CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

February 15, 2017

Charles Thompson, P.E.
Marina DiPilato
7540 Deerfield Rd. NW
Albuquerque, New Mexico 87120

RE: Lot 3 Block 6 Unit 19 Volcano Cliffs Subd.

7824 Urraca St. NW

Request for Permanent C.O. - Note Accepted

Engineers Stamp Date 7/6/16 (D10D003F23)

Certification Dated: 2/11/17

PO Box 1293

Dear Mr. Thompson,

Based upon the information provided in your submittal received 2/13/2017, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3999 or Totten Elliott at 924-3982.

New Mexico 87103

www.cabq.gov

Shahab Biazar, P.E.

City Engineer, Planning Dept.

Development Review Services

TE/SB

Singerely,

C: File, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

Elliott, Stanice

From: Ted Lowe <tedlowe@outlook.com>

Sent: Wednesday, February 15, 2017 11:24 AM

To: Elliott, Stanice

Cc: 505xcheck@gmail.com; Daniel Morales

Subject: RE: Lot 3 Block 6 Unit 19 Volcano Cliffs Subd.

Hi Elliot,

I appreciate your correspondence. We will be using many of the rocks on the lot 2 for landscaping so the intent was to remove those fairly soon, probably next week.

The rest of the lot 2 debris will be cleaned up and we grade and smooth the lot.

some dirt will be placed next to the wall for back fill and the rest will be removed to get the lot cleaned up.

My super and I have been in contact with the owner of lot 2 and he was ok with us using it while our home was under construction and we assured him we would get it cleaned up.

We should have this all done in the next couple weeks

Thank you,

Ted Lowe

LOWE-BO Homes L.L.C.

A New Mexico Limited Liability Company

cell # 505 991-2555 E Mail tedlowe@outlook.com

Fax 505 212-0011

www.lowe-bohomes.com

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From: Elliott, Stanice [mailto:staniceelliott@cabq.gov]

Sent: Wednesday, February 15, 2017 11:09 AM

To: tedlowe@outlook.com
Cc: 505xcheck@gmail.com

Subject: Lot 3 Block 6 Unit 19 Volcano Cliffs Subd.

Ted

Per your conversation with Shahab Biazar, P.E., City Engineer, Planning Dept., Development Review Services, the adjacent lot 2 to the above subject must be restored it's to original condition. Dirt that was removed to build retaining wall on north side needs dirt pushed up against retaining wall. Concrete washout pollutant must be removed from dirt piles. Construction debris and trash must be removed. Dirt pile and boulders must be removed. See attached pictures of Lot 2. Upon your concurrence with the above comments we will issue a certificate of occupancy to Charles Thompson. Let me know if you have any questions. Thank you.

Stanice 'Totten' Elliott

Planning Department
Hydrology Section
City of Albuquerque
505-924-3982
505-924-3864 fax



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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| gineering Firm: んかど E | Contact: CHARLES THOMASON |
| dress: 7540 DEERFIELD RD NW ALBUQUE | |
| one#: (505) 899-0417 Fax#: | E-mail: 505 XCHECK @ G-MALL |
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EARTHWORKS ENGINEERING GROUP, LLC

• GEOTECHNICAL ENGINEERING •

MATERIALS TESTING • DISTRESS INVESTIGATIONS

August 30, 2016

Lowe-Bo Homes LLC 11821 Del Rey Ave NE Albuquerque, NM 87122

Attn:

Daniel Morales

CC:

Ted Lowe

Subject:

7824 Urraca Street NW

EEG Project No.: A16-570

A geotechnical investigation was performed for the Thompson residence at 7824 Urraca Street NW in Albuquerque, New Mexico by Earthworks Engineering Group, as per Chapter 4 of the 2009 International Residential Code.

Earthworks Engineering Group has performed compaction testing on site earthwork. Based on the test results, the site earthwork performed to date is in compliance with the recommendations presented in our geotechnical report and Chapter 4 of the 2009 International Residential Code.

The reinforcing steel and concrete for foundations and slabs may be placed. This certification is valid for one week following issuance of this letter. If additional time is needed or if conditions at the site change for any reason, the site must be re-inspected by this office.

If you have any additional questions please do not hesitate to contact us at 899-4886.

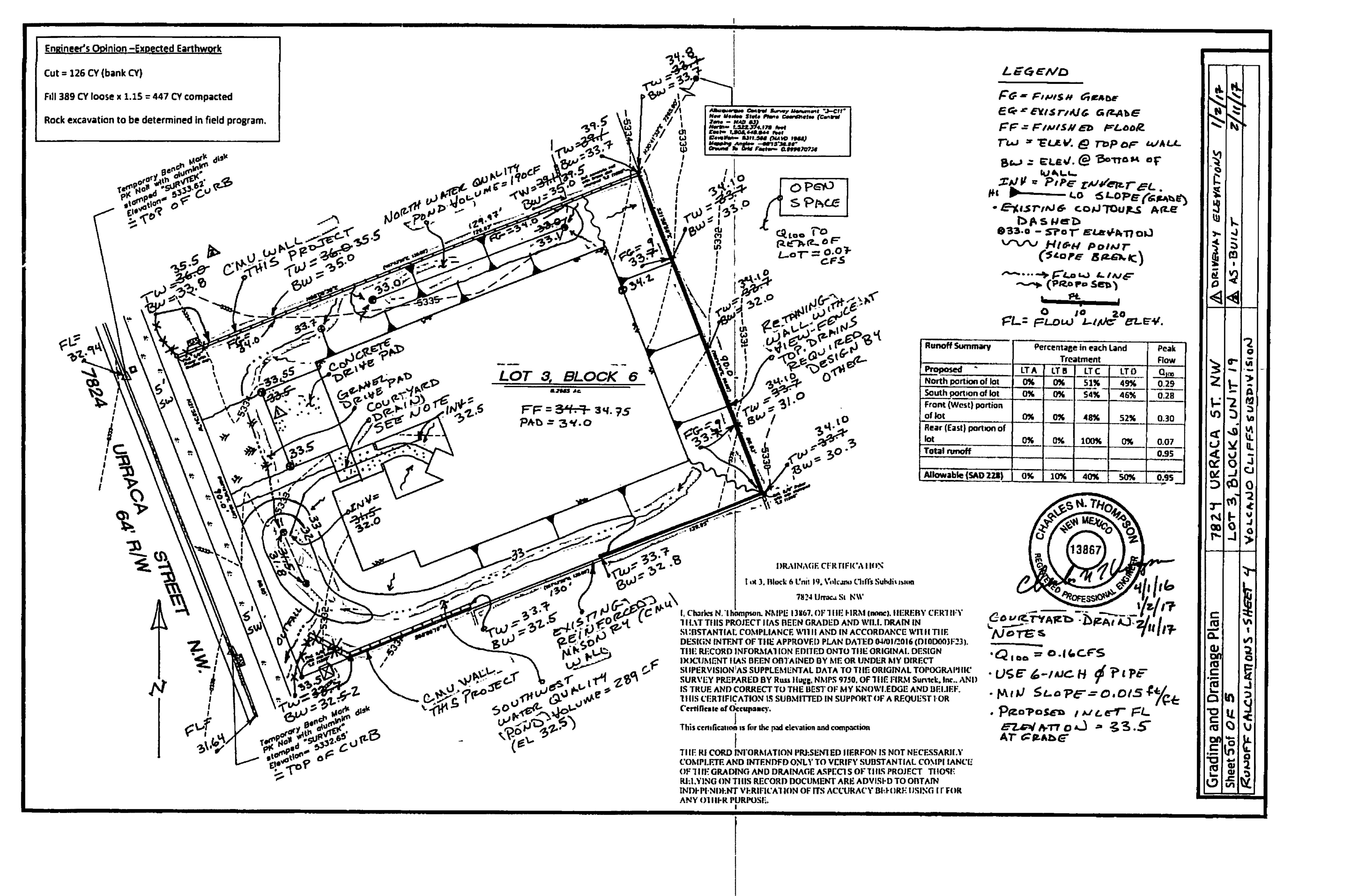
Prepared by

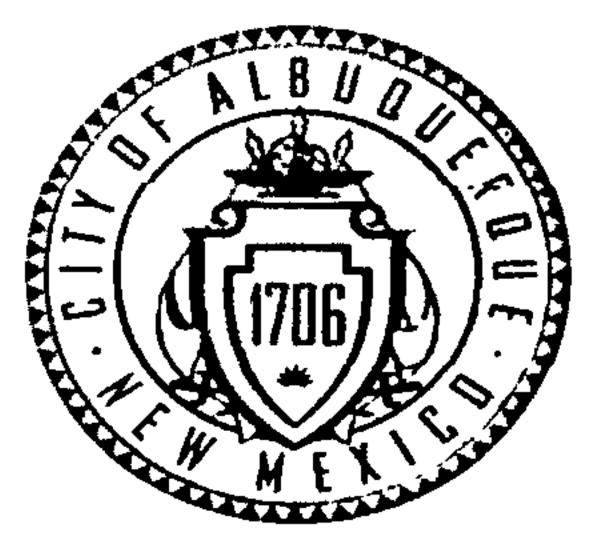
Reviewed by

Lee Hopkins, Geologist

Dave Liebelt, P.E.

Earthworks Engineering Group LLC





City of Albuquerque

Planning Department

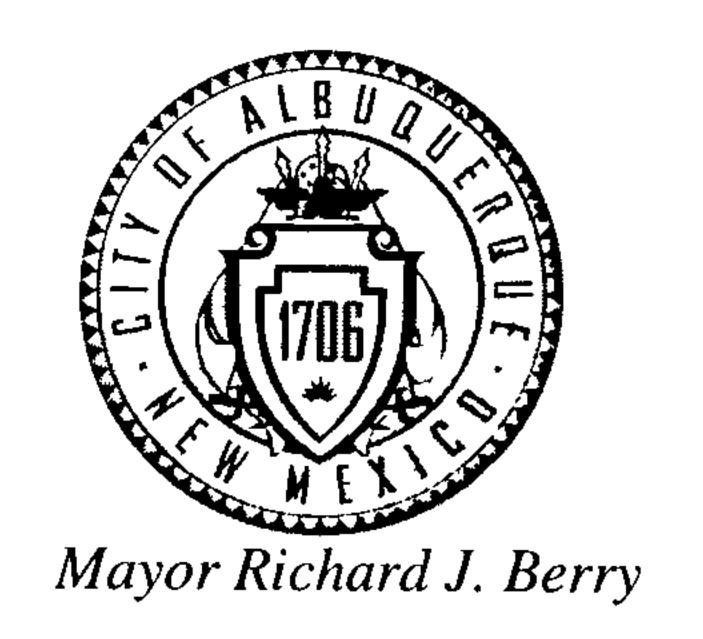
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

| DRB#: EPC#: | Building Permit #: City Drainage #: DIOTO |
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| Legal Description: LOT 3 BLOCK 6, UNIT 19 | 9 YOLCANO CLIFFS SUBDIVISION |
| City Address: 7824 URRACA ST. NW | |
| Engineering Firm: 人のんご | CHARLES Contact: THOMPSON |
| | LBUQUERQUE, NM 87120 |
| Phone#: (505) 899-0417 Fax#: Some | E-mail: 505XCHECK@GMML.Com |
| CELL- 301-9374 | |
| Owner: CHARLES & MARINA THOMPSON | |
| Address: 7540 DEERFIEZD RA NW F | HEDQUERQUE, NM 87120 |
| Phone#: (505) 899-0417 Fax#: (505) 3 | 30(-9374 E-mail: |
| Architect: 4/A | Contact: |
| Address: | |
| Phone#: Fax#: | E-mail: |
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CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



April 5, 2016

Charles Thompson, P.E. 7540 Deerfield Rd. NW Albuquerque, New Mexico 87120

RE: 7824 Urraca St NW

Lot 3 Block 6 Unit 19 Volcano Cliffs Subdivision

Grading and Drainage Plan

Engineers Stamp Date 4/1/16 (D10D003F23)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 4/4/16, this plan is approved for Grading Permit and Building Permit. A separate wall permit must be obtained for this site. If retaining more than 16" the wall must be designed by a Professional Engineer.

PO Box 1293

Albuquerque Please inform the Architect/Owner or contractor to attach a copy of this approved plan dated 4/1/16 to the construction sets in the permitting process prior to sign-off by

Hydrology, otherwise the permitting process will be delayed until this plan is provided.

New Mexico 87103 Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

www.cabq.gov If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely.

Abiel Carrillo, P.E.

Principal Engineer, Hydrology

Planning Department

RR/AC C: File

Grading and Drainage Submittal -- Lot 3, Block 6, Unit 19 Volcano Cliffs Subdivision; 7824 Urraca NW

Purpose:

This Grading and Drainage Plan is submitted for construction of the building pad for Lot 3, Block 6, Unit 19 Volcano Cliffs Subdivision. Street Address is 7824 Urraca NW on Zone Atlas Map D-10 and its location is indicated on Sheet 2. The project is within SAD 228. This plan is prepared and submitted to establish grading for the single elevation dwelling and it includes site grading, first floor elevation and offsite runoff calculations.

Water Quality Features:

The proposed project complies with section 14-5-2-6(H) of the City of Albuquerque Drainage Ordinance. 0.44-inches of the first flush runoff less initial abstraction is accommodated in onsite ponding as shown on the plan. Required ponding = 195 CF; Provided ponding = 396 CF.

Existing conditions:

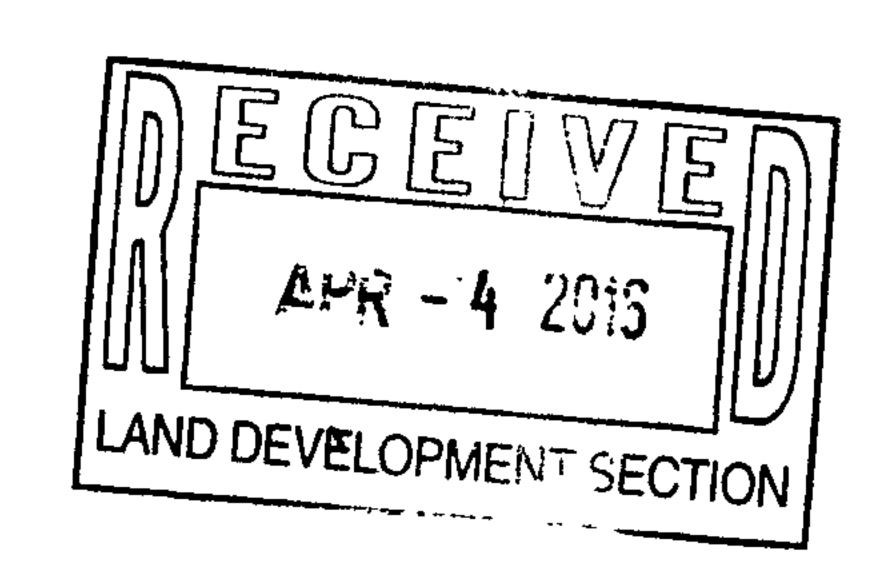
The existing 0.2680 acre lot is undeveloped. The lot historically drained to the Open Space that lies to the east of the lot. There is no significant flow to the lot from offsite. The site is situated within the SAD 228 Drainage Master Plan. Under the SAD 228 DMP the site is to drain to the street (Urraca St. NW) with limited drainage to the rear of the lot.

Sheet 2 indicates the location of the site on FEMA flood hazard mapping. The site lies in Zone X. Sheet 3 indicates the site location relative to offsite drainage infrastructure.

Proposed conditions:

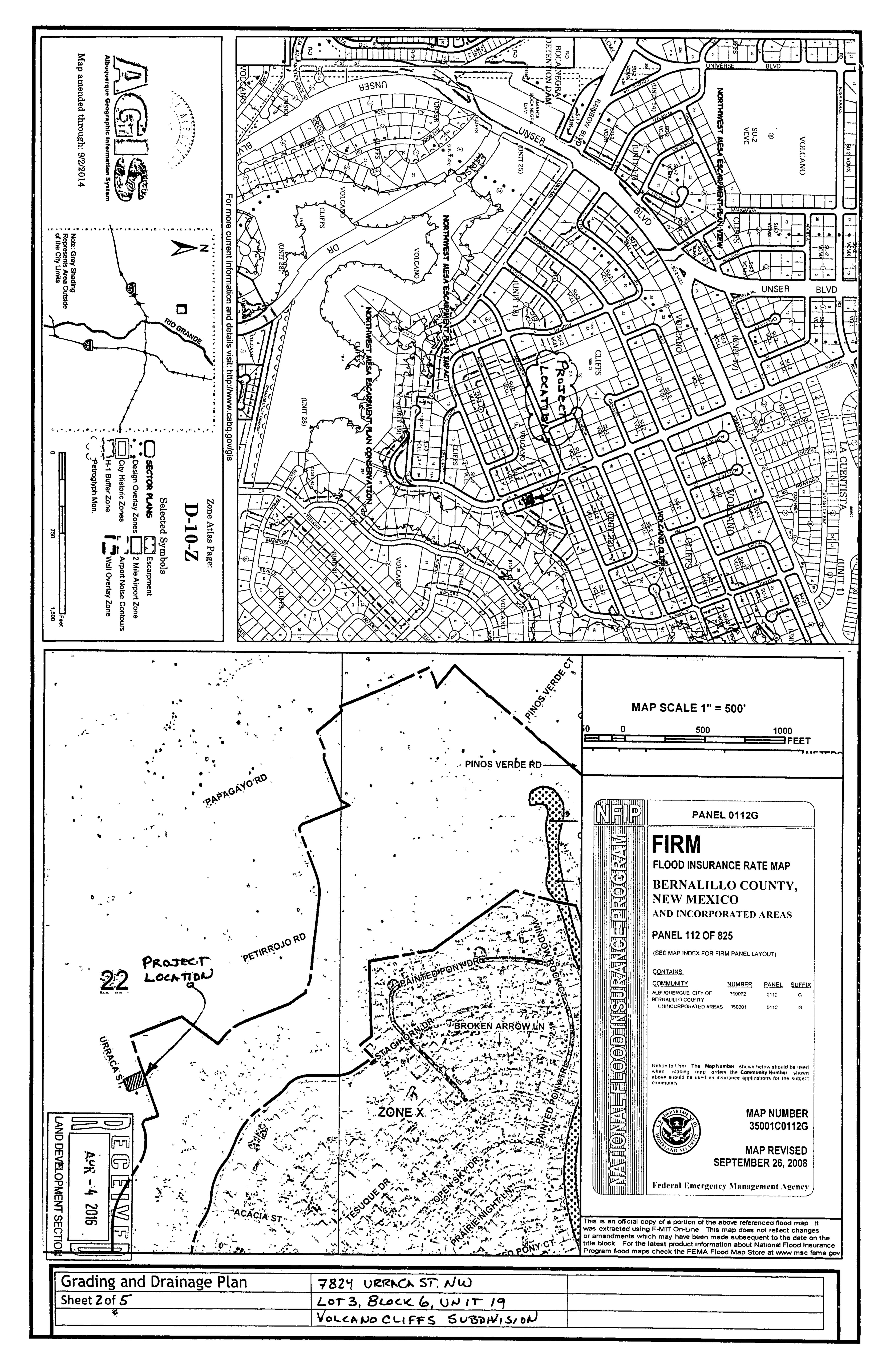
The proposed grading plan is consistent with the SAD 228 DMP. The lot will drain primarily to Urraca Street NW right-of-way and ultimately report to Pond 6 of the SAD 228 system. Runoff calculations are included as Sheet 4. The Grading and Drainage Plan is attached as Sheet 5. Proposed land treatments consist of Land Treatment D for impervious areas that include rooftop and concrete paving and Land Treatment C for landscaped areas and gravel walkways. No Land Treatment A or B areas are claimed. Total runoff for the 100-year, 6hour storm event meets the SAD 228 DMP allowable.

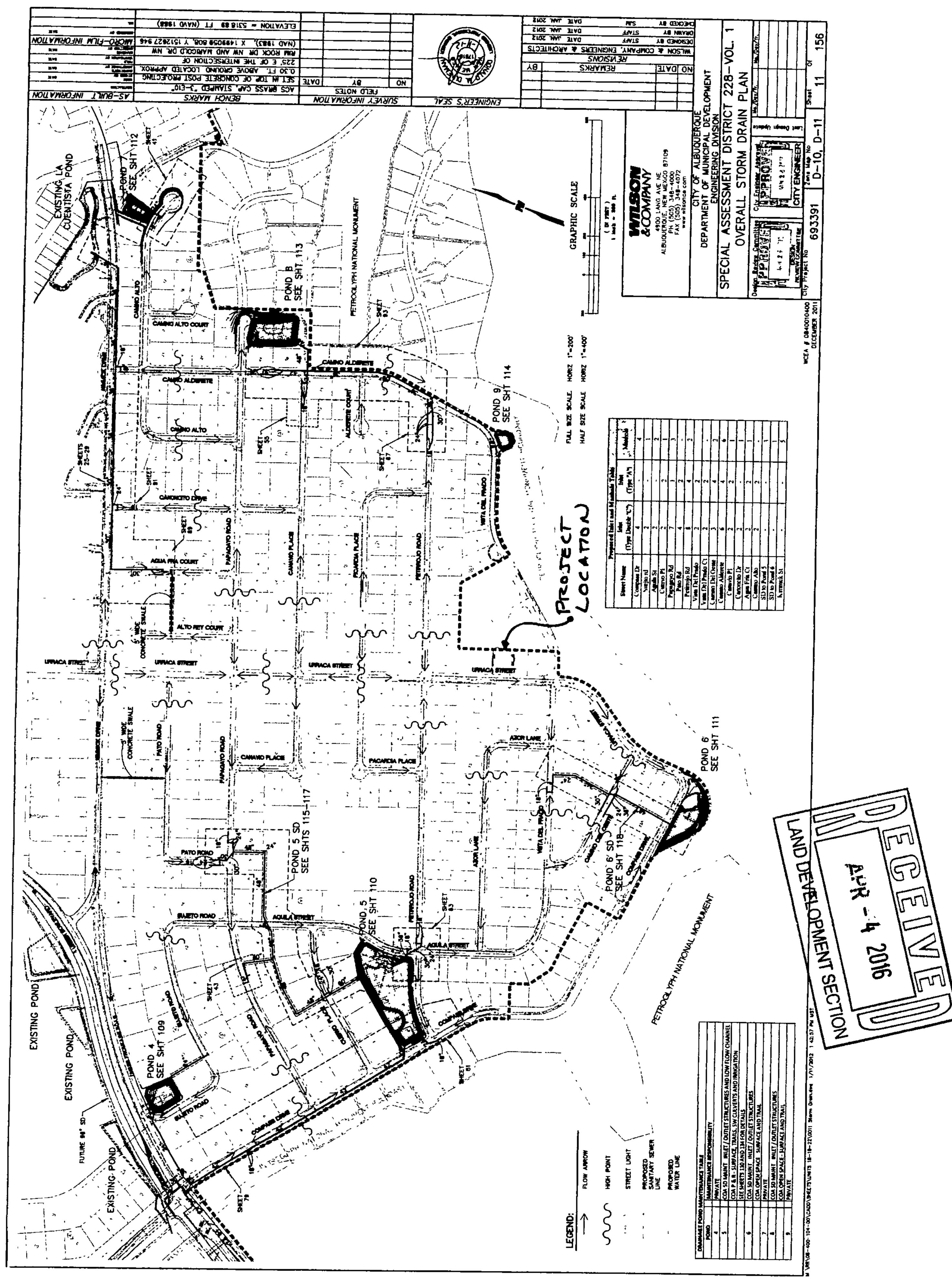
Prepared by Charles N. Thompson, PE 7540 Deerfield Rd. NW, Albuquerque, NM 87120 e-mail: 505xcheck@gmail.com



Sheet 1 of 5

PROFESSIONAL





GSD PLAN 7824 URRACA ST. NW LOT 3 BLOCK 6 UNIT 19 VCSUBD.

Sheet 30F5

Lot 3, Block 6, Unit 19

Runoff Calculations Small Watershed Procedure

| | | | | | | | | | Albı | ıquerqu | e DPN | 1 Chapt | er 22.2 | | | 100-year recurrence, 6-hour | | | 10-year recurrence, 6-hour | | |
|-----------------------------|-----------|--------|-------------|-------|------------|------|--------------|------|------|-------------|-------|---------|---------|---------|-------|-----------------------------|---------|-----------|----------------------------|-------------|-------------|
| | | | | | | | | | | | | | | | Ck. | | | | - | | |
| Aron (Cubboois) | T | | | | | | | | | | | | | | Total | Weighted | | | Weighted | | |
| Area (Subbasin) | Total | | LT A | | <u>% A</u> | LT B | | % | LT C | | % | LT D | | % | Acres | Excess | Volume | Peak Flow | Excess | Volume | Peak Flow |
| | <u>SF</u> | ACRES | SF | ACRES | | SF | ACRES | _ | SF | ACRES | | SF | ACRES | | | (in) | (ac-ft) | (cfs) | (ac-ft) | (ac-ft) | |
| Existing conditions* | 11674 | 0.268 | 11557 | 0.265 | 99% | 0 | 0 | 0% | 0 | 0 | 0% | 117 | 0.003 | 1% | 100% | 0.455 | 0.010 | | | | (cfs) |
| Proposed Conditions | | | | | | · | · | | | | | | | | 10070 | 0.433 | 0.010 | 0.35 | 0.079 | 0.021 | 0.07 |
| North portion of lot | 3543.8 | 0.0814 | 0 | 0 | 0% | 0 | 0 | 0% | 1800 | 0.041 | 51% | 1744 | 0.040 | 49% | 100% | 1.472 | 0.010 | 0.70 | 0.044 | 0.004 | |
| South portion of lot | 3441.3 | 0.079 | 0 | 0 | 0% | n | n | 0% | 1868 | 0.043 | 54% | 1574 | | . – . – | | | 0.010 | 0.29 | 0.011 | 0.001 | 0.18 |
| Front (West) portion of lot | | 0.0818 | 0 | 0 | _ , _ | 0 | 0 | | | | | | 0.036 | 46% | 100% | 1.438 | 0.009 | 0.28 | 0.011 | 0.001 | 0.17 |
| l Total | | | _ | - | 0% | 0 | 0 | 0% | 1716 | 0.039 | 48% | 1848 | 0.042 | 52% | 100% | 1.498 | 0.010 | 0.30 | 0.011 | 0.001 | 0.18 |
| Rear(East) portion of lot | 1125.0 | 0.0258 | 0 | 0 | 0% | 0 | 0 | 0% | 1125 | 0.026 | 100% | 0 | 0.000 | 0% | 100% | 0.990 | 0.002 | 0.07 | 0.000 | 0.000 | 0.04 |
| Subtota | <u> </u> | | 0 | | | 0 | | | 6508 | | | 5166 | | | | | | | | 0.000 | 0.04 |
| Proposed Totals | 11674 | 0.268 | | | | | | | | | | | | | | | 0.032 | 0.05 | 0.000 | 0.000 | |
| Allowable (SAD 228) | 11674 | 0.268 | 0 | 0 | 0% | 1167 | 0.027 | 10% | 4670 | 0.107 | 40% | E927 | 0.124 | F.00/ | 1000/ | 4 440 | | 0.95 | 0.033 | 0.003 | 0.57 |
| <u> </u> | | | | | | 1107 | 0.027 | 10/6 | 40/0 | 0.107 | 40% | 3637 | | 50% | 100% | 1.448 | 0.032 | 0.95 | 0.051 | 0.014 | 0.57 |
| Albuquerque DDM Zone 1 | | | 1 | | | | | | | | | | Area ch | eck: | 11674 | _ | | | | | |

Albuquerque DPM Zone 1 Runoff Peak 100-year recurrence Excess Flow interval, 6-hour duration (inches) (cfs/Ac) En Qn LT A 0.44 1.29 LT B 0.67 2.03 LT C 0.99

2.87 1.97 LT D 4.37 Runoff Peak 10-year recurrence Excess Flow interval, 6-hour duration (inches) (cfs/Ac) LT A 0.08 0.24 LT B 0.22 0.76 LT C 0.44 1.49 1.24 LTD 2.89 Runoff Peak 2-year recurrence interval, Flow

6-hour duration (inches)

LTA

LT B

LT C

LT D

0.01

0.12

0.72

(cfs/Ac)

0.03

0.47

1.69

Basis of Calculations

An = Area in each Land Treatment (acres)

En (inches), Excess and Peak flow /acre, and Qn (cfs/acre) from DPM Chapter 22.2

Area-Weighted Excess Precipitation, E (inches) = (Ea x Aa + Eb x Ab + Ec x Ac+ Ed x Ad)

Peak Discharge, Q (cfs) = Qa x Aa + Qb x Ab + Qc x Ac + Qd x Ad

Volume, (acre-feet) = Weighted Excess Precipitation x (Aa + Ab + Ac + Ad)/12

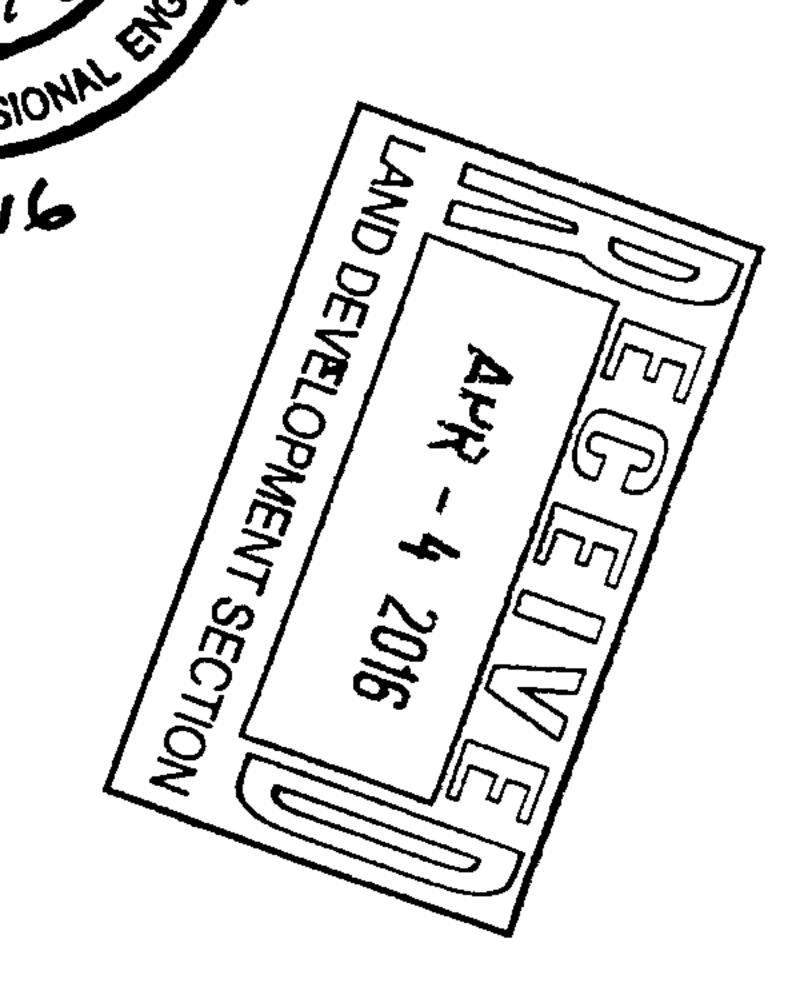
Management of 90th percentile storm event runoff (First Flush Chapter -- Drainage Ordinance Chapter 14-5-2-6(H)) accommodated by detention/retention in onsite pond. Infiltration and evaporation will take place but they were not applied in the calculation.

Initial Abstraction:

LT A = 0.65", LT B = 0.50", LT C = 0.35", LT D = 0.10"

| First flush Volume (CF) | | | | | U | | 48.81 | Total | 146.4 195.2 CF |
|---------------------------|-------------|------|-----------|------|----------|------|-------|-------|-------------------|
| | | 0 | 0.65 ი | 0 | 0.5 0 | 6508 | 0.35 | 5166 | 0.1 |
| | | (SF) | (in) | (SF) | (in) | (SF) | (in) | (SF) | (in) |
| Water Quality First Flush | 0.44 inches | LT A | IAa | LT B | IAb | LT C | IAc | LT D | IAd |

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REGIS

^{*} Runoff in existing condition flows to open space area

