

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

August 30, 2021

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

**Re: Lot 3 Block 9 Unit 18 Volcano Cliffs, S.A.D. 228
7900 Agular NW
Request for Permanent C.O. – Not Accepted
Engineer's Stamp dated: 10-12-2020 (D10D003I3)
Certification dated: 8/23/2021**

Dear Ms. McDowell,

Based on the Certification received 8/24/2021, this site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Provide a letter from David Soule stating he gives his approval for you to use his G&D plan for CO.

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

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: CANDELARIA-7900 AGUILA Building Permit #: _____ Hydrology File #: _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: 003 009VOLCANO CLIFFS SUBD UNIT 18
City Address: 7900 AGUILA ST NW ALBUQUERQUE NM 87120

Applicant: MCDOWELL ENGINEERING, INC. **Contact:** JACKIE MCDOWELL
Address: 7820 BEVERLY HILLS AVE. NE, ALBUQUERQUE, NM 87122
Phone#: 505-828-2430 **Fax#:** 505-821-4857 **E-mail:** jackmcdowell@comcast.net
Owner: DIEGO CANDELARIA **Contact:** DIEGO CANDELARIA
Address: 1330 Crestview Dr. Los Lunas, NM 87035
Phone#: 505-480-5608 **Fax#:** _____ **E-mail:** diego@candelariahomes.com

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ 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: 8-23-21 **By:** JACKIE MCDOWELL

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year, 6-hr.		
			%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
ALLOWED	24850.00	0.566	0%	0	20%	0.113	46%	0.2603	34%	0.192	1.259	0.059			1.328	0.063					1.82
PROPOSED	24850.00	0.566	0%	0	20%	0.113	39%	0.2207	41%	0.232	1.328	0.063									1.88
COMPARISON																					0.003

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm- zone 1

Ea= 0.44
Eb= 0.67
Ec= 0.99
Ed= 1.97

Qa= 1.29
Qb= 2.03
Qc= 2.87
Qd= 4.37

ONSITE Conditions

FIRST FLUSH WATER QUALITY VOLUME

REQUIRED (CF)

PROVIDED (CF)

WATER QUALITY FLOOD CONTROL

0

2238

Narrative

This site is within the SAD 226 Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the roadway per the master drainage plan. Due to rock the pad is elevated and the front yard remains low to minimize importation of dirt there is not measurable upland flow. This plan does exceed the allowed impervious area therefore propose to retain the 6-hour volume increase. This plan is in conformance to the master drainage plan.

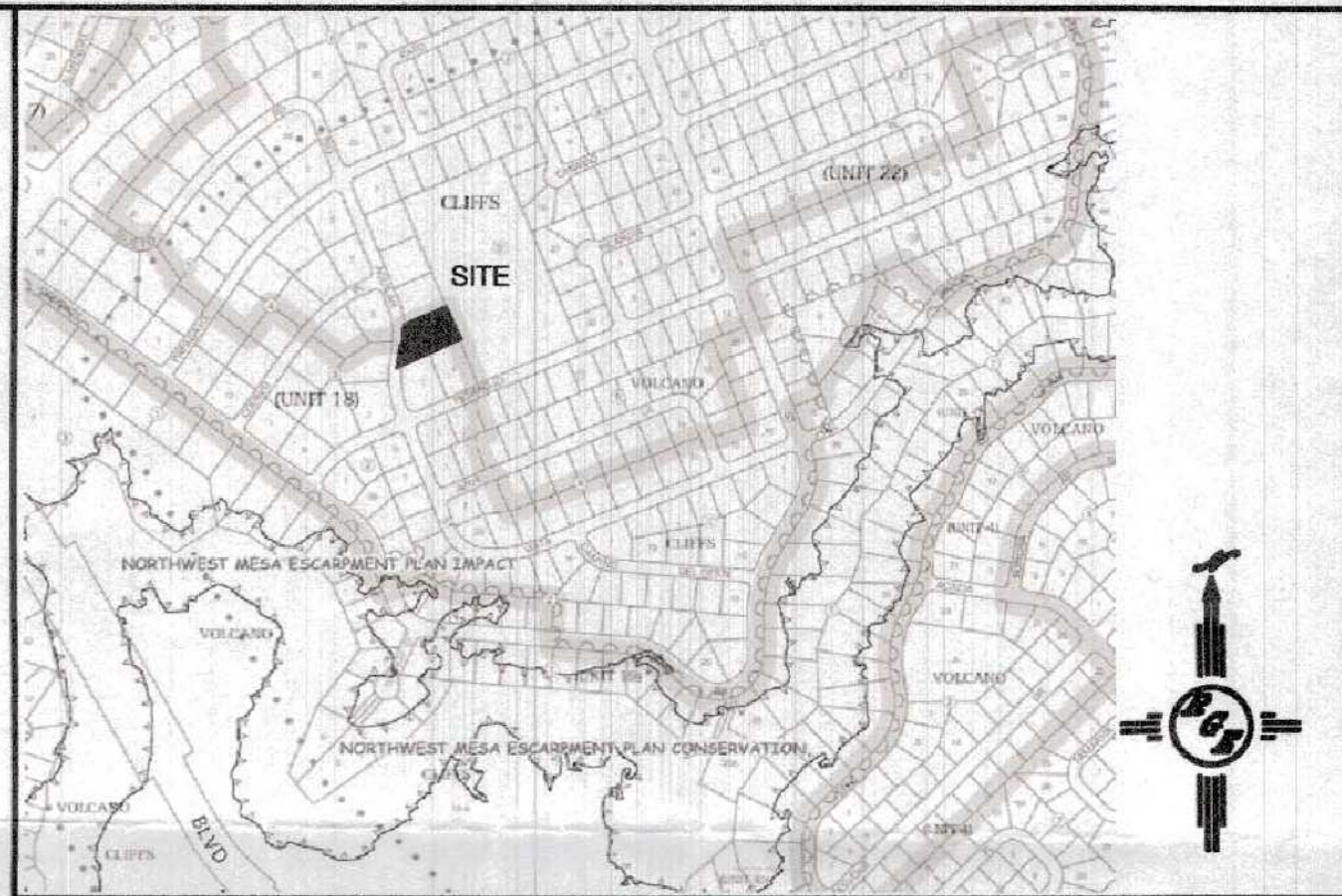
I, DAVID SOULE HAVE PERSONALLY INSPECTED THE SITE. I HEREBY CERTIFY THE PAD HAS BEEN CONSTRUCTED SUCH THAT IT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED GRADING PLAN DATED 10/12/20



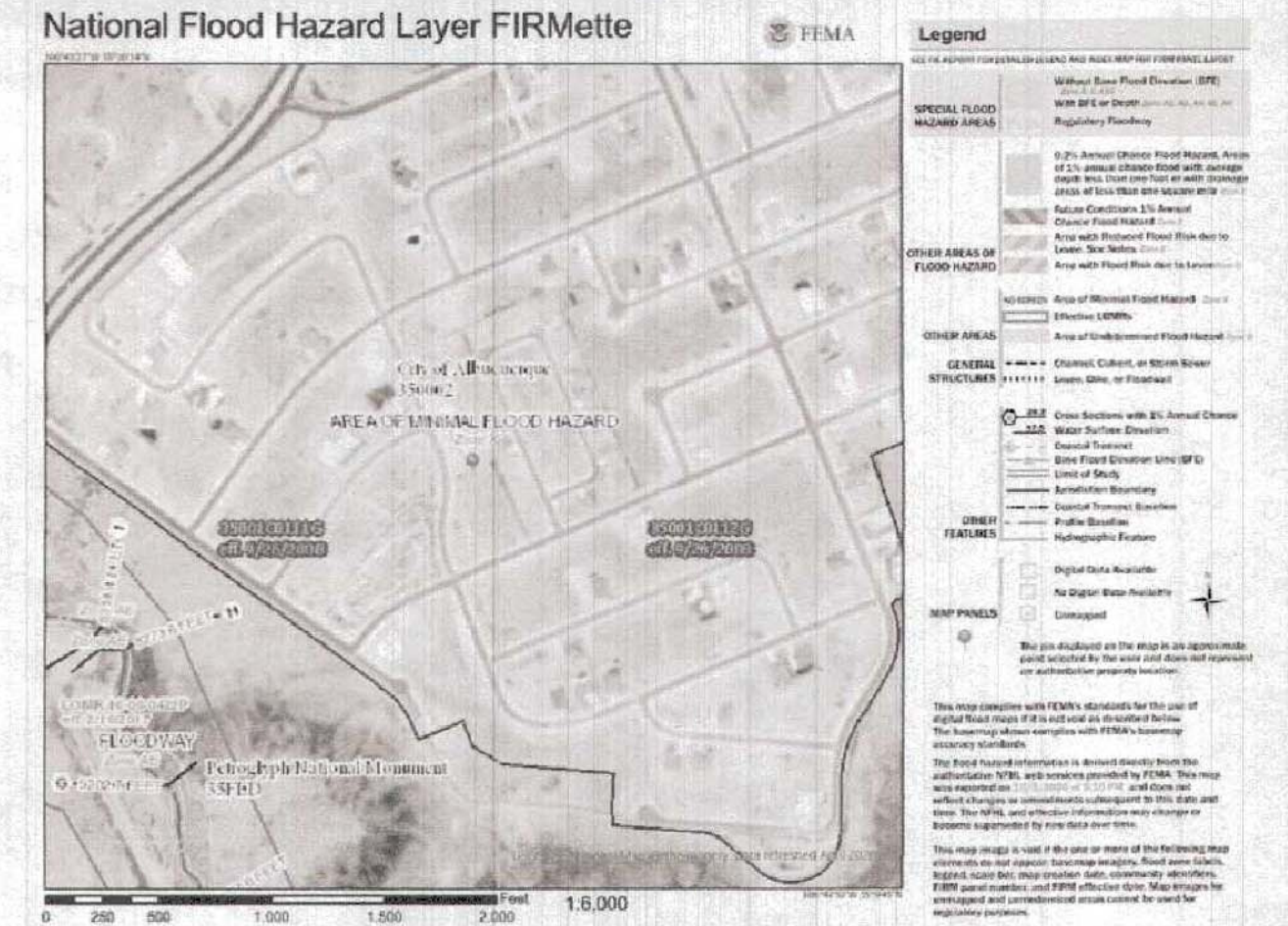
1/7/21

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING 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.



VICINITY MAP: D-10-z



FIRM MAP:

LEGAL DESCRIPTION:

LOTS 3 BLOCK 9 UNIT 18 VOLCANO CLIFFS SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
5. A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- PROPOSED EARTHEN SWALE
- ADJACENT BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED PERIMETER WALL

ZONE 1 AS-BUILT CALCULATIONS

Areas: (acres)	Allowed	Proposed
Treatment A	0.00	0.00
Treatment B	0.11	0.15
Treatment C	0.26	0.14
Treatment D	0.19	0.28
Total (acres) =	0.57	0.57

POND VOLUME PROVIDED:		
ELEV.	AREA	VOL. (CF)
5326	3360	2341.5
5325	1323	463.05
5324.3	0	2804.55
TOTAL		CF

Volume	100 year Allowed	100 year Proposed	10 year Allowed	10 year Proposed	2 year Allowed	2 year Proposed
Volume (acre-feet) =	0.060	0.068	0.032	0.037	0.014	0.018
Volume (cubic feet) =	2,599	2,870	1,378	1,604	623	798

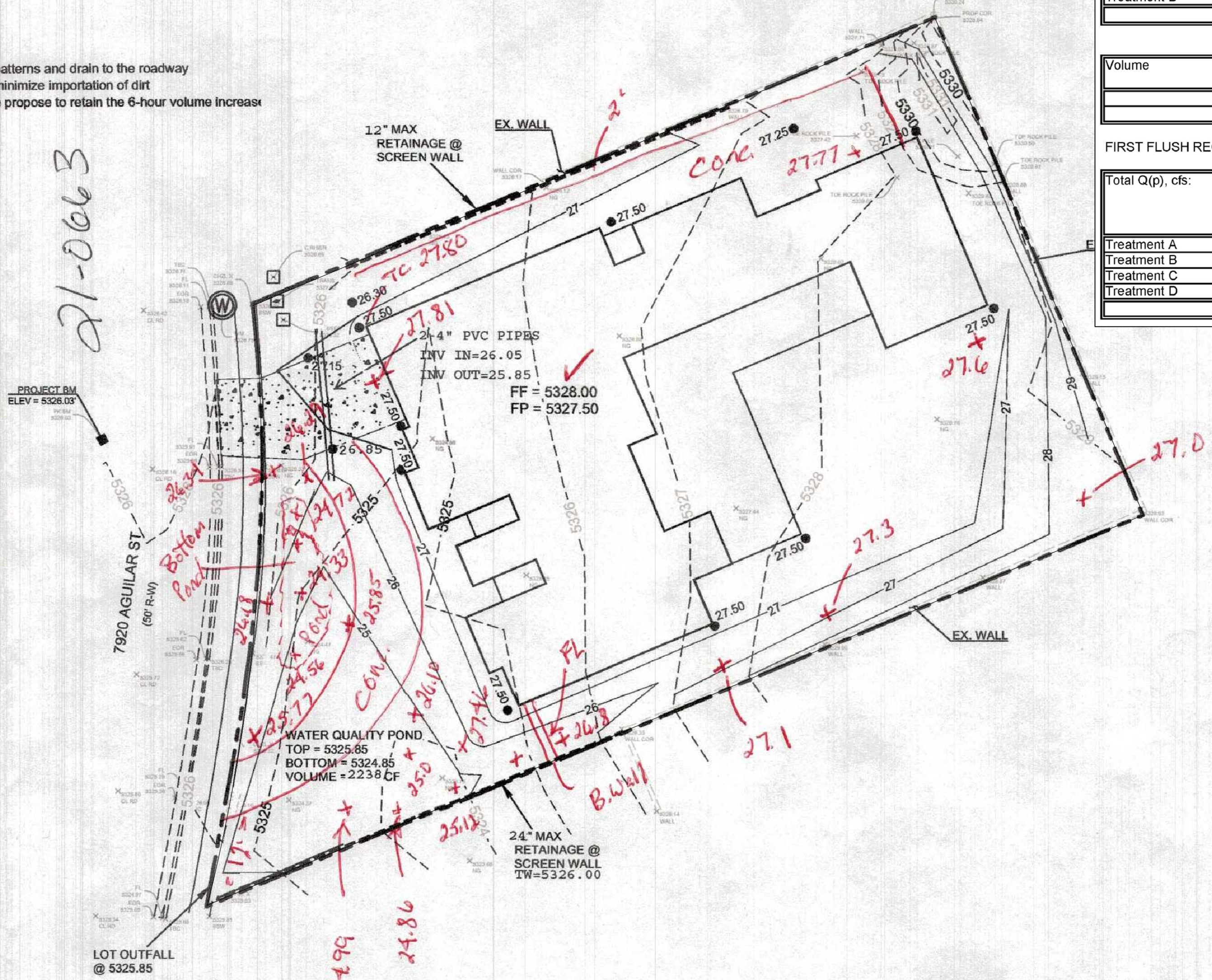
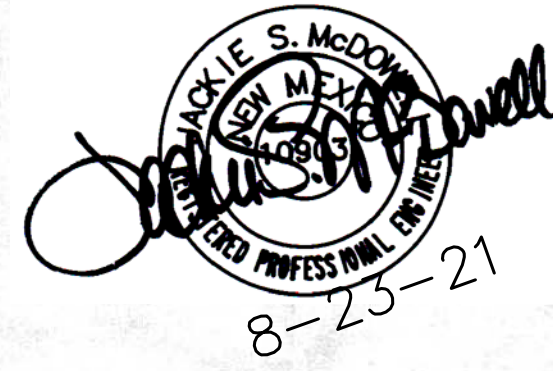
FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.28 AC * 43560 SF/AC) = 346 CF

Total Q(p), cfs:	100 year Allowed Q(p)*A	100 year Proposed Q(p)*A	10 year Allowed Q(p)*A	10 year Proposed Q(p)*A	2 year Allowed Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.23	0.30	0.09	0.11	0.00	0.00
Treatment C	0.75	0.40	0.39	0.21	0.12	0.07
Treatment D	0.84	1.22	0.56	0.81	0.33	0.47
Total Q (cfs) =	1.83	1.93	1.03	1.13	0.45	0.54

CERTIFICATE OF OCCUPANCY

I, JACKIE S. 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 10-12-20, PREPARED BY DAVID SOULE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 18, 2021 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 FOR 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 AND TO CONFIRM THAT THE BUILDING PAD IS AT THE GRADE PROVIDED. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

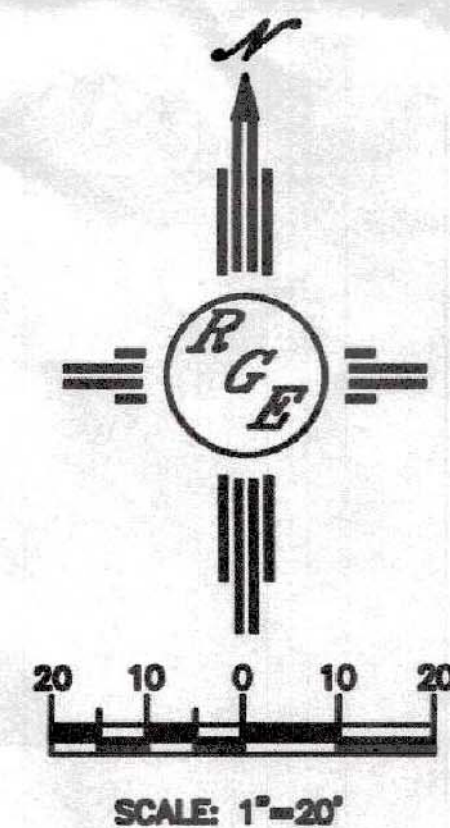


CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



As-builts Certified 8-16-21
Anthony L. Harris



ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	LOT 3 BLOCK 9 UNIT 18 VC 7900 AGUILAR ST GRADING AND DRAINAGE PLAN	DRAWN BY DEM DATE 10-11-20 LOT 3 BLOCK 9 UNIT 18 VC.DWG
DAVID SOULE P.E. #14522	Río Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0689	SHEET # C1 JOB #