

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 7, 2021

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

Re: 1315 Mountain Rd. NW
Request for Certificate of Occupancy - Permanent
Hydrology Final Inspection –Approved
Grading and Drainage Plan Stamp Date: 4/2/19
Certification dated: 12/7/20
Drainage File: J13D210

Dear Mr. McGee,

PO Box 1293

Based on the submittal received 12/8/20 and inspection on 1/7/21 this certification is approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

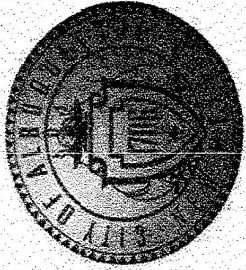
If you have any questions, you can contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

NM 87103

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

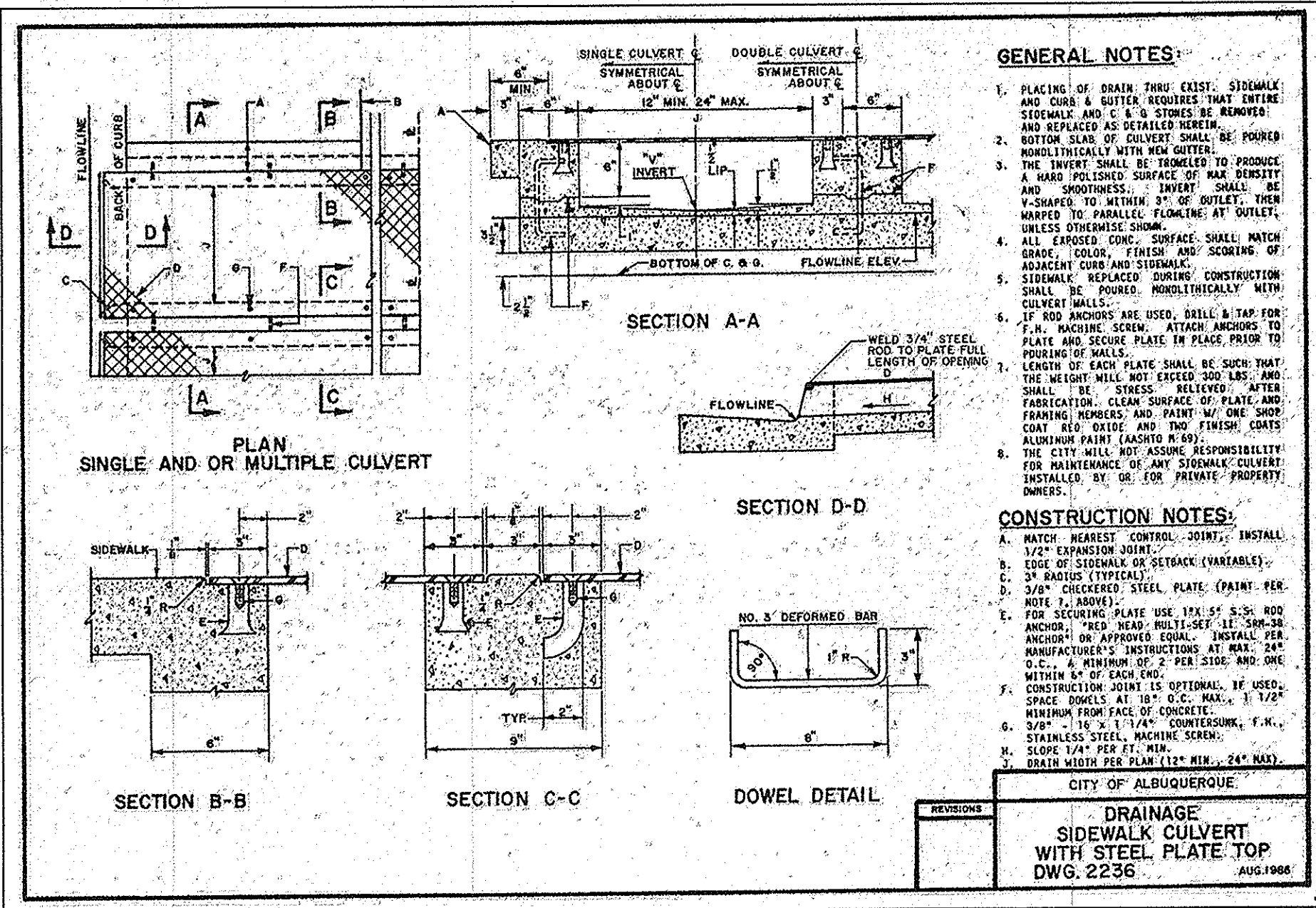
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BEING THERE Building Permit #: J13/D210
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 SANDY VERBENA TR LNE 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) _____
____ 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: 12/8/2020 By: SCOTT MCGEE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

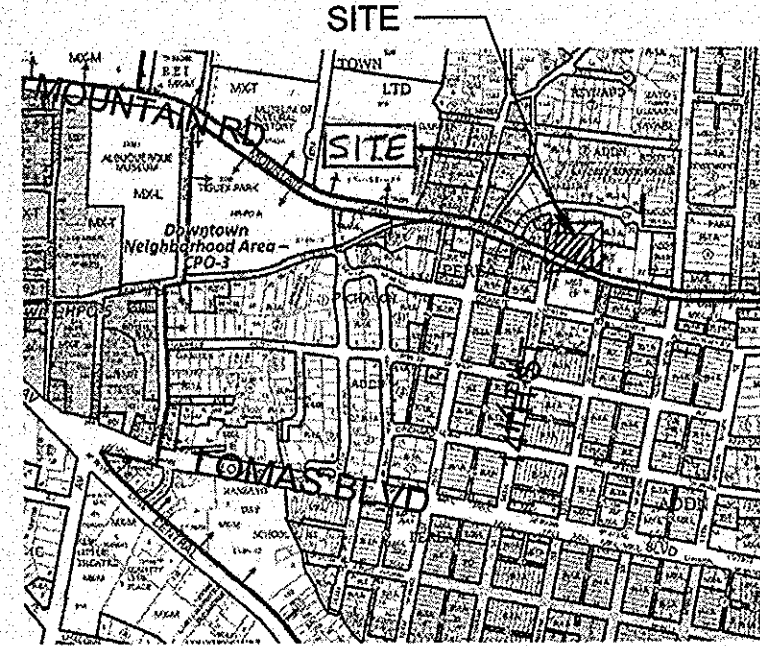
FEE PAID: _____



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	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE
CP	COVERED PATIO

KEYED NOTES

- A. INSTALL 4" x 4" OPENINGS AT GRADE ON 6' CENTERS IN NEW WALL TO ALLOW FOR PATIO DRAINAGE.
- B. 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 CF

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

DRAINAGE CERTIFICATION

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/2/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS OBTAINED BY LORENZO DOMINGUEZ, NMPLS # 10461, OF EAST MOUNTAIN SURVEYING. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 12/2/20 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

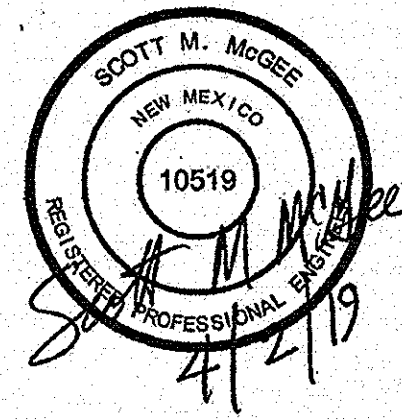
THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

Scott M McGee 12-7-20
SCOTT M MCGEE, NMPE 10519



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 CERTAIN 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
DATE:
03.15.19
SCALE:
AS NOTED
SHEET:

C1

— TOTAL SHEETS—