

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 14, 2020

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 –Not Approved
Grading and Drainage Plan Stamp Date: 4/2/19
Certification dated: 9/1/20
Drainage File: J13D210**

Dear Mr. McGee,

PO Box 1293

Based on an inspection on 9/11/20 this certification cannot be approved for Permanent Certificate of Occupancy by Hydrology until the following issues are corrected:

Albuquerque

1. The first flush ponds shown on the plans were not constructed. These ponds need to be constructed or if you intend on using payment-in-lieu then you provide a receipt showing that this payment was made. Payment-in-lieu for this site would be calculated at \$8/CF which at 4,790 CF would be $8 \times 4,790 = \$38,320.00$

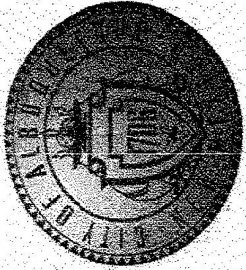
NM 87103

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

www.cabq.gov

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: BEING THERE Building Permit #: _____ Hydrology File #: 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 TANGAN DR NE 87111

Phone#: 263-2905 Fax#: _____ E-mail: SCOTT.MCGEE@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:

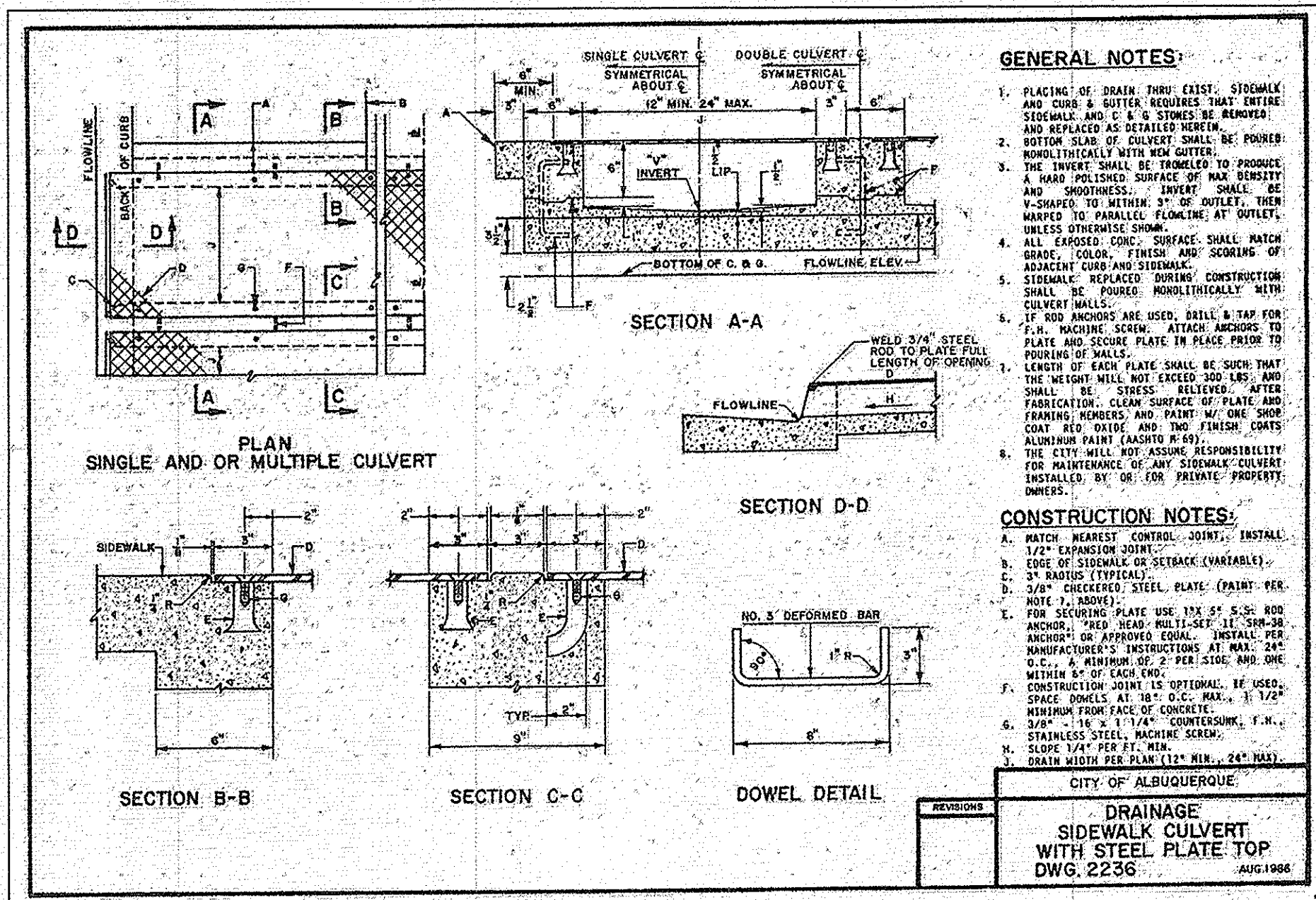
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/2/2020 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.

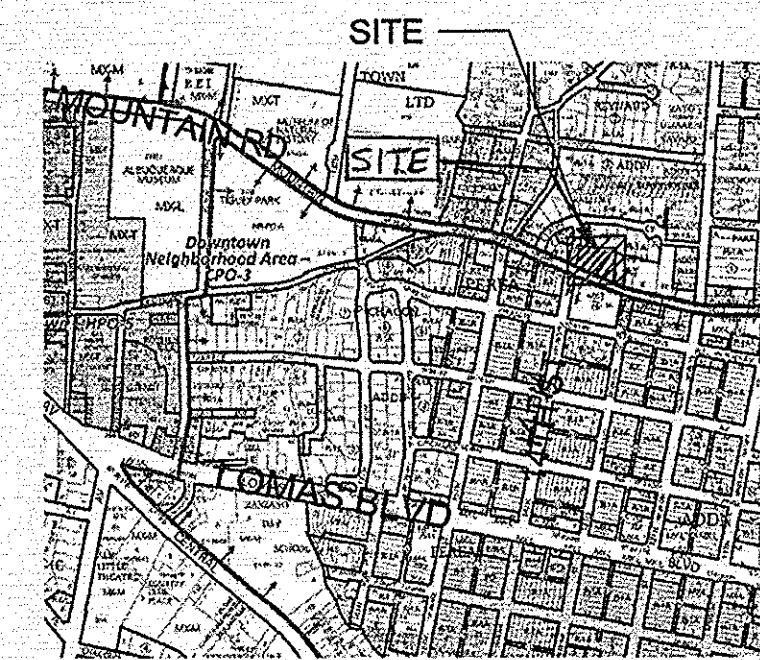
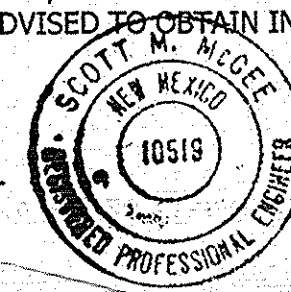
STREET MAINTENANCE INSPECTOR
APPROVAL _____

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 8/30/20 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 9-1-2020
SCOTT M MCGEE, NMPE 10519



VICINITY MAP

LEGEND

—	EXISTING CONSTRUCTION
—	NEW CONTOUR
—	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.

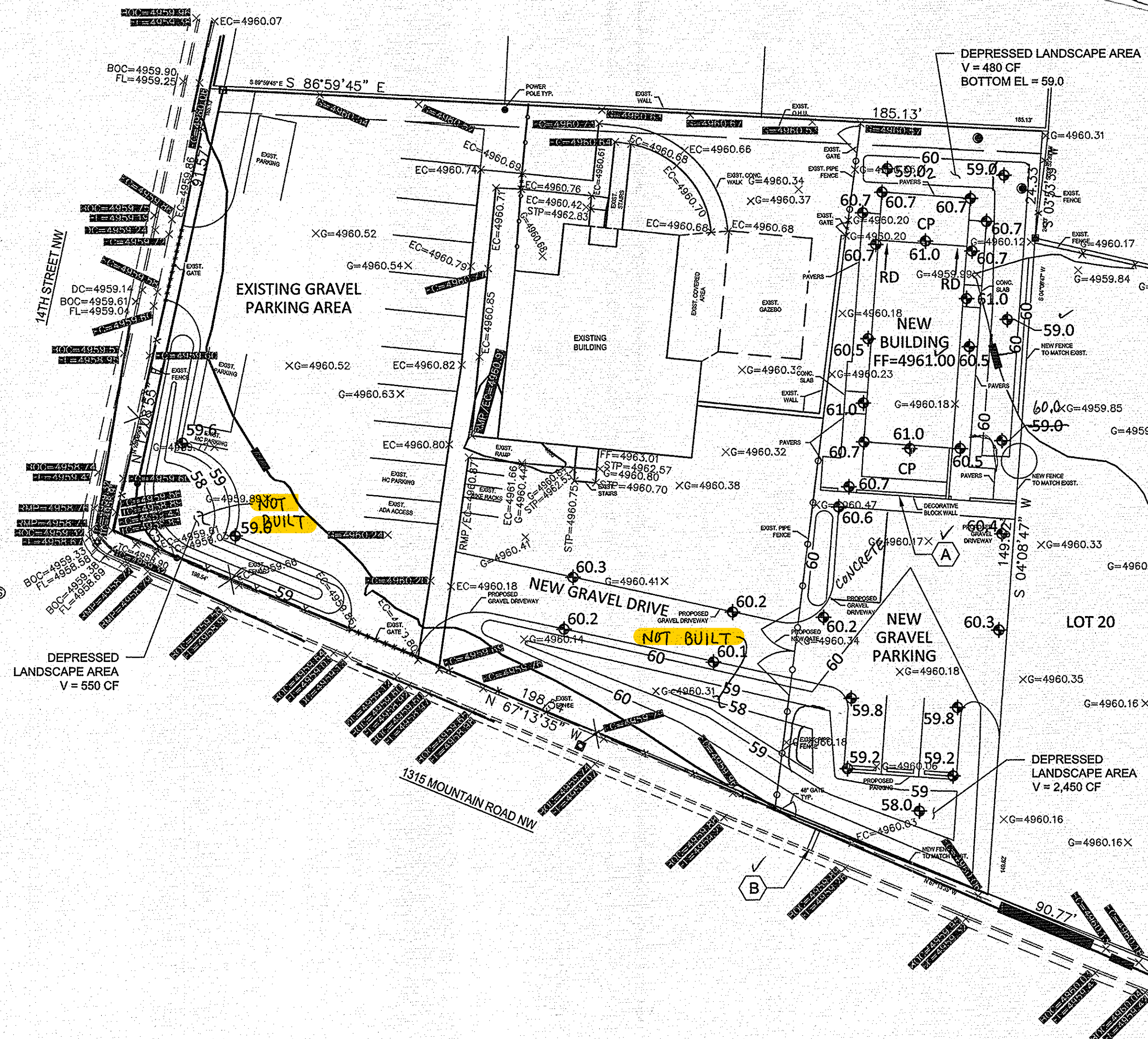
DRAINAGE APPROACH: The site drainage pattern will follow historic conditions with the incorporation of onsite retention ponds for the first flush volume.

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

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

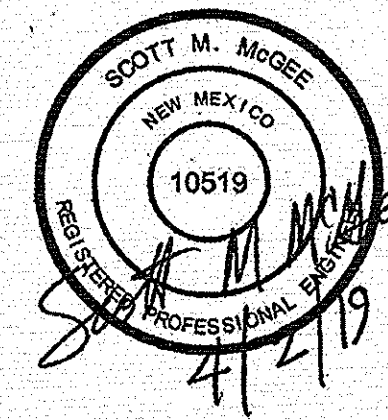
100-YR 10-DAY V = (6,209)(0.065) + (30,219)(.0942) + (4,968)(.1767) + (4,968)(0.1333) = **4,790 CF**

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)



GRADING & DRAINAGE PLAN

1"=20'-0"



— TOTAL SHEETS—

GRADING & DRAINAGE PLAN

1315 MOUNTAIN ROAD NW
ALBUQUERQUE, NM 87104

ARQUITECTURA GUILLERMO LLC

PROJECT NAME: MOUNTAIN ROAD

PROJECT NUMBER: 19-019

PROJECT PROGRESS: FINAL

DRAWN BY: JSK

CHECKED BY: SMM / APPROVED BY: SMM

DATE: 03.15.19

SCALE: AS NOTED

SHEET: C1

— TOTAL SHEETS—