

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

February 1, 2019

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

**Re: Lot 6 Block 4 Unit 18 Volcano Cliffs, S.A.D. 228  
6600 Papagayo NW  
Request for Permanent C.O. – Not Accepted  
Engineer's Stamp dated: 1-2-18 (D10D003J6)  
Certification dated: 1/23/19**

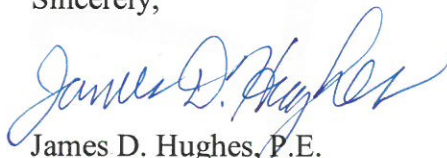
Dear Ms. McDowell,

Based on the Certification received 1/23/19, this site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Provide the new plat for this address, it appears that the lot line was moved.
- Provide the location of the 20' SD easement, one of the hatched lines are missing.
- Provide the new calculations including the pool area. Treatment D should have increase along with the ponding area.

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

RR/JDH  
C: File D10D003J6

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

**1-31-19 Response to comments below:**

January 25, 2019

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

**Re: Lot 6 Block 4 Unit 18 Volcano Cliffs, S.A.D. 228  
6600 Papagayo NW  
Request for Permanent C.O. – Not Accepted  
Engineer's Stamp dated: 1-2-18 (D10D003J6)  
Certification dated: 1/23/19**

Dear Ms. McDowell,

Based on the Certification received 1/23/19, this site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- This site is not ready for C.O. **Noted.**
- Remove the all dirt and debris in and around this site. **Completed**
- Provide a new G&D plan to include the swimming pool. **Attached**
- Provide a new pond and calculations, the swimming pool was placed partially in the ponding area. **Included with updated G&D attached.**

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

RR/JDH  
C: File D10D003J6

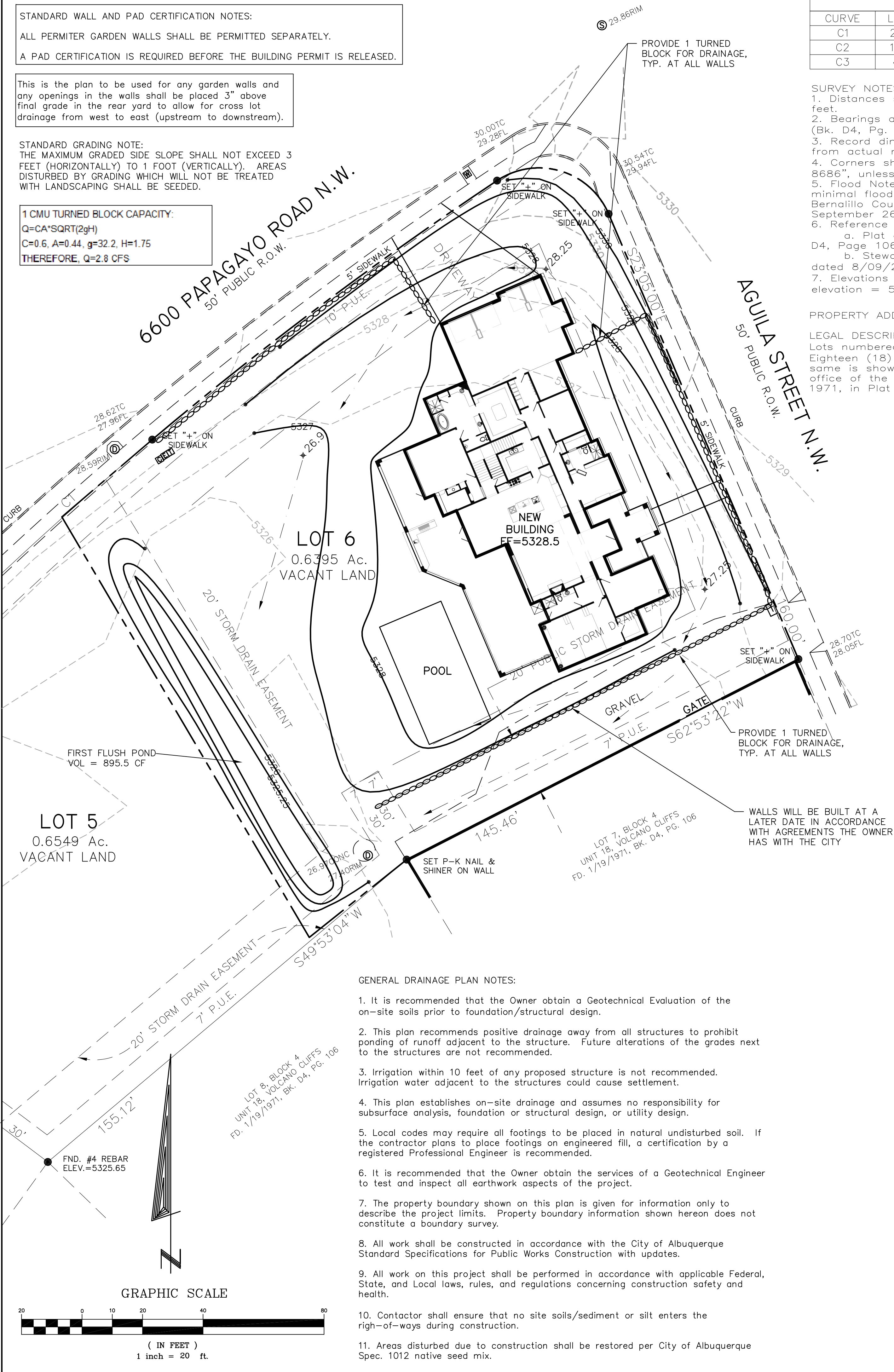


STANDARD WALL AND PAD CERTIFICATION NOTES:  
ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.  
A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

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).

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 SEEDDED.

1 CMU TURNED BLOCK CAPACITY:  
 $Q=CA\sqrt{SQR(2gh)}$   
 $C=0.6, A=0.44, g=32.2, H=1.75$   
THEREFORE,  $Q=2.8$  CFS



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	213.85	1273.00	S45°03'52"W	213.60	9°37'30"
C2	142.63	1273.00	S53°05'13"W	142.56	6°25'11"
C3	43.90	25.00	N73°23'36"W	38.48	100°37'12"

SURVEY NOTES:  
1. Distances shown hereon are horizontal ground distances in US Survey feet.  
2. Bearings are based on the plat of Unit 18, Volcano Cliffs Subdivision (Bk. D4, Pg. 106), as monumented by found corners.  
3. Record dimensions are shown in parenthesis ( ), where record differs from actual measurements.  
4. Corners shown thus " " are #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise shown.  
5. Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0111G, effective date September 26, 2008.  
6. Reference documents:  
a. Plat of Unit 18, Volcano Cliffs Subdivision, filed 1/19/1971, Bk. D4, Page 106.  
b. Stewart Title of Albuquerque LLC commitment No. 01147-40512, dated 8/09/2017.  
7. Elevations shown hereon are referenced to "ACS BM 14-D10". Published elevation = 5322.212 (NAVD 1988 datum).

PROPERTY ADDRESS: 6600 & 6604 Papagayo Road NW, Albuquerque, NM

LEGAL DESCRIPTION:  
Lots numbered Five (5) and Six (6) in Block numbered Four (4), in Unit Eighteen (18) of Volcano Cliffs, in Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 19, 1971, in Plat Book D4, Page 106.

ZONE 1  
UPDATED CALCS FOR UPDATED PROPERTY AND POOL

Areas: (acres)	Existing	Proposed
Treatment A	0.79	0.00
Treatment B	0.00	0.60
Treatment C	0.00	0.00
Treatment D	0.00	0.19
Total (acres) =	0.79	0.79

POND VOLUME PROVIDED:  
ELEV. AREA VOL. (CF)  
5326 1587 895.5  
5325.25 801

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.029	0.065	0.005	0.031	0.000	0.012
Volume (cubic feet) =	1,262	2,818	229	1,334	0	518

FIRST FLUSH REQUIRED POND VOL =  $0.34"/(12"/FT) * (0.60 AC * 43560 SF/AC) = 741 CF$

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	1.02	0.00	0.19	0.00	0.00	0.00
Treatment B	0.00	1.22	0.00	0.46	0.00	0.02
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.83	0.00	0.55	0.00	0.32
Total Q (cfs) =	1.02	2.05	0.19	1.01	0.00	0.34

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	28.70TC 28.03FL	XX.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 1-2-18. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1-23-19 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.

JACKIE S. McDowell  
NEW MEXICO  
PROFESSIONAL ENGINEER  
1-2-18

CERTIFICATION FOR CO 1-23-19  
G&D UPDATE AND CO 1-31-19

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on December 5, 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 6, BLOCK 4, UNIT 18  
VOLCANO CLIFFS SUBDIVISION

PECK (BUILDER: MICHAEL SANCHEZ) — 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 PEC0117L Date DECEMBER,2017 1 1

AS-BUILT SURVEY BY GARY GRITSCO,  
ALPHA PRO SURVEYING DATED 1-18-19















