




City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 18, 2003

Ronald Witherspoon, Registered Architect
6801 Jefferson NE
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Casa Pacifica Condominiums Blds 5, 6 and 12, [F21 / D43] 
10900 Spain Road NE
Architect's Stamp Dated 2-10-03

Dear Mr. Witherspoon:

The TCL / Letter of Certification submitted on February 10, 2003 is approved by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,



Richard Dourte
Development and Building Services
Planning Department

c: R.P. Bohannon
Hydrology file
file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Casa Pacifica Condominiums ZONE MAP / DRG. FILE #: F-21/D43
DRB #: 1000534 EPC #: Z-99-77 WORK ORDER #: CPN 655081

LEGAL DESCRIPTION: Casa Pacifica Condominiums
CITY ADDRESS: 10900 Spain Road NE

ENGINEERING FIRM: Goodwin & Associates CONTACT: Diane Hoelzer, PE
ADDRESS: P.O. Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: D. R. Horton, Inc. CONTACT: R. P. Bohannon, PE
ADDRESS: 4400 Alameda NE, Suite B PHONE: 797-4245
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini CONTACT: Ron Witherspoon, AIA
ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Clint Sherrill & Associates CONTACT: Mark Sherrill
ADDRESS: 730 San Mateo Blvd SE PHONE: 256-7364
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

CONTRACTOR: Hydro Systems, Inc. CONTACT: Mike Smith
ADDRESS: P.O. Box 92195 PHONE: 344-3840
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TLC)
☒ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTY RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUBD. 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) Permanent CO for
Buildings 5, 6, and 12

WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 2/10/03

BY: R. P. Bohannon
R. P. Bohannon, PE

February 10, 2003

Richard Dourte, PE
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for:
Building 5 (Street Addresses 5201, 5205, and 5209 Molokai Street NE)
Building 6 (Street Addresses 5211, 5215, and 5219 Molokai Street NE)
Building 12 (Street Addresses: 10900, 10904, and 10908 Hanalei Avenue NE)

Dear Mr. Dourte:

Attached are the certification letter, the certification plan, and the Drainage Information Sheet for the referenced units in Casa Pacifica. Please review these items and release the units with the referenced addresses for permanent certificates of occupancy. These units are scheduled to close very soon.

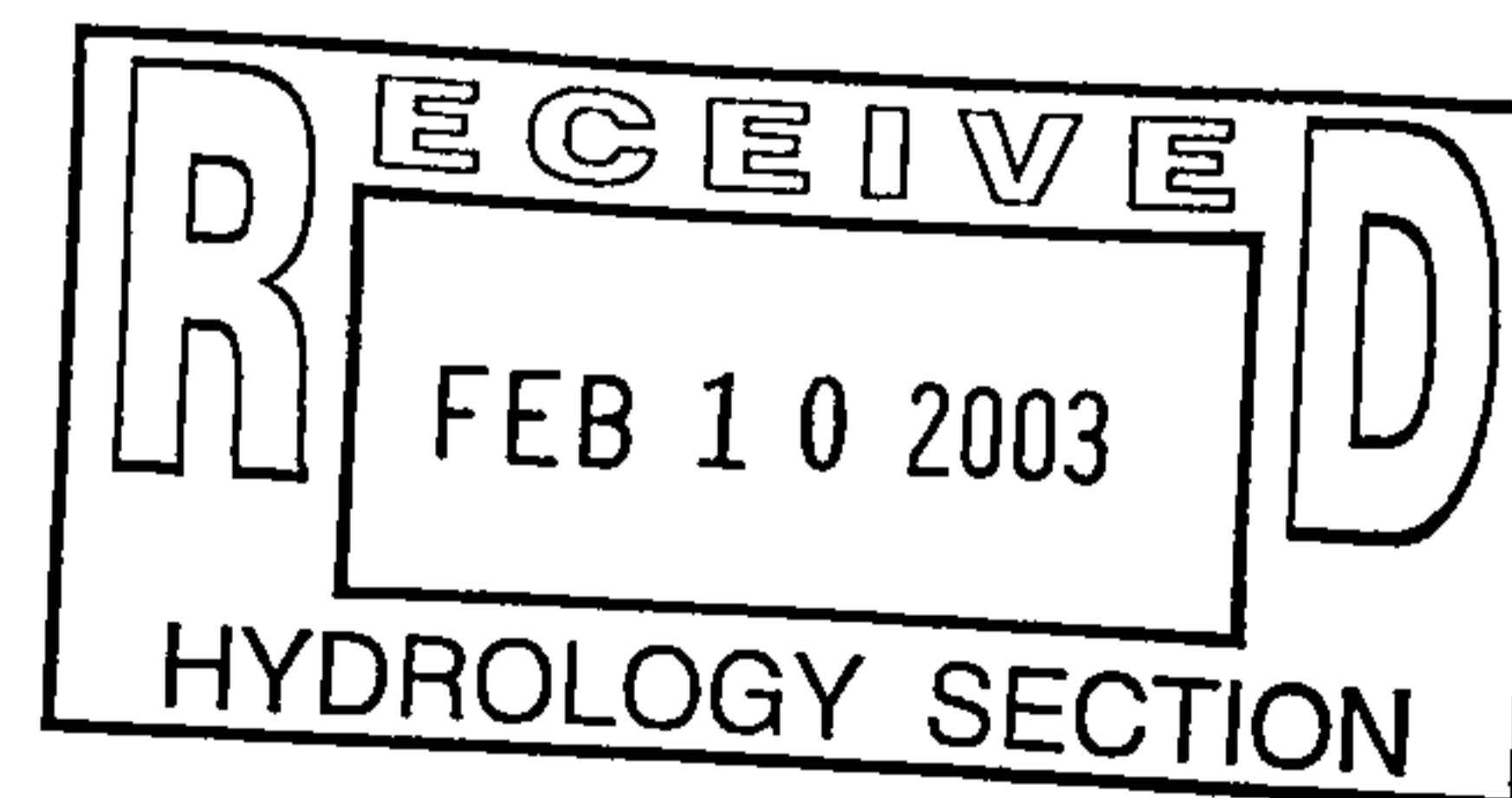
Please call me if you have any questions or need any additional information. Thank you for your assistance.

Sincerely,

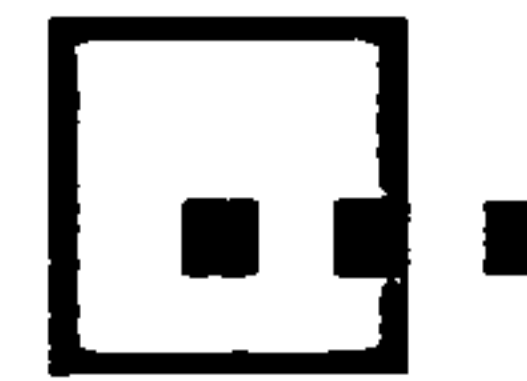


R. P. Bohannon, PE
Land Development
Engineering and Construction Manager

Enclosures



February 10, 2003

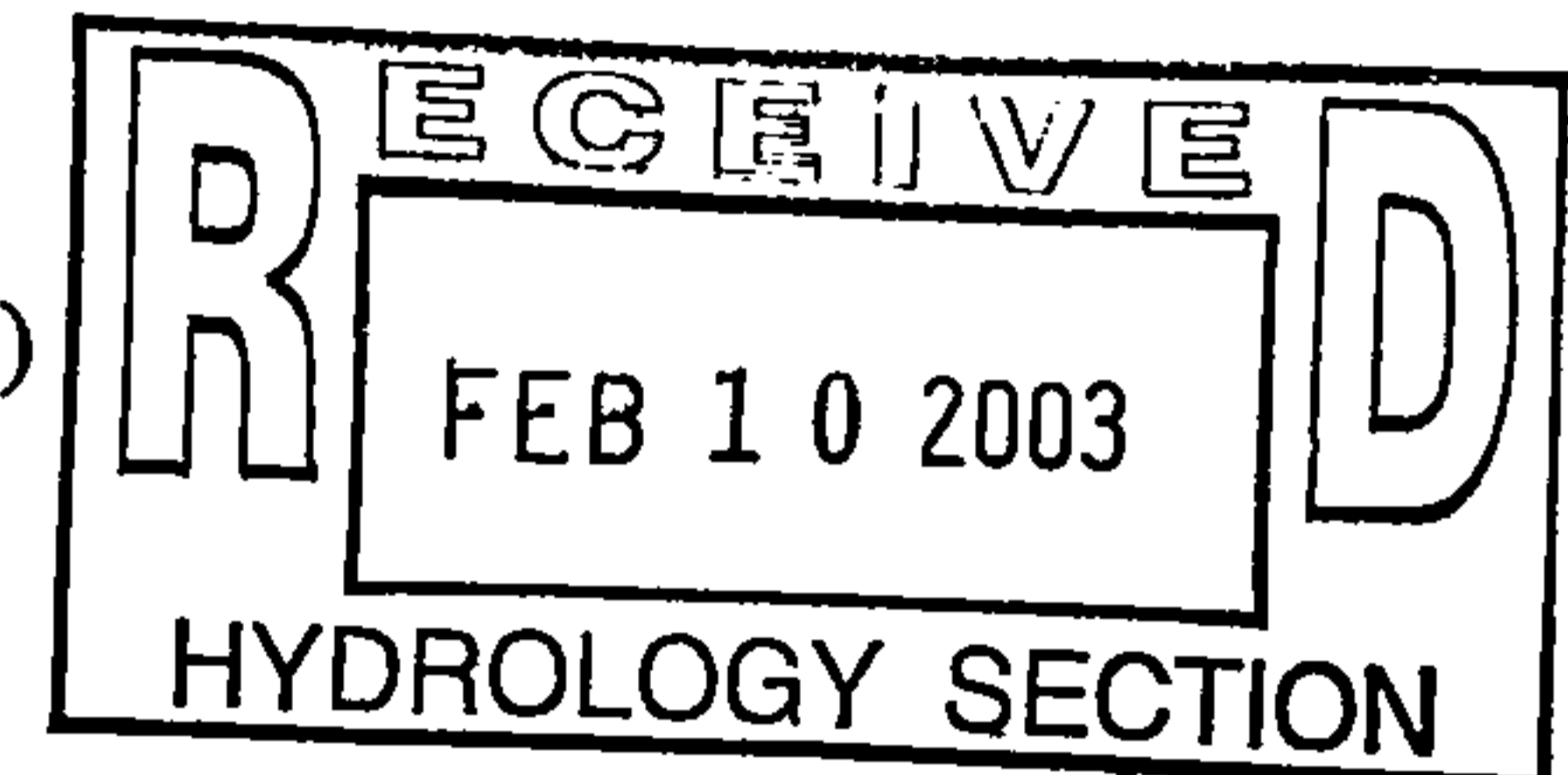


Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Richard Dourte, PE
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for:
Building 5 (5201, 5205, and 5209 Molokai Street NE)
Building 6 (5211, 5215, and 5219 Molokai Street NE)
Building 12 (10900, 10904, and 10908 Hanalei Avenue NE)



Dear Mr. Dourte,

This letter is to certify the above portions of Casa Pacifica Condominiums have been completed. Attached is a plan illustrating the above portions of the site, stamped and signed on February 10, 2003. To the best of my knowledge and belief, this portion of the site has been constructed in accordance with the Traffic Certification Layout (TCL). Acceptable changes have been noted on the TCL plan. This certification is a partial certification only; a final certification will be issued at a later date.

Our office has visited the site at periodic intervals as requested by the Owner. Such visit and observation are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

Based on our general observations, our office has informed our Client about the progress of the Work and has endeavored to notify our Client of deficiencies in the Work. Based on our observations, we feel the attached site plan represents work that has been constructed to date.

If you have any questions regarding our observations, please feel free to contact us.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Ron Witherspoon
Principal



Cc: R. P. Bohannon – D. R. Horton, file

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 4, 2002

Ronald Witherspoon, Registered Architect
Dekker Perich Sabatini Architects
6801 Jefferson NE
Suite 100
Albuquerque, NM, 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for Casa
Pacifica Condominiums, [F21 /D43] Stamp Dated 9-16-02

Dear Mr. Witherspoon :

(BLDG 14, 15, 16, 28 & 29)
NSP 9/12/03

The TCL / Letter of Certification submitted on 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,

Richard Dourte,
Development and Building Services
Planning Department

c: file
Hydrology file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Casa Pacifica Condominiums ZONE MAP / DRG. FILE #: F-21/D43

DRB #: 1000534 EPC #: Z-99-77 WORK ORDER #: CPN 655081

LEGAL DESCRIPTION: Casa Pacifica Condominiums

CITY ADDRESS: 10900 Spain Road NE

ENGINEERING FIRM: Goodwin & Associates CONTACT: Diane Hoelzer, PE

ADDRESS: P.O. Box 90606 PHONE: 828-2200

CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: D. R. Horton, Inc. CONTACT: R. P. Bohannon, PE

ADDRESS: 4400 Alameda NE, Suite B PHONE: 797-4245

CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini CONTACT: Ron Witherspoon, AIA

ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700

CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Clint Sherrill & Associates CONTACT: Mark Sherrill

ADDRESS: 730 San Mateo Blvd SE PHONE: 256-7364

CITY, STATE: Albuquerque, NM ZIP CODE: 87108

CONTRACTOR: Hydro Systems, Inc. CONTACT: Mike Smith

ADDRESS: P.O. Box 92195 PHONE: 344-3840

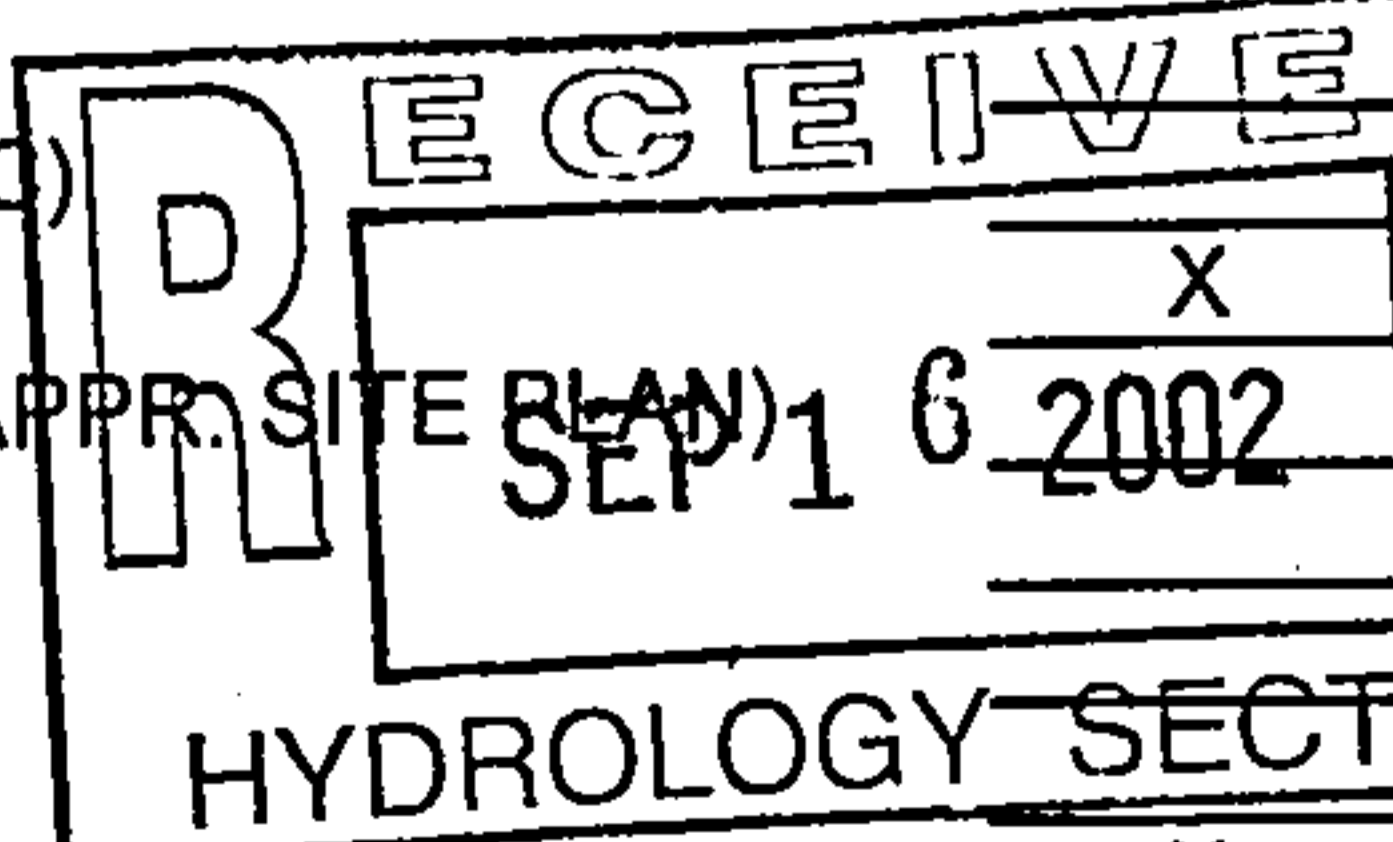
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPROV. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTY RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBD. APPROVAL
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- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) Permanent CO for Buildings 28, 29, 16, 15, and 14



WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

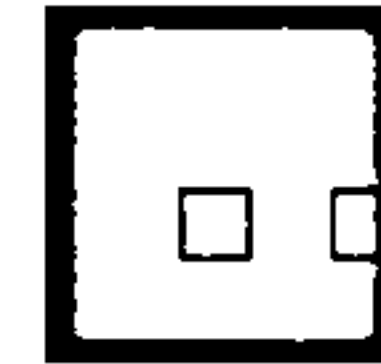
DATE SUBMITTED: 9/16/02

BY: R. P. Bohannon

R. P. Bohannon, PE

9/16/02 - Cld ~~not~~ to Phyllis ;
60t
sent letter dated 9/16 ;

September 16, 2002



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Mike Zamora
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for Buildings
#28 – 5212, 5216, and 5220 Na Pali Street NE
#29 – 5200, 5204, and 5208 Na Pali Street NE
#16 – 10948, 10952, and 10956 Hanalei Avenue NE
#15 – 10936, 10940, and 10944 Hanalei Avenue NE
#14 – 10924, 10928, and 10932 Hanalei Avenue NE

Dear Mr. Zamora,

This letter is to certify the above portions of Casa Pacifica Condominiums have been completed. Attached is a plan illustrating the above portions of the site, stamped and signed on September 16, 2002. To the best of my knowledge and belief, this portion of the site has been constructed in accordance with the Traffic Certification Layout (TCL). Acceptable changes have been noted on the TCL plan. This certification is a partial certification only; a final certification will be issued at a later date.

Our office has visited the site at periodic intervals as requested by the Owner. Such visit and observation are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

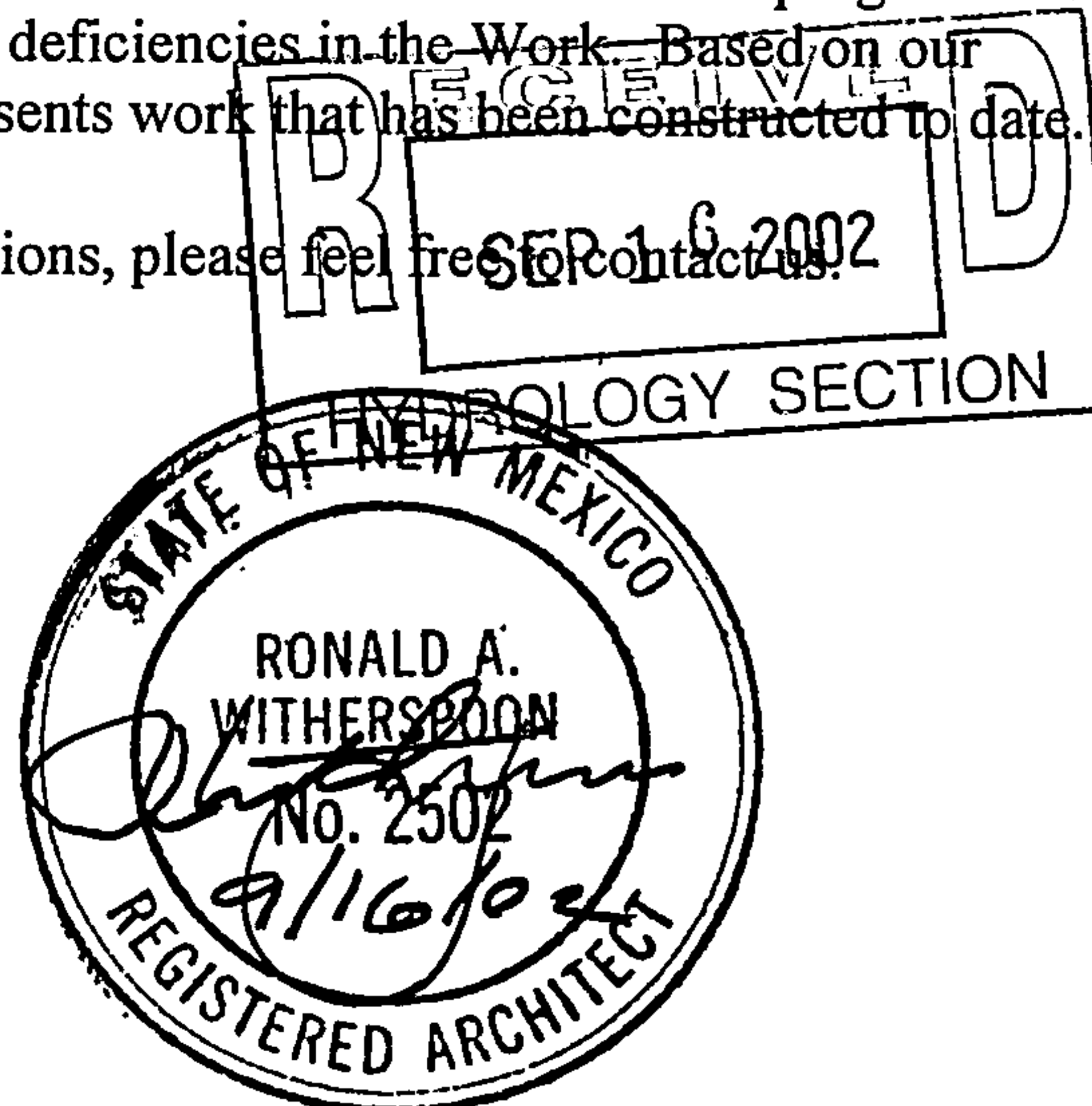
Based on our general observations, our office has informed our Client about the progress of the Work and has endeavored to notify our Client of deficiencies in the Work. Based on our observations, we feel the attached site plan represents work that has been constructed to date.

If you have any questions regarding our observations, please feel free to contact us.

Very truly yours,

Dekker/Perich/Sabatini Ltd.


Ron Witherspoon
Principal



Cc: R. P. Bohannon – D. R. Horton, file

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

September 16, 2002

Mike Zamora
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for Buildings 28, 29, 16, 15, and 14
Street Addresses: 52205, 5216, 5212, 5208, 5204, 5200 Na Pali Street NE and
10924, 10928, 10932, 10936, 10940, 10944, 10948, 10952, 10956 Hanalei
Avenue NE

Dear Mr. Zamora:

Attached are the certification letter, the certification plan, and the Drainage Information Sheet for the referenced units in Casa Pacifica. Please review these items and release the units with the referenced addresses for permanent certificates of occupancy. These units are scheduled to close very soon.

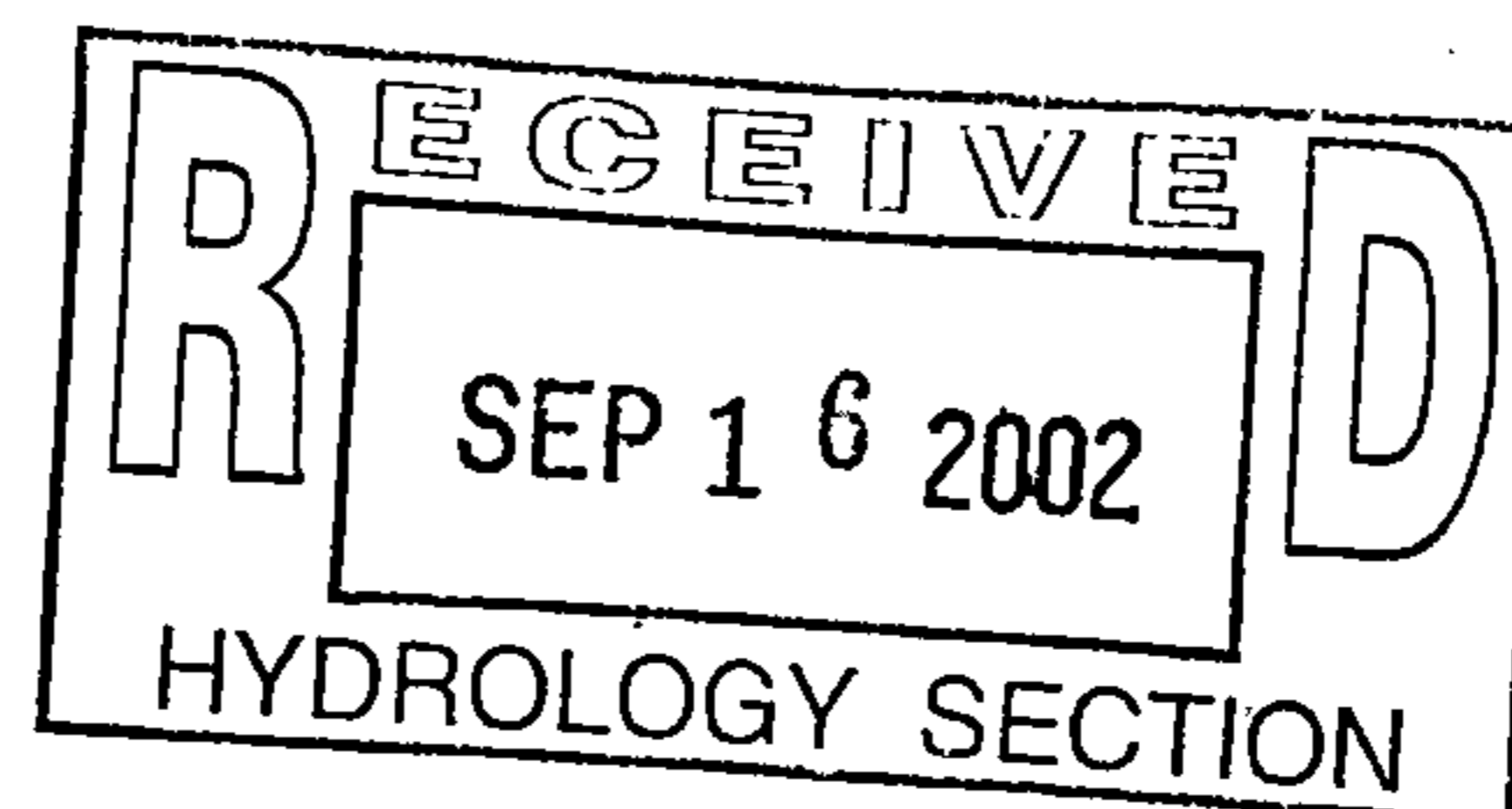
Please call me if you have any questions or need any additional information. Thank you for your assistance.

Sincerely,



R. P. Bohannon, PE
Land Development
Engineering and Construction Manager

Enclosures



INTER

OFFICE

MEMO

To: File
From: Richard Dourte
Subject: Mike Zamora issued perm TCL CO's following projects.
Date: November 4, 2002

Drainage file no.	Description	Date Received	Date Approved
C12/D5A	Quanz Auto Car Care	10-28-02	10-31-02
C13/D12	NM Sports and Wellness	11-01-02	11-01-02
C17/D113	Mechenbier Office/Warehouse	10-29-02	11-04-02
C19/D11D6	Wells Fargo Bank	10-29-02	10-29-02
E12/D2	Texaco Xpress Lube	10-31-02	10-31-02
E12/D14	Riverside Plaza, Tract 6, Bld L-1	10-24-02	10-25-02
E-12/D15A	Bosque School Gymnasium	10-31-02	11-01-02
F13/D14	Shephard of the Valley Pres. Church Renov. & Addn.	10-24-02	10-31-02
F17/D78	Lexus of Albuquerque	10-24-02	10-28-02
E21/D43	Casa Pacifica Condominiums	10-15-02	10-22-02
H11/D66	Sonic Drive In	10-23-02	10-23-02
J19/D39	Garcia Honda Renovation and Addition	10-18-02	10-18-02
K10/D37	Fellowship Missionary Baptist Church	09-25-02	09-25-02
L14/D1C	Roses Southwest Paper	10-23-02	10-28-02
L18/D66	Obee's Soup Salad Subs	10-31-02	10-31-02
M15/D24	Hilton Garden Inn	10-17-02	10-17-02

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Casa Pacifica Condominiums ZONE MAP / DRG. FILE #: F-21/D43 ✓
DRB #: 1000534 EPC #: Z-99-77 WORK ORDER #: CPN 655081

LEGAL DESCRIPTION: Casa Pacifica Condominiums
CITY ADDRESS: 10900 Spain Road NE - Bldg. 13

ENGINEERING FIRM: Goodwin & Associates CONTACT: Diane Hoelzer, PE
ADDRESS: P.O. Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: D. R. Horton, Inc. CONTACT: R. P. Bohannon, PE
ADDRESS: 4400 Alameda NE, Suite B PHONE: 797-4245
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini CONTACT: Ron Witherspoon, AIA
ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700
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ADDRESS: 730 San Mateo Blvd SE PHONE: 256-7364
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

CONTRACTOR: Hydro Systems, Inc. CONTACT: Mike Smith
ADDRESS: P.O. Box 92195 PHONE: 344-3840
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TLC)
- ☒ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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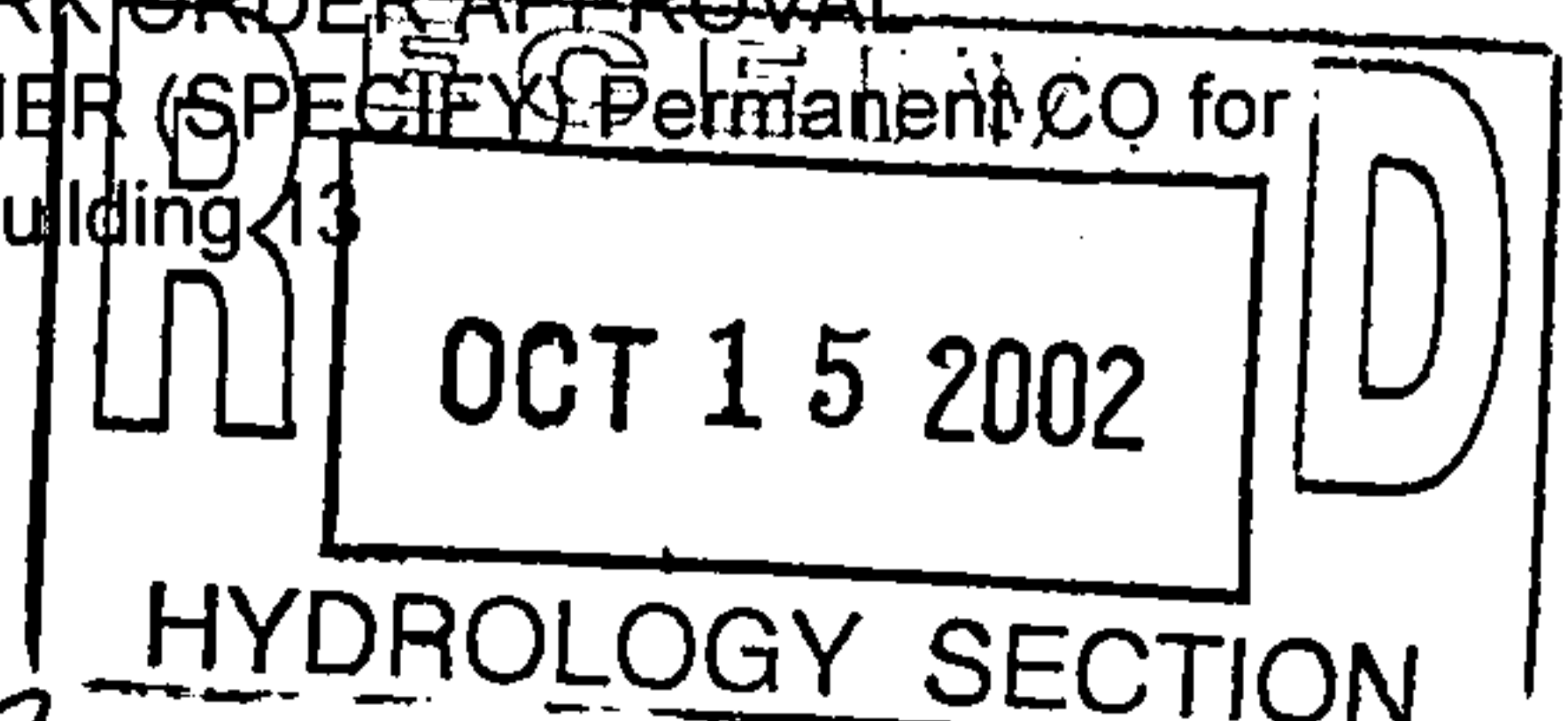
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- ☐ BUILDING PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY Permanent CO for Building 13)

WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 10/16/02

BY: R. P. Bohannon
R. P. Bohannon, PE



10/22/02 - Call in QT for Phyllis - Bldg 13; - Sent letter (10/22); - 10/22/02

October 16, 2002

Mike Zamora
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for Building 13
Street Addresses: 10912, 10916, 10920 Hanalei Avenue NE

Dear Mr. Zamora:

Attached are the certification letter, the certification plan, and the Drainage Information Sheet for the referenced units in Casa Pacifica. Please review these items and release the units with the referenced addresses for permanent certificates of occupancy. These units are scheduled to close very soon.

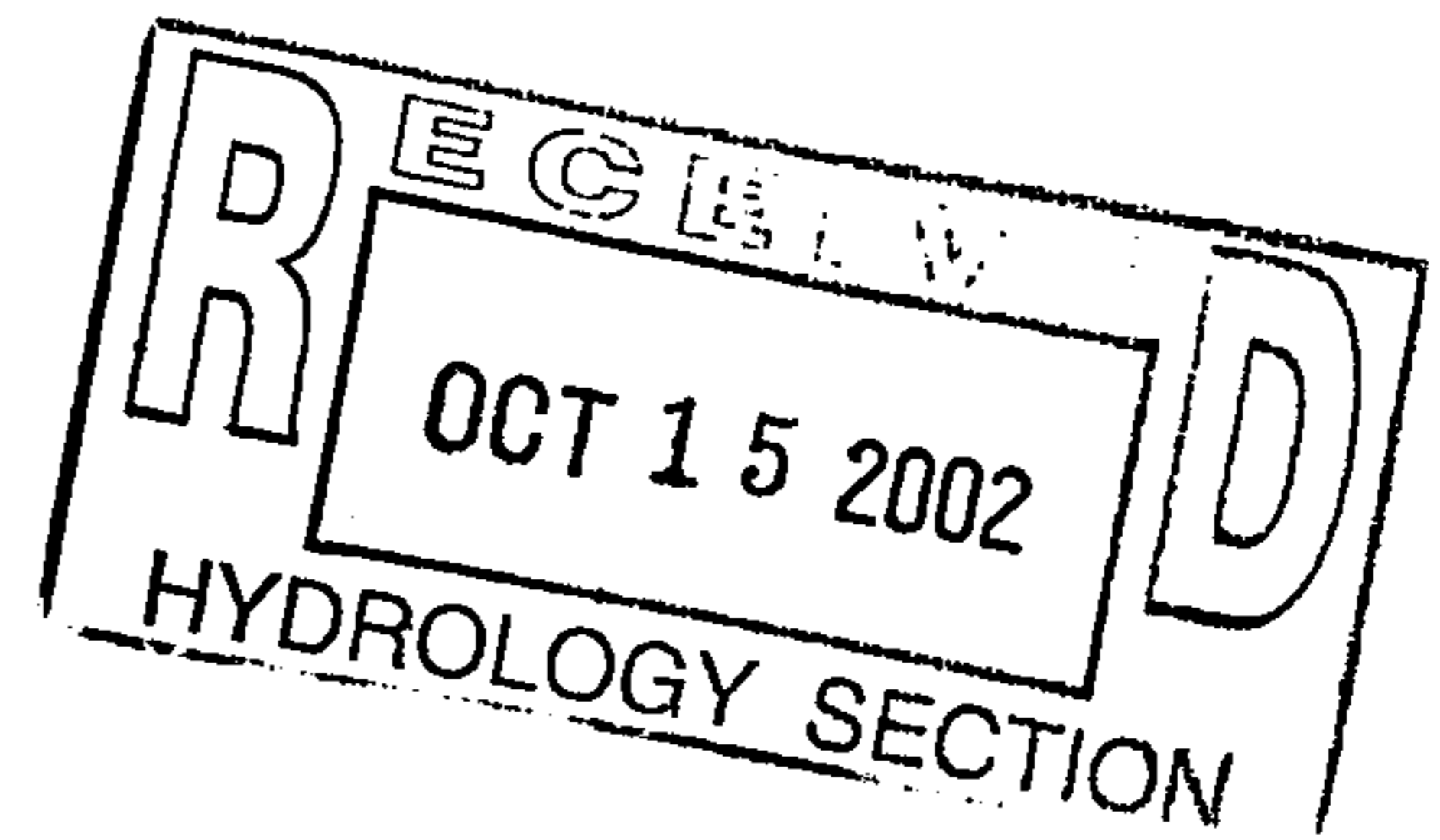
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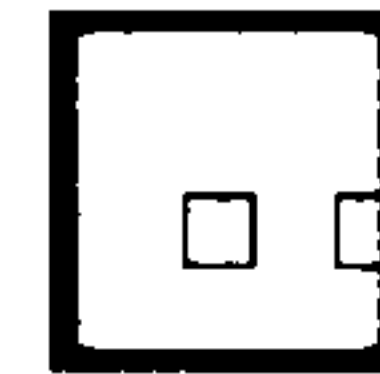


R. P. Bohannon, PE
Land Development
Engineering and Construction Manager

Enclosures



October 16, 2002



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Mike Zamora
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for Building#13
10912, 10916, and 10920 Hanalei Avenue NE

Dear Mr. Zamora,

This letter is to certify the above portions of Casa Pacifica Condominiums have been completed. Attached is a plan illustrating the above portions of the site, stamped and signed on October 16, 2002. To the best of my knowledge and belief, this portion of the site has been constructed in accordance with the Traffic Certification Layout (TCL). Acceptable changes have been noted on the TCL plan. This certification is a partial certification only; a final certification will be issued at a later date.


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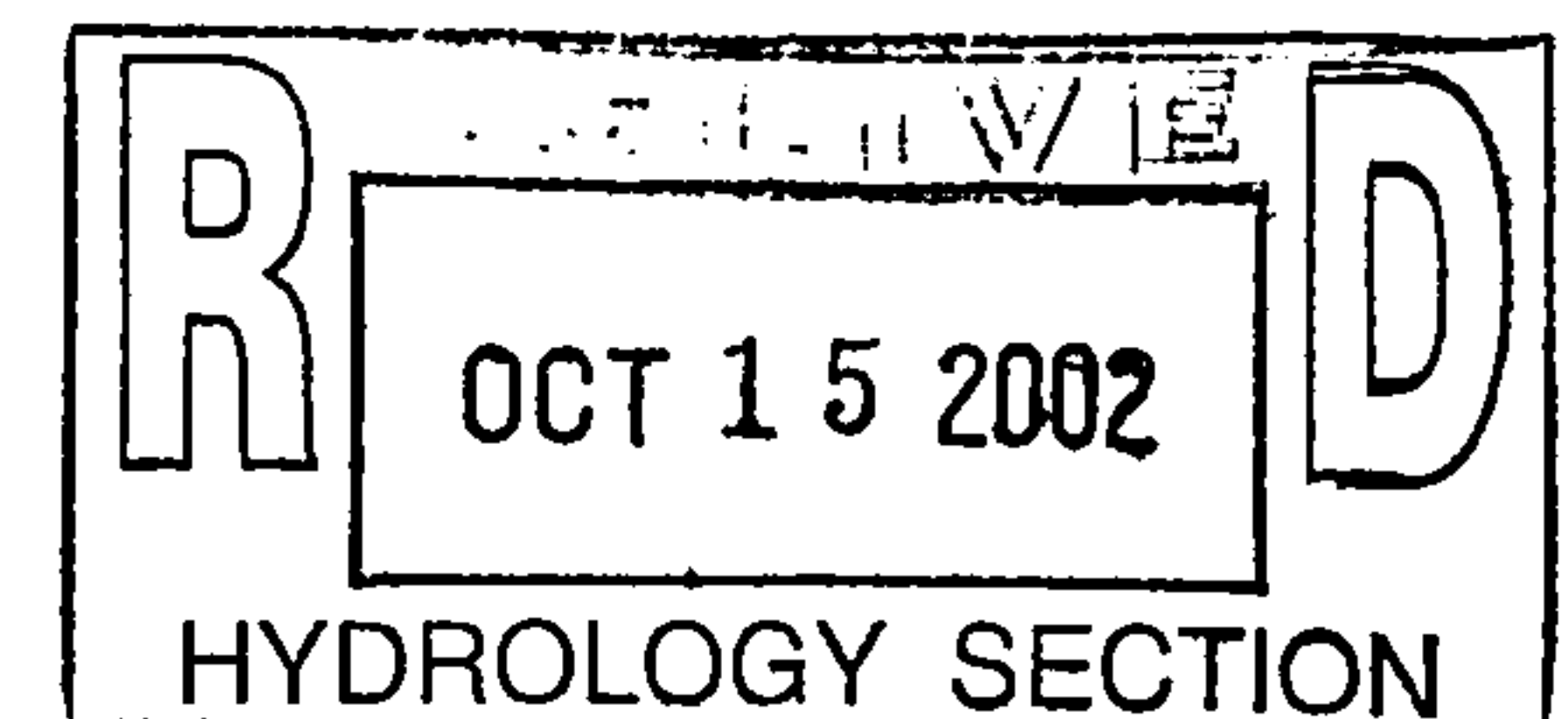
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Ron Witherspoon
Principal



Cc: R. P. Bohannon – D. R. Horton, file

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dps@dpsabq.com



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

August 12, 2002

Ronald Witherspoon, Registered Architect
Dekker, Perich, Sabatini
6801 Jefferson N.E.,
Suite 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Casa Pacifica Condominiums - Bldgs. 7, & 17 thru 27, [F-21 / D043]
10900 Spain Road N.E.
Architect's Stamp Dated 08/06/02

Dear Mr. Witherspoon:

The TCL / Letter of Certification submitted on August 6, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Casa Pacifica Condominiums ZONE MAP / DRG. FILE #: F-21/D43

DRB #: 1000534 EPC #: Z-99-77 WORK ORDER #: CPN 655081

LEGAL DESCRIPTION: Casa Pacifica Condominiums - Bldgs 7, 17 - 27

CITY ADDRESS: 10900 Spain Road NE

ENGINEERING FIRM: Goodwin & Associates CONTACT: Diane Hoelzer, PE

ADDRESS: P.O. Box 90606 PHONE: 828-2200

CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: D. R. Horton, Inc. CONTACT: R. P. Bohannon, PE

ADDRESS: 4400 Alameda NE, Suite B PHONE: 797-4245

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ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700

CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Clint Sherrill & Associates CONTACT: Mark Sherrill

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CONTRACTOR: Hydro Systems, Inc. CONTACT: Mike Smith

ADDRESS: P.O. Box 92195 PHONE: 344-3840

CITY, STATE: Albuquerque, NM ZIP CODE: 87199

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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TLC)
- ☒ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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- ☐ SIA / FINANCIAL GUARANTY RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBD. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) Temporary 90 day GO for Buildings 17, 18, 19, 25, 26, and 27

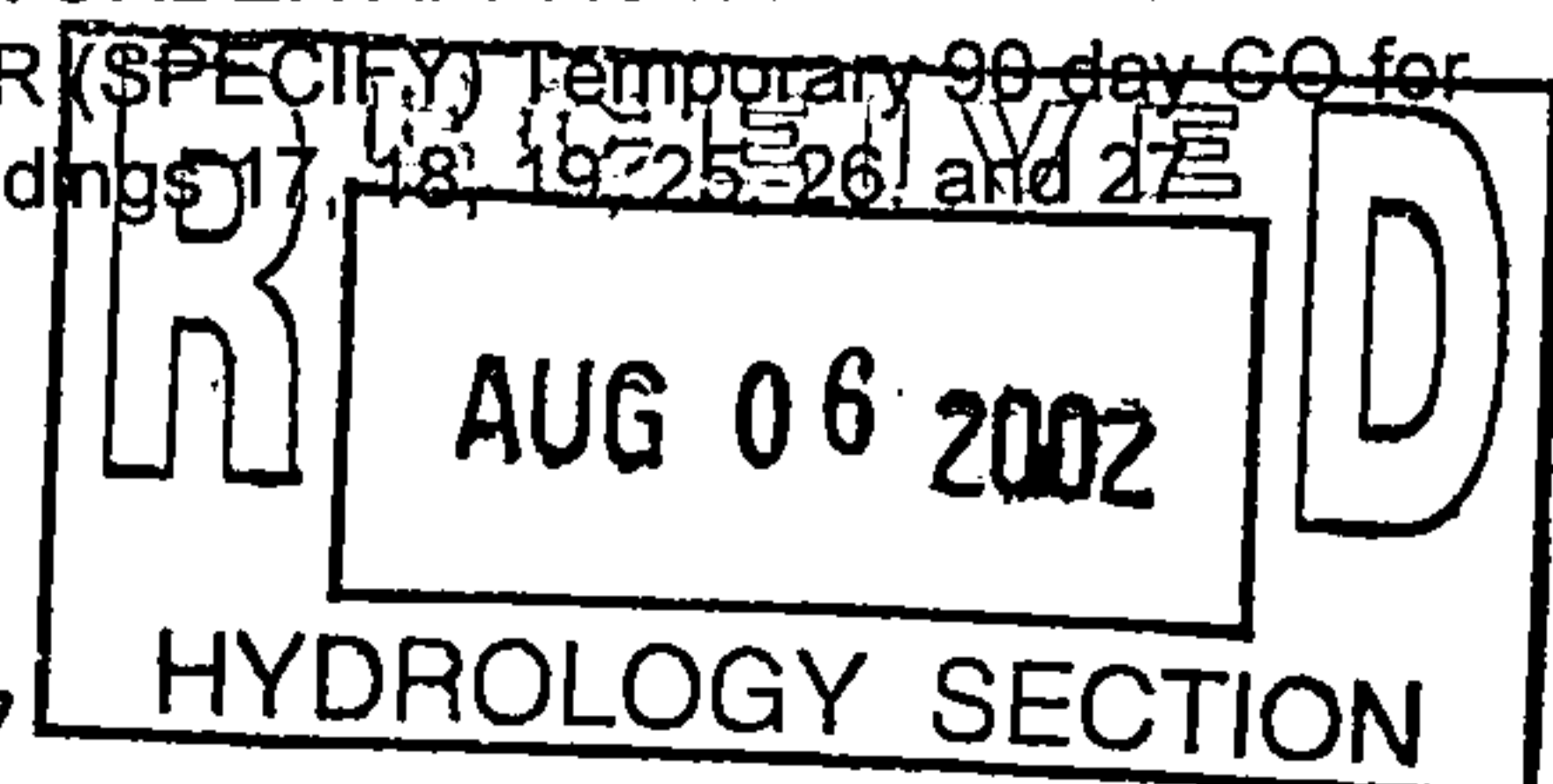
WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 8/6/02

BY: R. P. Bohannon

R. P. Bohannon, PE



8/12/02 - CD in GT to Videi 9/6 - sent in letter (dated 8/12/02); ✓ logd
Brought to R. P. Bohannon's (conditional on small court action)
Attention 8/2002 prior to next on Bldgs. 7, 17 - 27

C'd Witherspoon CAM-
Sn. Car Stalls?
why?
8/7 - H. old Left Message
Want to hear 5 Feb 15 Sn. Car.
FSU - Measure lengths for
181 in. More indicators
Accurate on Cart.

MS 3-1-1

August 6, 2002

Mike Zamora
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for Buildings 17, 18, 19, 25, 26, and 27
Street Addresses: 5225, 5229, 5231, 5235, 5239, 5243, 5247, 5251, 5255,
5248, 5252, 5256, 5236, 5240, 5244, 5224, 5228, and 5232 Na Pali Street NE

Dear Mr. Zamora:

Attached are the certification letter, the certification plan, and the Drainage Information Sheet for the referenced units in Casa Pacifica. Please review these items and release the units with the referenced addresses for permanent certificates of occupancy. These units are scheduled to close very soon.

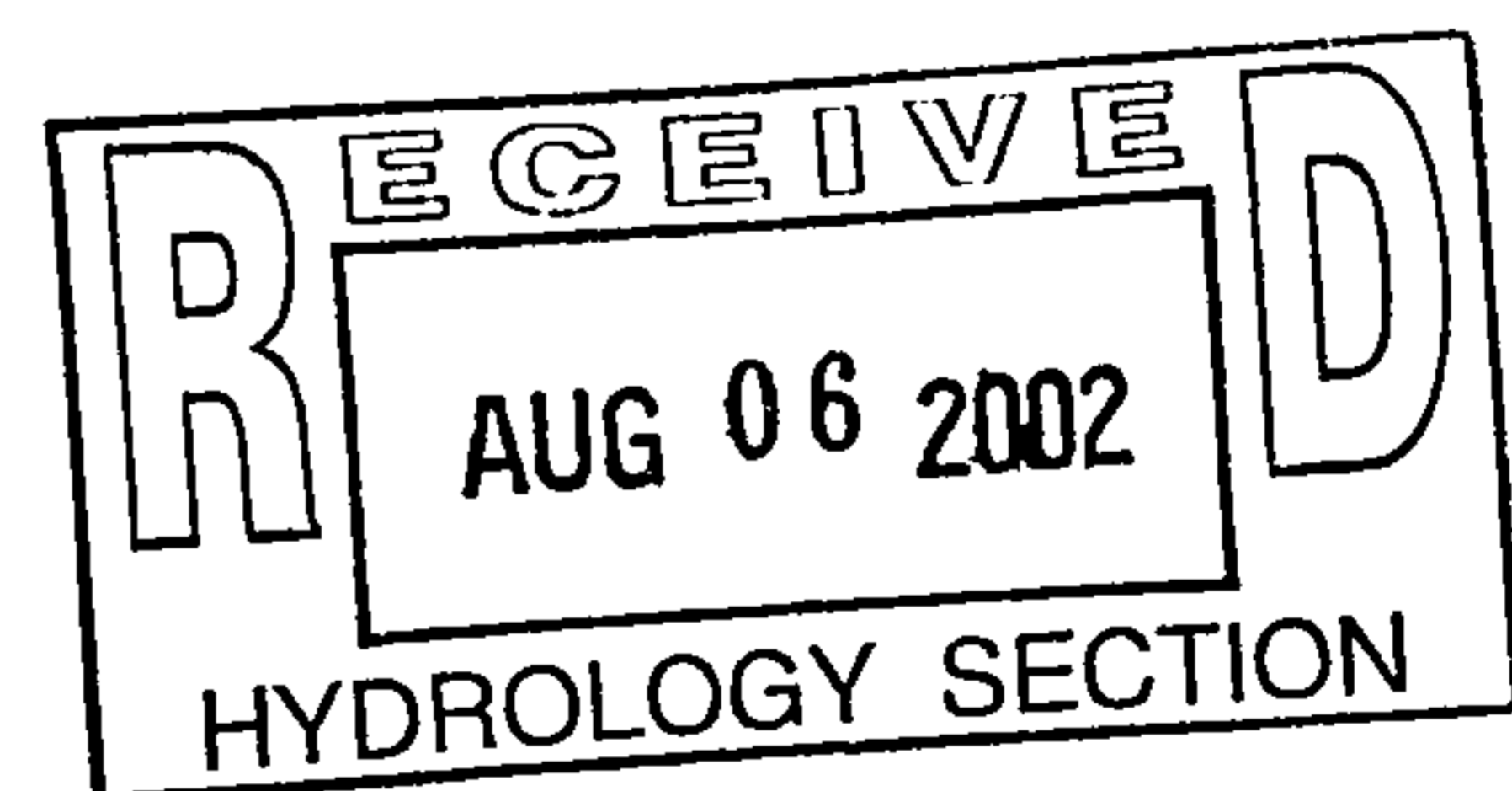
Please call me if you have any questions or need any additional information. Thank you for your assistance.

Sincerely,



R. P. Bohannon, PE
Land Development
Engineering and Construction Manager

Enclosures



FAX Transmittal

To: Mike Zamora
City of Albuquerque Planning / Traffic Certification
Fax (505) 924-3864

From: R. P. Bohannon
D. R. Horton, Inc.
Tel (505) 797-4245
Fax (505) 797-9881

Date: August 14, 2002

Re: Casa Pacifica Condominiums
Parking Spaces

Pages: 1 total, including this cover sheet

Message:

Mike,

As we discussed, I checked the parking space requirements on the approved site plan. The plan requires a total of 258 parking spaces, including 6 handicap spaces. As the project is currently striped, we provide 258 spaces, including 4 handicap spaces in garages/driveways, 2 handicap visitor spaces, 10 small car spaces, 18 full size car visitor spaces and 224 full size spaces in garages/driveways. Dekker/Perich/Sabatini met the minimum requirement, but there are no "extra" parking spaces or places to put additional parking areas.

Parking space widths are also tight. We cannot re-stripe any of the small car spaces to full size car spaces without losing spaces, which would put the project below the 258 space minimum.

I hope this helps. Please call me at 991-0276 if you have any questions.

Thanks,

RP

August 6, 2002

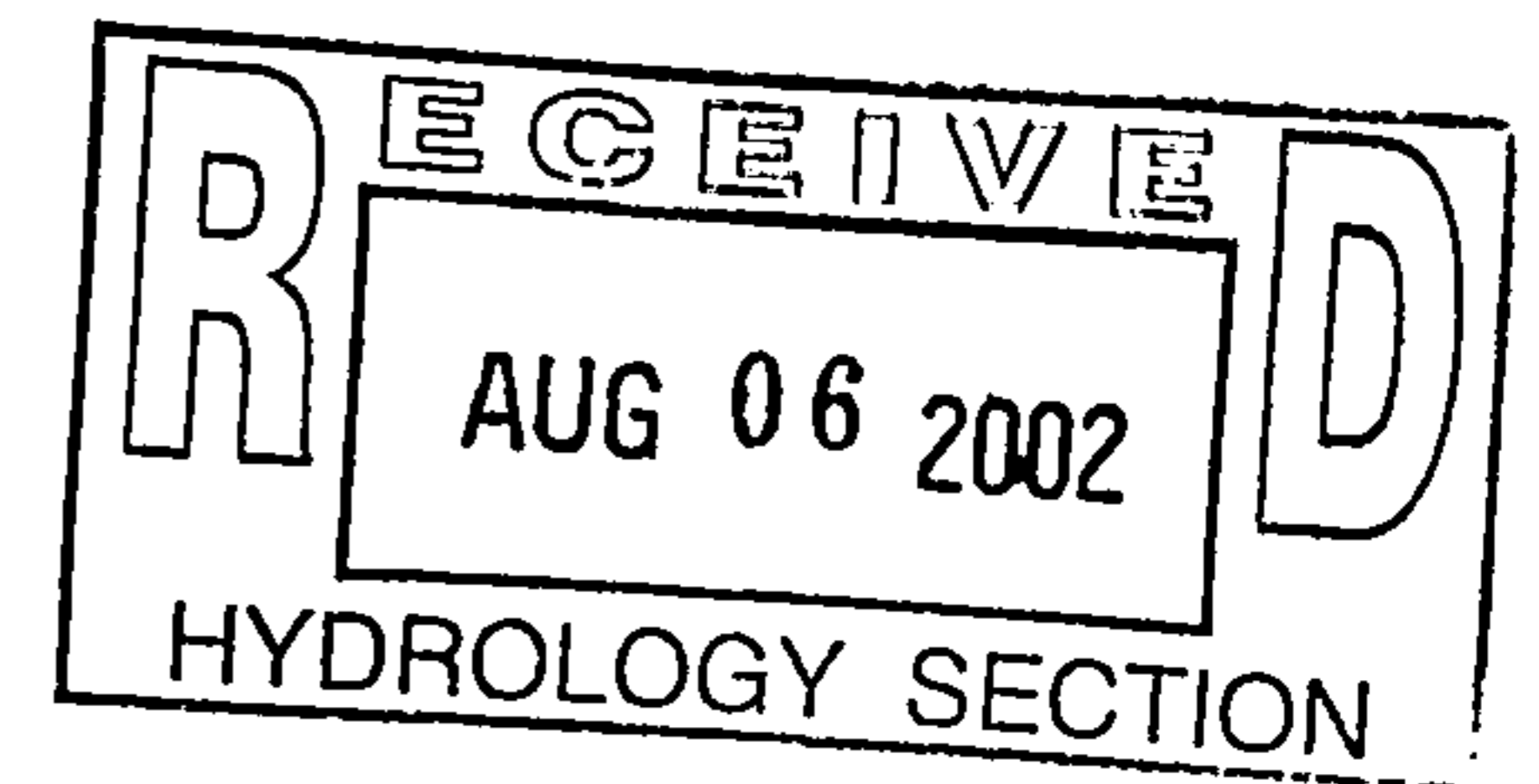


Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Mike Zamora
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for Buildings
#17 – 5225, 5229 and 5231 Na Pali Street NE
#18 – 5235, 5239, and 5243 Na Pali Street NE
#19 – 5247, 5251, and 5255 Na Pali Street NE
#25 – 5248, 5252, and 5256 Na Pali Street NE
#26 – 5236, 5240, and 5244 Na Pali Street NE
#27 – 5224, 5228, and 5232 Na Pali Street NE



Dear Mr. Zamora,

This letter is to certify the above portions of Casa Pacifica Condominiums have been completed. Attached is a plan illustrating the above portions of the site, stamped and signed on August 6, 2002. To the best of my knowledge and belief, this portion of the site has been constructed in accordance with the Traffic Certification Layout (TCL). Acceptable changes have been noted on the TCL plan. This certification is a partial certification only; a final certification will be issued at a later date.

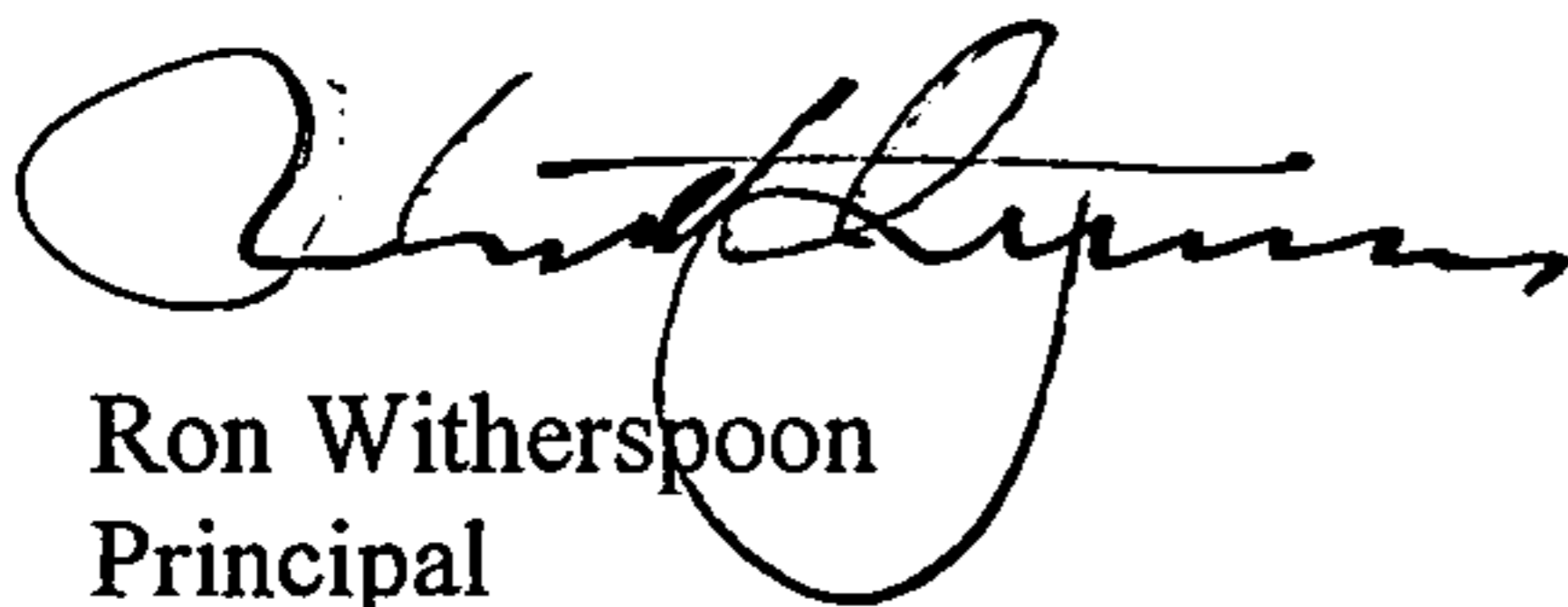
Our office has visited the site at periodic intervals as requested by the Owner. Such visit and observation are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

Based on our general observations, our office has informed our Client about the progress of the Work and has endeavored to notify our Client of deficiencies in the Work. Based on our observations, we feel the attached site plan represents work that has been constructed to date.

If you have any questions regarding our observations, please feel free to contact us.

Very truly yours,

Dekker/Perich/Sabatini Ltd.


Ron Witherspoon
Principal



Cc: R. P. Bohannon – D. R. Horton, file

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsobq.com



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

May 17, 2002

Ron Witherspoon, Reg. Architect
Dekker, Perich, Sabatini
6801 Jefferson N.E.
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Casa Pacifica Condominiums, Bldgs. 7 & 20 - 24, [F21 / D043]
10900 Spain Rd. N.E.
Architect's Stamp Dated 05/16/02

Dear Mr. Witherspoon:

Based on the information provided on your submittal dated 05/14/02, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued for these locations allowing the completion of some sidewalk and site cleanup of all construction fencing and equipment, trash containers and landscape gravel (if in the parking lot vicinity). Areas not "C.O'd." and areas holding construction equipment must be barricaded off from pedestrian and vehicle traffic that will be using the buildings which have been issued occupancy certificates. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead--stamped with his seal, signed, and dated. Submit package along with fully completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora, Commercial Plan Checker-
Development and Building Services,
Planning Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Casa Pacifica Condominiums ZONE MAP / DRG. FILE #: F-21/D43
DRB #: 1000534 EPC #: Z-99-77 WORK ORDER #: CPN 655081

LEGAL DESCRIPTION: Casa Pacifica Condominiums
CITY ADDRESS: 10900 Spain Road NE

ENGINEERING FIRM: Goodwin & Associates CONTACT: Diane Hoelzer, PE
ADDRESS: P.O. Box 90606 PHONE: 828-2200
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: D. R. Horton, Inc. CONTACT: R. P. Bohannon, PE
ADDRESS: 4400 Alameda NE, Suite B PHONE: 797-4245
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini CONTACT: Ron Witherspoon, AIA
ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Clint Sherrill & Associates CONTACT: Mark Sherrill
ADDRESS: 730 San Mateo Blvd SE PHONE: 256-7364
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

CONTRACTOR: Hydro Systems, Inc. CONTACT: Mike Smith
ADDRESS: P.O. Box 92195 PHONE: 344-3840
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TLC)
- ☒ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTY RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBD. 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) Temporary 90 day CO for Buildings 7, and 20 thru 24

WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

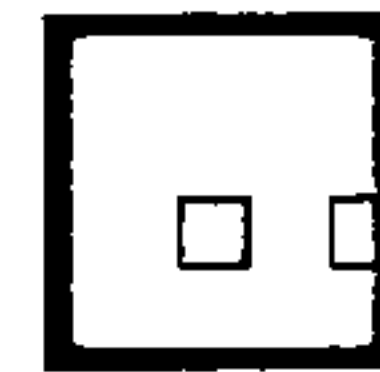
DATE SUBMITTED: 5/16/02

BY: R. P. Bohannon

R. P. Bohannon, PE

5/17/02 - Cd in 90 day Temp. to Phyllis; ✓ - Log Cabin; ✓ - Sent letter dated 5/17/02

May 16, 2002



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Mike Zamora
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums
Transportation Certification for Buildings
#7 – 5272, 5276 and 5280 Molokai Street NE
#20 – 5259, 5263, and 5267 Na Pali Street NE
#21 – 5271, 5275, and 5279 Na Pali Street NE
#22 – 5283 and 5287 Na Pali Street NE
#23 – 5272, 5276, and 5280 Na Pali Street NE
#24 – 5260, 5264, and 5368 Na Pali Street NE

Dear Mr. Zamora,

This letter is to certify the above portions of Casa Pacifica Condominiums. Attached is a plan illustrating the above portions of the site, stamped and signed on ~~May 9~~ ^{MAY 16TH} 2002. To the best of my knowledge and belief, this portion of the site has been constructed in accordance with the Traffic Certification Layout (TCL). Acceptable changes have been noted on the TCL plan. This certification is a partial certification only; a final certification will be issued at a later date.

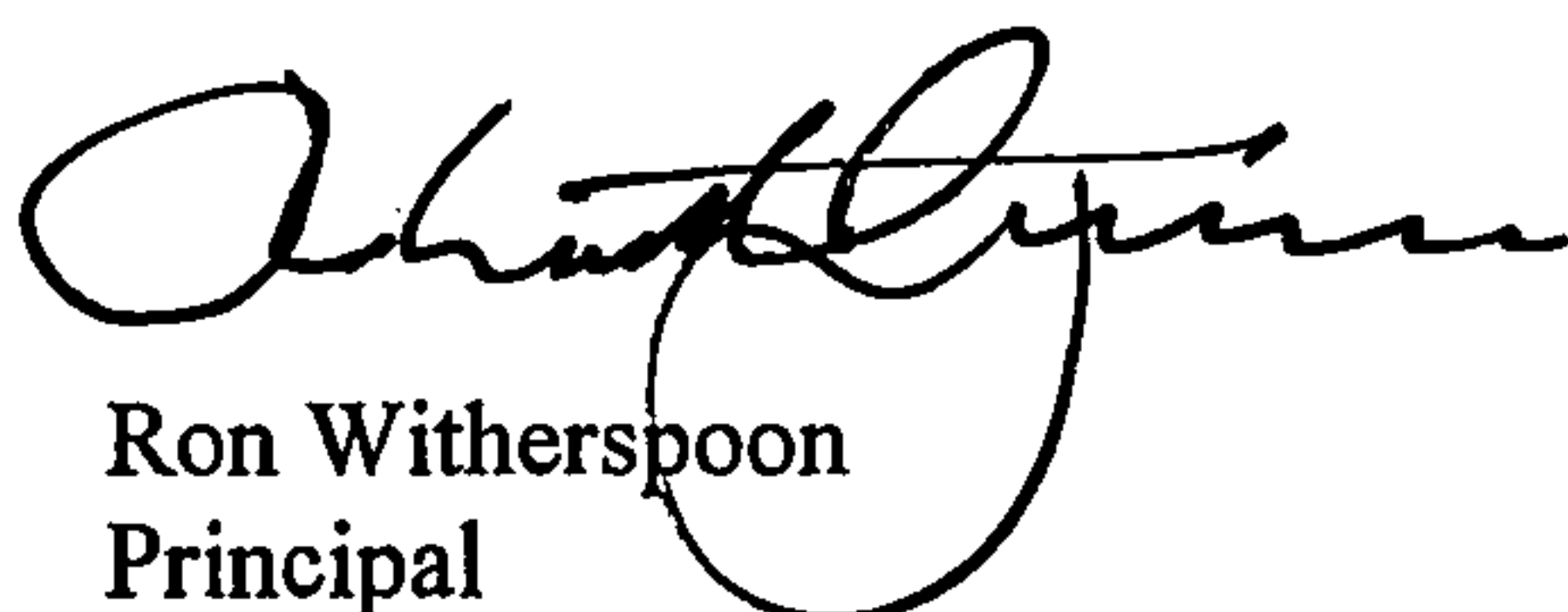
Our office has visited the site at periodic intervals as requested by the Owner. Such visit and observation are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.

Based on our general observations, our office has informed our Client about the progress of the Work and has endeavored to notify our Client of deficiencies in the Work. Based on our observations, we feel the attached site plan represents work that has been constructed to date.

If you have any questions regarding our observations, please feel free to contact us.

Very truly yours,

Dekker/Perich/Sabatini Ltd.


Ron Witherspoon
Principal



Cc: R. P. Bohannon – D. R. Horton, file

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 16, 2002

Diane Hoelzer, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: CASA PACIFICA (F-21/D43)
(Spain & Juan Tabo NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 12/6/2000 Rev. 4/25/2001
ENGINEERS CERTIFICATION DATED 3/19/2002

Dear Ms. Hoelzer:

Based upon the information provided in your Engineers Certification submittal dated 3/19/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

This Certificate of Occupancy will include all Buildings 1 thru 29.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
TSB

C: Vickie Chavez, COA
approval file
drainage file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV.1/11/2002)

PROJECT TITLE: Casa Pacifica ZONE ATLAS#: F21 / D43
DRB#: 1000534 EPC# WORKORDER#: 655081
LEGAL DESCRIPTION: Tract A and B, Casa Pacifica
CITY ADDRESS:

ENGINEERING FIRM:	<u>Mark Goodwin & Associates, PA</u>	CONTACT:	<u>Diane Hoelzer, PE</u>
ADDRESS:	<u>PO Box 90606, ABQ, NM 87199</u>	PHONE:	<u>828-2200</u>
OWNER:	<u>DR Horton Custom Homes</u>	CONTACT:	<u>RP Bohannon</u>
ADDRESS:	<u>4400 Alameda NE Ste. B ABQ, NM 87113</u>	PHONE:	<u>991-0276</u>
ARCHITECT:	<u>Dekker, Perich, Sbatini, Ltd</u>	CONTACT:	<u></u>
ADDRESS:	<u>6801 Jefferson NE, Ste. 100 ABQ, NM 87109</u>	PHONE:	<u>761-9700</u>
SURVEYOR:	<u>Clint Sherrill & Associates</u>	CONTACT:	<u></u>
ADDRESS:	<u>730 San Mateo NE, ABQ, NM 87108</u>	PHONE:	<u>256-7364</u>
CONTRACTOR:	<u>Hydro-Systems, Inc.</u>	CONTACT:	<u>Mike Smith</u>
ADDRESS:	<u>PO Box 92195, ABQ, NM 87199-3635</u>	PHONE:	<u>344-3635</u>

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

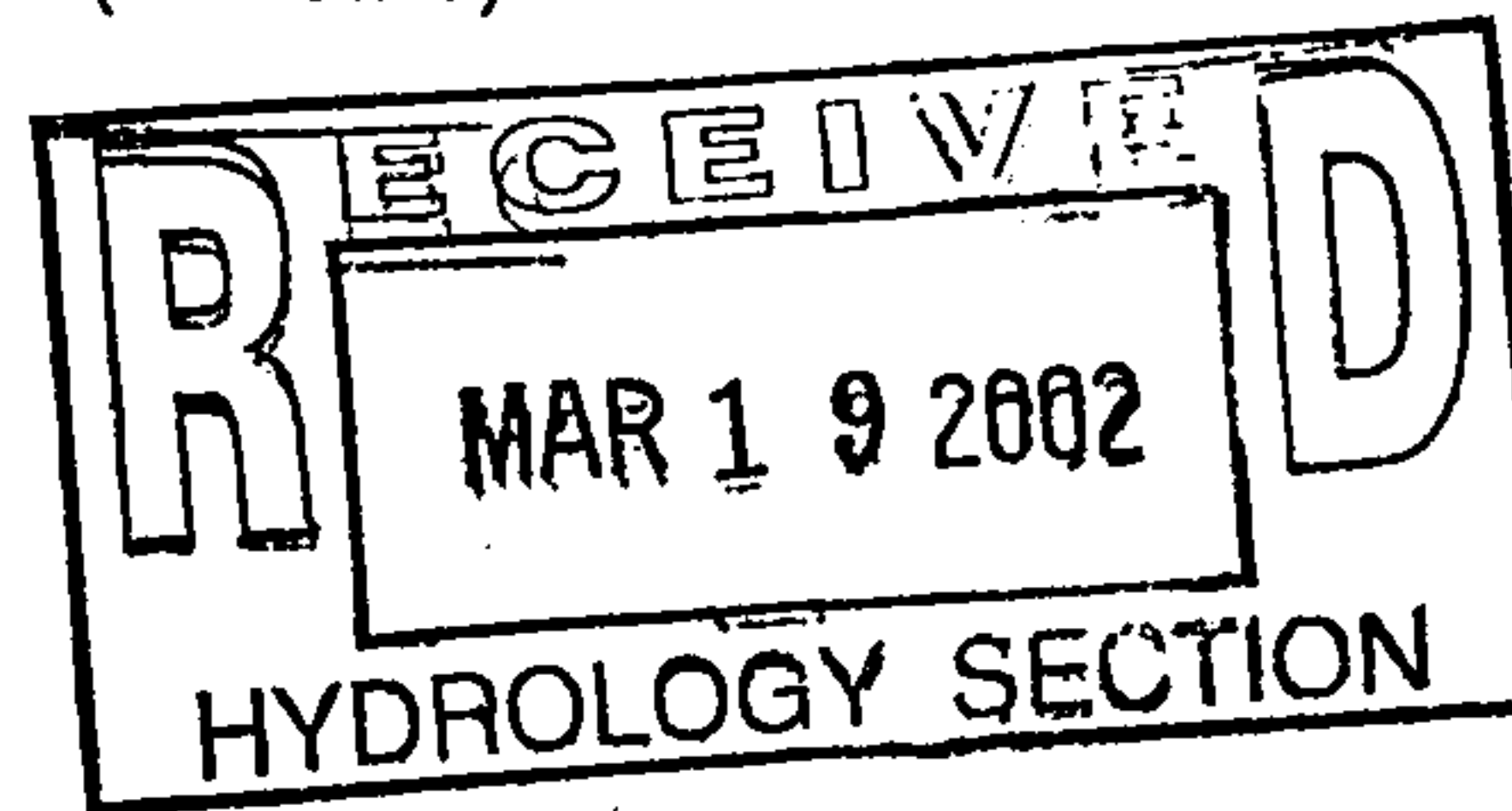
CHECK TYPE OF APPROVAL SOUGHT:

☒ SIA / FINANCIAL GUARANTY 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)

DATE SUBMITTED: March 19, 2002

BY: Diane Hoelzer

Diane Hoelzer, PE



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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 20, 2002

Diane Hoelzer, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: **CASA PACIFICA (F-21/D43)**
Engineers Certification For Release of Financial Guaranty
Engineers Stamp dated 12/6/2000 Rev. 4/25/2001
Engineers Certification dated 3/19/2002

Dear Ms. Hoelzer:

Based upon the information provided in your Engineers Certification dated 3/19/2002, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty for the above referenced project.

If you have any questions, please call me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department
BUB

C: Arlene Portillo, PWD – #655081
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 2000

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Casa Pacifica Drainage Report
Engineer's Stamp dated 12-06-00 (F21/D43)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal dated 12-6-00, the above referenced site is approved for Site Development for Subdivision and Site Development Plan for Building Permit, Preliminary Plat actions by the DRB. You are also approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, 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 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE:	Casa Pacifica	ZONE ATLAS#:	F21 /D43
DRB#:	EPC#	WORK ORDER#:	
LEGAL DESCRIPTION:	Tract A and B, Casa Pacifica		
CITY ADDRESS:			

ENGINEERING FIRM:	Mark Goodwin & Associates, PA	CONTACT:	Diane Hoelzer
ADDRESS:	P.O. Box 90606, Albuquerque, NM 87199	PHONE:	828-2200
OWNER:	DR Horton Custom Homes	CONTACT:	Bob Prewitt
ADDRESS:	8205 Spain, NE Ste.205	PHONE:	797-4245
ARCHITECT:	Dekker, Perich, Sabatini Ltd.	CONTACT:	
ADDRESS:	6801 Jefferson NE, Ste. 100	PHONE:	761-9700
SURVEYOR:	ALS	CONTACT:	Tim Aldrich
ADDRESS:	4109 Montgomery NE	PHONE:	884-1990
CONTACTOR:		CONTACT:	
ADDRESS:		PHONE:	

TYPE OF SUBMITTAL:

<input type="checkbox"/>	DRAINAGE REPORT
<input type="checkbox"/>	DRAINAGE PLAN
<input type="checkbox"/>	CONCEPTUAL GRADING & DRAINAGE PLAN
<input checked="" type="checkbox"/>	GRADING PLAN (revised 12-6-00)
<input type="checkbox"/>	EROSION CONTROL
<input type="checkbox"/>	ENGINEER'S CERTIFICATION
<input checked="" type="checkbox"/>	OTHER (explanation letter)
<input type="checkbox"/>	EASEMENT VACATION

PRE-DESIGN MEETING:

_____ YES
_____ NO
_____ COPY PROVIDED

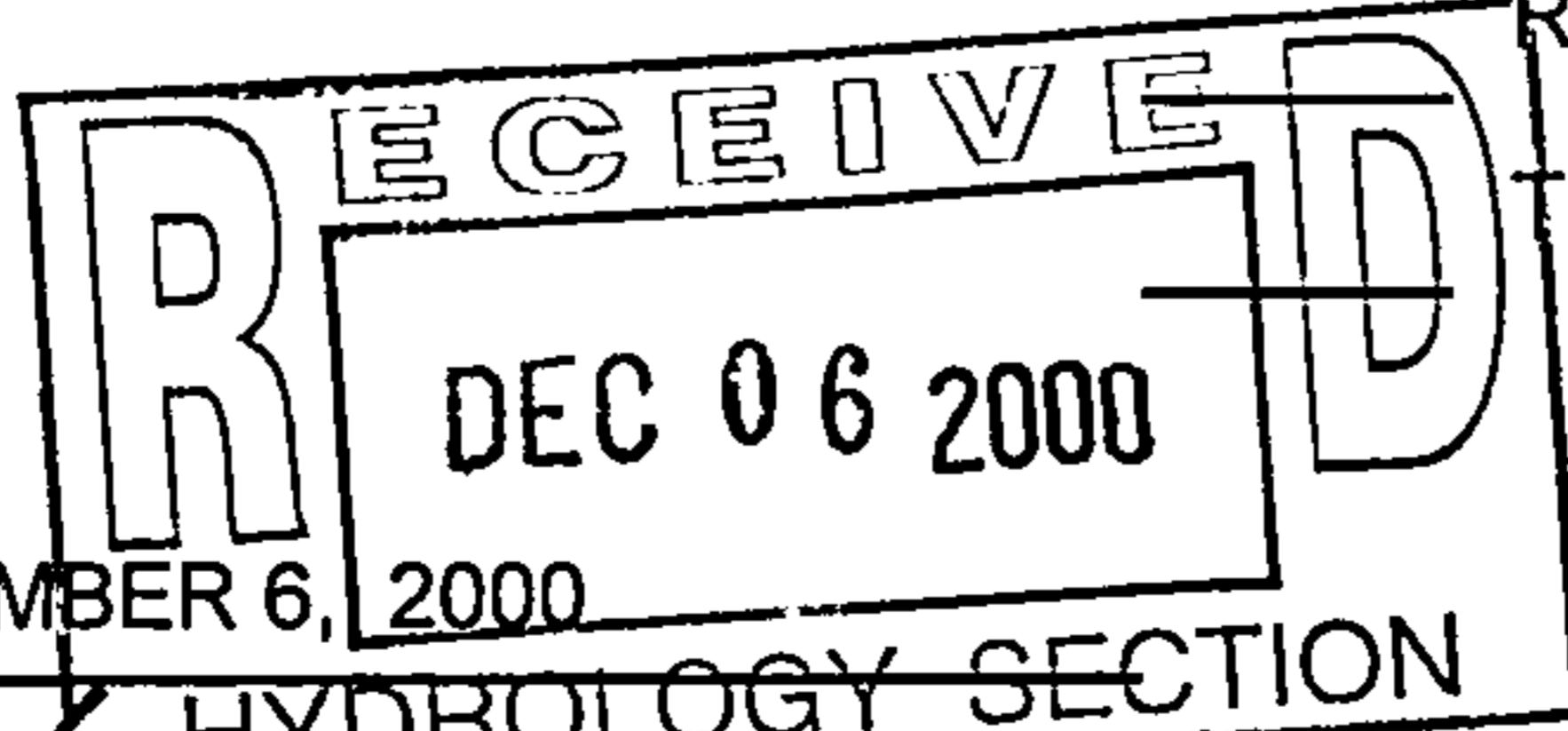
CHECK TYPE OF APPROVAL SOUGHT:

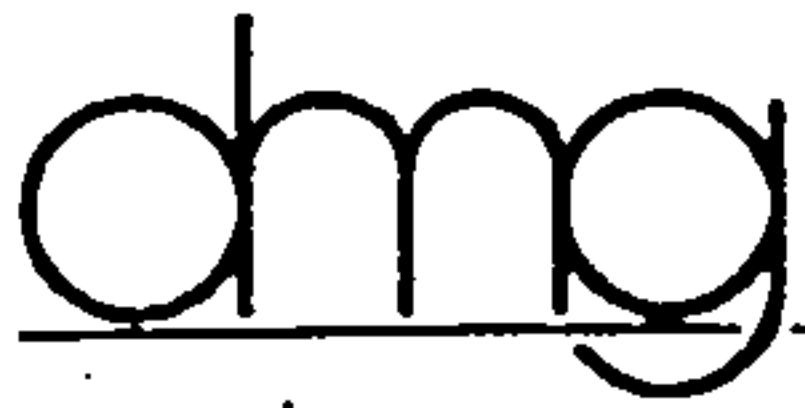
<input type="checkbox"/>	SKETCH PLAT APPROVAL
<input type="checkbox"/>	PRELIMINARY PLAT APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR BLDG PERMIT APPROVAL
<input type="checkbox"/>	SECTOR PLAN APPROVAL
<input type="checkbox"/>	FINAL PLAT APPROVAL
<input type="checkbox"/>	FOUNDATION PERMIT APPROVAL
<input checked="" type="checkbox"/>	BUILDING PERMIT APPROVAL
<input type="checkbox"/>	CERTIFICATION OF OCCUPANCY APPROVAL
<input checked="" type="checkbox"/>	GRADING PERMIT APPROVAL (Rev)
<input type="checkbox"/>	PAVING PERMIT APPROVAL
<input type="checkbox"/>	S.A.D. DRAINAGE REPORT
<input type="checkbox"/>	DRAINAGE REQUIREMENTS
<input type="checkbox"/>	OTHER
<input type="checkbox"/>	RELEASE OF FINANCIAL GUARANTY
<input type="checkbox"/>	TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: 11 DECEMBER 6, 2000

BY:

DIANE HOELZER, P.E.





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

December 6, 2000

Mr. Brad Bingham
City Hydrology
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Request for Revised Casa Pacifica Grading Plan Approval
DRB Project No. 1000534**

Dear Mr. Bingham;

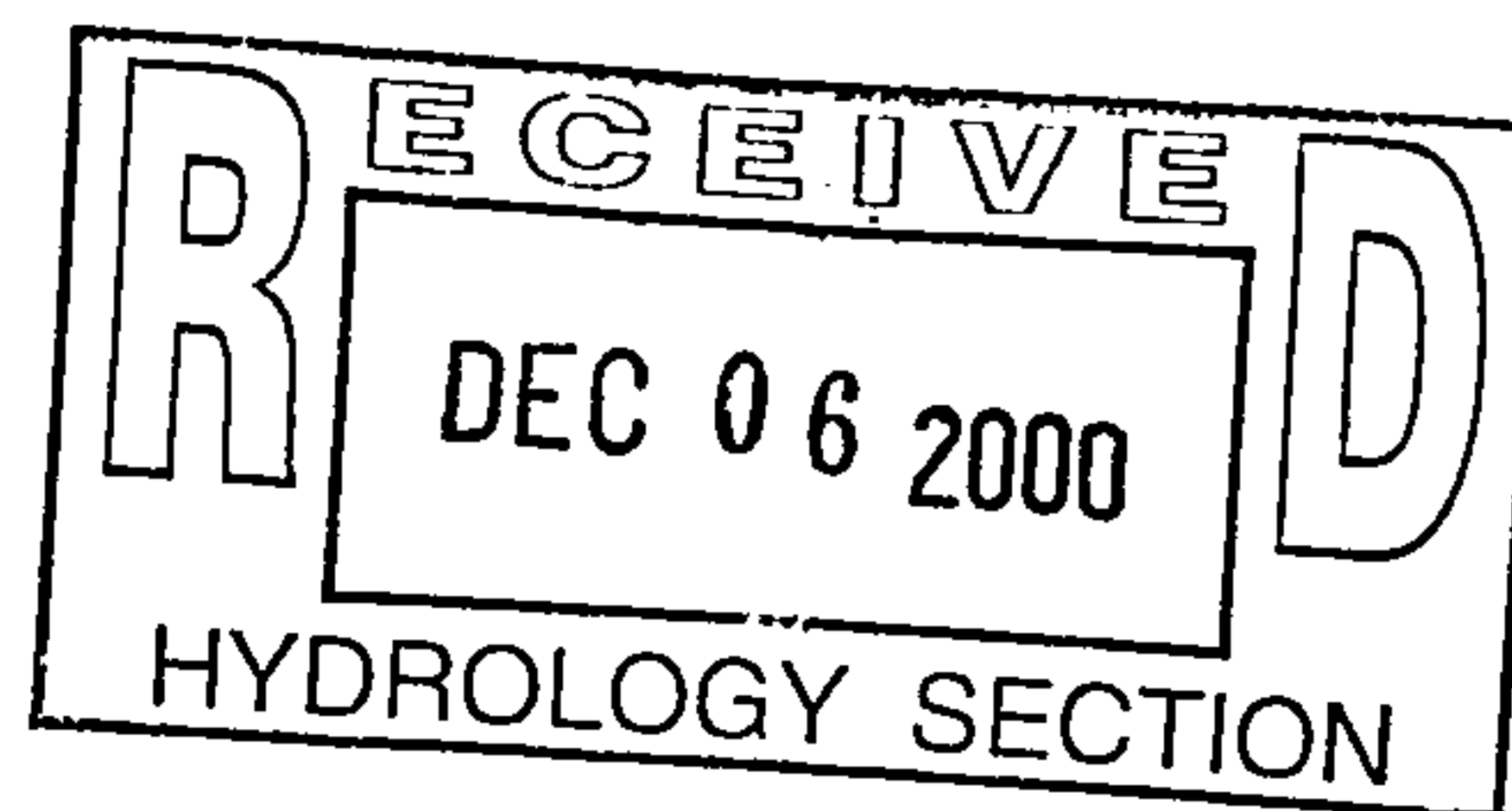
The primary revision to the Casa Pacifica G&D plan was to lower the site in some areas by approximately 2.5 feet in order to decrease dirt import requirements. Overall this revised grading plan improves on the approved grading plans' grading condition along the west property line. In addition, our client, D.R.Horton is in the process of working out an agreement with the Manor Care facility people located along the south property line to allow regrading on their site to remove their existing retaining walls that will no longer be necessary to hold back dirt from the Casa Pacifica project site.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

cc. Janet Stephens
DRB members



DLH/dlh
f:\pacificarev_g&d1.drb



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 11, 2000

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Casa Pacifica Drainage Report
Engineer's Stamp dated 9-11-00 (F21/D43)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal dated 9-12-00, the above referenced site is approved for Site Development for Subdivision and Site Development Plan for Building Permit, Preliminary Plat and Building Permit actions by the DRB.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, 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 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Casa Pacifica ZONE ATLAS#: F21 /D43
DRB#: 1000534 EPC# 99.77 WORK ORDER#: 
LEGAL DESCRIPTION: Tract A and B, Casa Pacifica
CITY ADDRESS:

ENGINEERING FIRM:	Mark Goodwin & Associates, PA	CONTACT:	
ADDRESS:	P.O. Box 90606, Albuquerque, NM 87199	PHONE:	828-2200
OWNER:	DR Horton Custom Homes	CONTACT:	Bob Prewitt
ADDRESS:	8205 Spain, NE Ste.205	PHONE:	797-4245
ARCHITECT:	Dekker, Perich, Sabatini Ltd.	CONTACT:	
ADDRESS:	6801 Jefferson NE, Ste. 100	PHONE:	761-9700
SURVEYOR:	ALS	CONTACT:	Tim Aldrich
ADDRESS:	4109 Montgomery NE	PHONE:	884-1990
CONTACTOR:		CONTACT:	
ADDRESS:		PHONE:	

TYPE OF SUBMITTAL:

☒ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL
☐ ENGINEER'S CERTIFICATION
☐ OTHER
☐ EASEMENT VACATION

PRE-DESIGN MEETING:

☐ YES
☐ NO
☐ COPY PROVIDED

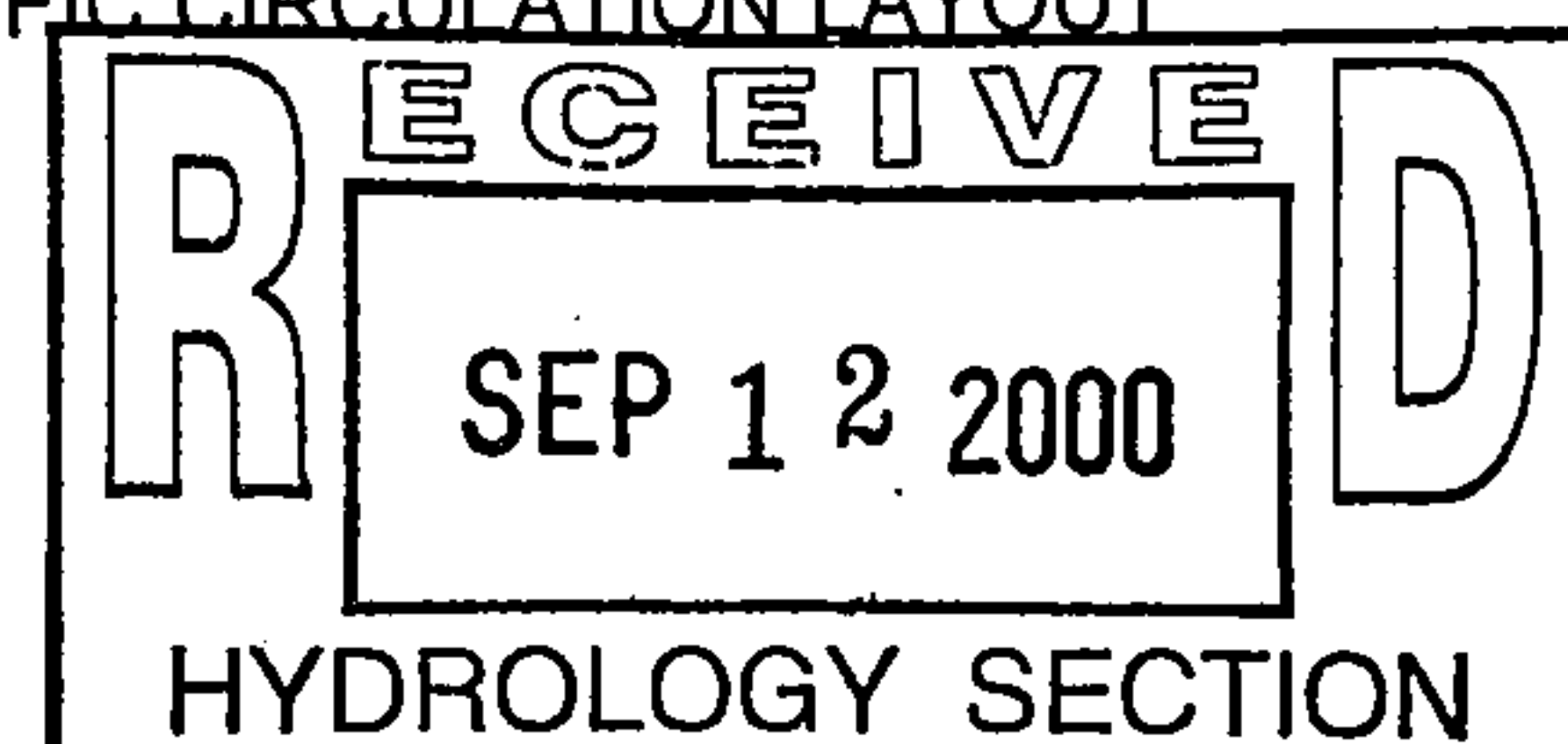
CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☒ 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
☐ CERTIFICATION OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER
☐ RELEASE OF FINANCIAL GUARANTY
☐ TRAFFIC CIRCULATION LAYOUT

DATE SUBMITTED: SEPTEMBER 12, 2000

BY:

DIANE HOELZER, P.E.

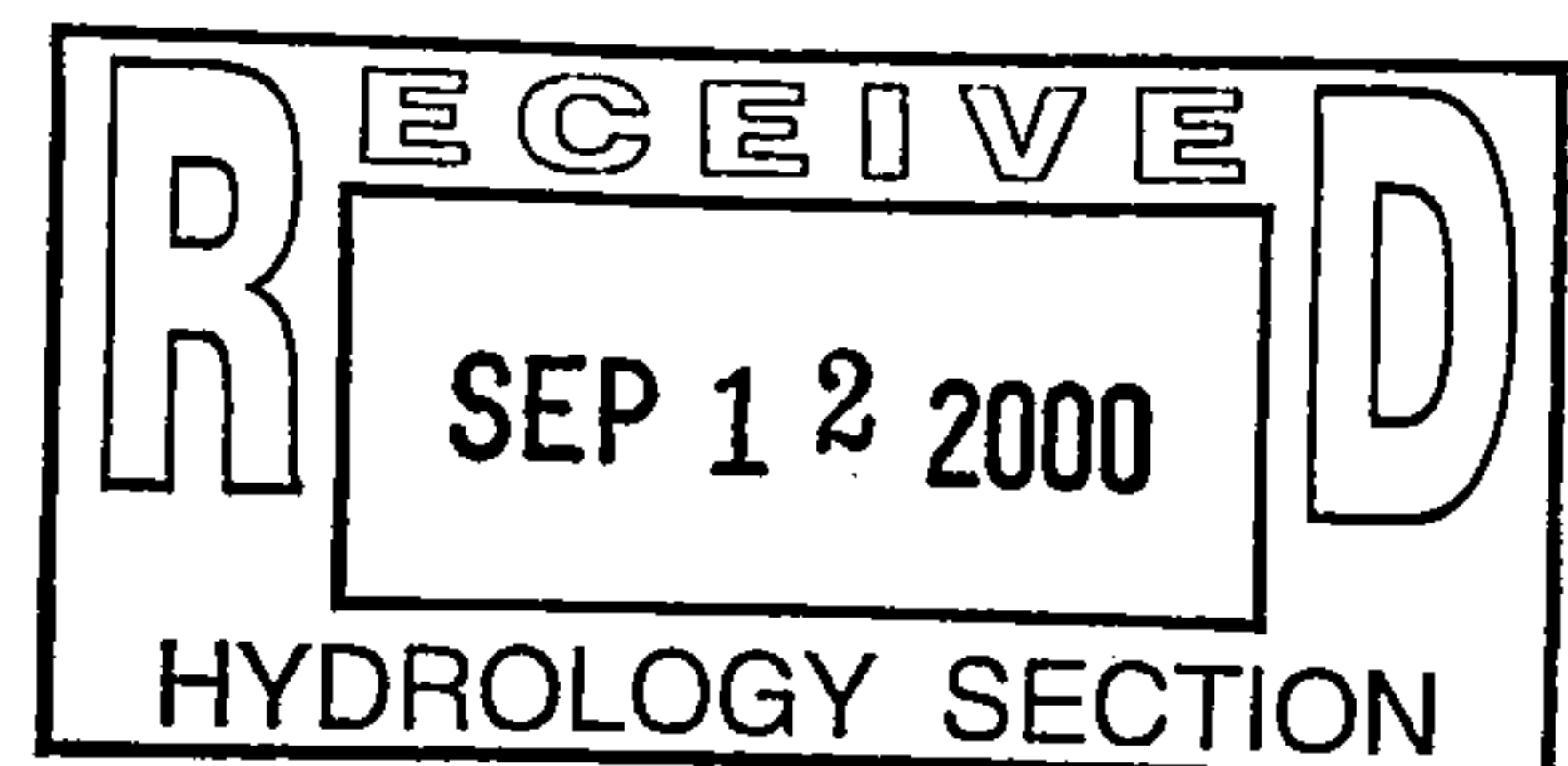
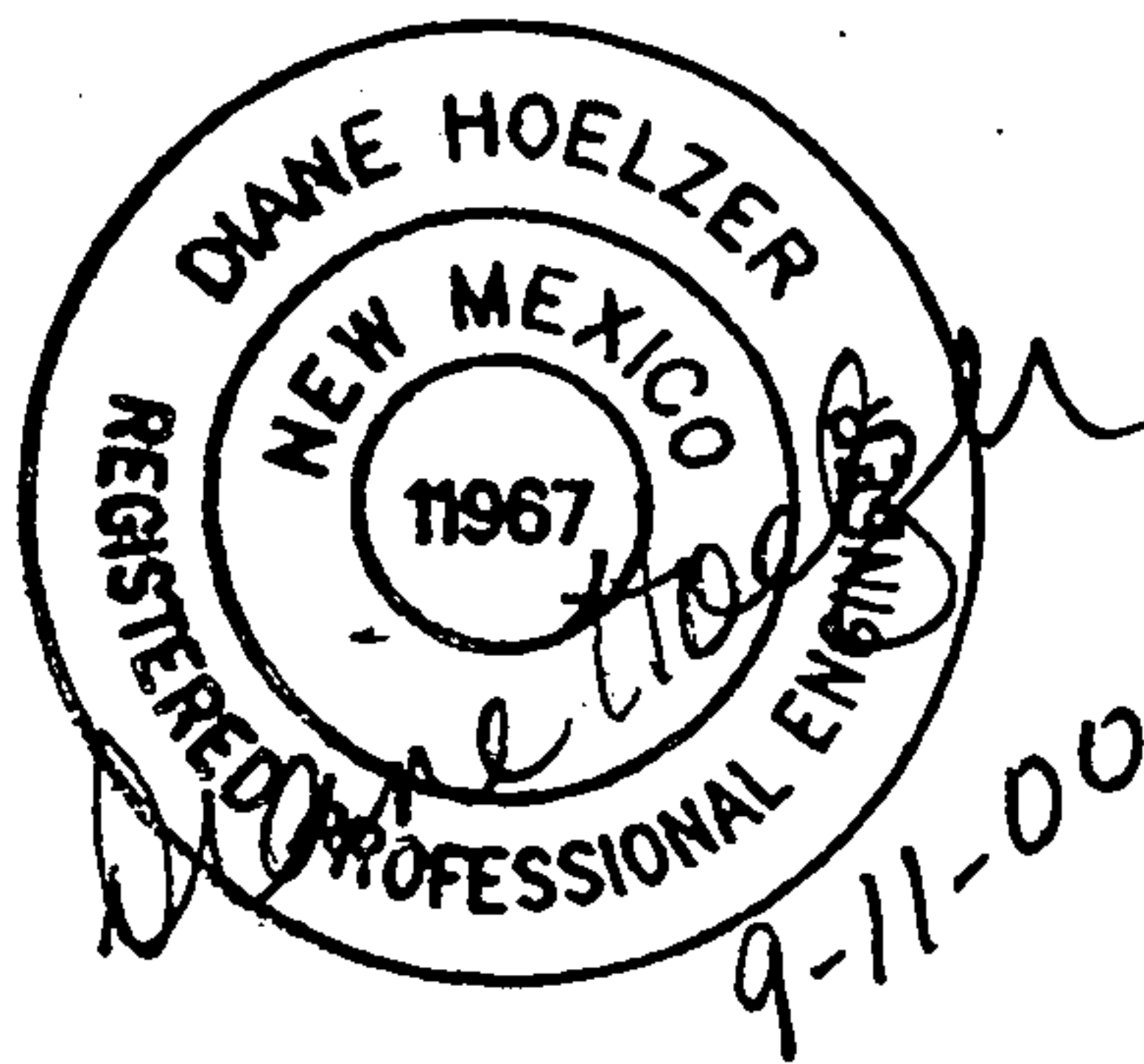


MARK GOODWIN

& ASSOCIATES
CONSULTING ENGINEERS

dmg

DRAINAGE REPORT
FOR
Casa Pacifica Condominiums
(Spain and Juan Tabo)



SEPTEMBER 2000

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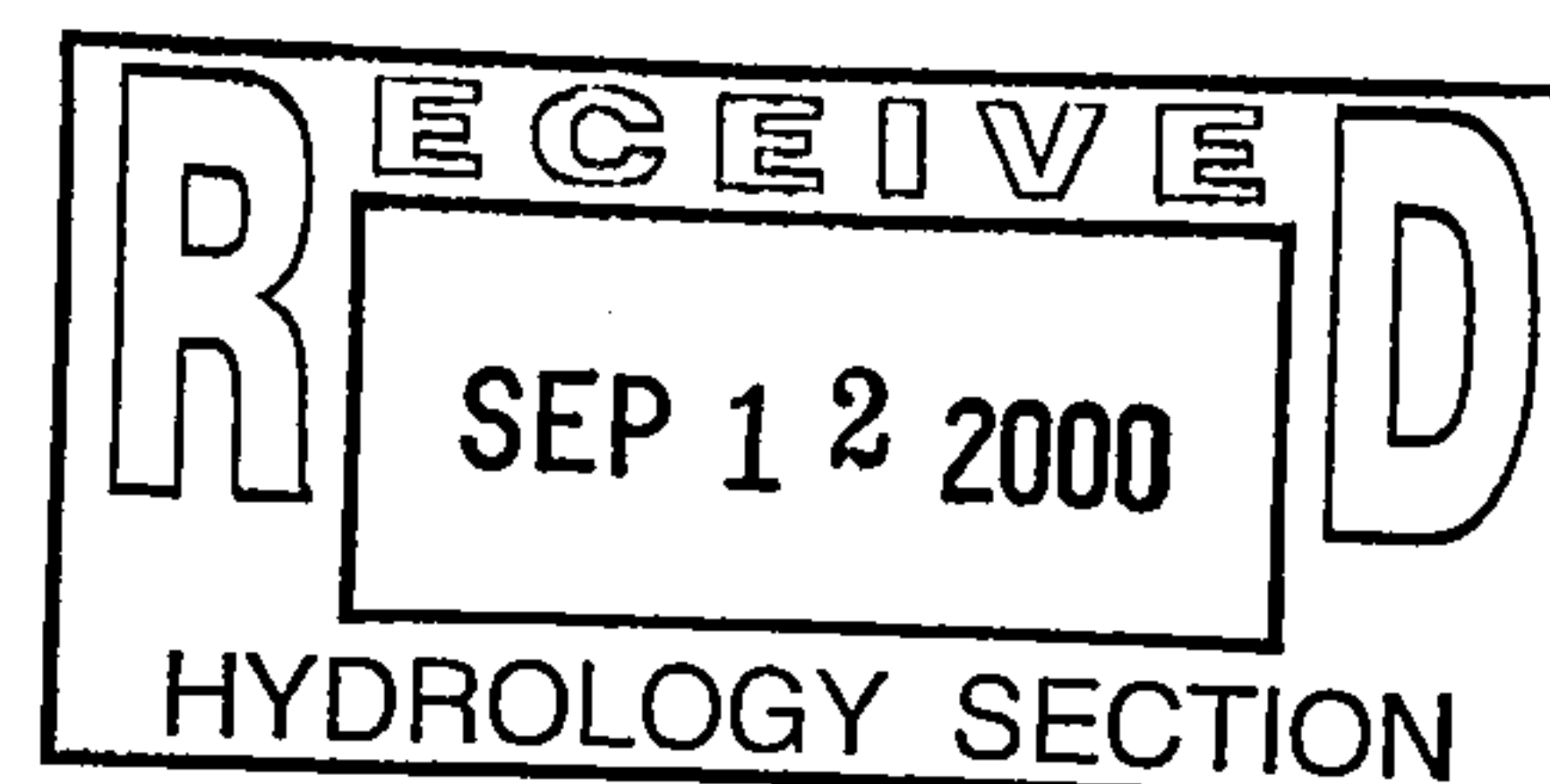
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HEC-2 STREET CAPACITY CALCS.
HEC-2 SIDEWALK CULVERT CALCS.

POCKET : CASA PACIFICA GRADING AND DRAINAGE PLAN



I. PROJECT DESCRIPTION

The proposed Casa Pacifica Condominium Project is bounded by Spain Avenue to the north and Juan Tabo to the east. The Oso Grande Subdivision lies adjacent to the west property line and a nursing home is located along the south property line. The site covers approximately 5.9 acres and will be developed into 29 units each unit containing 3 residences for a total of 87 residences.

II. DRAINAGE DESIGN CRITERIA AND PREVIOUS REPORTS

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria, January 1993 edition. The 100-year 6-hour storm event was analyzed to determine street capacities and sizing sidewalk culverts and back yard retention pond areas using $P(1 \text{ hr}) = 2.20"$, $P(6 \text{ hr}) = 2.65"$. The onsite subbasin Land Treatment values were determined according to the estimated pervious and impervious areas for each subbasin. Hydrology and hydraulic calculations are provided in Appendix A and B, respectively.

III. EXISTING DRAINAGE CONDITIONS

The natural topographic relief of the land is in a northwest direction at an approximate slope of 4.0 percent. Under "existing conditions" the 100 year peak discharge is 11.2 cfs and discharges into Spain Avenue.

IV. DEVELOPED DRAINAGE CONDITIONS

The 100 year "developed conditions" peak discharge from the site is 25.3 cfs. All runoff from the site with the exception of a majority of the backyards will be conveyed and discharged to Spain Avenue via street flow. Onsite street flow capacity calculations include runoff from the back yard areas that are ponded. All backyards (lots 7-11, 12-16, 23-29) that face east and south will utilize retention ponds for runoff from the backyard landscape areas only. All the runoff from roofs throughout the subdivision will drain towards the front yard areas. Backyard runoff from lots 17-22 will drain to the open space walkway area and be conveyed to Spain Avenue through a swale. Backyard runoff from lots 1-6 will drain into a concrete channel located along the site's west property line and conveyed north to Spain Avenue.

The drainage basins draining into Spain Avenue from Tramway to Eubank were field investigated and are shown in Exhibit 2. Of the total subbasin areas draining to Spain Avenue, Casa Pacifica comprises approximately 1.64 percent of the total acreage and appears to be the last remaining parcel in the area to be developed. Most if not all of the runoff on Spain Avenue east of Vista Bonita is intercepted by three 12' long traverse inlets located on each side of Spain Avenue. Downstream of these inlets are four more 12' long traverse inlets on the south side of Spain Avenue just east of Morris Street. Finally downstream from Morris, there is a Double Type 'A' inlet on the north side and a series of 10 Type 'C' inlets on the south side of Spain Avenue just east of Eubank Blvd. Eubank Blvd. creates an east-west waterblock.

Spain Avenue in the vicinity of the project site is approximately 50' FF and at an approximate slope of 4.0 percent has capacity to convey 145 cfs at a depth of 0.67'. Since this is an infill site, storm sewer infrastructure is in place traversing Spain at Eubank, Morris and Vista Bonita and the project site is less than two percent of the drainage area shown in Exhibit 2, the addition of 21.7 cfs during the 100 year storm should not have a significant impact in Spain.

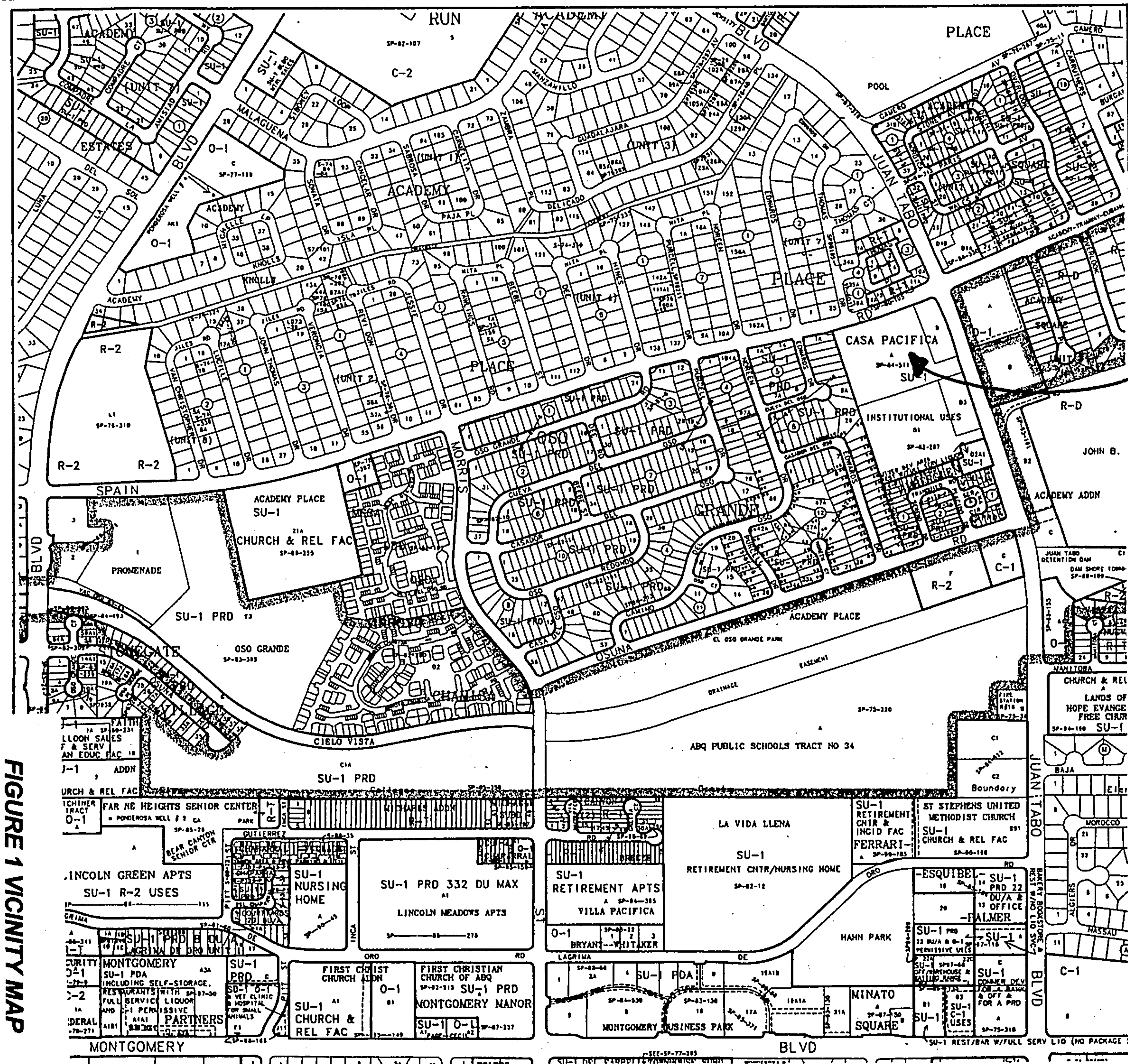
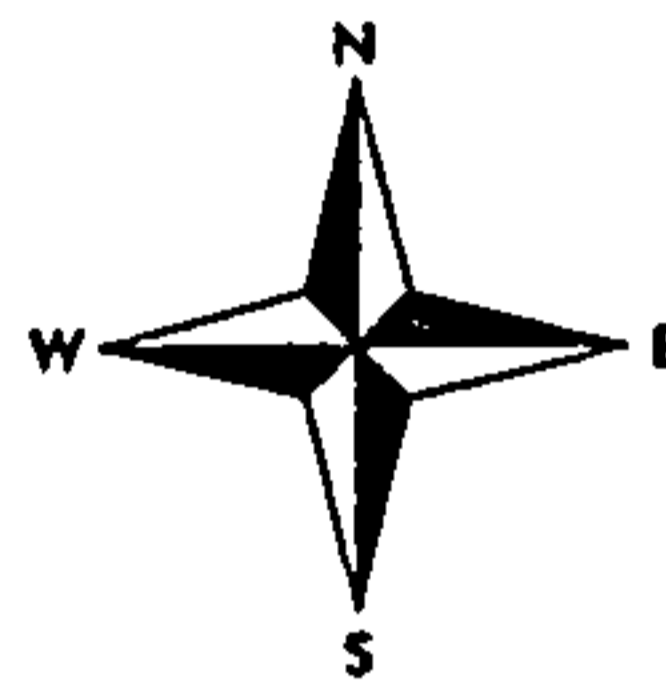


FIGURE 1 VICINITY MAP

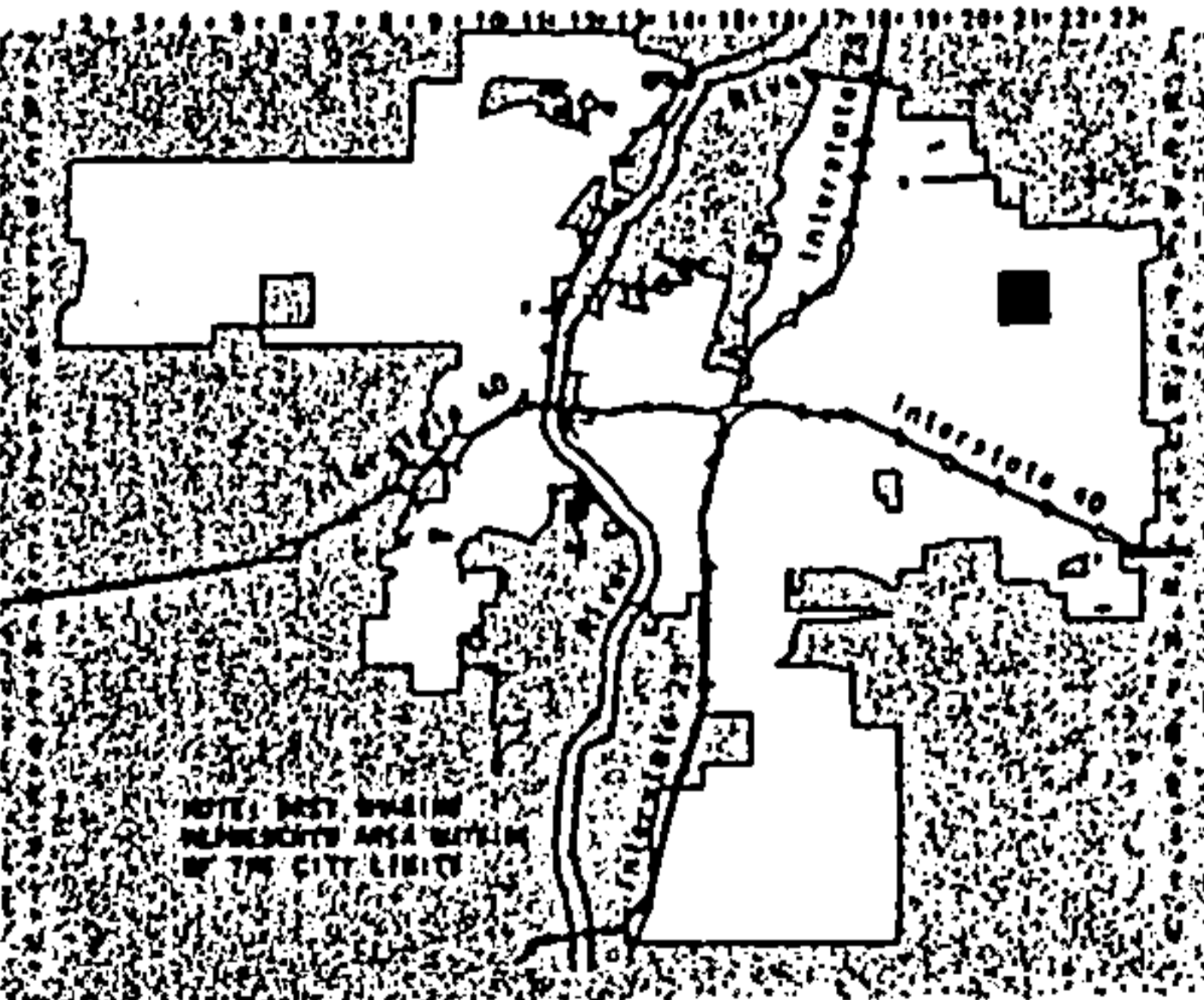
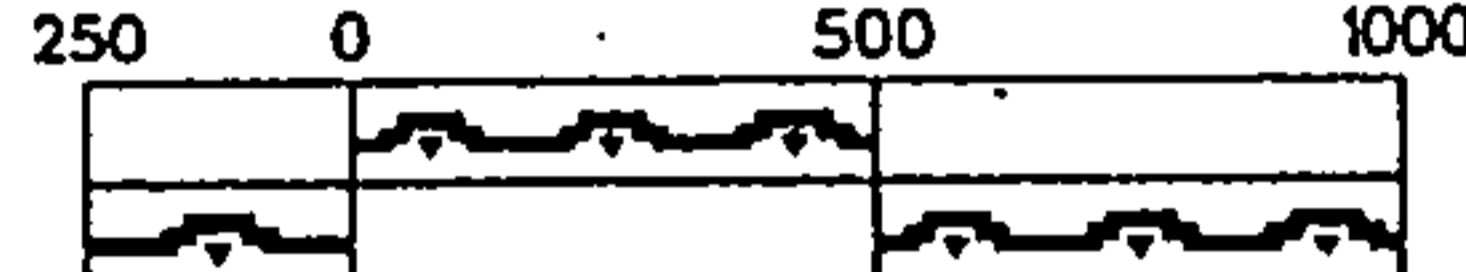


CITY OF
Albuquerque
A large Geographic Information System
PLANNING DEPARTMENT
© Copyright 1998

SITE

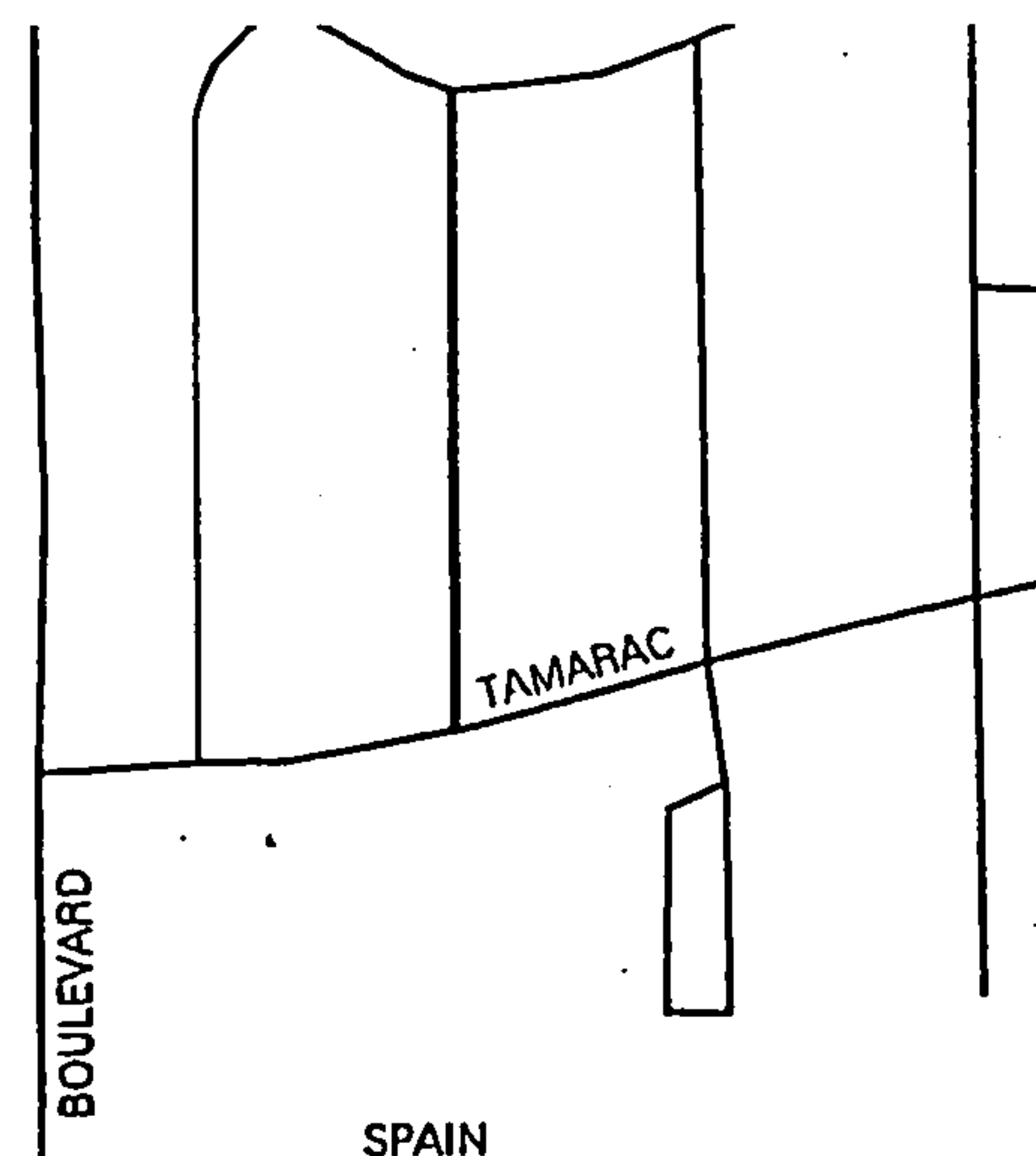
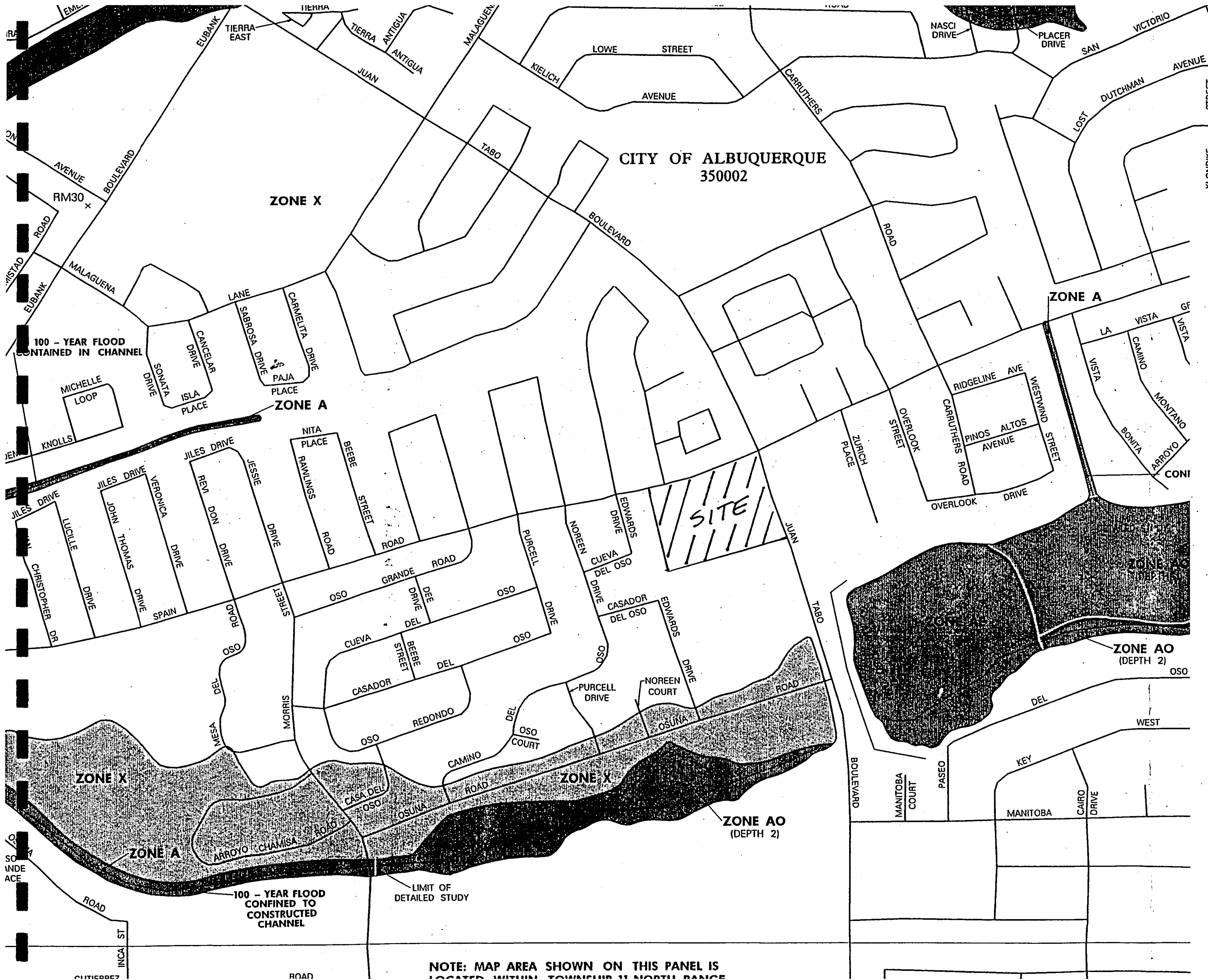


GRAPHIC SCALE IN FEET



Zone Atlas Page
F-21-Z

Map Amended through
December 09, 1998

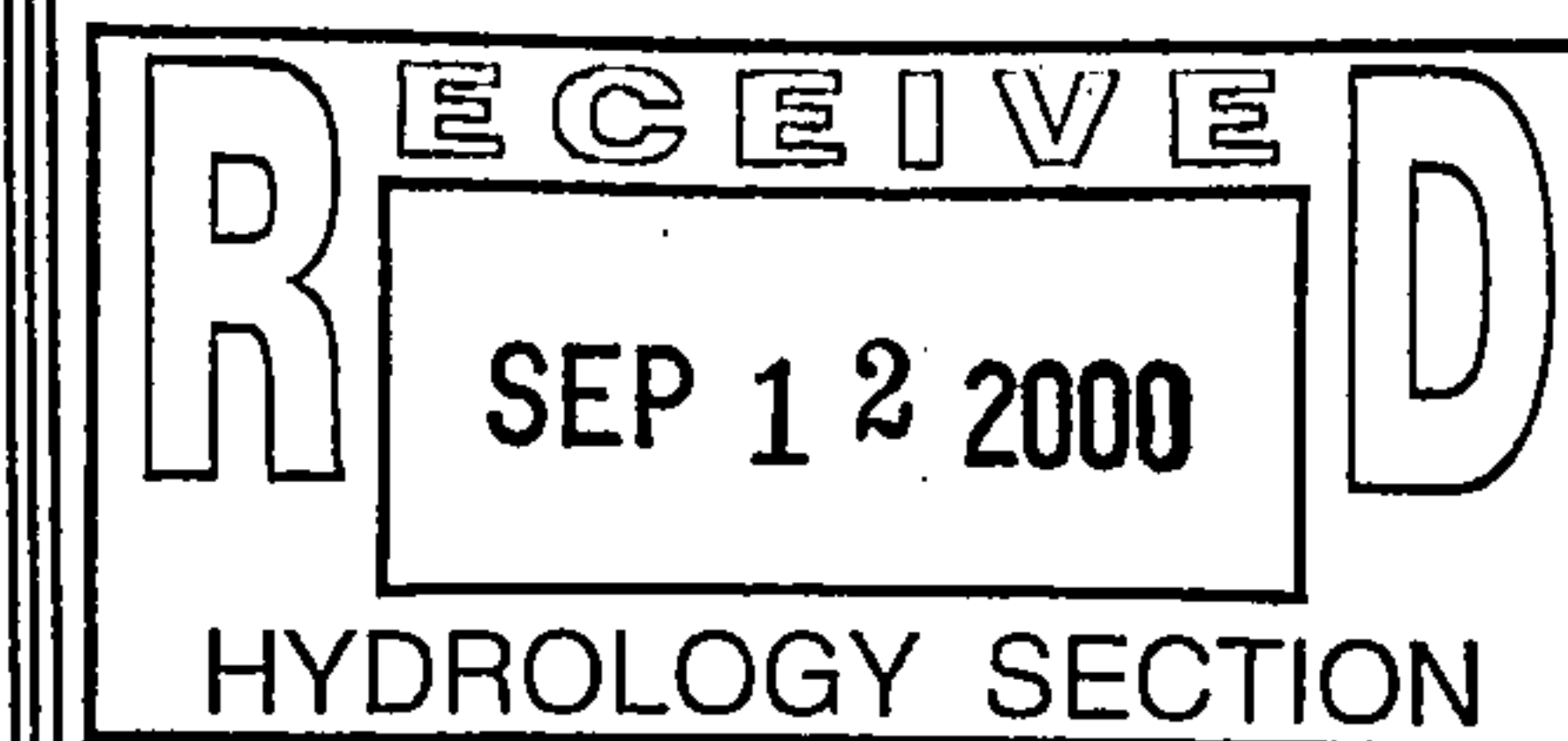


NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY,
NEW MEXICO AND
INCORPORATED AREAS

PANEL 144 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY			
ALBUQUERQUE, CITY OF	350002	0144	D



MAP NUMBER
35001C0144 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996



FIGURE 2 FEMA FLOODPLAIN MAP

RECEIVED
SEP 12 2000
HYDROLOGY SECTION

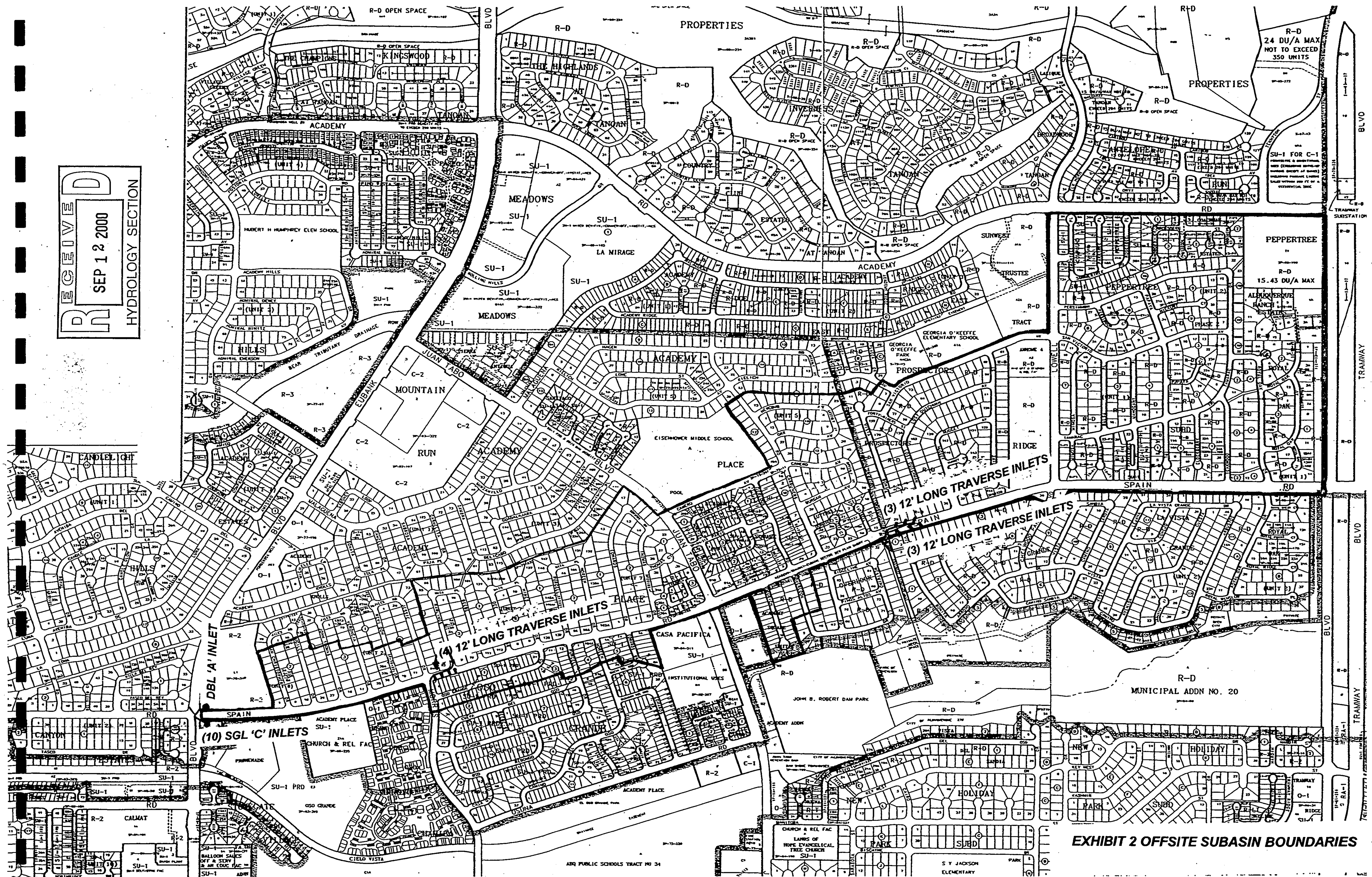


EXHIBIT 2 OFFSITE SUBBASIN BOUNDARIES

TABLE 1: SUMMARY OF HYDROLOGIC PARAMETERS

CASA PACIFICA CONDOMINIUMS

SUBASIN	TOTAL AREA (sq.ft.)	LAND TR. B/C (sq.ft.)	LAND TR. B/C (%)	LAND TR. D (%)	TOTAL AREA (sq.mi.)
1	62,417	9226	7.5	85	0.00224
2	57,861	6575	5.5	89	0.00208
3	19,827	4540	12.5	77	0.00071
4	34,099	7568	11	78	0.00122
5	17,665		47	6	0.00063
6	17,103		47	6	0.00061
7	9,066		47	6	0.000325
8	29,795		47	6	0.001069
9	9,167		47	6	0.000329
1 thru 9	257,000				0.009218

F:\PACIFICA\HYDR\CALC.TBL

CASA PACIFICA

Condominium Project

TABLE 2: SUMMARY OF STREET CAPACITIES

LOCATION	TYPE CURB	WIDTH (ft.)	CROWN/ CROSS SLOPE	SLOPE (%)	Q (cfs)	DEPTH (ft.)	EG (ft.)
'A' STREET	MTB	24	C	3.0	15.19	0.29	0.55
'B' STREET	MTB	24	NC / 2%	3.0	8.29	0.31	0.55

MTB = Mountable Curb
STD = Standard Curb

fapacifica\st_cap.tbl

APPENDIX A
HYDROLOGY

SUMMARY OUTPUT

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
INPUT FILE = CASA P.DAT

RUN DATE (MON/DAY/YR) =09/01/2000
USER NO.= M GOODWN.I01

		FROM	TO		PEAK	RUNOFF		TIME TO	CFS	PAGE = 1
	HYDROGRAPH	ID	ID	AREA	DISCHARGE	VOLUME	RUNOFF	PEAK	PER	
COMMAND	IDENTIFICATION	NO.	NO.	(SQ MI)	(CFS)	(AC-FT)	(INCHES)	(HOURS)	ACRE	NOTATION
START										TIME= .00
RAINFALL TYPE= 1										RAIN6= 2.650
COMPUTE NM HYD	100.EX	-	1	.00904	11.18	.333	.69030	1.500	1.933	PER IMP= .00
COMPUTE NM HYD	100.DV	-	1	.00922	26.42	.997	2.02769	1.500	4.478	PER IMP= 70.00
COMPUTE NM HYD	100.10	-	1	.00224	6.86	.265	2.21840	1.500	4.786	PER IMP= 85.00
COMPUTE NM HYD	100.20	-	1	.00208	6.48	.252	2.26926	1.500	4.868	PER IMP= 89.00
COMPUTE NM HYD	100.30	-	1	.00071	2.10	.079	2.09749	1.500	4.626	PER IMP= 75.49
COMPUTE NM HYD	100.40	-	1	.00122	3.64	.139	2.12940	1.500	4.657	PER IMP= 78.00
COMPUTE NM HYD	100.50	-	1	.00063	1.31	.041	1.21400	1.500	3.251	PER IMP= 6.00
COMPUTE NM HYD	100.60	-	1	.00061	1.27	.039	1.21400	1.500	3.251	PER IMP= 6.00
COMPUTE NM HYD	100.70	-	1	.00033	.68	.021	1.21400	1.500	3.283	PER IMP= 6.00
COMPUTE NM HYD	100.80	-	1	.00107	2.21	.069	1.21400	1.500	3.227	PER IMP= 6.00
COMPUTE NM HYD	100.90	-	1	.00033	.69	.021	1.21400	1.500	3.283	PER IMP= 6.00
COMPUTE NM HYD	100.00	-	1	.00004	.09	.002	1.08793	1.500	3.290	PER IMP= 8.50
FINISH										

```

START                TIME=0.0
*****  CASA PACIFICA
*****  100-YEAR 6-HOUR STORM EVENT
*****  FILE: CASA_P.DAT  AUG 2000 BY:DLH
*****
RAINFALL             TYPE=1 RAIN QUARTER=0.0 IN
                     RAIN ONE=2.20 IN RAIN SIX=2.65 IN
                     RAIN DAY=0.00 IN DT=0.05 HR

*****
*****  EXISTING CONDITIONS
*****  SLOPE=4.0%
COMPUTE NM HYD       ID=1 HYD NO=100.EX AREA=0.00904 SQ MI
                     PER A=100 PER B=0 PER C=0 PER D=0
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  DEVELOPED CONDITIONS
*****  MULTIPLE UNIT RESIDENTIAL (ATTACHED)
*****
COMPUTE NM HYD       ID=1 HYD NO=100.DV AREA=0.0092186 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  SUBASIN 1
*****
COMPUTE NM HYD       ID=1 HYD NO=100.10 AREA=0.00224 SQ MI
                     PER A=0 PER B=7.5 PER C=7.5 PER D=85
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  SUBASIN 2
*****
COMPUTE NM HYD       ID=1 HYD NO=100.20 AREA=0.00208 SQ MI
                     PER A=0 PER B=5.5 PER C=5.5 PER D=89
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  SUBASIN 3
*****
COMPUTE NM HYD       ID=1 HYD NO=100.30 AREA=0.00071 SQ MI
                     PER A=0 PER B=12.5 PER C=12.5 PER D=77
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  SUBASIN 4
*****
COMPUTE NM HYD       ID=1 HYD NO=100.40 AREA=0.00122 SQ MI
                     PER A=0 PER B=11 PER C=11 PER D=78
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  SUBASIN 5
*****
COMPUTE NM HYD       ID=1 HYD NO=100.50 AREA=0.00063 SQ MI
                     PER A=0 PER B=47 PER C=47 PER D=6
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  SUBASIN 6
*****
COMPUTE NM HYD       ID=1 HYD NO=100.60 AREA=0.00061 SQ MI
                     PER A=0 PER B=47 PER C=47 PER D=6
                     TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD            ID=1 CODE=1
*****
*****  SUBASIN 7
*****
COMPUTE NM HYD       ID=1 HYD NO=100.70 AREA=0.000325 SQ MI
                     PER A=0 PER B=47 PER C=47 PER D=6
                     TP=0.1333 HR MASS RAINFALL=-1

```

PRINT HYD ID=1 CODE=1

***** SUBASIN 8

COMPUTE NM HYD ID=1 HYD NO=100.80 AREA=0.001069 SQ MI
PER A=0 PER B=47 PER C=47 PER D=6
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1
PRINT HYD

***** SUBASIN 9

COMPUTE NM HYD ID=1 HYD NO=100.90 AREA=0.000329 SQ MI
PER A=0 PER B=47 PER C=47 PER D=6
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1
PRINT HYD

***** BACK YARD PONDING

COMPUTE NM HYD ID=1 HYD NO=100.00 AREA=0.0000404 SQ MI
PER A=0 PER B=91.5 PER C=0 PER D=8.5
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1
PRINT HYD
FINISH



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

e-mail: dmgs@swcp.com

PROJECT Casa Pacifica
SUBJECT Hydrology Calcs
BY DLH DATE 1-27-00
CHECKED _____ DATE _____
SHEET _____ OF _____

Multiple Unit Residential (attached) $D=70$ $B/C=15$

Acreage = 5.788 acres = .00904 sq mi

$P(1\text{ hr}) = 2.2"$

$P(6\text{ hr}) = 2.65"$ $P(24\text{ hr}) = 3.20"$

$Q(100\text{ yr.}-\text{exist}) = 11.18\text{ cfs}$

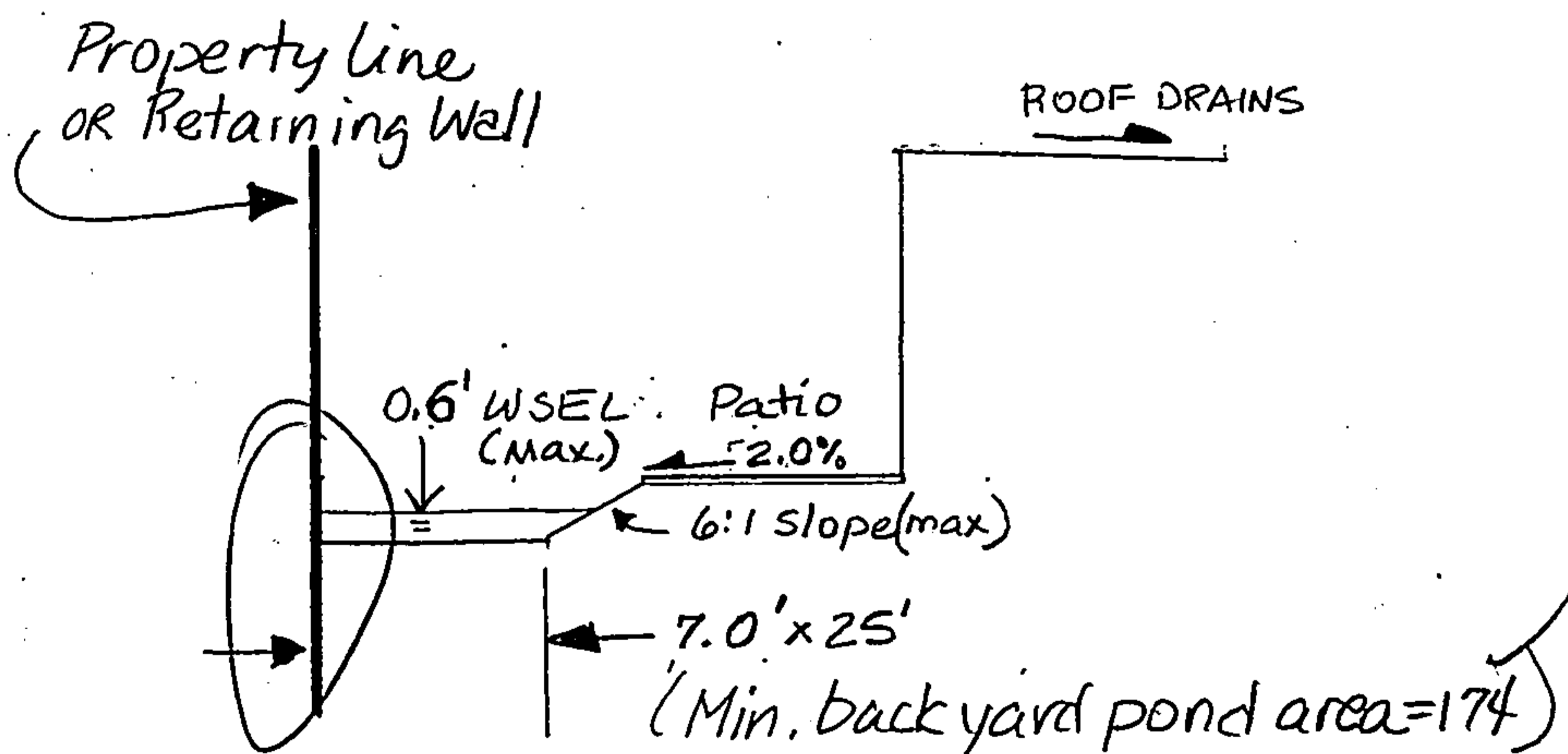
$Q(100\text{ yr.}-\text{dev.}) = 25.91\text{ cfs}$

Back yard Ponding

$Q(100) = 0.09\text{ cfs} *$

$\text{Vol.}(100\text{ yr.}) = .002\text{ AF} = 87.1\text{ CF}$

$V_{10\text{ DAY}} = V_{6\text{ hr}} + A_D \left(\frac{P_{10} - P_{360}}{12} \right) = .002\text{ AF} + .0022 \left(\frac{5.11 - 2.65}{12} \right)$
 $= .00245\text{ AF} = 107\text{ CF} \checkmark$



* Assumed yard 45' x 25' $\text{Patio} = 8' \times 12' = 96\text{ SF}$ 8.5% D
Area = .0000404 sq. mi. 91.5% B



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Consulting Engineers

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(505) 828-2200 FAX 797-9539
e-mail: dmg@swcp.com

PROJECT Casa Pacifica
SUBJECT _____
BY DLH DATE 2-8-00
CHECKED _____ DATE _____
SHEET _____ OF _____

LOCATION	SQ FT	ACRES	Sq. mi	
SPAIN'S LOWELL	6,502,500	149.28	0.2332	
PROSPECTORS RDG	3,740,625	85.87	0.1342	
ACADEMY SQUARE	1,023,750	23.50	0.0367	
ACADEMY SQ (SOUTH)	326,250	7.49	0.0117	
ACADEMY PLACE	2,340,000	53.72	0.0839	
OSO GRANDE	630,000	14.46	0.0226	
ACADEMY PL (WEST)	885,937.5	20.34	0.0318	
CASA PACIFICA	257,000	5.90	0.0092	1.64%
	<u>15,706,062</u>	<u>360.54</u>	<u>.5633</u>	

APPENDIX B

HYDRAULICS

```

1*****
* WATER SURFACE PROFILES
* VERSION OF SEPTEMBER 1988
* ERROR: 01,02
* UPDATED: 4 APRIL 1989
* RUN DATE 9/ 1/ 0 TIME 14:41:51
*****

```

```

*****
* U.S. ARMY CORPS OF ENGINEERS
* THE HYDROLOGIC ENGINEERING CENTER
* 609 SECOND STREET, SUITE D
* DAVIS, CALIFORNIA 95616-4687
* (916) 756-1104, (916) 551-1748
*****

```

```

X X XXXXXXX XXXXX
X X X X X
X X X X X
XXXXXXX XXXX X XXXXX
X X X X X
X X X X X
X X XXXXXXX XXXXX

```

IS RUN EXECUTED 9/ 1/ 0 14:41:51

```

*****
HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -
*****

```

```

T1 CASA PACIFICA STREET CAPACITY
T2 24'FF W/ MOUNTABLE CURB - CROWN SECTION
T3 'A' STREET

```

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.030	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3			
QT	1	15.19						
X1	1	7	0	26.250	0	0	0	0
GR	.33	0	0	1.125	.0625	2.625	.2725	13.125
GR	0	25.125	.33	26.250				23.625

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.29	.29	.37	.00	.55	.26	.00	.00	.33
15.	0.	15.	0.	0.	4.	0.	0.	0.	.33
.00	.00	4.11	.00	.000	.017	.000	.000	.00	.13
.029885	0.	0.	0.	0	20	8	.00	25.99	26.12

THIS RUN EXECUTED 9/ 1/ 0 14:41:51

 HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
 ERROR CORR - 01,02
 MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

'A' STREET

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	15.19	.29	.37	4.11	25.99	1.92	.55

SUMMARY OF ERRORS AND SPECIAL NOTES

1*****
 * WATER SURFACE PROFILES *
 * VERSION OF SEPTEMBER 1988 *
 * ERROR: 01,02 *
 * UPDATED: 4 APRIL 1989 *
 * RUN DATE 9/ 1/ 0 TIME 14:42:31 *

 * U.S. ARMY CORPS OF ENGINEERS *
 * THE HYDROLOGIC ENGINEERING CENTER *
 * 609 SECOND STREET, SUITE D *
 * DAVIS, CALIFORNIA 95616-4687 *
 * (916) 756-1104, (916) 551-1748 *

X	X	XXXXXXX	XXXXX		XXXXX
X	X	X	X	X	X
X	X	X	X		X
XXXXXXX	XXXX	X		XXXXX	XXXXX
X	X	X	X		X
X	X	X	X	X	X
X	X	XXXXXXX	XXXXX		XXXXXXX

END OF BANNER

THIS RUN EXECUTED 9/ 1/ 0 14:42:31

 HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
 ERROR CORR - 01,02
 MODIFICATION -

T1 CASA PACIFICA STREET CAPACITY
 T2 24'FF W/ MOUNTABLE CURB NO CROWN 2.0% CROSS SLOPE
 T3 'B' STREET

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.029	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3			
QT	1	8.29						
X1	1	5	0	26.25	0	0	0	0
GR	.33	0	0	1.125	.0625	2.625	.5125	25.125

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.31	.31	.39	.00	.55	.25	.00	.00	.33
------	-----	-----	-----	-----	-----	-----	-----	-----	-----

8.	0.	8.	0.	0.	2.	0.	0.	0.	.84
.00	.00	3.98	.00	.000	.017	.000	.000	.00	.08
.028506	0.	0.	0.	0	20	8	.00	14.82	14.90

THIS RUN EXECUTED 9/ 1/ 0 14:42:31

 HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
 ERROR CORR - 01,02
 MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

'B' STREET

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	8.29	.31	.39	3.98	14.82	1.87	.55

SUMMARY OF ERRORS AND SPECIAL NOTES

```

1*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 9/ 1/ 0 TIME 15:14:15 *
*****

```

```

*****
* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *
*****

```

```

      X   X  XXXXXXXX  XXXXX      XXXXX
      X   X  X      X      X      X   X
      X   X  X      X      X      X
      XXXXXXXX  XXXX  X      XXXXX  XXXXX
      X   X  X      X      X      X
      X   X  X      X      X      X
      X   X  XXXXXXXX  XXXXX      XXXXXXXX

```

```

THIS RUN EXECUTED 9/ 1/ 0 15:14:15
*****
HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -
*****

```

```

T1      CASA PACIFICA SIDEWALK CULVERT
T2      1' WIDE, 8" DEEP
T3      100-YEAR / 6-HOUR DESIGN STORM

```

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.020	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	43	1	2	26	4	68	3	
NC	.017	.017	.017	.1	.3			
QT	1	3.2						
X1	1	4	0	1.2	0	0	0	0
GR	.67	0	0	.10	0.	1.1	.67	1.2

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.56	.56	.66	.00	.99	.44	.00	.00	.67
3.	0.	3.	0.	0.	1.	0.	0.	0.	.67

.00 .00 5.32 .00 .00 .017 .000 .00 .02
.019893 0. 0. 0. 0 14 5 .00 1.17 1.18

THIS RUN EXECUTED 9/ 1/ 0 15:14:15

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

100-YEAR / 6-HOUR DE

SUMMARY PRINTOUT

Q	CWSEL	CRWS	VCH	TOPWID	FRCH	EG
3.200	.56	.66	5.32	1.17	1.30	.99

9/ 1/ 0 15:14:15

SUMMARY OF ERRORS AND SPECIAL NOTES

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1*****
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* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 9/ 1/ 0 TIME 14:48:30 *
*****

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*****
* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *
*****

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      X   X  XXXXXXXX  XXXXX      XXXXX
      X   X  X        X   X      X   X
      X   X  X        X           X
      XXXXXXXX  XXXX  X          XXXXX  XXXXX
      X   X  X        X           X
      X   X  X        X   X      X
      X   X  XXXXXXXX  XXXXX      XXXXXXXX

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THIS RUN EXECUTED 9/ 1/ 0 14:48:30
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HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -
*****

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```

T1      CASA PACIFICA SIDEWALK CULVERT
T2      1' WIDE, 8" DEEP
T3      100-YEAR / 6-HOUR DESIGN STORM

```

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.020	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3	
QT	1	3.6				
X1	1	4	0	1.2	0	0
GR	.67	0	0	.10	0.	1.1
						.67
						1.2

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.60	.60	.71	.00	1.07	.47	.00	.00	.67
------	-----	-----	-----	-----	------	-----	-----	-----	-----

4. 0. 4. 0. 0. 1. 0. 0. .67
.00 .00 5.48 .00 .000 .017 .000 .01
.019878 0. 0. 0. 0. 17 5 1.18 1.19

THIS RUN EXECUTED 9/ 1/ 0 14:48:30

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

100-YEAR / 6-HOUR DE

SUMMARY PRINTOUT

Q	CWSEL	CRINS	VCH	TOPWID	FRCH	EG
3.600	.60	.71	5.48	1.18	1.29	1.07

SUMMARY OF ERRORS AND SPECIAL NOTES

1*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 2/ 7/ 0 TIME 13: 5:24 *

* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *

```

      X   X  XXXXXXX  XXXXX
      X   X  X      X   X
      X   X  X      X
      XXXXXXX  XXXX  X   XXXXX  XXXXX
      X   X  X      X
      X   X  X      X   X
      X   X  XXXXXXX  XXXXX

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END OF BANNER

1
2/ 7/ 0 13: 5:24

PAGE 1
THIS RUN EXECUTED 2/ 7/ 0 13: 5:24

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -

T1 CASA PACIFICA
T2 1.0' WIDE SIDEWALK CULVERT
T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.02	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3	
NC	.017	.017	.017	.1	.3				
QT	2	1.3	2.1						
X1	1	4	0	1.1	0	0	0	0	0
GR	.67	0	0	.1	0	1.	.67	1.1	

1
2/ 7/ 0 13: 5:24

PAGE 2

SECNO	DEPTH	CWSEL	CRWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.33	.33	.39	.00	.60	.27	.00	.00	.67
1.	0.	1.	0.	0.	0.	0.	0.	0.	.67
.00	.00	4.17	.00	.000	.017	.000	.000	.00	.05
.019633	0.	0.	0.	0	8	3	.00	1.00	1.05

0

1

2/ 7/ 0 13: 5:24

PAGE 3

T1

T2 1.0' WIDE

T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
0	3	0	1	.02						
J2	NPROF	IPLOT	PRFVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
2	0	-1	0	0	0	0	0	0	0	0

1

2/ 7/ 0 13: 5:24

PAGE 4

*PROF 2

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.45	.45	.53	.00	.81	.36	.00	.00	.67
2.	0.	2.	0.	0.	0.	0.	0.	0.	.67
.00	.00	4.79	.00	.000	.017	.000	.000	.00	.03
.019942	0.	0.	0.	0	14	5	.00	1.04	1.07

0

1

2/ 7/ 0 13: 5:24

PAGE 5

THIS RUN EXECUTED 2/ 7/ 0 13: 5:24

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02
MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	1.30	.33	.39	4.17	1.00	1.32	.60
1.000	2.10	.45	.53	4.79	1.04	1.30	.81

1
2/ 7/ 0 13: 5:24

PAGE 6

SUMMARY OF ERRORS AND SPECIAL NOTES

```

1*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 2/ 8/ 0 TIME 14: 4: 4 *
*****

```

```

*****
* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *
*****

```

```

      X   X XXXXXXX XXXXX      XXXXX
      X   X X      X   X      X   X
      X   X X      X      X      X
      XXXXXXX XXXX   X      XXXXX XXXXX
      X   X X      X      X      X
      X   X X      X   X      X
      X   X XXXXXXX XXXXX      XXXXXXX

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END OF BANNER

THIS RUN EXECUTED 2/ 8/ 0 14: 4: 4

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*****
HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -
*****

```

```

T1      SPAIN AVENUE - STREET CAPACITY CALCULATIONS
T2      50'FF W/ 8" STD CURB SUB-CRITICAL FLOW
T3      100-YEAR / 6-HOUR DESIGN STORM

```

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.040	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3			
QT	2	57.	145.					
X1	1	9	0	70	0	0	0	0
GR	0.87	0	.67	9.9	0	10	.125	12
GR	.125	58	0	60	.67	60.1	0.87	70

SECNO	DEPTH	CWSEL	CRWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

3265 DIVIDED FLOW

1.00	.51	.51	.67	.00	1.11	.60	.00	.00	.87
57.	0.	57.	0.	0.	9.	0.	0.	0.	.87
.00	.00	6.23	.00	.000	.017	.000	.000	.00	9.92
.040386	0.	0.	0.	0	14	6	.00	42.44	60.08

T1 SPAIN AVENUE
T2 4.0% SLOPE
T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	3	0	1	.040					
J2	NPROF	IPLLOT	PRFVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
	2	0	-1	0	0	0	0	0	0	0

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 2

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.67	.67	.96	.00	1.78	1.10	.00	.00	.87
145.	0.	145.	0.	0.	17.	0.	0.	0.	.87
.00	.00	8.43	.00	.000	.017	.000	.000	.00	9.68
.040406	0.	0.	0.	0	20	6	.00	50.63	60.32

THIS RUN EXECUTED 2/ 8/ 0 14: 4: 4

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02

MODIFICATION -

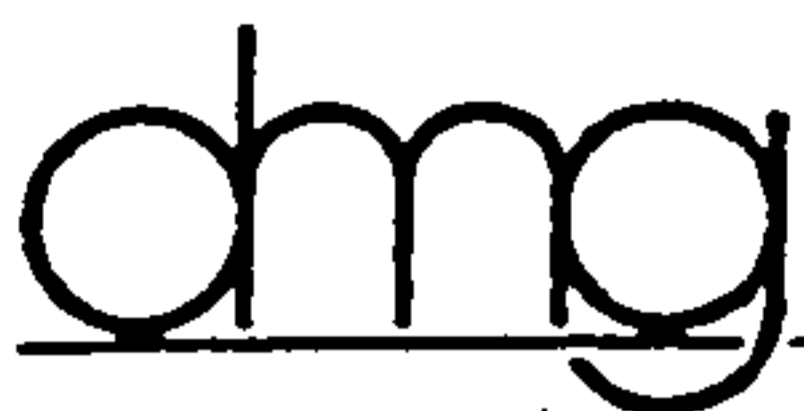
NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST
100-YEAR / 6-HOUR DE

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	57.00	.51	.67	6.23	42.44	2.57	1.11
1.000	145.00	.67	.96	8.43	50.63	2.55	1.78

SUMMARY OF ERRORS AND SPECIAL NOTES

LETTER OF TRANSMITTAL



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

TO

ONE STOP

DATE	9-27-00	JOB NO.
ATTENTION	BRAD BINGHAM	
RE:		
CASA PACIFICA		
(DRAINAGE REPORT INSERT)		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|---------------------------------------|--------------------------------|----------------------------------|---|
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ | | |

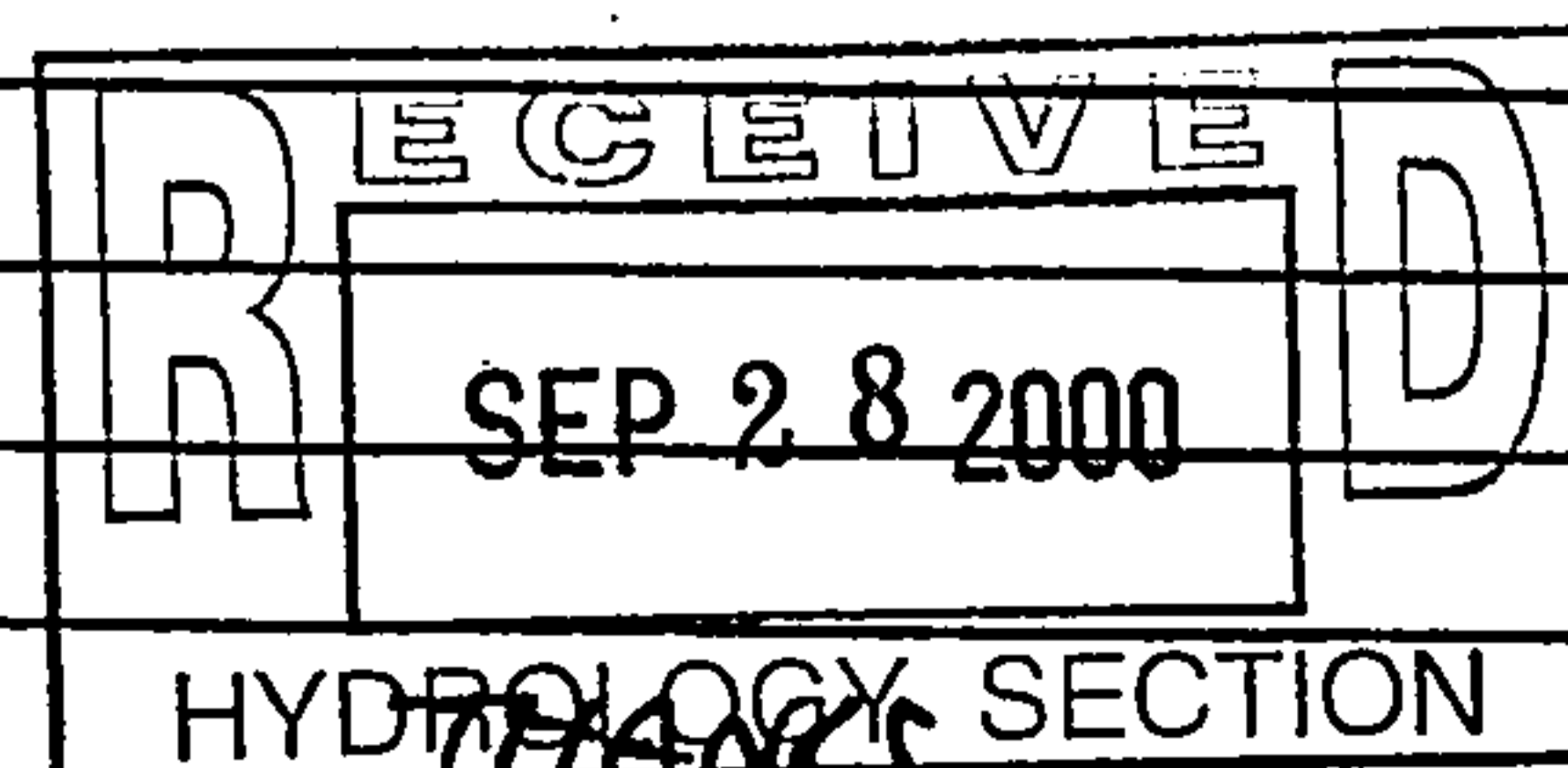
COPIES	DATE	NO.	DESCRIPTION
1			EXHIBIT 1

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

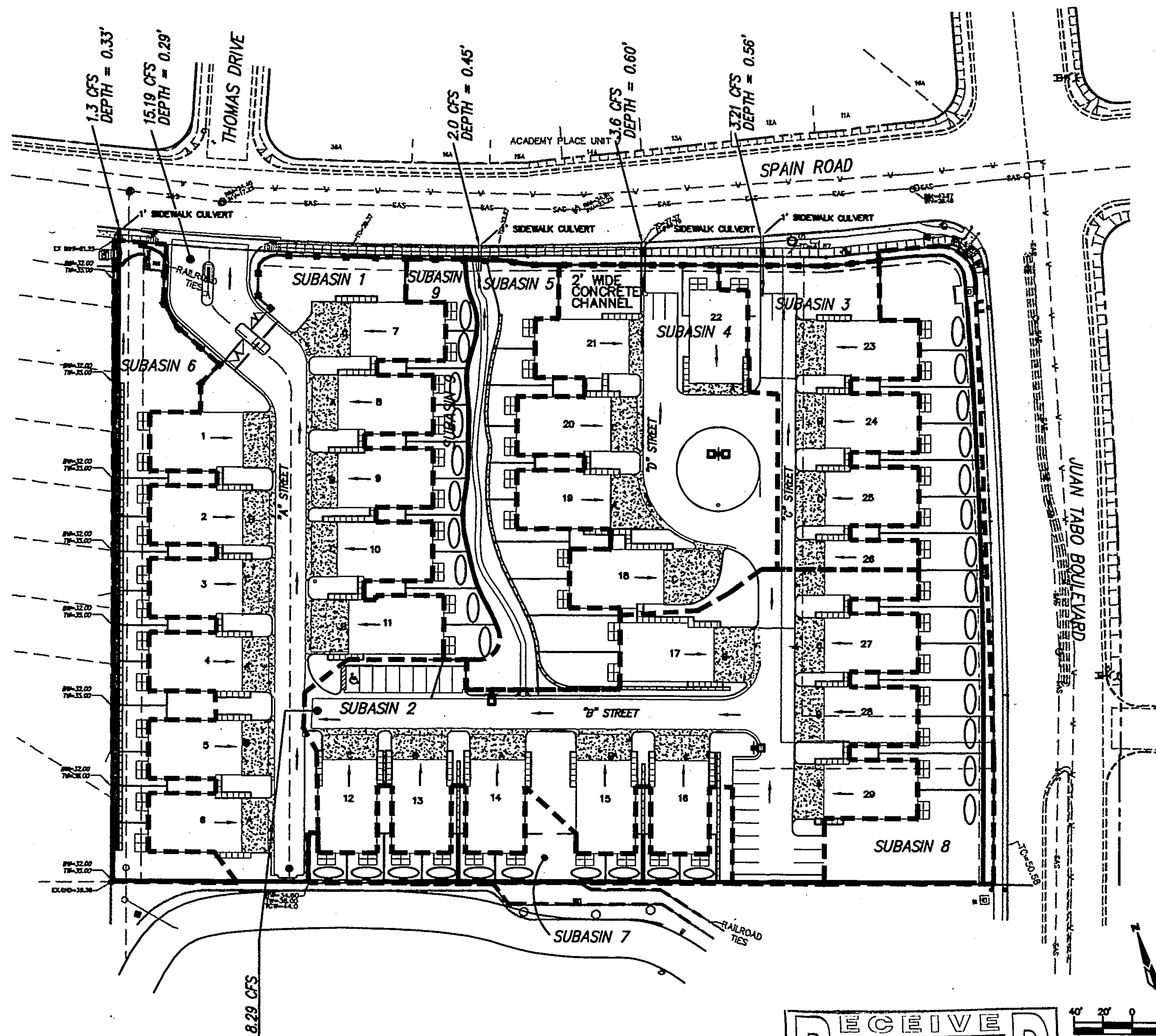
HERE IS THE MISSING EXHIBIT FOR THE 9-11-00 REPORT.



COPY TO

SIGNED:

Devin Hooper



SUMMARY TABLE			
SUBBASIN	AREA(sq.ft.)	(acres)	Q(cfs)
1	62,417	1.4329	6.9
2	57,861	1.3283	6.5
3	19,827	0.4552	2.1
4	34,099	0.7828	3.6
5	17,665	0.4055	1.3
6	17,103	0.3926	1.3
7	9,066	0.2081	0.68
8	29,795	0.6840	2.21
9	9167	0.2104	0.70
TOTAL	257,000	5.90	25.30

LEGEND

- BACKYARD PONDS
- PROPOSED MEDIAN CURB & GUTTER
- PROPOSED HEADER CURB
- NEW SIDEWALK
- PROPOSED STORM DRAIN INLET
- RETAINING WALL
- GARDEN WALL W/LESS THAN 18" RETAINED
- TRAFFIC CONTROL SIGNAL
- UTILITY PEDASTAL
- PNM SWITCH GEAR
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER

MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

EXHIBIT 1
CASA PACIFICA
SUBBASIN BOUNDARY EXHIBIT

A0006CAS/A0006EXH/9-06-00/ DLH MJR ZONE MAP NO. F-21 SHEET 1 OF 1

RECEIVED
 SEP 28 2000
 HYDROLOGY SECTION

SCALE: 1" = 40'



City of Albuquerque

March 15, 2000

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Casa Pacifica Drainage Report
Engineer's Stamp dated 2-8-00 (F21/D43)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal dated 2-10-00, the above referenced site is approved for Site Development for Subdivision and Site Development Plan for Building Permit. Prior to Building Permit or Preliminary Plat approval, a more comprehensive resubmittal will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE:	Casa Pacifica	ZONE ATLAS#:	F21 / 043
DRB#:	EPC#	WORK ORDER#:	
LEGAL DESCRIPTION:	Tract A and B, Casa Pacifica		
CITY ADDRESS:			
ENGINEERING FIRM:	Mark Goodwin & Associates, PA	CONTACT:	Diane Hoelzer
ADDRESS:	P.O. Box 90606, Albuquerque, NM 87199	PHONE:	828-2200
OWNER:	DR Horton Custom Homes	CONTACT:	Bob Prewitt
ADDRESS:	8205 Spain, NE Ste.205	PHONE:	797-4245
ARCHITECT:	Dekker, Perich, Sabatini Ltd.	CONTACT:	
ADDRESS:	6801 Jefferson NE, Ste. 100	PHONE:	761-9700
SURVEYOR:	ALS	CONTACT:	Tim Aldrich
ADDRESS:	4109 Montgomery NE	PHONE:	884-1990
CONTACTOR:		CONTACT:	
ADDRESS:		PHONE:	

TYPE OF SUBMITTAL:

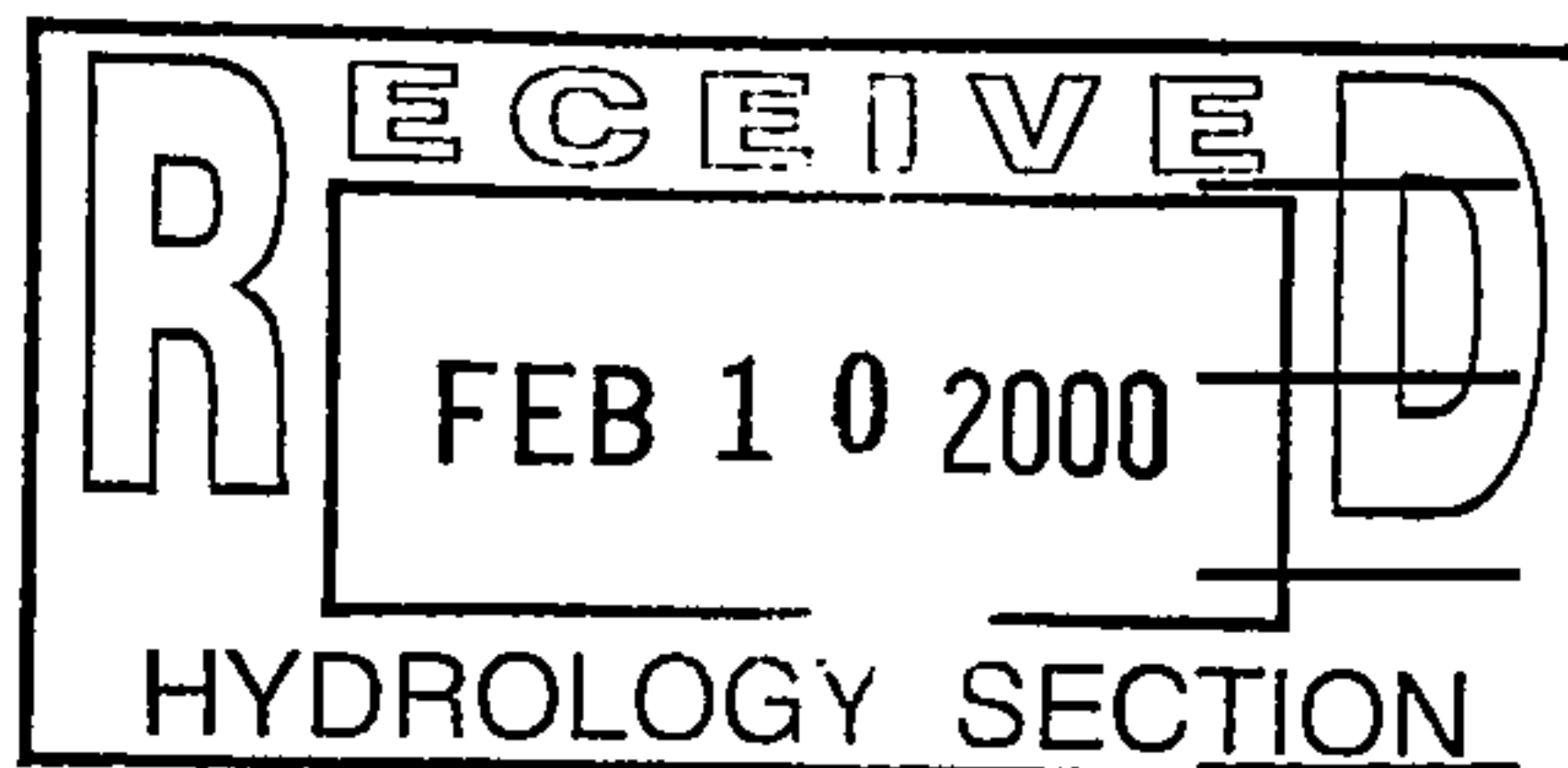
- | | |
|-------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> | DRAINAGE REPORT |
| <input type="checkbox"/> | DRAINAGE PLAN |
| <input type="checkbox"/> | CONCEPTUAL GRADING & DRAINAGE PLAN |
| <input checked="" type="checkbox"/> | GRADING PLAN |
| <input type="checkbox"/> | EROSION CONTROL |
| <input type="checkbox"/> | ENGINEER'S CERTIFICATION |
| <input type="checkbox"/> | OTHER |
| <input type="checkbox"/> | EASEMENT VACATION |

CHECK TYPE OF APPROVAL SOUGHT:

- | | |
|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> | SKETCH PLAT APPROVAL |
| <input type="checkbox"/> | PRELIMINARY PLAT APPROVAL |
| <input checked="" type="checkbox"/> | S. DEV. PLAN FOR SUB'D APPROVAL |
| <input checked="" type="checkbox"/> | S. DEV. PLAN FOR BLDG PERMIT APPROVAL |
| <input type="checkbox"/> | SECTOR PLAN APPROVAL |
| <input type="checkbox"/> | FINAL PLAT APPROVAL |
| <input type="checkbox"/> | FOUNDATION PERMIT APPROVAL |
| <input type="checkbox"/> | BUILDING PERMIT APPROVAL |
| <input type="checkbox"/> | CERTIFICATION OF OCCUPANCY APPROVAL |
| <input type="checkbox"/> | GRADING PERMIT APPROVAL |
| <input type="checkbox"/> | PAVING PERMIT APPROVAL |
| <input type="checkbox"/> | S.A.D. DRAINAGE REPORT |
| <input type="checkbox"/> | DRAINAGE REQUIREMENTS |
| <input type="checkbox"/> | OTHER |
| <input type="checkbox"/> | RELEASE OF FINANCIAL GUARANTY |
| <input type="checkbox"/> | TRAFFIC CIRCULATION LAYOUT |

PRE-DESIGN MEETING:

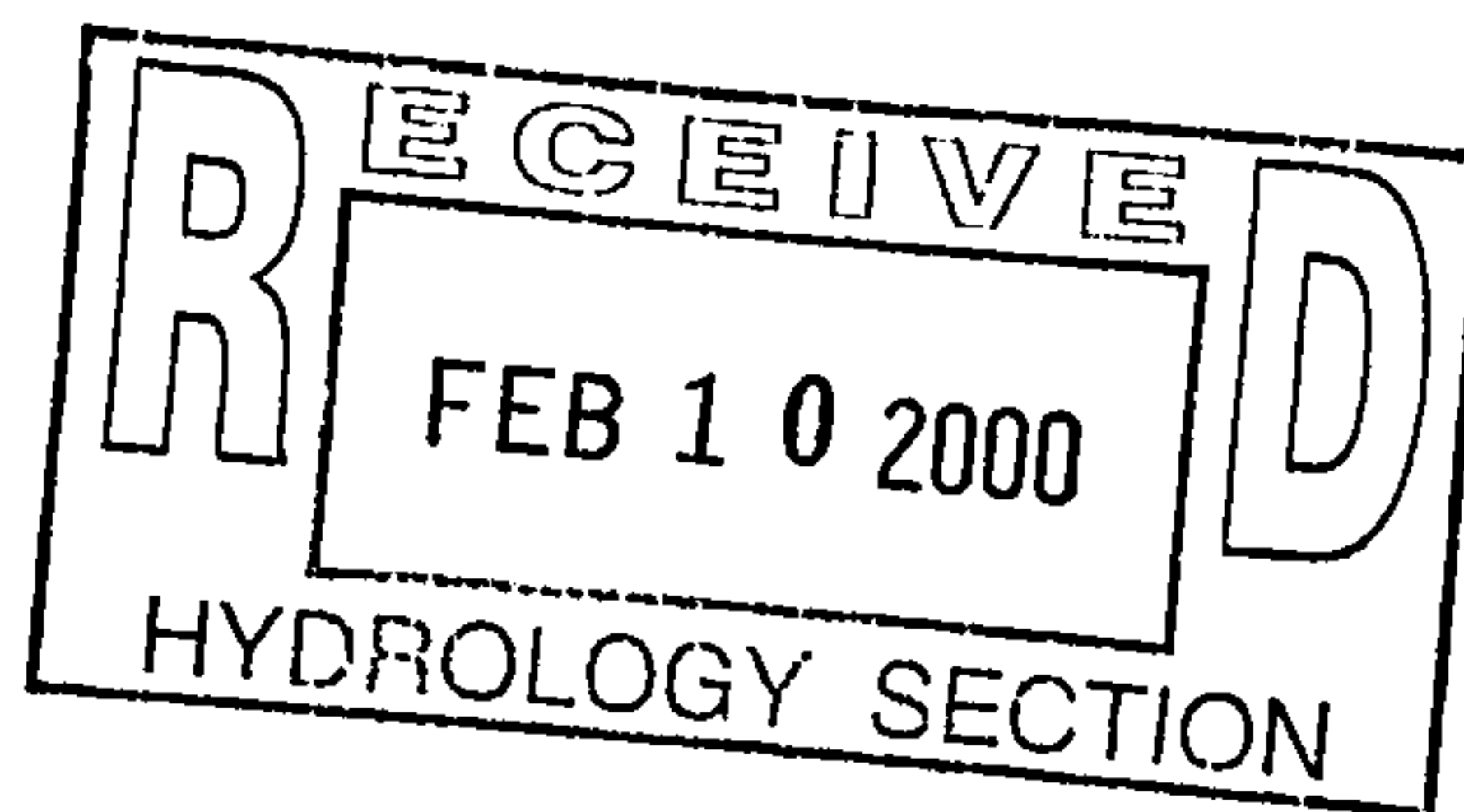
- | | |
|--------------------------|---------------|
| <input type="checkbox"/> | YES |
| <input type="checkbox"/> | NO |
| <input type="checkbox"/> | COPY PROVIDED |



DATE SUBMITTED: FEBRUARY 9, 2000

BY:

DIANE HOELZER, P.E.

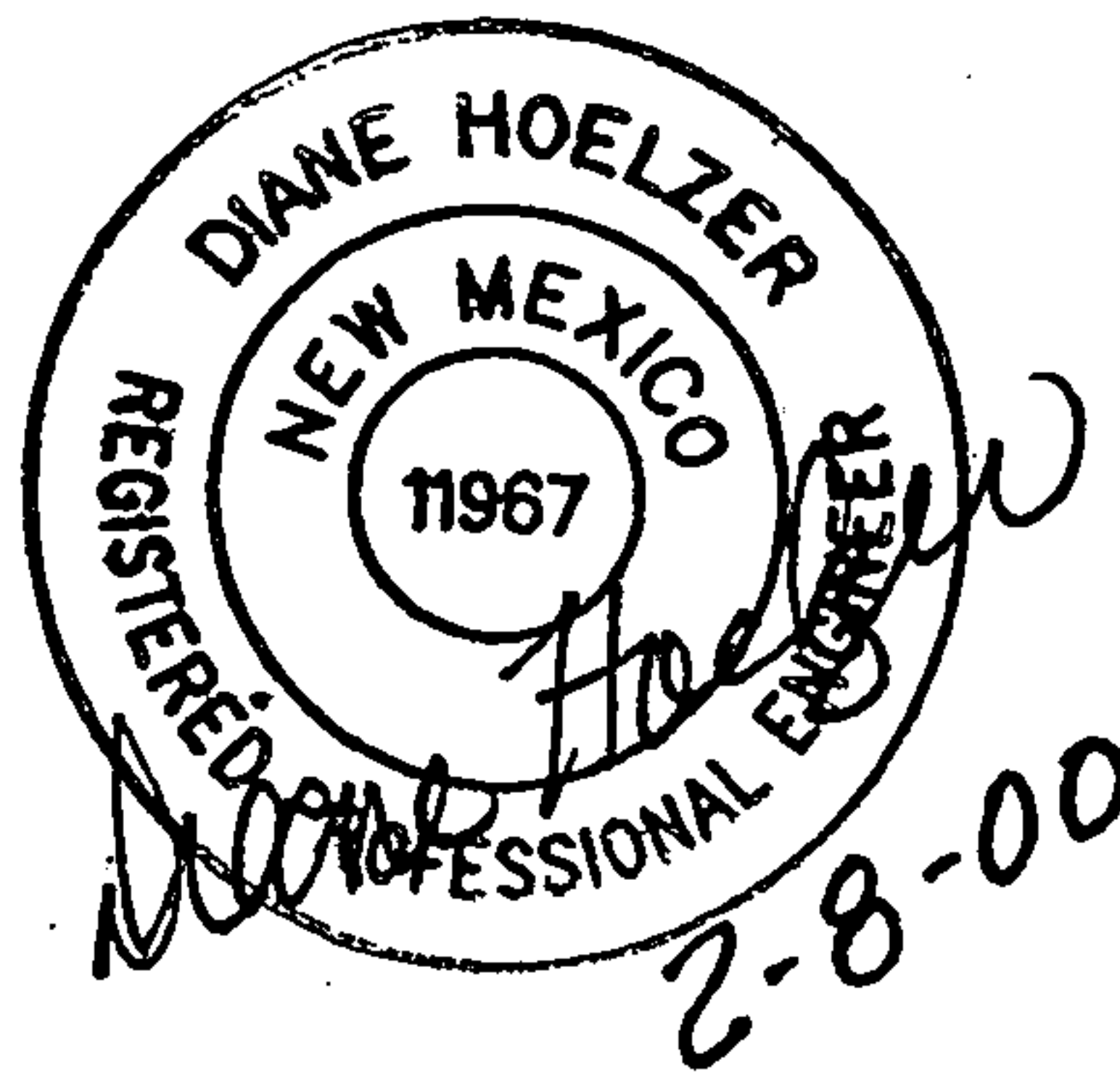


MARK GOODWIN

& ASSOCIATES
CONSULTING ENGINEERS

dmg

DRAINAGE REPORT
FOR
Casa Pacifica Townhomes
(Spain and Juan Tabo)



FEBRUARY 2000

TABLE OF CONTENTS

- I. PROJECT DESCRIPTION
- II. DESIGN CRITERIA AND PREVIOUS REPORTS
- III. EXISTING DRAINAGE CONDITIONS
- IV. DEVELOPED DRAINAGE CONDITIONS

FIGURE 1: VICINITY MAP
FIGURE 2: FEMA FLOOD PLAIN MAP

EXHIBIT 1: ONSITE SUBBASIN BOUNDARY
EXHIBIT 2: OFFSITE SUBBASIN BOUNDARIES

TABLE 1: SUMMARY OF STREET CAPACITIES

APPENDIX A - HYDROLOGY

CALCULATIONS
AHYMO SUMMARY OUTPUT
AHYMO DATA INPUT

APPENDIX B - HYDRAULICS

HEC-2 STREET CAPACITY CALCS.
HEC-2 SIDEWALK CULVERT CALCS.

POCKET : CASA PACIFICA GRADING AND DRAINAGE PLAN

I. PROJECT DESCRIPTION

The proposed Casa Pacifica Townhomes is roughly bounded by Spain Avenue to the north, Juan Tabo to the east, Oso Grande Subdivision to the west and a nursing home to the south. The site covers approximately 5.90 acres and will be developed into 29 townhome units for a total of 58 residences.

II. DRAINAGE DESIGN CRITERIA AND PREVIOUS REPORTS

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria, January 1993 edition. The 100-year 6-hour storm event was analyzed to determine street capacities and sizing sidewalk culverts and back yard retention pond areas using $P(1 \text{ hr}) = 2.20"$, $P(6 \text{ hr}) = 2.65"$. The onsite subbasin Land Treatment values were determined according to the estimated pervious and impervious areas for each subbasin. Hydrology calculations are provided in Appendix A.

III. EXISTING DRAINAGE CONDITIONS

The natural topographic relief of the land is in a northwest direction at an approximate slope of 4.0 percent. Under "existing conditions" the 100 year peak discharge is 11.2 cfs and discharges into Spain Avenue.

IV. DEVELOPED DRAINAGE CONDITIONS

The 100 year "developed conditions" peak discharge from the site is 25.9 cfs. All runoff from the site with the exception of the landscape areas in a majority of the backyards will be conveyed and discharged to Spain Avenue. A portion of the runoff will be conveyed as street flow to Spain Avenue at the northwest corner of the site. The remaining runoff will be conveyed to Spain Avenue through sidewalk culverts at four additional locations. (See Appendix B for HEC-2 sidewalk culvert capacities calculations.) All backyards (lots 7-11, 12-16, 23-29) that face east and south will utilize retention ponds for runoff from the backyard landscape areas only. All roofs throughout the subdivision will drain towards the internal streets. Backyard runoff from lots 17-22 will drain to the open space walkway area and be conveyed to the sidewalk culvert to Spain Avenue via a swale. Backyard runoff from lots 1-6 will drain into a concrete channel located just east of the site's west property line and then conveyed north to Spain Avenue through a sidewalk culvert. See grading and drainage plan for details.

The drainage basins draining into Spain Avenue from Tramway to Eubank were field investigated and are shown in Exhibit 2. Of the total subbasin areas draining to Spain Avenue, Casa Pacifica comprises approximately 1.64 percent of the total acreage and appears to be the last remaining parcel in the area to be developed. Most if not all of the runoff on Spain Avenue east of Vista Bonita is intercepted by three 12' long traverse inlets located on each side of Spain Avenue. Downstream of these inlets are four more 12' long traverse inlets on the south side of Spain Avenue just east of Morris Street. Finally downstream from Morris, there is a Double Type 'A' inlet on the north side and a series of 10 Type 'C' inlets on the south side of Spain Avenue just east of Eubank Blvd. Eubank Blvd. creates an east-west waterblock.

Spain Avenue in the vicinity of the project site is approximately 50' FF and at an approximate slope of 4.0 percent has capacity to convey 145 cfs at a depth of 0.67'. Since this is an infill site, storm sewer infrastructure is in place traversing Spain at Eubank, Morris and Vista Bonita and the project site is less than two percent of the drainage area shown in Exhibit 2, the addition of 21.7 cfs during the 100 year storm should not have a significant impact in Spain.

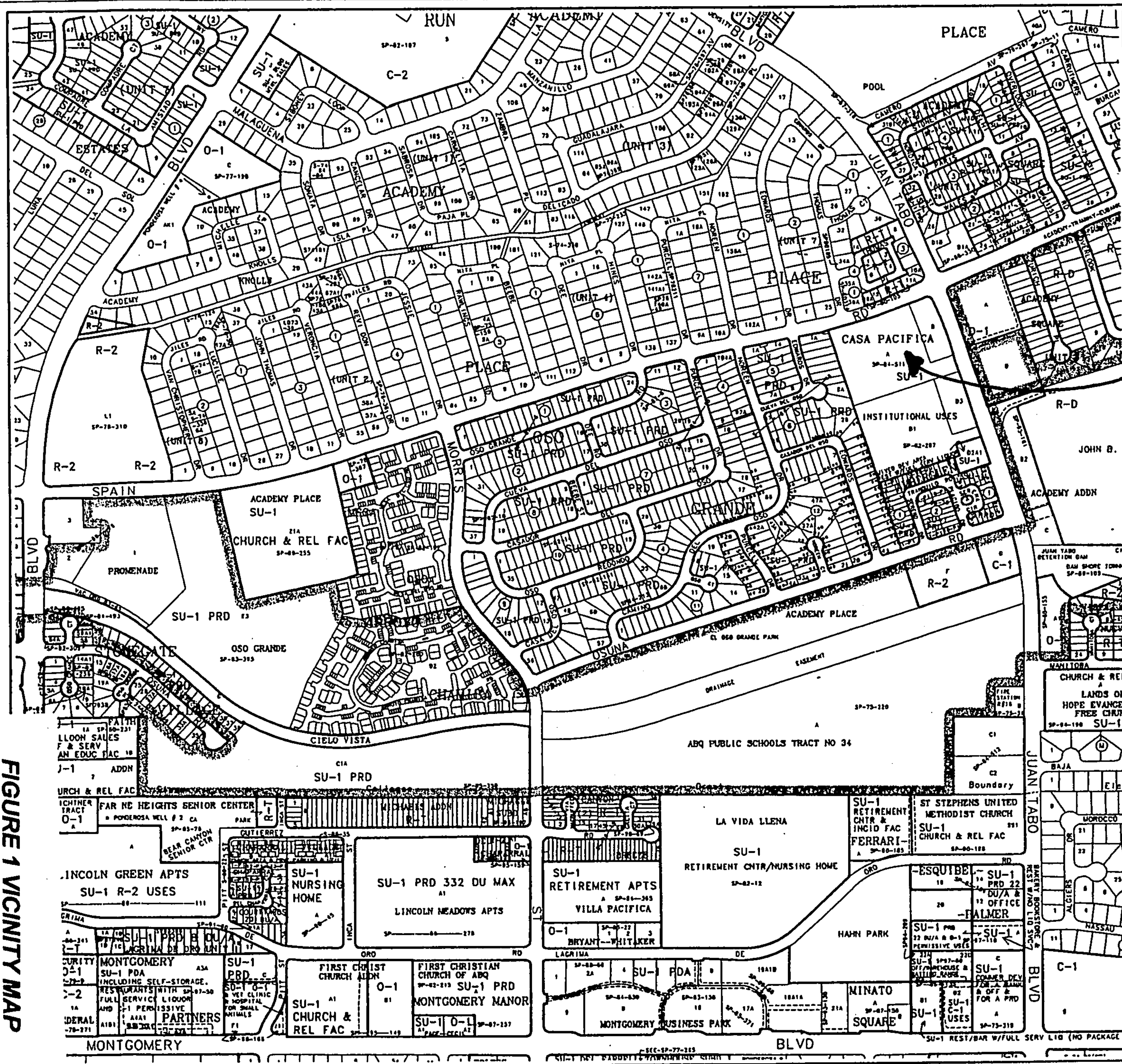
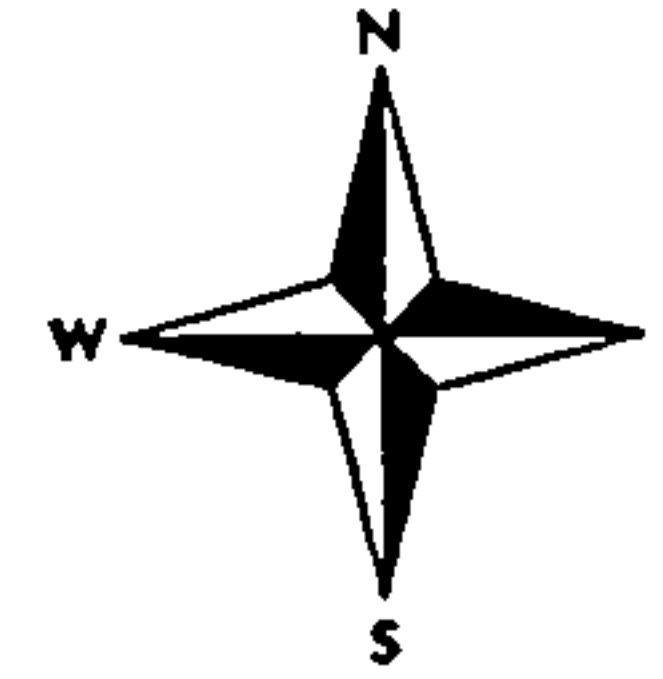


FIGURE 1 VICINITY MAP

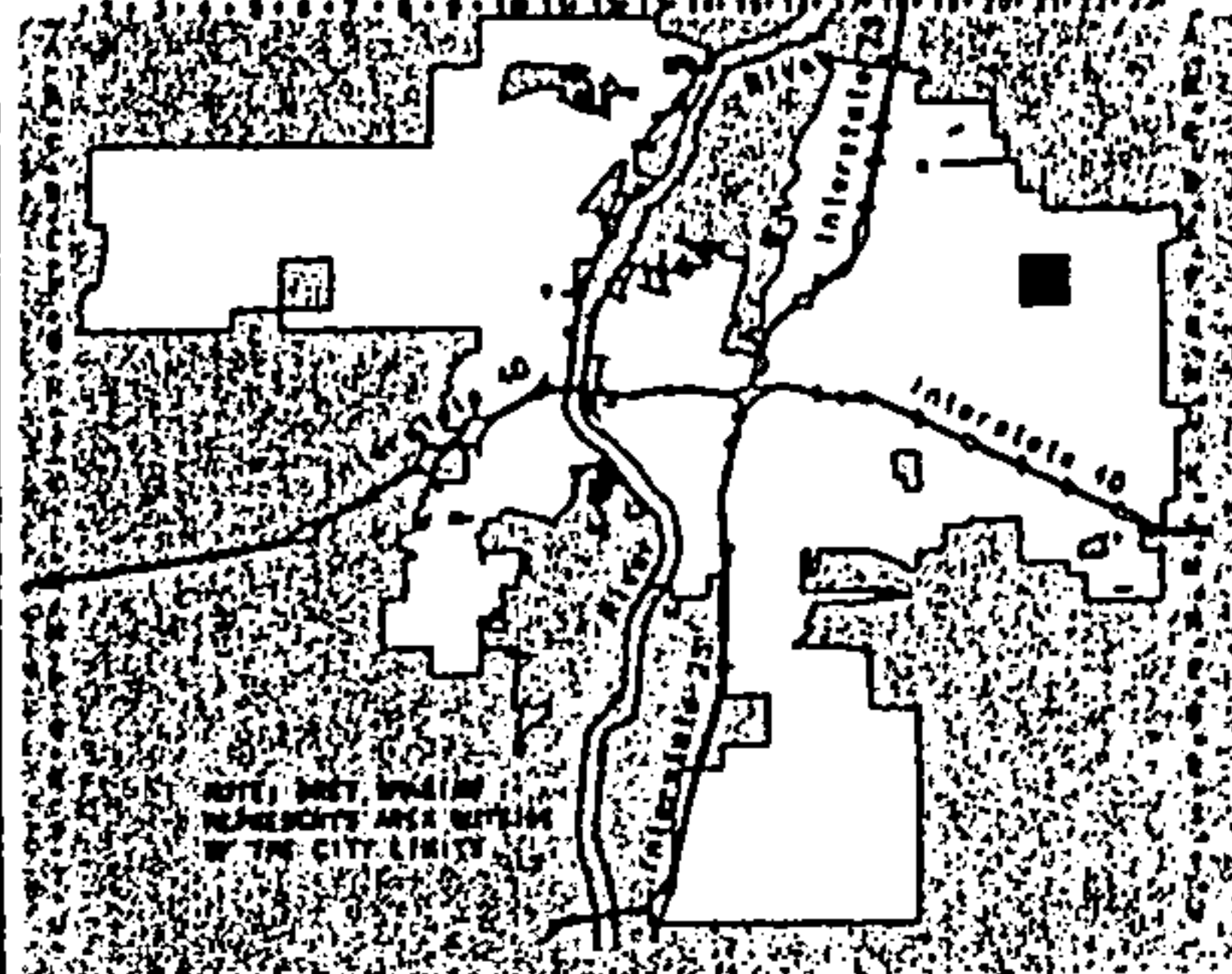
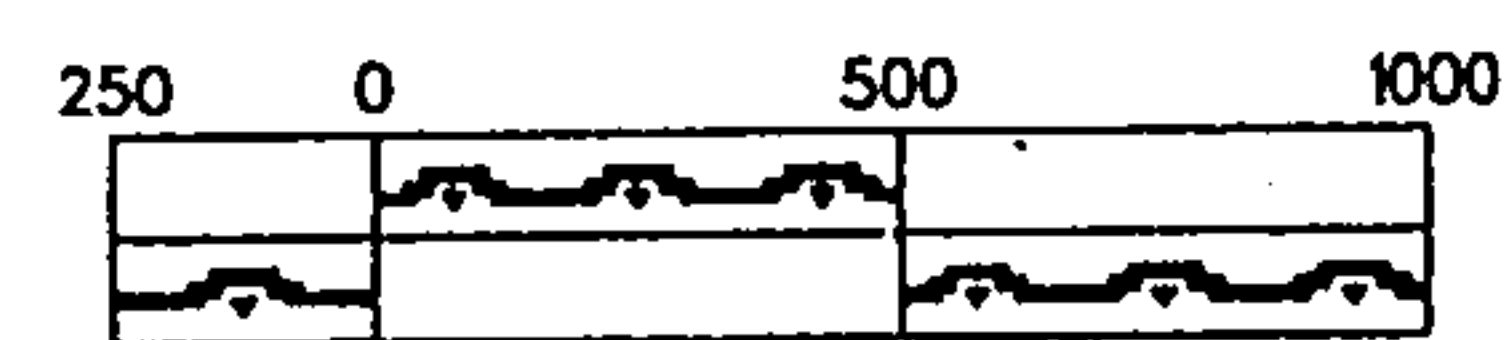


CITY OF
Albuquerque
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PLANNING DEPARTMENT
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SITE

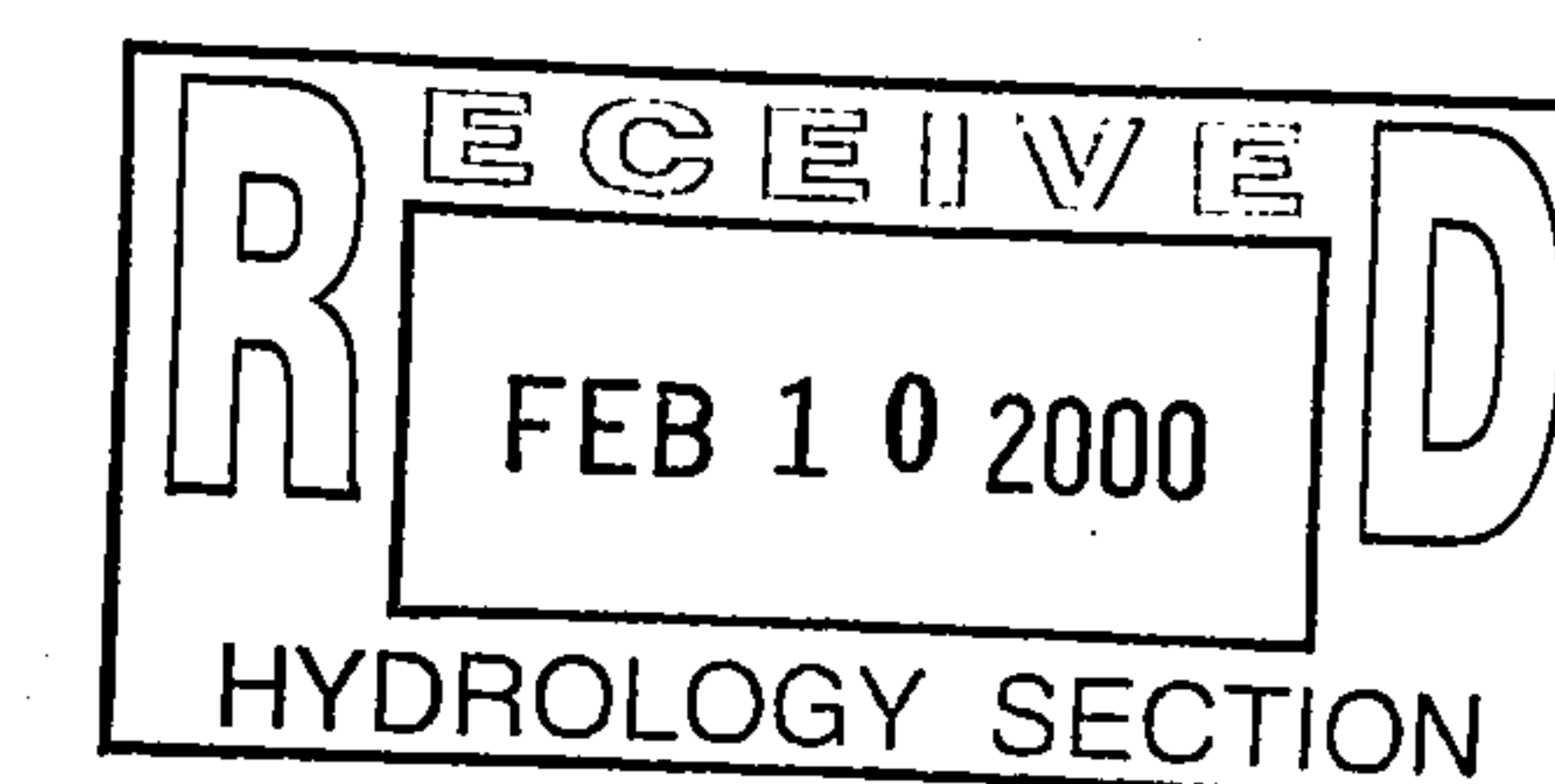
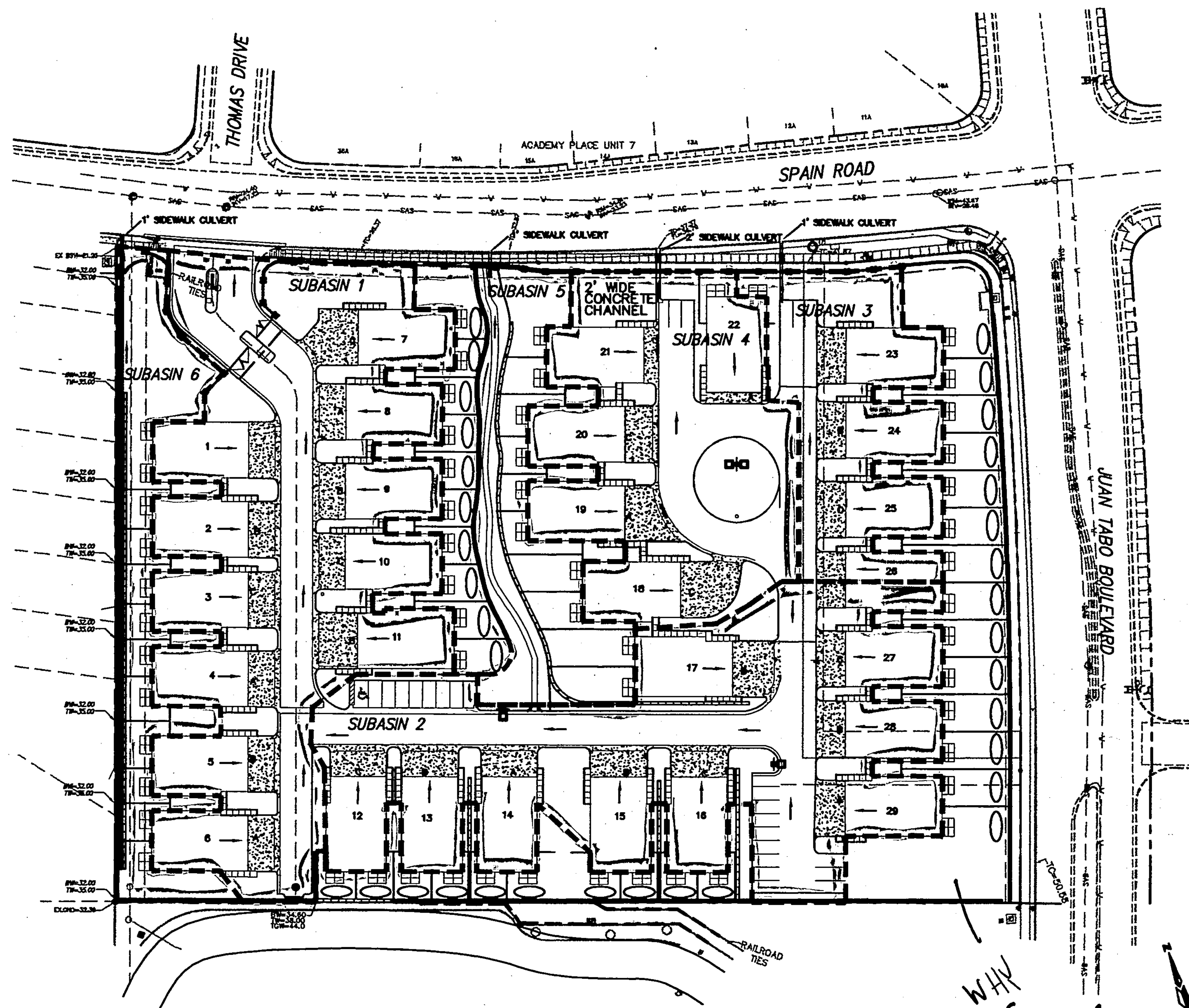


GRAPHIC SCALE IN FEET



Zone Atlas Page
F-21-Z

Map Amended through
December 09, 1998



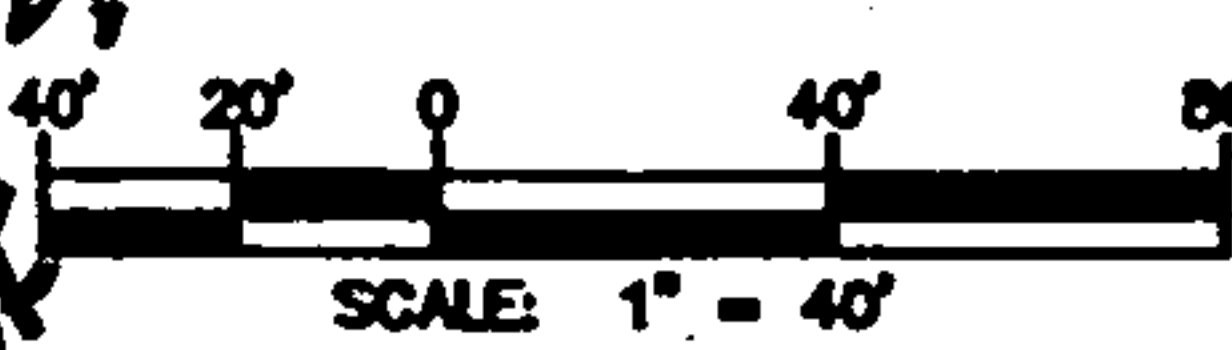
SUMMARY TABLE			
SUBASIN	AREA(sq.ft.)	(acres)	Q(cfs)
1	62,417	1.4329	6.9
2	57,861	1.3283	6.5
3	19,827	0.4552	2.1
4	34,099	0.7828	3.6
5	17,665	0.4055	1.3
6	17,103	0.3926	1.3

LEGEND

- BACKYARD PONDS
- PROPOSED MEDIAN CURB & GUTTER
- PROPOSED HEADER CURB
- NEW SIDEWALK
- PROPOSED STORM DRAIN INLET
- RETAINING WALL
- GARDEN WALL W/LESS THAN 18' RETAINED
- TRAFFIC CONTROL SIGNAL
- UTILITY PEDASTAL
- PNM SWITCH GEAR
- EXISTING SIDEWALK
- EXISTING CURB AND GUTTER

MUST
ACCOUNT
FOR
BACK YARDS

WHY
ARE
PONDING
THESE?



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

EXHIBIT 1
CASA PACIFICA
SUBBASIN BOUNDARY EXHIBIT

A0006CAS/A0006EXH/2-07-00 DLH
ZONE MAP NO.
F-21
SHEET
1 OF 1

**CASA PACIFICA
TOWN HOME PROJECT**

TABLE 1: SUMMARY OF STREET CAPACITIES

LOCATION	TYPE CURB	WIDTH (ft.)	CROWN/ CROSS SLOPE	SLOPE (%)	Q (cfs)	DEPTH (ft.)	EG (ft.)
'A' STREET	MTB	24	C	3.0	13.4	0.28	0.52
'B' STREET	MTB	24	NC / 2%	3.0	6.5	0.28	0.51

MTB = Mountable Curb
STD = Standard Curb

SUMMARY OUTPUT

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
INPUT FILE = CASA_P.DAT

RUN DATE (MON/DAY/YR) =02/07/2000
USER NO.= M_GOODWN.I01

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
START										TIME= .00
RAINFALL	TYPE= 1									RAIN6= 2.650
COMPUTE NM HYD	100.EX	-	1	.00904	11.18	.333	.69030	1.500	1.933 PER IMP=	.00
COMPUTE NM HYD	100.DV	-	1	.00904	25.91	.978	2.02769	1.500	4.478 PER IMP=	70.00
COMPUTE NM HYD	100.OO	-	1	.00004	.09	.002	1.08793	1.500	3.290 PER IMP=	8.50
COMPUTE NM HYD	100.10	-	1	.00224	6.86	.265	2.21840	1.500	4.786 PER IMP=	85.00
COMPUTE NM HYD	100.20	-	1	.00208	6.48	.252	2.26926	1.500	4.868 PER IMP=	89.00
COMPUTE NM HYD	100.30	-	1	.00071	2.10	.079	2.09749	1.500	4.626 PER IMP=	75.49
COMPUTE NM HYD	100.40	-	1	.00122	3.64	.139	2.12940	1.500	4.657 PER IMP=	78.00
COMPUTE NM HYD	100.50	-	1	.00063	1.30	.041	1.20610	1.500	3.236 PER IMP=	5.38
COMPUTE NM HYD	100.60	-	1	.00061	1.27	.040	1.22290	1.500	3.262 PER IMP=	6.70
FINISH										

DATA INPUT

START TIME=0.0
***** CASA PACIFICA
***** 100-YEAR 6-HOUR STORM EVENT
***** FILE: CASA_P.DAT JAN 2000 BY:DLH

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.20 IN RAIN SIX=2.65 IN
RAIN DAY=0.00 IN DT=0.05 HR

***** EXISTING CONDITIONS
***** SLOPE=4.0%
COMPUTE NM HYD ID=1 HYD NO=100.EX AREA=0.00904 SQ MI
PER A=100 PER B=0 PER C=0 PER D=0
TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD ID=1 CODE=1

***** DEVELOPED CONDITIONS
***** MULTIPLE UNIT RESIDENTIAL (ATTACHED)

COMPUTE NM HYD ID=1 HYD NO=100.DV AREA=0.00904 SQ MI
PER A=0 PER B=15 PER C=15 PER D=70
TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD ID=1 CODE=1

***** BACK YARD PONDING

TOTAL

TOTAL

APPENDIX A
HYDROLOGY

Casa Pacifica - Hydrology calculations

SUBASIN	TOTAL AREA (sq.ft.)	LAND TR. B/C (sq.ft.)	LAND TR. B/C (%)	LAND TR. D (%)	TOTAL AREA (sq.ft.)
TOTAL	257,000				0.00922
1	62,417	9226	7.5	85	0.00224
2	57,861	6575	5.5	89	0.00208
3	19,827	4540	12.5	77	0.00071
4	7,568	7568	11	78	0.00122
		LAND TR.D			
5	17,665	960	47.3	5.4	0.00063
6	17,103	1152	47.65	6.7	0.00061

F:\PACIFICA\HYDR\CALC.TBL

COMPUTE NM HYD

ID=1 HYD NO=100.00 AREA=0.0000404 SQ MI
PER A=0 PER B=91.5 PER C=0 PER D=8.5
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1

PRINT HYD

***** SUBASIN 1

COMPUTE NM HYD

ID=1 HYD NO=100.10 AREA=0.00224 SQ MI
PER A=0 PER B=7.5 PER C=7.5 PER D=85
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1

PRINT HYD

***** SUBASIN 2

COMPUTE NM HYD

ID=1 HYD NO=100.20 AREA=0.00208 SQ MI
PER A=0 PER B=5.5 PER C=5.5 PER D=89
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1

PRINT HYD

***** SUBASIN 3

COMPUTE NM HYD

ID=1 HYD NO=100.30 AREA=0.00071 SQ MI
PER A=0 PER B=12.5 PER C=12.5 PER D=77
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1

PRINT HYD

***** SUBASIN 4

COMPUTE NM HYD

ID=1 HYD NO=100.40 AREA=0.00122 SQ MI
PER A=0 PER B=11 PER C=11 PER D=78
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1

PRINT HYD

***** SUBASIN 5

COMPUTE NM HYD

ID=1 HYD NO=100.50 AREA=0.00063 SQ MI
PER A=0 PER B=47.5 PER C=47.5 PER D=5.4
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1

PRINT HYD

***** SUBASIN 6

COMPUTE NM HYD

ID=1 HYD NO=100.60 AREA=0.00061 SQ MI
PER A=0 PER B=46.65 PER C=46.65 PER D=6.7
TP=0.1333 HR MASS RAINFALL=-1
ID=1 CODE=1

PRINT HYD

FINISH

FIX AREA

B

M

Total Area
Backyards



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

PROJECT Casa Pacifica
SUBJECT Hydrology Calcs
BY DLH DATE 1-27-00
CHECKED _____ DATE _____
SHEET _____ OF _____

Multiple Unit Residential (attached) $D=70$ $B/C=15$

Acreage = 5.788 acres = .00904 sq mi

$P(1\text{ hr}) = 2.2"$

$P(6\text{ hr}) = 2.65"$ $P(24\text{ hr}) = 3.20"$

$Q(100\text{ yr.}-\text{exist}) = 11.18\text{ cfs}$

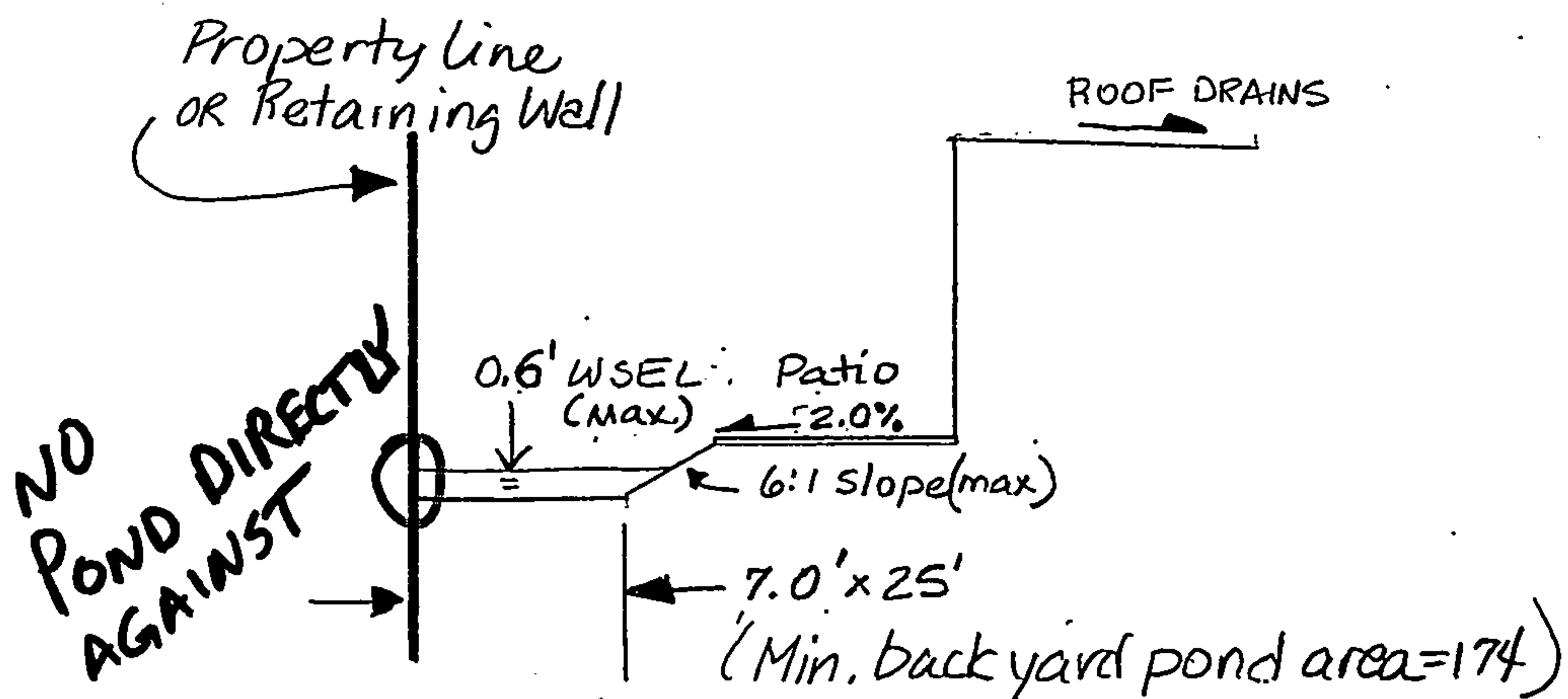
$Q(100\text{ yr.}-\text{dev.}) = 25.91\text{ cfs}$

Back yard Ponding

$Q(100) = 0.09\text{ cfs} *$

$\text{Vol.}(100\text{ yr.}) = .002\text{ AF} = 87.1\text{ CF}$

$V_{10\text{ DAY}} = V_{6\text{ hr}} + A_D \left(\frac{P_{10} - P_{360}}{12} \right) = .002\text{ AF} + .0022 \left(\frac{5.11 - 2.65}{12} \right)$
 $= .00245\text{ AF} = \underline{107\text{ CF}}$



20' is what
I scale

* Assumed yard $45' \times 25'$ Patio = $8' \times 12' = 96\text{ SF}$ 8.5% D
Area = .0000404 sq. mi. 91.5% B



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Consulting Engineers

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e-mail: dmg@swcp.com

PROJECT Casa Pacifica
SUBJECT _____
BY _____ DLH DATE 2-8-00
CHECKED _____ DATE _____
SHEET _____ OF _____

LOCATION	SQ FT	ACRES	Sq. Mi	
SPAIN'S LOWELL	6,502,500	149.28	0.2332	
PROSPECTORS RDG	3,740,625	85.87	0.1342	
ACADEMY SQUARE	1,023,750	23.50	0.0367	
ACADEMY SQ (SOUTH)	326,250	7.49	0.0117	
ACADEMY PLACE	2,340,000	53.72	0.0839	
OSO GRANDE	630,000	14.46	0.0226	
ACADEMY PL (WEST)	885,937.5	20.34	0.0318	
CASA PACIFICA	257,000	5.90	0.0092	1.64%
	<u>15,706,062</u>	<u>360.54</u>	<u>.5633</u>	

APPENDIX B

HYDRAULICS

1*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 2/ 7/ 0 TIME 13: 5:24 *

* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *

```

      X   X  XXXXXXXX  XXXXX
      X   X  X        X   X
      X   X  X        X
      XXXXXXXX  XXXX  X   XXXXX  XXXXX
      X   X  X        X
      X   X  X        X   X
      X   X  XXXXXXXX  XXXXX

```

END OF BANNER

1
2/ 7/ 0 13: 5:24

PAGE 1
THIS RUN EXECUTED 2/ 7/ 0 13: 5:24

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -

T1 CASA PACIFICA
T2 1.0' WIDE SIDEWALK CULVERT
T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.02	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3			
QT	2	1.3	2.1					
X1	1	4	0	1.1	0	0	0	0
GR	.67	0	0	.1	0	1.	.67	1.1

1
2/ 7/ 0 13: 5:24

PAGE 2

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.33	.33	.39	.00	.60	.27	.00	.00	.67
1.	0.	1.	0.	0.	0.	0.	0.	0.	.67
.00	.00	4.17	.00	.000	.017	.000	.000	.00	.05
.019633	0.	0.	0.	0	8	3	.00	1.00	1.05

0

1

2/ 7/ 0 13: 5:24

PAGE 3

T1

T2 1.0' WIDE

T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	3	0	1	.02					
J2	NPROF	IPLOT	PRFVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
	2	0	-1	0	0	0	0	0	0	0

1

2/ 7/ 0 13: 5:24

PAGE 4

SECNO	DEPTH	CWSEL	CRISW	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 2

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.45	.45	.53	.00	.81	.36	.00	.00	.67
2.	0.	2.	0.	0.	0.	0.	0.	0.	.67
.00	.00	4.79	.00	.000	.017	.000	.000	.00	.03
.019942	0.	0.	0.	0	14	5	.00	1.04	1.07

0

1

2/ 7/ 0 13: 5:24

PAGE 5

THIS RUN EXECUTED 2/ 7/ 0 13: 5:24

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02
MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	1.30	.33	.39	4.17	1.00	1.32	.60
1.000	2.10	.45	.53	4.79	1.04	1.30	.81

1

2/ 7/ 0 13: 5:24

PAGE 6

SUMMARY OF ERRORS AND SPECIAL NOTES

1*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 2/ 7/ 0 TIME 13: 5:39 *

* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *

```

      X  X  XXXXXXXX  XXXXX
      X  X  X      X  X
      X  X  X      X
      XXXXXXXX  XXXX  X      XXXXX  XXXXX
      X  X  X      X
      X  X  X      X  X
      X  X  XXXXXXXX  XXXXX

```

END OF BANNER

1
2/ 7/ 0 13: 5:39

PAGE 1
THIS RUN EXECUTED 2/ 7/ 0 13: 5:39

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -

T1 CASA PACIFICA
T2 2.0' WIDE SIDEWALK CULVERT
T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.02	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3		
NC	.017	.017	.017	.1	.3					
QT	1	3.6								
X1	1	4	0	2.1	0	0	0	0	0	0
GR	.67	0	0	.1	0	2.	.67	2.1		

1
2/ 7/ 0 13: 5:39

PAGE 2

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.36	.36	.47	.00	.77	.41	.00	.00	.67
4.	0.	4.	0.	0.	1.	0.	0.	0.	.67
.00	.00	5.13	.00	.000	.017	.000	.000	.00	.05
.019994	0.	0.	0.	0	11	5	.00	2.01	2.05

0

1

2/ 7/ 0 13: 5:39

PAGE 3

THIS RUN EXECUTED 2/ 7/ 0 13: 5:39

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02

MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	3.60	.36	.47	5.13	2.01	1.53	.77

1

2/ 7/ 0 13: 5:39

PAGE 4

SUMMARY OF ERRORS AND SPECIAL NOTES

1*****
 * WATER SURFACE PROFILES *
 * VERSION OF SEPTEMBER 1988 *
 * ERROR: 01,02 *
 * UPDATED: 4 APRIL 1989 *
 * RUN DATE 2/ 8/ 0 TIME 8:11:37 *

 * U.S. ARMY CORPS OF ENGINEERS *
 * THE HYDROLOGIC ENGINEERING CENTER *
 * 609 SECOND STREET, SUITE D *
 * DAVIS, CALIFORNIA 95616-4687 *
 * (916) 756-1104, (916) 551-1748 *

X	X	XXXXXXX	XXXXX		XXXXX
X	X	X	X	X	X
X	X	X	X		X
XXXXXXXX	XXXX	X	XXXXX	XXXXX	
X	X	X	X		X
X	X	X	X	X	X
X	X	XXXXXXX	XXXXX		XXXXXXX

END OF BANNER

THIS RUN EXECUTED 2/ 8/ 0 8:11:37

 HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
 ERROR CORR - 01,02
 MODIFICATION -

T1 CASA PACIFICA STREET CAPACITY
 T2 24' FF W/ MOUNTABLE CURB - CROWN SECTION
 T3 'A' STREET

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.030	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3	
NC	.017	.017	.017	.1	.3				
QT	1	13.4							
X1	1	7	0	26.250	0	0	0	0	0
GR	.33	0	0	1.125	.0625	2.625	.2725	13.125	.0625 23.625
GR	0	25.125	.33	26.250					

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.28	.28	.35	.00	.52	.24	.00	.00	.33
13.	0.	13.	0.	0.	3.	0.	0.	0.	.33
.00	.00	3.90	.00	.000	.017	.000	.000	.00	.16
.029477	0.	0.	0.	0	20	8	.00	25.93	26.09

2/ 8/ 0 8:11:37

THIS RUN EXECUTED 2/ 8/ 0 8:11:38

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

'A' STREET

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRWS	VCH	TOPWID	FRCH	EG
1.000	13.40	.28	.35	3.90	25.93	1.88	.52

SUMMARY OF ERRORS AND SPECIAL NOTES

1*****
 * WATER SURFACE PROFILES *
 * VERSION OF SEPTEMBER 1988 *
 * ERROR: 01,02 *
 * UPDATED: 4 APRIL 1989 *
 * RUN DATE 2/ 8/ 0 TIME 8:27: 9 *

 * U.S. ARMY CORPS OF ENGINEERS *
 * THE HYDROLOGIC ENGINEERING CENTER *
 * 609 SECOND STREET, SUITE D *
 * DAVIS, CALIFORNIA 95616-4687 *
 * (916) 756-1104, (916) 551-1748 *

X	X	XXXXXXX	XXXXX		XXXXX
X	X	X	X	X	X
X	X	X	X		X
XXXXXXXX	XXXX	X	XXXXX	XXXXX	
X	X	X	X		X
X	X	X	X	X	X
X	X	XXXXXXX	XXXXX		XXXXXXX

END OF BANNER

THIS RUN EXECUTED 2/ 8/ 0 8:27: 9

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02

MODIFICATION -

T1 CASA PACIFICA STREET CAPACITY
 T2 24'FF W/ MOUNTABLE CURB NO CROWN 2.0% CROSS SLOPE
 T3 'B' STREET

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.030	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3		
NC	.017	.017	.017	.1	.3					
QT	1	6.5								
X1	1	4	0	25.125	0	0	0	0	0	0
GR	.33	0	0	1.125	.0625	2.625	.5125	25.125		

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.28	.28	.35	.00	.51	.23	.00	.00	.33
7.	0.	6.	0.	0.	2.	0.	0.	0.	.51
.00	.00	3.81	.00	.000	.017	.000	.000	.00	.17
.029797	0.	0.	0.	0	20	8	.00	13.39	13.56

THIS RUN EXECUTED 2/ 8/ 0 8:27: 9

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02

MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

'B' STREET

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	6.50	.28	.35	3.81	13.39	1.88	.51

1

2/ 8/ 0 8:27: 9

PAGE 4

SUMMARY OF ERRORS AND SPECIAL NOTES

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1*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 2/ 8/ 0 TIME 14: 4: 4 *
*****

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*****
* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *
*****

```

```

      X   X XXXXXXX XXXXX      XXXXX
      X   X X      X   X      X   X
      X   X X      X      X      X
      XXXXXXX XXXX X      XXXXX XXXXX
      X   X X      X      X      X
      X   X X      X   X      X
      X   X XXXXXXX XXXXX      XXXXXXX

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```

END OF BANNER
THIS RUN EXECUTED 2/ 8/ 0 14: 4: 4
*****
HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -
*****

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T1      SPAIN AVENUE - STREET CAPACITY CALCULATIONS
T2      50'FF W/ 8" STD CURB SUB-CRITICAL FLOW
T3      100-YEAR / 6-HOUR DESIGN STORM

```

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.040	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3			
QT	2	57.	145.					
X1	1	9	0	70	0	0	0	0
GR	0.87	0	.67	9.9	0	10	.125	12
GR	.125	58	0	60	.67	60.1	0.87	70

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

```

CCHV= .100 CEHV= .300
*SECNO 1.000
2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

```

3265 DIVIDED FLOW

1.00	.51	.51	.67	.00	1.11	.60	.00	.00	.87
57.	0.	57.	0.	0.	9.	0.	0.	0.	.87
.00	.00	6.23	.00	.000	.017	.000	.000	.00	9.92
.040386	0.	0.	0.	0	14	6	.00	42.44	60.08

T1 SPAIN AVENUE

T2 4.0% SLOPE

T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	3	0	1	.040					

J2	NPROF	IPLOT	PREVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
	2	0	-1	0	0	0	0	0	0	0

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK	ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT	
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA	
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST	

*PROF 2

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.67	.67	.96	.00	1.78	1.10	.00	.00	.87
145.	0.	145.	0.	0.	17.	0.	0.	0.	.87
.00	.00	8.43	.00	.000	.017	.000	.000	.00	9.68
.040406	0.	0.	0.	0	20	6	.00	50.63	60.32

THIS RUN EXECUTED 2/ 8/ 0 14: 4: 4

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02

MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

100-YEAR / 6-HOUR DE

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	57.00	.51	.67	6.23	42.44	2.57	1.11
1.000	145.00	.67	.96	8.43	50.63	2.55	1.78

SUMMARY OF ERRORS AND SPECIAL NOTES



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 10, 2003

R.P. Bohannon, P.E.
4400 Alameda NE, Suite B
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Casa Pacifica Condo's (Bldg's 1,2,3,4,8,9,10,11), [F-21 / D43]
10900 Spain Rd NE
Engineer's Stamp Dated 04/09/03

Dear Mr. Bohannon:

The TCL / Letter of Certification submitted on April 9, 2003 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,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

1/28/03 RPB

PROJECT TITLE: Casa Pacifica Condominiums ZONE MAP / DRG. FILE #: F-21/D43

DRB #: 1000534 EPC #: Z-99-77 WORK ORDER #: CPN 655081

LEGAL DESCRIPTION: Casa Pacifica Condominiums

CITY ADDRESS: 10900 Spain Road NE

ENGINEERING FIRM: Goodwin & Associates CONTACT: Diane Hoelzer, PE

ADDRESS: P.O. Box 90606 PHONE: 828-2200

CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: D. R. Horton, Inc. CONTACT: R. P. Bohannon, PE

ADDRESS: 4400 Alameda NE, Suite B PHONE: 797-4245

CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini CONTACT: Ron Witherspoon, AIA

ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700

CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: Clint Sherrill & Associates CONTACT: Mark Sherrill

ADDRESS: 730 San Mateo Blvd SE PHONE: 256-7364

CITY, STATE: Albuquerque, NM ZIP CODE: 87108

CONTRACTOR: Hydro Systems, Inc. CONTACT: Mike Smith

ADDRESS: P.O. Box 92195 PHONE: 344-3840

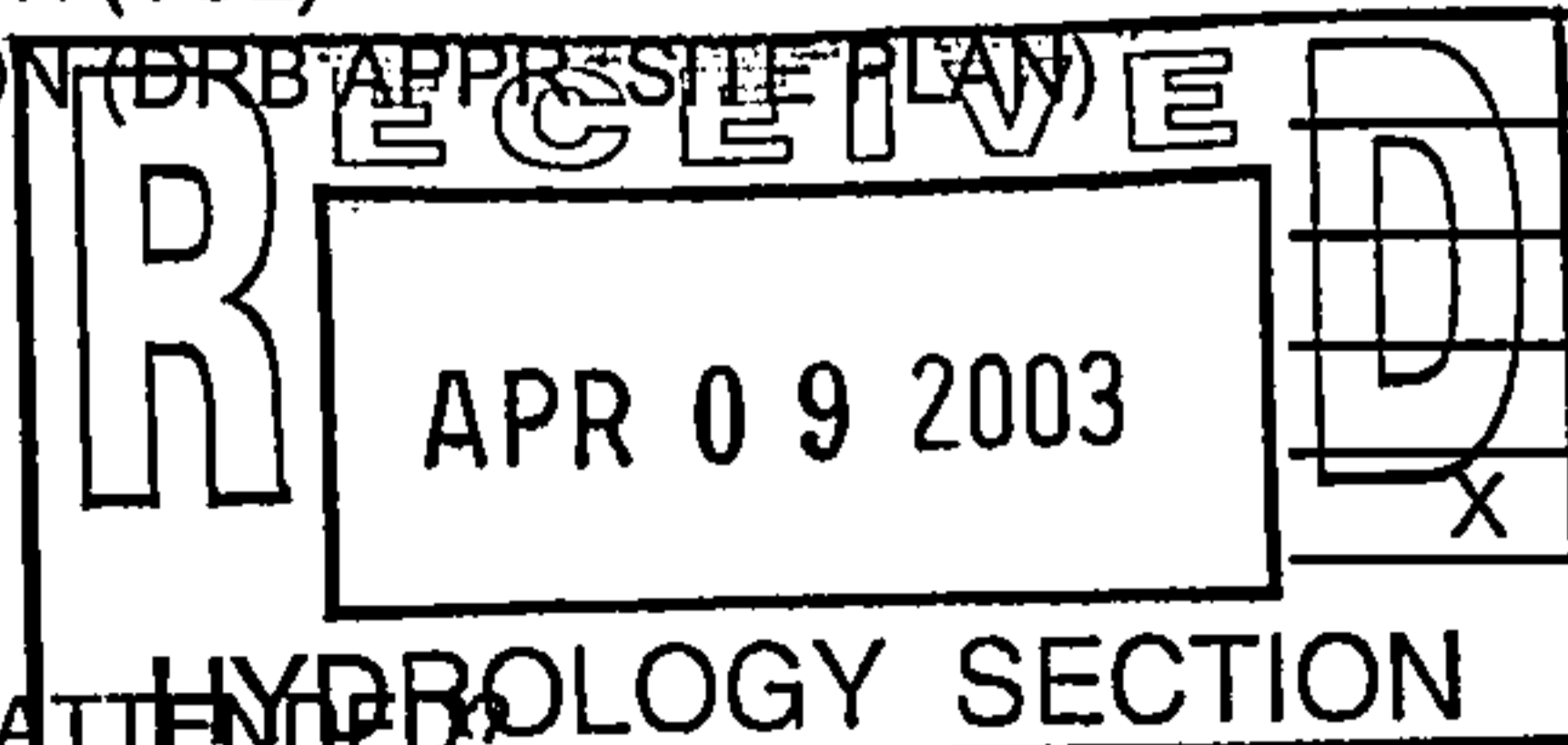
CITY, STATE: Albuquerque, NM ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TLC)
- ☒ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPROVAL SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTY RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBD. 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) Permanent CO for Buildings 1, 2, 3, 4, 8, 9, 10, and 11



WAS A PRE-DESIGN CONFERENCE ATTENDED?

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4/9/03

BY: R. P. Bohannon
R. P. Bohannon, PE

April 9, 2003

Richard Dourte, PE
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums – Spain & Juan Tabo NE
City Project No. 1000534
Transportation Certification for All Remaining Units:
Building 1 (Street Addresses 5259, 5263, and 5267 Molokai Street NE)
Building 2 (Street Addresses 5247, 5251, and 5255 Molokai Street NE)
Building 3 (Street Addresses 5235, 5239, and 5243 Molokai Street NE)
Building 4 (Street Addresses 5223, 5227, and 5231 Molokai Street NE)
Building 8 (Street Addresses 5260, 5264, and 5268 Molokai Street NE)
Building 9 (Street Addresses 5248, 5252, and 5256 Molokai Street NE)
Building 10 (Street Addresses 5236, 5240, and 5244 Molokai Street NE)
Building 11 (Street Addresses 5224, 5228, and 5232 Molokai Street NE)

Dear Mr. Dourte:

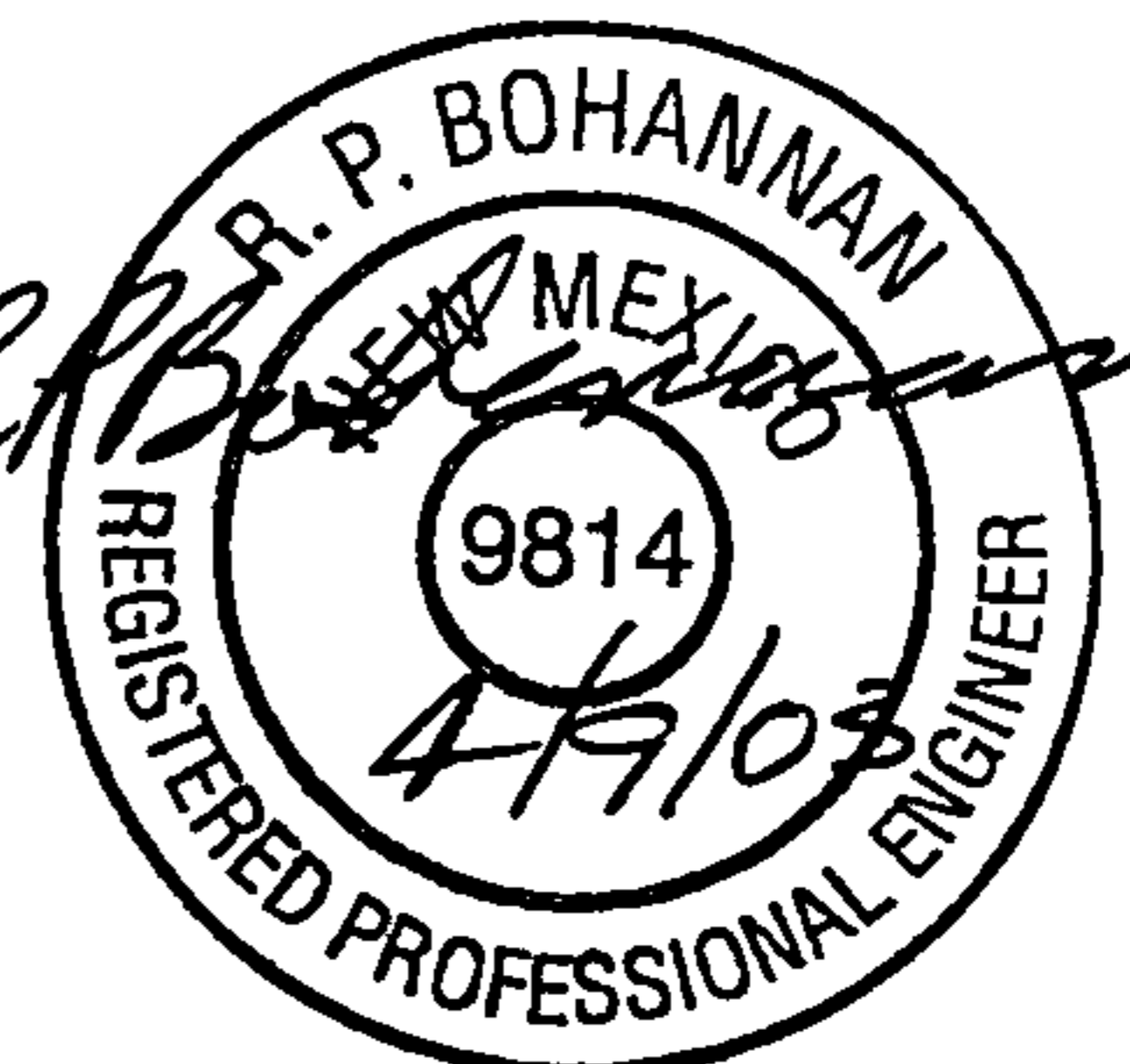
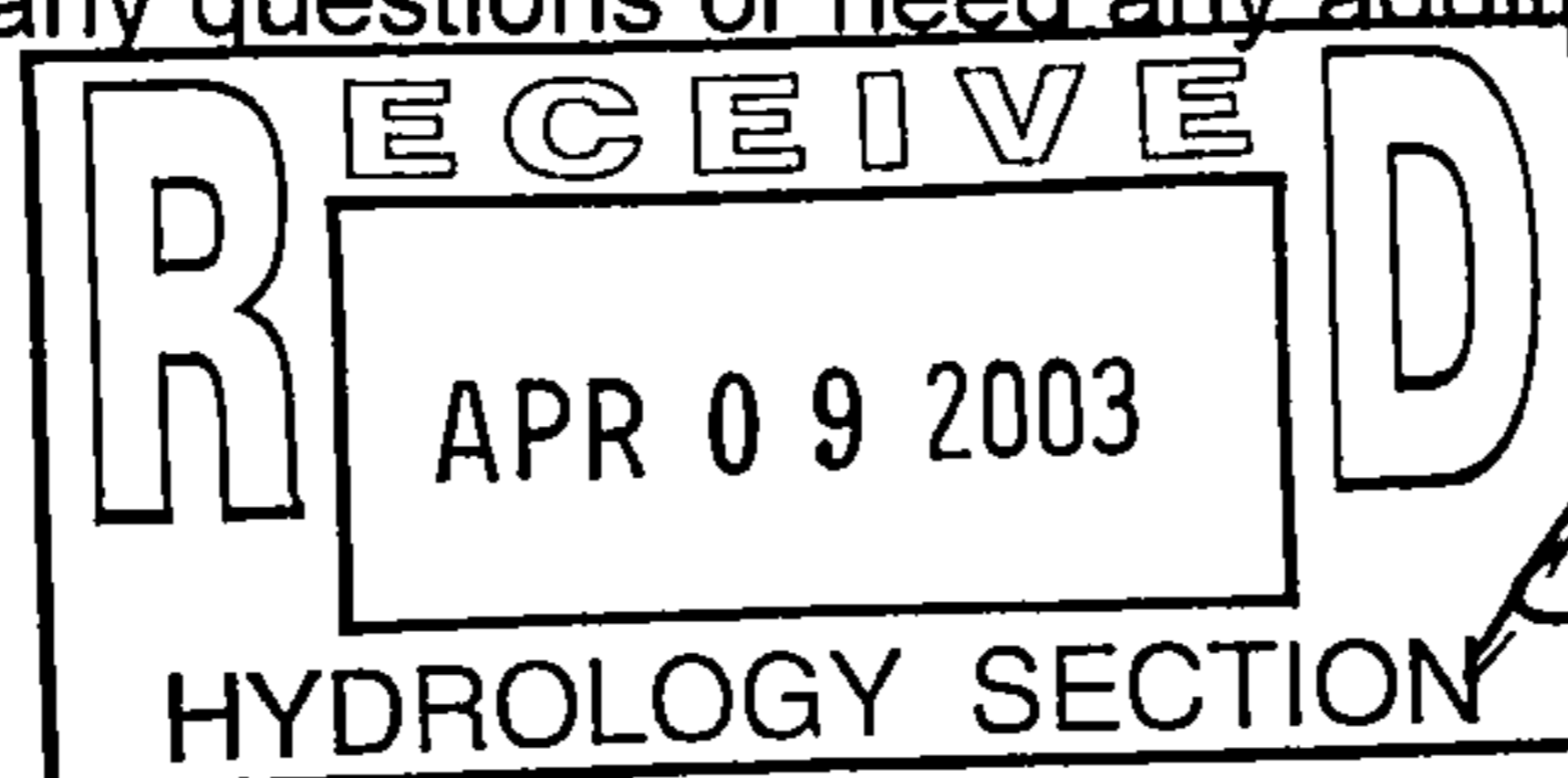
I hereby certify that all of the traffic improvements required for the Casa Pacifica development have been completed as indicated on the attached plan except for the sidewalk improvements for the units referenced above. These remaining sidewalk improvements will be constructed as the units are completed as a part of the building inspection process. Please release the units with the referenced addresses for permanent certificates of occupancy.

Please call me if you have any questions or need any additional information. Thank you for your assistance.

Sincerely,



R. P. Bohannon, PE
Land Development Manager



Copy: Ron Witherspoon, Dekker/Perich/Sabatini

Enclosure

→ vop RP
RHD Bohannon
said it
was okay to
do it in this
fashion NSF
4/10/03



April 10, 2003

Richard Dourte, PE
Transportation Development Division
Development Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Casa Pacifica Condominiums – Spain & Juan Tabo NE
City Project No. 1000534
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Building 10 (Street Addresses 5236, 5240, and 5244 Molokai Street NE)
Building 11 (Street Addresses 5224, 5228, and 5232 Molokai Street NE)

Dear Mr. Dourte:

I hereby certify that all of the traffic improvements required for the Casa Pacifica development have been completed in substantial compliance with the attached plan except for the sidewalk improvements for the units referenced above. These remaining sidewalk improvements will be constructed as the units are completed as a part of the building inspection process. Please release the units with the referenced addresses for permanent certificates of occupancy.

Please call me if you have any questions or need any additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "R. P. Bohannon".

R. P. Bohannon, PE
Land Development Manager

Copy: Ron Witherspoon, Dekker/Perich/Sabatini

Enclosure