

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 2, 2019

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM, 87111

**RE: Being There Live-Work Duplex
1315 Mountain Rd. NW
Grading and Drainage Plan
Engineer's Stamp Date: 04/02/18
Hydrology File: J13D210**

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your submittal received 04/23/2019, the Grading and Drainage Plan is approved for Building Permit and SO-19 Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

Also as a reminder, please provide Drainage Covenant for the retention ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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

Sincerely,

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: BEING THERE ^{LIVE-WORK} DUPLEX **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 17-A BALLING ADDITION No. 1
City Address: 1315 MOUNTAIN RD NW
Applicant: SIDNEY MALLARD **Contact:** SIDNEY MALLARD
Address: 1315 MOUNTAIN RD NW 87104
Phone#: 206-7939 **Fax#:** _____ **E-mail:** _____
Other Contact: SMM PE, LLC **Contact:** SCOTT MCGEE
Address: 9700 TANOAN DR NE 87111
Phone#: 263-2905 **Fax#:** _____ **E-mail:** scottmcmgee@gmail.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☒ OTHER (SPECIFY) SO 19
☐ PRE-DESIGN MEETING?

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

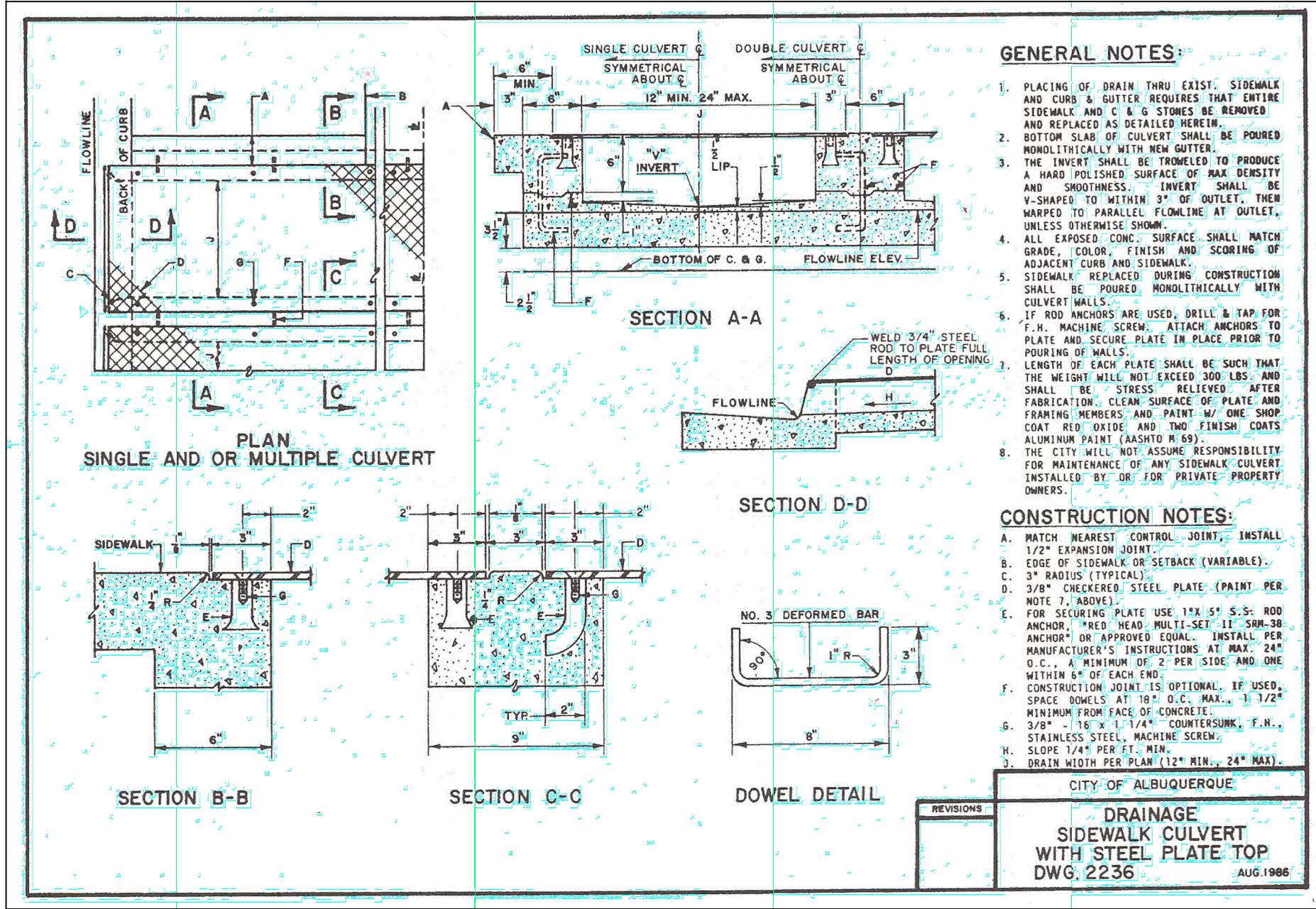
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4/5/19 **By:** Scott McGee

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

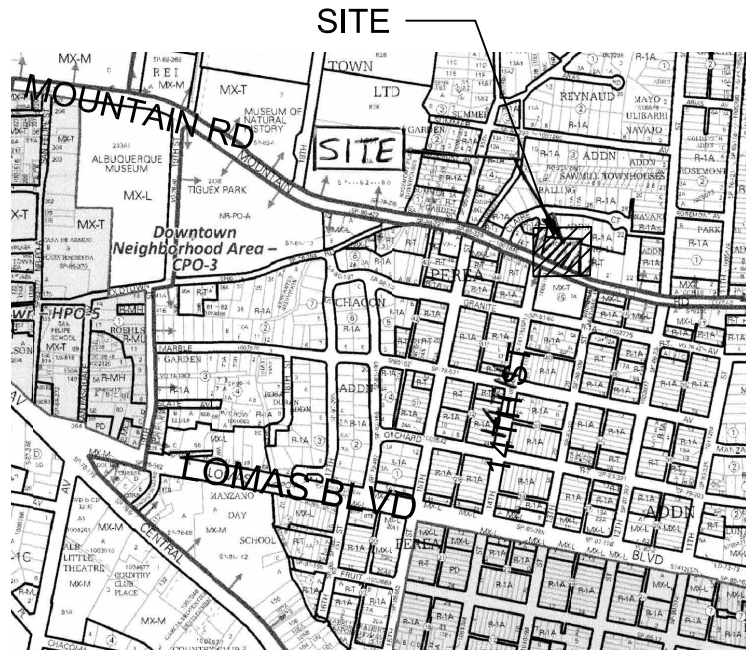
FEE PAID: _____



Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. 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.
3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Contractor must contact Henry Blair at 203-7358 and Construction Coordination at 924-3416 to schedule an inspection.

STREET MAINTENANCE INSPECTOR
APPROVAL _____



VICINITY MAP

LEGEND

—	EXISTING CONSTRUCTION
—	NEW CONTOUR
FF=4961.00	EXISTING BUILDING FINISH FLOOR ELEV
◆ 65.5	NEW SPOT ELEVATION
—	NEW CONSTRUCTION
—	RD
—	TC
—	FL
—	CP
—	ROOF DRAIN
—	TOP OF CURB
—	FLOWLINE
—	COVERED PATIO

KEYED NOTES

1. INSTALL 4" x 4" OPENINGS AT GRADE ON 6' CENTERS IN NEW WALL TO ALLOW FOR PATIO DRAINAGE.
2. INSTALL NEW 12"-WIDE SIDEWALK CULVERT PER CITY DTD DWG NO. 2236.

DRAINAGE ANALYSIS

ADDRESS: 1315 Mountain Road NW, Albuquerque, NM

LEGAL DESCRIPTION: LOT 17-A, BALLING ADDITION NO.1

SITE AREA: 41,396 SF (0.95 acre)

BENCHMARK: City of Albuquerque Station "5-J12-A" being a brass cap with ELEV= 4960.499 (NAVD 1988)

SURVEYOR: Harris Surveying Inc. dated September, 2018

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0331H (8/16/12), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: There is no offsite flow that enters this site.

EXISTING CONDITIONS: The site is an existing commercial building with gravel parking areas and xeric landscaping. The site is fairly flat but slopes down to the southwest corner with no discharge to Mountain Road or 14th Street.

PROPOSED IMPROVEMENTS: The proposed 900 SF duplex to the east side of the existing building will be a free-standing structure with the gravel access and parking as shown on the east side of the lot. The east and west rooflines will be guttered with downspouts at the north end of the building.

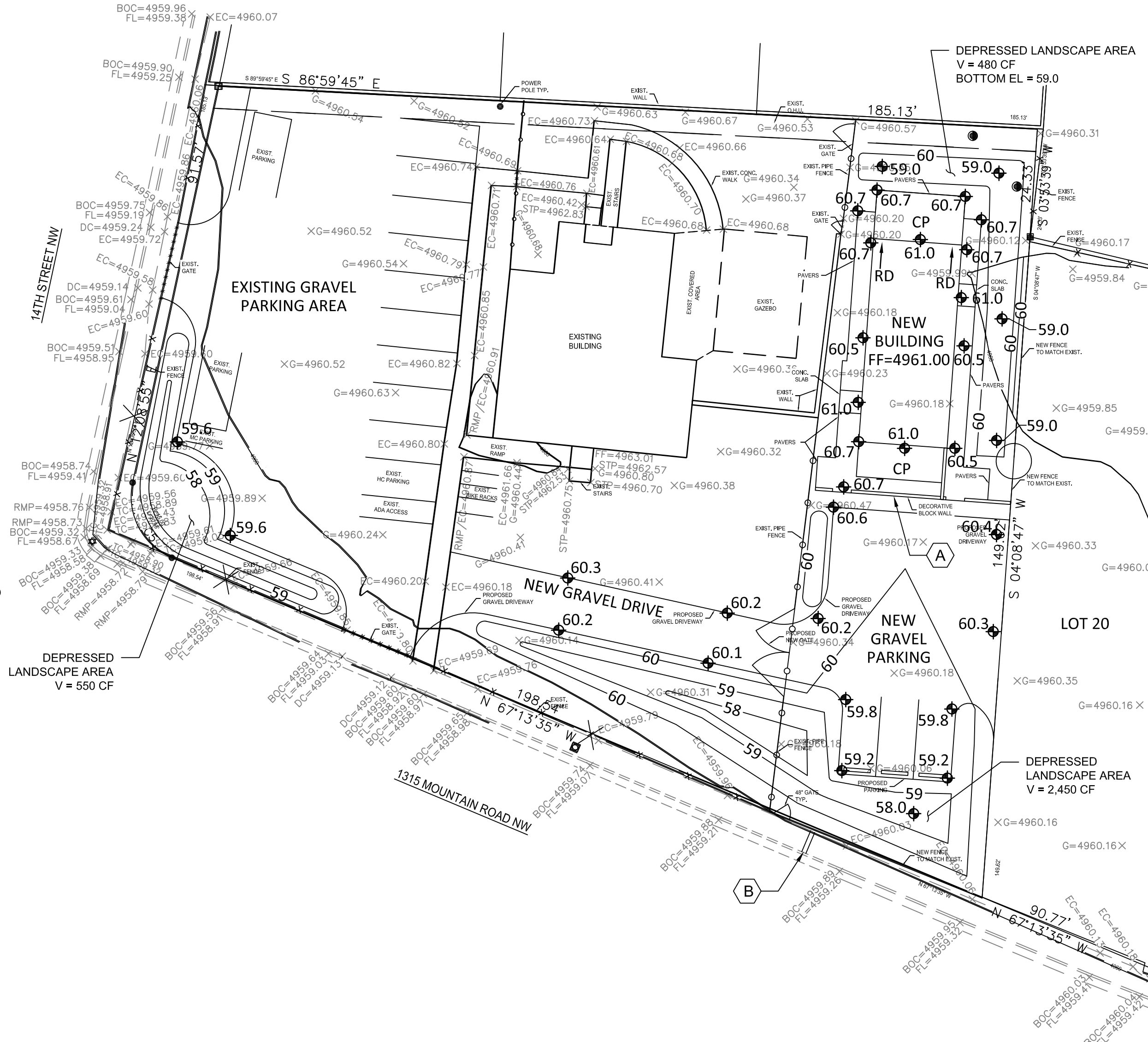
DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention ponds for the first flush volume.

Existing land treatment: 15% B, 78% C and 7% D Precipitation Zone: 2
 $Q = [(0.15)(2.28) + (0.78)(3.14) + (0.07)(4.70)](0.95) = 3.0 \text{ CFS}$

Proposed land treatment: 15% B, 73% C and 12% D
 $Q = [(0.15)(2.28) + (0.73)(3.14) + (0.12)(4.70)](0.95) = 3.0 \text{ CFS}$

100-YR 10-DAY $V = (6,209)(0.065) + (30,219)(.0942) + (4,968)(.1767) + (4,968)(0.1333) = 4,790 \text{ CF}$

The proposed below grade retention storage area will provide $V = 2450 + 550 + 480 = 3,480 \text{ CF}$. Additional onsite storage is provided by the existing and proposed gravel parking areas: $V = 14,900 \times 0.33 \times 0.3 = 1,490 \text{ CF}$.
Total $V = 3,480 + 1,490 = 4,970 \text{ CF}$ ($4,970 > 4,790 \text{ OK}$)



GRADING & DRAINAGE PLAN

1"=20'-0"



— TOTAL SHEETS—

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT ADDRESS:
1315 MOUNTAIN ROAD NW
ALBUQUERQUE, NM 87104
CLIENT NAME:
ARQUITECTURA GUILLERMO LLC

DRAWING NAME:
GRADING & DRAINAGE PLAN

PROJECT NAME:
MOUNTAIN ROAD

PROJECT NUMBER:
19-019
PROJECT PROGRESS:
FINAL
DRAWN BY:
JSK
CHECKED BY:
SMM / SMM
APPROVED BY:
SMM
DATE:
03.15.19
SCALE:
AS NOTED
SHEET:

C1

— TOTAL SHEETS—