

**From:** [Jackie McDowell](#)  
**To:** [Hughes, James D.](#); "[Nicole Friedt](#)"; "[David Lorenzo](#)"; "[Brad Catanach](#)"  
**Cc:** "[Timothy Trujillo](#)"; "[Jared Romero](#)"; "[Vesna Delic](#)"; "[Delano Romero](#)"; [rmont27143@aol.com](mailto:rmont27143@aol.com); "[Yolanda Montoya](#)"  
**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE  
**Date:** Wednesday, June 12, 2019 1:13:15 PM

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Doug,

Will do.

Thanks,

Jackie S. McDowell, PE  
**MCDOWELL ENGINEERING, INC.**  
7820 Beverly Hills Ave. NE  
Albuquerque, NM 87122  
Voice: (505) 828-2430  
Fax: (505) 821-4857  
email: [JackMcDowell@comcast.net](mailto:JackMcDowell@comcast.net)

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**From:** Hughes, James D. [mailto:[jhughes@cabq.gov](mailto:jhughes@cabq.gov)]  
**Sent:** Wednesday, June 12, 2019 1:03 PM  
**To:** 'Jackie McDowell'; 'Nicole Friedt'; 'David Lorenzo'; 'Brad Catanach'  
**Cc:** 'Timothy Trujillo'; 'Jared Romero'; 'Vesna Delic'; 'Delano Romero'; [rmont27143@aol.com](mailto:rmont27143@aol.com); 'Yolanda Montoya'  
**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE

Jackie,

I just need recorded Covenant to begin processing the release along with a \$25 check payable to Bernalillo County for the recording fee.



**DOUG HUGHES, P.E., CFM**  
principal engineer hydrology  
o 505.924.3986  
e [jhughes@cabq.gov](mailto:jhughes@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Jackie McDowell [mailto:[JackMcDowell@comcast.net](mailto:JackMcDowell@comcast.net)]  
**Sent:** Wednesday, June 12, 2019 11:44 AM  
**To:** Hughes, James D.; 'Nicole Friedt'; 'David Lorenzo'; 'Brad Catanach'  
**Cc:** 'Timothy Trujillo'; 'Jared Romero'; 'Vesna Delic'; 'Delano Romero'; [rmont27143@aol.com](mailto:rmont27143@aol.com); 'Yolanda Montoya'  
**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE

Hi Doug – I am getting ready to submit full size paper copies of the revised plan to everyone for their records and need to know if you will be requiring a resubmittal fee. The County has waived their resubmittal fee. The owners are in the process of completing the Drainage Covenant form and we will send a copy to everyone once they have had it filed/recorded with the County Clerk.

Thanks,

Jackie S. McDowell, PE  
**MCDOWELL ENGINEERING, INC.**  
7820 Beverly Hills Ave. NE  
Albuquerque, NM 87122  
Voice: (505) 828-2430  
Fax: (505) 821-4857  
email: [JackMcDowell@comcast.net](mailto:JackMcDowell@comcast.net)

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**From:** Hughes, James D. [<mailto:jhughes@cabq.gov>]  
**Sent:** Tuesday, June 11, 2019 11:32 AM  
**To:** 'Jackie McDowell'; 'Nicole Friedt'; 'David Lorenzo'; 'Brad Catanach'  
**Cc:** 'Timothy Trujillo'; 'Jared Romero'; 'Vesna Delic'; 'Delano Romero'; [rmont27143@aol.com](mailto:rmont27143@aol.com); 'Yolanda Montoya'  
**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE

Jackie,

Thank you for providing the revised plan. This all looks good, but I need a replacement recorded before we release the existing easement. How long will it take to get the covenant signed, notarized, and recorded? With a copy of the recorded replacement in hand, the City usually takes about 30 days to process the release through the legal department and get it recorded.



**DOUG HUGHES, P.E., CFM**  
principal engineer hydrology  
o 505.924.3986  
e [jhughes@cabq.gov](mailto:jhughes@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Jackie McDowell [<mailto:JackMcDowell@comcast.net>]  
**Sent:** Tuesday, June 11, 2019 9:00 AM  
**To:** Hughes, James D.; 'Nicole Friedt'; 'David Lorenzo'; 'Brad Catanach'  
**Cc:** 'Timothy Trujillo'; 'Jared Romero'; 'Vesna Delic'; 'Delano Romero'; [rmont27143@aol.com](mailto:rmont27143@aol.com); 'Yolanda Montoya'  
**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE

All,

Attached is the revised Grading & Drainage plan which incorporates comments along with the standard County Drainage Covenant incorporating maintenance concerns by the City for protection of storm water flow for the properties to the west (Lots 32 & 33, Vineyard Estates Unit 4). Please review and let me know if you require any adjustments before we make the formal resubmittals. We have received the County approval (attached) for the previous submittal and trust that AMAFCA's comments are addressed by the communications with the City of Albuquerque.

Thanks,

Jackie S. McDowell, PE  
**MCDOWELL ENGINEERING, INC.**  
7820 Beverly Hills Ave. NE  
Albuquerque, NM 87122  
Voice: (505) 828-2430  
Fax: (505) 821-4857  
email: [JackMcDowell@comcast.net](mailto:JackMcDowell@comcast.net)

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**From:** Hughes, James D. [<mailto:jhughes@cabq.gov>]  
**Sent:** Friday, May 31, 2019 12:21 PM  
**To:** 'Jackie McDowell'; 'Nicole Friedt'; 'David Lorenzo'  
**Cc:** 'Timothy Trujillo'; 'Jared Romero'; 'Brad Catanach'; 'Vesna Delic'; 'Delano Romero'; [rmont27143@aol.com](mailto:rmont27143@aol.com); 'Yolanda Montoya'  
**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE

Jackie,

It seems to me that the primary purpose of the drainage easement was to divert the natural drainage upstream of Vineyard Estates Unit 4 as shown on that as-built G&D Plan. Sediment typically drops out in flat, slow velocity diversions, so the pond seems to have been intended to accommodate that sediment deposition. It appears to me that nearly all of the upstream offsite flows will be diverted on the east side of the new house at 9331 Corona Ave to the north side of that lot so the flows can be directed into the City maintained concrete channel. I don't see a need for the pond since the majority of the upstream drainage lines up with the concrete channel.

I would like to insure that drainage from this lot should not go into lots 32 and 33 Vineyard Estates Unit 4 by requiring some kind of maintenance covenant for the swales on the north and west sides of 9331 Corona Ave.

I support releasing the existing City easement and defer to the County and AMAFCA on whether or not the pond is needed. I would like to see a recorded Maintenance Covenant and/or Easement to insure the continued maintenance of the retaining wall (diversion) on the west side of 9331 Corona Ave. before I release the existing easement. Note that the footing for the existing wall probably encroaches into this lot. It could be a private easement granted to the owners of lots 32 and 33 for the purpose of maintaining the existing diversion/ floodwall with the owner of 9331 Corona responsible for the maintenance, or use standard language from one of the three public entities.



**DOUG HUGHES, P.E., CFM**

principal engineer hydrology

o 505.924.3986

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[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Jackie McDowell [<mailto:JackMcDowell@comcast.net>]

**Sent:** Wednesday, May 29, 2019 9:31 AM

**To:** 'Nicole Friedt'; 'David Lorenzo'

**Cc:** 'Timothy Trujillo'; 'Jared Romero'; Hughes, James D.; 'Brad Catanach'; 'Vesna Delic'; 'Delano Romero'; [rmont27143@aol.com](mailto:rmont27143@aol.com); 'Yolanda Montoya'

**Subject:** FW: PWDN2019-0037 9331 Corona Ave NE

I am resending this email and splitting it up into 2 emails due to the size of files, as it bounced back for some people.

Jackie S. McDowell, PE

**MCDOWELL ENGINEERING, INC.**

7820 Beverly Hills Ave. NE

Albuquerque, NM 87122

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Fax: (505) 821-4857

email: [JackMcDowell@comcast.net](mailto:JackMcDowell@comcast.net)

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**From:** Jackie McDowell [<mailto:JackMcDowell@comcast.net>]

**Sent:** Wednesday, May 29, 2019 8:43 AM

**To:** 'Nicole Friedt'; 'David Lorenzo'

**Cc:** 'Timothy Trujillo' ([ttrujillo@bernco.gov](mailto:ttrujillo@bernco.gov)); 'Jared Romero'; 'Hughes, James D.'; 'Brad Catanach'; 'Vesna Delic'; 'Delano Romero'; [rmont27143@aol.com](mailto:rmont27143@aol.com); 'Yolanda Montoya'

**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE

Hi Nicole,

The Grading & Drainage Plan has also been submitted to Doug Hughes at the City of Albuquerque for his review and approval since the Temporary Drainage Easement is the Cities. All of your questions below will be addressed once we get more direction from the City. Brad Catanach is reviewing the plan for the County.

Attached are the supporting documents originally submitted to the County and City which may help with understanding the entire project. I have also included the City Drainage file in which it appears that the Temporary Drainage Easement for the small pond was an afterthought and added onto the plan at the end of the review process. There was not a lot of supporting information for the Temporary Drainage Easement or for the size of the pond, therefore, we have included the volume required by the COA on the subject G&D Plan.

Thanks,

Jackie S. McDowell, PE  
**MCDOWELL ENGINEERING, INC.**  
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**From:** Nicole Friedt [<mailto:nfriedt@amafca.org>]  
**Sent:** Tuesday, May 28, 2019 11:47 AM  
**To:** David Lorenzo  
**Cc:** Timothy Trujillo ([ttrujillo@bernco.gov](mailto:ttrujillo@bernco.gov)); Jackie McDowell; Jared Romero  
**Subject:** RE: PWDN2019-0037 9331 Corona Ave NE

PWDN 2019-0037 – 9331 Corona Ave NE; C-20 Unit 3, TR 3, BLK 16, Lot 23  
Owner: Delano Romero and Vesna Delic  
Engineer: McDowell Engineering, Inc.

Comments for submittal with Engineer's Seal date on 5/13/19.

1. The house is sited within the City Easement.
2. Please provide verification that the attached City Easement has been vacated.
3. If not vacated, will the Easement limits be modified to not include the house?
4. Provide a copy of the excerpt of the City Drainage file referenced for required pond volume.
5. Who has maintenance responsibility of the pond? How will it be accessed for maintenance?
6. How will the pond spill and what measures will be used to stabilize it?

Nicole

Nicole M. Friedt, P.E., CFM  
Development Review Engineer  
Main: (505) 884-2215  
Cell: (505) 362-1272

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**From:** David Lorenzo <[dalorenzo@bernco.gov](mailto:dalorenzo@bernco.gov)>  
**Sent:** Thursday, May 23, 2019 11:52 AM  
**To:** Nicole Friedt <[nfriedt@amafca.org](mailto:nfriedt@amafca.org)>  
**Subject:** PWDN2019-0037 9331 Corona Ave NE

Good morning Nicole,

I have attached the comments for PWDN2019-0037.

Thanks,  
Dave

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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.



# County of Bernalillo

## Case Comments Report

Permit: PWDN2019-0037

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### Department: PW Development Review

#### Activity: AMAFCA Review

**Action:** Additional Info Required

Note Date: 06/05/2019

Comment: Comments for submittal with Engineer's Seal date on 5/13/19.

1. The house is sited within the City Easement.
2. Please provide verification that the attached City Easement has been vacated.
3. If not vacated, will the Easement limits be modified to not include the house?
4. Provide a copy of the excerpt of the City Drainage file referenced for required pond volume.
5. Who has maintenance responsibility of the pond? How will it be accessed for maintenance?
6. How will the pond spill and what measures will be used to stabilize it?

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### Department: PW Development Review

#### Activity: Engineering Review

**Action:** Approved w/Conditions

Note Date: 05/20/2019

Comment: Based on the information provided on the grading and drainage plan, with engineer's seal dated May 13, 2019, this plan appears to meet the requirements established for this area and is therefore acceptable.

Development of this property must conform to this plan. Any proposed changes will require a revision to the plan prior to initiating the proposed change.

Inspection required, applicant required to obtain permits from Bernalillo County Public Works Division. Phone (505)848-1520.

The approval of this grading and drainage plan does not warrant an approval of the type, compaction or the condition of the fill shown on this plan. This approval does not warrant an approval of the soil compaction or the ability of the soil to sustain building loads planned for the property. A geotechnical engineer should be consulted for questions regarding soils types, testing requirements and other specific conditions for the planned development of this property. Additional permits may be required for fill operations as provided by the Bernalillo County Code Chapter 30 Sec.81.

Development involving land disturbances equal to or greater than one acre requires a Storm Water Pollution Prevention Plan (SWPPP) in accordance with EPA NPDES Phase II regulations. A SWPPP and certification that a notice of intent has been submitted to the EPA



## County of Bernalillo Case Comments Report

**Permit: PWDN2019-0037**

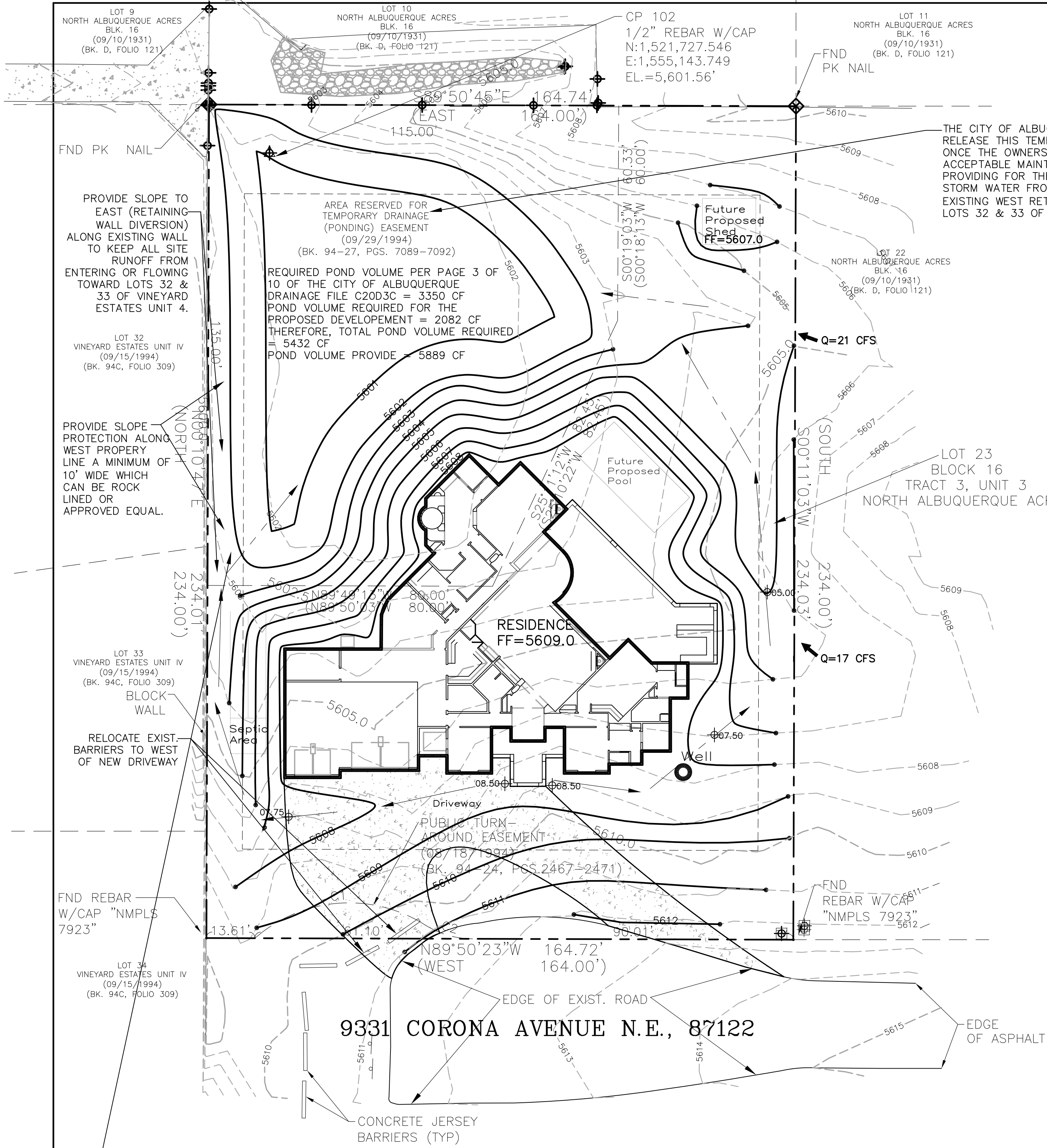
are required prior to any development. Disturbance of areas larger than 3/4 acre require an Air Quality, Fugitive Dust Permit.

All disturbed areas due to construction activity shall be reseeded per COA standards. The exception to these disturbed areas is the driveway.

The approved hydrology for this site shows a fixed percentage of the site being left in an undisturbed condition. The undisturbed area is the 'A' treatment shown on the approved grading and drainage plan. If a greater area is disturbed on the site due to construction activities, then a revised grading and drainage plan is required per Bernalillo County Code Chapter 38 Floods.

### CONDITIONS OF APPROVAL:

1) A drainage covenant completed, notarized (owner's signature) and recorded with the county clerk is required for the drainage infrastructure. A blank form can be provided by BCPWD.



EASEMENT CURVE TABLE					
CURVE/ARC LENGTH	RADIUS	USE/VA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	51.39	42.00°	N73°36'11"E	47.93	
C2	14.05	25.00°	S72°22'00"E	13.87	

#### SURVEY NOTES:

#### PROJECT LOCATION

9331 CORONA AVENUE N.E., ALBUQUERQUE, NEW MEXICO

#### SURVEY INFORMATION

TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY TERRA LAND SURVEYS, LLC. CORRALES, NEW MEXICO JUNE 2018.

#### PROJECT BENCHMARK

PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE 1 3/4" ALUMINUM DISK, STAMPED "ACS BM. 5-C207", EPOXIED TO TOP OF CONCRETE DROP INLET, NNE QUADRANT OF VENTURA ST. & ANAHEIM AVENUE N.E., CENTERED ON SAID DROP INLET. ELEVATION = 5,555.36 FEET (NAVD 1988 VERTICAL DATUM).

#### NOTES

1. FIELD SURVEY PERFORMED IN JUNE 2018.

2. TOPOGRAPHIC SURVEY WAS COMPILED UTILIZING GRID COORDINATES REFERENCED TO NAD 1983 CENTRAL ZONE. PRIMARY HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED UTILIZING GPS RTK METHODS. COMBINED GROUND TO GRID FACTOR IS 0.999643325/1.000356802 SCALED AROUND 0.0.

3. ELEVATIONS SHOWN FOR PIPES ARE INVERT ELEVATIONS UNLESS OTHERWISE SPECIFIED.

4. CONTOURS SHOWN HEREON ARE AT A ONE FOOT INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM.

5. THIS IS NOT A BOUNDARY SURVEY. APPARENT CORNERS, BEARINGS AND DISTANCES ARE SHOWN FOR INFORMATION ONLY.

#### DRAINAGE PLAN

#### SCOPE:

The Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. One single family home is proposed for the subject property, with associated access, landscaping, and utility improvements. There is an existing Temporary Drainage (Ponding) Easement (09/29/1994, BK. 94-27, PGS. 7089-7092) which supports a City of Albuquerque downstream subdivision and this plan will also be submitted to the City for their concurrence and guidance for handling the existing temporary easement as a small portion of the proposed home encroaches into the existing drainage easement. The proposed grading shows that the required ponding volume is provided with the proposed design.

#### EXISTING CONDITIONS:

Presently the 0.89 acre site is undeveloped. The site is bounded on the north, west, and east by residential lots, and on the north by Corona Ave. NE. The site is well vegetated with native grasses and shrubs. Site topography slopes from the east to the west.

As shown by Floodway Map No. 141G, dated, September 26, 2008, the property is not located in a 100-year flood plain.

#### PROPOSED CONDITIONS:

As shown by the plan, the structure is located in the southerly/center portion of the lot. On site flows will drain around the structure via swales and sheet flow, and flow to the south to existing drainage paths. The calculated flow is more than that that allowed, therefore, retention ponding is necessary and shown on the plan. The ponding has been designed to provide the volume for the proposed development plus the required pond volume per the City of Albuquerque drainage report for the subdivision west of the site.

Calculations are shown on this 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 "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

#### PROPERTY ADDRESS:

9331 Corona Ave. NE

#### TOPOGRAPHY:

Topographic information provided by Christopher Medina, NMPS, dated June 2018.

Precipitation Zone = 3

Depth at 100-year, 6-hour storm: (Table A-2)

P = 2.60 inches

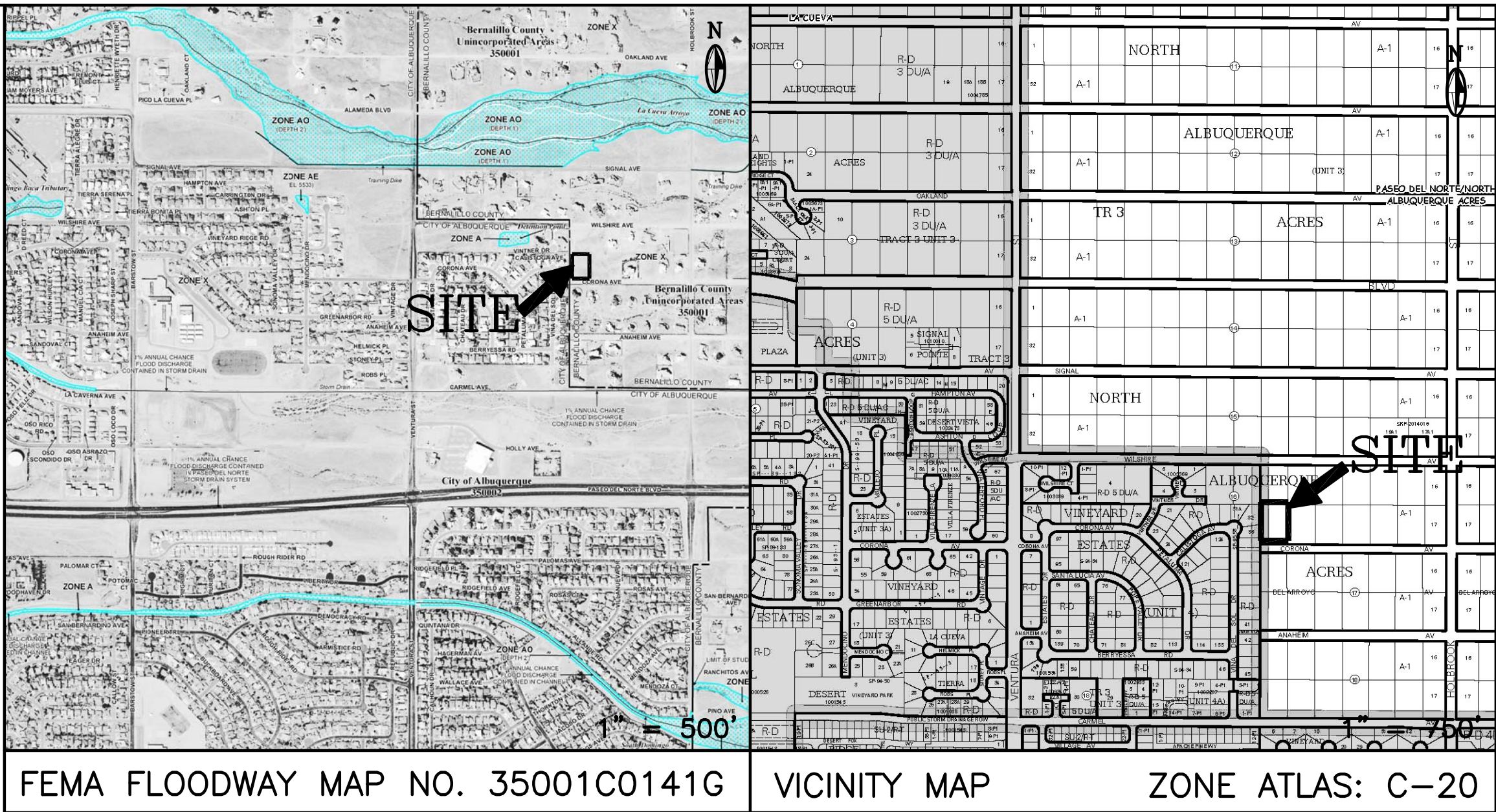
Areas: (acres)	Allowable	Proposed
Treatment A	0.38	0.10
Treatment B	0.18	0.20
Treatment C	0.18	0.33
Treatment D	0.15	0.26
Total (acres) =	0.89	0.89

POND VOLUME PROVIDED:		
ELEV	AREA	VOL
5602	7661	5889
5601	4117	
TOTAL		5889
		CF

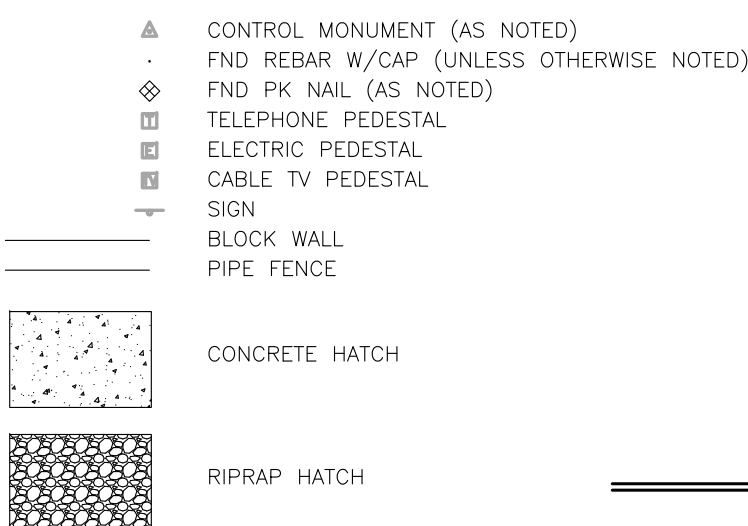
Volume	100 year Allowable	100 year Proposed	10 year Allowable	10 year Proposed	2 year Allowable	2 year Proposed
Volume (acre-feet) =	0.08	0.11	0.04	0.06	0.02	0.03
Volume (cubic feet) =	3,639	4,680	1,719	2,489	654	1,123

PONDING REQUIRED = 2 X (4680-3639) = 2082 CF

Total Q(p), cfs:	100 year Allowable Q(p)*A	100 year Proposed Q(p)*A	10 year Allowable Q(p)*A	10 year Proposed Q(p)*A	2 year Allowable Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.71	0.19	0.22	0.06	0.00	0.00
Treatment B	0.47	0.52	0.21	0.24	0.04	0.04
Treatment C	0.62	1.14	0.36	0.66	0.14	0.26
Treatment D	0.75	1.31	0.51	0.89	0.31	0.53
Total Q (cfs) =	2.55	3.15	1.30	1.84	0.48	0.83



#### SURVEY LEGEND



#### STANDARD BERNALILLO COUNTY FENCE NOTES:

- NO FENCING SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT AREA UNLESS SPECIFICALLY APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT.
- ANY FUTURE FENCING ALONG THE PERIMETER PROPERTY LINES MUST ADDRESS HOW OFFSITE FLOWS ARE CONVEYED THROUGH THE SITE AND BE APPROVED BY THE BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT.

#### LEGEND

EXISTING PROPOSED

CONTOUR 5820 5850

PROPERTY LINE

ROAD

SETBACK

WALL

WALL/RETAINING WALL

SPOT ELEVATION 44.65 45.59 46.44 47.31 48.18 49.05 49.92 50.79 51.66 52.53 53.40 54.27 55.14 56.01 56.88 57.75 58.62 59.49 60.36 61.23 62.10 62.97 63.84 64.71 65.58 66.45 67.32 68.19 69.06 69.93 70.80 71.67 72.54 73.41 74.28 75.15 76.02 76.89 77.76 78.63 79.50 80.37 81.24 82.11 82.98 83.85 84.72 85.59 86.46 87.33 88.20 89.07 89.94 90.81 91.68 92.55 93.42 94.29 95.16 96.03 96.90 97.77 98.64 99.51 100.38 101.25 102.12 102.99 103.86 104.73 105.60 106.47 107.34 108.21 109.08 109.95 110.82 111.69 112.56 113.43 114.30 115.17 116.04 116.91 117.78 118.65 119.52 120.39 121.26 122.13 123.00 123.87 124.74 125.61 126.48 127.35 128.22 129.09 129.96 130.83 131.70 132.57 133.44 134.31 135.18 136.05 136.92 137.79 138.66 139.53 140.40 141.27 142.14 143.01 143.88 144.75 145.62 146.49 147.36 148.23 149.10 150.00

5-13-19  
REV. 6-11-19

#### ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on June 18, 2018, 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.

9331 Corona Ave. NE

BERNALILLO COUNTY

NEW MEXICO

LOT 23, BLOCK 16, TRACT 3, UNIT 3,  
NORTH ALBUQUERQUE ACRES

ROMERO, DELANO - GRADING & DRAINAGE PLAN

McDowell Engineering Inc.

Designed JSM Drawn STAFF Checked JSM Sheet of  
File ROM0118L Date JUNE,2018 1 1