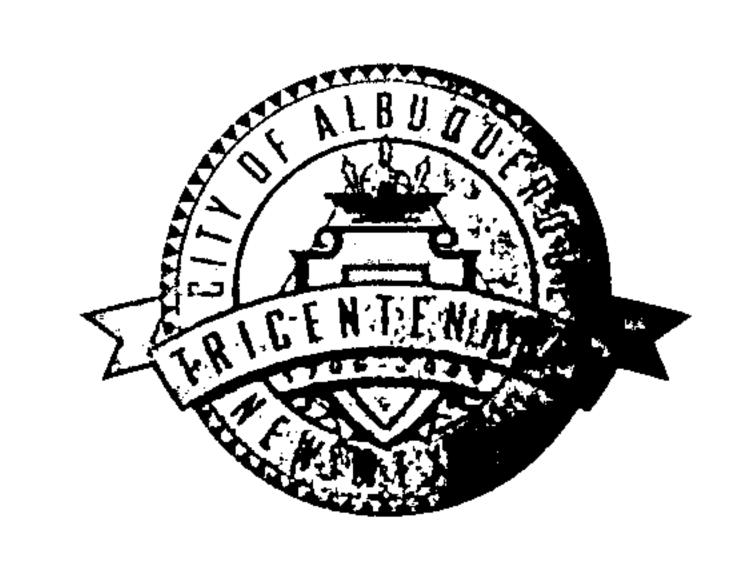
CITY OF ALBUQUERQUE



June 7, 2006

Ms. Diane Hoelzer, PE
MARK GOODWIN & ASSOCIATES
P.O. Box 90606
Albuquerque, NM 87199

RE: ANCALA VILLAGE TOWNHOMES (F-21/D76)

Engineers Certification for Release of Financial Guaranty

Approved Engineers Stamp dated 05/20/2005 Engineers Certification dated 06/05/2006

Dear Diane:

Based upon the information provided in your Engineer's Certification Submittal dated 06/06/2006, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

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

Albuquerque

www.cabq.gov

P.O. Box 1293

New Mexico 87103

: Marilyn Maldonado, COA# 763481

File

Sincerely, Orlene V. Partillo

Arlene V. Portillo

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

F-21/076

PROJECT TITLE: <u>Ancala Village Townhomes</u> DRB #: 1003749 EPC#:	ZONE MAP/DRG. FILE #:F=23/ WORK ORDER#:763481
LEGAL DESCRIPTION: <u>Ancala Village</u> CITY ADDRESS: <u>Juan Tabo near Spain intersection, NE Heights, ABQ</u>	
ENGINEERING FIRM: Mark Goodwin & Associates, PA ADDRESS: PO Box 90606 CITY, STATE: Albuquerque, NM	CONTACT: <u>Diane Hoelzer</u> PHONE: <u>828-2200</u> ZIP CODE: <u>87199</u>
OWNER: Alpha Equities LLC ADDRESS: 501 3 rd street CITY, STATE: Albuquerque, NM	CONTACT: <u>Scott Ashcraft</u> PHONE: <u>922-9411</u> ZIP CODE: <u>87184</u>
ARCHITECT: ADDRESS: CITY, STATE: SURVEYOR: Aldrich Land Surveying	CONTACT: PHONE: ZIP CODE: CONTACT: Tim Aldrich
ADDRESS: PO Box 30701 CITY, STATE: Albuquerque, NM CONTRACTOR: Hydro-Systems Inc ADDRESS: 6151 Hanover Road NW	PHONE: 884-1990 ZIP CODE: 87107 CONTACT: Mike Smith PHONE: 839.1000 ZIP CODE: 97121
CITY, STATE: Albuquerque, NM CHECK TYPE OF SUBMITTAL:	ZIP CODE: 87121 CHECK TYPE OF APPROVAL SOUGHT:
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WAS A PRE-DESIGN CONFERENCE ATTEMPED: YES NO COPY PROVIDED HYDROLOGY SECT	TION HYRE SECTION
	: <u>Diane Hoelzer, PE</u>

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) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five

(5)

CITY OF ALBUQUERQUE



June 8, 2005

Diane Hoelzer, P.E. Mark Goodwin & Associates, P.A. P.O. Box 90606 Albuquerque, NM 87119

Re: Ancala Village Townhomes, Tract B, Unit 2, Academy Square Grading & Drainage Plan - Engineer Stamp date 5-20-05 (F21/D76)

Dear Ms. Hoelzer,

Based upon information provided in your submittal dated 5-20-05, the above referenced plan is approved as amended. This will be the plan that must be certified for Release of Financial Guaranty. Submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

P.O. Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

Phillip J. Lovato, E.I., C.F.M.

Associate Engineer, Planning Department Development and Building Services

www.cabq.gov

Cc:

file

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE:	Ancala Village Townhomes			ZONE MAP/DRG #:	F 21/ D 76
DRB#: 1003749	EPC#:			W.O.#:	
LEGAL DESCRIPTION:	Tract B, Unit 2, Academy Square				
CITY ADDRESS:	NW of Juan Tabo and Spain Avenue				
ENGINEERING FIRM:	Mark Goodwin & Associates, PA		CONTACT:	Diane Hoelzer, PE	
ADDRESS:	PO Box 90606		PHONE:	828-2200	
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87199	
OWNER:	Alpha Equitities LLC		CONTACT:	Scott Ashcraft	
ADDRESS:	501 3 rd Street		PHONE:	922-9411	
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87184	
ARCHITECT:			CONTACT:		
ADDRESS:			PHONE:	4	
CITY, STATE:			ZIP CODE:		
SURVEYOR:	Aldrich Land Surveying		CONTACT:	Tim Aldrich	
ADDRESS:	P.O. Box 30701		PHONE:	884-1990	
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87190-0701	
CONTRACTOR:			CONTACT:		
ADDRESS:			PHONE:		
CITY, STATE:			ZIP CODE:		
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DATE SUBMITTED:	May 20, 2005	BY :	Diane Hoelzer, PE	Sel-	
			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:

ne following:

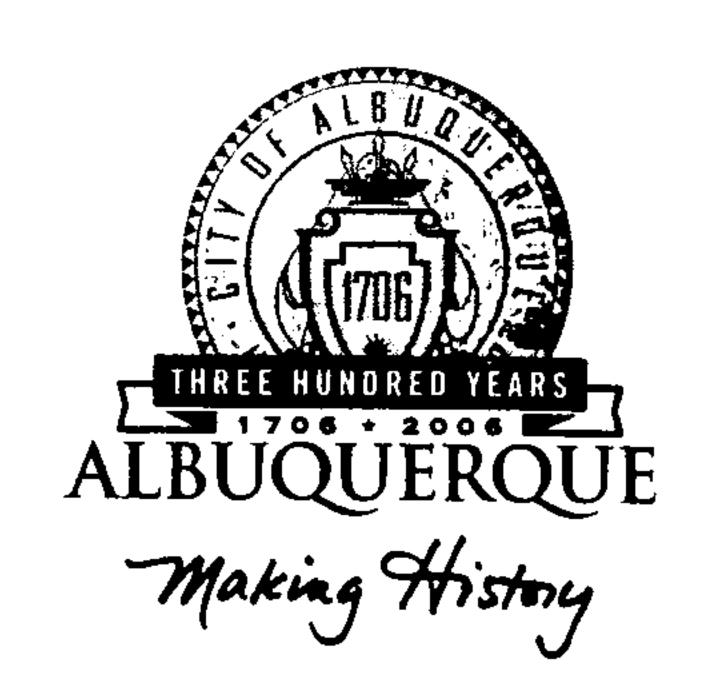
1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more ΔΥ 2 0 2005

HYDROLOGY SECTION :

CITY OF ALBUQUERQUE



May 5, 2005

Diane Hoelzer, P.E. Mark Goodwin & Associates, P.A. P.O. Box 90606 Albuquerque, NM 87119

Re: Ancala Village Townhomes, Tract B, Unit 2, Academy Square Drainage Management Plan - Engineer Stamp date 3-24-05 (F21/D76)

Dear Ms. Hoelzer,

Based on information provided in your submittal dated 4-20-05, the above referenced report is approved for Preliminary Plat action by the DRB. Once that board has approved the plan, please submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

P.O. Box 1293

Prior to Final Plat or Work order, please address the following comments:

Albuquerque

- Increase the size of the sidewalk culvert to 2'-0" and add to Infrastructure List.
- Detail backyard concrete channel so that it is independent of the garden wall.

New Mexico 87103

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

www.cabq.gov

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

Sincerely,

Phillip J. Love

Phillip J. Lovato, E.I.

Associate Engineer, Planning Department Development and Building Services

C: Chuck Caruso, CoA file

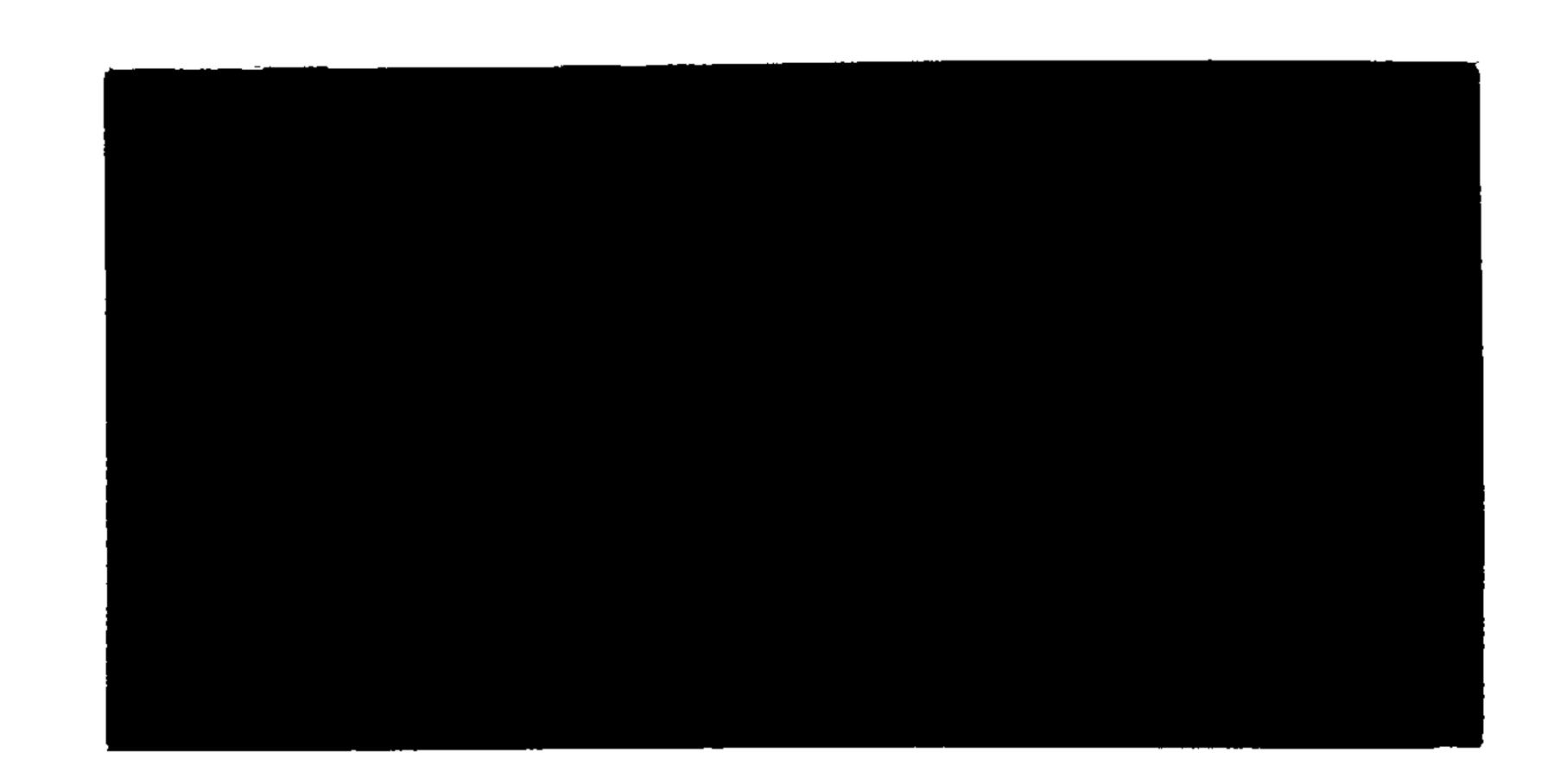
DRAINAGE INFORMATION SHEET

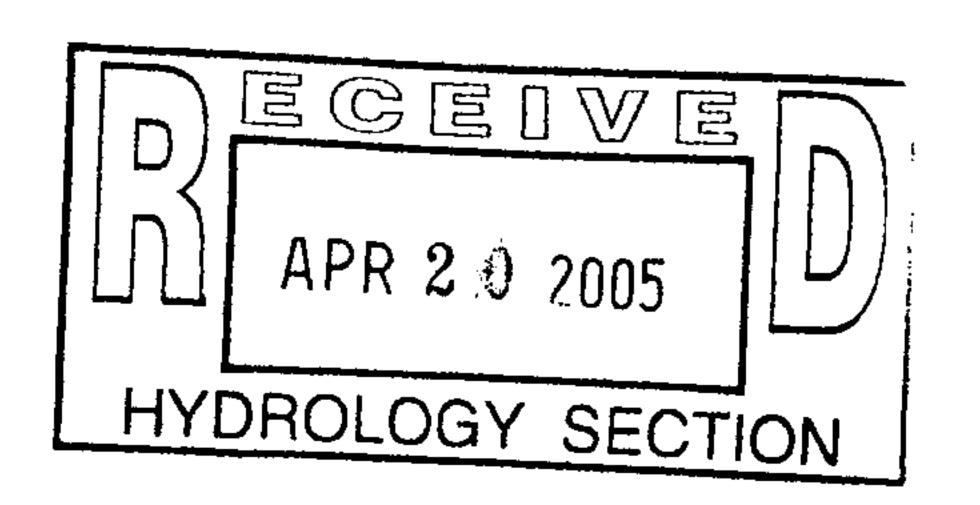
(REV. 1/28/2003rd)

PROJECT TITLE:	Ancala Village Townhomes			ZONE MAP/DRG #:	F-21/ D76
DRB#:	EPC #:			W.O.#:	
LEGAL DESCRIPTION:	Tract B, Unit 2, Academy Square				
CITY ADDRESS:	NW of Juan Tabo and Spain Avenue				
ENGINEERING FIRM:	Mark Goodwin & Associates, PA		CONTACT:	Diane Hoelzer, PE	
ADDRESS:	PO Box 90606		PHONE:	828-2200	
CITY, STATE:	Albuquerque, NM	<u> </u>	ZIP CODE:	87199	
OWNER:	Alpha Equitities LLC		CONTACT:	Scott Ashcraft	
ADDRESS:	501 3 rd Street		PHONE:	922-9411	
CITY, STATE:	Albuquerque, NM	<u> </u>	ZIP CODE:	87184	
ARCHITECT:			CONTACT:		
ADDRESS:		·· ·, -	PHONE:		
CITY, STATE:			ZIP CODE:		
SURVEYOR:	Aldrich Land Surveying		CONTACT:	Tim Aldrich	
ADDRESS:	P.O. Box 30701		PHONE:	884-1990	
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87190-0701	
CONTRACTOR:			CONTACT:		
ADDRESS:			PHONE:		
CITY, STATE:			ZIP CODE:		<u>. </u>
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ENGINEER'S CE	ERTIFICATION (TCL)		CERTIFICATE OF	OCCUPANCY (TEMP)	
ENGINEER'S CE	ERTIFICATION (DRB APPR. SITE PLAN)	X	_ GRADING PERMI	T APPROVAL	
OTHER			PAVING PERMIT		
WAS A PRE-DESIGN CON YES X NO COPY PROVIDE			WORK ORDER A OTHER (specify)		SECTION
DATE SUBMITTED:	April 20, 2005	BY :	Diane Hoelzer, PE	eb/	

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:

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MARK GOODWIN





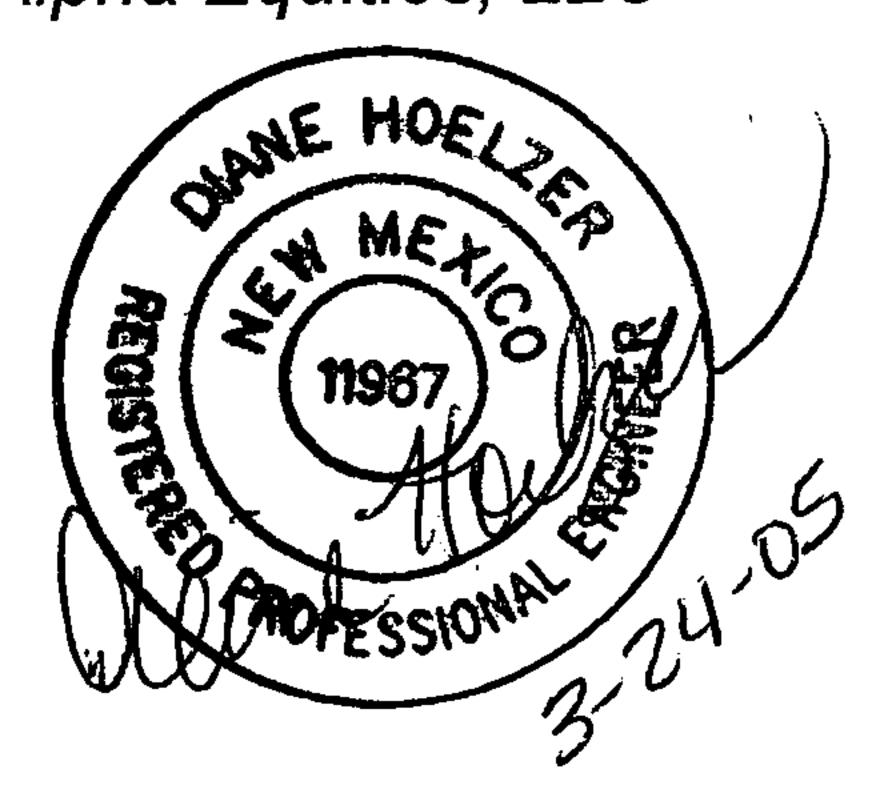
DRAINAGE MANAGEMENT PLAN

For

ANCALA VILLAGE

TOWNHOME PROJECT

Prepared for: Alpha Equities, LLC



Prepared by
Diane Hoelzer, PE
Mark Goodwin & Associates, P.A.

March 24, 2005

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Ancala Village

TABLE OF CONTENTS

1	DDO IECT	DESCRIP	TION
1.	PROJECT	DESCRIP	$II\cup IV$

II. EXISTING DRAINAGE CONDITIONS

III. EVELOPED DRAINAGE CONDITIONS

FIGURE 1 VICINITY MAP

FIGURE 2 FEMA FLOODPLAIN

FIGURE 3 INFRASTRUCTURE LIST

FIGURE 4 HYDROLOGY - AHYMO PRINTOUT

FIGURE 5 HYDRAULICS (HEC-2) STREET CAPACITY

FIGURE 6 DRAINAGE CHANNEL / RETAINING WALL PROFILE

POCKET 1 GRADING & DRAINAGE PLAN (1 sheet)

POCKET 2 RELIMINARY PLAT (1 sheet)

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I. PROJECT DESCRIPTION

The proposed Ancala Village will consist of 16 single family patio homes with a zero lot line offset along the north property line.

The project site is located adjacent to the east side of Juan Tabo just south of Spain Avenue and covers an approximate area of 2.2 acres. The site is bounded by Juan Tabo to the west, an existing driveway to the north, an existing subdivision and retaining wall to the east and an existing parking lot and building structure to the south.

II. 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 using P(1 hr)=2.18", P(6 hr)=2.65", P(24 hr)=3.15". The onsite Land Treatment values used were using "Table A-5 Percent Treatment D" in the DPM. AHYMO printouts are provided in Figure 4.

III. EXISTING DRAINAGE CONDITIONS

The project site is currently undeveloped and in a natural but disturbed state. There are no significant offsite flows that enter this project site. Runoff from the project site under existing drainage conditions flows in a general northwestward direction.

IV. DEVELOPED DRAINAGE CONDITIONS

The 100 year peak discharge from this site is 10 cfs. Since this is an infill site and a relatively small increase in discharge it is proposed to have free discharge into Juan Tabo. Under developed drainage conditions runoff will be directed to Ancala Place as surface runoff both from the roof and the backyards along the east side. As a result of the significant grade differential across the project site it is proposed to drain the backyards of the western lots to the west and into a 1.0' wide private channel to be maintained by each of the adjacent property owners. It is proposed to have a 2 to 5 foot retaining wall along the Juan Tabo / project site property line with a five foot offset garden wall with the channel located within the 5' separation. This design should facilitate in ease of maintenance for all properties dependent on the functional use of this private drainage channel. Refer to the grading and drainage plan for details on the wall and channel interface and Figure 6 for preliminary profile of the wall and channel.

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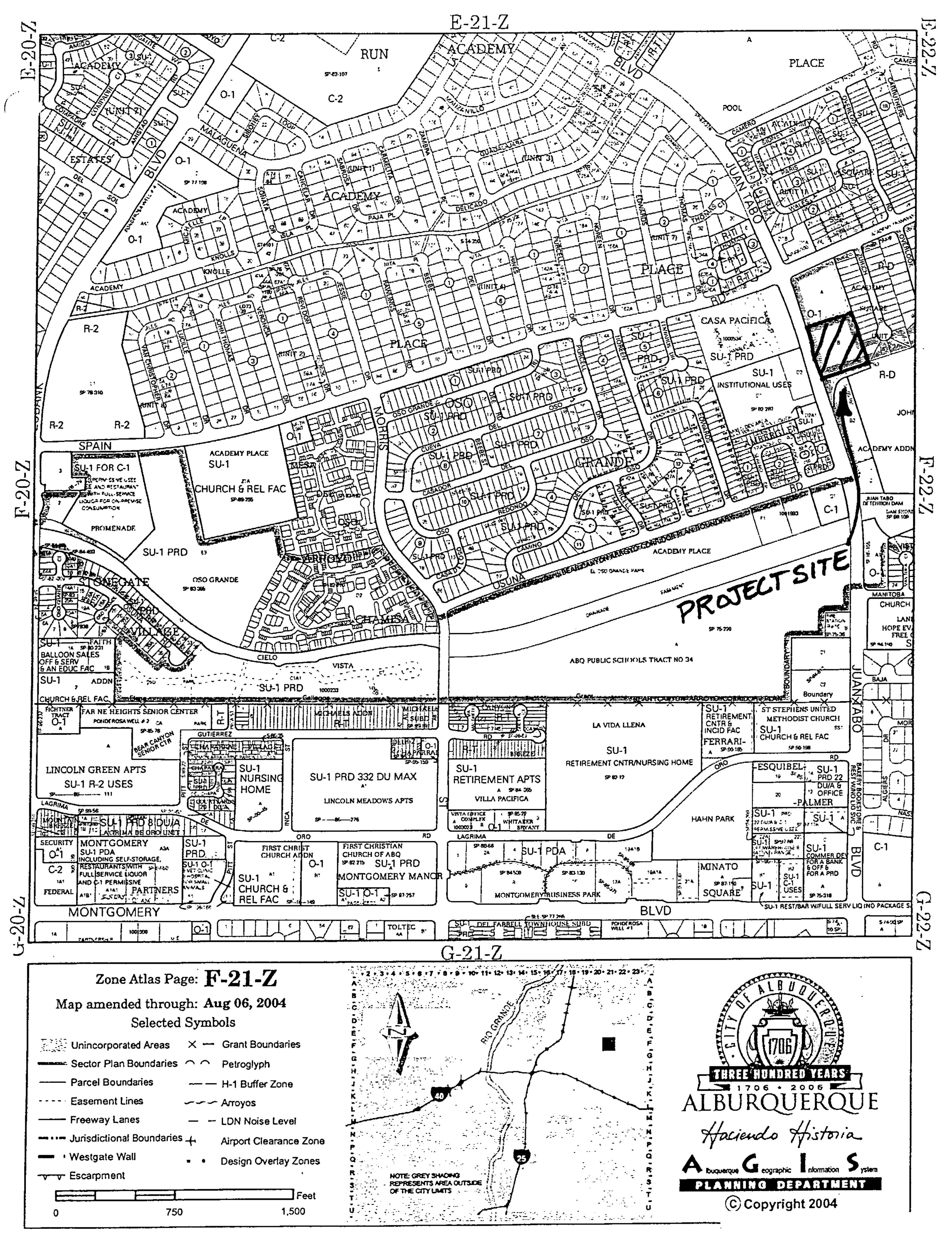
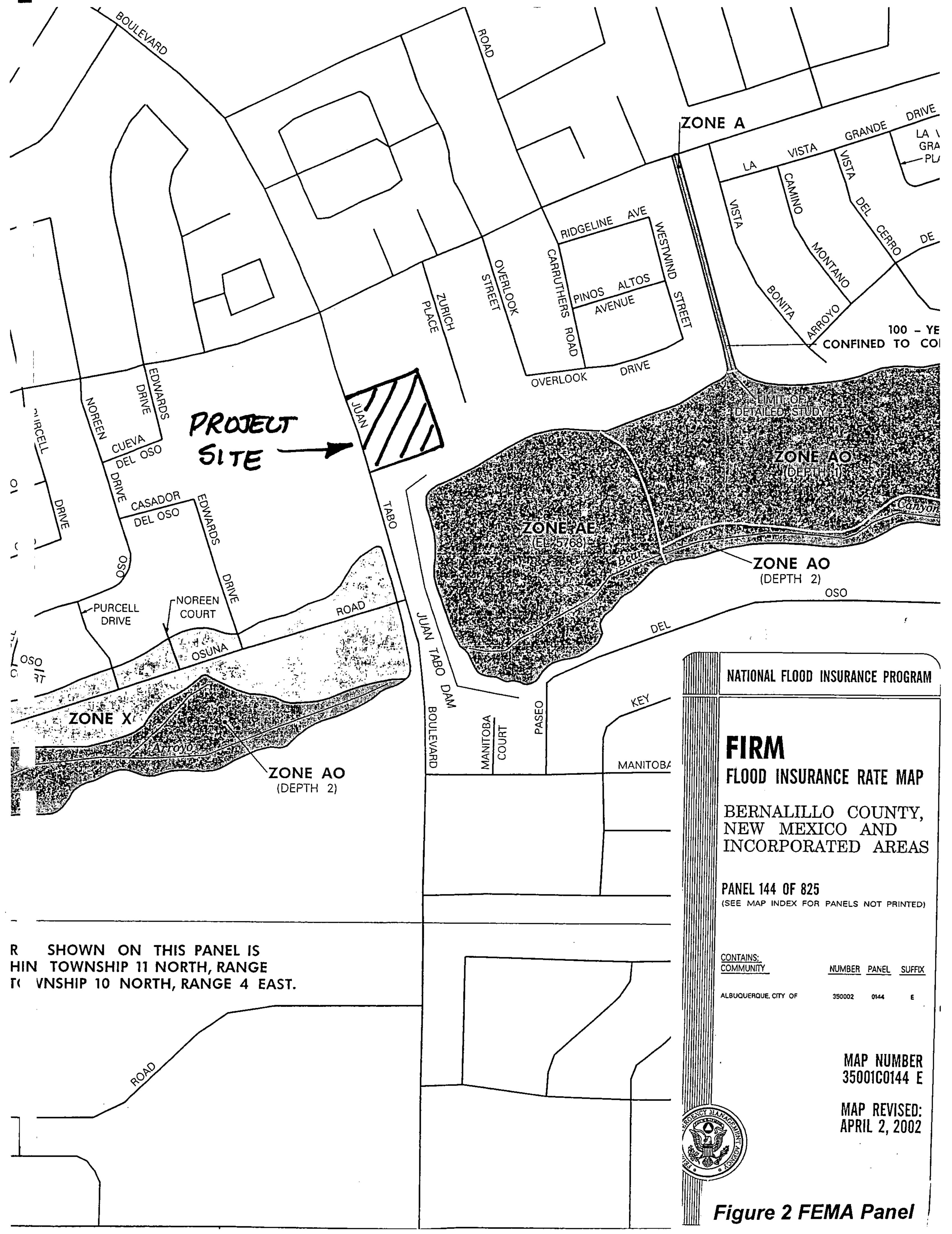


Figure 1 Vicinity Map



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EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

ANCALA VILLAGE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Academy Square, Tract	B. Elena Gallegos Grant
EXISTING LEGAL DESCRIPTION PRIO	R TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of

							,		ooriallion o
SIA Sequence #	COA DRC Project#	Size	Type of Improvement	Location	From	То	Private	City	City Cns
		21'/23'FF 4'	PAVING Res Pvmt, C & G 6' Median Sidewalk (Both Sides) (1)	Ancala Place	Ancala Ave	Lot 2	Inspector /	Inspector /	Enginee /
		26' FF 4'	Res Pvmt. (incl 35' R cul-de-sac) C & G Sidewalk (both sides)	Ancala Place	Lot 2	Lot 8 & 9			
	<u> </u>		WATER (2)						
		6"	Water line	Ancala Ave	Juan Tabo	Ancala Place		/	
		6"	Water line	Ancala Place	Ancala Ave	15' Esmt, Lot 8			
		6"	Water line	15' Esmt, Lot 8	Ancala Place	Juan Tabo			
<u> </u>		011	SANITARY SEWER (3)						
		8" 	SAS	Ancala Ave	Exist MH in Juan Tabo	Ancala Place			
		8"	SAS	Ancala Place	Ancala Ave	Lot 8 / 9		/	/
		1'	STORM DRAIN Conc. Channel	Back Yard EASENCT	Tract A	Lot 8			
							II.		

20 SIDEWALK CULVERT

PAGE 1 OF 2

revised 07/01/01

Dat_ __...tted:

Date Site Plan Approved:_____

DRB Application No.:_____

Date Preliminary Plat Approved:_____

Date Preliminary Plat Expires:______

DRB Project No.:

1000072

	Sidewalks to be de								
3	Water Infrastructure	e to include valves	s, fittings, and fi	ehydrants.				<u> </u>	
	SAS Infrastructure Street lights per DF		es and service	connections.				· · · · · · · · · · · · · · · · · · ·	
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		-Se columeation le	quired per DPW	(prior to Release of financ	ial guaranty) to include walls as de	efined on the approv	ved Grading Plan.		
	AGENT / OWNER	₹			DEVELOPMENT REVI	EW BOARD MEME	RED ADDROVALS	P	
	Diane Hoelzer, P	E					JEIN ALTINOVALO	<u> </u>	
	NAME (print)			DRB C	HAIR - date	PAR	KS & GENERAL SERVICES - date		
MARK G	OODWIN & ASS	SOCIATES			+ ;				
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					PAGE 2 OF 2	·	_ <u> </u>		

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HEC-2 WATER SURFACE PROFILES

Version 4.6.2; May 1991

*********

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

#### SUMMARY PRINTOUT

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SUMMARY OF ERRORS AND SPECIAL NOTES

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