CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

December 11, 2017

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

RE: Casas Devine

2300 Mountain Road NW & 2304 Mountain Road NW Request for Permanent C.O. – Accepted for the following:

Building Permits – 2017-23141 & 2017-23142 Engineer's Certification Dated 12/07/17

Hydrology File: J13D204

PO Box 1293 Dear Mr. Soule:

Based on the Certification received 12/07/17 and site visit on 12/08/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for 2300 Mountain Road NW &

2304 Mountain Road NW.

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

NM 87103

Albuquerque

Sincerely,

www.cabq.gov

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

Renée C Brissette

Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

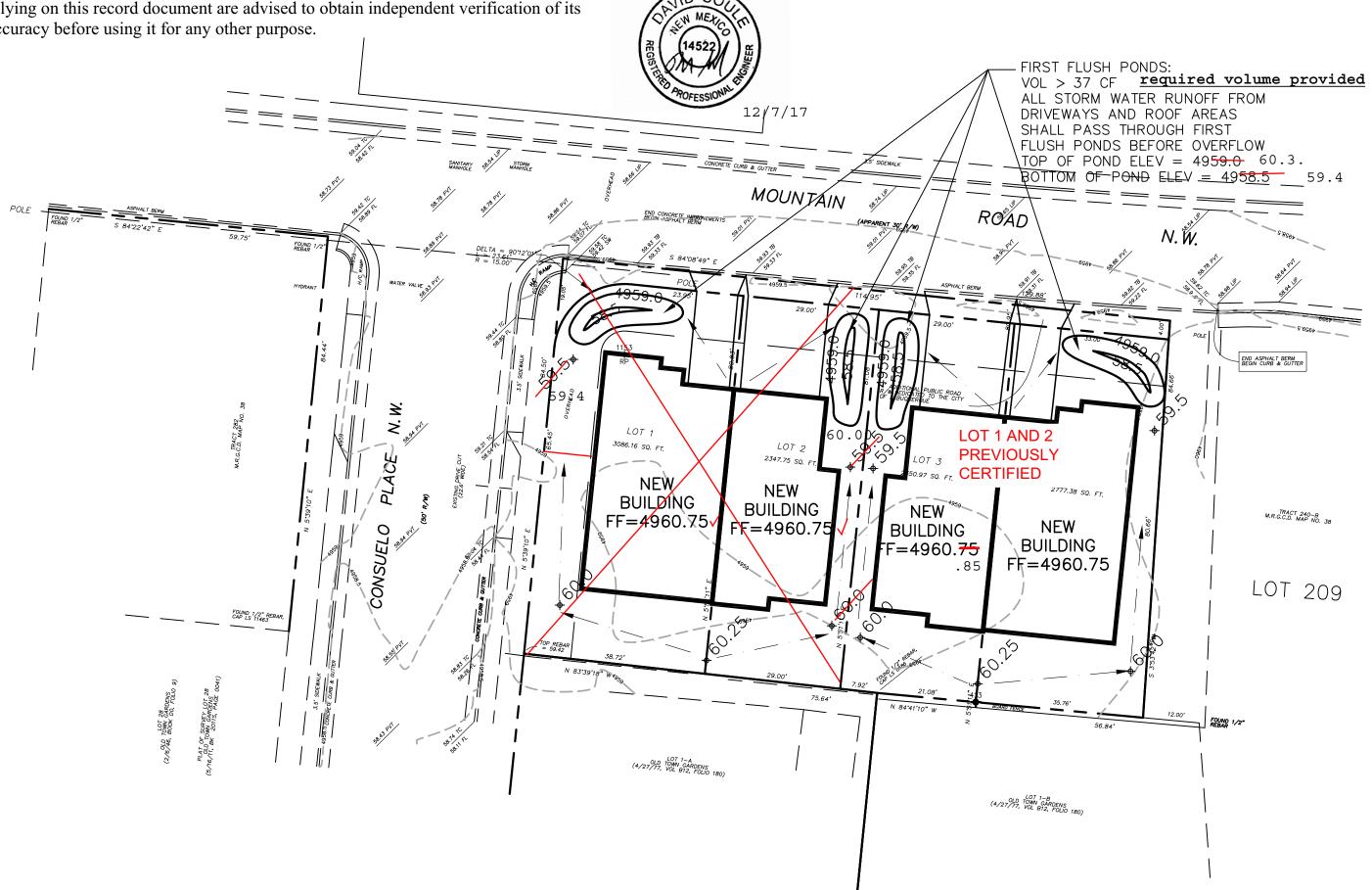
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title:		Building Permit #:	City Drainage #:						
DRB#:	EPC#:		k Order#:						
Legal Description:									
City Address:									
Engineering Firm:		Cont	act:						
Address:									
Phone#:	Fax#:	E-ma	ail:						
Owner:		Cont	act:						
Address:									
Phone#:	Fax#:	E-ma	ail:						
Architect:		Cont	act:						
Address:									
Phone#:	Fax#:	E-ma	ail:						
Other Contact:		Cont	act:						
Address:									
Phone#:	Fax#:	E-ma	ail:						
Check all that Apply: DEPARTMENT: HYDROLOGY/ DRAINAGE			ROVAL/ACCEPTANCE SOUGHT:						
TRAFFIC/ TRANSPORTATION		BUILDING PERMI							
MS4/ EROSION & SEDIMENT CO	NTROL	CERTIFICATE OF	OCCUPANCY						
TYPE OF SUBMITTAL:		PRELIMINARY PI	AT APPROVAL						
ENGINEER/ ARCHITECT CERTIFIC	CATION	SITE PLAN FOR SUB'D APPROVAL							
		SITE PLAN FOR B	SITE PLAN FOR BLDG. PERMIT APPROVAL						
CONCEPTUAL G & D PLAN		FINAL PLAT APP	ROVAL						
GRADING PLAN		SIA/ RELEASE OF	SIA/ RELEASE OF FINANCIAL GUARANTEE						
DRAINAGE MASTER PLAN		FOUNDATION PE	RMIT APPROVAL						
DRAINAGE REPORT		GRADING PERMI	GRADING PERMIT APPROVAL						
CLOMR/LOMR		SO-19 APPROVAL							
		PAVING PERMIT							
TRAFFIC CIRCULATION LAYOU	Γ (TCL)		APPROVAL						
TRAFFIC CIRCULATION LAYOUT TRAFFIC IMPACT STUDY (TIS)	Γ (TCL)	PAVING PERMIT	APPROVAL ERTIFICATION						
		PAVING PERMIT GRADING/ PAD C	APPROVAL ERTIFICATION						
TRAFFIC IMPACT STUDY (TIS)	L PLAN (ESC)	PAVING PERMIT GRADING/ PAD C WORK ORDER APP	APPROVAL ERTIFICATION ROVAL						
TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTRO	L PLAN (ESC)	PAVING PERMIT GRADING/ PAD C WORK ORDER APP CLOMR/LOMR PRE-DESIGN MEET	APPROVAL ERTIFICATION ROVAL ING						
TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTRO	L PLAN (ESC)	PAVING PERMIT GRADING/ PAD C WORK ORDER APP CLOMR/LOMR PRE-DESIGN MEET	APPROVAL ERTIFICATION ROVAL						
TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTRO OTHER (SPECIFY)	L PLAN (ESC)	PAVING PERMIT GRADING/ PAD C WORK ORDER APP CLOMR/LOMR PRE-DESIGN MEET OTHER (SPECIFY	APPROVAL ERTIFICATION ROVAL ING						

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.

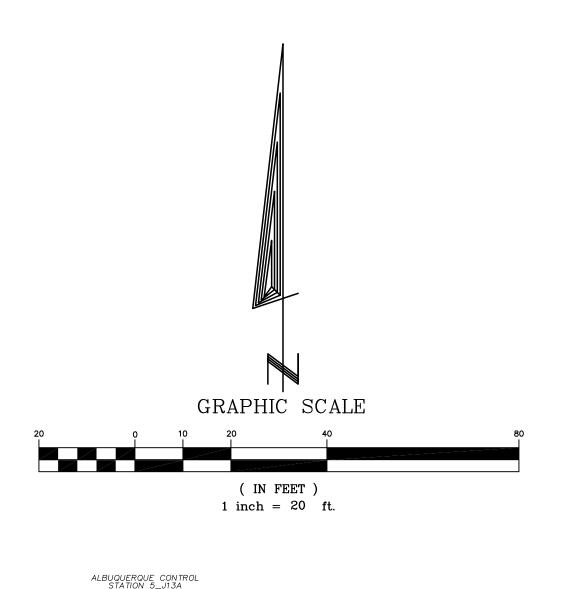
I <u>David Soule</u>, NMPE 14522, of the firm <u>Rio Grande Engineering</u>, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 1/9/17 The record information edited on the original design document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

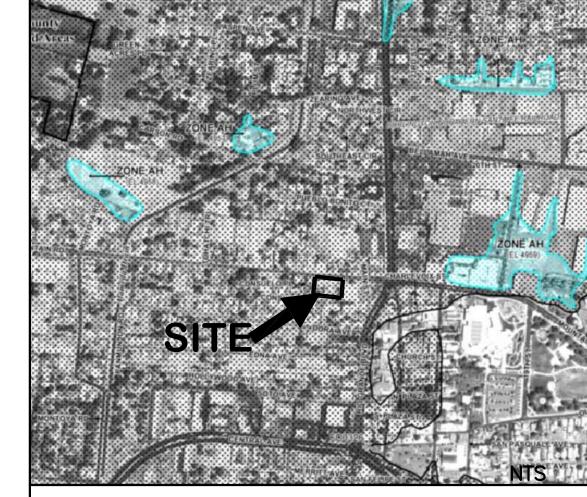


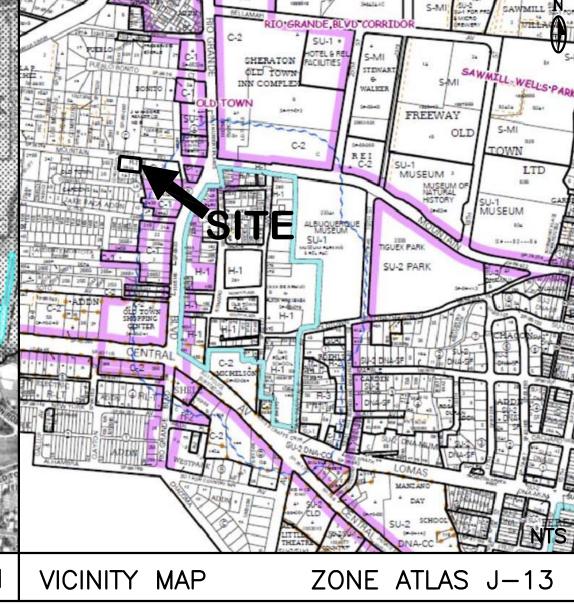
FIRST FLUSH REQUIRED POND VOLUME:						
LOT NO.	IMP. AREA (AC) 0.34" POND VOL. (CF)					
1	0.03	37				
2	0.03	37				
3	0.03	37				
4	0.03	37				

L	OTS 1 & 4	4		LOTS 2 & 3						
P	OND VOL	LUME PROVIDE	D:	POND VOLUME PROVIDED:						
	ELEV.	AREA	VOL. (CF)	ELEV.	AREA	VOL. (CF)				
	4959	154		4959	158					
			41.75			44.5				
	4958.5	13		4958.5	20					

								1								1							
LOT 1								LOT 2 & 3								LOT 4							
Areas: (acres)		Existing	Proposed					Areas: (acres)		Existing	Proposed					Areas: (acres)		Existing	Proposed				
Treatment A		0.00	-					Treatment A		0.00	† '					Treatment A		0.00	•				
Treatment B		0.00						Treatment B		0.00		1				Treatment B		0.00		-1			
Treatment C		0.05	0.00					Treatment C		0.03	0.00					Treatment C		0.04	0.00				
Treatment D		0.02	0.03					Treatment D		0.02	0.03					Treatment D		0.02	0.03				
	Total (acres) =	0.07	0.07						Total (acres) =	0.05	0.05						Total (acres) =	0.06	0.06				
Volume		100 year	100 year	10 year	10 year	2 year	2 year	Volume		100 year	100 year	10 year	10 year	2 year	2 year	Volume		100 year	100 year	10 year	10 year	2 year	2 year
		Existing	_	Existing	_	Existing	Proposed			Existing	-	Existing	1 -	Existing	Proposed			Existing	Proposed	Existing	Proposed	Existing	Proposed
	Volume (acre-feet) =	0.007		0.004		0.002			Volume (acre-feet) =	0.006	 	0.003		0.0	002 0.002		Volume (acre-feet) =	0.007		0.00		4 0.0	
	Volume (cubic feet) =	323				-			Volume (cubic feet) =	251	263	138	151		65 79		Volume (cubic feet) =	287		15-	4 15	9	70 79
	,									J.					•								
Total Q(p), cfs:								Total Q(p), cfs:								Total Q(p), cfs:							
		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	Proposed	Existing	Proposed	Existing	Proposed			Existing	Proposed	Existing	Proposed	Existing	Proposed			Existing	Proposed	Existing	Proposed	Existing	Proposed
		Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A			Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A			Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A
Treatment A		0.00	0.00	0.00	0.00	0.00	0.00	Treatment A		0.00	0.00	0.00	0.00	0	0.00	Treatment A		0.00	0.00	0.0	0.0	0.0	0.00
Treatment B		0.00		1		1		Treatment B		0.00		0.00			0.00			0.00				_	
Treatment C		0.14		1				Treatment C		0.09					0.00			0.11					
Treatment D		0.09	1		+	1	+	Treatment D		0.09		-			0.03 0.05	-		0.09	1		+	_	
	Total Q (cfs) =	0.23	0.21	0.13	0.12	0.06	0.05		Total Q (cfs) =	0.17	0.17	0.10	0.10	0	0.05		Total Q (cfs) =	0.20	0.19	0.13	2 0.1	1 0.	0.05







FEMA FLOODWAY MAP

PANEL #331H

DRAINAGE PLAN

N = 1491318.377 E = 1515633.327 CENTRAL ZONE NAD 83 GROUND TO GRID = 0.999684462 MAPPING ANGLE = -0"14"23.54" ELEVATION = 4960.499 NAVD 88

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 PI 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
- only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey.

7. The property boundary shown on this plan is given for information

- Albuquerque Standard Specifications for Public Works Construction with 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.

8. All work shall be constructed in accordance with the City of

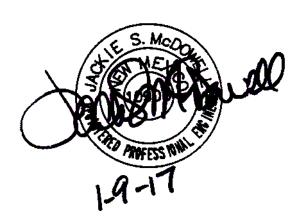
- 10. Contactor shall ensure that no site soils/sediment or silt enters the righ-of-ways during construction.
- 11. Areas disturbed due to construction shall be restored per City of Albuquerque Spec. 1012 native seed mix.

LEGEND **EXISTING** PROPOSED SPOT ELEVATION

LOTS 1, 2, 3, & 4

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



ENGINEER'S CERTIFICATION:

JON0116L

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
	l, 2, 3, & 4 AS DEVINE
JOHN JONES — CASAS DEVINE T	OWNHOMES — GRADING & DRAINAGE PLAN
7820 BEVERLY HILLS AVE TELE: 505–828–24	Engineering, 9nc. I. NE - ALBUQUERQUE, NM 87122 430 - FAX: 505-821-4857
Designed JSM Drawn STAFF	Checked JSM Sheet of

JANUARY,2017

12-20-16 JON0116L