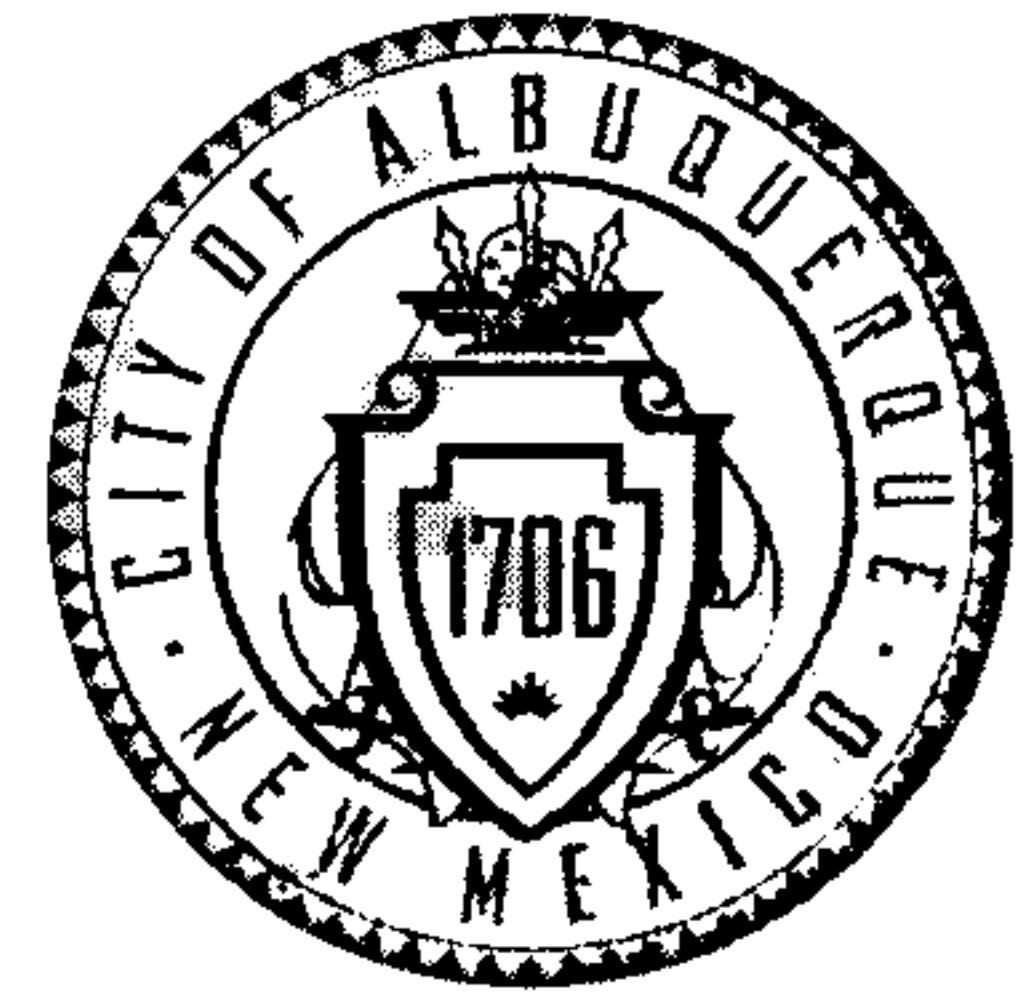


CITY OF ALBUQUERQUE



August 13, 2015

Steve Metro, P.E.
Metro Development Inc.
8860 Desert Finch Ln. NE
Albuquerque, New Mexico 87122

**RE: Lot 24 Rancho Guadalupe
1616 Rancho Guadalupe Trail
Request for Permanent C.O. - Accepted
Engineers Stamp Date 11/21/14 (F13D002C)
Certification Dated: 8-13-15**

Dear Mr. Metro,

Based on the Certification received 8/13/2015, the above mentioned residence is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File

LOT 24, RANCHO GUADALUPE SUBDIVISION

1616 Rancho Guadalupe Trail Grading & Drainage Certification

By Steven J. Metro, PE

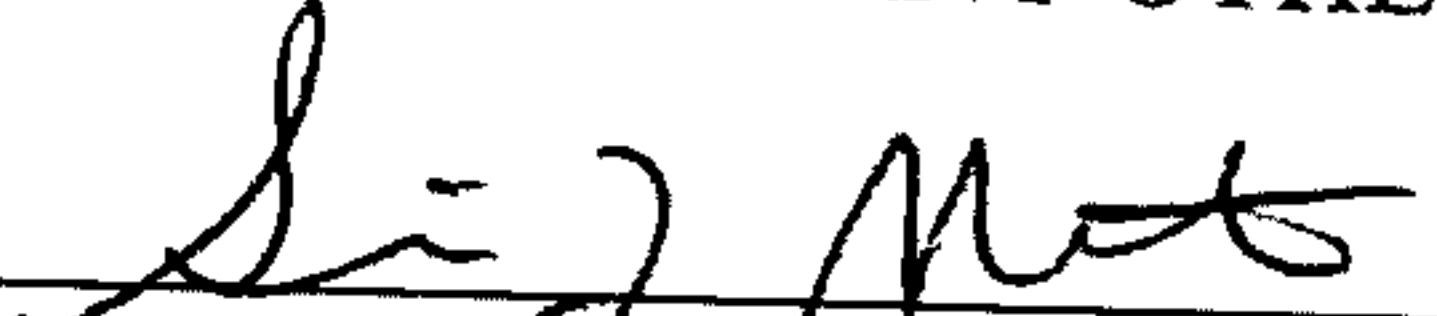
August 13, 2015

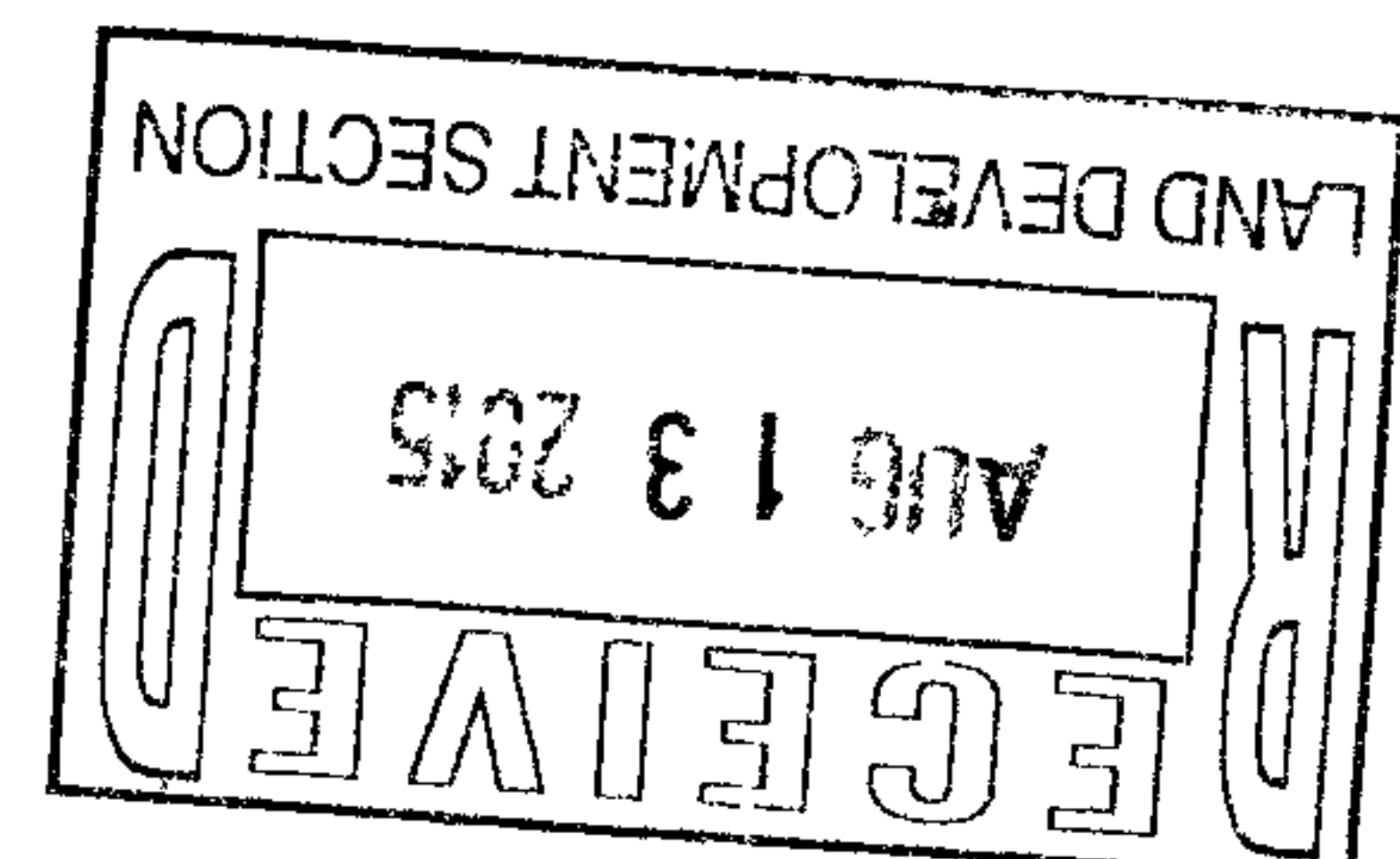
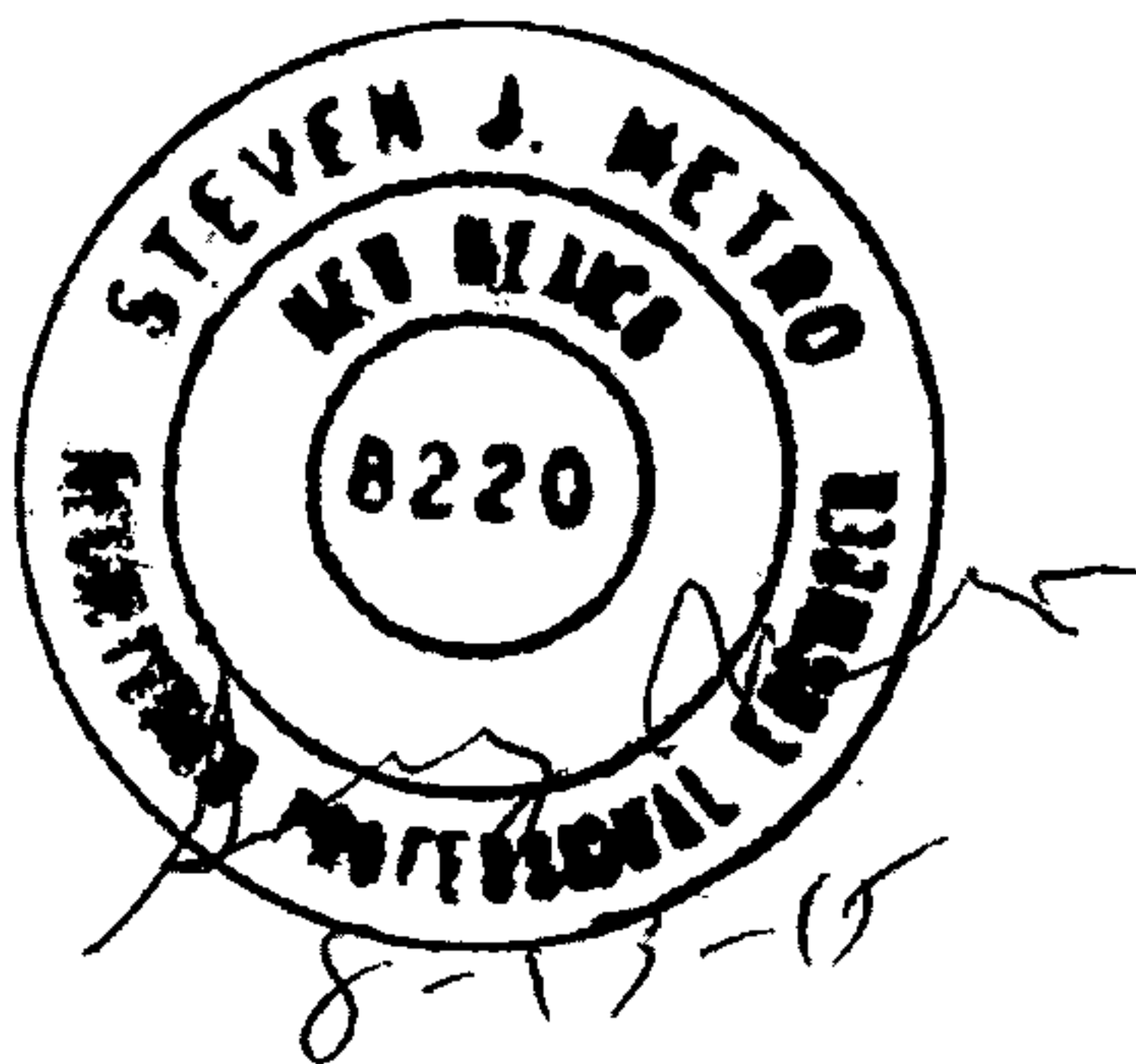
DRAINAGE CERTIFICATION WITH VERIFICATION BY ENGINEER OF RECORD
8-13-2015
DRAINAGE CERTIFICATION

I, Steven J. Metro, NMPE 8220, OF THE FIRM Wilson & Company, Inc., Engineers & Architects, 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 11-21-2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AS SUPPLEMENTAL DATA TO THE ORIGINAL TOPOGRAPHIC SURVEY PREPARED BY Michael Shook, NMPS 13240, OF THE FIRM Advantage Surveying, 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 at 1616 Rancho Guadalupe Trail.

THIS CERTIFICATION IS FOR THE PAD ELEVATION AND FINAL AS BUILTS FOR GRADING & DRAINAGE.

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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Steven J. Metro, NMPE 8220



Permit # 201493073

2014 93073

RECEIVED
NOV 25 2014
LAND DEVELOPMENT SECTION

Vineyard Homes
INC.
Phone 505-235-5225
Fax 505-345-5307
www.vineyardhomesnm.com
5800 FOURTH STREET N.W.
ALBUQUERQUE, NEW MEXICO 87107

REVISIONS (OR CHANGE NOTICES)			
NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			

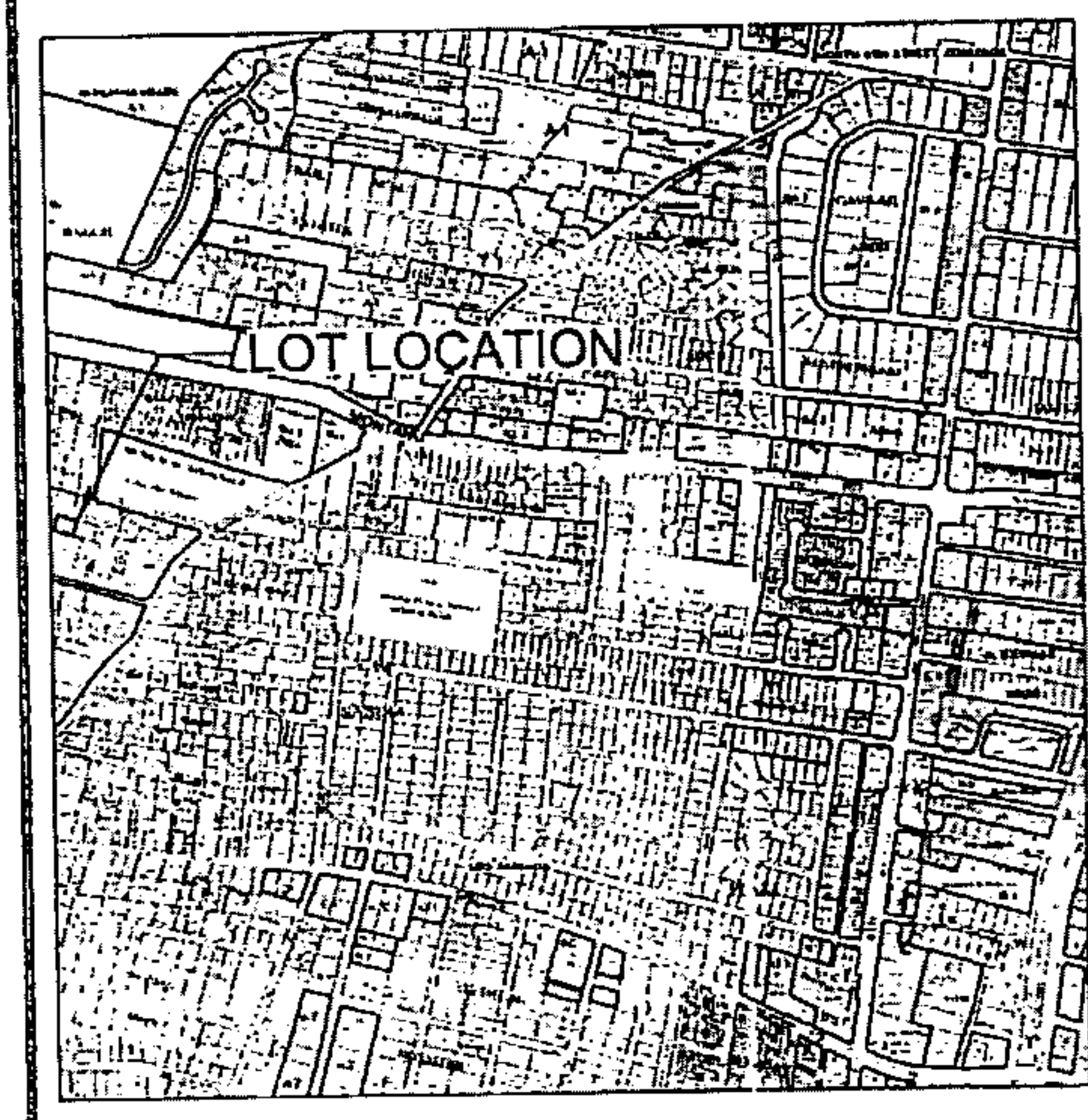
WILSON & COMPANY
4570 LAFAYETTE AVE. NE
ALBUQUERQUE, NM 87110
PH: (505) 348-4033
FAX: (505) 348-4033
www.wilsonco.com

SANCHEZ RESIDENCE
RANCHO GUADALUPE TRAIL SUBDIVISION
LOT 24
1816 RANCHO GUADALUPE TRAIL
BERNALILLO COUNTY, NEW MEXICO

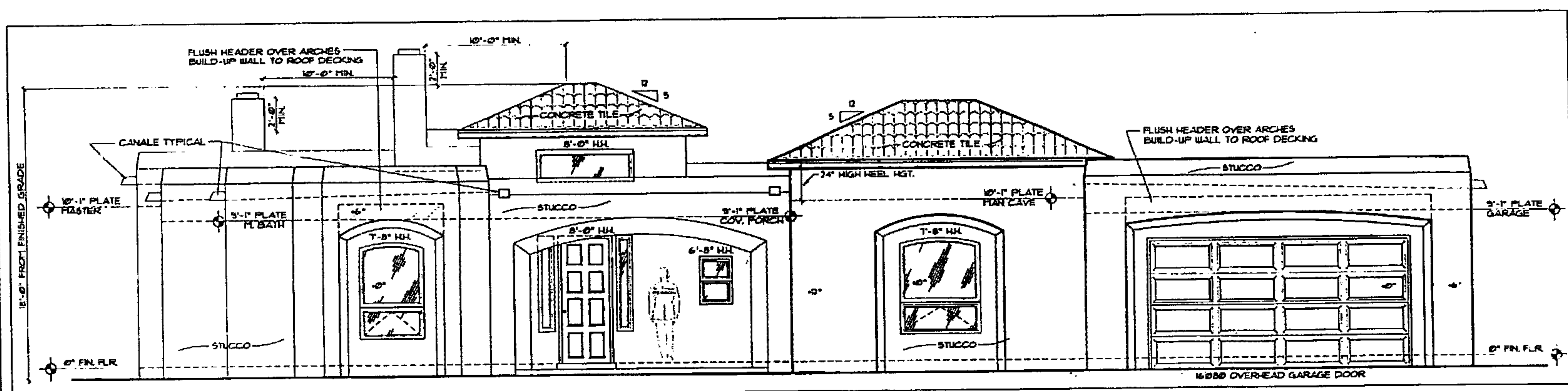
PROJECT NO. _____
DESIGNED BY: SJM
CHECKED BY: LLO
DATE: OCT. 2014
SHEET 1 OF 1

RECEIVED
AUG 13 2015
LAND DEVELOPMENT SECTION

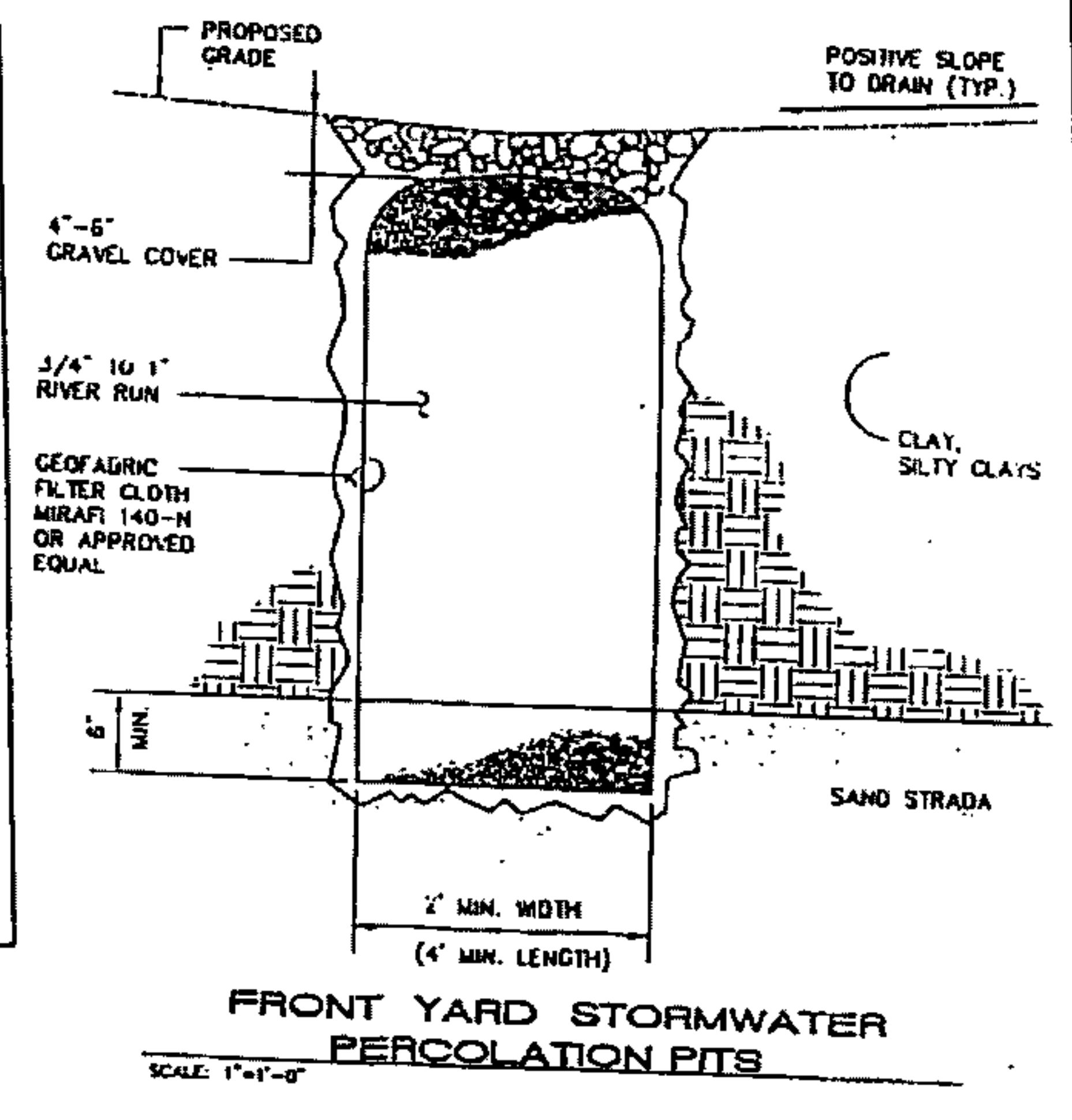
City of Albuquerque
Building & Safety
EC 0 2 2014
I.B.C.
Plan Check Section



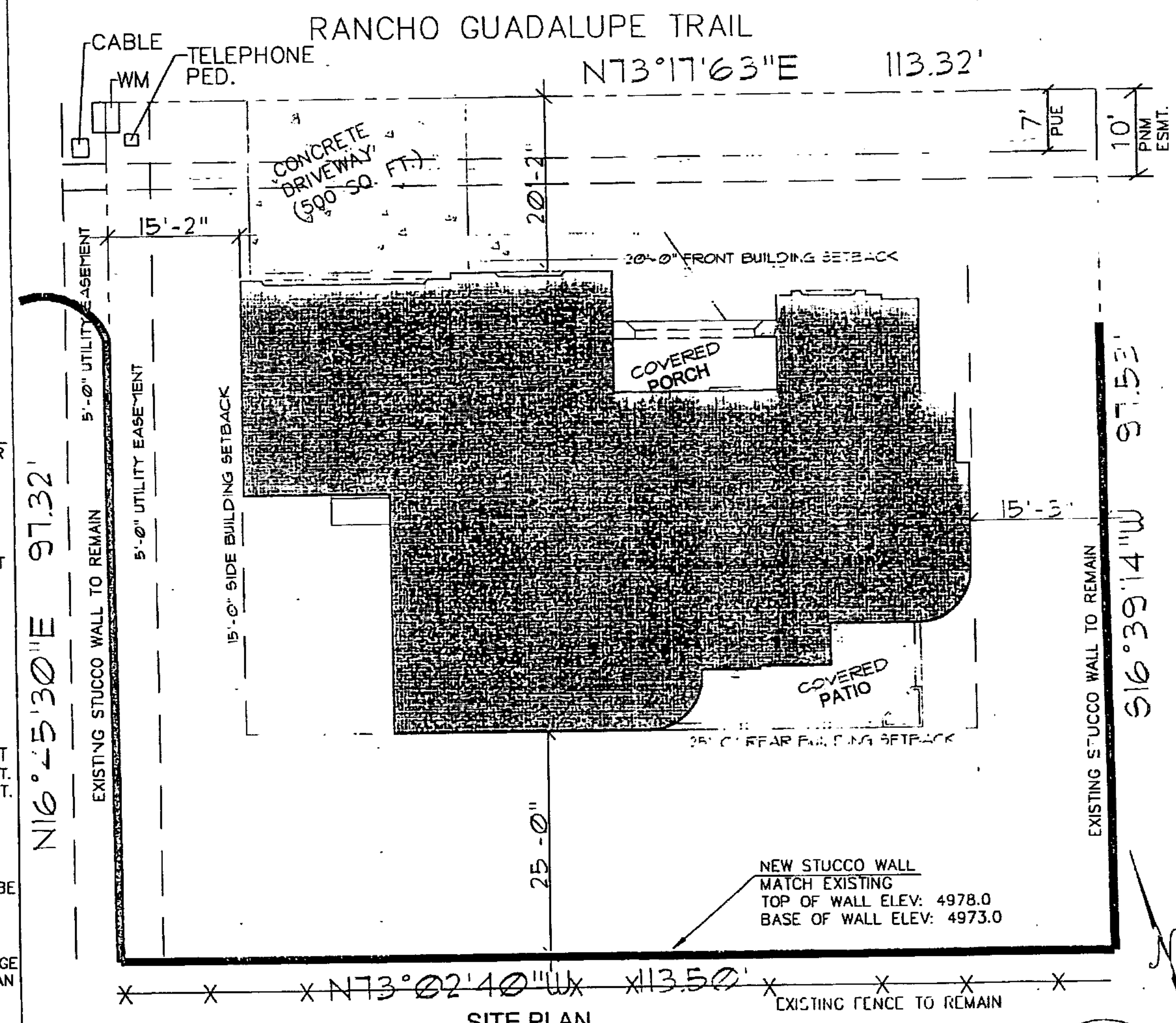
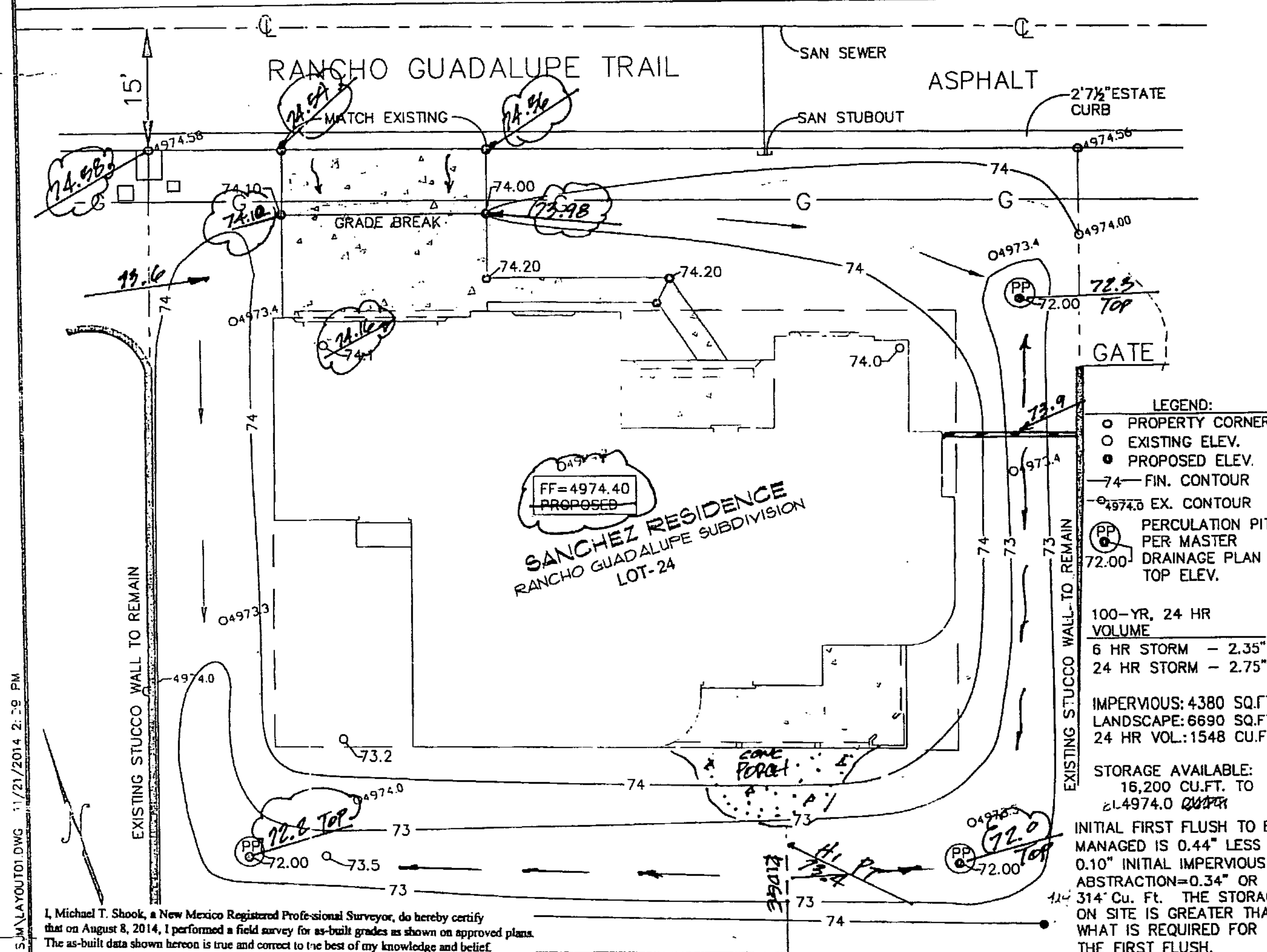
VICINITY MAP
ZONE ATLAS F-14-Z



FRONT VIEW



FRONT YARD STORMWATER PERCOLATION PITS
SCALE: 1"=1'-0"



SITE PLAN
SCALE: 1"=10'

GENERAL NOTES:
1. 10' MINIMUM BETWEEN STRUCTURES
2. STUCCO & ROOF COLORS PER SITE DEVELOPMENT PLAN

AS BUILT

I, Michael T. Shook, a New Mexico Registered Professional Surveyor, do hereby certify that on August 8, 2014, I performed a field survey for as-built grades as shown on approved plans. The as-built data shown hereon is true and correct to the best of my knowledge and belief.

Michael T. Shook
Advantage Surveying
804 Lead SW
Albuquerque, NM 87102
(505) 249-4231

8-10-15
Date

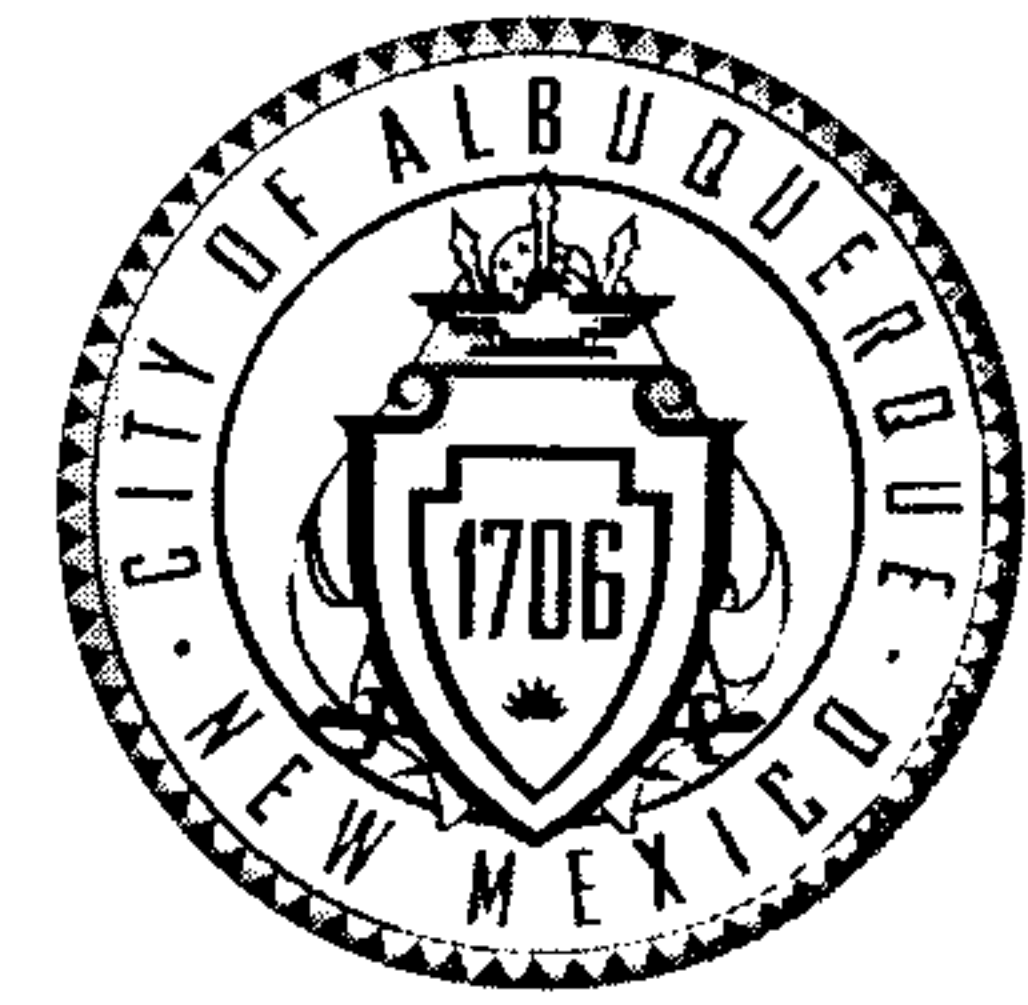
PER FEMA MAP 35001C0119G, PANEL 119 OF 825, THE SITE IS NOT IN THE 100-YEAR FLOOD PLAIN. HOWEVER IT IS WITHIN ZONE X THAT IS PROTECTED BY A LEVEE.

NEW STUCCO WALL
MATCH EXISTING
TOP OF WALL ELEV: 4978.0
BASE OF WALL ELEV: 4973.0

EXISTING STUCCO WALL TO REMAIN
AND DRAINAGE PLAN

1-1
10025

CITY OF ALBUQUERQUE



November 25, 2014

Mr. Steve Metro, PE
Wilson & Company
4900 Lang Ave NE
Albuquerque, NM 87109

**Re: Lot 24 Rancho Guadalupe Subdivision
Grading and Drainage Plan
Engineer's Date 11-21-14 (F13D002C)**

Dear Mr. Metro,

Based upon the information provided in your submittal received 11-25-14, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

The correct First Flush amount is 0.34 times the impervious area of the site (4380 sf) which totals to 924 cf not 314 cf as stated on the plans. The ponding area is more than adequate for this. Please note this for future submittals to Hydrology.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

If you have any questions, you can contact me at 924-3994.

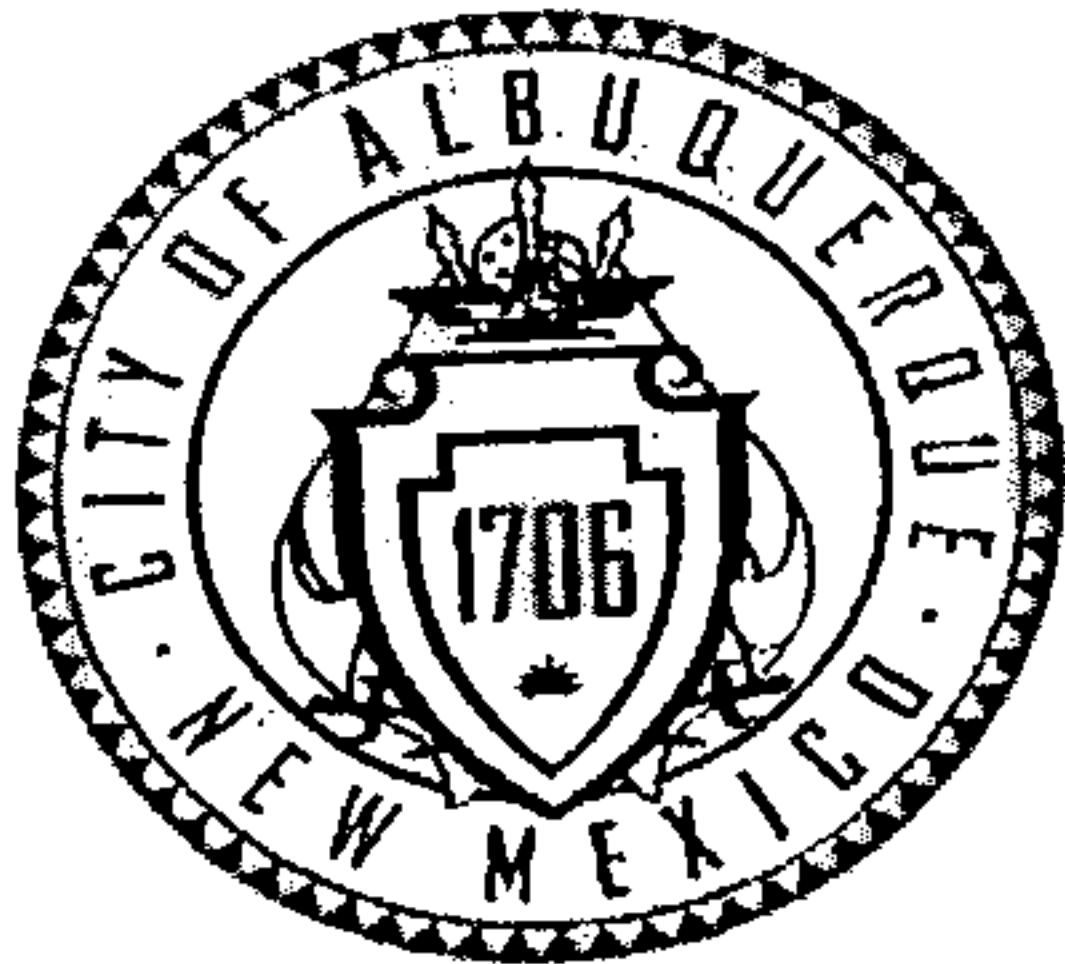
New Mexico 87103

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

www.cabq.gov

C: e-mail
file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: LOT 24 RANCHO GUADALUPE Building Permit #: T2014 93073 City Drainage #: F13D002C
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 24 RANCHO GUADALUPE SUBDIVISION
City Address: 1616 RANCHO GUADALUPE NW ALB. 87107

Engineering Firm: WILSON & CO. Contact: STEVE METRO
Address: 7900 LANG AVE 87109 E-mail: _____
Phone#: 505-348-4000 Fax#: 505-348-4055
C-505-280-4553 Contact: _____

Owner: SANCHEZ
Address: _____ E-mail: _____
Phone#: 505-259-3705 Fax#: _____ Contact: TOM

Architect: TOMERSTOCK
Address: _____ E-mail: _____
Phone#: 505- Fax#: _____ Contact: _____

Surveyor: _____
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____ Contact: _____

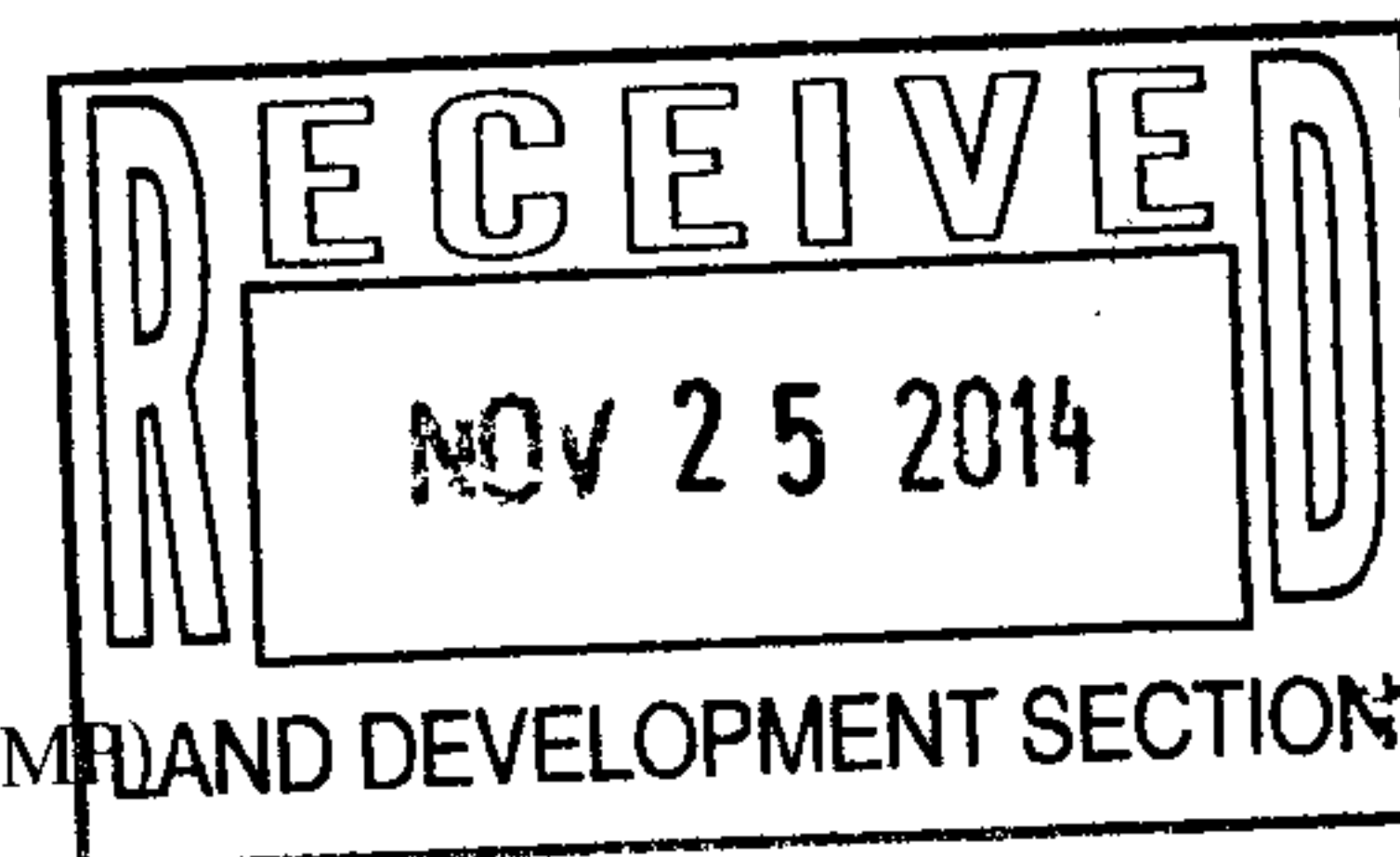
Contractor: _____
Address: _____ E-mail: _____
Phone#: _____ Fax#: _____

TYPE OF SUBMITTAL:

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

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
- ☐ 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



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 11/27/14

By: [Signature] Yes _____ No _____ Copy Provided _____

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 following

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

A₁ = 0.10 A₂

RET





Vineyard Homes^{llc}

Deborah Short

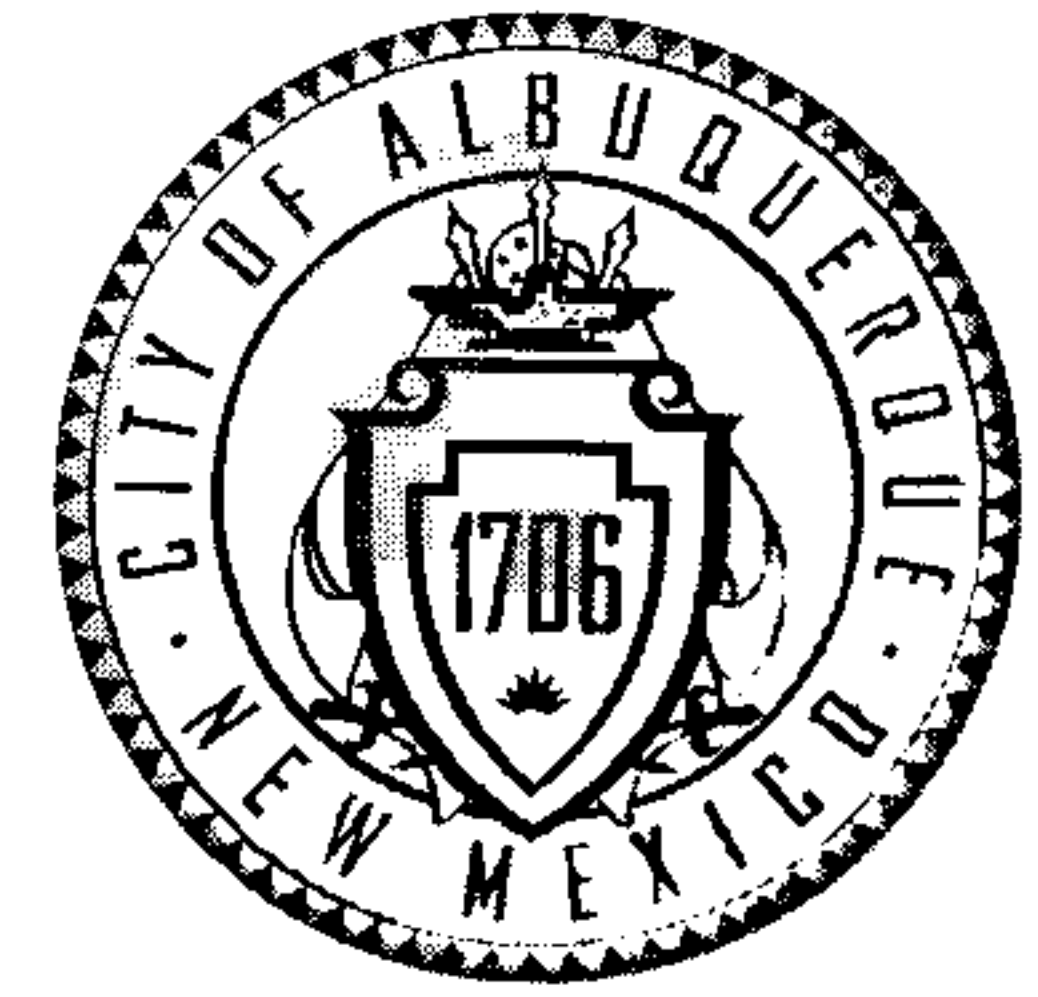
5820 Fourth Street NW
Albuquerque, NM 87107

C: 505.235.5225

F: 505.345.5307

deb@vineyardhomesnm.com
www.vineyardhomesnm.com

CITY OF ALBUQUERQUE



November 20, 2014

Mr. Steve Metro, PE
Wilson & Company
4900 Lang Ave NE
Albuquerque, NM 87109

**Re: Lot 24 Rancho Guadalupe Subdivision
Grading and Drainage Plan
Engineer's Date 10-16-14 (F13D002C)**

Dear Mr. Metro,

Based upon the information provided in your submittal received 11-3-14, the above referenced plan is not approved for Building Permit. Please address the following comments:

1. Provide a percolation pit detail that is per the master drainage plan. The pit should release to the sand strata.
2. The First Flush was not discussed. Per the City Drainage ordinance, the 90th Percentile Storm Event, which is 44 inches, is to be managed. Reduce 0.44 inch by the 0.1 inch for the initial impervious abstraction in Table A-6 of Section 22 of the DPM. Multiply the remaining 0.34 inch by your impervious area. This is the amount of the First Flush necessary for the site. Show that amount on your plans. State that the capacity provided by the proposed ponding is greater than what is required for the First Flush.
3. The 74 contour is not addressed in the back. Is the back wall acting as a retaining wall or is there simply a steep grade?
4. Provide a discussion of the 100 Year Flood Plain.
5. Include a site map with the site identified.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

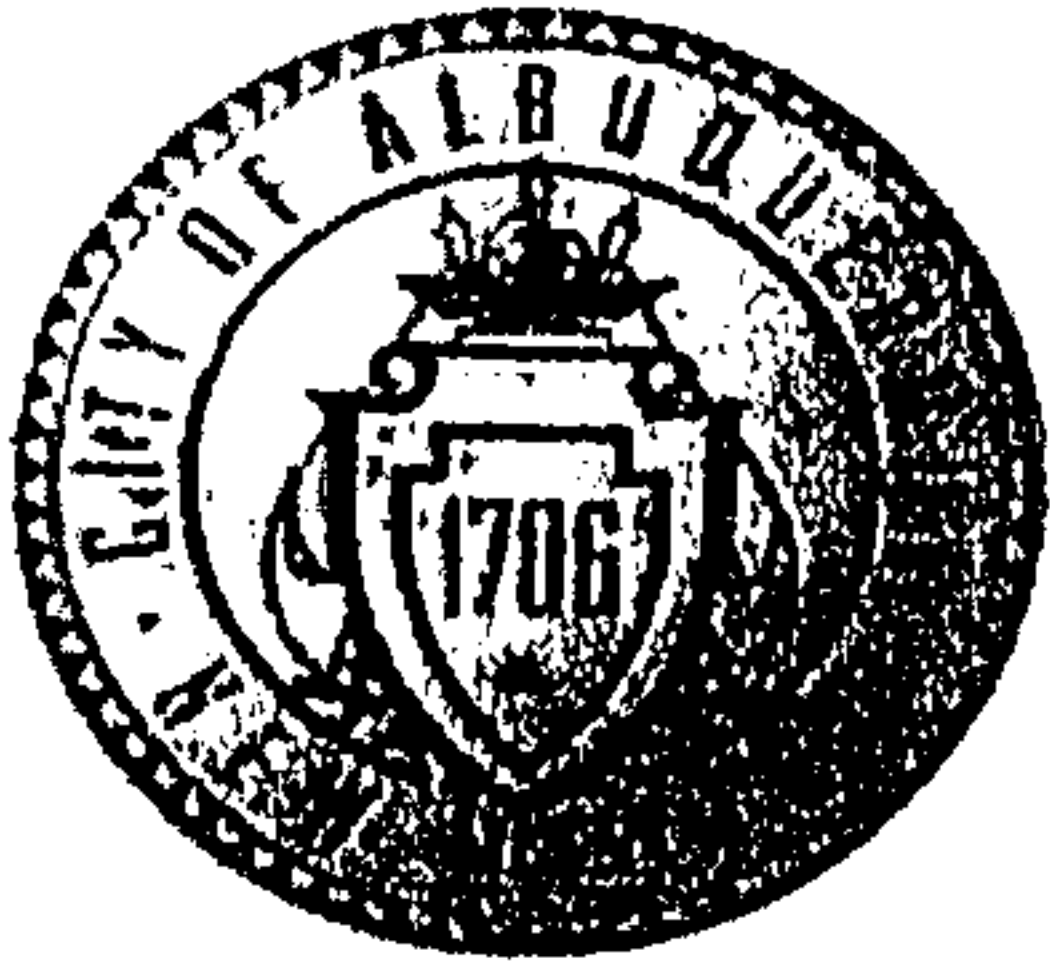
C: e-mail
file

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Lot 24 Rancho Guadalupe Sub Building Permit #: _____ City Drainage #: F13D002C
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 24, Rancho Guadalupe Subdivis
City Address: 1616 Rancho Guadalupe Trail
Engineering Firm: Wilson & Company Contact: Steve Metuo
Address: 4900 Lang Ave NE
Phone#: 505-348-4022 Fax#: 505-348-4055 E-mail: Steve.Metuo@wilsonco.com
Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

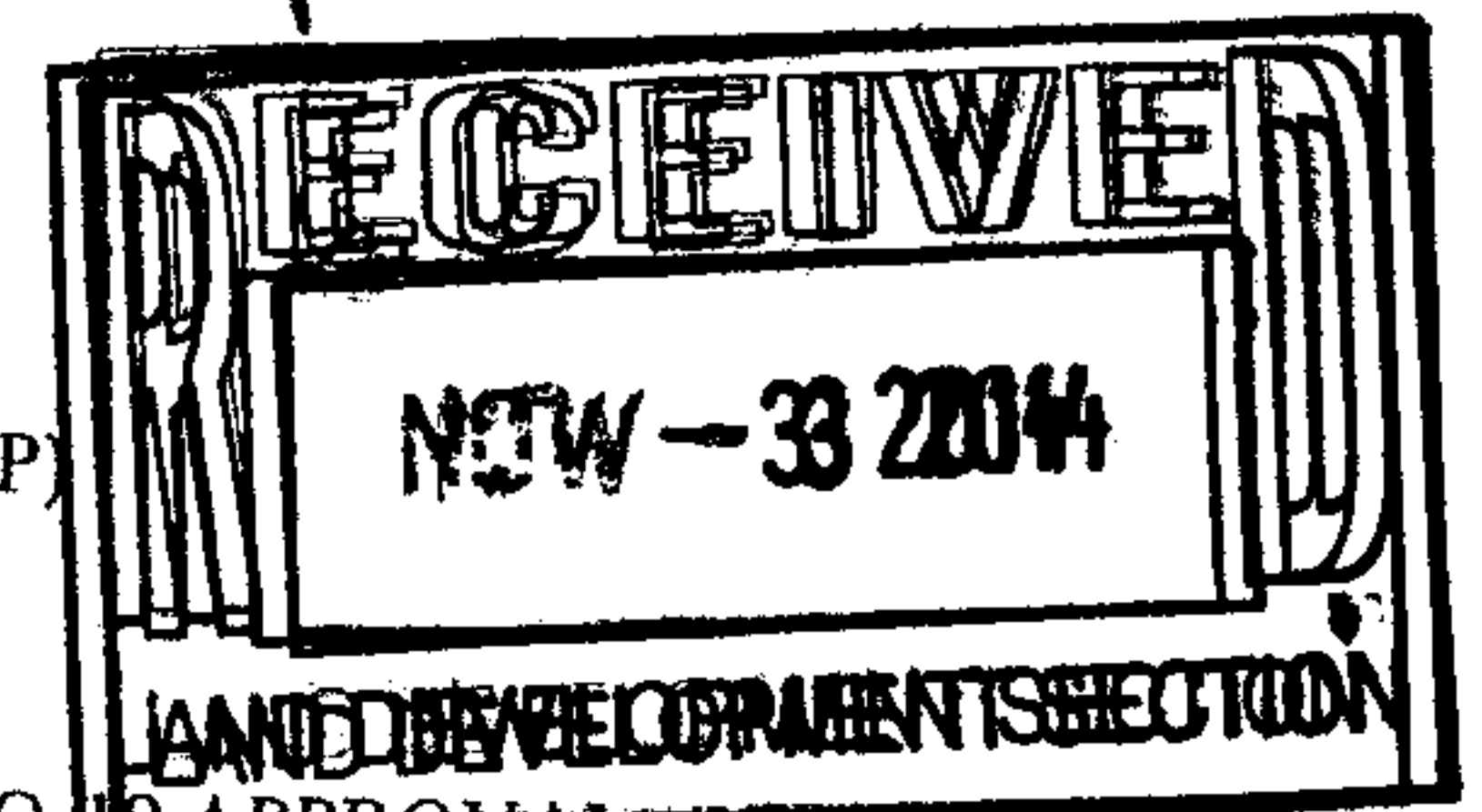
TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ 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) _____

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
☐ 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) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes No Copy Provided

DATE SUBMITTED: 11-3-14

By: Steve Metuo

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 following:

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

Ap = 4380 SF = 0.10 AC RET

**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Arizona
California
Colorado
Florida
Kansas
Missouri
Nebraska
New Mexico
Oklahoma
Texas
Utah

November 3, 2014

Mr. Curtis Cherne, PE
Drainage Engineer
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

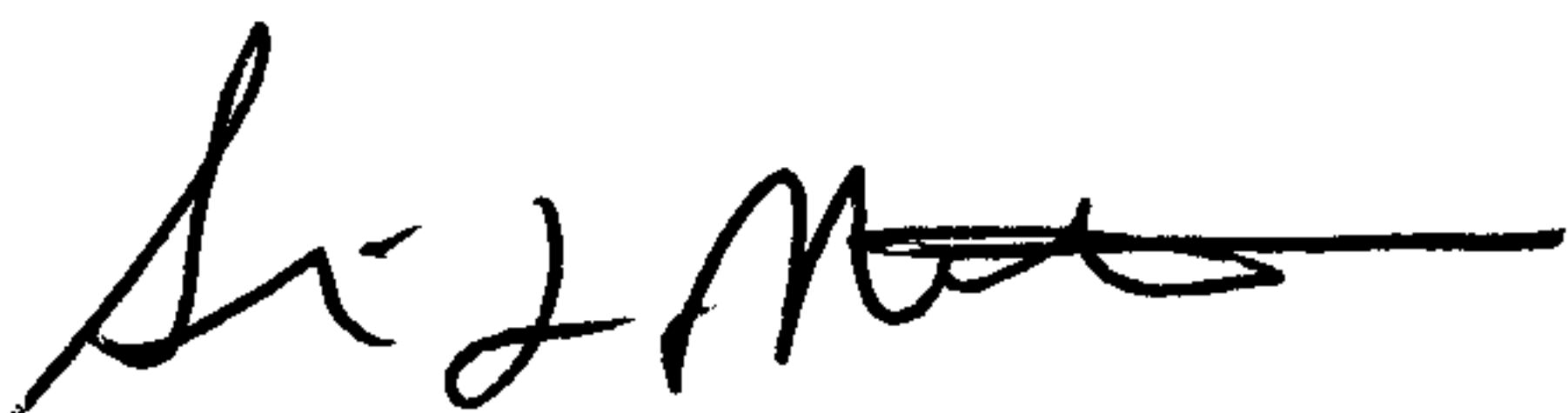
Re: **Submittal of Grading and Drainage Plan for Lot 24, Rancho Guadalupe
Subdivision, 1616 Rancho Guadalupe Trail NW
Zone Atlas F-13-Z,**

Dear Mr. Cherne:

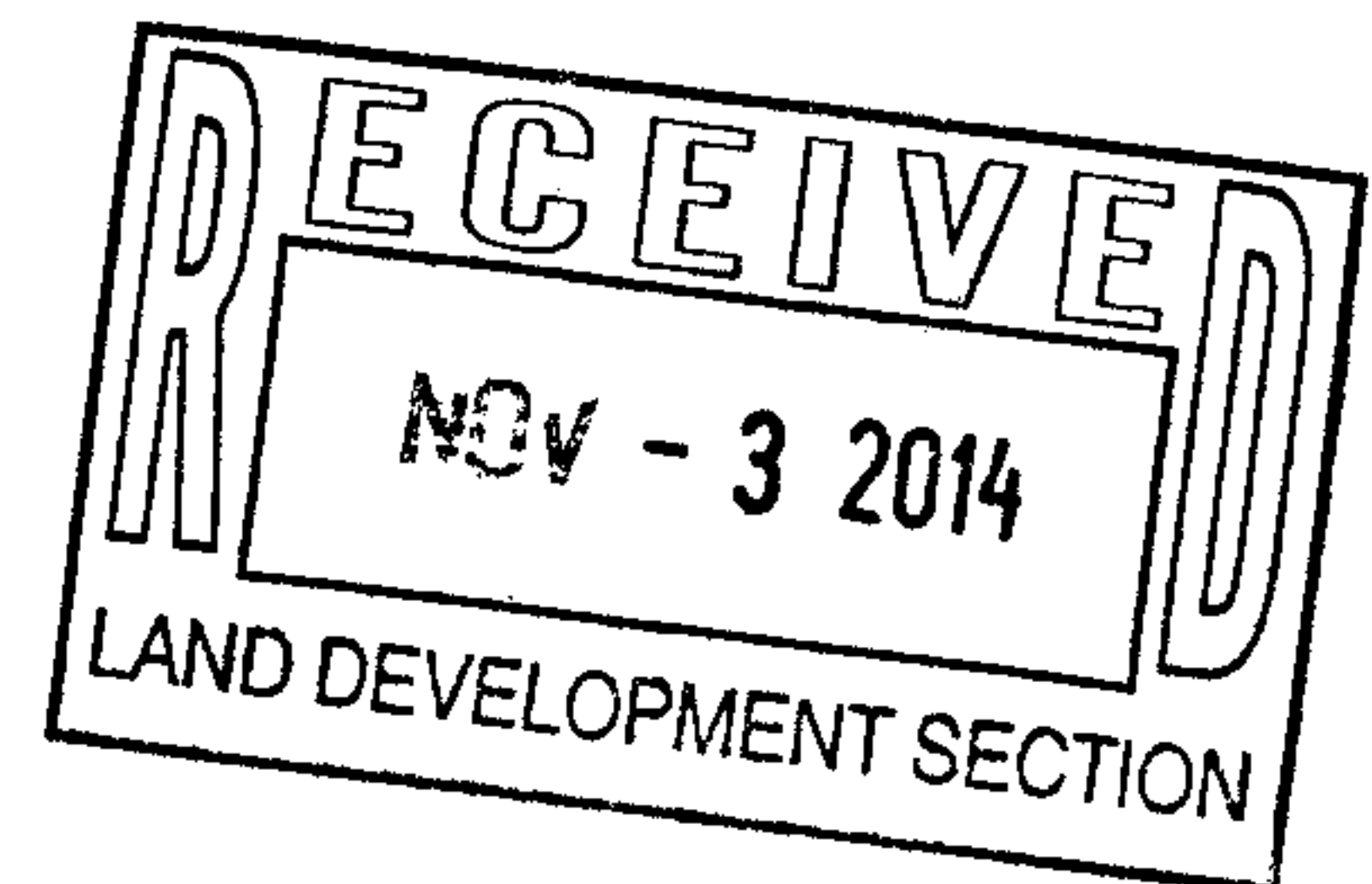
Being submitted to you is the Grading & Drainage Plan for Lot 24 of the Rancho Guadalupe Subdivision for your approval and file. This plan is consistent with the Master Drainage Plan for this Subdivision.

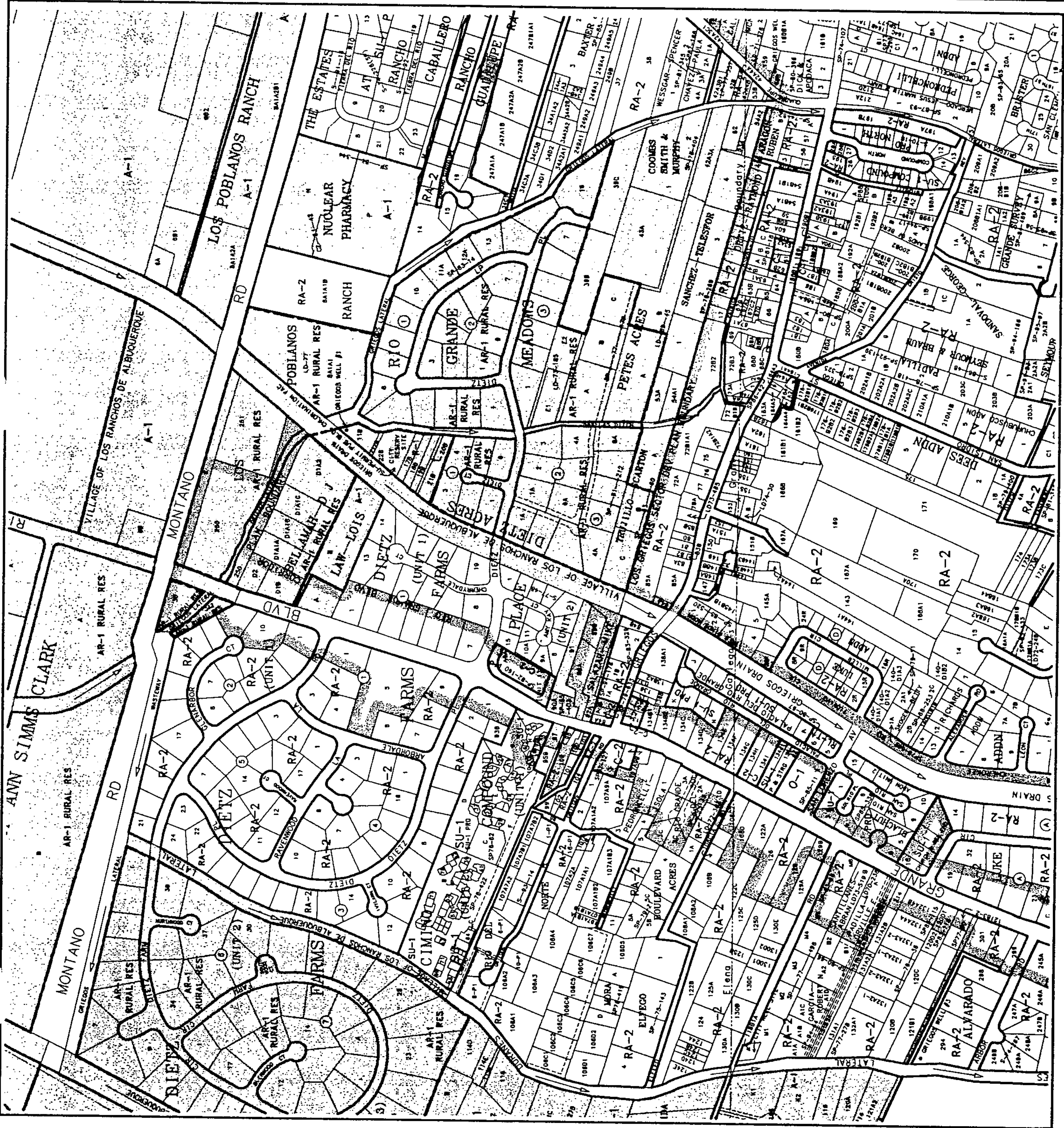
Please review this drainage submittal and let us know if there is anything else you need.

WILSON & COMPANY

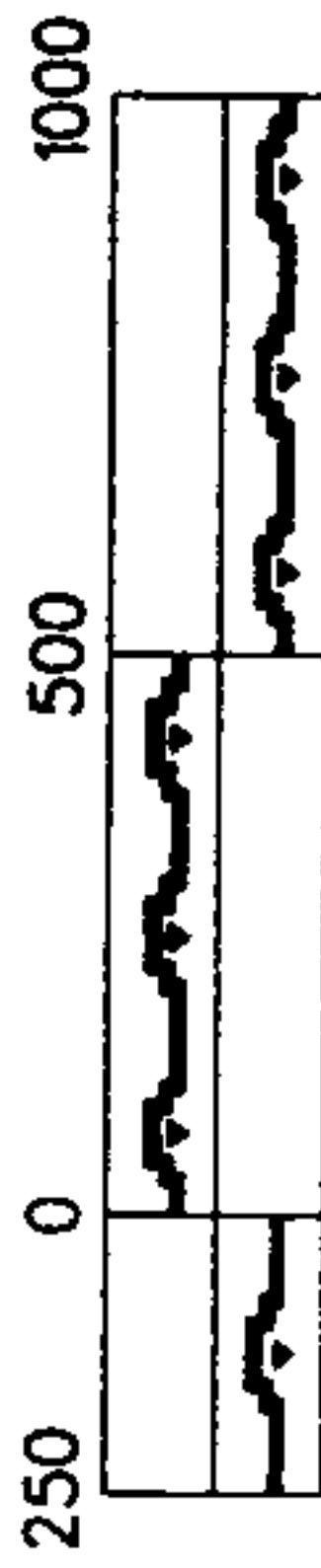


Steven J. Metro, PE and PS





SCALE IN FEET



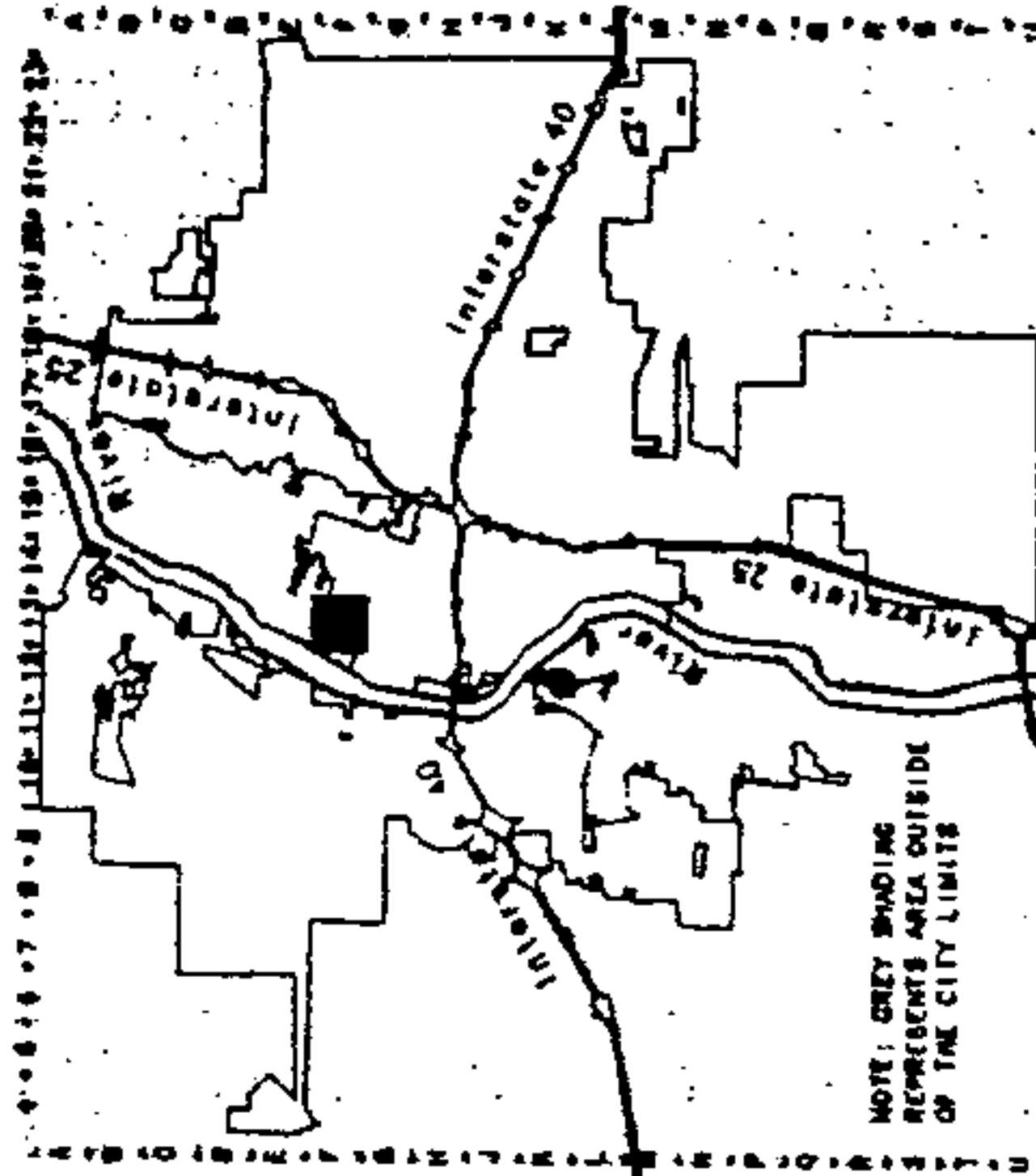
1" = 500'



CITY OF
ALBUQUERQUE

AGIS
ALBUQUERQUE
PLANNING DEPARTMENT
© Copyright 1995

Map Amended through June 01, 1995



LEGAL DESCRIPTION

TIN
RUE
SEC 31

UNIFORM PROPERTY CODE
1-013-081

F-13-Z

LOT 24 RANCHO GUADALUPE TRAIL ±130002C

$$A_D = 4380 \text{ SF} \quad A_B = 6690 \quad A_T = 11,070 \text{ SF}$$

RIO GRANDE WEST → ZONE 2

$$P_{\text{6hr}} = 2.35$$

$$P_{24} = 2.75$$

$$P_{100\text{day}} = 3.95 \text{ IN}$$

$$E_{\text{6hr } B} = 0.78$$

$$E_{\text{6hr } D} = 2.12$$

E_c instead E_B $E_c = 1.13$

$$E_{w \text{ wtr}} = \frac{E_B \times A_B + E_D A_D}{A_T} = \frac{(0.78)(6690) + 2.12(4380)}{11,070}$$

$$E_w = 1.52$$

$$= 1.31' \text{ IN}$$

$$V_{100\text{day } 6\text{hr}} = \frac{E_w A_T}{12 \text{ IN/FT}} = \frac{1.31' (7770 \text{ SF})}{12 \text{ IN/FT}}$$

$$V_6 = 984$$

$$= 848 \text{ CF}$$

$$V_{100\text{day}} = V_{100\text{day } 6\text{hr}} + \frac{A_D (P_{10} - P_{300})}{12}$$

$$= 848 \text{ CF} + \frac{4380 \text{ SF} (3.95 - 2.35 \text{ IN})}{12 \text{ IN/FT}}$$

$$V_{100} = 1568$$

$$= 848 + 584 = 1432 \text{ CF} \quad \checkmark 1548 \sim \text{OK}$$

DMP REQ 1594 CF/LOT 16,200 CF PROVIDED

$$FF = 0.34 (4380) / 12 \text{ IN/FT} = 124 \text{ CF}$$

11,070

$$A_T = 97 \times 113 = 10,961 \text{ SF} \quad \checkmark \quad A_D = 86 \times 56 = 4,816 \text{ SF}$$