

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 26, 2020

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

**Re: Lot 2 Block 3 Unit 18 Volcano Cliffs, S.A.D. 228
6612 Cuervo Pl NW
Request for Permanent C.O. – Not Accepted
Engineer's Stamp Dated: 10-29-19 (D0D003S2)
Certification dated: 6/12/2020**

Dear Ms. McDowell,

Based on the Certification received 8/18/2020, this site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Provide how erosion will be prevented on the east side of property, outside the block wall.

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

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

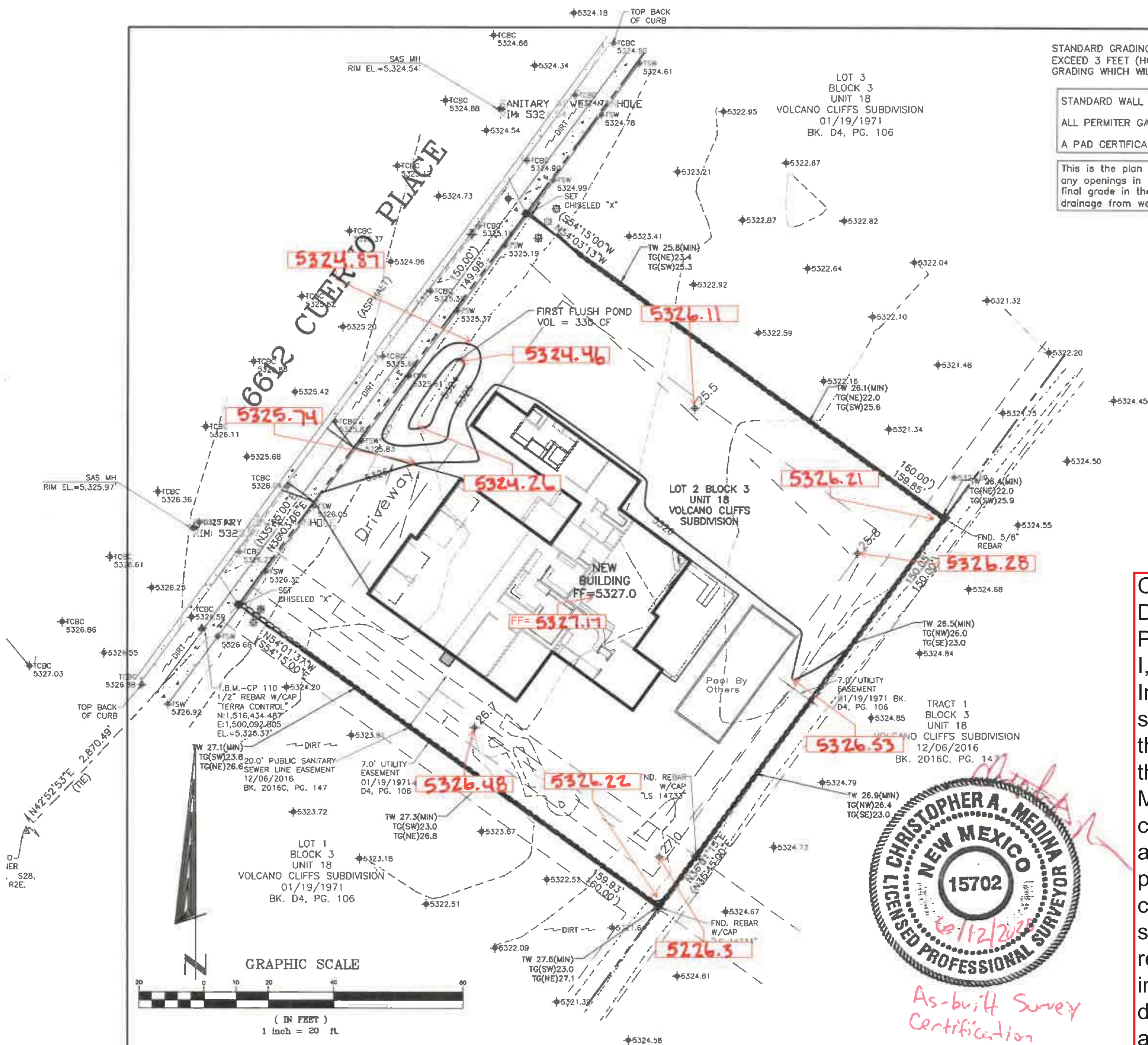
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

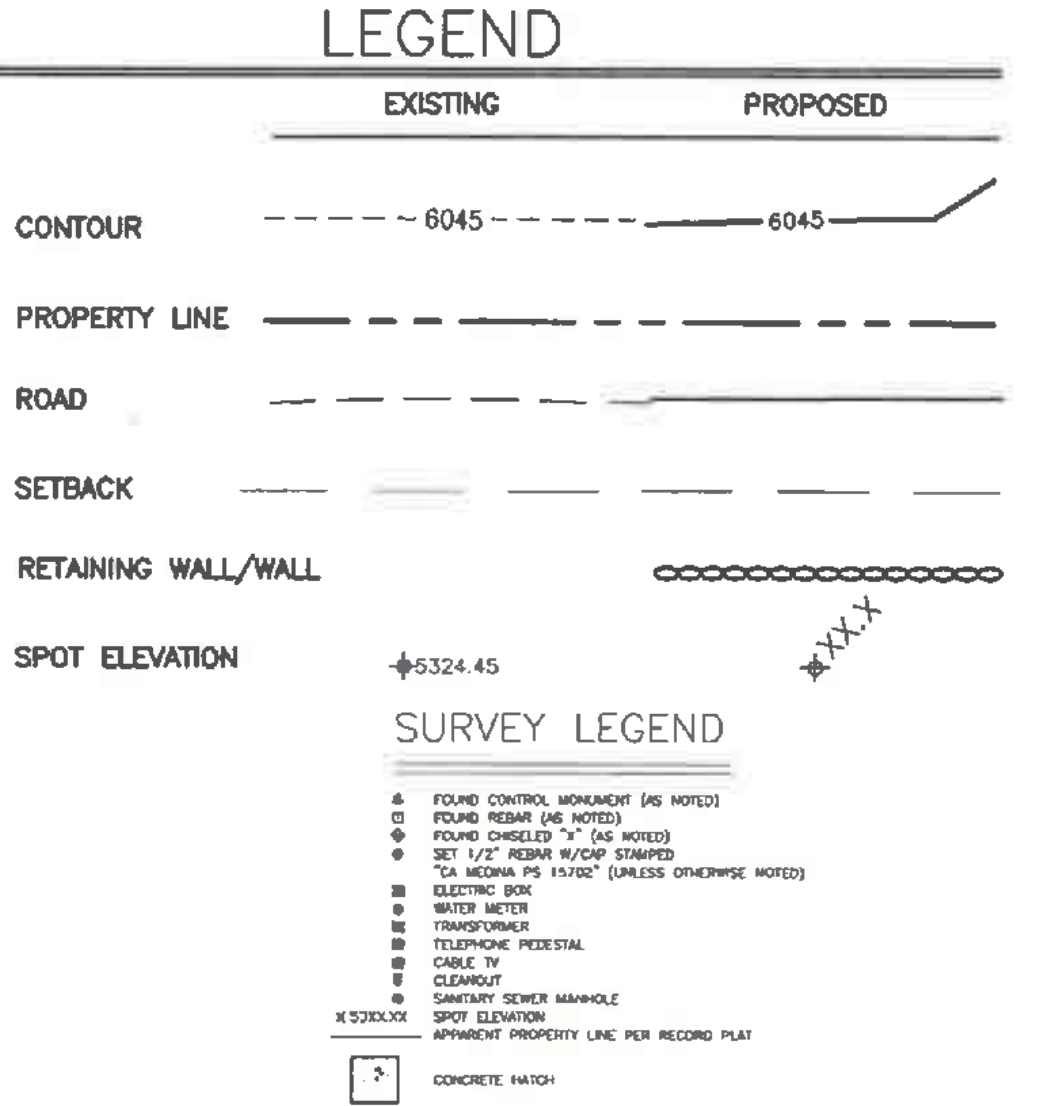
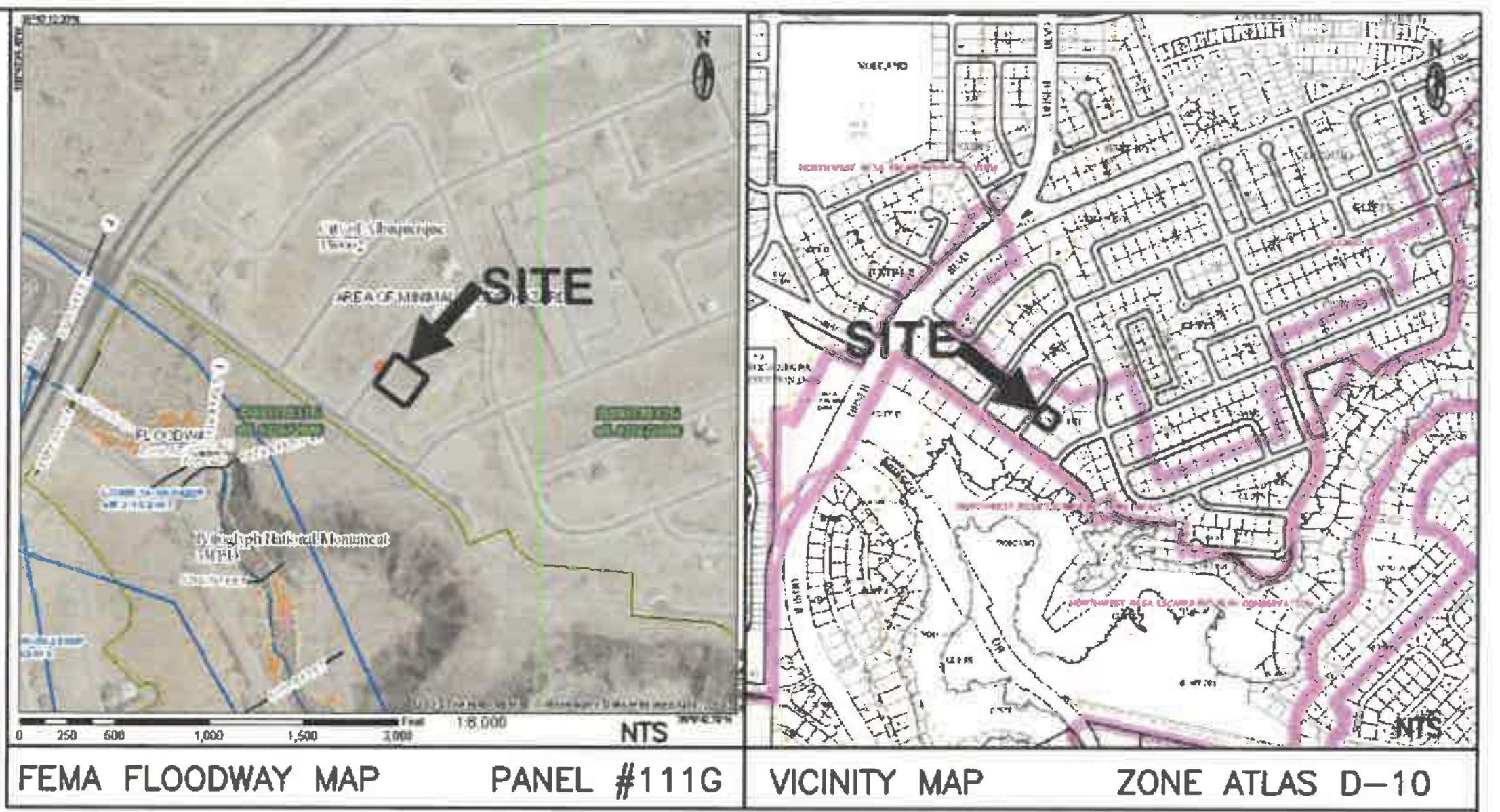
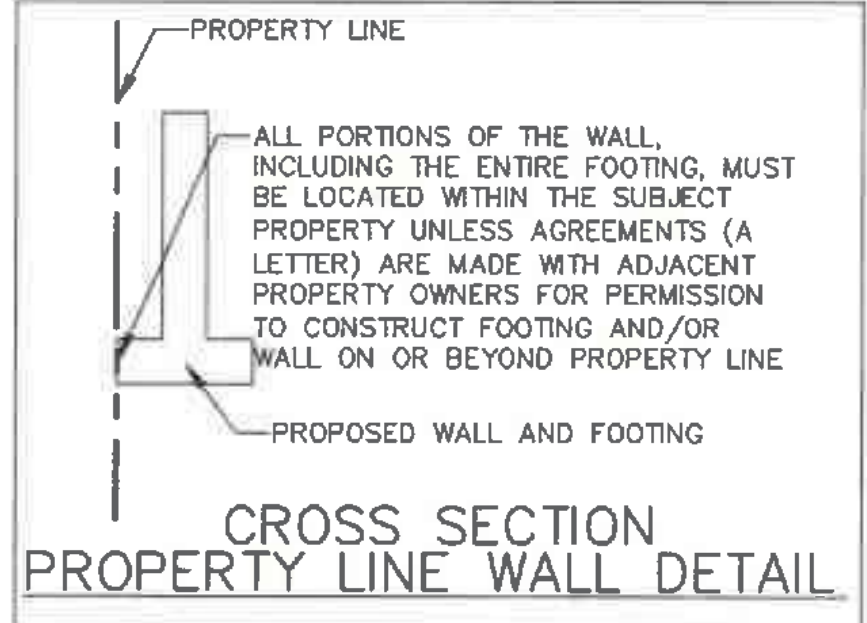


STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEED.

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.

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).

PROPERTY LINE WALLS AND GARDEN WALLS SHALL HAVE TURNED BLOCKS OR WEEP HOLES FOR DRAINAGE. ALL OPENINGS IN THE WALLS SHALL BE 3" ABOVE GRADE.



CERTIFICATE OF OCCUPANCY:
DRAINAGE 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 approved plan dated 10-29-19. The record information edited onto the original design document has been obtained by Chrisotpher Medina, NMPS #15702 of the firm Terra Land Surveys, LLC. I further certify that I have personally visited the project site on June 16, 2020 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 of 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. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

- GENERAL DRAINAGE PLAN NOTES:
- It is recommended that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
 - 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.
 - Irrigation within 10 feet of any proposed structure is not recommended. Irrigation water adjacent to the structures could cause settlement.
 - This plan establishes on-site drainage and assumes no responsibility for subsurface analysis, foundation or structural design, or utility design.
 - 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.
 - It is recommended that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
 - 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.
 - All work shall be constructed in accordance with the City of Albuquerque Standard Specifications for Public Works Construction with updates.
 - 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.
 - Contacto shall ensure that no site soils/sediment or silt enters the right-of-ways during construction.
 - Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

Zone 1		Existing		Proposed		POND VOLUME PROVIDED:		
Areas (acres)						ELEV.	AREA	VOL. (CF)
Treatment A		0.55	0.00	0.55	0.00	5325	536	330
Treatment B		0.00	0.19	0.00	0.19	5324	124	
Treatment C		0.00	0.19	0.00	0.19			
Treatment D		0.00	0.17	0.00	0.17			
Total (acres) =		0.55	0.55	0.55	0.55	TOTAL POND VOL PROVIDED = 330		

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.020	0.054	0.004	0.028	0.000	0.012
Volume (cubic feet) =	878	2,361	160	1,220	0	534

FIRST FLUSH REQUIRED POND VOL = 0.34"(12"/FT)*(0.17 AC * 43560 SF/AC) = 210 CF

Total Q (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		0.71	0.00	0.13	0.00	0.00	0.00
Treatment B		0.00	0.39	0.00	0.14	0.00	0.01
Treatment C		0.00	0.55	0.00	0.28	0.00	0.09
Treatment D		0.00	0.74	0.00	0.49	0.00	0.29
Total Q (cfs) =		0.71	1.67	0.13	0.92	0.00	0.38

rev. 10-29-19 -type C added
AS-BUILT CERTIF. 6-16-20

ENGINEER'S CERTIFICATION:
I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 17, 2019 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.

6612 CUERVO PL. NW, ALBUQUERQUE, NM 87120
CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

**LOT 2, BLOCK 3, UNIT 18
VOLCANO CLIFFS SUBDIVISION**

JOHNSON (MIKE SANCHEZ) - 6612 CUERVO 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 1 of 1
File JOH0119L Date OCTOBER, 2019 1 1















