

CITY OF ALBUQUERQUE

Planning Department

David Campbell, Director



Mayor Timothy M. Keller

June 13, 2018

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

**Re: Lot 4A Block 9 Unit 18 Volcano Cliffs, S.A.D. 228
7904 Aguila St NW
Request Permanent C.O. – Not Accepted
Engineer's Stamp dated: 6-19-17 (D10D003I4)
Certification dated: 6/11/18**

Dear Ms. McDowell,

PO Box 1293

Based on the Certification received 6/11/18, the site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

Albuquerque

- Remove dirt piles in street.
- Replace buckled sidewalk.
- Remove debris from site.

NM 87103

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

www.cabq.gov

Sincerely,

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

RR/JDH
C: File D10D003I4



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: **D10D0014**

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) **PAD CERTIFICATION**

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

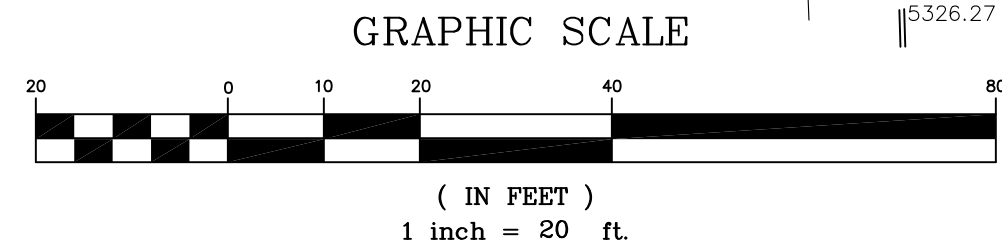
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) **PAD CERTIFICATION**

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



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 SEED.

LOT 4-A, BLOCK 9
1.1150 Ac.

AGRS STATION "13_D10"
NM STATE PLANE COORDINATES
N=1514256.686 E=1501318.61
CENTRAL ZONE (NAD 83)
G-G FACTOR: 0.999672421
MAPPING ANGLE: -0°16'04.84"

STANDARD WALL AND PAD CERTIFICATION NOTES:

ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

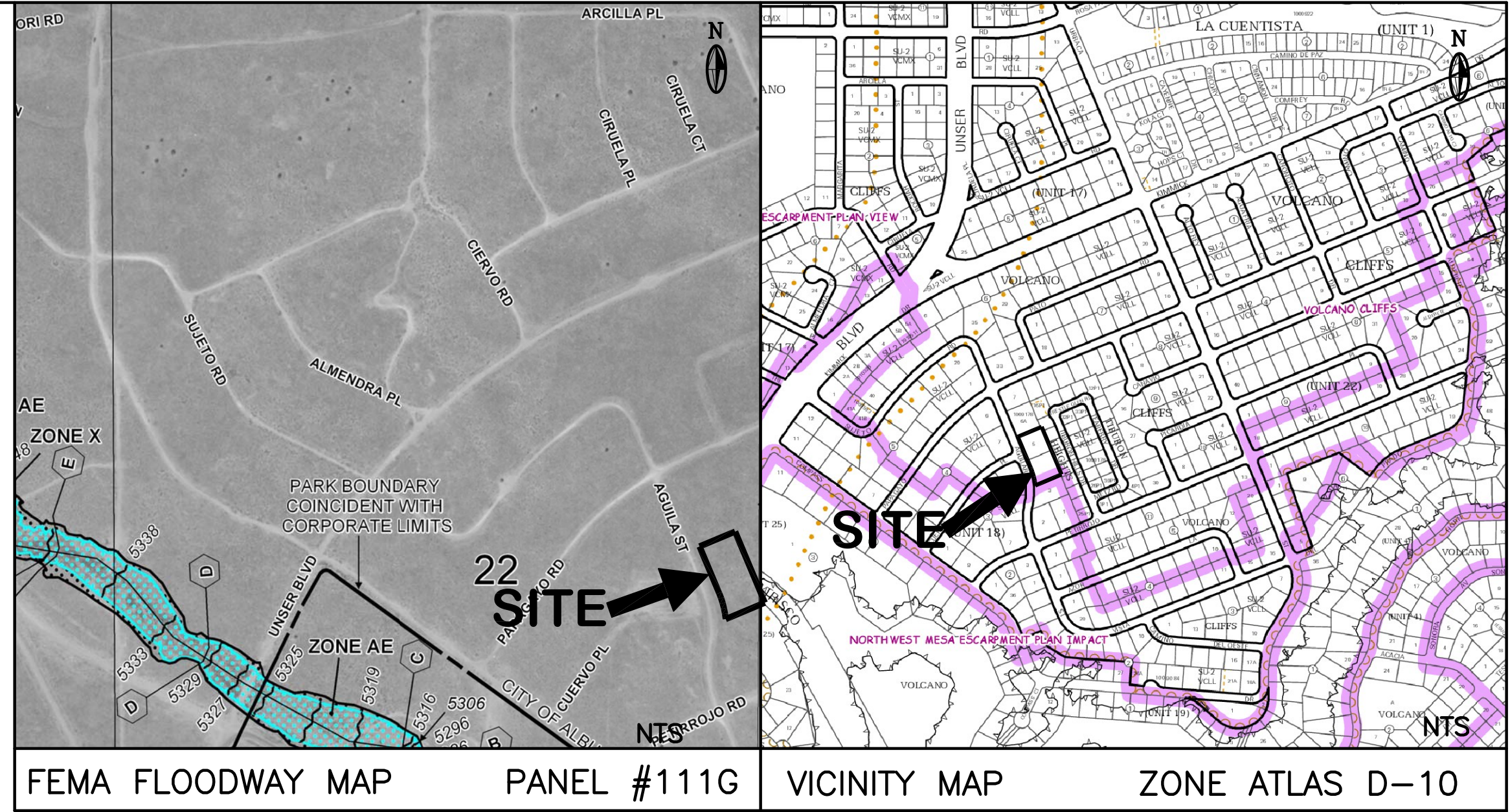
A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

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).

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C1	108.51	366.47	N14°17'20"W	108.11
				16°57'53"

GENERAL DRAINAGE PLAN NOTES:

1. It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. 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.
3. Irrigation within 10 feet of any proposed structure is not recommended. Irrigation water adjacent to the structures could cause settlement.
4. This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design.
5. 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.
6. It is recommended that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. 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.
8. All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates.
9. 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.
10. Contactor shall ensure that no site soils/sediment or silt enters the right-of-ways during construction.
11. Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.



LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	5328.03 TC x 5327.39 FL x

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 6-19-17. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6-11-18 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.

CO CERTIFICATION 6-11-18

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on June 16, 2017 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 4-A, BLOCK 9, UNIT 18
VOLCANO CLIFFS SUBDIVISION

BURK - 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 BUR0117L Date JUNE, 2017 1 1