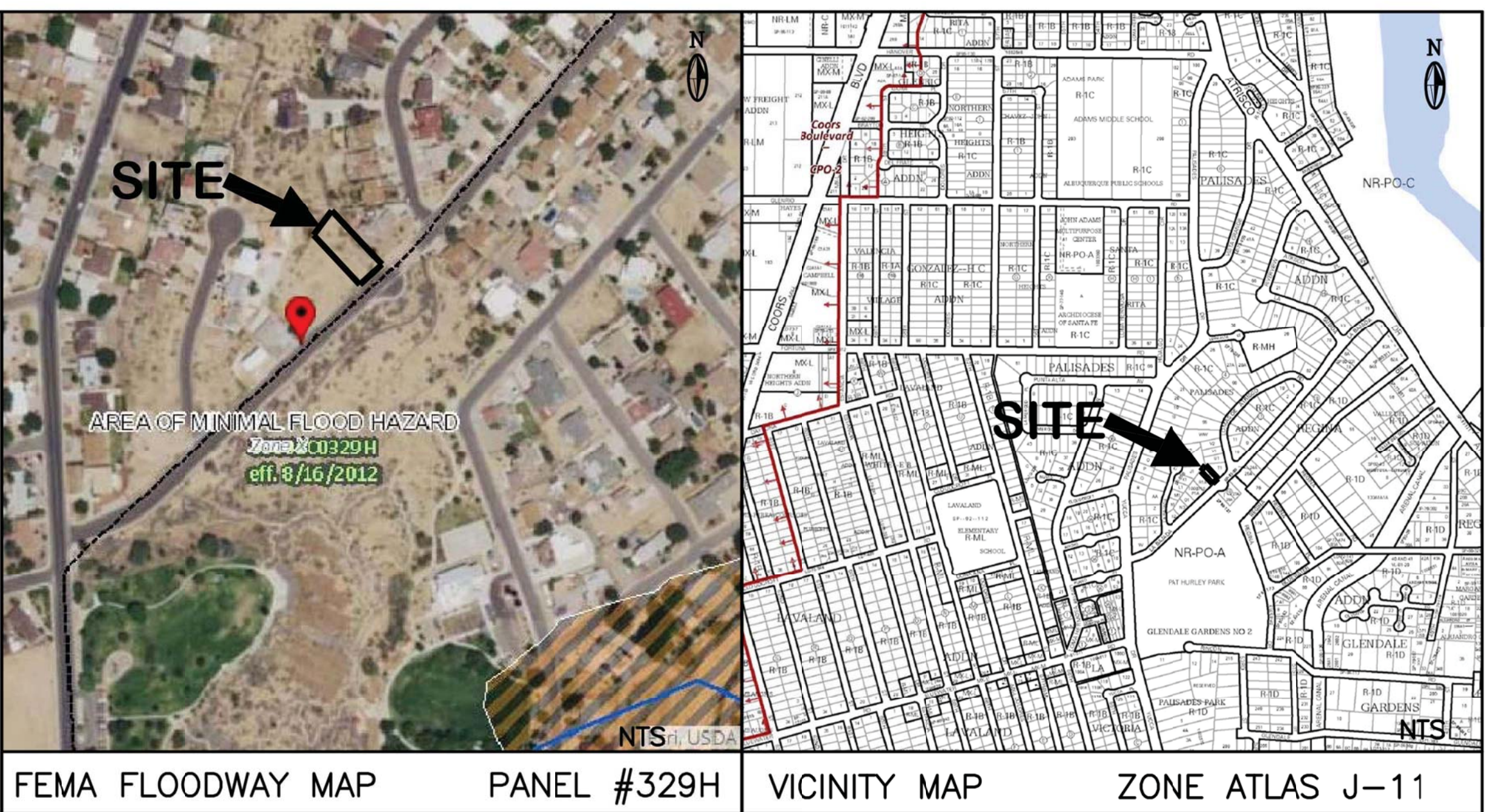
The calculations shown hereon de
within the project area under ex
per "Section 22.2, Hydrology of
Criteria, for the City of Albuque
County, New Mexico and the Albu
Authority.

PROPERTY ADDRESS:

5205 LA BAJADA NW, ALBUQUERQUE, NM 87105

TOPOGRAPHY:

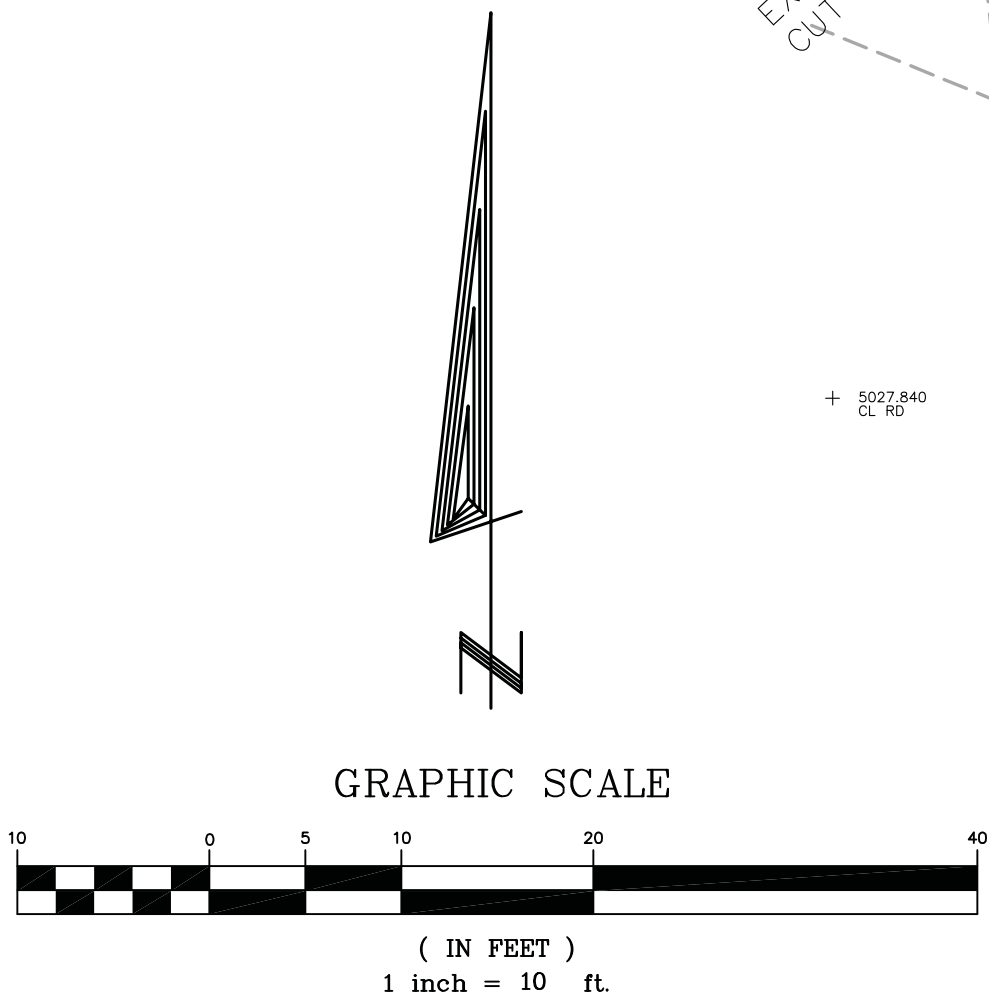
Topographic information provided



LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL/RET. WALL	
SPOT ELEVATION	

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.
- Contacto 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.



ORIGINAL BENCHMARK USED
ELEVATION =5027.90

4-25-25
DRAINAGE 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 2-2-21. The record information edited onto the original
design document has been obtained by Lorenzo Dominguez, NMPS #10461 of the firm Dynamic
Construction and Technology LLC. I have determined by review of as-built survey and pictures
that the survey data provided is representative of actual site conditions and is true and correct to
the best of my knowledge and belief. This certification is submitted in support of a request for
Certificate of Occupancy. 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.

Jackie S. McDowell
Professional Engineer
New Mexico
10461
2-2-21

AS-BUILT 4-25-25 FOR C.O.

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown
on this plan on January 22, 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.

5205 LA BAJADA NW, ALBUQUERQUE, NM 87105

CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

LOT S-1, BLOCK 4
THE PALISADES SUBDIVISION

CARLOS MONTOYA - 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 MON0121L Date JANUARY,2021 1 1