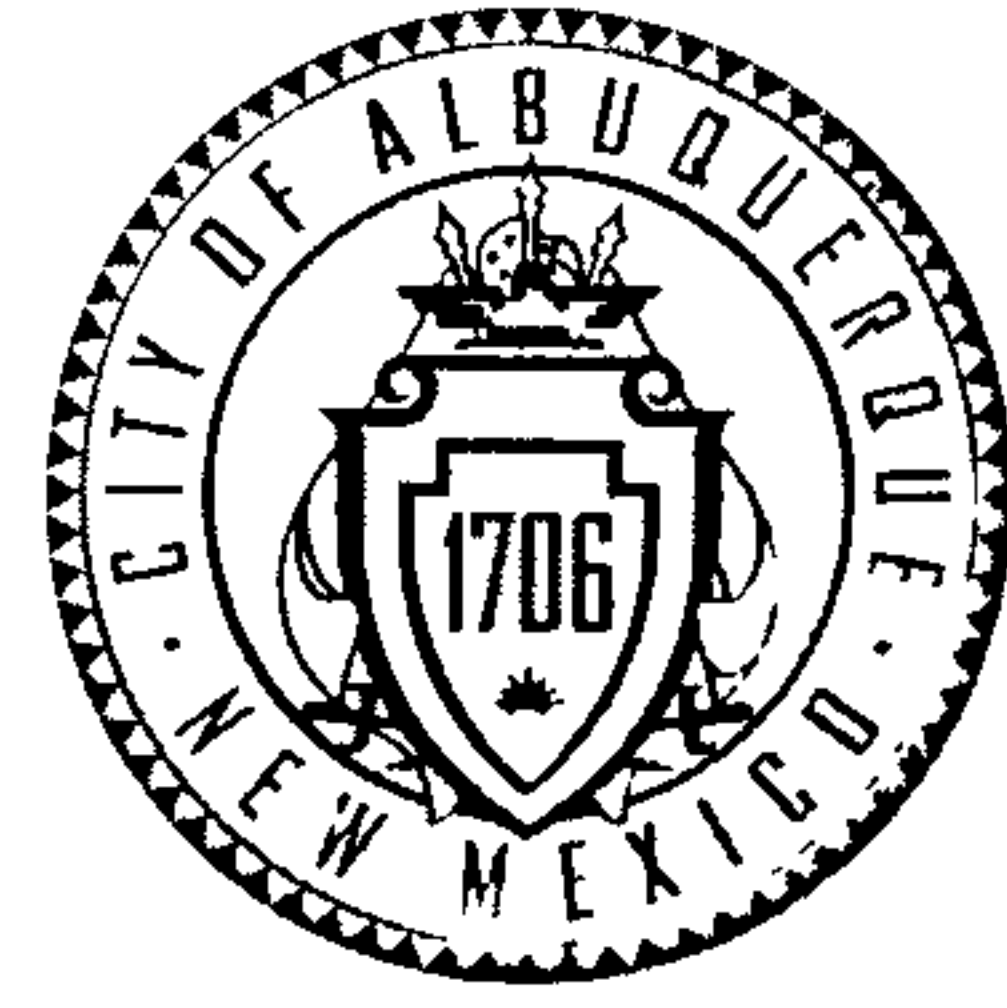


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 6, 2013

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering
Rio Grande Engineering
P.O. Box 93924
Albuquerque, New Mexico 87199

Re: 900 Griegos Road Townhomes - Grading and Drainage Plan
Request for Permanent C.O. – **Accepted**
Engineer's Stamp dated: 03-06-2013
Certification dated: 11-05-2013

F14/D067

Dear Mr. Soule

Based upon the information provided in your Certification received 11-05-2013, the **above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.**

PO Box 1293

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Albuquerque

Sincerely,

New Mexico 87103

 11/6/13

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

www.cabq.gov

Orig: Drainage file **F14 / D067**
c.pdf Addressee via Email David@RioGrandeEngineering.com
eC: Katrina Sigala, Planning - CO Clerk
Francis Connor, Building Services

*David Soule
To
Initial As-Blt
Note*

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Nine at Griegos
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F14-d067
WORK ORDER #: _____

LEGAL DESCRIPTION: EASTERLY PROTION TRACT 8 LANDS OF ROSSITER
CITY ADDRESS: SWQ 9th and Griegos

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 93924
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87199

OWNER: Endeavor Development Corporation
ADDRESS: PO Box 6031
CITY, STATE: Albuquerque, NM 87197

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

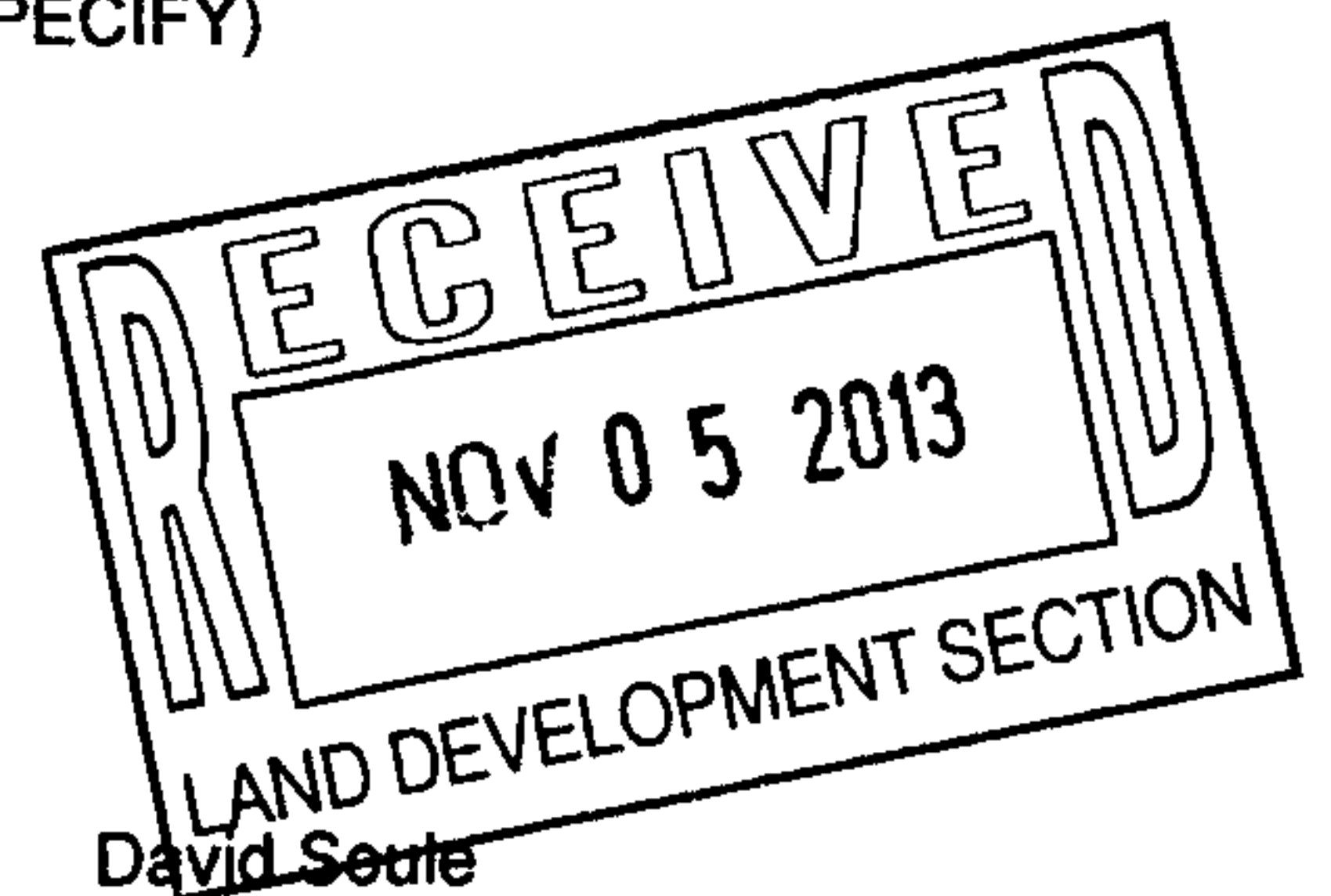
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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

DATE SUBMITTED: 11/5/2013 BY: David Soule



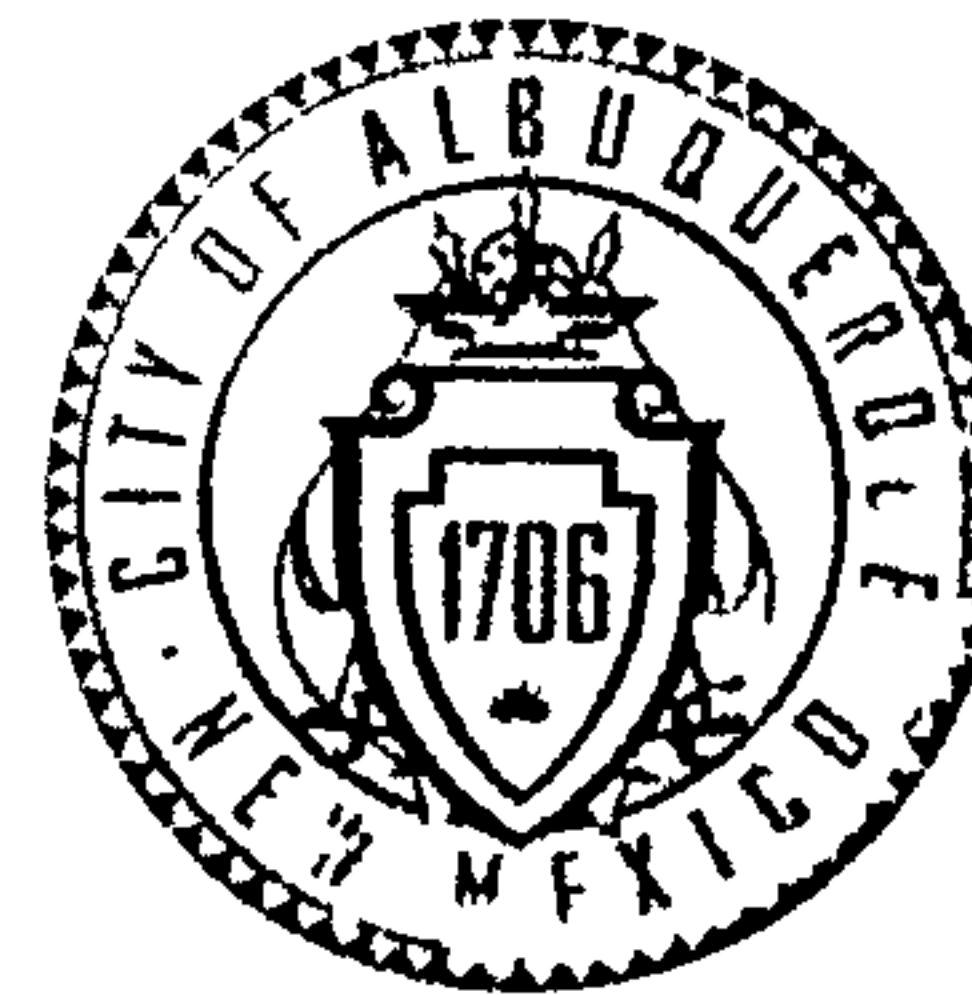
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 19, 2013

Roger Cinelli, RA.
Cinelli Architects
2418 Manuel Torres Lane NW
Albuquerque, NM 87107

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Townhouse Project Endeavor Dev. Corp., [F-14/D067]
900 Griegos Road NW
Architect's Stamp Dated 07/12/13

Dear Mr. Cinelli:

Based upon the information provided in your submittal received 07-16-13, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

Cinelli

ARCHITECTS

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE NW ALBUQUERQUE, NEW MEXICO 87107
OFFICE 505-243-8211 FAX 505-243-8196

7/12/2013

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: TRAFFIC CIRCULATION LAYOUT - TOWNHOUSE PROJECT FOR ENDEAVOR DEVELOPMENT CORPORATION - 900 GRIEGOS RD. NW (F14-D067) - ARCHITECT'S STAMP DATED FEBRUARY 6, 2013 - PLAN DATED FEBRUARY 6, 2013 - APPROVED MARCH 1, 2013 - **FINAL SITE CERTIFICATION**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED MARCH 1, 2013.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 12, 2013 AND OBSERVED MINOR DEPARTURES FROM THE ORIGINAL DESIGN DOCUMENT.

1. THE DRIVEWAY ENTRANCE THROAT IS 20' WIDE INSTEAD OF 24' IN WIDTH; THIS MATCHES THE DRIVEWAY WIDTH.
 2. THE PEDESTRIAN SIDEWALKS FROM THE GRIEGOS ROAD SIDEWALK HAVE BEEN STRAIGHTENED OUT.
 3. THE CURB OPPOSITE THE REFUSE CONTAINER NOW MATCHES THE 20' DRIVEWAY WIDTH.
 4. THREE (3) HANDICAP CURB RAMPS WITH TRUNCATED DOMES HAVE BEEN INSTALLED AT THE ALLEY TO NINTH STREET INTERSECTION.
- SEE EDITED ORIGINAL DESIGN DOCUMENT.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I FURTHER SUBMIT 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 PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SINCERELY,


ROGER CINELLI, ARCHITECT

7/12/13
DATE



7/12/13

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: TOWNHOUSE PROJECT FOR ENDEAVOR DEVELOP. CORP F14 D067
 DRB#: _____ EPC#: _____ WORK ORDER#: _____ ZONE MAP: F-14

LEGAL DESCRIPTION: PORTION OF LOT 8, POSSITER-ELLA G
 CITY ADDRESS: 900 GRIEGOS RD NW ABQ NM

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID SOULE
 ADDRESS: PO BOX 67305 PHONE: 321-4278
 CITY, STATE: ABQ, NM ZIP CODE: 87193

OWNER: JASON BUCHANAN CONTACT: JASON
 ADDRESS: PO BOX 6031 PHONE: _____
 CITY, STATE: ABQ, NM ZIP CODE: _____

ARCHITECT: ROGER CINELLI CONTACT: ROGER
 ADDRESS: 2418 MANUEL TORRES LN NW PHONE: 243-8211
 CITY, STATE: ABQ NM ZIP CODE: 87107

SURVEYOR: SAME AS ENGINEER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: ENDEAVOR DEVELOPMENT CORP CONTACT: JASON
 ADDRESS: BOX 6031 PHONE: 977-1332
 CITY, STATE: ABQ, NM ZIP CODE: 87197

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ 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) _____

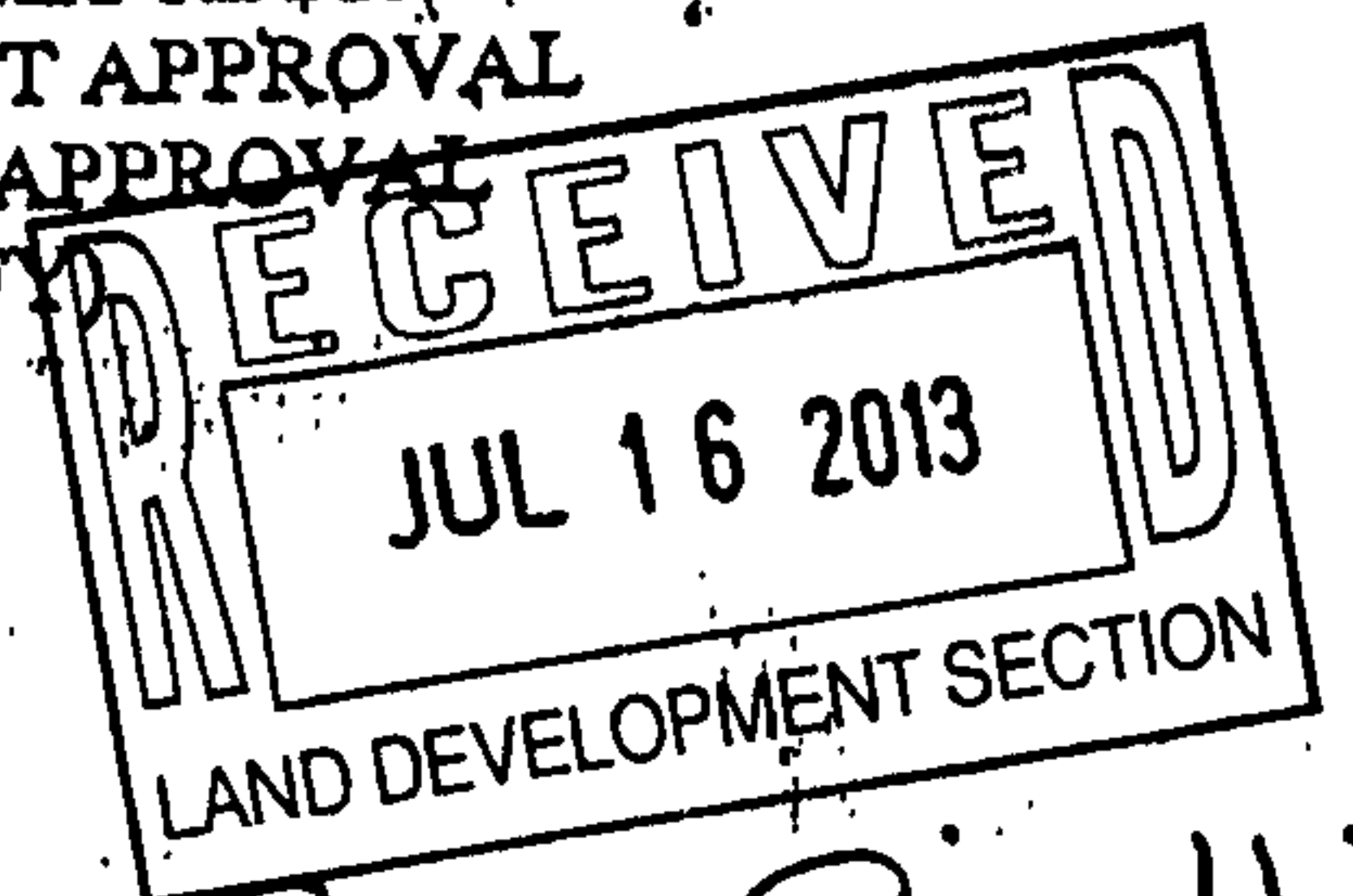
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7/12/13 BY: Roger Cinelli

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 defines 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.



CITY OF ALBUQUERQUE



March 15, 2013

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: 900 Griegos Road Townhomes Grading and Drainage Plan
Engineer's Stamp date 03-06-13 (F-14/D067)

Dear Mr. Soule,

Based upon the information provided in your submittal received 03-06-13, the above referenced Grading and Drainage Plan is approved for Building Permit with the following comments:

- Please make sure that the as-built elevations clearly will show the bottom elevation (4972.00) for the proposed pond at the southeast corner of the property; this contour is still absent in the revised plan set.

PO Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more.

Albuquerque

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Nine at Griegos
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F14-d067
WORK ORDER #: _____

LEGAL DESCRIPTION: EASTERLY PROTION TRACT 8 LANDS OF ROSSITER
CITY ADDRESS: SWQ 9th and Griegos

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 93924
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87199

OWNER: Endeavor Development Corporation
ADDRESS: PO Box 6031
CITY, STATE: Albuquerque, NM 87197

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

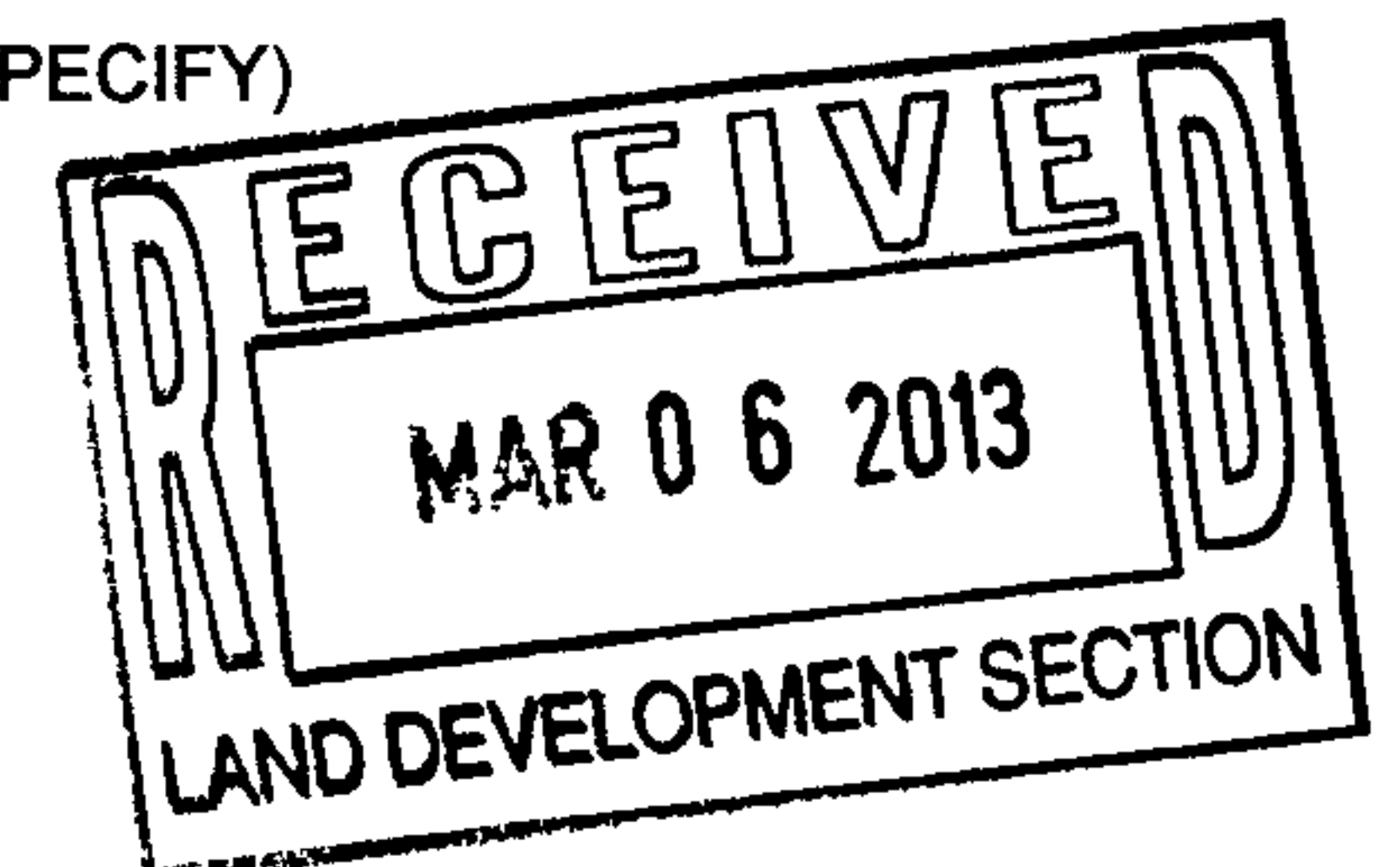
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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



DATE SUBMITTED: 11/26/2012 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

March 6, 2013

Mr. Shahab Biazar PE
Senior Engineer
Hydrology
City of Albuquerque

**RE: Revised Grading and Drainage Plan
900 Greigos (F14/D067)**

Dear Mr. Biazar:

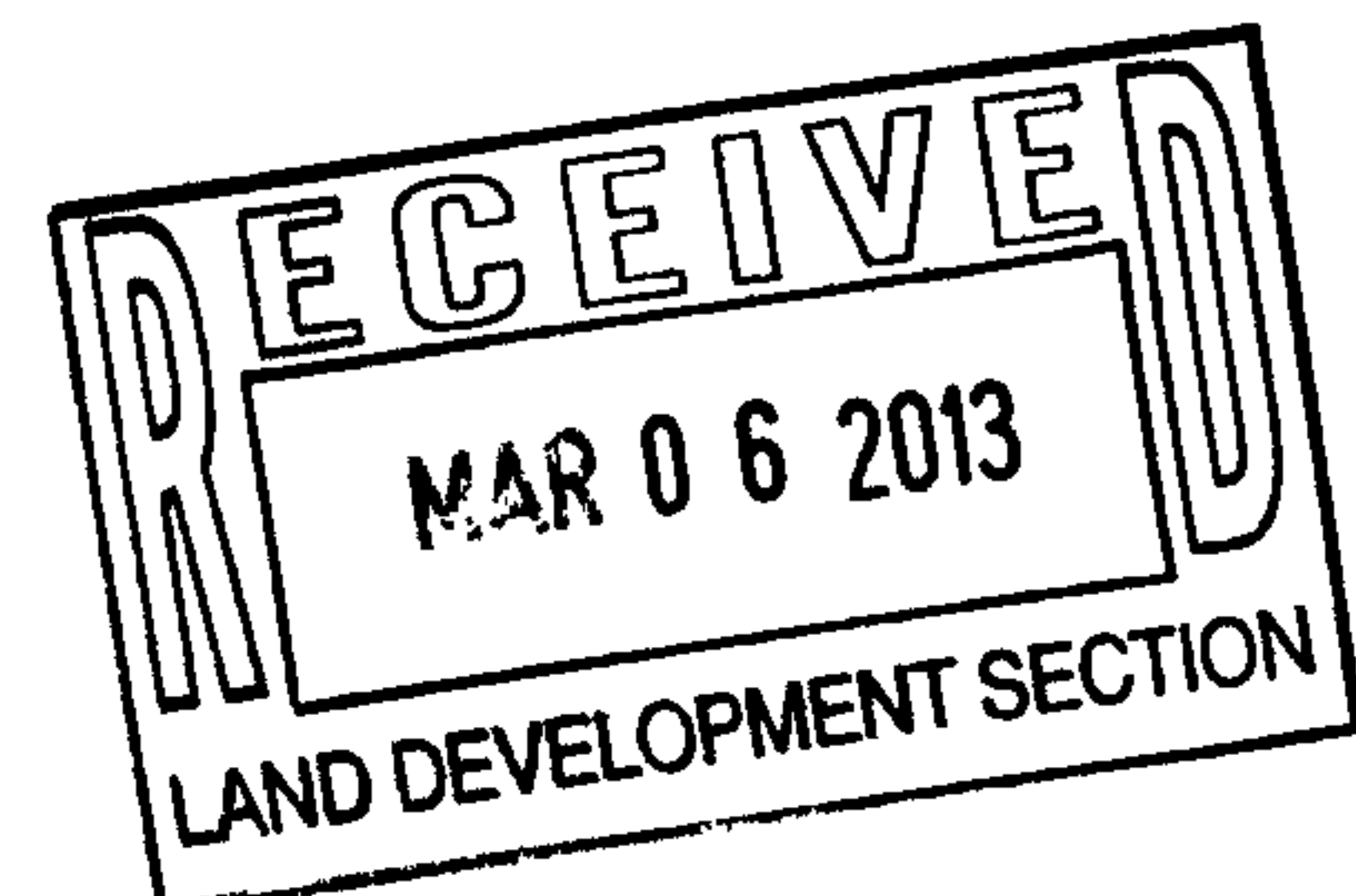
The purpose of this letter is to accompany the enclosed grading plan for the referenced project. This plan has been modified to address your changes that were completed during the drc process. The main changes are the addition of additional pond in a landscape area and the overflow at the southeast corner going directly to 10th via sidewalk culvert rather than spilling on the alley and then to 10ht. The drainage parameters remain unchanged. The purpose of this new submittal is to update the plan in the file

Should you have any questions regarding this resubmittal, please do not hesitate to call me.

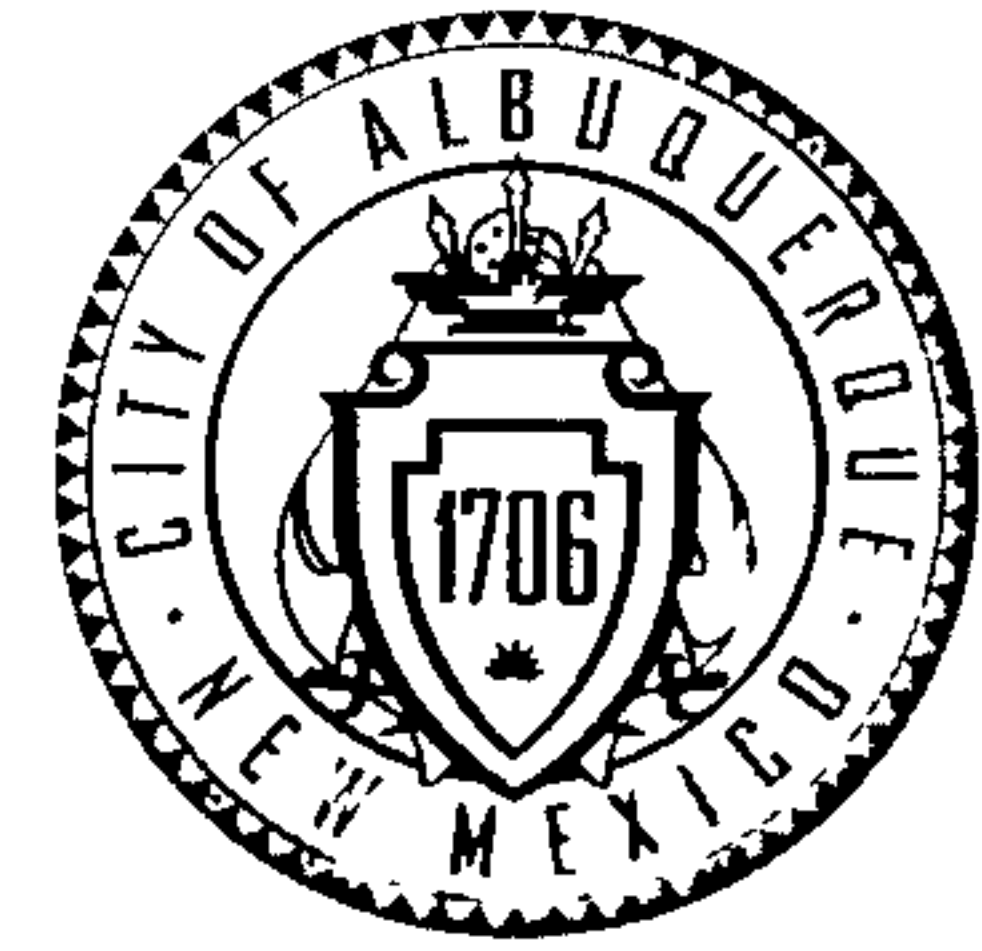
Sincerely,



David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199
321-9099



CITY OF ALBUQUERQUE



December 10, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: 900 Griegos Road Townhomes Grading and Drainage Plan
Engineer's Stamp date 12-10-12 (F-14/D067)

Dear Mr. Soule,

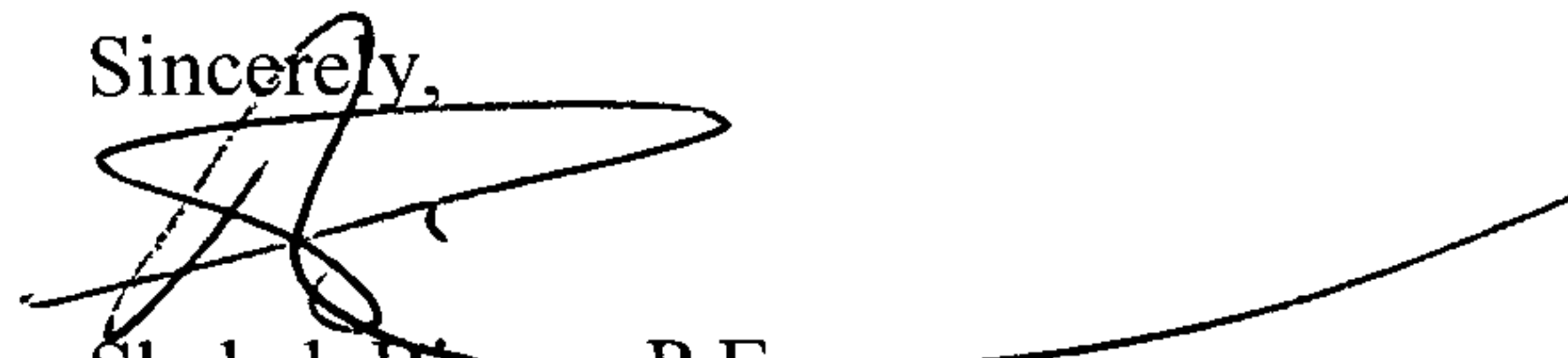
Based upon the information provided in your submittal received 12-10-12, the above referenced Grading and Drainage Plan is approved for Building Permit with the following comments:

- Please make sure that the as-built elevations clearly will show the bottom elevation (4972.00) for the proposed pond at the southeast corner of the property.
- The 3-3" PVC note by the northeasterly pond is not pointing to the correct location. Please make sure that the pipe will be placed at the correct location.
- The alley should be constructed through a work order process.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,


Shahab Blazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Nine at Griegos
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F14d067
WORK ORDER #: _____

LEGAL DESCRIPTION: EASTERLY PROTION TRACT 8 LANDS OF ROSSITER
CITY ADDRESS: SWQ 9th and Griegos

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 93924
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87199

OWNER: Endeavor Development Corporation
ADDRESS: PO Box 6031
CITY, STATE: Albuquerque, NM 87197

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEERS CERTIFICATION (TCL)
____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

____ SIA / FINANACIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN 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



DATE SUBMITTED: 12/10/2012 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
existing a	26933.00	0.618	0%	0	5%	0.031	27%	0.16694	68%	0.420	1.786	0.092	2.57	0.148
existing b	26604.00	0.611	0%	0	11%	0.067	32%	0.19544	57%	0.348	1.656	0.084	2.40	0.131
ex alley c1	1667.00	0.038	0%	0	20%	0.008	40%	0.01531	40%	0.015	1.456	0.005	0.14	0.007
ex alley c2	1901.00	0.044	0%	0	20%	0.009	40%	0.01746	40%	0.017	1.456	0.005	0.16	0.008
proposed a1*	12560.00	0.288	0%	0	23%	0.066	26%	0.07497	51%	0.147	1.554	0.037	1.08	0.057
proposed a2*	11627.00	0.267	0%	0	6%	0.016	5%	0.01335	89%	0.238	1.990	0.044	1.19	0.076
proposed a3	11365.00	0.261	0%	0	23%	0.060	28%	0.07305	49%	0.128	1.535	0.033	0.97	0.050
proposed ac1	1182.00	0.027	0%	0	0%	0.000	9%	0.00244	91%	0.025	2.031	0.005	0.12	0.008
proposed ac2	1182.00	0.027	0%	0	0%	0.000	9%	0.00244	91%	0.025	2.031	0.005	0.12	0.008
proposed ac3	1182.00	0.027	0%	0	0%	0.000	9%	0.00244	91%	0.025	2.031	0.005	0.12	0.008
proposed bc1	4689.00	0.108	0%	0	22%	0.024	26%	0.02799	52%	0.056	1.568	0.014	0.40	0.022
proposed b2	2588.00	0.059	0%	0	18%	0.011	17%	0.0101	65%	0.039	1.711	0.008	0.24	0.014
proposed b3	4698.00	0.108	0%	0	23%	0.025	26%	0.02804	51%	0.055	1.554	0.014	0.40	0.021
proposed bc1	1182.00	0.027	0%	0	0%	0.000	9%	0.00244	91%	0.025	2.031	0.005	0.12	0.008
proposed bc2	1182.00	0.027	0%	0	0%	0.000	9%	0.00244	91%	0.025	2.031	0.005	0.12	0.008
proposed c1	998.00	0.023	0%	0	0%	0.000	0%	0	100%	0.023	2.120	0.004	0.11	0.007
proposed c2	2670.00	0.061	0%	0	0%	0.000	0%	0	100%	0.061	2.120	0.011	0.29	0.019
TOTAL EX	57105.00			0.00		0.11		0.40		0.80		0.19	5.27	0.29
TOTAL PROP	57105.00			0.00		0.20		0.24		0.87		0.13	5.30	0.20

1612 cf
1437 cf
218 cf
218 cf
218 cf
610 cf
610 cf
218 cf
218 cf
218 cf
2309 cf.
Retain 100 yr 6-hour.
Discharge 348 cfs
< 2.75 cfs/AC

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm

Ea= 0.53
Eb= 0.78
Ec= 1.13
Ed= 2.12
Qa= 1.56
Qb= 2.28
Qc= 3.14
Qd= 4.7

	generated	provided	discharge
AC&BC harvest ponds	200.04365	200	0
B1 & B3 harvest ponds	608.5476	606	0
A1	1626.9387	724	903
A3	1453.3941	912	541

ONSITE Conditions

DRAINS TO NINTHSTREET

	CFS	AF	CF
EXISTING	2.40	0.084	3670.9
PROPOSED	0.24	0.046	1990.2
INCREASE	-2.17		0
HARVESTED			1600
NET DECREASE			-3281

DRAINS TO GRIEGO

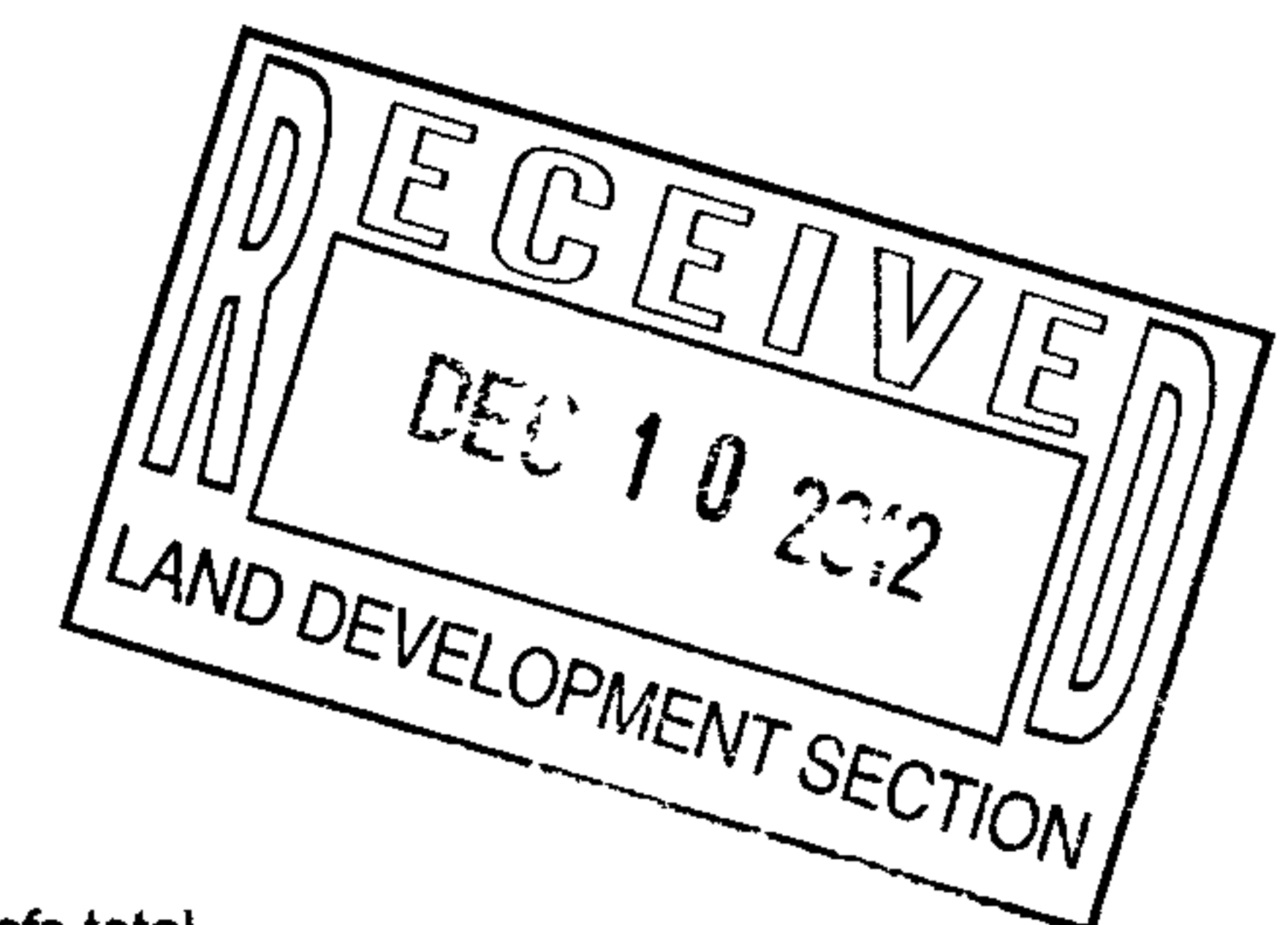
	CFS	AF	CF
EXISTING	2.57	0.092	4007.9
PROPOSED	3.24	0.129	5608.7
INCREASE	0.67		0
HARVESTED			1465
NET INCREASE			136

ALLEY

	EX	PROP	CHANGE
DRAINS WEST	0.14	0.11	-0.03
DRAINS EAST	0.16	0.29	0.13

Narrative

Site is existing. Currently site drains 2.4 cfs to ninth and 2.57 cfs to gregos, for peak discharge of 5.07 cfs. Site allowed to discharge 2.75 cfs per acre or 3.6 cfs total. Site shall pond the 100-year 6-hour volume in shallow ponds for AC1, AC2, AC3, BC1, BC2 for the front courtyards. Basin B1 and B3 will retain entire flow. Basins A1 and A3 will harvest 865 cf of discharge and pass the remainder. Total site discharge shall be 3.48 cfs. The offsite alley will be paved and increase flow by 1 cfs.



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL CERTIFICATE FROM THE CITY OF SAN JOSE PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

EASTERN PORTION OF TRACT LANDS OF ELIA G. ROSSITER

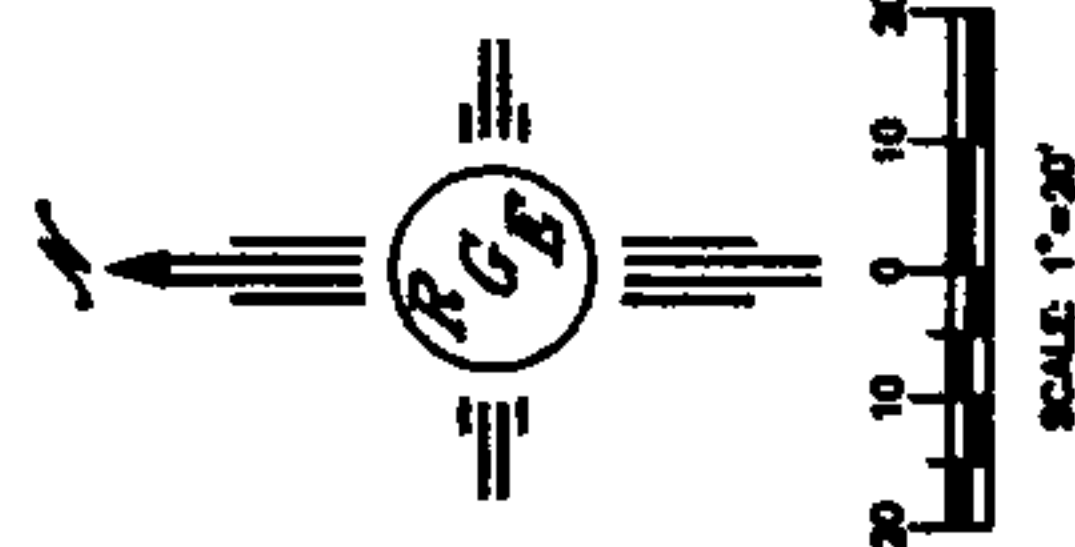
NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL INTERIOR BACK YARD SCREEN WALLS BETWEEN TOWNHOUSES SHALL HAVE EXIST AND BLOCK TYPED AT GRADE FOR DRAINAGE.

LEGEND

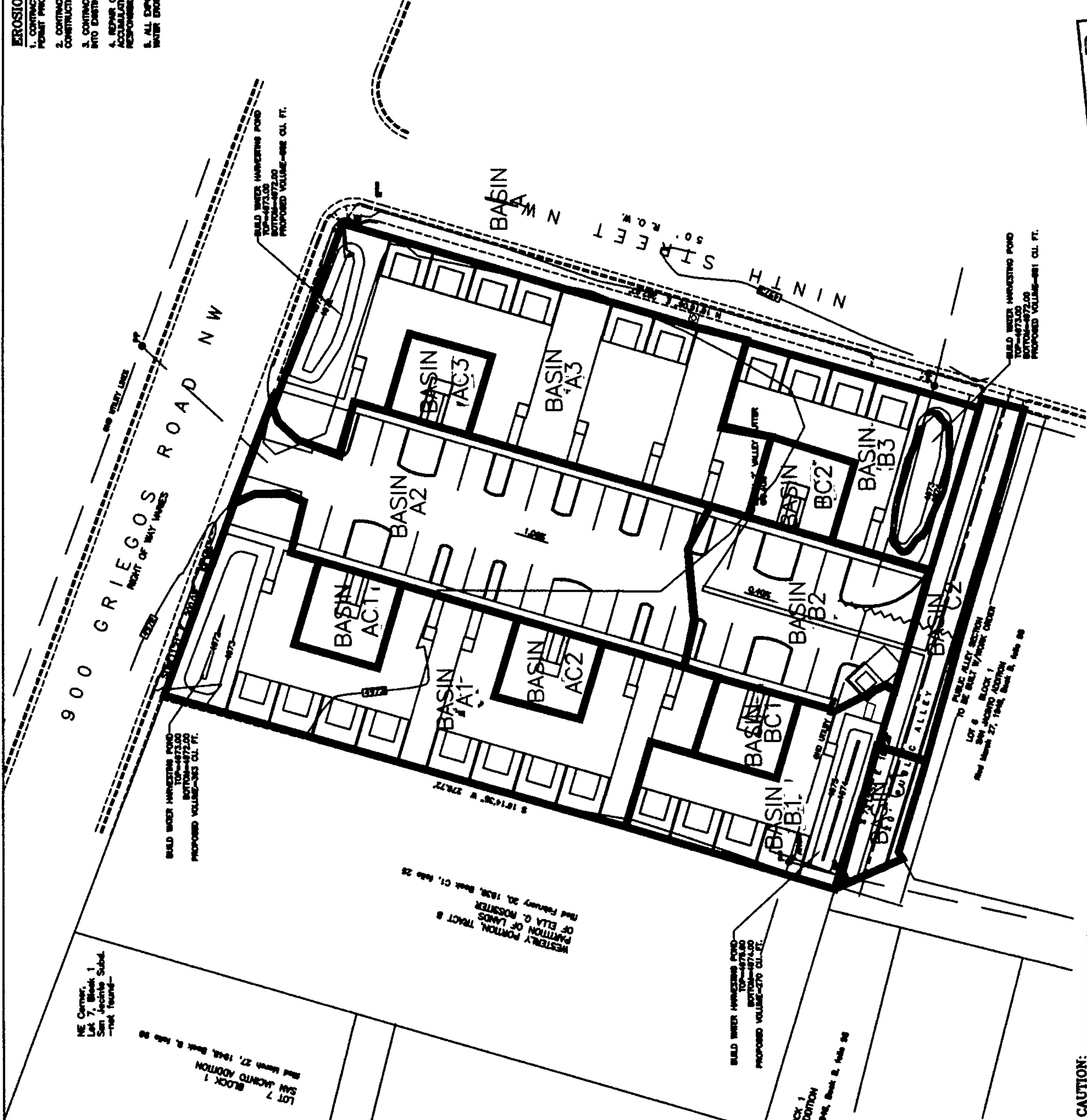
- EXISTING CONTOUR
- EXISTING ROCK CONTOUR
- PROPOSED CONTOUR
- PROPOSED ROCK CONTOUR
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED BUILDING
- EXISTING EDGE OF CONCRETE

DRAWN BY J. G. ROSSITER	900 GRIEGOS ROAD TOWNHOUSE PROJECT	DATE 11-18-12	SHEET # 1	JOB # 211208
GRADING AND DRAINAGE PLAN		R. G. ROSSITER ENGINEERING 1000 N. 1ST ST., SUITE 100 SAN JOSE, CA 95131 TEL: 408-281-1111		
DRAWN SCALE P.L. 1/4"=1'-0"		JOB # 211208		



RECEIVED
DEC 10 2012
LAND DEVELOPMENT SECTION

CAUTION:
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TOPSOIL CERTIFICATE FROM THE CITY OF SAN JOSE PRIOR TO BEGINNING WORK. NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY CONSTRUCTION TO DETERMINE THE LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

December 10, 2012

Mr. Shahab Biazar PE
Senior Engineer
Hydrology
City of Albuquerque

**RE: Grading and Drainage Plan
900 Griegos (f14/D067)**

Dear Mr. Biazar:

The purpose of this letter is to accompany the enclosed grading plan for the referenced project. This plan has been modified to address your comments dated December 5, 2012. The following is a summary of your comments with the annotation as to how the plans were modified to address the comments.

1. Please show roof drainage direction and wall openings used to pass flow

We have added typical roof drainage patterns, they are the same for all roofs and consistent with the basin maps. A note has been added to clarify the turned blocks in the internal walls for drainage

2. Indicate outfalls for each basins

Due to reduced allowed discharge, bonds AC1-3 and BC1-2 will retain. All basins with an A letter discharge to Griegos and the B nomenclature discharge to 9th. The C's are all alley.

3. Show the overflows for each pond

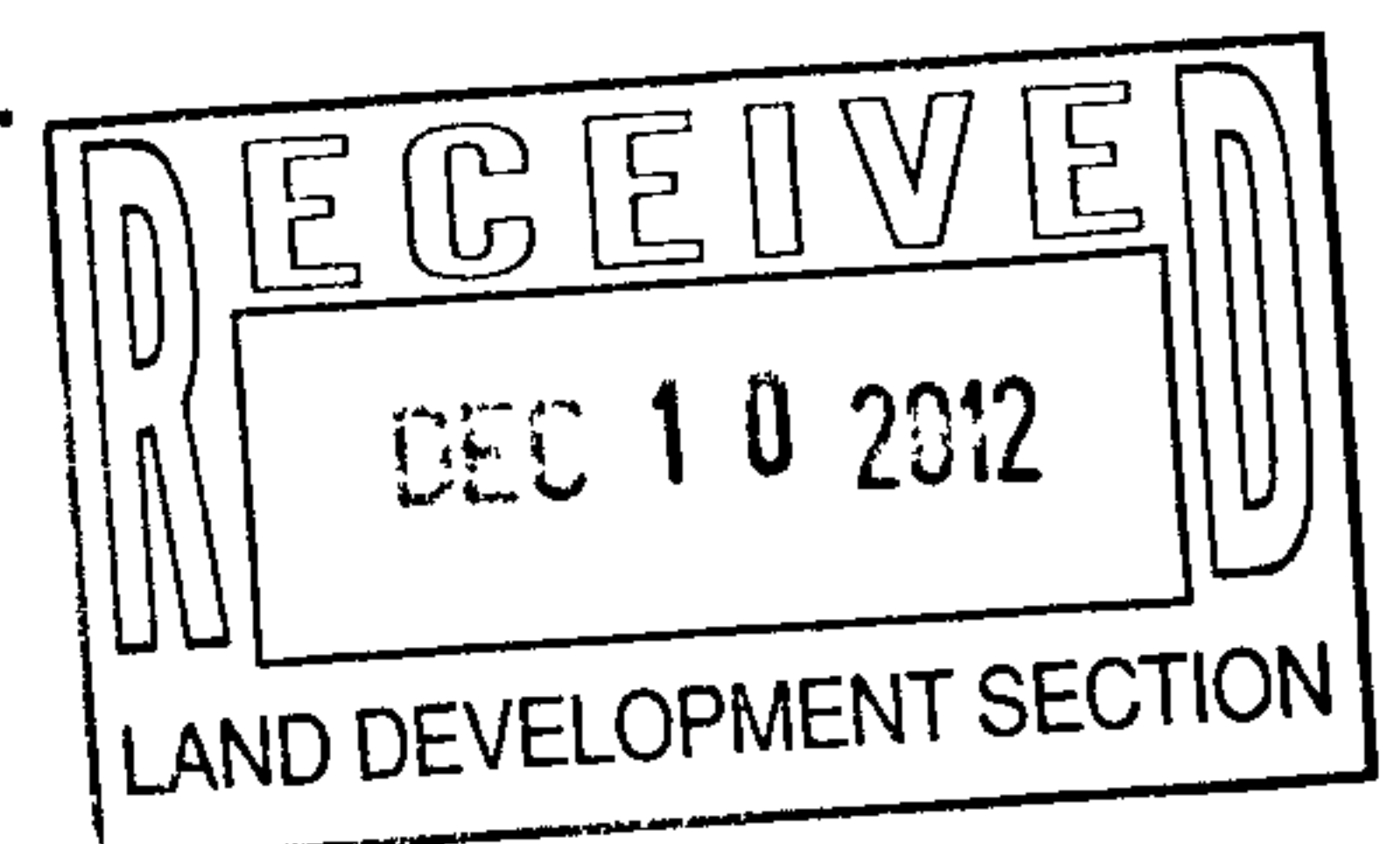
We have better identified the overflows for all the ponds. The AC/BC – courtyard ponds will fill and spillover curb, to asphalt so not defined overflow

4. Public alley way should be graded to 9th.

We have moved the high point as far west as possible. The surrounding property is graded and there is current access from alley to the property to the west. We are unable to get the entire alley to drain east. We are not paving the portion of ally that is drains west, therefore we are reducing the current flow draining west.

5. New Development limited to 2.5 cfs/ ac

We have reduced site discharge in the 100-year, 6-hour event to 3.48 cfs which is 2.65 cfs per acre. We have accomplished by creating harvest ponds for small basins, these can spill and are shallow so the 100-year 6-hour volume was utilized.



6. Additional spot elevations need to be added. And offsite flows quantified

We have added spots, there are no offsite flows affecting the site. There curbs on north and east, and solid wall on west, the alley to south drains west.

7. Add top of curbs on 9th

We have added these

8. Included legible firm and benchmark.

The firm was downloaded directly from FEMA, the cross hatching for zone x-protected by levee is causing the issue. We changed scale to make more legible. The benchmark was added

9. What is being represented along nw property lines

The drawing was cleaned up to eliminate unknown or undefined lines-

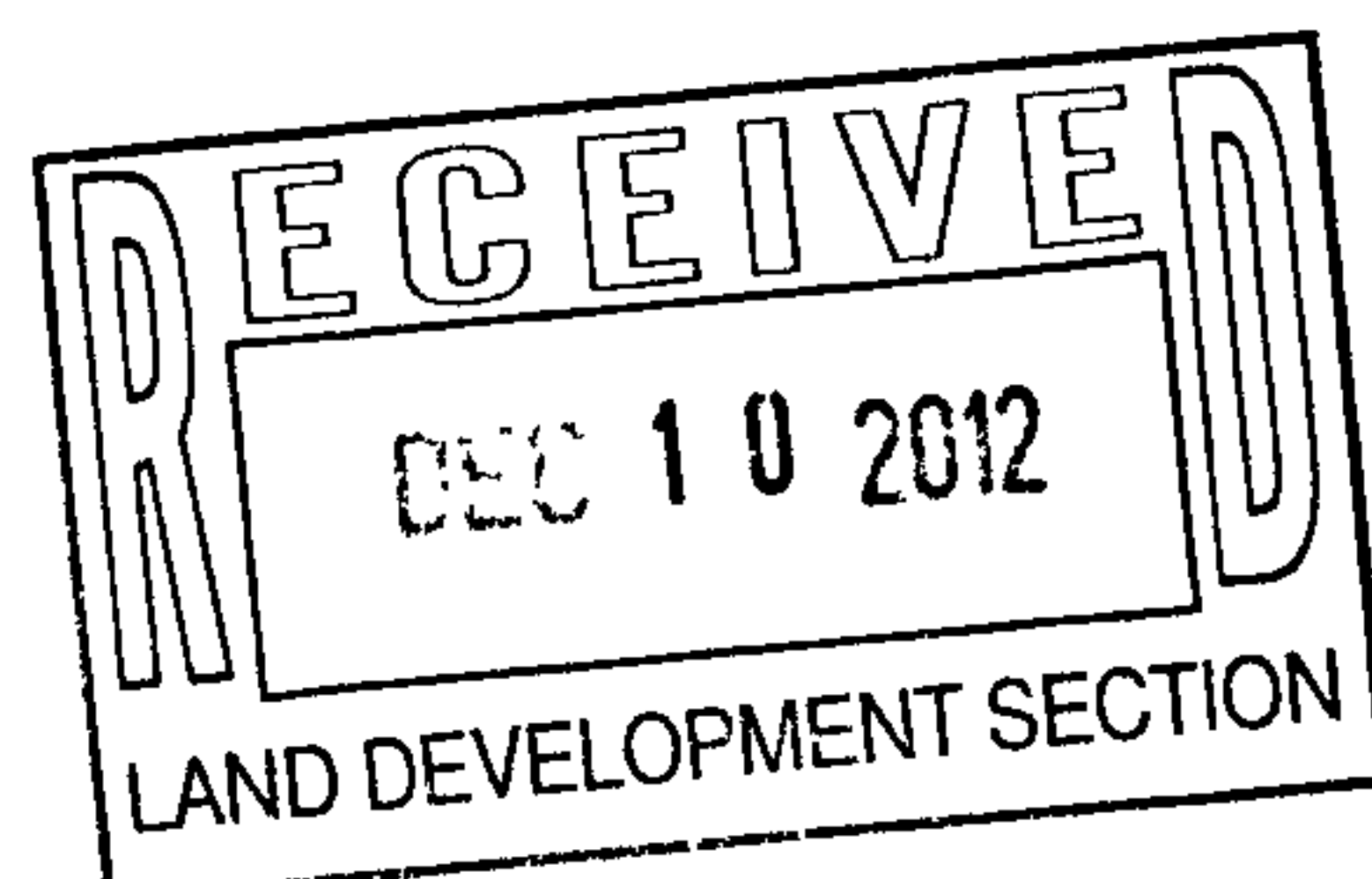
Should you have any questions regarding this resubmittal, please do not hesitate to call me.

Sincerely,

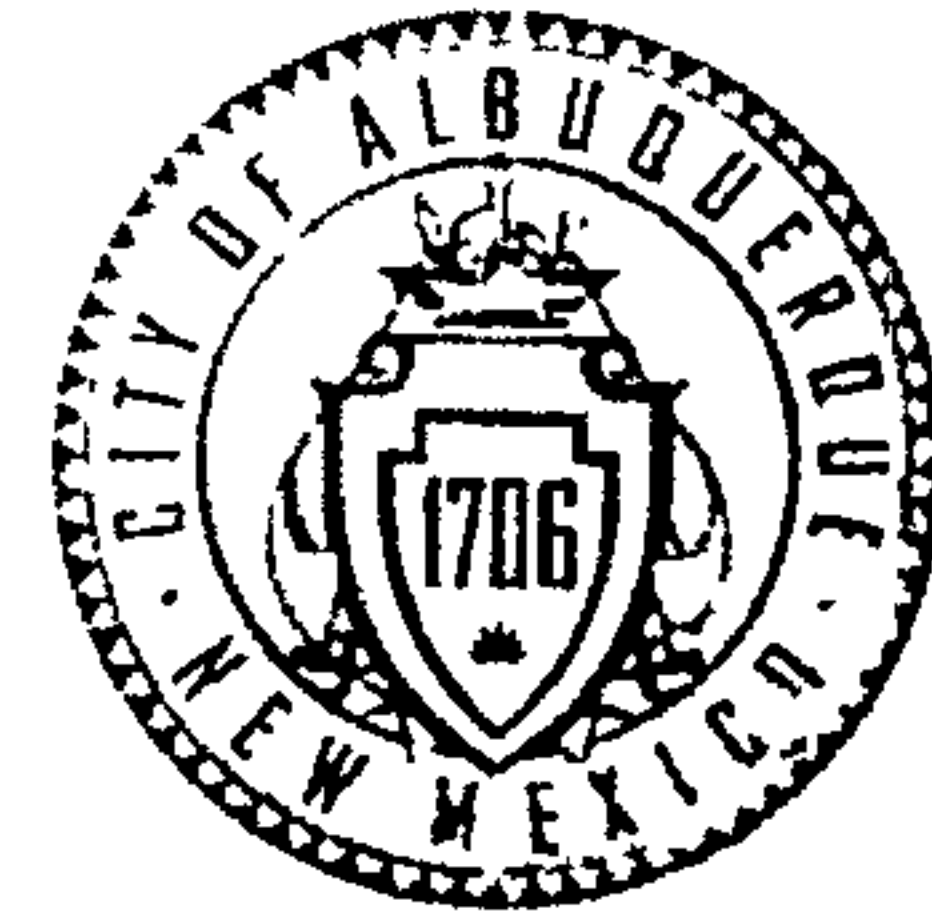


David Soule, PE
Rio Grande Engineering
PO Box 93924
Alb. NM 87199

Enclosures



CITY OF ALBUQUERQUE



December 5, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: 900 Griegos Road Townhomes Grading and Drainage Plan
Engineer's Stamp date 11-26-12 (F-14/D067)

Dear Mr. Soule,

Based upon the information provided in your submittal received 11-26-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please show direction of roof drainage and any wall openings that will be utilized to pass flow through the property.
- Indicate on the plan the outfalls for each sub-basin and simplify if possible.
- Show the overflows for each of the proposed ponds.
- The public alleyway should be graded to drain the entire alley to 9th Street.
- New development will be limited to a discharge of 2.75 cfs/acre.
- Additional spot elevations for the property to the west of the site need to be provided. Quantify any offsite flows being received from this area.
- Top-of-curb elevations need to be provided along 9th Street.
- Include a legible FIRM map on the plan set as well as a benchmark designation.
- What is being represented along the northwest property line? What is being depicted by the symbol on the eastern edge of the northeastern pond?

PO Box 1293

Albuquerque

NM 87103

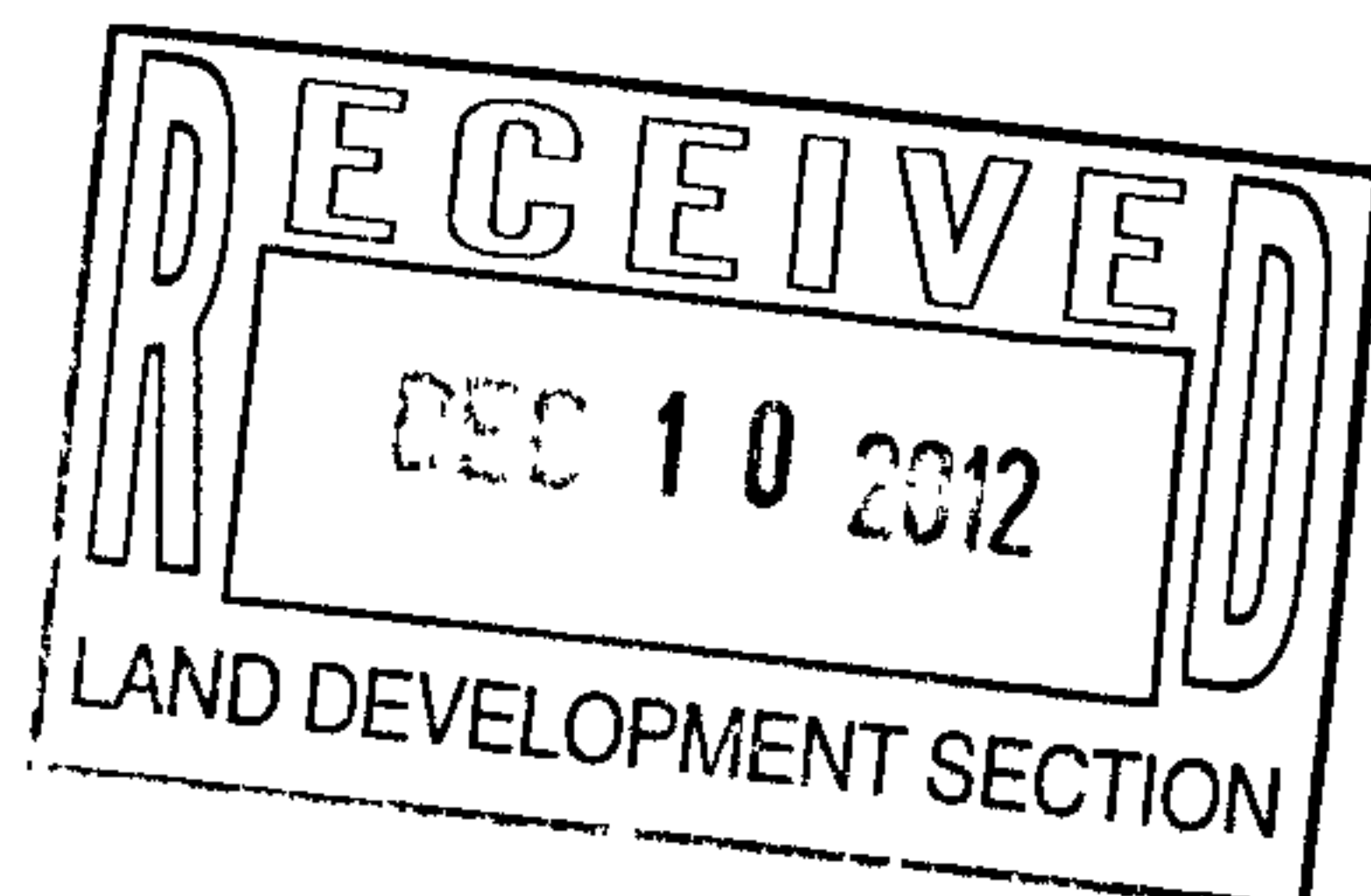
www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: email



Biazar, Shahab

From: David Soule [david@riograndeengineering.com]

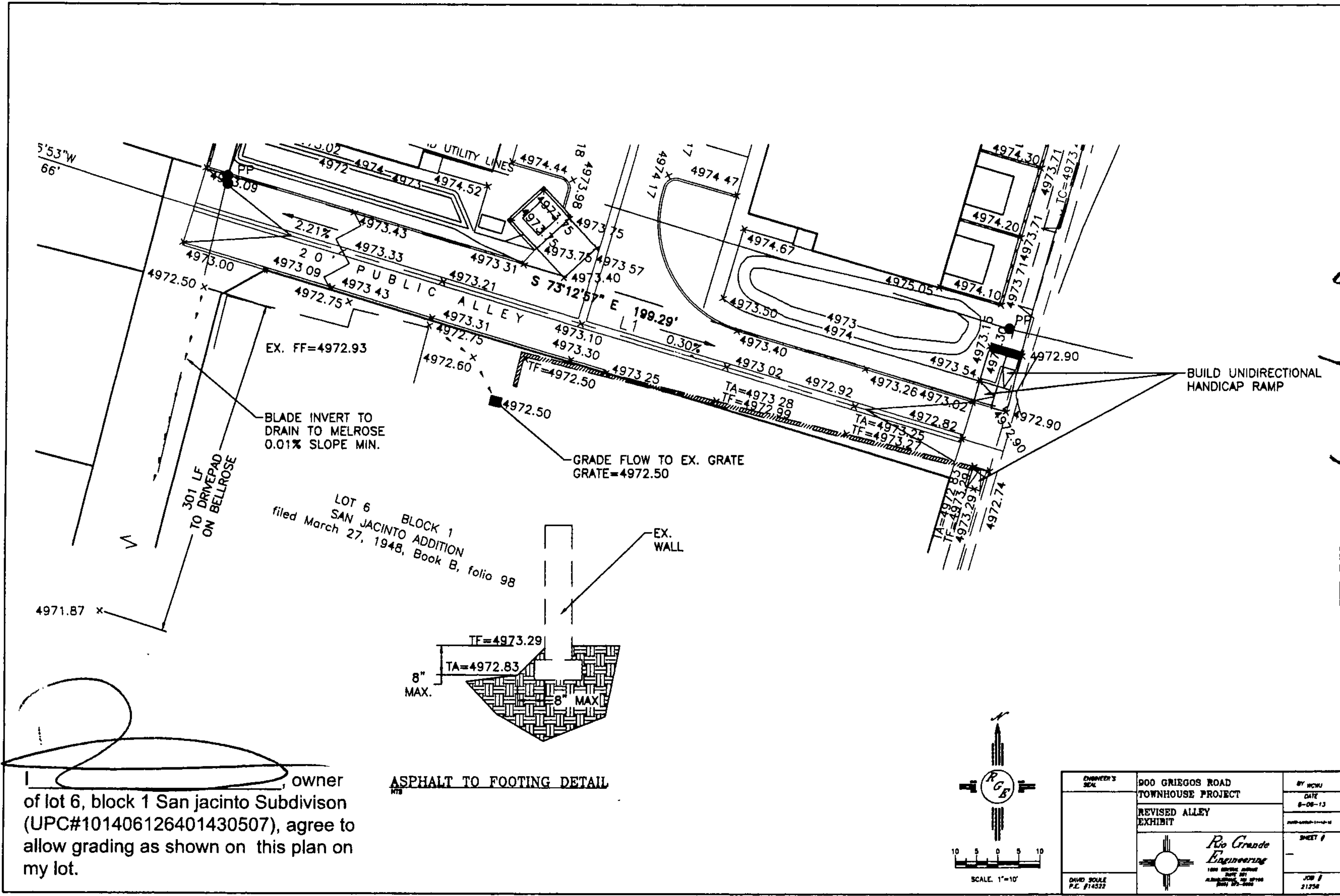
Sent: Wednesday, May 08, 2013 11:32 AM

To: Biazar, Shahab

Subject: 9th and greigos

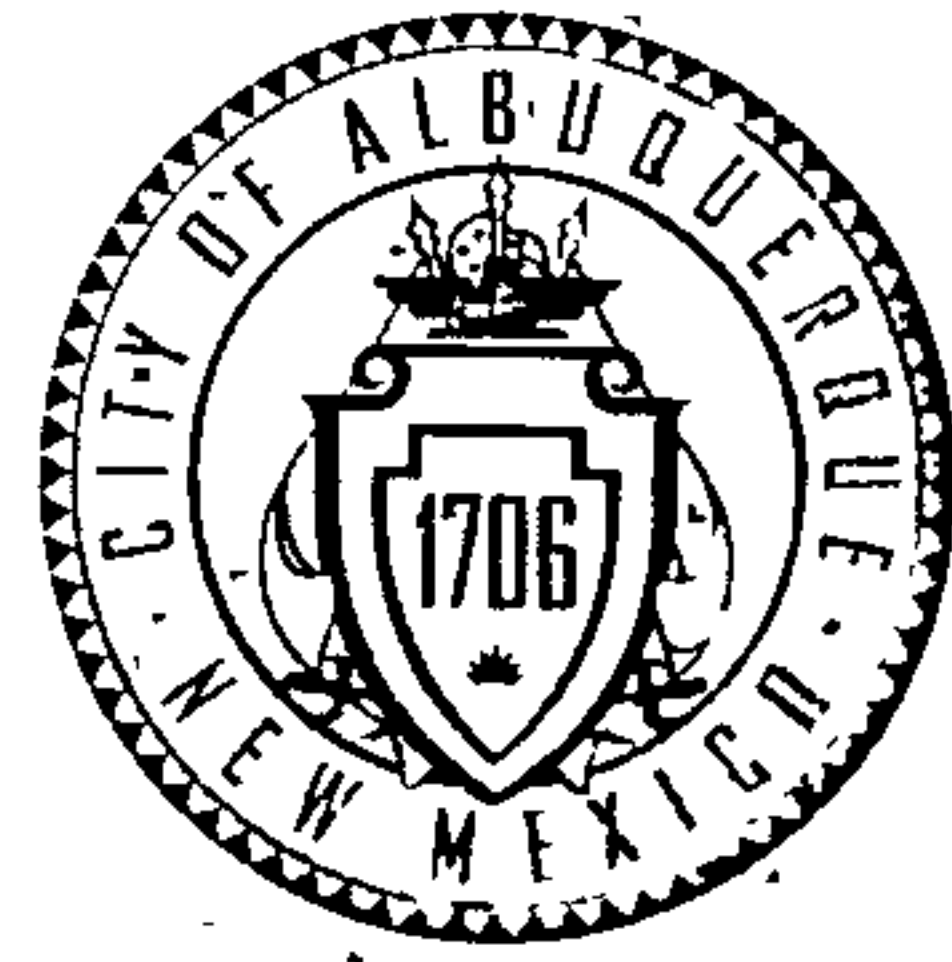
Shahab. We have .76 cfs going to alley. The alley at .3% has capacity of 2.2cfs

F14/D067



[redacted], owner
of lot 6, block 1 San jacinto Subdivision
(UPC#101406126401430507), agree to
allow grading as shown on this plan on
my lot.

CITY OF ALBUQUERQUE



March 1, 2013

Roger E. Cinelli, R.A.
Roger Cinelli & Associates
2418 Manuel Torres Lane N.W.
Albuquerque, NM 87107

Re: Townhouse Project Endeavor Dev. Corp., Traffic Circulation Layout
Architect's Stamp dated 02-06-13 (F14-D067)

900 Griegos NW

Dear Mr. Cinelli,

The TCL submittal received 02-19-13 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

Prior to any certificate of occupancy approval, the following items must be completed:

- The work order associated with the project must be completed and closed out.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

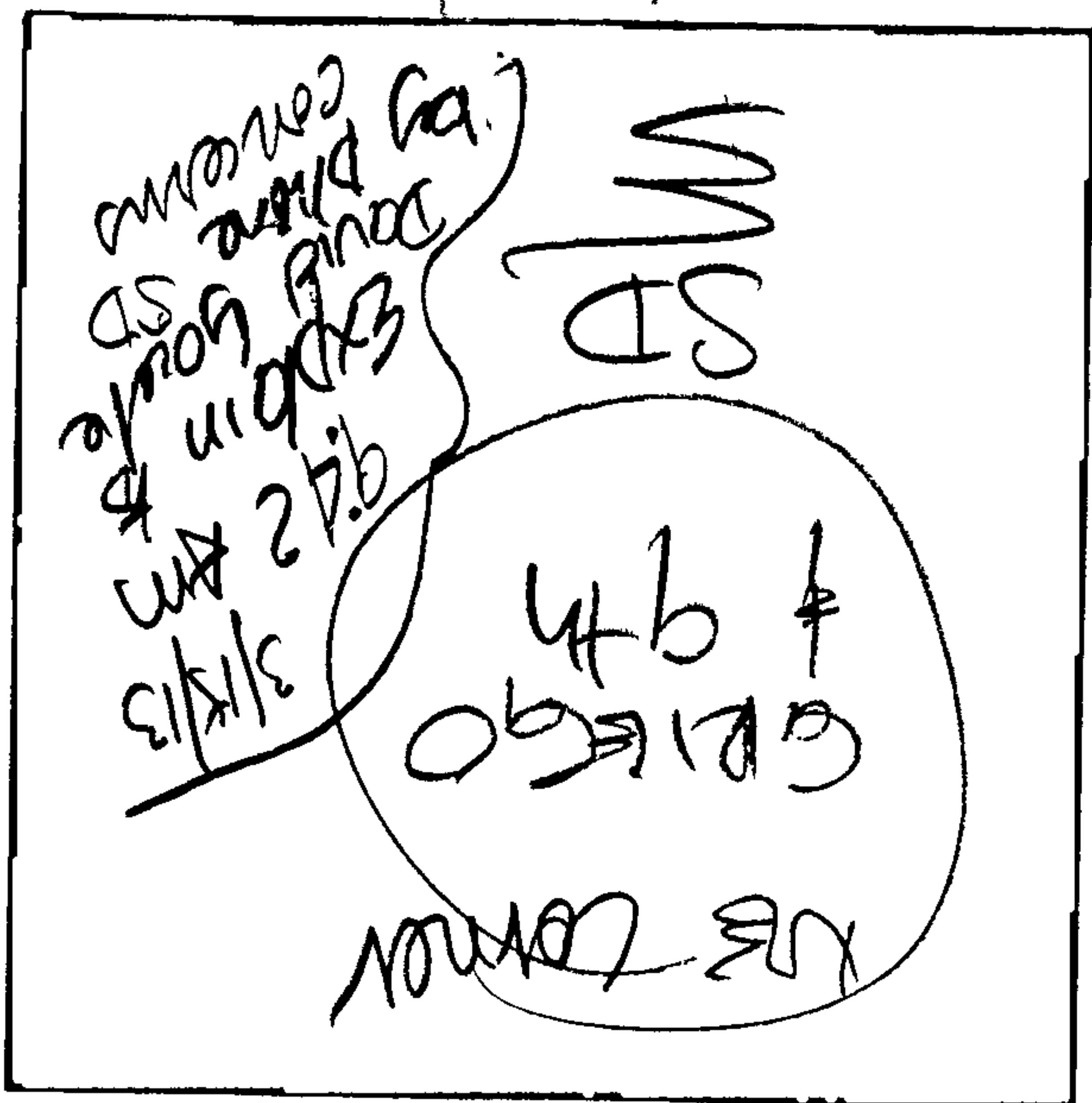
C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



F-14/DO67

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: TOWNHOUSE PROJECT FOR ENDEAVOR DEVELOP. CORP ZONE MAP: F-14
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: PORTION OF LOT 8, POSSITER-ELLA G
 CITY ADDRESS: 900 GRIEGOS RD NW ABQ NM

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID SOULE
 ADDRESS: PO BOX 67305 PHONE: 321-4278
 CITY, STATE: ABQ, NM ZIP CODE: 87193

OWNER: JASON BUCHANAN CONTACT: JASON
 ADDRESS: PO BOX 6031 PHONE: _____
 CITY, STATE: ABQ, NM ZIP CODE: _____

ARCHITECT: ROGER CIELLI CONTACT: ROGER
 ADDRESS: 2418 MANUEL TORRES LN NW PHONE: 243-8211
 CITY, STATE: ABQ NM ZIP CODE: 87101

SURVEYOR: SAME AS ENGINEER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: ENDEAVOR DEVELOPMENT CORP CONTACT: JASON
 ADDRESS: BOX 6031 PHONE: 977-1332
 CITY, STATE: ABQ, NM ZIP CODE: 87197

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1" SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☒ OTHER (SPECIFY)
REVISION TO TCL

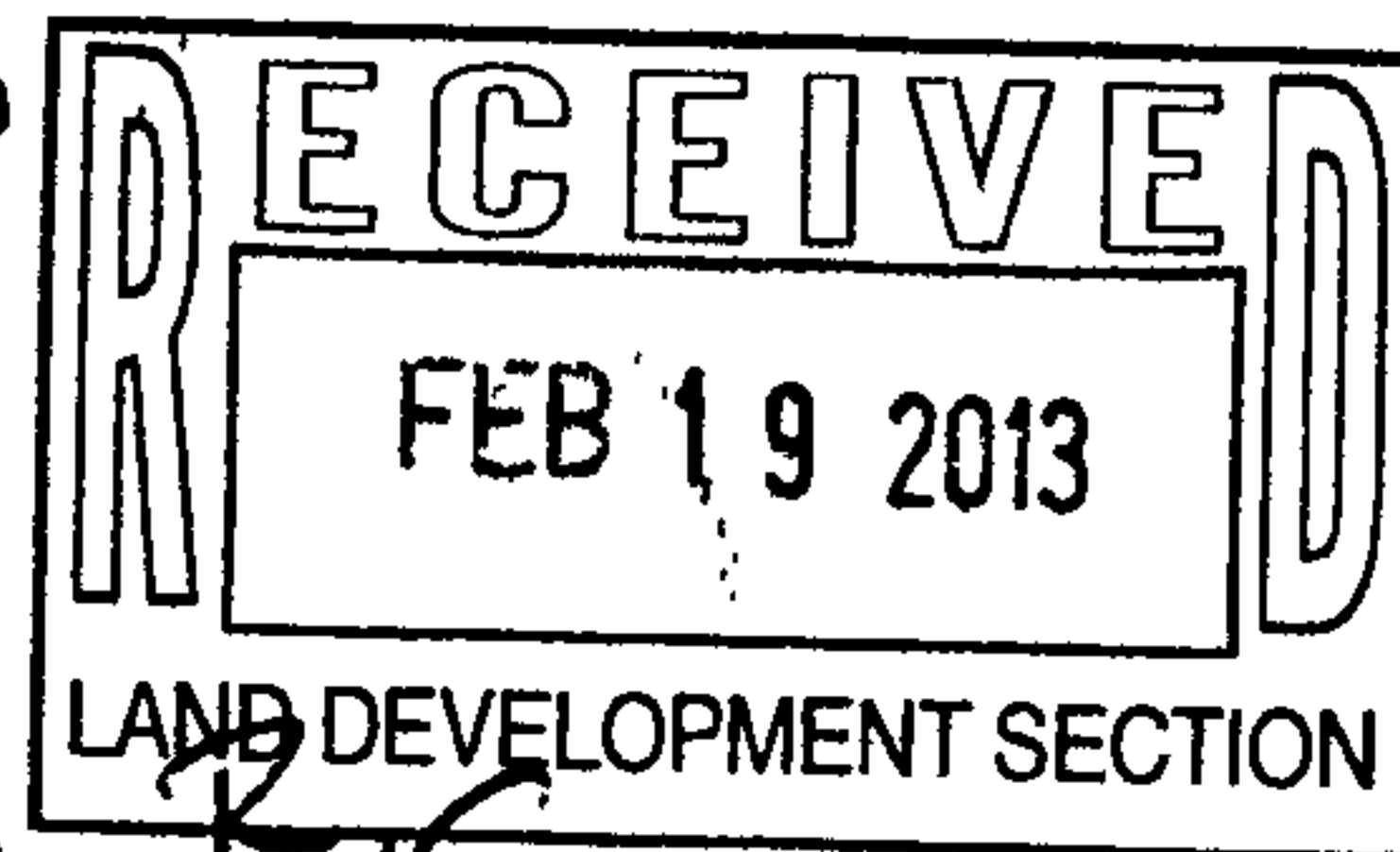
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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)
TCL REVISED

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2/6/13 BY: R.C.



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 defines 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.

CITY OF ALBUQUERQUE



December 5, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: 900 Griegos Road Townhomes Grading and Drainage Plan
Engineer's Stamp date 11-26-12 (F-14/D067)

Dear Mr. Soule,

Based upon the information provided in your submittal received 11-26-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please show direction of roof drainage and any wall openings that will be utilized to pass flow through the property.
- Indicate on the plan the outfalls for each sub-basin and simplify if possible.
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- Include a legible FIRM map on the plan set as well as a benchmark designation.
- What is being represented along the northwest property line? What is being depicted by the symbol on the eastern edge of the northeastern pond?

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Nine at Griegos *900 Griegos Town Homes*
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F14 *Doc 7*
WORK ORDER #: _____

LEGAL DESCRIPTION: EASTERLY PROTION TRACT 8 LANDS OF ROSSITER
CITY ADDRESS: SWQ 9th and Griegos

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 93924
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87199

OWNER: Endeavor Development Corporation
ADDRESS: PO Box 6031
CITY, STATE: Albuquerque, NM 87197

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Geo surv co
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

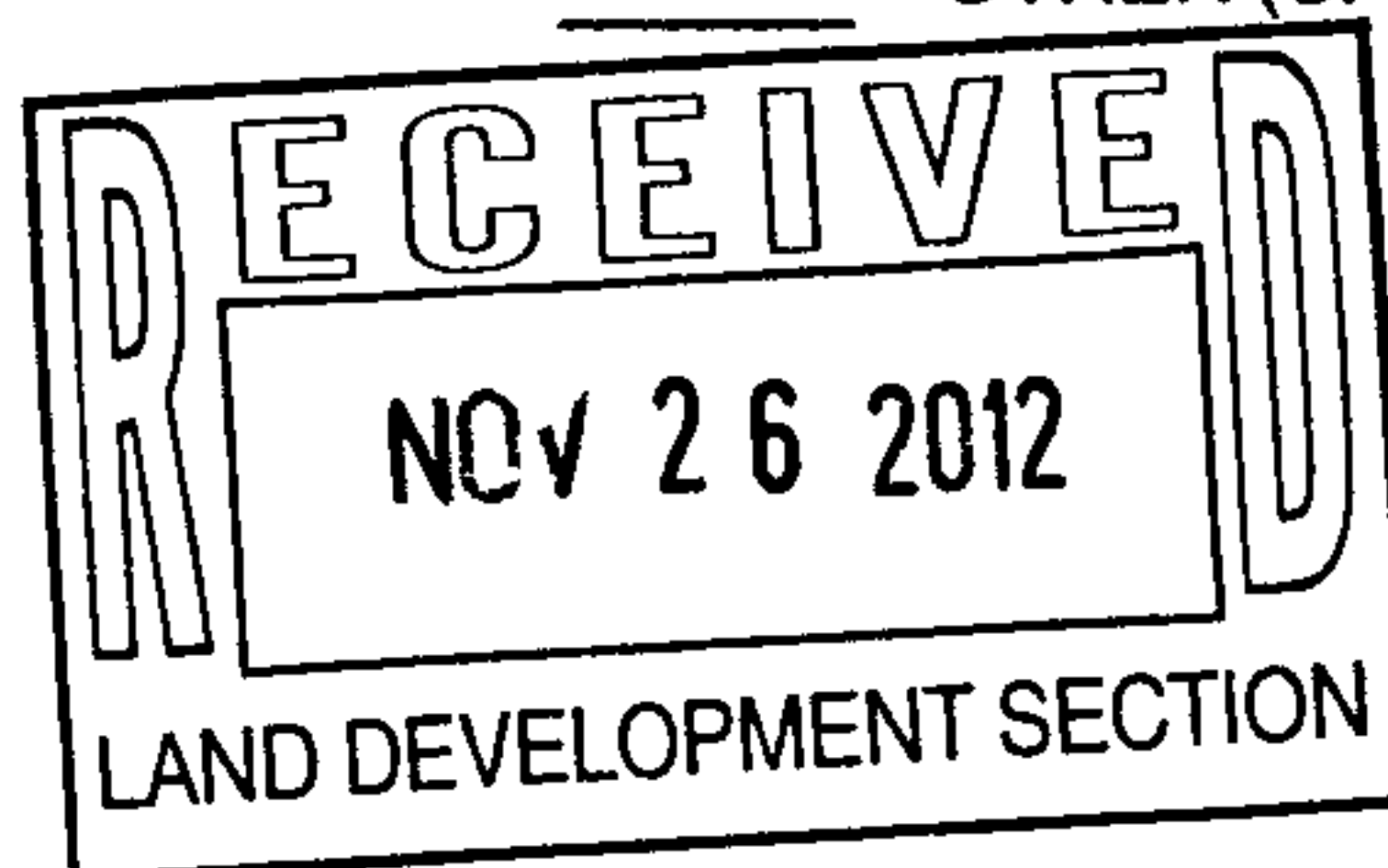
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN 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



Paid \$50.00 ✓

DATE SUBMITTED: 11/26/2012 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE REPORT

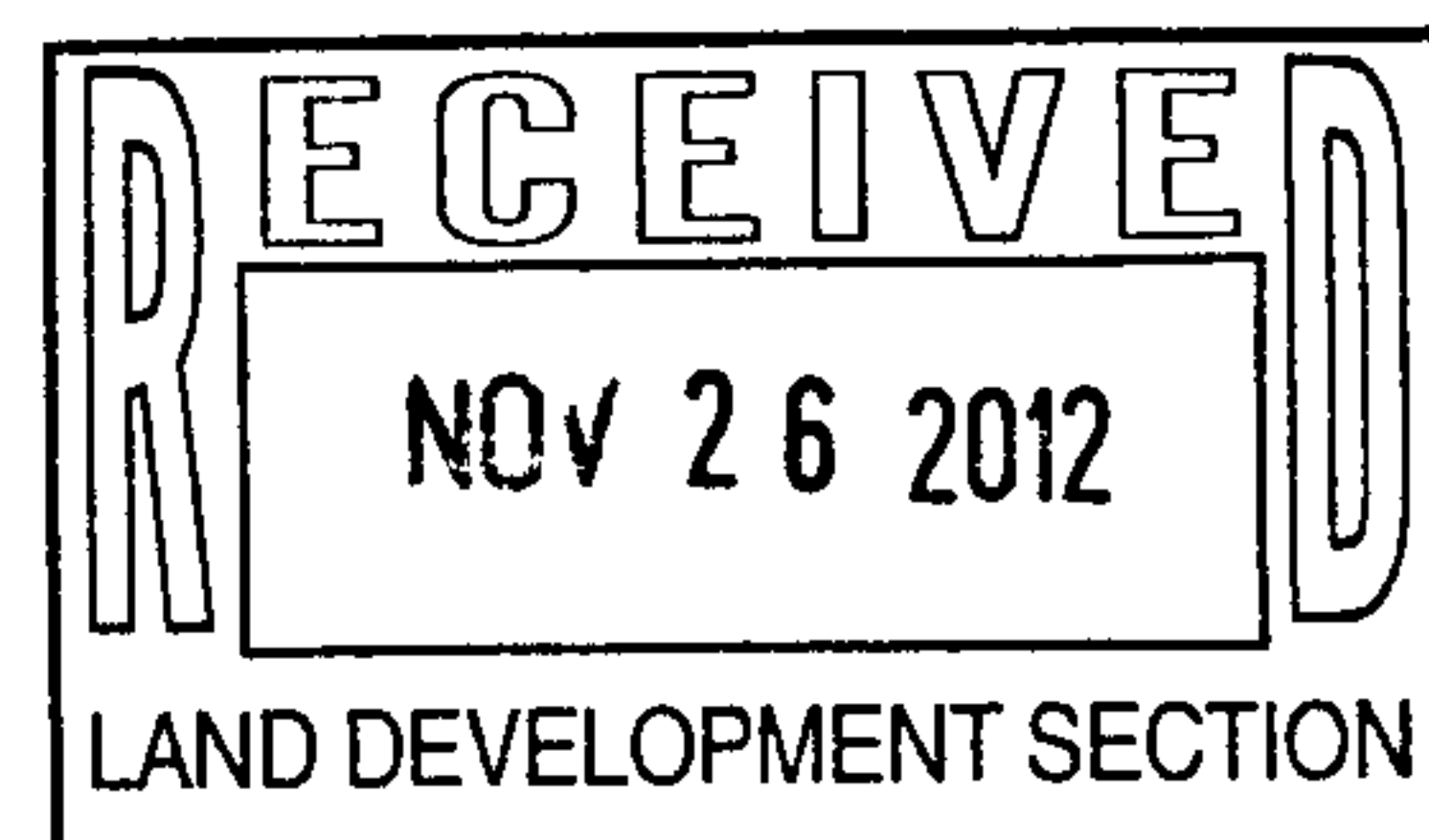
For

**900 GRIEGOS NW
TRACT 8 ELLA G ROSSITER
Albuquerque, New Mexico**

Prepared by

Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

NOVEMBER 2012



David Soule P.E. No. 14522

TABLE OF CONTENTS

Purpose 3

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Existing Conditions..... 3

Exhibit A-Vicinity Map 4

Proposed Conditions 5

Summary 5

Appendix

Site Hydrology A

Map Pocket
Site Grading and Drainage Plan

PURPOSE

The purpose of this report is to provide the Drainage Management Plan for five approximately 3,800 square foot and one 1900 square foot apartment buildings, located on the southwest corner of 9th and Griegos. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

INTRODUCTION

1.39 The subject of this report, as shown on the Exhibit A, is one parcel containing an area of 1.21 acres of land located on the southwest corner of Griegos and 9th. The legal description of this site is tract 8 lands of Ella G. Rossiter. As shown on FIRM map35013C0119G, the entire property is located within Flood Zone X. This site is surrounded by fully developed parcels. This site is currently developed. Based on the site location and the area characteristics of the adjacent drainage infrastructure this development shall be designed to match existing drainage patterns, and shall provide shallow water quality ponds for harvesting of rainwater

EXISTING CONDITIONS

The site is currently developed. The site has been a retail operation for many years. The majority of site is comprised of buildings and asphalt parking lots in disrepair. The site is not in

native condition. The site is very flat but contains two basins. The west portion of the lot

discharge 2.57 cfs to Griegos and the adjacent property to the west. The eastern portion

discharge 2.4 cfs to Ninth Street. There is a drop inlet adjacent to the site in 9th and one in

Griegos approximately 125' west of the site. The site currently has less than .5% grades. The site is not impacted by any offsite flows, and is surrounded by curb and gutter on the upland basin. The discharge leaves the site mainly as sheet flow.

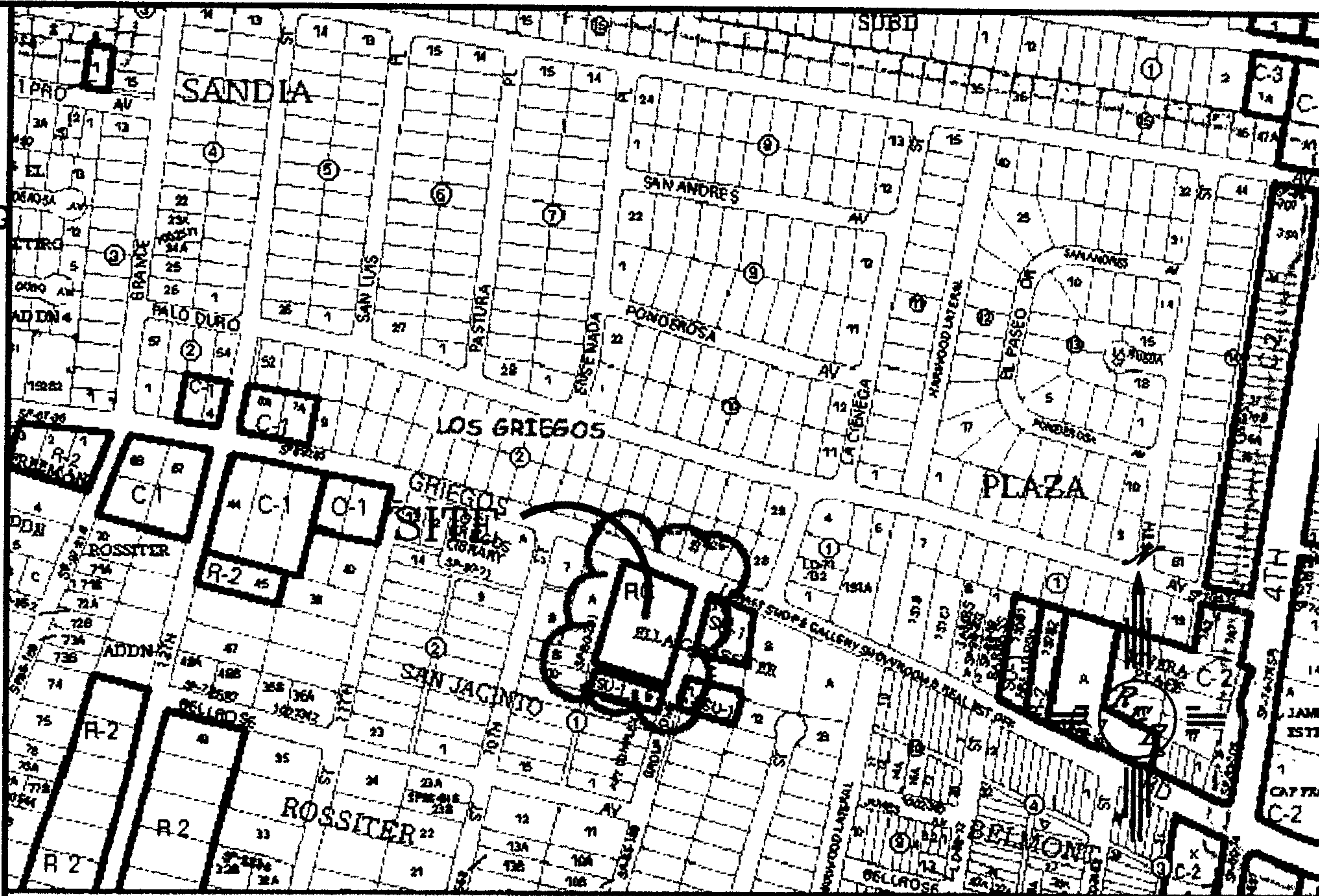
BANCE

TE DURING

T GETS

ES IS THE

D AND



VICINITY MAP:

F-14-Z



FIRM MAP:

35001C0119G

LEGAL DESCRIPTION:

EASTERLY PORTION OF TR.8, LANDS OF ELLA G. ROSSITER

PROPOSED CONDITIONS

The proposed improvements consist of six apartment buildings and associated parking.

As shown in appendix A, the site will be graded into two main basins with several sub basins.

~~Basin A discharges 3.61 to Griegos and Basin b discharges 1.29 cfs to 9th street.~~ This is an increase of 1.04 cfs to Griegos and a reduction of 1.11 cfs to 9th street. This peak will actually be reduced significantly due to 9 depressed harvest ponds which contain more than increase in volumetric run off and the (.25" first flush volume) for the 100-year, 6-hour design event. The development requires improvements to the existing alley to the south. Currently the ally is disrepair and appears to have had pavement in the past, but is used and hard packed. The alley is extremely flat and appears to discharge .14 cfs to the west and .16 cfs to 9th street. The improvements will provide for .11 cfs to continue to drain to the west and .29 cfs to discharge to 9th. ~~The development provides for an increase of peak discharge of .03 cfs.~~ Yet the inclusion of harvesting pond will reduce the peak rate to less than existing, while providing for harvesting of storm water and measures to improve storm water quality by holding the first flush volume. ~~The ponds are shallow and will drain within 24 hours.~~ Due to the infill nature of the site, we feel this calculated increase is negligible and should be acceptable to City Hydrology.

SUMMARY AND RECOMMENDATIONS

This project is a redevelopment project within a completely developed area of northwest Albuquerque. The site currently discharges 5.27 cfs to the surrounding streets. The proposed drainage plan will allow for harvesting ponds which overflow to internal streets and discharge to the adjacent streets that have existing inlets adjacent or near the site. The developed conditions will discharge 5.30 cfs. The proposed increase of .03 cfs is minimal and shall have no negative impact on surrounding drainage structures. The harvest ponds around the site will reduce this peak to less than historic. Since this site encompasses more than 1 acre, a NPDES permit may be required prior to any construction activity.

APPENDIX A
SITE HYDROLOGY

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.		10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
existing a	28933.00	0.618	0%	0	5%	0.031	27%	0.16694	68%	0.420	1.786	0.092	2.57
existing b	26604.00	0.611	0%	0	11%	0.067	32%	0.195438	57%	0.348	1.656	0.084	2.40
ex alley c1	1667.00	0.038	0%	0	20%	0.008	40%	0.015308	40%	0.015	1.456	0.005	0.14
ex alley c2	1901.00	0.044	0%	0	20%	0.009	40%	0.017456	40%	0.017	1.456	0.005	0.16
proposed a1	12560.00	0.288	0%	0	23%	0.066	26%	0.074968	51%	0.147	1.554	0.037	1.08
proposed a2	11627.00	0.267	0%	0	6%	0.016	5%	0.013346	89%	0.238	1.990	0.044	1.19
proposed a3	11365.00	0.261	0%	0	23%	0.060	28%	0.073053	49%	0.128	1.535	0.033	0.97
proposed ac1	1182.00	0.027	0%	0	0%	0.000	9%	0.002442	91%	0.025	2.031	0.005	0.12
proposed ac2	1182.00	0.027	0%	0	0%	0.000	9%	0.002442	91%	0.025	2.031	0.005	0.12
proposed ac3	1182.00	0.027	0%	0	0%	0.000	9%	0.002442	91%	0.025	2.031	0.005	0.12
proposed b1	4689.00	0.108	0%	0	22%	0.024	26%	0.027988	52%	0.056	1.568	0.014	0.40
proposed b2	2588.00	0.059	0%	0	18%	0.011	17%	0.0101	65%	0.039	1.711	0.008	0.24
proposed b3	4698.00	0.108	0%	0	23%	0.025	26%	0.028041	51%	0.055	1.554	0.014	0.40
proposed bc1	1182.00	0.027	0%	0	0%	0.000	9%	0.002442	91%	0.025	2.031	0.005	0.12
proposed bc2	1182.00	0.027	0%	0	0%	0.000	9%	0.002442	91%	0.025	2.031	0.005	0.12
proposed c1	998.00	0.023	0%	0	0%	0.000	0%	0	100%	0.023	2.120	0.004	0.11
proposed c2	2670.00	0.061	0%	0	0%	0.000	0%	0	100%	0.061	2.120	0.011	0.29
TOTAL EX	57105.00			0.00		0.11		0.40		0.80		0.19	5.27
TOTAL PROP	57105.00			0.00		0.20		0.24		0.87		0.13	5.30

sub-basins don't
make sense

Simplify to 1/
Sub basins &
Resubmit

Equations:

$$\text{Weighted E} = \text{Ea} \cdot \text{Aa} + \text{Eb} \cdot \text{Ab} + \text{Ec} \cdot \text{Ac} + \text{Ed} \cdot \text{Ad} / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = \text{Qa} \cdot \text{Aa} + \text{Qb} \cdot \text{Ab} + \text{Qc} \cdot \text{Ac} + \text{Qd} \cdot \text{Ad}$$

Where for 100-year, 6-hour storm

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

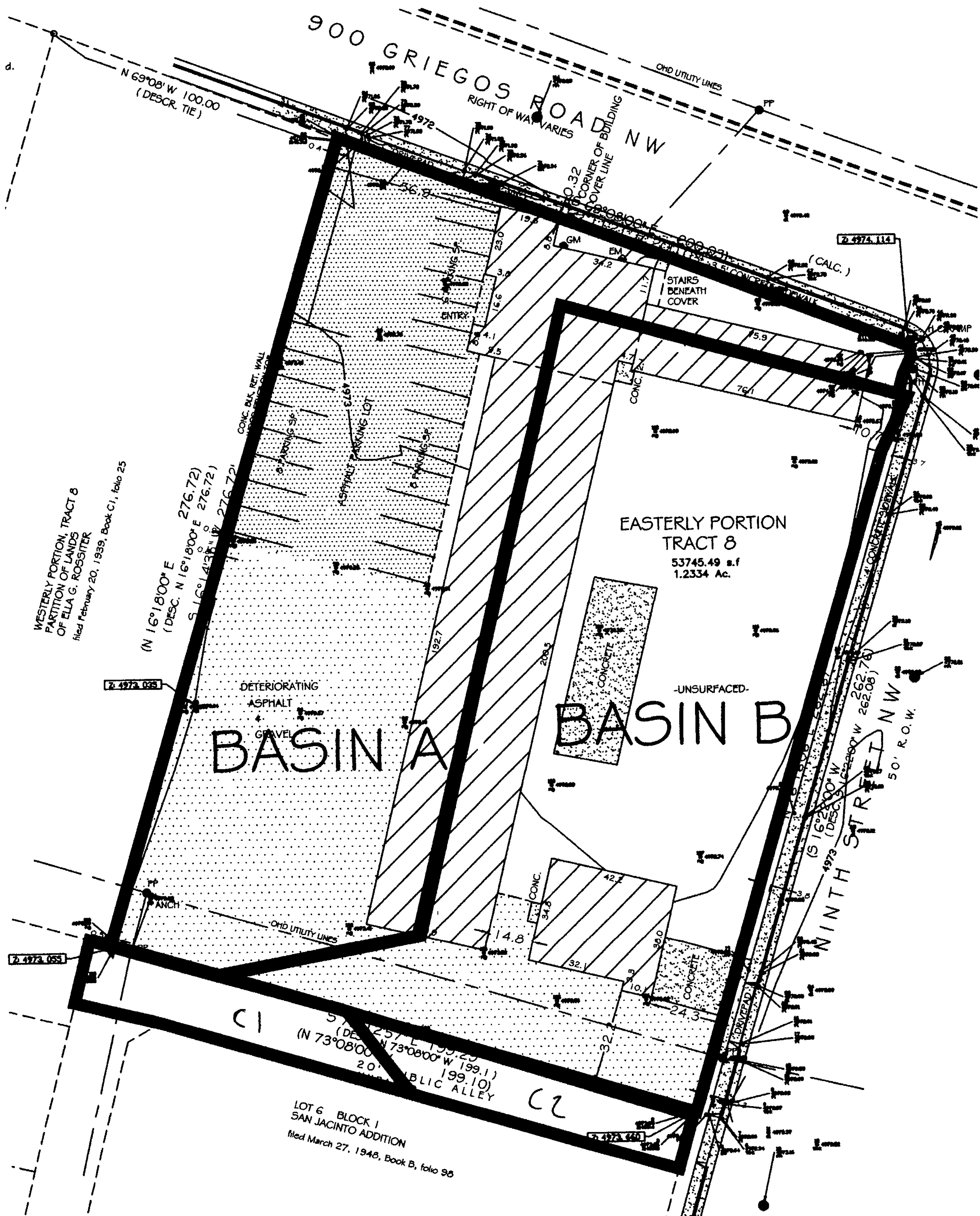
ONSITE Conditions

DRAINS TO NINTHSTREET	CFS	AF	CF
EXISTING	2.40	0.084	3670.91
PROPOSED	1.29	0.046	1990.15
INCREASE	-1.11		0
HARVESTED			900
NET DECREASE			-2581

DRAINS TO GRIEGO	CFS	AF	CF
EXISTING	2.57	0.092	4007.9
PROPOSED	3.61	0.129	5608.7
INCREASE	1.04		0
HARVESTED			1600
NET INCREASE			1

ALLEY	EX	PROP	CHANGE
DRAINS WEST	0.14	0.11	-0.03
DRAINS EAST	0.16	0.29	0.13

$$1600 + 900 = 2500 \text{ cfs}!$$



WESTERLY PORTION, TRACT 8
OF ELLA G. ROSSITER
filed February 20, 1939, Book C1, folio 25

EASTERLY PORTION
TRACT 8
53745.49 s.f.
1.2334 Ac.

BASIN A

BASIN B

Existing

BUILD WATER HARVESTING POND
TOP=4973.00
BOTTOM=4972.00
PROPOSED VOLUME=383 CU. FT.

BUILD WATER
TOP=4973.00
BOTTOM=4972.00
PROPOSED V

July 20, 1939, Book C1, folio 25

S 16°14'39" W 278.72'

OF WAY VARIES S

R O A D

N W

BASIN
AC1

BASIN
A2

BASIN
AC3

BASIN
A1

BASIN
AC2

BASIN
A3

BASIN
A4

BASIN
BC1

BASIN
B2

BASIN
BC2

BASIN
B3

BASIN
B1

BASIN
BC3

BASIN
B4

2' VALLEY CUTTER

OLD UTILITY

4975

4974

S 75°10'39" E 120.23'

BASIN
BC4

PUBLIC ALLEY

PUBLIC ALLEY SECTION
TO BE BUILT W/WORK ORDER
LOT 6 BLOCK 1
SAN JACINTO ADDITION
Filed March 27, 1948, Book B, folio 98

NINTH STREET
50' R.O.W.

BUILD WATER HARVESTING POND
TOP=4973.00
BOTTOM=4972.00
PROPOSED VOLUME=381 CU. FT.

Proposed

CITY OF ALBUQUERQUE



November 16, 2012

Roger E. Cinelli, R.A.
Roger Cinelli & Associates
2418 Manuel Tijerres Lane N.W.
Albuquerque, NM 87107

Re: Townhouse Project Endeavor Dev. Corp., Traffic Circulation Layout
Architect's Stamp dated 11-09-12 (F-14/D067) (1000 GRIBBS NW)

Dear Mr. Cinelli,

The TCL submittal received 11-09-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

Prior to any certificate of occupancy approval, the following items must be completed:

- **The work order associated with the project must be completed and closed out.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

C. File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: TOWNHOUSE PROJECT FOR ENDEAVOR DEV. CORP ZONE MAP: F-14/D67
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: PORTION OF LOT 8, ROSSITER-ELLA G
 CITY ADDRESS: 900 GRIEGOS RD NW ABQ NM

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID SOULÉ
 ADDRESS: P.O. BOX 62305 PHONE: 321-4278
 CITY, STATE: ABQ. NM ZIP CODE: 87193

OWNER: JASON BUCHANAN CONTACT: JASON
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ABQ. NM ZIP CODE: _____

ARCHITECT: ROGER CIELLI CONTACT: ROGER
 ADDRESS: 2418 MANUEL TORRES LN NW PHONE: 243-8211
 CITY, STATE: ABQ. NM ZIP CODE: 87107

SURVEYOR: SAME AS ENGINEER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: ENDEAVOR DEVELOPMENT CORP CONTACT: JASON
 ADDRESS: PO BOX 6031 PHONE: 977-1332
 CITY, STATE: ABQ. NM ZIP CODE: 87197

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

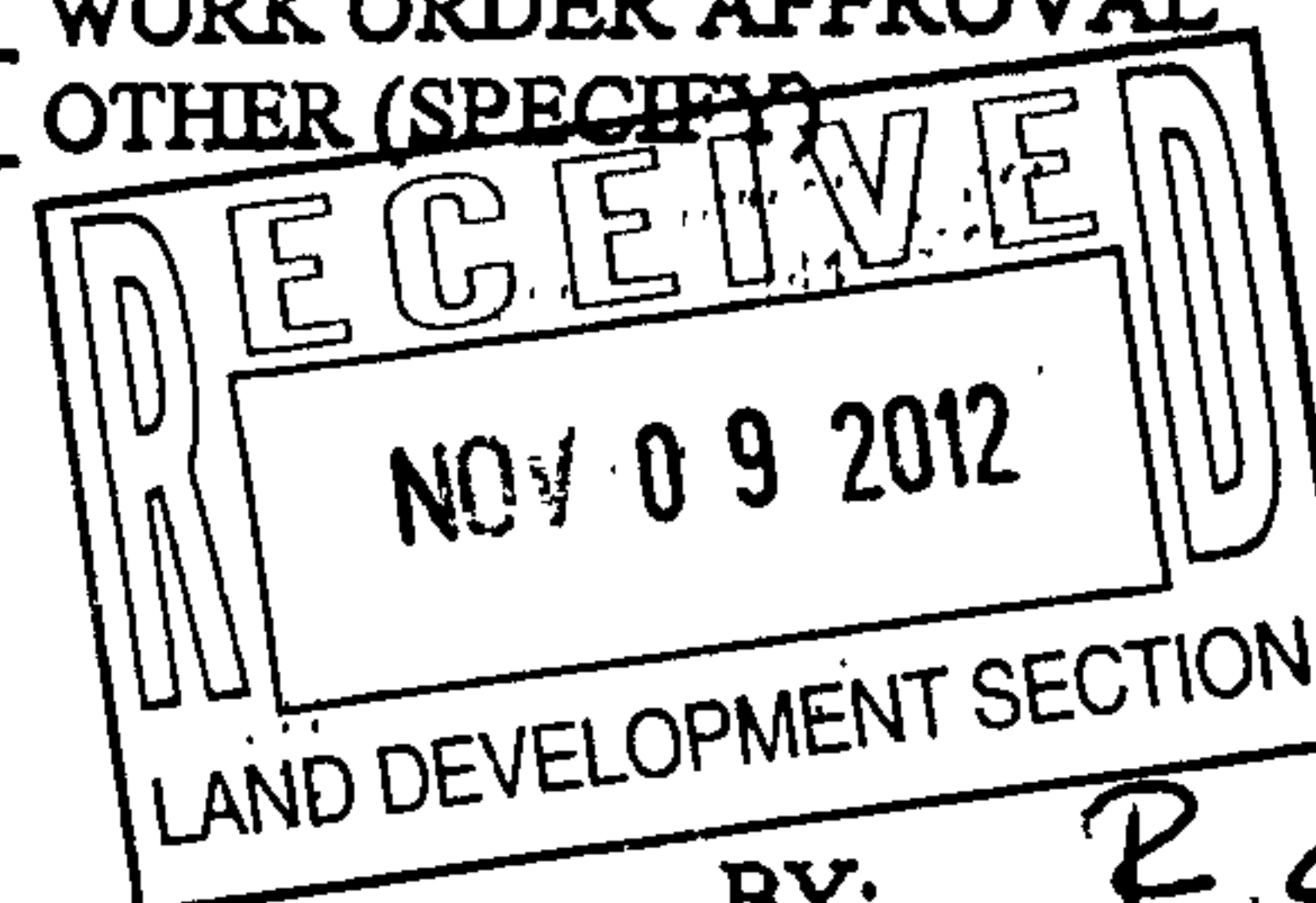
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

DATE SUBMITTED: 11/9/12



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 defines 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.

*Salazar, Dil
840 Griegos NW*





600

4608

4612

4616

4620

4624

4628

4636

900

4642

10TH

GRIEGOS

903

855

851

847

843

837

833

829

813

811

809

907

8

83

831

832

822

818