

# CITY OF ALBUQUERQUE



January 24, 2007

Shahab Biazar, P.E.  
Advanced Engineering and Consulting, LLC  
4416 Anaheim Ave. NE  
Albuquerque, NM 87113

**Re: The Vaughan Equities LLC West Building, 9501 Paseo del Norte NE,  
Certificate of Occupancy  
Engineer's Stamp dated 4-21-05 (C20-D57)  
Certification dated 1-22-07**

Dear Mr. Biazar,

P.O. Box 1293

Based upon the information provided in your submittal received 1-23-07, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3981.

New Mexico 87103

Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk  
File

# CITY OF ALBUQUERQUE



May 3, 2006

Mr. Shahab Biazar, P.E.  
**ADVANCED ENGINEERING AND  
CONSULTING, LLC**  
4416 Anaheim Avenue NE  
Albuquerque, NM 87113

**Re: THE VAUGHN EQUITIES LLC    *EAST BUILDING***  
**9551 Paseo del Norte NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Approved Engineer's Stamp dated 04/21/2005 (C-20/D57)**  
**Certification dated 01/11/2006**

Dear Shahab:

Based upon the information provided in your submittal received 04/27/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: CO Clerk  
File

P.O. Box 1293

Albuquerque

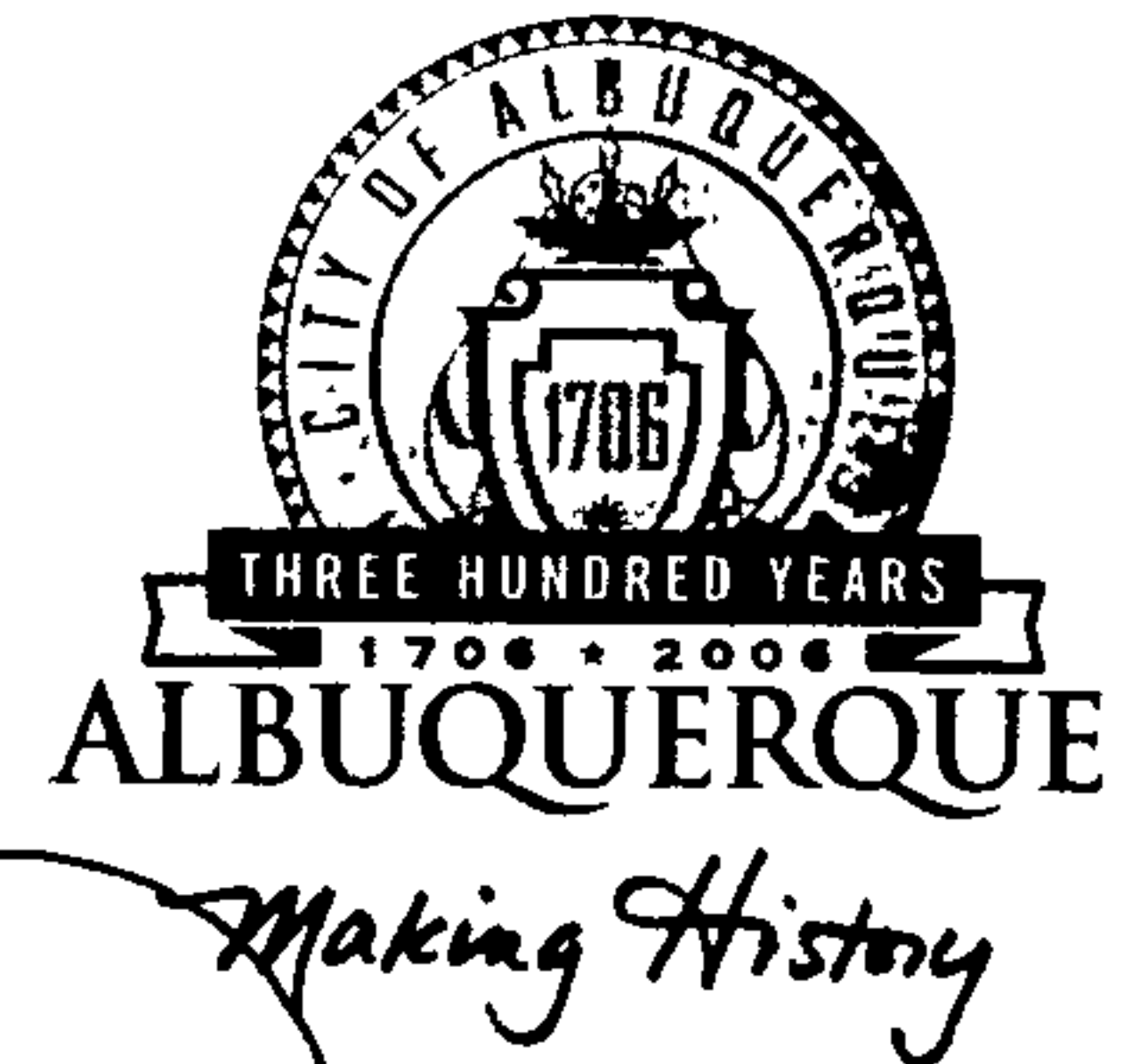
New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



# CITY OF ALBUQUERQUE

293-5270



NEED SO-19  
As per  
Phil L.

March 26, 2005

Shahab Biazar, P.E.  
Advanced Engineering & Consulting, LLC  
4416 Anaheim Ave. NE  
Albuquerque, NM 87113

**Re: The Vaughan Equities LLC, Lots 14, 15 & Portion of Lot 16, Block 20, Tract 3 NAA – Grading and Drainage Plan  
Engineer's Stamp dated 4-21-05 (C20-D57)**

Dear Mr. Biazar,

P.O. Box 1293

Based upon the information provided in your submittal dated 4-22-05, the above referenced plan is approved for Building Permit and S019 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology and prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

www.cabq.gov

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.

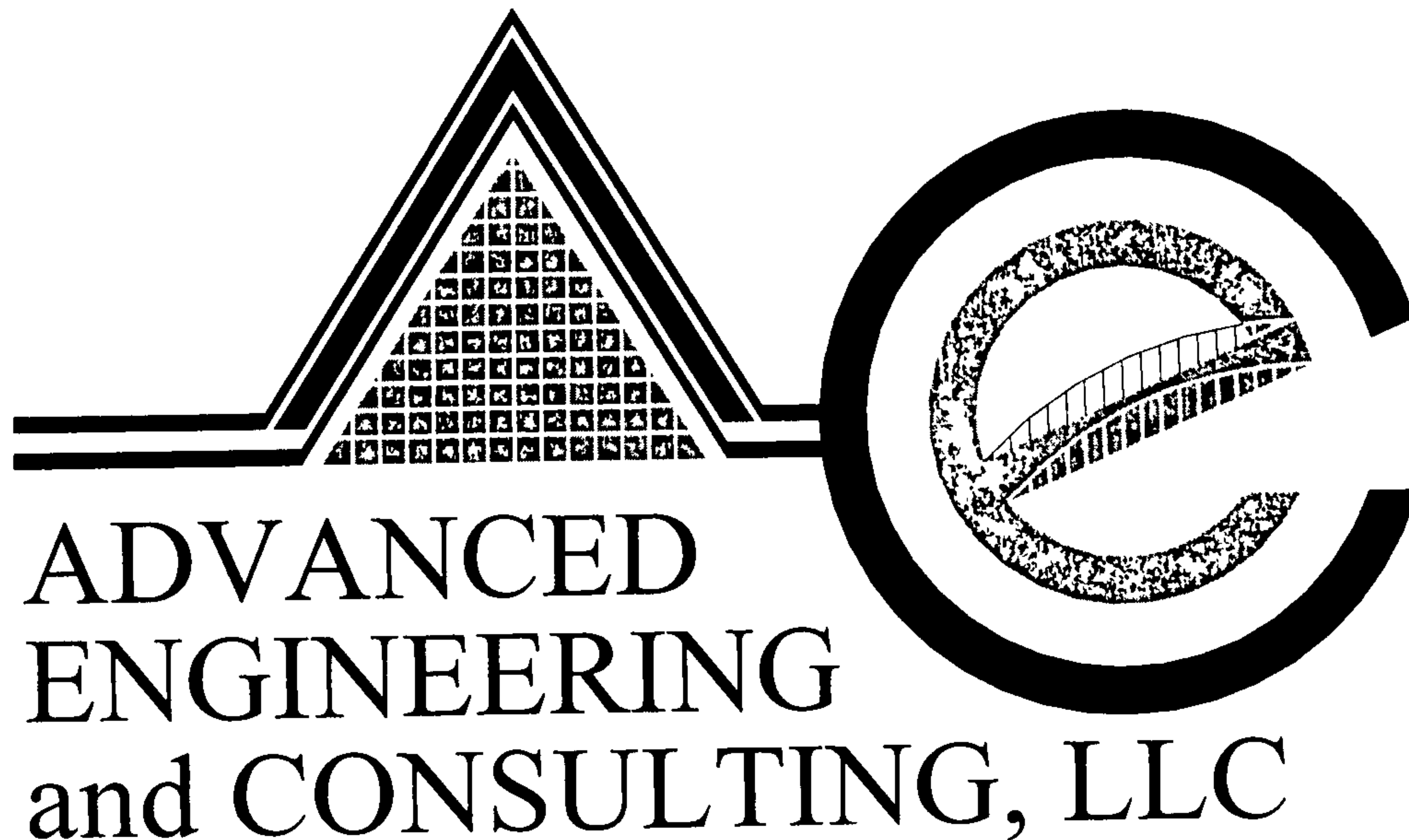
Engineering Associate, Planning Dept.  
Development and Building Services

C: Charles Caruso, DMD  
Ruben Ortega, Excavation & Barricading  
Matt Cline, Storm Drain Maintenance  
file

DRAINAGE REPORT  
FOR

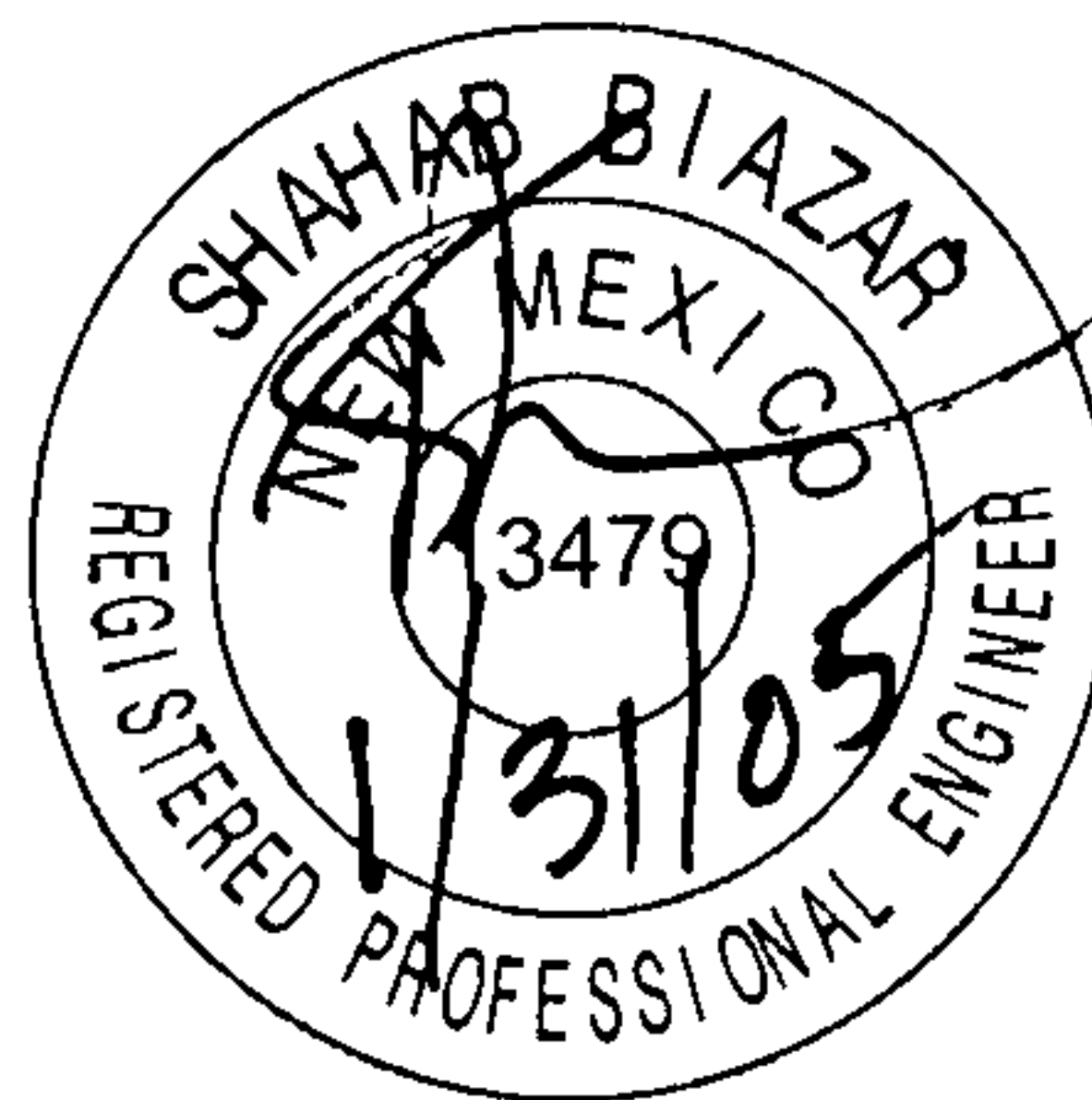
THE VAUGHAN EQUITIES, LLC  
(LOTS 14, 15 & PORTION OF LOT 16,  
BLOCK 20, TRACT 3 NAA)

Prepared by:

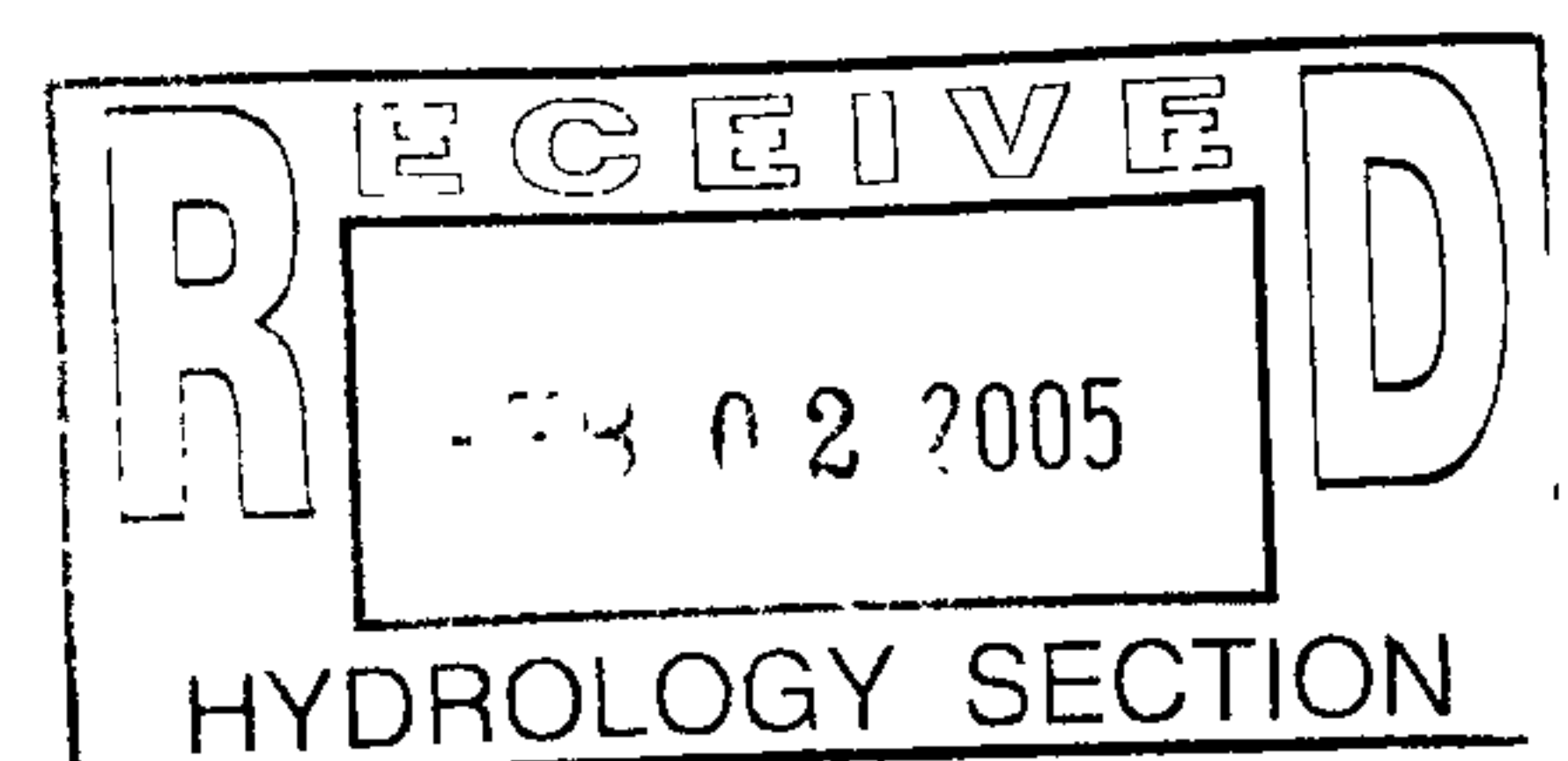


4416 Anaheim Ave., NE  
Albuquerque, New Mexico 87113

January, 2005



Shahab Biazar  
PE NO. 13479



## **Location**

The Vaughan Equities, LLC is on Lots 14, 15, and portion of Lot 16, Block 20, Tract 3 of North Albuquerque Acres located at northwest corner of Holbrook Street and Paseo Del Norte. See attached Zone Atlas page number C-20 for exact location.

## **Purpose**

The purpose of this drainage report is to present a grading and drainage solution for the proposed sites. We are requesting rough grading approval, site development plan for subdivision purposes, site development plan for building permit, final plat approval and building permit.

## **Existing Drainage Conditions**

The site falls within Basin 921.26 under the City Drainage number C20/D45 (Vineyard Court Estates Drainage plan prepared by Jeff Mortensen & Associates, Inc.). A portion of this map is attached with this report. The site drains east to west and then north to Holly Avenue at a historical flow rate of 3.89 cfs. Then the runoff enters the storm sewer inlets on Holly Avenue. There is an offsite basin from the Holbrook Street and Paseo Del Norte right-of-way which drains through this site to Holly Avenue (at a flow rate of 2.18 cfs). See attached basin map for the on-site and offsite basin layout. The site does not fall within a



designated 100-year floodplain. See enclosed portion of the FIRM Map 35001C0141F for the location of the site.

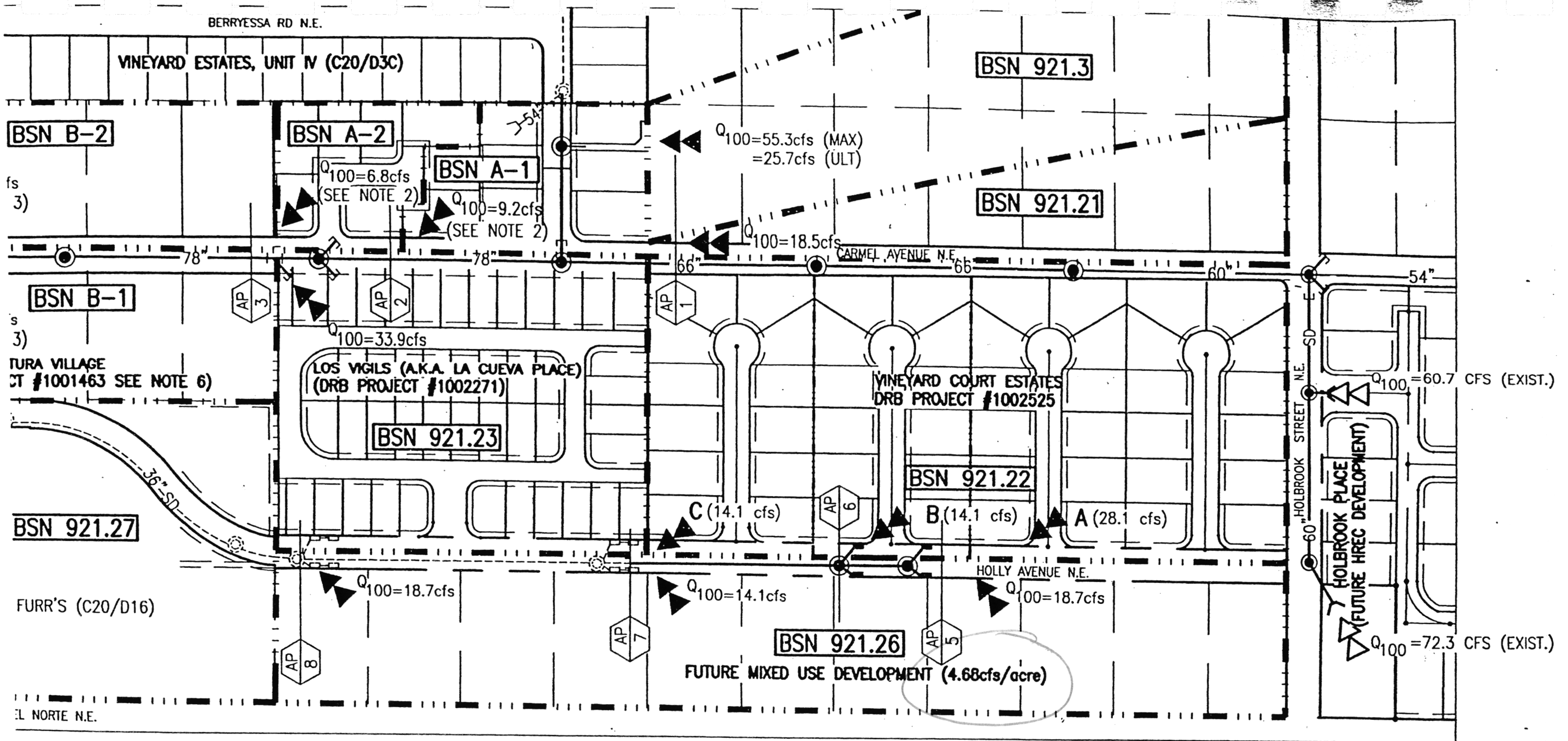
### **Proposed Conditions and On-Site Drainage Management Plan**

The offsite runoff will continue to drain to Holly Avenue through this Tract. The site will continue to drain to Holly Avenue under the developed conditions. Since the site falls within the Drainage Basin 921.26, under the City Drainage number C20/D45, the allowed runoff rate is shown to be 4.68 cfs/acre. Therefore, the allowable discharge from this site is  $(2.0770 \text{ acres} \times 4.68 \text{ cfs/acre})$  9.72 cfs. The runoff under the developed conditions (using a conservative land treatment of B=10% and D=90%) is 9.94 cfs which is only 0.22 cfs higher than allowable discharge. This insignificant increase in the runoff will not have an impact on storm sewer system on Holly Avenue.

### **Calculations**

City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section was used for runoff calculations. See this report for Summary Table for runoff results. See also this report for AHYMO input and output files for runoff calculations.





P (DEVELOPED CONDITIONS)

ARMEL AVENUE STREET AND INLET ANALYSIS

D <sub>100</sub>	V <sub>100</sub>	F <sub>r100</sub>	E	D <sub>seq</sub> <sup>a</sup>	INIFTS	Q <sub>INIFTS</sub> <sup>b</sup>	Q <sub>RESIDUAL</sub>
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DRAINAGE INFORMATION:

Portion of Basin Map From City Drainage Number C20/D45  
(For Vineyard Court Estate Subdivision Prepared by Jeff Mortesen and Associates, Inc.)

*Provided For Information Only*



# **RUNOFF CALCULATIONS**

(INPUT DATA FOR AHYMO CALCULATIONS)

The site is @ Zone 3 ✓

## **LAND TREATMENT**

*Proposed*

D = 90.00 %

B = 10.00 %

*Existing (on-site)*

A = 100 %

*Existing (offsite)*

B = 100 %

## **DEPTH (INCHES) @ 100-YEAR STORM**

$P_{60} = 2.14$  inches ✓

$P_{360} = 2.60$  inches ✓

$P_{1440} = 3.10$  inches ✓

## **DEPTH (INCHES) @ 10-YEAR STORM**

$P_{60} = 2.14 \times 0.667$   
 $= 1.43$  inches ✓

$P_{360} = 1.73$  ✓

$P_{1440} = 2.07$  ✓

See the summary output from AHYMO calculations.

Also see the following summary tables.



**RUNOFF CALCULATION RESULTS**  
**VAUGHAN COMPANY REALTORS**

BASIN	AREA (SF)	AREA (AC)	AREA (MI²)
OFFSITE	36404.71	0.8357	0.001306
ON-SITE	90472.17	2.0770	0.003245

**EXISTING**

BASIN	Q-100 CFS	Q-10 CFS	TREATMENT A, B, C, D
OFFSITE	2.18 ✓	0.98 ✓	0%, 100%, 0%, 0%
ON-SITE	3.89 ✓	1.17 ✓	100%, 0%, 0%, 0%

**PROPOSED**

BASIN	Q-100 CFS	Q-10 CFS	TREATMENT A, B, C, D
ON-SITE	9.94 ✓	6.48 ✓	0%, 10%, 0%, 90%

## SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) -  
INPUT FILE = 200452

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =10/28/2004  
USER NO.= AHYMO-I-9702c01000R31-AH

[illegible]



## Sidewalk Culvert Flow Calculations

Orifice Equation:  $Q = CA\sqrt{2gh}$

$Q = 2.31$  cfs (maximum runoff)

$C = 0.6$

$g = 32.20$

$h = 0.90'$  (at the back of the sd/wk culvert)

Curb Opening =  $3.00'$

$A = 3.00 \times \underbrace{0.90}_{\div 2} = 2.70$  sf

$Q = 0.60 \times 2.70 \sqrt{2 \times 32.2 \times 0.90}$

$Q = 12.33$  cfs  $> 9.94$  cfs

Therefore, sidewalk culverts provided on the west side and east side of the project along Holly Avenue each have enough capacity to drain the entire runoff generated from this development.

# CITY OF ALBUQUERQUE



**Planning Department**  
**Transportation Development Services Section**

January 16, 2006

John Briscoe, Registered Architect  
**Briscoe Architects, P.C.**  
2001 Carlisle Blvd NE, Ste. A  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for  
**The Vaughan Equities, LLC**, [C-20 / D57]  
9551 Paseo Del Norte NE  
Architect's Stamp Dated 01/10/06

P.O. Box 1293

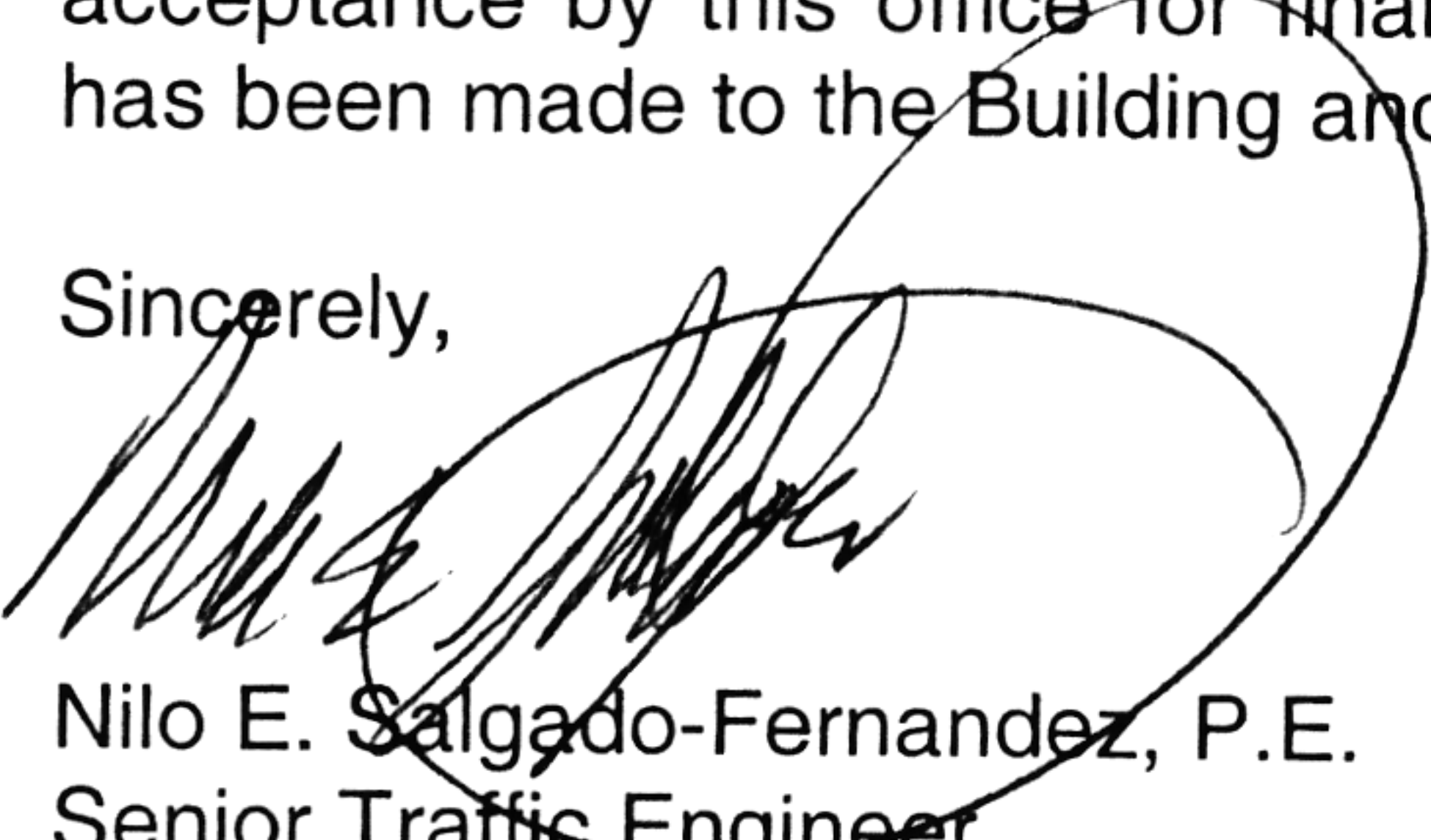
Dear Mr. Briscoe:

Albuquerque

The TCL / Letter of Certification submitted on January 16, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

New Mexico 87103

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
Hydrology file  
CO Clerk



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 16, 2007

John A. Briscoe, Registered Architect  
2001 Carlisle NE, Ste. A  
Albuquerque, NM 87110-4943

Re: Certification Submittal for Final Building Certificate of Occupancy for  
The Vaughan LLC Phase II, [C-20 / D57]  
9501 Paseo Del Norte NE  
Architect's Stamp Dated 03/16/07

P.O. Box 1293

Dear Mr. Briscoe:

Albuquerque

The TCL / Letter of Certification submitted on March 16, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk



# PHASE II

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: THE VAUGHAN EQUITIES LLC PASSED DEL NORTE EAST BUILDING  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ ZONE MAP/DRG. FILE # C-20. /DO 57  
 WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 14, NORTH ALBU. ACRES, TRACT 3, BLK 26  
 CITY ADDRESS: 9501 PASSED DEL NORTE

ENGINEERING FIRM: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

OWNER: THE VAUGHAN EQUITIES LLC  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: BRUNER ARCHITECTS PC  
 ADDRESS: 2001 CAMARILLO BLVD NW  
 CITY, STATE: ALBUQUERQUE

CONTACT: John  
 PHONE: 262.0193  
 ZIP CODE: 87110

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER/ARCHITECT CERT (TCL)
- ☒ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

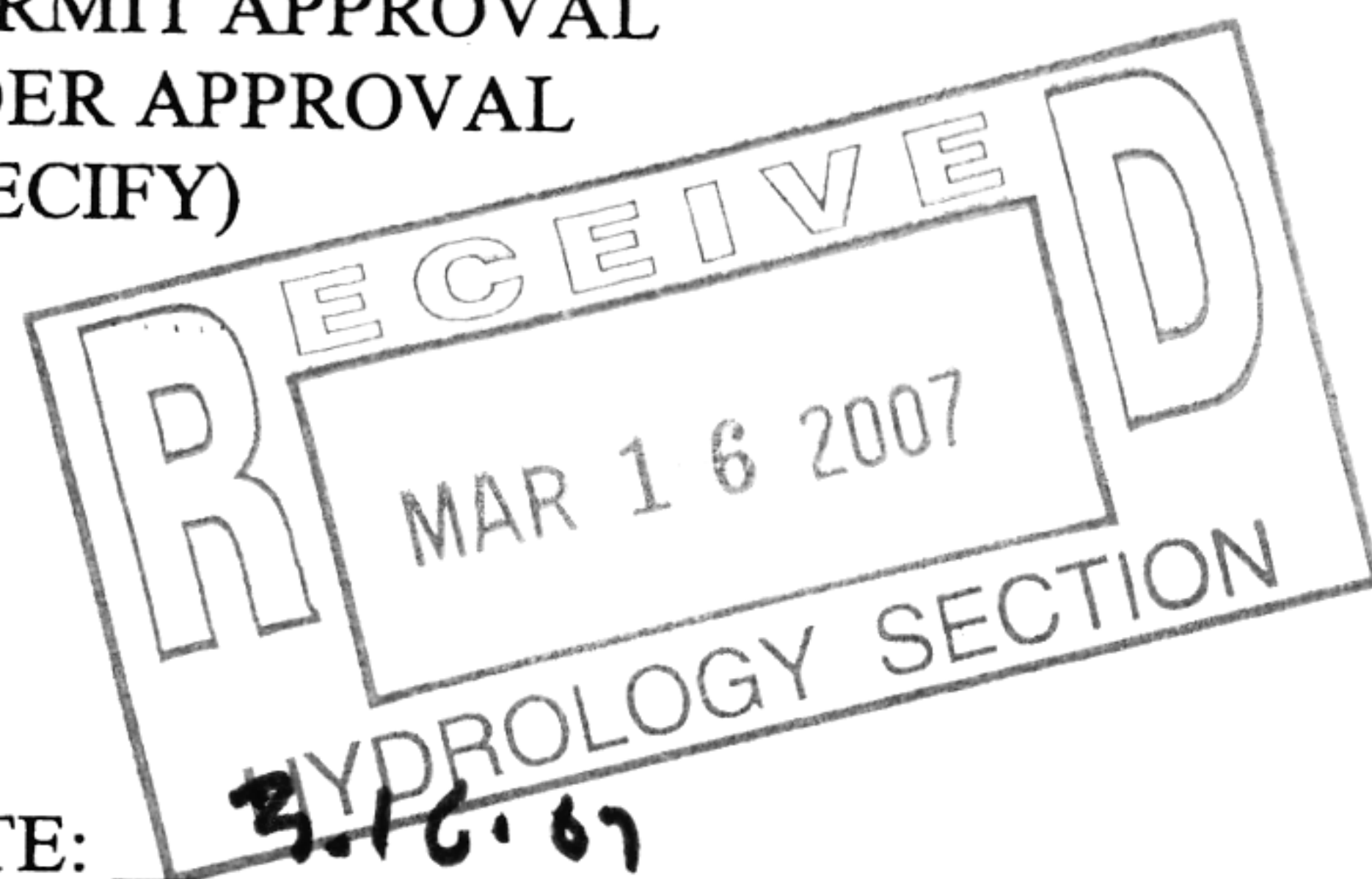
### CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: John Bruner DATE: 3.16.07



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.