

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

December 20, 2018

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

**Re: Kachina Hills
12904 Kachina PI NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 8-8-17 (H23D012B)
Certification dated: 12-13-18**

PO Box 1293

Dear Mr. Valdez,

Albuquerque

Based on the Certification received 12/19/2018, the site is acceptable for release of Certificate of Occupancy by Hydrology.

NM 87103

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

www.cabq.gov

Sincerely,

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

RR/JDH
C: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: VIGIL 3 DWELLING UNITS Building Permit #: _____ Hydrology File #: H23D012B

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

Legal Description: LOT 235, KACHINA HILLS, UNIT 1

City Address: 12904 KACHINA PLACE N.E.

Applicant: DAN VIGIL CONSTRUCTION Contact: DAN VIGIL

Address: _____

Phone#: 505-400-0583 Fax#: _____ E-mail: _____

Other Contact: GEORGE T. RODRIGUEZ, LEVI J. VALDEZ Contact: LEVI VALDEZ
GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO, 87123

Phone#: 505-610-0593 Fax#: _____ E-mail: pawrod@hotmail.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

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

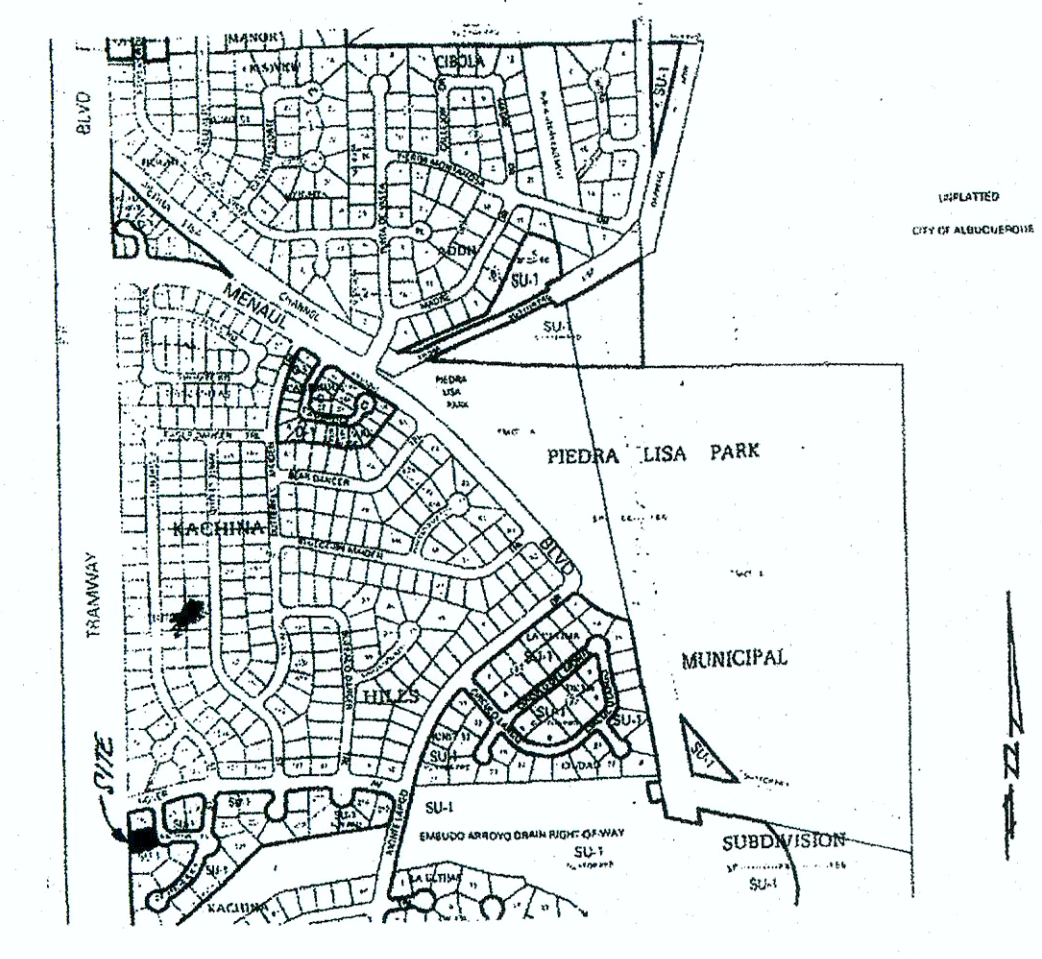
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12-17-18 By: GEORGE T. RODRIGUEZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VICINITY MAP H-23-Z

EROSION CONTROL MEASURES:
THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 250-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

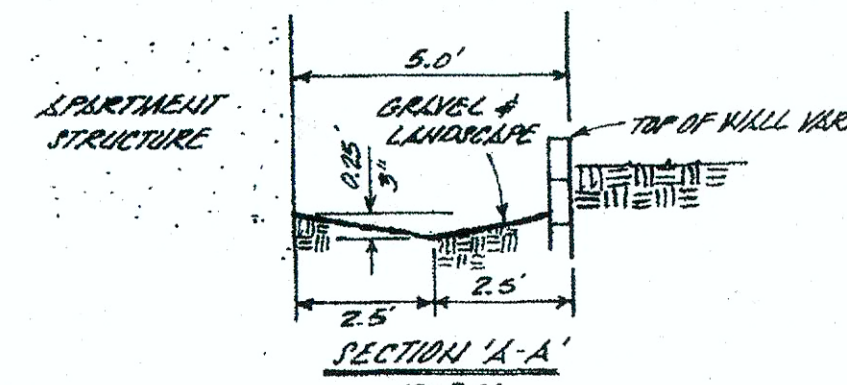
LEGEND:
TOP OF CURB ELEVATION = 70.74.82
CURB FLOWLINE ELEVATION = 70.73.25
EXISTING SPOT ELEVATION = 70.73.25
PROPOSED SPOT ELEVATION = 70.74.00
PROPOSED CONTOUR ELEVATION = 70.74.00
PROPOSED OR EXISTING CONCRETE SURFACE = 70.74.00
EXISTING FENCE LINE = 70.74.00

LEGAL DESCRIPTION:

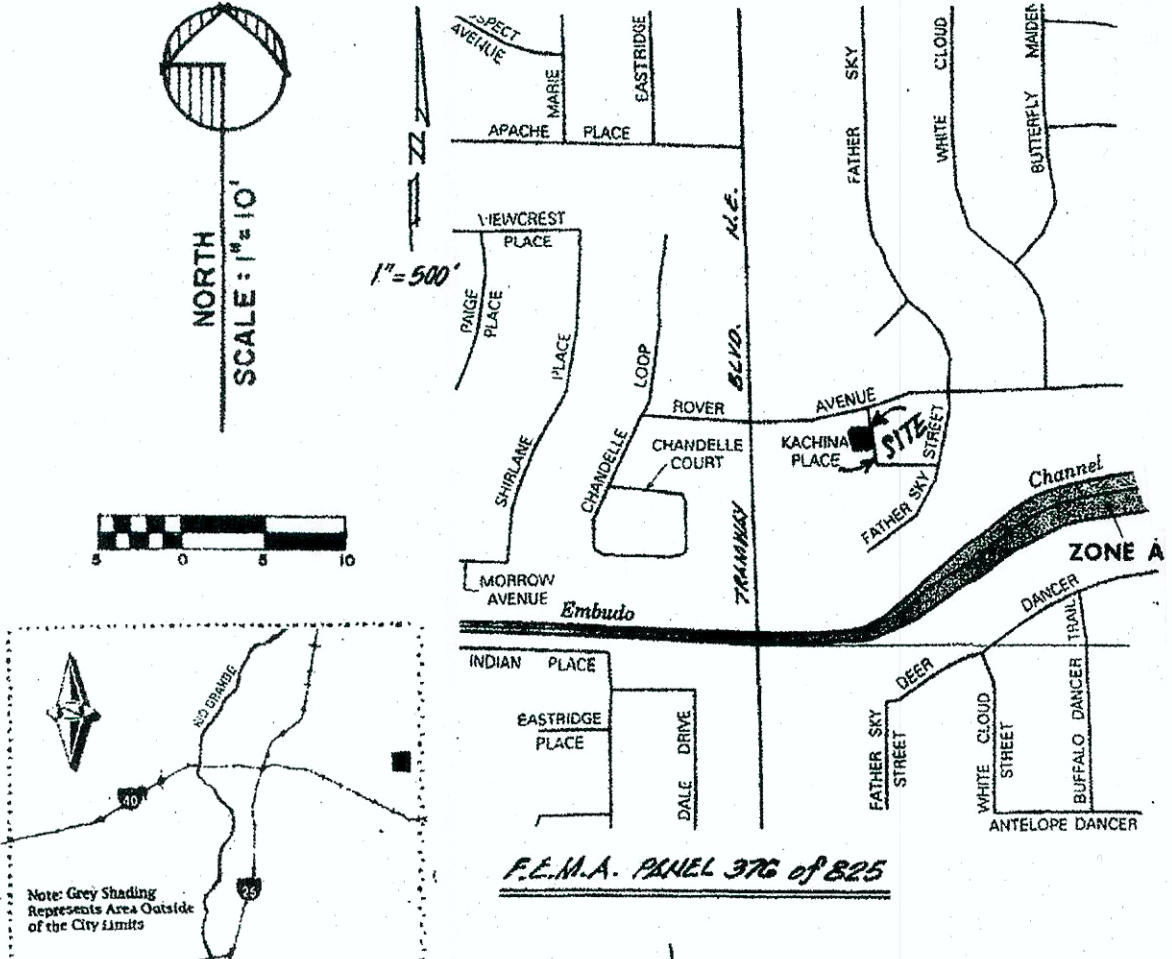
LOT 235, KACHINA HILLS, UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK REFERENCE:

A.C.S. STATION "2-H23", ELEVATION = 5853.8175
T.B.M. AS SHOWN ON PLAN HEREON.



UTILITY PRECAUTIONS:
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



RETAINING WALL (NOT TO SCALE)

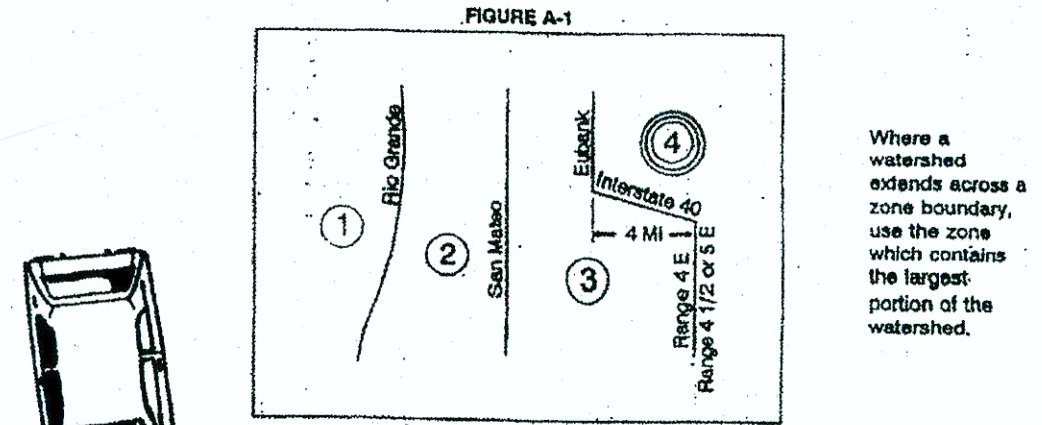
DRAINAGE CERTIFICATION:
I, LEVI J. VALDEZ, N.M.P.E. NO. 5693, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED AUGUST 28, 2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION 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 THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSES.

LEVI J. VALDEZ, N.M.P.E. NO. 5693
DATE 12-13-18

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40



DPM SECTION 22.2 - HYDROLOGY
January, 1993
Page A-4

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands, Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Ungrazed parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatment, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-4 may be employed.

Drainage Comments:

As shown on the Vicinity Map hereon, the subject site is located southeast of the intersection of Tramway Blvd. N.E. and Rover Avenue N.E., in the City of Albuquerque, New Mexico, (City Zone Atlas Map "H-23-2").

The subject site is presently an undeveloped vacant lot; the proposed plan shown hereon, is to construct a 3-plex residential unit with associated improvements thereon.

The subject site 1) does not lie within a designated floodplain, nor does it have downstream flooding conditions (RE: F.E.M.A. Floodway Panel 372 of 825), 2) does not accept offsite flows from adjacent properties, 3) does not contribute to offsite flows of adjacent properties, 4) does not lie adjacent to a natural or artificial water course.

Drainage Calculations:

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico.

Site Area: 0.24 acres
Precipitation Zone: Four (4), Table A-1
Peak Intensity: In./Hr. at To = Twelve (12) Minutes, 100-Yr. = 5.61
"Land Treatment Method" for calculation of "Qp", Tables A-8 & A-9.
"Land Treatment Factors", Table A-4.

PROJECT AREA = 0.24 ac.

ZONE: FOUR (4)
PRECIPITATION: 360 = 2.90 in.
1440 = 3.65 in.
10day = 5.95 in.

EXISTING PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A 0.80 in.	2.20 cfs/ac.
TREATMENT B 1.08 in.	2.92 cfs/ac.
TREATMENT C 1.46 in.	3.73 cfs/ac.
TREATMENT D 2.64 in.	5.25 cfs/ac.

EXISTING CONDITIONS:	PROPOSED CONDITIONS:
TREATMENT A 0.24 ac.	0.00 ac.
TREATMENT B 0.00 ac.	0.00 ac.
TREATMENT C 0.00 ac.	0.11 ac.
TREATMENT D 0.00 ac.	0.13 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.80)(0.24) + (1.08)(0.00) + (1.46)(0.00) + (2.64)(0.00) = 0.24
V100-360 = (0.80)(0.24) / 12 = 0.0160 ac-ft = 697.0 cf

EXISTING PEAK DISCHARGE:

Q100 = (2.20)(0.24) + (2.92)(0.00) + (3.73)(0.00) + (5.25)(0.00) = 0.53 cfs

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.80)(0.00) + (1.08)(0.00) + (1.46)(0.11) + (2.64)(0.13) = 0.24
V100-360 = (2.10)(0.24) / 12.0 = 0.04200 ac-ft = 1,822.5 cf

V100-1440 = (0.04) + (0.13)(3.65 - 2.90) / 12 = 0.04813 ac-ft = 2,096.5 cf

V100-10day = (0.04) + (0.13)(5.95 - 2.90) / 12 = 0.07804 ac-ft = 3,181.7 cf

PROPOSED PEAK DISCHARGE:

Q100 = (2.20)(0.00) + (2.92)(0.00) + (3.73)(0.11) + (5.25)(0.13) = 1.09 cfs

DECEMBER-2018
- ENGINEERS CERTIFICATION -
GRADING AND DRAINAGE PLAN

1	2	3	4	5	6	7	8	9
2'x2'	1'x8'	6'	4'x4'	3'x3'	1'x4'	NONE	3'x4'	NONE
2'x10'	2'x10'	8'	4'x8'	3'x3'	1'x4'	NONE	3'x4'	NONE
3'x6'	2'x3'	10'	4'x8'	3'x3'	2'x4'	NONE	4'x4'	4'x8'
4'x2'	2'x8'	12'	4'x8'	5'	2'x4'	2'x4'	4'x4'	4'x8'
4'x10'	3'x10'	12'	4'x8'	5'	1'x4'	4'x4'	4'x8'	4'x8'
5'x6'	3'x4'	12'	4'x8'	5'	1'x4'	1'x4'	4'x4'	4'x8'
6'x2'	4'x10'	14'	4'x8'	5'	1'x4'	1'x4'	4'x4'	4'x8'
6'x10'	4'x3'	18'	4'x8'	5'	2'x4'	1'x4'	5'x4'	4'x8'

** 5 @ 16" O.C. (30" VERT. X 10" HORIZ.)

RETAINING WALL (NOT TO SCALE)

LEVI J. VALDEZ
NEW MEXICO
5693
12-13-18
ENGINEER'S SEAL

A PROPOSED PLAN
FOR
VIGIL 3 DWELLING UNITS
(12904 KACHINA PLACE N.E.)
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2012
(AUGUST, 2017)

City of Albuquerque
Building Safety
J.B.C.
Plan Check Section