

CITY OF ALBUQUERQUE

Planning Department

David Campbell, Director



Mayor Timothy M. Keller

February 15, 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 Permanent C.O. – Accepted
Engineer's Stamp dated: 1-2-18 (D10D003J6)
Certification dated: 2/11/19**

Dear Ms. McDowell,

PO Box 1293

Based on the Certification received 2/11/2019, the site is acceptable for release of Certificate of Occupancy by Hydrology.

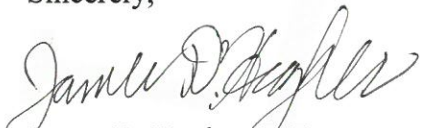
Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov


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

RR/JDH

C: File D10D003J6











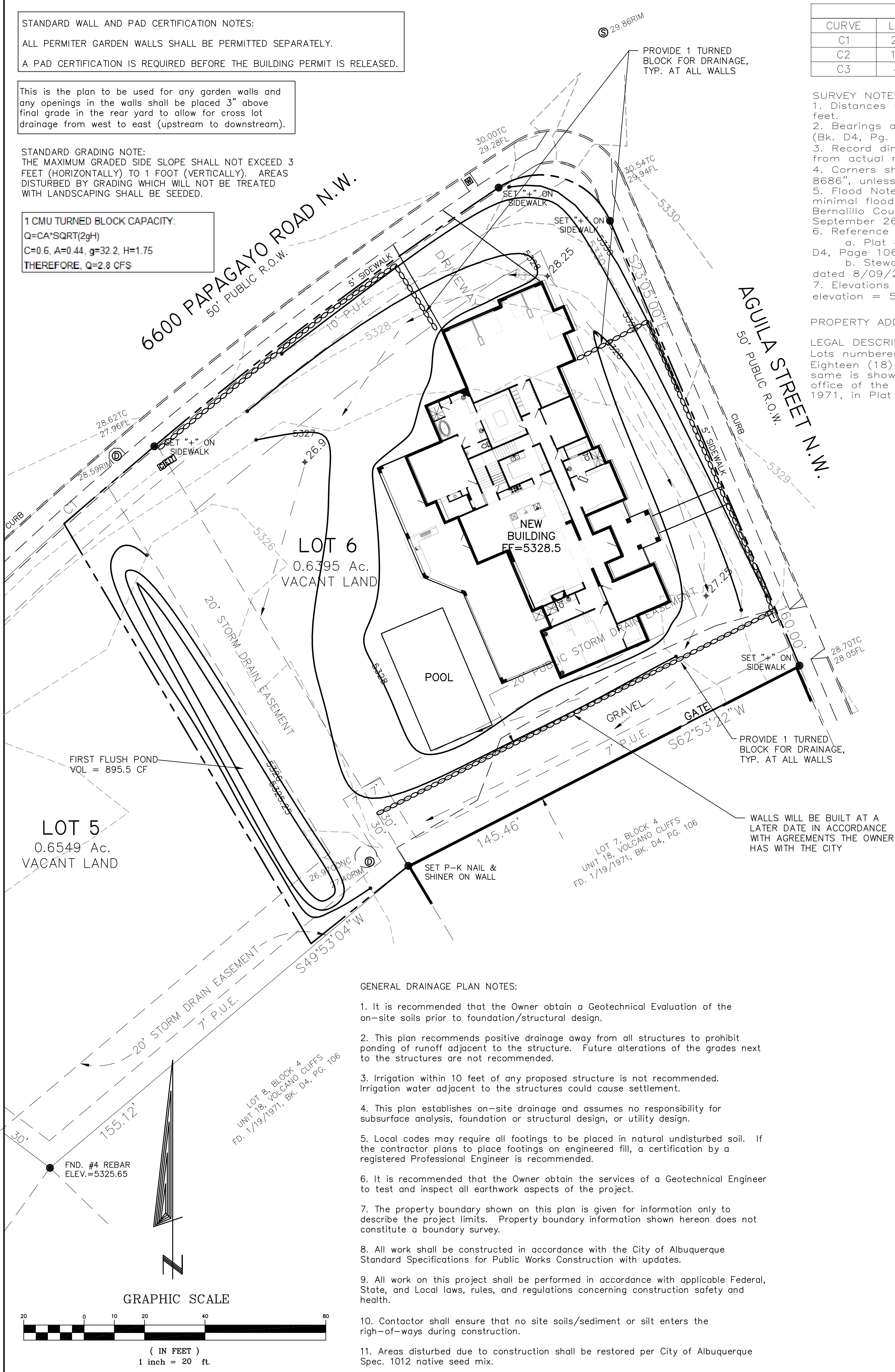


STANDARD WALL AND PAD CERTIFICATION NOTES:
ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.
A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

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:
 $Q = CA \cdot \sqrt{RT(2gH)}$
 $C = 0.6, A = 0.44, g = 32.2, H = 1.75$
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

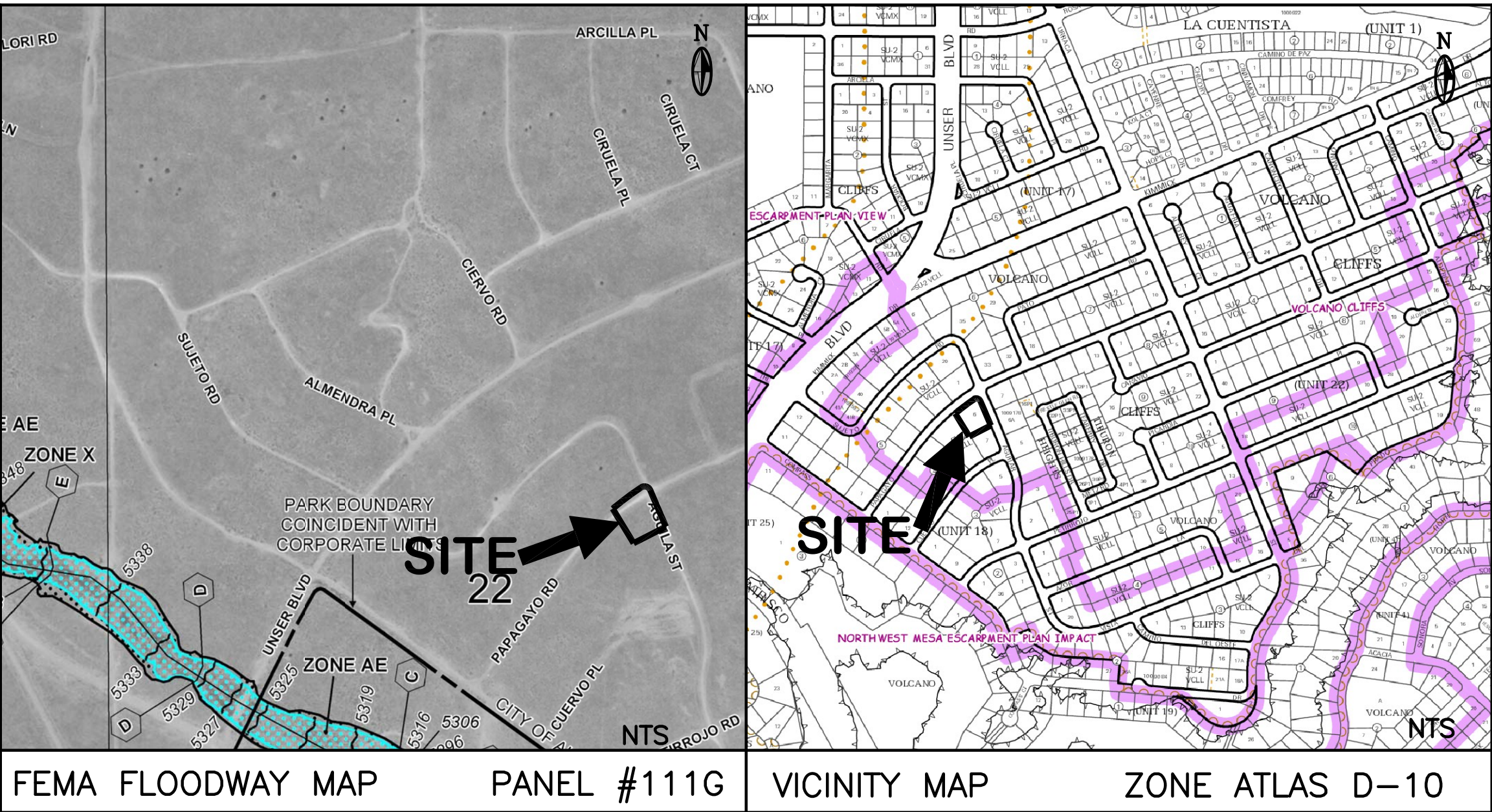
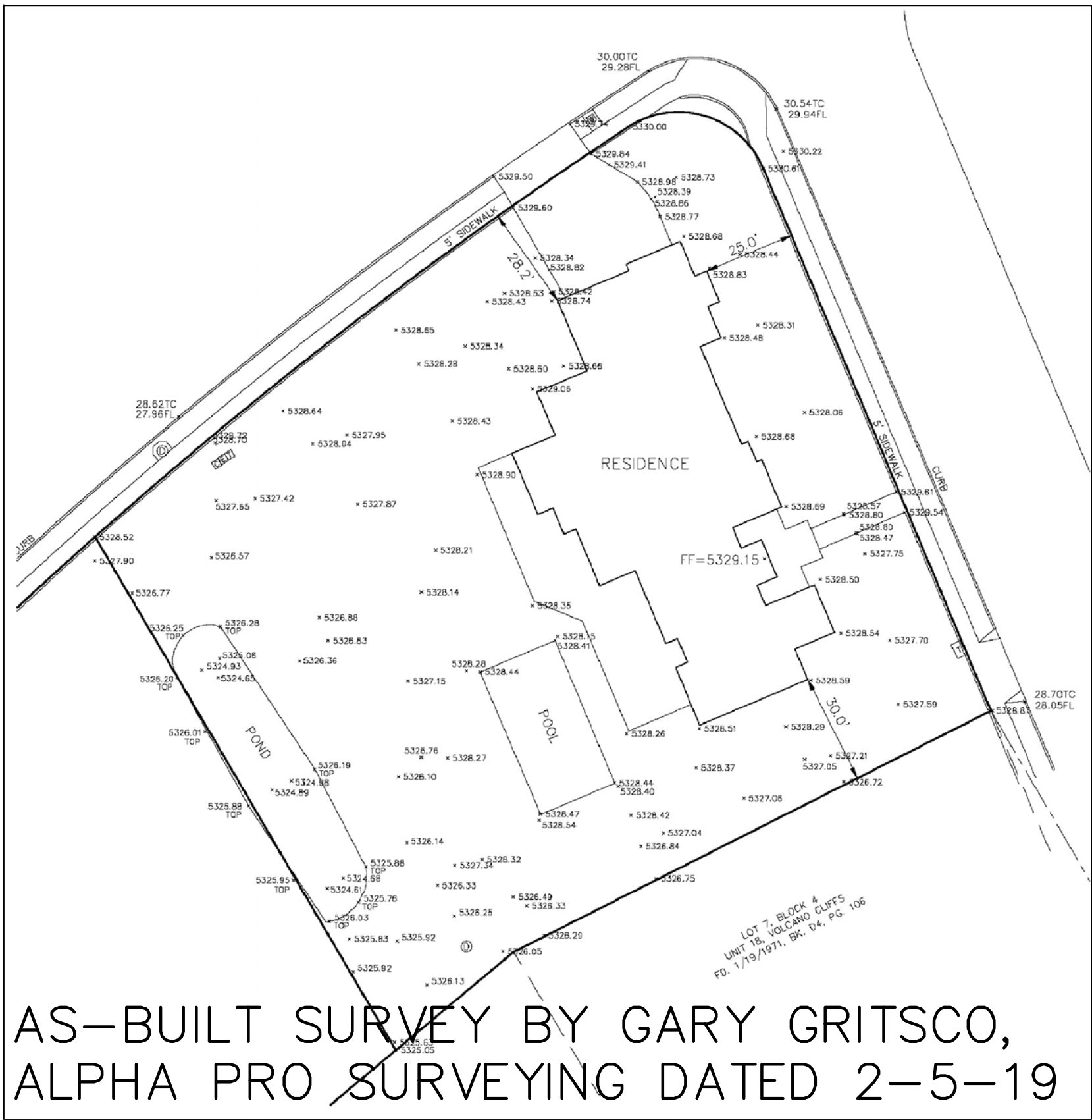
Areas: (acres)	Existing	Proposed
Treatment A	0.79	0.00
Treatment B	0.00	0.57
Treatment C	0.00	0.00
Treatment D	0.00	0.22
Total (acres) =	0.79	0.79

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	0.068	0.005	0.033	0.000	0.014
Volume (cubic feet) =	1,262	2,960	229	1,445	0	596

FIRST FLUSH REQUIRED POND VOL = $0.34'/(12''/FT) * (0.22 AC * 43560 SF/AC) = 273 CF$

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	1.16	0.00	0.43	0.00	0.02
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.96	0.00	0.64	0.00	0.37
Total Q (cfs) =	1.02	2.12	0.19	1.07	0.00	0.39



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.

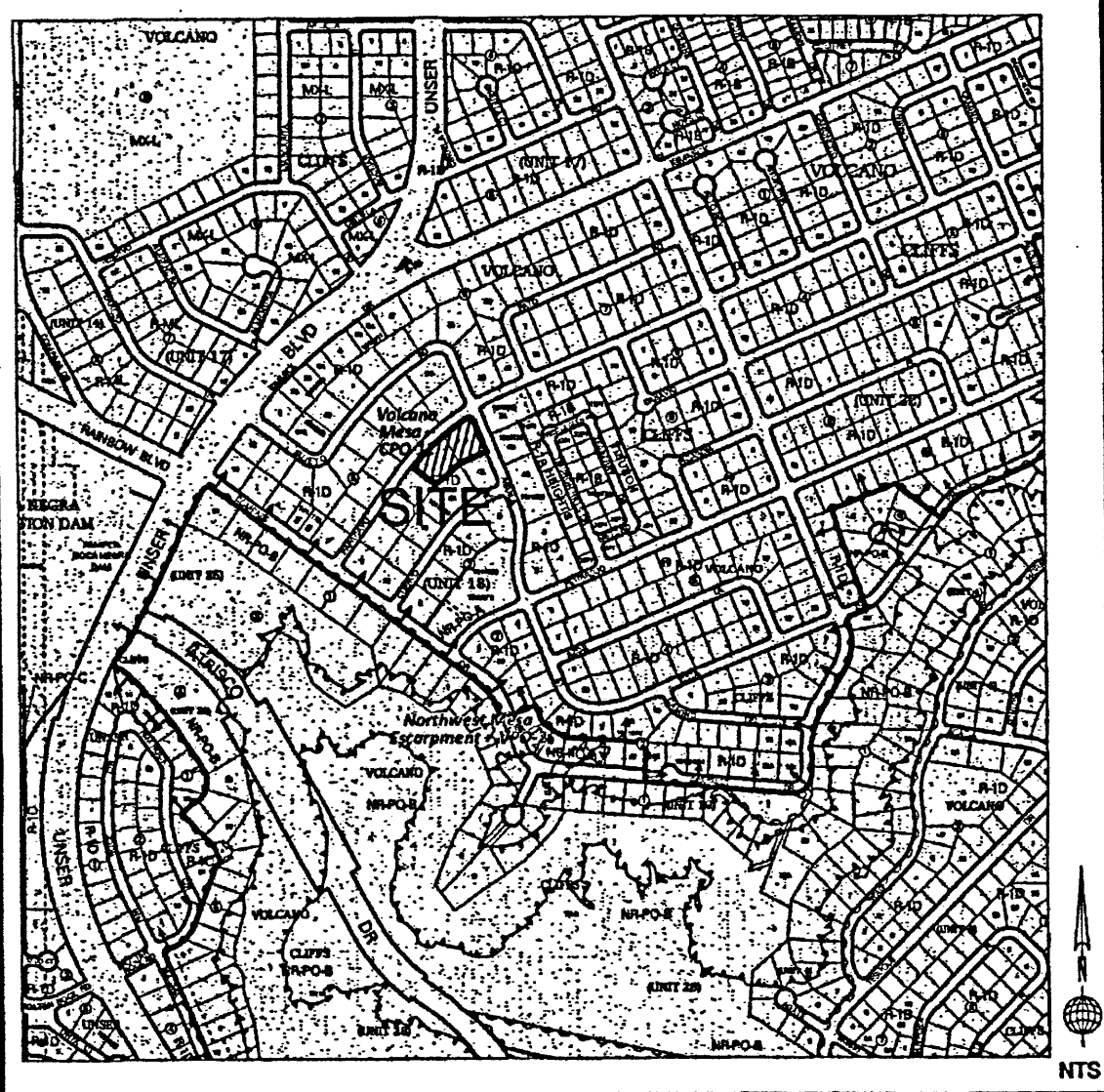
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT AND TO CONFIRM THAT THE BUILDING PAD IS AT THE GRADE PROVIDED. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

McDowell Engineering, Inc.
1-2-18
G&D UPDATE AND
G&D UPDATE AND
CO 1-23-19
CO 1-31-19
CO 2-11-19

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



VICINITY MAP ZONE ATLAS PAGE D-10

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

PUBLIC SERVICE CO. OF NEW MEXICO

10-26-18
DATE

QWEST CORPORATION dba CENTURYLINK QC

11/06/2018
DATE

NEW MEXICO GAS COMPANY

10/26/18
DATE

COMCAST CABLE

10/26/18
DATE

LEGAL DESCRIPTION:

Lots numbered Five (5) and Six (6) in Block numbered Four (4) of VOLCANO CLIFFS SUBDIVISION, UNIT 18, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 1971 in Plat Book D4, Page 106.

FREE CONSENT:

The undersigned owners do hereby consent to the adjustment of the lot line as shown hereon and the same is made with the undersigned's free consent and in accordance with their desires. The undersigned individuals hereby represent that they are duly authorized to do so. The undersigned warrants that they hold complete and indefeasible title in fee simple to the property.

Christian Peck

Amanda Peck

ACKNOWLEDGEMENT

State of New Mexico)

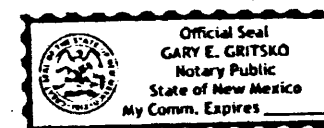
County of Bernalillo) ss

This instrument was acknowledged before me on Oct. 23, 2018.

BY: Christian Peck and Amanda Peck

My commission expires: 7/27/2020

Notary Public



SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko, N.M.P.S. No. 8686

October 15, 2018

Date



COUNTY CLERK RECORDING STAMP

DOC# 2018110029

12/20/2018 02:13 PM Page: 1 of 2
PLAT R: \$25.00 B: 2018C P: 0165 Linda Stover, Bernalillo County

PLAT OF
Lots 5-A & 6-A, Block 4, Unit 18
VOLCANO CLIFFS SUBDIVISION

Section 22, T.11N., R.2E., N.M.P.M.

City of Albuquerque, Bernalillo County, New Mexico

October 2018

PURPOSE OF PLAT:

The purpose of this plat is to adjust the lot line between two existing lots to create two new lots.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 2018-001733 APPLICATION NO. SP. 2018-00098

CHAIRPERSON, PLANNING DEPARTMENT 11-29-18
DATE

CODE ENFORCEMENT 11/14/18
DATE

N/A
PARKS & RECREATION DEPARTMENT DATE

A.B.C.W.U.A. 11-14-18
DATE

A.M.A.F.C.A. 11/29/18
DATE

CITY ENGINEER 11/14/18
DATE

TRAFFIC ENGINEERING 11/14/18
DATE

CITY SURVEYOR 10/24/18
DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101006321828331107 101006320527331108

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer 12/20/18
Date

SHEET 1 OF 2

ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: 17-294

DOCH 2018110029

12/20/2018 02:13 PM Page: 2 of 2
PLAT R \$25.00 B: 2018C P: 0165 Linda Stover, Bernalillo County

PLAT OF
 Lots 5-A & 6-A, Block 4, Unit 18
 VOLCANO CLIFFS SUBDIVISION
 Section 22, T.11N., R.2E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 October 2018

SURVEY AND SUBDIVISION NOTES:

1. Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "13_D10".
2. Distances are horizontal ground distances in US survey feet.
3. Bearings and distances in parenthesis () are record measurements, where record dimensions differ from actual measurements.
4. This plat shows all easements of record made known to this surveyor.
5. Gross subdivision area: 1.2944 acres, more or less.
6. Number of existing lots: 2
7. Number of lots created: 2
8. FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0111G, effective date September 26, 2008.
9. SOLAR RESTRICTIONS: No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
10. Reference documents:
 - a. Plat of Volcano Cliffs Unit 18, filed 1/19/1971, Plat Bk. D4, Pg 106.
 - b. Stewart Title of Albuquerque LLC commitment No. 01147-40512, dated Aug. 9, 2017.

EASEMENT NOTES:

- A. 7' wide Cross Lot Drainage Easement within Lot 5-A granted by this plat. Said easement is granted for the conveyance of storm water runoff and is granted for the benefit of the owners of Lot 6-A, Block 4, Unit 18, Volcano Cliffs Subdivision. Said easement shall be maintained by the owners of Lots 5-A and 6-A, Block 4, Unit 18, Volcano Cliffs Subdivision.

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

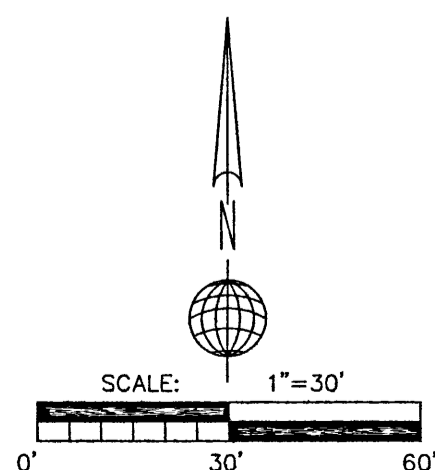
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	173.34	1273.00	S44°27'48"W	173.21	7°48'06"
C2	183.14	1273.00	S52°29'09"W	182.98	8°14'35"
C3	43.90	25.00	N73°04'58"W	38.48	100°37'12"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
 ● - SET 1/2" REBAR W/PLASTIC CAP
 STAMPED "G.GRITSKO PS8686",
 UNLESS OTHERWISE NOTED

SHEET 2 OF 2

ALPHA PRO SURVEYING, LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 GARY@ALPHAPROSURVEYING.COM 505-892-1076
 DRAWN BY: GEG FILE NO: 17-294



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**

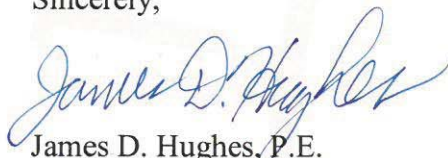
Dear Ms. McDowell,

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. **attached**
- Provide the location of the 20' SD easement, one of the hatched lines are missing. **updated**
- Provide the new calculations including the pool area. Treatment D should have increase along with the ponding area. **updated, even though pools typically store water, updated to treat as Treatment D, per your direction.**

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