# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

November 14, 2023

Jackie McDowell McDowell Engineering, Inc. 7820 Beverly Hills Ave. NE Albuquerque, NM 87122

RE: 512 Tres Lagunas Lane NE Permanent C.O. – Accepted Engineer's Certification Date: 09/27/23 Engineer's Stamp Date: 06/16/22 Hydrology File: E16D016B

Dear Ms. McDowell:

PO Box 1293 Based on the Certification received 09/27/2023 and site visit on 11/14/2023, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

NM 87103 Sincerely,

Renée C. Brissette

www.cabq.gov

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department



# City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Quality Builders - Lujan - 512 Tres Lagunas						
DRB#:]						
Legal Description: LOT 3, TRES LAGUNAS SUB						
City Address: 512 TRES LAGUNAS LN NE ALBUQU	JERQUE NM 87113					
Applicant: MCDOWELL ENGINEERING, INC.		Contact: JACKIE MCDOWELL				
Address: 7820 BEVERLY HILLS AVE. NE						
Phone#: <u>505-828-2430</u>	Fax#: 505-821-4857	E-mail: jackmcdowell@comcast.net				
Other Contact: Mike Martinez, Quality Builders		Contact: Mike Martinez				
Address: PO Box 951, Peralta, NM 87042						
Phone#: 505-869-9075	Fax#: <u>505-869-9085</u>	E-mail: _qualitybldg@comcast.net				
TYPE OF DEVELOPMENT: PLAT (#	of lots) X RESIDENCE	DRB SITE ADMIN SITE				
IS THIS A RESUBMITTAL? Yes	X No					
DEPARTMENT TRANSPORTATION	X HYDROLOGY/DRAINAGE					
Check all that Apply: <b>TYPE OF SUBMITTAL:</b> X ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT AF ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	BUILDING PER X CERTIFICATE O PRELIMINARY SITE PLAN FOI SITE PLAN FOF FINAL PLAT A PPLIC SIA/ RELEASE FOUNDATION I GRADING PER SO-19 APPROV PAVING PERM GRADING/ PAD WORK ORDER A CLOMR/LOMR FLOODPLAIN E	DF OCCUPANCY PLAT APPROVAL & SUB'D APPROVAL & BLDG. PERMIT APPROVAL PPROVAL OF FINANCIAL GUARANTEE PERMIT APPROVAL MIT APPROVAL 'AL IT APPROVAL O CERTIFICATION				
DATE SUBMITTED: <u>9-27-23</u>						
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:					

























































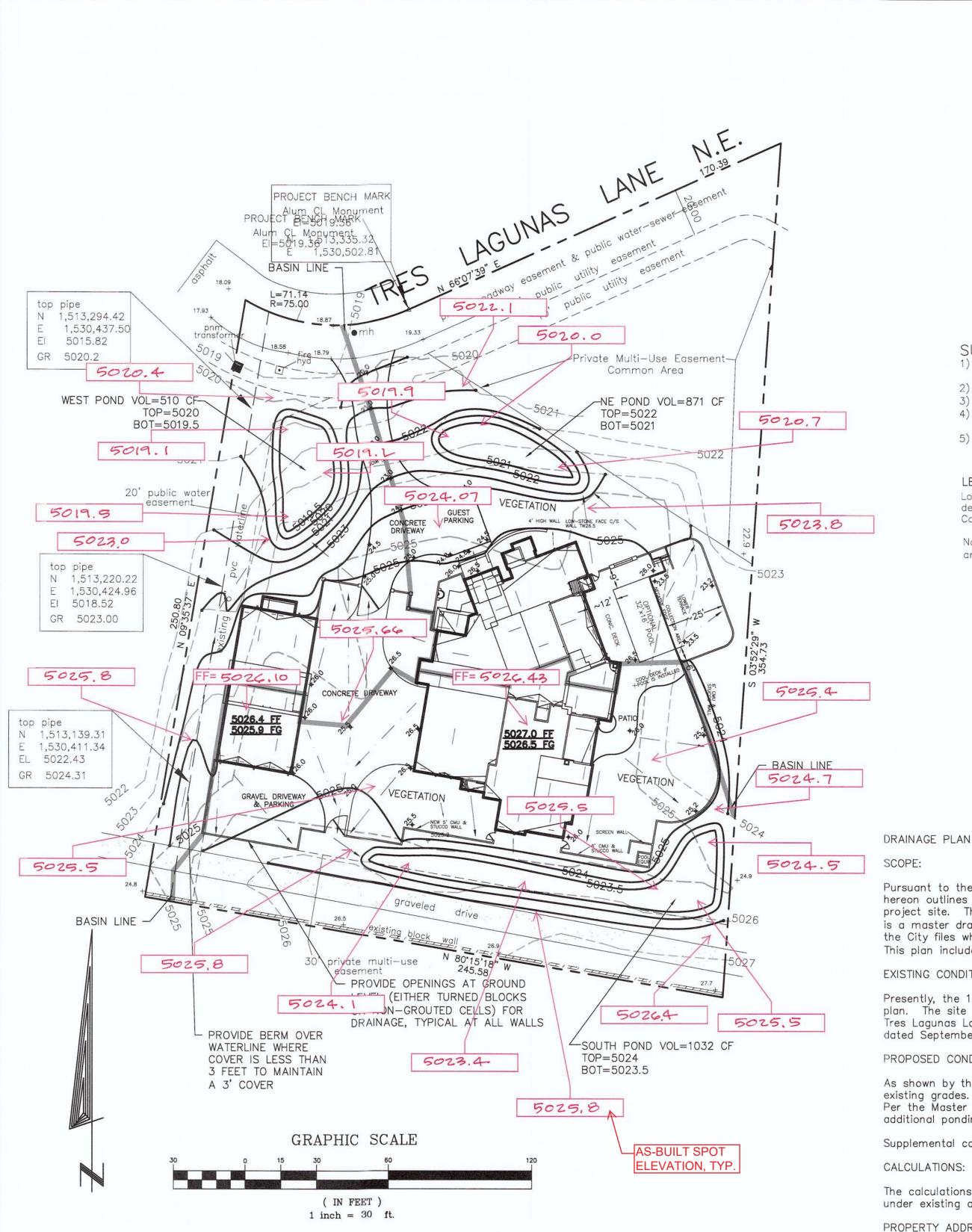












#### GENERAL DRAINAGE PLAN NOTES:

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.

GRADING 5-1-22 1=30 QUA0122L

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

10. Contactor shall ensure that no site soils/sediment or silt enters the righ-of-ways during construction.

#### 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.

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

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).

### SURVEY NOTES

1) Elevations shown hereon are NAVD 88 values, GPS derived using OPUS Solution. All distances shown are ground. 2) Any underground structure is not a part of this survey.

3) Bearings and distances shown are based on the Plat of Record (2005C-Page 187). 4) This property is subject to pertinent easements, matters of zoning, covenants, restrictions and reservations of record.

5) This survey shows only those easements apparent on the ground and those disclosed by the Plat of Record. No title search was performed by the Surveyor.

#### LEGAL DESCRIPTION

Lot numbered Three (3) of TRES LAGUNAS SUBDIVISION, 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 June 6, 2005 in Book 2005C, Page 187.

Note: Elevations in NAVD 88. Northings & Eastings are New Mexico State Plane (3002 NM C).

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. This project includes a home with associated driveway, landscaping, and utilities. There is a master drainage plan for the site identified as "E16-D16\_TRES LAGUNAS SUBD\_PLANS\_No\_" in the City files which shows the required ponding locations and as-built conditions for the entire site. This plan includes water harvesting/first flush ponding for the site for best practices.

EXISTING CONDITIONS:

Presently, the 1.53 acre site is undeveloped but has been graded according to the master grading plan. The site is bounded on the east, south, and west by private property, and on the north by Tres Lagunas Lane NE. The site slopes from south to north. As shown on FEMA Panel #136G, dated September 26, 2008, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the site will drain around the home to ponding areas and will mostly follow the existing grades. No off-site flows enter the site due to existing grades and walls on adjacent lots. Per the Master Grading & Drainage plan for Tres Lagunas Subdivision, the site is not required to have additional ponding, but First Flush ponding is provided for best practices.

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

The calculations shown hereon define the 100 year-6 hour design storm falling within the project area under existing and developed conditions.

PROPERTY ADDRESS:

512 TRES LAGUNAS LN NE ALBUQUERQUE NM 87113

TOPOGRAPHY:

Topographic information provided by Christopher Dehler, dated May 9, 2022.

Precipitation Zone = 2 WEST BASIN						Precipitation Zone = 2 NE BASIN						Precipitation Zone = 2 SOUTH BASIN										
Areas: (acres) POND VOLUME PROVIDED: Existing Proposed ELEV. AREA VOL. (CF)						Areas: (acres)  POND VOLUME PROVIDED: Existing Proposed ELEV. AREA VOL. (CF)					Areas: (acres)		Existing	Proposed		POND VOL	UME PROVID	DED: VOL. (CF)				
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Treatment C	0.00		11	5019.5	832		Treatment C		0.00	0.07		5021	667		Treatment C		0.0	0 0.15	5	5023.5	1548	
Treatment D	0.00	0.09					Treatment D		0.00	0.16					Treatment D		0.0	0 0.2	1			
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Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed	Volume		100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed	Volume		100 year Existing	100 year Proposed	10 year Existing		A CONTRACTOR AND	2 year Proposed
Volume (acre-feet) = 0.014 0.032 0.003 0.017 0.000 0.007					0.007	Volume (acre-feet) = 0.029 0.057 0.007 0.027 0.000 0.012					Volume (acre-feet) = 0.025 0.064 0.006 0.035 0.000 0.016											
Volume (cubic feet) = 596 1,404 146 722 0 307					307	Volume (cubic feet) = 1,270 2,482 311 1,195 0 508					Volume (cubic feet) = 1,077 2,798 264 1,508 0 698											
FIRST FLUSH POND VOL = 0.34"/(12"/FT)*(0.31 AC * 43560 SF/AC) = 383 CF						FIRST FLUSH POND VOL = 0.34"/(12"/FT)*(0.66 AC * 43560 SF/AC) = 815 CF					FIRST FLUSH POND VOL = 0.34"/(12"/FT)*(0.56 AC * 43560 SF/AC) = 691 CF											
Total Q(p), cfs:							Total Q(p), cfs:				1				Total Q(p), cfs:		ľ	T. C.		1	1	
	100 year	100 year	10 year	10 year	2 year	2 year			100 year	100 year	10 year	10 year	2 year	2 year			100 year	100 year	10 year	10 year	2 year	2 year
	Existing				Existing	Proposed			Existing	Proposed	1	A CONTRACTOR OF	Existing	Proposed			Existing	Proposed	Existing		Existing	Proposed
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Treatment B	0.00						Treatment B		0.00		0				Treatment B		0.00			-		
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COA EROSION CONTROL NOTES: PERMIT PRIOR TO BEGINNING WORK.

CONSTRUCTION. EXISTING RIGHT-OF-WAY.

THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

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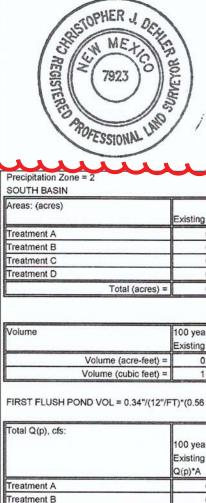
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QUALITY BUILDERS TO PROVIDE UPDATED SITE PLAN SHOWING AS-BUILT LOCATIONS OF INTERIOR PRIVACY/GARDEN WALLS AND ROOF DRAINAGE GUTTERS. REAR POND PLAN VOLUME TO BE EXCAVATED UPON COMPLETION OF PRIVACY/GARDEN WALL.

# SURVEYOR'S CERTIFICATION

AS-BUILT SPOT ELEVATIONS BY CHRISTOPHER J. DEHLER, NMRLS 7923, TAKEN ON SEPTEMBER 25 & 26, 2023.

CHRISTOPHER J. DEHLER NMRLS 7923



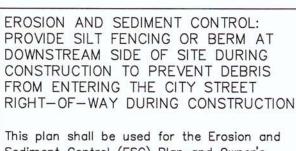
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ODWAY	MAP	PANEL #136G	VICINITY	MAP	ZONE	ATLAS	E-16	;
				LEGEND				

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF



Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) which is required to be submitted by the owner/contractor to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov,

505-924-3420) 14 days prior to any earth

## BUILDER'S NOTE

9/27/23

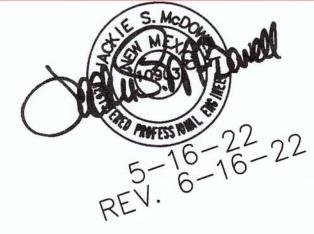
EXISTING PROPOSED \_ \_\_\_\_\_5043- -- --- 5043-CONTOUR PROPERTY ROAD SETBACK \_\_\_\_\_\_

WALL

CERTIFICATE OF OCCUPANCY

DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

, 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 6-16-22. The record information edited onto the original design document has been obtained by the surveyor. I further certify that I have personally visited the project site on September 27, 2023 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 upport 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.



9-27-23 ENGR CERT FOR CO

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on May 10, 2022 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. A few debris piles exist which will be removed with this project effort.

