

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

January 23, 2018

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

**RE: Lot 6 Block 4 Unit 18, S.A.D. 228
Volcano Cliffs Subdivision
6600 Papagayo Rd NW
Grading and Drainage Plan
Engineers Stamp Date 1/2/18 (D10D003J6)
Pad Certification Date 1/19/18**

Dear Ms. McDowell,

Based upon the information provided in your submittal received 1/22/18, this plan is approved for Building Permit.

Please have the owner/builder attach a copy of this approved plan, to the construction sets in the permitting process prior to sign-off by Hydrology.

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 1/2/18.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

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

Sincerely,

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

RR/DP
C: File

CITY OF ALBUQUERQUE

Planning Department



Mayor Timothy M. Keller

January 4, 2018

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

RE: **Lot 6 Block 4 Unit 18, S.A.D. 228**
Volcano Cliffs Subdivision
6600 Papagayo Rd NW
Grading and Drainage Plan
Engineers Stamp Date 1/2/18 (D10D003J6)

Dear Ms. McDowell,

Based upon the information provided in your submittal received 1/03/18, this plan is approved for Grading Permit.

Prior to Building permit approval a Pad Certification will be required, provided by the Engineer or a registered Land Surveyor.

Please inform the builder/owner to attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan dated 1/2/18.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

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

Sincerely,

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

RR/JDH
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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: D10D003J6

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:

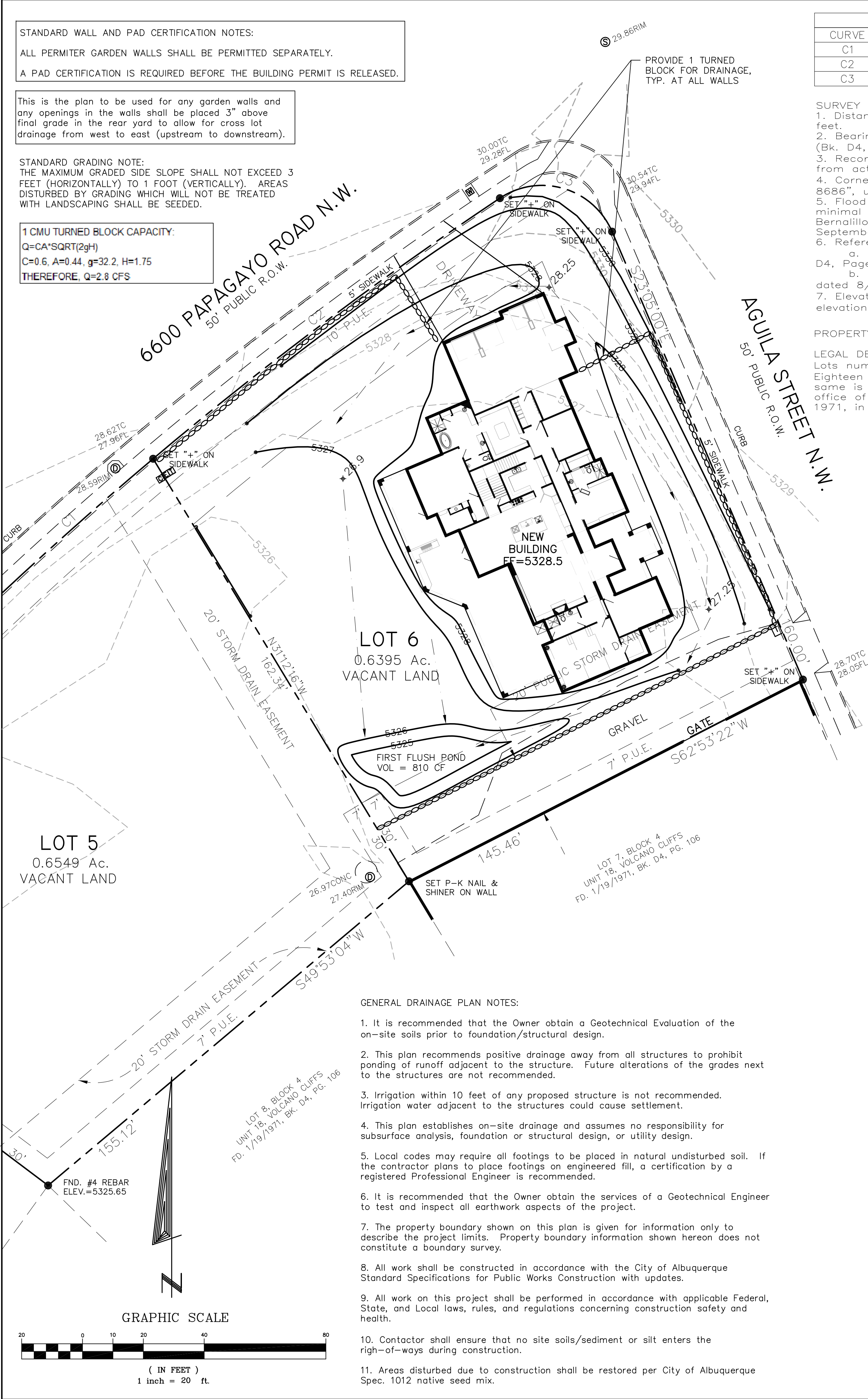
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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 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:
 $Q = CA \cdot \text{SQRT}(2gH)$
 $C = 0.6, A = 0.44, g = 32.2, H = 1.75$
THEREFORE, $Q = 2.8 \text{ CFS}$



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	213.85	1273.00	S45°03'52\"W	213.60
C2	142.63	1273.00	S53°05'13\"W	142.56
C3	43.90	25.00	N73°23'36\"W	38.48

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.

Alpha Pro Surveying LLC
1436 32nd Circle SE
Rio Rancho, New Mexico 87124
Office (505) 892-1076 mobile: 259-2003
Email: gary@alphaprosurveying.com

To Whom it may concern,

RE: Lot 6, Block 4, Unit 18, Volcano Cliffs Subdivision, Bernalillo County, NM
6600 Papagayo Road NW, Albuquerque, NM

On January 18, 2018, I made an inspection of the building site described above.
The following facts were observed:

1. The elevation of the residence finished floor benchmark is 5328.50 ft.
2. The average elevation of the building pad is 5328.0 ft.
3. The building pad conforms with the Grading and Drainage Plan dated January 2, 2018.

I, Gary E. Gritsko, a New Mexico licensed Professional Surveyor, hereby certify that the above information was obtained from an actual field survey and this information is true and correct to the best of my knowledge and belief.

Gary E. Gritsko
Gary E. Gritsko, NMPS No. 8686

Jan. 19, 2018
Date



LEGEND	
EXISTING	PROPOSED
CONTOUR	6045
PROPERTY LINE	
ROAD	
SETBACK	
WALL	
SPOT ELEVATION	



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