CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

February 27, 2018

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

Re: Lot 16 Block 6 Unit 18 Volcano Cliffs, S.A.D. 228
6512 Kimmick Rd NW
Request Permanent C.O. – Not Accepted
Engineer's Stamp dated: 9-24-17 (D10D003M16)
Certification dated: Not Provided

Dear Ms. McDowell,

PO Box 1293

Based on the Certification received 2/26/2018, the site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Provide the Certificate of Occupancy statement on the plan.

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: email

Albuquerque - Making History 1706-2006

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LOT 16 - KIMMICK DRIVE NW Building Permit #: _____ City Drainage #: D10003M16

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

Legal Description: LOT 16, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUB'D

City Address: 6512 KIMMICK DRIVE NW, ALB., NM 87120

Engineering Firm: MCDOWELL ENGINEERING, INC. Contact: JACKIE MCDOWELL

Address: 7820 BEVERLY HILLS AVE. NE

Phone#: 505-828-2430 Fax#: 505-821-4857 E-mail: jackmcdowell@comcast.net

Owner: CRUZ & BRENDA Contact: _____

Address: _____

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

Architect: RON MONTOYA DESIGNS Contact: RON MONTOYA

Address: 8724 Alameda Park, Suite G, Albuquerque, NM 87113

Phone#: (505) 823-6474 Fax#: (505) 823-6487 E-mail: rmont27143@aol.com

Surveyor: Terra Land Surveys, LLC Contact: Christopher A. Medina

Address: P.O. Box 2532, Corrales, NM 87048

Phone#: 505-792-0513 Fax#: _____ E-mail: cmedina@terrasurveys.net

Contractor: Crescent Custom Homes Contact: Michael Sanchez

Address: PO Box 45091, Rio Rancho, NM, 87174

Phone#: 505-220-7507 Fax#: _____ E-mail: msanchez02@msn.com

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- X 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
- X 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

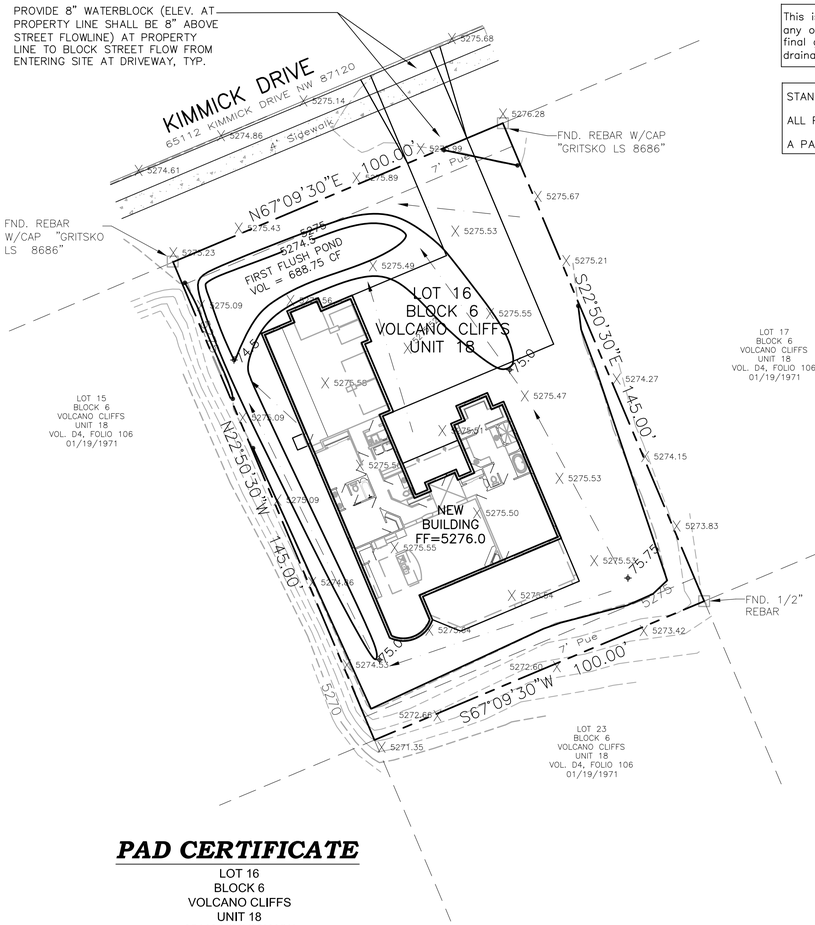
WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 2-26-18 By: JACKIE MCDOWELL

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 followin

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

PROVIDE 8" WATERBLOCK (ELEV. AT PROPERTY LINE SHALL BE 8" ABOVE STREET FLOWLINE) AT PROPERTY LINE TO BLOCK STREET FLOW FROM ENTERING SITE AT DRIVEWAY, TYP.



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 WALL AND PAD CERTIFICATION NOTES:

ALL PERMITER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

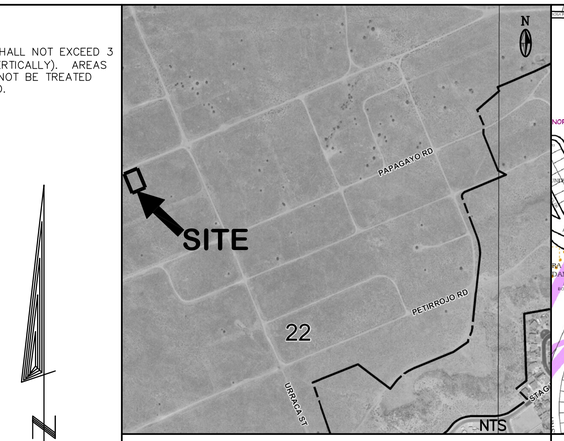
A PAD CERTIFICATION IS REQUIRED BEFORE THE BUILDING PERMIT IS RELEASED.

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 SEEDED.

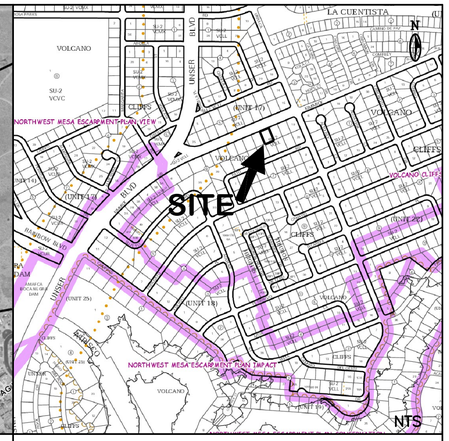
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



FEMA FLOODWAY MAP PANEL #112G



VICINITY MAP ZONE ATLAS D–10

SURVEY LEGEND

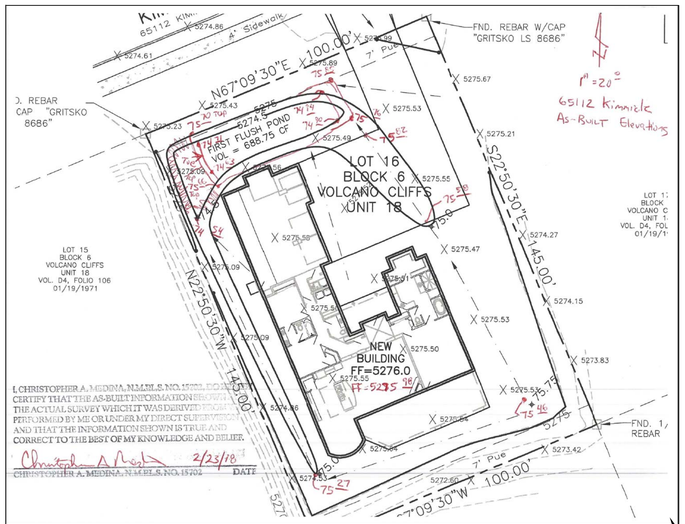
- FOUND REBAR (AS NOTED)
- 5XXX.XX SPOT ELEVATION
- APPARENT PROPERTY LINE
- PER RECORD PLAT
- CONCRETE HATCH

SURVEY NOTES:

1. FIELD SURVEY PERFORMED ON AUGUST 2017.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BASIS OF BEARINGS IS STATE PLANE NAD 83 NM CENTRAL ZONE USING USGLO SECTION CORNER "S21, S22, S28, S27, T11, R2E, 1911".
4. ELEVATIONS REFERENCED TO NAVD 88 VERTICAL DATUM. PROJECT BENCHMARK IS USGLO SECTION CORNER "S21, S22, S28. S27, T11, R2E, 1911" EL.=5,330.151 FEET.
5. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN TAKEN FROM RECORD PLAT AND SHOWN FOR ORIENTATION ONLY.

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION	X 5275.89	XXXX



AS–BUILT SPOT ELEVATIONS

PAD CERTIFICATE

LOT 16
BLOCK 6
VOLCANO CLIFFS
UNIT 18
65112 KIMMICK NW

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 righ–of–ways during construction.

11. Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque and Bernalillo County Ordinances, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A single family home is proposed for the site with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.33 acre site is undeveloped. The site is bounded on the north by Kimmick Drive NW, and on the west, south, and east by private property. The site is relatively level in the center and slopes to the southwest. As shown on FEMA Panel #1120, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

Per the SAD 228 Drainage Report by Wilson & Company, drainage from the lots has been master planned to be intercepted by drainage features downstream of the properties. Current COA Drainage Ordinance requires that ponds must be provided to handle the First Flush volume which has been calculated and is included on this plan. As shown by the plan, the building is located in the center of the lot. No off–site flows enter the site due to existing grades on adjacent properties. On site flows for the northern portion of the lot will drain around the structure and flow to the northwest to the first flush retention pond. All roof drainage will discharge from the roof to the lot and be directed around the structure to the existing drainage paths and pond.

Supplemental calculations are shown as part of this Grading and Drainage plan.

CALCULATIONS:

The calculations shown hereon define the 100 year–6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

PROPERTY ADDRESS:

65112 KIMMICK DRIVE NW 87120

TOPOGRAPHY:

Topographic information provided by Christopher Medina dated August, 2017.

ZONE 1

Areas: (acres)	Existing	Proposed
Treatment A	0.33	0.00
Treatment B	0.00	0.19
Treatment C	0.00	0.00
Treatment D	0.00	0.14
Total (acres) =	0.33	0.33

WEST POND VOLUME PROVIDED:

ELEV.	AREA	VOL. (CF)
5275	2063	
		688.75
5274.5	692	

TOTAL POND VOL = 688.75 CF

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.012	0.034	0.002	0.018	0.000	0.009
Volume (cubic feet) =	527	1,463	96	782	0	373

FIRST FLUSH REQUIRED POND VOL = 0.34"/(12"/FT)*(0.33 AC * 43560 SF/AC) = 407 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	0.43	0.00	0.08	0.00	0.00	0.00
Treatment B	0.00	0.39	0.00	0.14	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.61	0.00	0.40	0.00	0.24
Total Q (cfs) =	0.43	1.00	0.08	0.55	0.00	0.24

PAD CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

I, Jackie 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 plan. The survey information on the plan been obtained by Chrisotpher Medina, NMPS #15702 of the firm Terra Land Surveys, LLC. This certification is submitted in support of a request for Pad Certification for Building Permit release. 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. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

JACKIE S. McDOWELL NEW MEXICO 10903 REGISTERED PROFESS IONAL ENGINEER

9–7–17
REV. 9–24–17
AS–BUILT 2–23–18

AS–BUILT CERTIFICATION 2–23–18
The As–Built Grading is in substantial compliance with the approved Grading & Drainage Plan per the As–Built Elevations shown on this plan.

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on September 1, 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 16, BLOCK 6, UNIT 18
VOLCANO CLIFFS SUBDIVISION

MICHAEL SANCHEZ – CRUZ & BRENDA – GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122
TELE: 505–828–2430 • FAX: 505–821–4857

Designed	Drawn	Checked	Sheet	of
JSM	STAFF	JSM	1	1

File SANI0417L Date SEPTEMBER,2017

GRADING
9–1–17
1=20
SANI0417L