

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

March 1, 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 Dr. NW
Request Permanent C.O. – Accepted
Engineer's Stamp dated: 9-24-17 (D10D003M16)
Certification dated: 2/23/18**

Dear Ms. McDowell,

PO Box 1293

Based on the Certification received 2/27/2018, 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

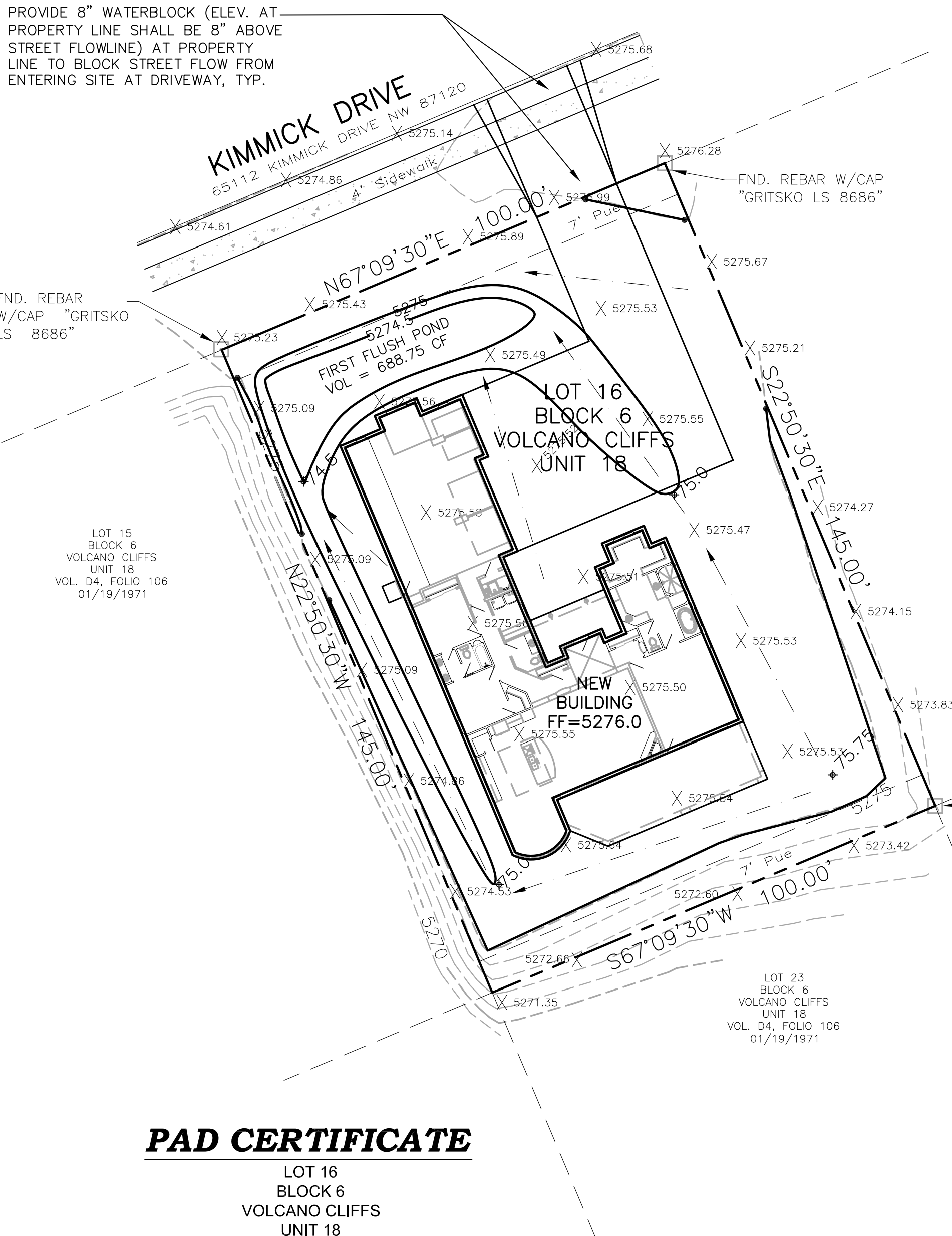
Sincerely,

www.cabq.gov

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

RR/JDH
C: email

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.



PAD CERTIFICATE

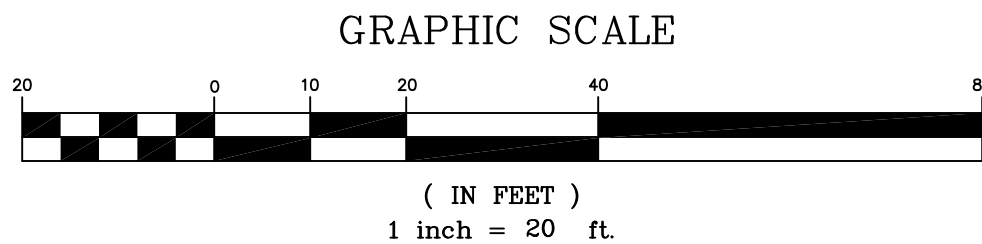
LOT 16
BLOCK 6
VOLCANO CLIFFS
UNIT 18
65112 KIMMICK NW

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 PERMITTER GARDEN WALLS SHALL BE PERMITTED SEPARATELY.

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



SURVEY LEGEND

- FOUND REBAR (AS NOTED)
- 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.

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 #112G, 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.

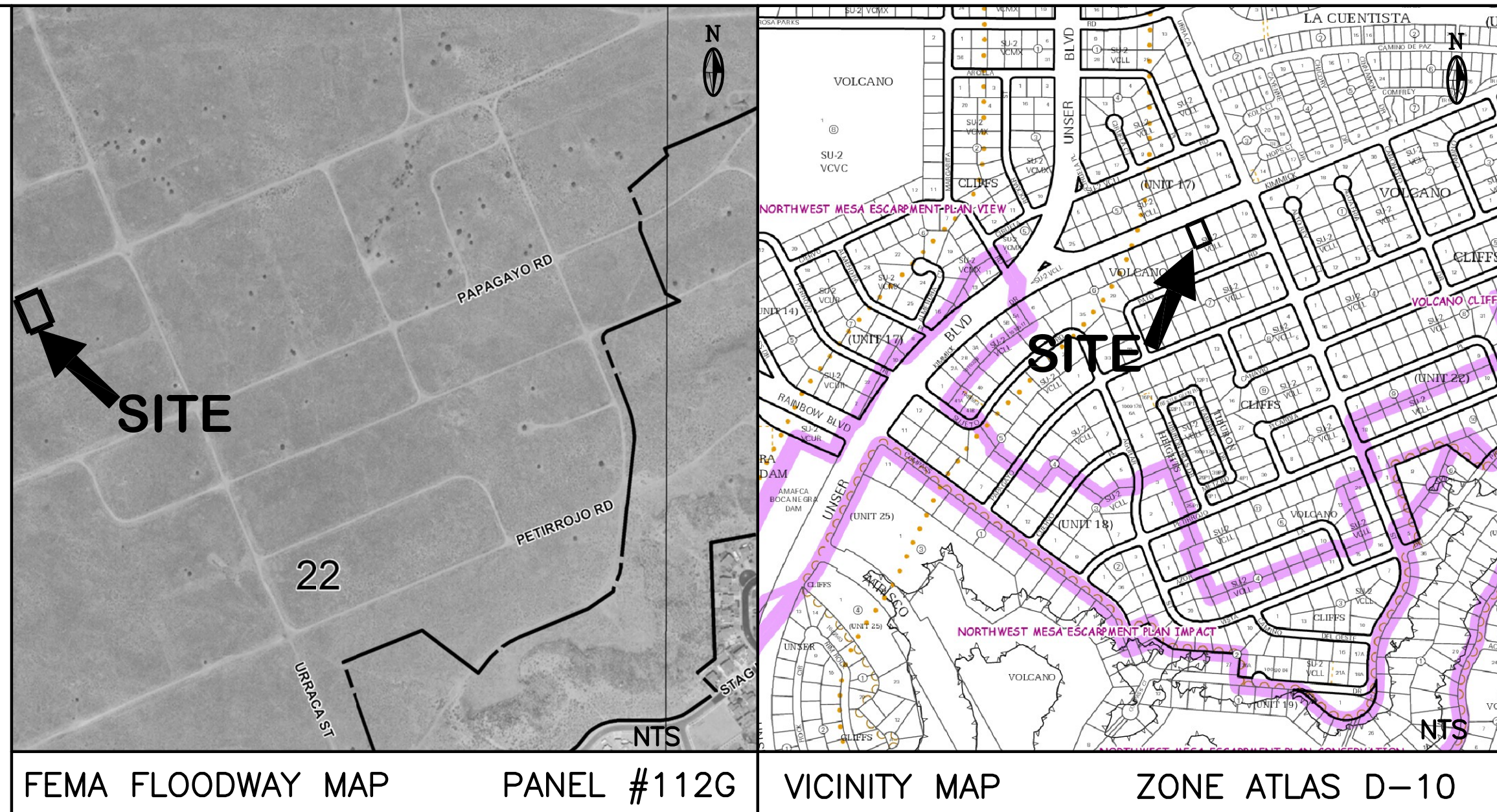
PROPERTY ADDRESS:

65112 KIMMICK DRIVE NW 87120

TOPOGRAPHY:

Topographic information provided by Christopher Medina dated August, 2017.

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.



FEMA FLOODWAY MAP

PANEL #112G

VICINITY MAP

ZONE ATLAS D-10

LEGEND

| | EXISTING | PROPOSED |
|----------------|-----------|-----------|
| CONTOUR | --- | --- |
| PROPERTY LINE | --- | --- |
| ROAD | --- | --- |
| SETBACK | --- | --- |
| WALL | --- | --- |
| SPOT ELEVATION | X 5275.89 | X 5275.89 |

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 Christopher 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.

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 9-24-17. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2-23-18 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.

9-24-17
REV. 9-24-17
AS-BUILT 2-23-18
FOR CERTIFICATE OF OCCUPANCY

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 JSM Drawn STAFF Checked JSM Sheet of

File SANI0417L Date SEPTEMBER, 2017 1 1