CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

December 21, 2015

Conrad Ley, P.E.
Wilson & Company
4900 Lang Ave NE
Rio Rancho, New Mexico 87109

Re: Lead Avenue Residences
2122 Lead Avenue SE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 12-22-14 (K15D094)
Certification dated: 12-21-15

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Mr. Ley,

Based on the Certification received 12/21/2015, the Lead Avenue Residences is acceptable for permanent release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

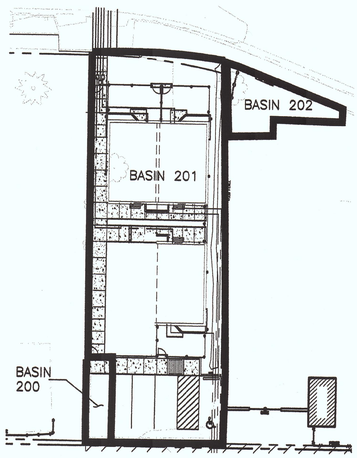
Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

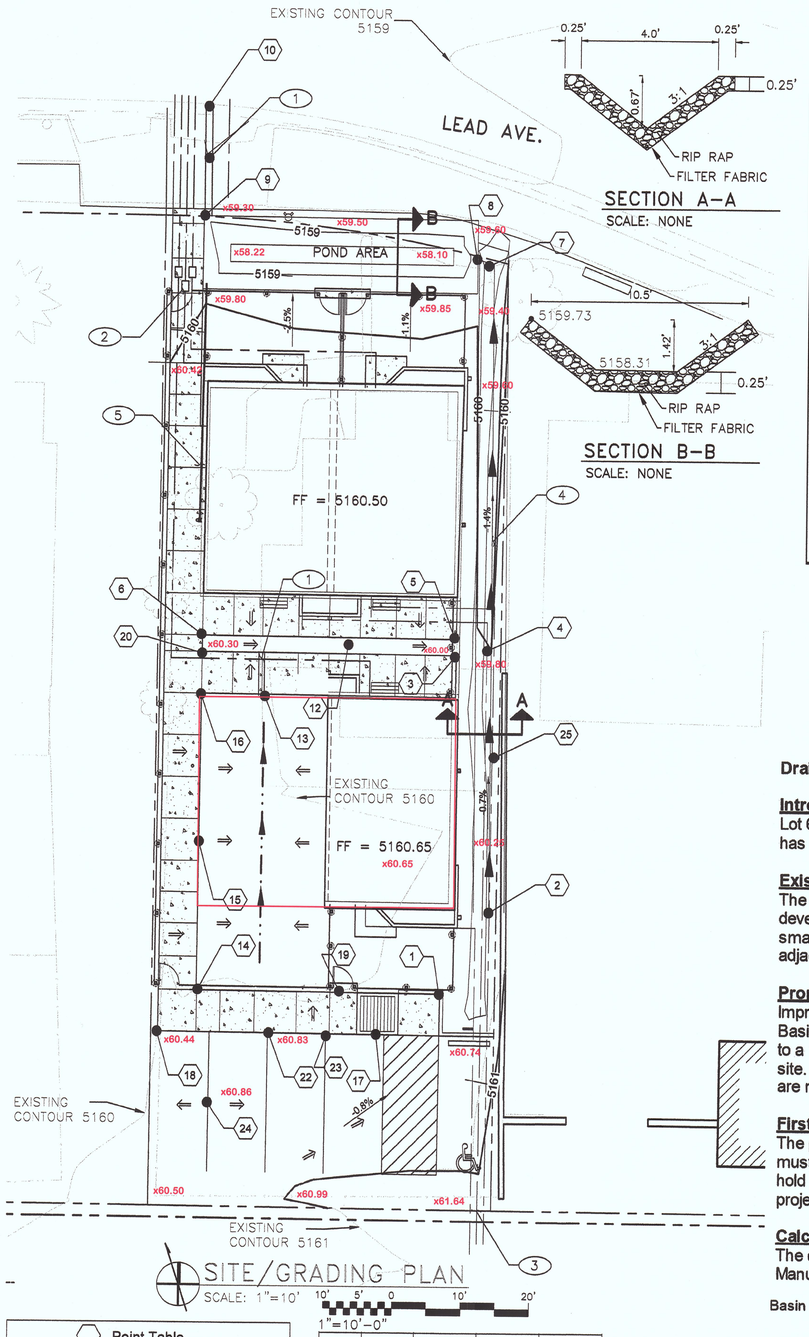
TE/RH
C: email

VICINITY MAP
NOT TO SCALE

FIRM #35001C0353H
NOT TO SCALE



DRAINAGE BASINS
NOT TO SCALE



Point Table				
Point #	Elevation	Northing	Easting	Description
1	5160.51	1484229.20	1529332.01	SIDEWALK
2	5160.30	1484240.93	1529339.02	SPOT
3	5160.03	1484277.69	1529333.91	SPOT
4	5160.00	1484278.40	1529339.03	SPOT
5	5160.03	1484280.02	1529333.93	SPOT
6	5160.24	1484280.33	1529296.93	SIDEWALK
7	5159.35	1484333.86	1529338.87	SPOT
8	5159.30	1484334.57	1529336.46	SPOT
9	5159.20	1484340.50	1529296.55	SPOT
10	5158.84	1484356.41	1529297.15	SPOT
12	5160.12	1484279.10	1529318.35	SPOT
13	5160.25	1484271.92	1529306.29	SPOT
14	5160.55	1484229.49	1529296.51	SIDEWALK
15	5160.45	1484247.99	1529296.66	SIDEWALK
16	5160.36	1484271.99	1529296.86	SIDEWALK
17	5160.65	1484223.17	1529322.71	SIDEWALK
18	5160.30	1484223.54	1529290.96	SIDEWALK
19	5160.62	1484229.32	1529317.21	SIDEWALK
20	5160.24	1484277.99	1529296.91	SIDEWALK
22	5160.70	1484223.41	1529306.96	SIDEWALK
23	5160.68	1484223.34	1529315.46	SIDEWALK
24	5160.85	1484213.56	1529298.40	SPOT
25	5160.15	1484263.23	1529338.86	SPOT

The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

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.

DEVELOPMENT REVIEW SERVICES,
SR. ENGINEER_____

STREET MAINTENANCE INSPECTOR
APPROVAL_____

GENERAL NOTES

1. EXISTING SURVEY IS FROM 2008 COA 6442.92 LEAD & COAL IMPROVEMENTS PROJECT.
2. IF THIS SHEET IS NOT 24" X 36". THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

KEYED NOTES

1. BUILD 2–4" DRAIN LINES THROUGH CURB PER COA STND DWG 2235
2. CONNECT TO EXISTING WATER WITH 2" SERVICE LINE
3. CONNECT TO EXISTING SAS WITH 4" LINE
4. PROPOSED DRAINAGE SWALE (SEE SECTION A–A) HEIGHT VARIES FROM 0.3'–0.67' DEEP. SWALE SLOPES AT 0.8% MINIMUM.
5. 4" PIPE FOR ROOF DRAIN

LEGEND

PROPOSED ELEVATION CONTOUR
EXISTING ELEVATION CONTOUR
SIDEWALK (CONCRETE)
WOOD FENCE

DRAINAGE CERT. W/ SURVEY WORK BY OTHERS - 12/21/2015

I, Conrad Ley, NMPE 21229 of the firm Wilson & Company, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 12/22/14. The recorded information edited onto the original design document has been obtained by Tim Martinez, NMPS 13982 of the firm Tim Surveying INC. I further certify that I have personally visited the site on 12/21/15 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 permanent certificate of occupancy. The recorded information presented herein 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.

Drainage Report

Conrad Ley 12/21/15
CONRAD LEY, NMPE 21229 DATE

Introduction

Lot 6, block 4, Buena Vista Heights, shown hereon is a residential lot located on Lead Ave. in Albuquerque, Bernalillo County, NM. The drainage report has been prepared in accordance with the latest revision to Volume 2 Section 22.2 of the City of Albuquerque Design Process Manual.

Existing Conditions

The site is developed with an existing 1100 square foot building on a .164 acre lot. The lot is bounded on the east and west side by residential developments. The north side of the lot is adjacent to Lead Ave. and the south side is bound by an alley. The adjacent property to the east contributes a small amount of offsite flows to the proejct area. These flows run east to west along the north end of the proposed project. Basin 100 flows onto the adjacent property to the west.

Proposed Conditions

Improvements to the lot includes new residences being built within a 1710 square foot building envelope. The majority of onsite flows will flow to the north. Basin 100 was partially redirected north, however basin 200 will continue to flow to the west. Basin 201 will primarily be collected in a small V-ditch routed to a 17" deep pond and then flow north through curb drain lines into Lead Ave. Basin 202 will continue to flow from the east to the west onto the project site. The flows will be captured by the swale and directed into the pond where they will then be discharged onto Lead Ave. The additional proposed flows are not being detained as the increase is minimal and will not adversy affect the City's storm drain system.

First Flush

The proposed imprevious area is .10 acres or 4250 square feet. Per the City Drainage Ordinance, the 90th percentile storm event, which is 0.44 inches must be managed. Due to initial impervious abstraction (0.10 inches), the impervious area needs to be multiplied by 0.34 inches. The volume necessary to hold the first flush is 120 cubic feet. A 10.5 foot wide by 40 foot long and 1.42 foot deep pond with 3:1 side slopes will be placed on the north end of the project site. The retention capacity of the pond is 129 cubic feet.

Calculations

The calculations shown below represent the flows for a 100-year 6-hour design event. The hydrology is per the Section 22.2 of the Development Process Manual for the City of Albuquerque, NM, latest revision.

Basin Data: COA Zone: 2
Precip, in/hr 2.35

Existing Conditions

Basin	Total Area (Ac)	A %	A Ac	B %	B Ac	C %	C Ac	D %	D Ac	Peak Discharge, Q	Excess Precip. (Weighted)	Volume (6_{hr}, acre-ft)	Volume (24_{hr}, acre-ft)	Volume (10_{day}, acre-ft)
100	0.060	0	0	0	0	100	0.06	0	0.00	0.19	1.13	0.0057	0.0057	0.0057
101	0.104	0	0	0	0	75	0.08	25	0.03	0.37	1.38	0.0119	0.0128	0.0154
102	0.014	0	0	0	0	100	0.01	0	0.00	0.05	1.13	0.0014	0.0014	0.0014

Proposed Conditions

Basin	Total Area	A %	A Ac	B %	B Ac	C %	C Ac	D %	D Ac	Peak Discharge, Q	Excess Precip. (Weighted)	Volume (6_{hr}, acre-ft)	Volume (24_{hr}, acre-ft)	Volume (10_{day}, acre-ft)
200	0.007	0	0.00	0	0.00	0	0.00	100	0.01	0.03	2.12	0.0012	0.0015	0.0022
201	0.157	0	0.00	40	0.06	0	0.00	60	0.09	0.59	1.58	0.0207	0.0239	0.0333
202	0.014	0	0	0	0	100	0.01	0	0.00	0.05	1.13	0.0014	0.0014	0.0014

revision | by | date | rev

Mullen Heller Architecture P.C.

WILSON & COMPANY

CONRAD LEY NEW MEXICO 21229 12-22-14 PROFESSIONAL ENGINEER

job number 10-26
drawn by DAP
project manager Conrad Ley, PE
date 12/22/14

project title
Lead Avenue Duplexes
2122 Lead Avenue, SE.
Albuquerque, New Mexico

sheet title

sheet-
C–100

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Lead Avenue Residences Building Permit #: T201492679 City Drainage #: _____

DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: Lot 6, Block 4, Buena Vista Heights Subdivision

City Address: 2122 Lead Avenue SE Albuquerque NM 87106

Engineering Firm: Wilson & Company Contact: Conrad Ley

Address: 4900 Lang Ave. NE Albuquerque, NM 87109

Phone#: 505.348.4000 Fax#: 505.348.4055 E-mail: conrad.ley@wilsonco.com

Owner: Dr. Charles Chiang Contact: _____

Address: 402 Coyote Canyon Dr. Gallup, NM 87301

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

Architect: Mullen Heller Architecture Contact: Doug Heller

Address: 1718 Central Ave SW Suite D

Phone#: 505.268.4144 Fax#: 268.4244 E-mail: doug@mullenheller.com

Other Contact: Insight Construction Contact: Damian Chimenti

Address: PO Box 6653 Albuquerque, NM 87197

Phone#: 505.888.7927 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) _____

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

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes _____ No

DATE SUBMITTED: 12/21/15 By: Conrad Ley

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___