CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

November 6, 2017

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM, 87199

RE: Casas Devine
2312 Mountain Road NW & 2308 Mountain Road NW
Request for Permanent C.O. – Accepted for the following:
Building Permits – 2017-2306245 & 2017-06252
Engineer's Certification Dated 10/30/17
Hydrology File: J13D204

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Mr. Soule:

Based on the Certification received 10/31/17 and site visit on 11/02/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for 2312 Mountain Road NW & 2308 Mountain Road NW.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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

Orig: Drainage File

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: CASA DEVINE 2304 MOUNTAIN ROAD NW Building Permit #: _____ City Drainage #: _____

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

Legal Description: LOTS 1,2 CASAS DEVINE

City Address: 2304 MOUNTAIN ROAD

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: JOHN JONES Contact: _____

Address: _____

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

Architect: none Contact: _____

Address: _____

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

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

x HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

X ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

_____ GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes _____ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL

X 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

X GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/30/17 By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

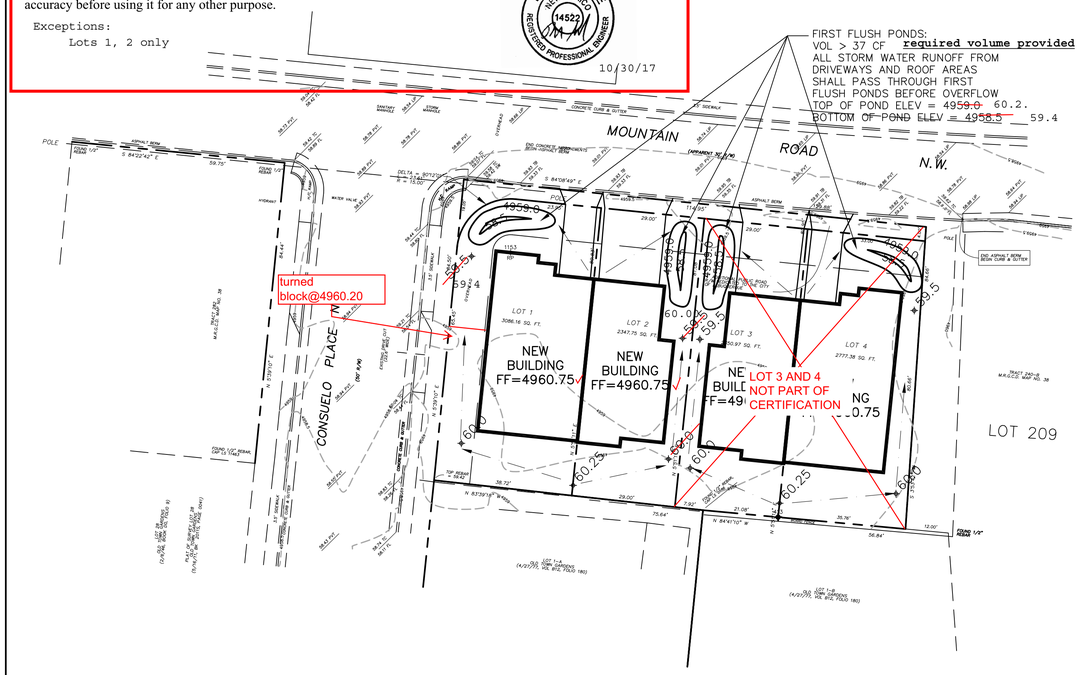
STANDARD GRADING NOTE: THE MAXIMUM GRADED SIDE SLOPE SHALL NOT EXCEED 3 FEET (HORIZONTALLY) TO 1 FOOT (VERTICALLY). AREAS DISTURBED BY GRADING WHICH WILL NOT BE TREATED WITH LANDSCAPING SHALL BE SEEDED.

I David Soule, NMPE 14522 , of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 1/9/17 The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided Chris Dehler NMPLS#7923 . The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron 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.

Exceptions:
Lots 1, 2 only

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

10/30/17

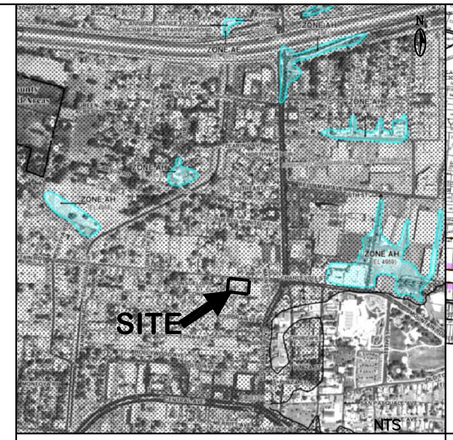


GRAPHIC SCALE

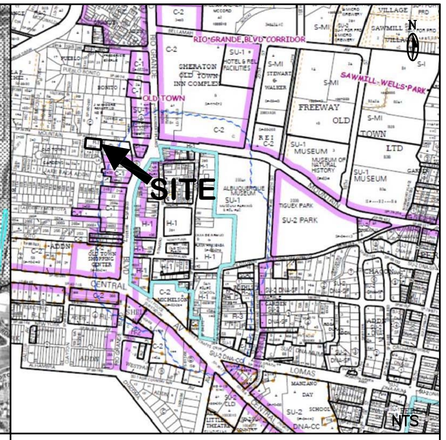
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ALBUQUERQUE CONTROL STATION 5_J13A
N = 1497218.377 E = 1515633.327
CENTRAL ZONE - NAD 83
GROUND SCALE = 0.99966462
GRID SCALE = 0.99966462
ELEVATION = 4960.499 NAVD 88
1002
4996499
FIELD 5J13A



FEMA FLOODWAY MAP PANEL #331H



VICINITY MAP ZONE ATLAS J-13

LEGEND

	EXISTING	PROPOSED
CONTOUR	6045	6045
PROPERTY LINE		
ROAD		
SETBACK		
WALL		
SPOT ELEVATION		XX.X

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. Four townhomes are proposed with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.25 acre site was previously historically developed with a large building and hard packed gravel/dirt parking surrounding the building. The site is bounded on the east and south by private property, on the north by Mountain Rd. NW, and on the west by Consuelo Pl NW. The site is relatively level with sand and gravel. Site topography slopes from gently to the east along Mountain Rd. As shown on FEMA Panel #331H, the site is not located in a 100 year flood plain.

PROPOSED CONDITIONS:

As shown by the plan, the buildings are located in the center of the lots. No off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the north to first flush retention ponds. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths and ponds. Access will be taken from Mountain Rd. NW.

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:

2304 Mountain Rd. NW

TOPOGRAPHY:

Topographic information provided by Mike Shook dated January, 2017.

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.

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

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

FIRST FLUSH REQUIRED POND VOLUME:		
LOT NO.	IMP. AREA (AC)	0.34" POND VOL. (CF)
1	0.03	37
2	0.03	37
3	0.03	37
4	0.03	37

LOTS 1 & 4 POND VOLUME PROVIDED:		
ELEV.	AREA	VOL. (CF)
4959	154	
		41.75
4958.5	13	

LOTS 2 & 3 POND VOLUME PROVIDED:		
ELEV.	AREA	VOL. (CF)
4959	158	
		44.5
4958.5	20	

LOT 1

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.04
Treatment C	0.05	0.00
Treatment D	0.02	0.03
Total (acres) =	0.07	0.07

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.007	0.007	0.004	0.004	0.002	0.002
Volume (cubic feet) =	323	312	170	167	74	80

Total Q(p), 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	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.06	0.00	0.03	0.00	0.00
Treatment C	0.14	0.00	0.07	0.00	0.02	0.00
Treatment D	0.09	0.13	0.06	0.09	0.03	0.05
Total Q (cfs) =	0.23	0.21	0.13	0.12	0.06	0.05

LOT 2 & 3

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.02
Treatment C	0.03	0.00
Treatment D	0.02	0.03
Total (acres) =	0.05	0.05

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.006	0.006	0.003	0.003	0.002	0.002
Volume (cubic feet) =	251	263	138	151	65	79

Total Q(p), 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	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.04	0.00	0.02	0.00	0.00
Treatment C	0.09	0.00	0.04	0.00	0.01	0.00
Treatment D	0.09	0.13	0.06	0.09	0.03	0.05
Total Q (cfs) =	0.17	0.17	0.10	0.10	0.05	0.05

LOT 4

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.03
Treatment C	0.04	0.00
Treatment D	0.02	0.03
Total (acres) =	0.06	0.06

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.007	0.007	0.004	0.004	0.002	0.002
Volume (cubic feet) =	287	287	154	159	70	79

Total Q(p), 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	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.06	0.00	0.02	0.00	0.00
Treatment C	0.11	0.00	0.06	0.00	0.02	0.00
Treatment D	0.09	0.13	0.06	0.09	0.03	0.05
Total Q (cfs) =	0.20	0.19	0.12	0.11	0.05	0.05

GRADING
12-20-16
1=20
JON0116L

LOTS 1, 2, 3, & 4
WITHIN
CASAS DEVINE
PROJECTED SECTION 18, T 10 N, R 3 E, NMPM
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
2304 MOUNTAIN RD. NW

JACKIE S. McDOWELL NEW MEXICO 14729 REGISTERED PROFESSIONAL ENGINEER

1-9-17

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on January 4, 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.

BERNALILLO COUNTY NEW MEXICO

LOTS 1, 2, 3, & 4
CASAS DEVINE

JOHN JONES - CASAS DEVINE TOWNHOMES - GRADING & DRAINAGE PLAN

McDowell Engineering, Inc.
7820 BEVERLY HILLS AVE. NE • ALBUQUERQUE, NM 87122
TELE: 505-828-2430 • FAX: 505-821-4857

Designed	Drawn	Checked	Sheet of
JSM	STAFF	JSM	1 1
File JON0116L	Date JANUARY,2017		