

CITY OF ALBUQUERQUE

Planning Department



Timothy M. Keller, Mayor

December 27, 2017

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

**Re: Rio Vista Apartments
770 Juan Tabo NE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 8-31-16 (K22D011)
Certification dated: 12-8-17**

Dear Mr. McGee,

Based on the Certification received on 12/22/17, the Rio Vista Apartments are acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JDH
C: CO Clerk

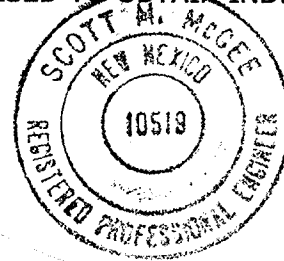
JUAN TABO BOULEVARD NE

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 8/31/16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN WAS OBTAINED BY ANTHONY L. HARRIS, NMPS 11463, OF THE SURVEY OFFICE. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 12/8/17 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.

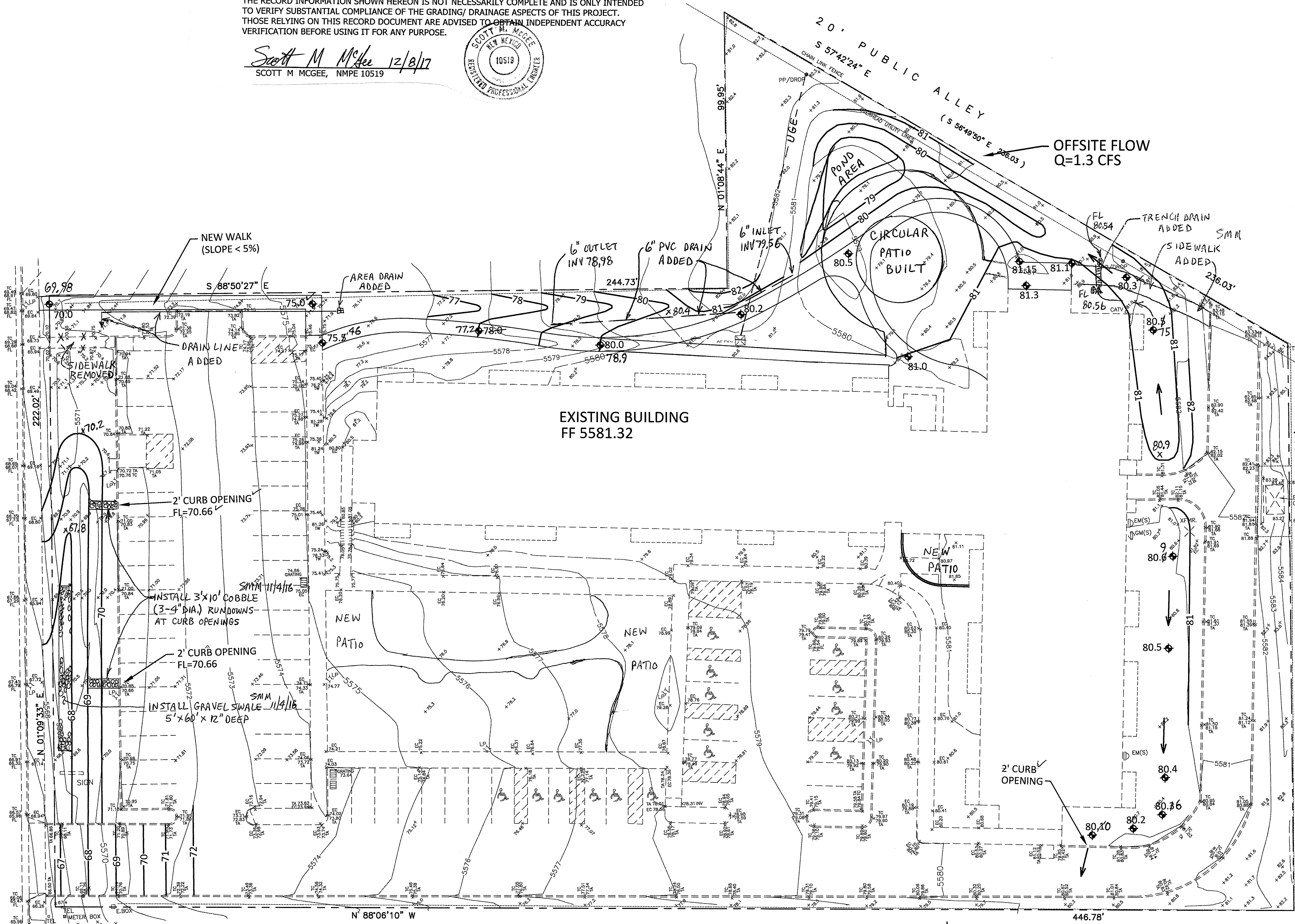
THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

Scott M McGee 12/8/17
SCOTT M MCGEE, NMPE 10519



LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- EXISTING BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION
- AS BUILT ELEVATION
- EXIST. UNDERGROUND ELECTRIC



GRADING AND DRAINAGE PLAN

1" = 20'

0 20' 40'



SITE



VICINITY MAP

K-22

NOT TO SCALE

DRAINAGE CALCULATIONS

ADDRESS: 770 Juan Tabo Blvd NE, Albuquerque, NM
LEGAL DESCRIPTION: TRACT A, MONARCH PARK

SITE AREA: 108,333 SF (2.487 acre) DISTURBED AREA: 35,710 SF (0.82 acres)

BENCHMARK: City of Albuquerque Station '10-K21' being a brass cap located at Juan Tabo and Grand Avenue NE. ELEV= 5557.514 (NAVD 1988)

SURVEYOR: Harris Surveying Inc. dated June, 2016

PRECIPITATION ZONE: 4

FLOOD HAZARD: From FEMA Map 35001C0359G (9/26/08), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is an existing apartment building, asphalt parking areas, and landscaping. The site slopes down to the west and discharges to Juan Tabo Blvd.

PROPOSED IMPROVEMENTS: The proposed improvements include a new entry vestibule, new accessible path from Juan Tabo to the building, and updating the landscaping to reduce turf areas and increase xeriscaping. These minor improvements are proposed as part of an overall building renovation project.

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

Existing land treatment: 27% B, 9% C and 64% D Precipitation Zone: 4
 $Q = [(0.27)(2.92) + (0.09)(3.73) + (0.64)(5.25)](2.487) = 11.2 \text{ CFS}$

Proposed land treatment: 7% B, 28% C and 65% D
 $Q = [(0.07)(2.92) + (0.28)(3.73) + (0.65)(5.25)](2.487) = 11.6 \text{ CFS}$
First flush $V = (70,410)(0.34/12) = 1,995 \text{ CF}$

The proposed retention pond areas will combine to contain the first flush volume. Site runoff will increase only slightly due to the replacement of existing turf with xeric landscaping.



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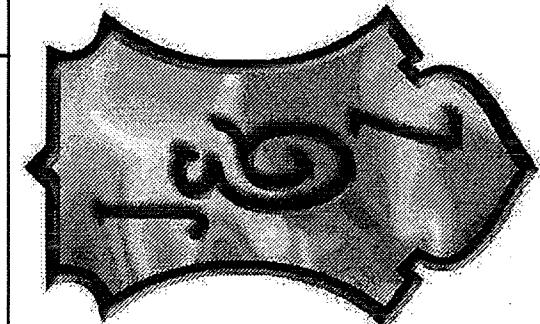
GRADING PLAN

RIO VISTA APARTMENTS

sheet no:

C101

770 JUAN TABO BLVD. NE
ALBUQUERQUE NM, 87123



JEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P. 505-797-1318

"WERE YOUR BUILDING WIZ KIDZ SO YOU CAN"