

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 30, 2018

Jackie McDowell, PE
McDowell Engineering, Inc.
7820 Beverly Hills Ave NE
Albuquerque, NM 87121

**Re: Lot 1 Block 2 Unit 18 Volcano Cliffs, S.A.D. 228
6616 Petirrojo NW
Request Permanent C.O. – Accepted
Engineer's Stamp dated: 2-19-18 (D10D003G1)
Certification dated: 10/26/18**

PO Box 1293

Dear Ms. McDowell,

Albuquerque

Based on the Certification received 10/26/2018, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

NM 87103

Sincerely,

www.cabq.gov

Shahab Biazar, P.E.
City Engineer, Hydrology
Planning Department

RR/SB
C: File D10D003G1

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 25, 2018

Jackie McDowell, PE
McDowell Engineering, Inc.
7820 Beverly Hills Ave NE
Albuquerque, NM 87121

**Re: Lot 1 Block 2 Unit 18 Volcano Cliffs, S.A.D. 228
6616 Petirrojo NW
Request for Permanent C.O. – Not Accepted
Engineer's Stamp dated: 2-19-18 (D10D003G1)
Certification dated: 10/23/18**

Dear Ms. McDowell,

Based on the Certification received 10/23/18, this site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Remove dirt from used as a ramp in street and sidewalk. **Done.**
- Provide how the raised lot will be protected from erosion on the North and west sides of the property line. **Landscaping will be provided at these locations to prevent erosion**
- Prevent the flows from entering Compass Dr. at the S.E. corner of the lot. All flows must enter the retention pond before flowing out into the public right of way. **Berm installed**
- Remove the debris pile and the container from the lot to the north.
Debris has been removed and container will be removed after the CO is issued.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

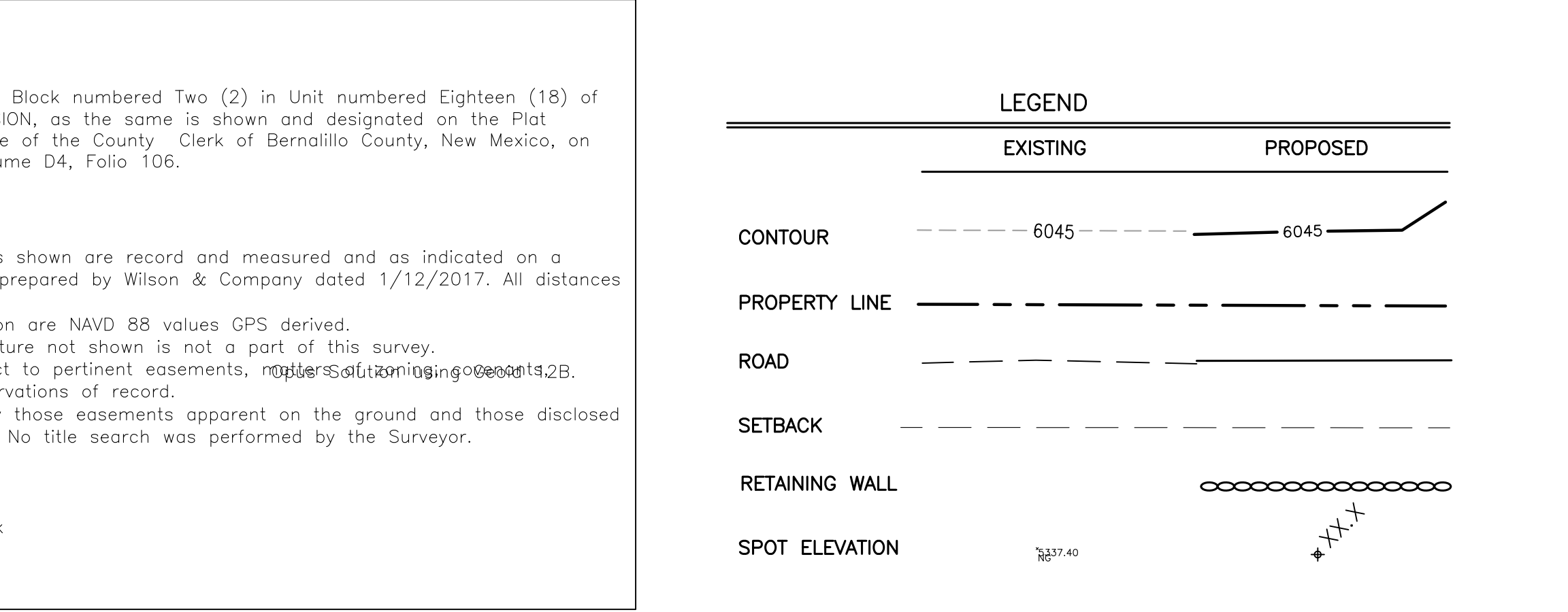
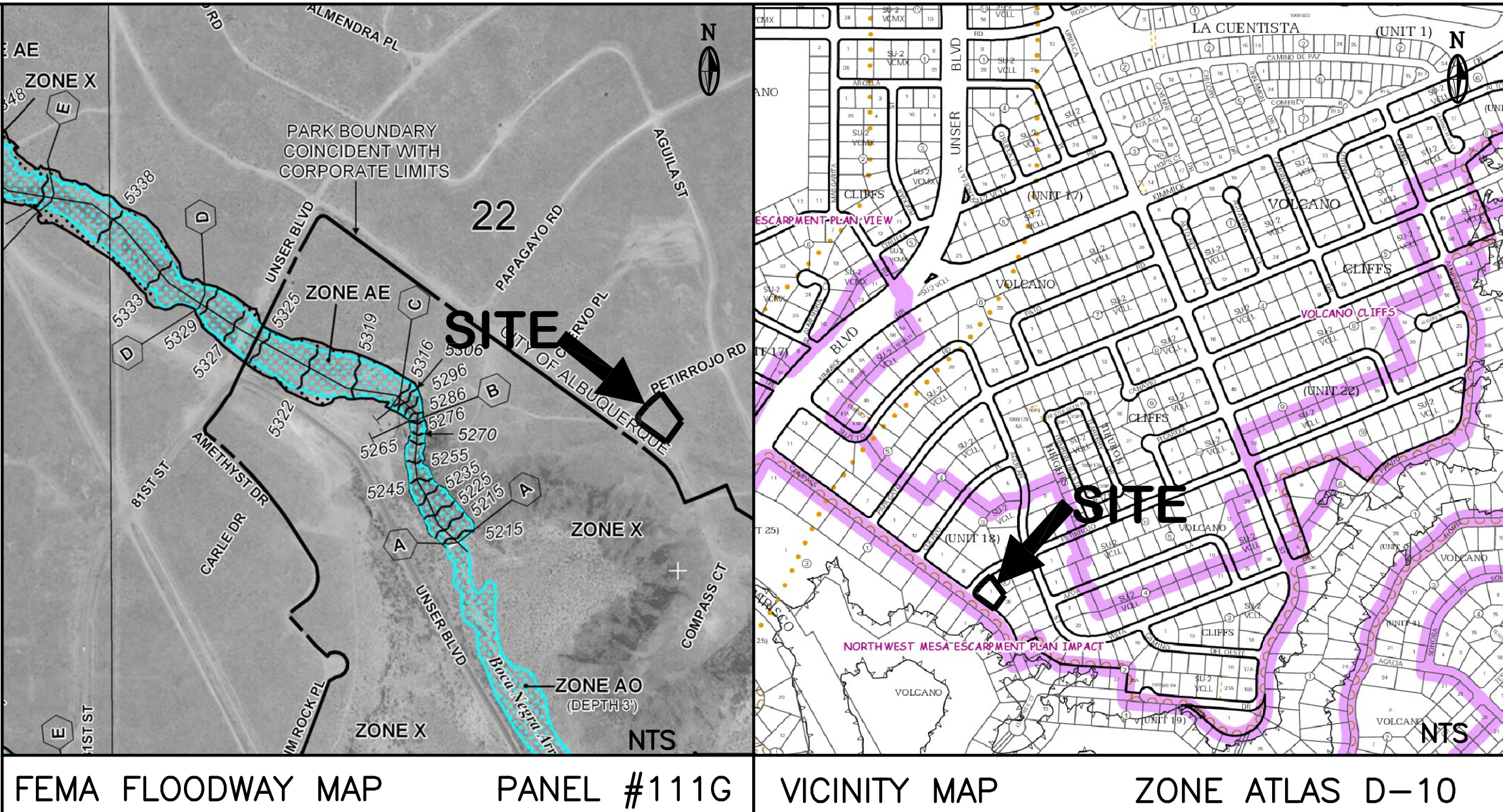
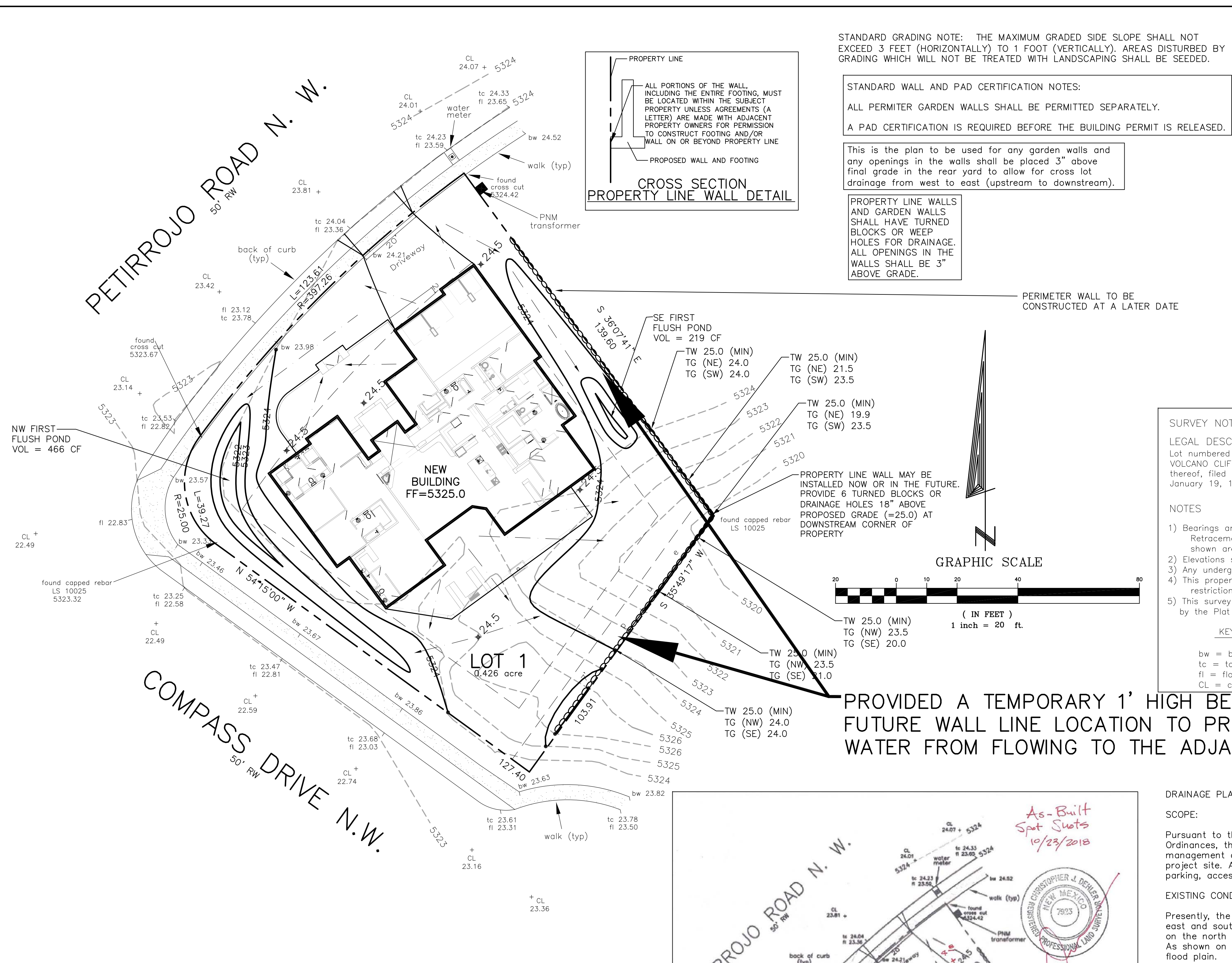
All these items have been discussed with the owner and grading contractor, Will, and Rudy Rael and all items have been satisfied via email distributions.

RR/JDH
C: File D10D003G1



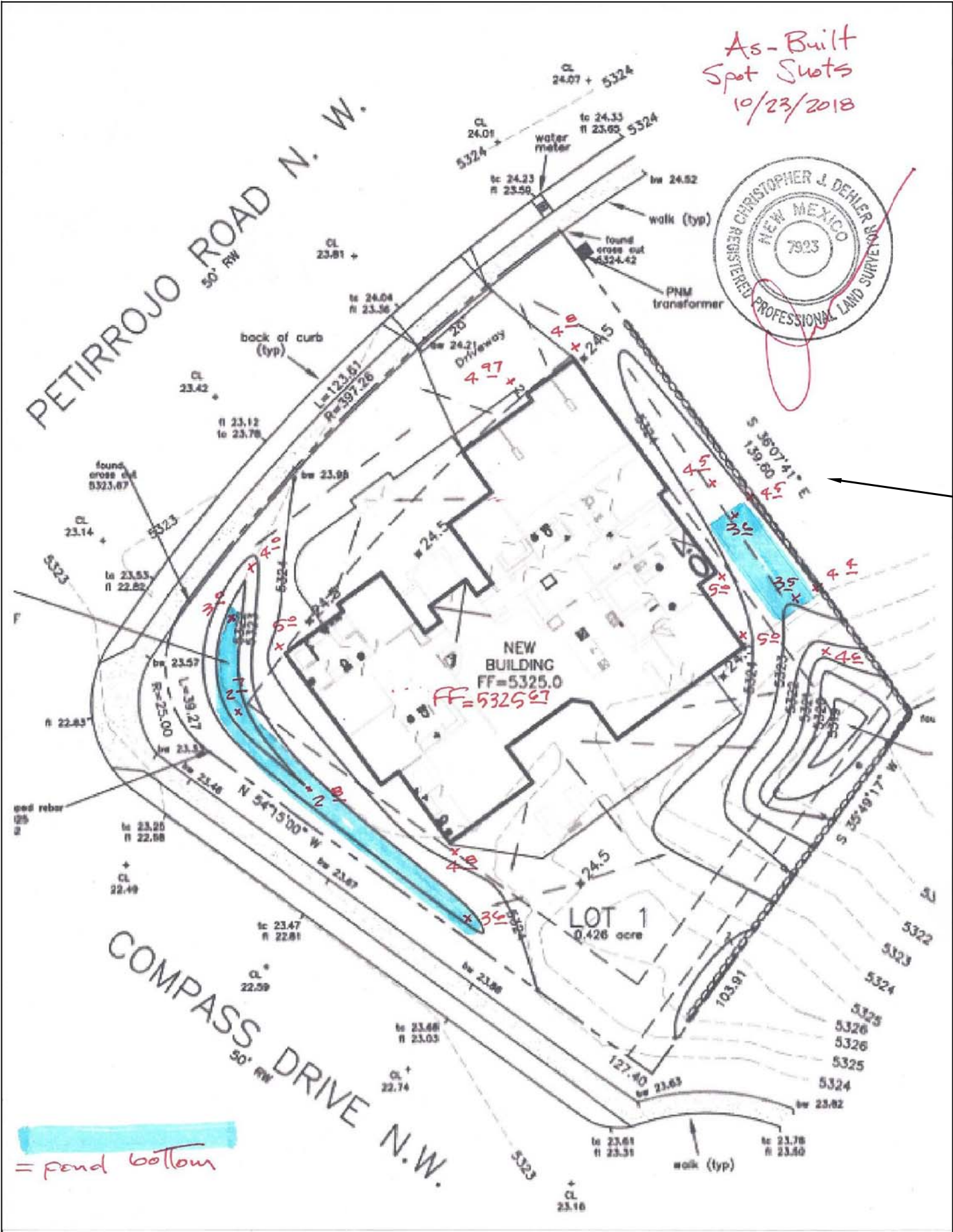






DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

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 2-19-18. The record information edited onto the original design document has been obtained by Chrisotpher Dehler, NMPS #7923. I further certify that I have personally visited the project site on October 24, 2018 and have determined by visual inspection 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 Certification 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.



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 0.43 acre site is undeveloped. The site is bounded on the east and south by private property, on the west by Compass Drive, and on the north by Petirrojo Road NW. The site slopes to the southeast. As shown on FEMA Panel #111G, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

Per the SAD 228 Drainage Report by Wilson & Company, drainage from the lots has been master planned to be intercepted by drainage features downstream of the properties. Current COA Drainage Ordinance requires that ponds must be provided to handle the First Flush volume which has been calculated and is included on this plan. As shown by the plan, the building is located in the center of the lot. No off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the northwest and southeast to first flush retention ponds located at the northwest and southeast corners of the property. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths and ponds.

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. 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:

6616 Petirrojo Rd. NW

TOPOGRAPHY:

Topographic information provided by Christopher Dehler, NMPS #7923 dated February, 2018.

Jackie S. McDowell
NEW MEXICO
7903
REGISTERED PROFESSIONAL SURVEYOR

2-19-18
CERTIF. FOR CO 10-24-18
AS-BUILT ELEVATIONS BY
SURVEYOR 10-23-18
REV. CERTIF. FOR
CO 10-26-18

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on February 16, 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.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY		NEW MEXICO	
LOT 1, BLOCK 2, UNIT 18 VOLCANO CLIFFS SUBDIVISION			
SOUMPHOLPHAKDY - 6616 PETIRROJO - 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 SOU0118L	Date FEBRUARY, 2018		1 1