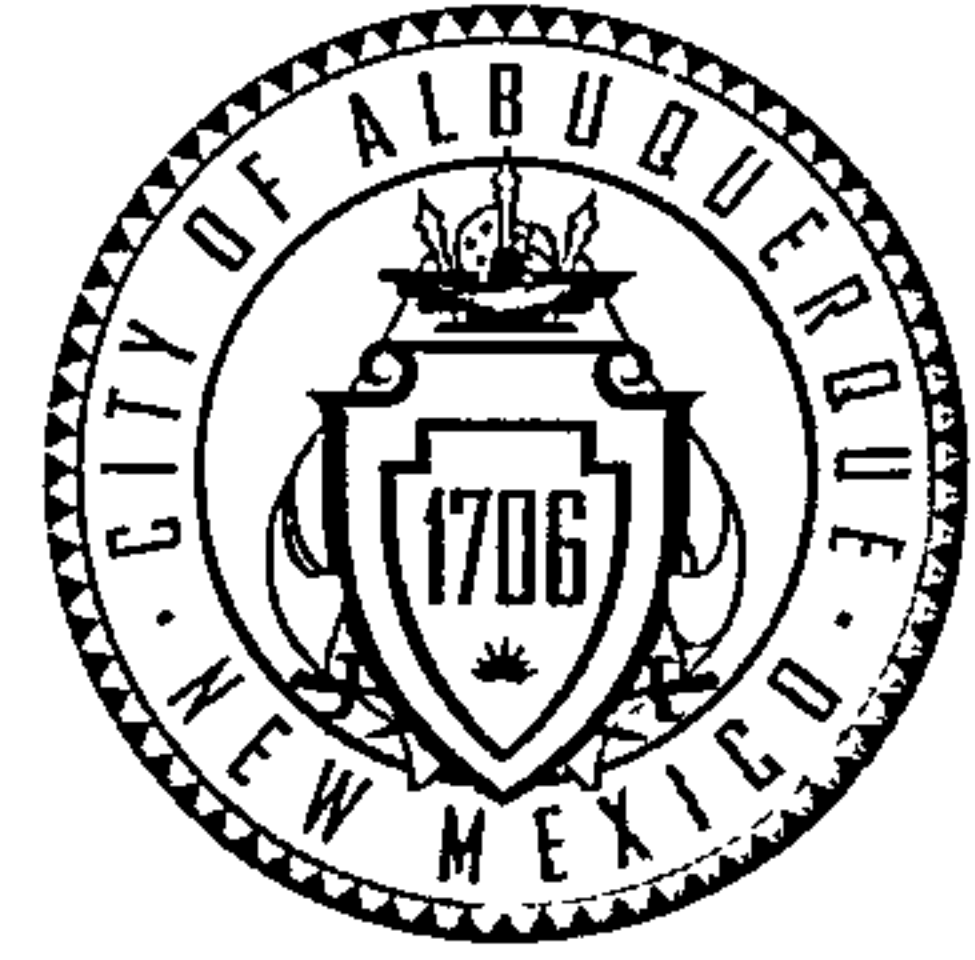


CITY OF ALBUQUERQUE



September 21, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

david@riograndeengineering.com

**Re: Los Candelarias Townhomes – Entire Site, 3624 & 3628 10th St NW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 09-29-11, (G14/D073)
Certification dated: 09-20-12**

Dear Mr. Soule,

Based upon the information provided in the Certification received 09-20-12, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Los candelarias town homes
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G14 D073
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 & 11 Davidson subdivison Unit 1, block C
CITY ADDRESS: SEQ 10th and Candelaria

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 67305
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87120

OWNER: Jason Buchannan
ADDRESS: 3444 Eakes
CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

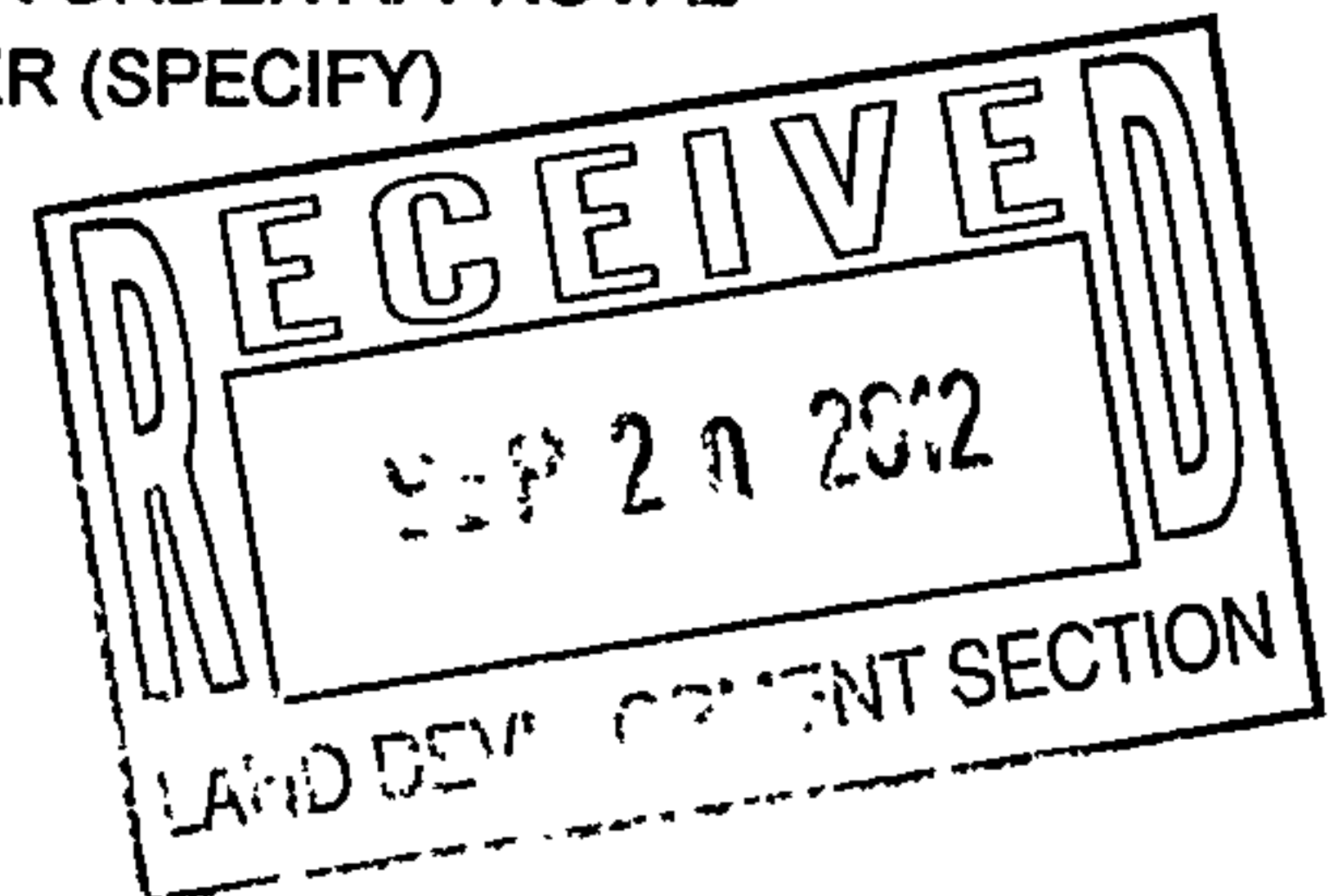
3628
3624

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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



DATE SUBMITTED: 5/7/2012 BY: David Soule

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

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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

CITY OF ALBUQUERQUE



May 18, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87193

david@riograndeengineering.com

**Re: Los Candelarias Townhomes-Buildings 1 & 3- Ph I, 3632 & 3620 10th St,
Request for Permanent C.O. –Approved
Engineer's Stamp dated: 05-11-12, (G14/D073)
Certification dated: 05-18-12**

Dear Mr. Soule,

Based upon the information provided in the Certification received 05-18-12, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

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

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Los candelarias town homes
 DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G14 D073
 WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 & 11 Davidson subdivision Unit 1, block C
 CITY ADDRESS: SEQ 10th and Candelaria

ENGINEERING FIRM: Rio Grande Engineering
 ADDRESS: PO Box 67305
 CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
 PHONE: (505)321-9099
 ZIP CODE: 87120

OWNER: Jason Buchannan
 ADDRESS: 3444 Eakes
 CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
 PHONE: _____
 ZIP CODE: 87102

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL: PH I 3632-#1
3620 #3

CHECK TYPE OF APPROVAL SOUGHT:

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

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- x _____ YES
- _____ NO
- _____ COPY PROVIDED

PH II - 3628-#2
3624-#4

RECEIVED
APR 11 2012
18

DATE SUBMITTED: 5/11/2012 BY: David Soule

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

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

April 30, 2012

Mr. Curtis Cherne, PE
Principal Engineer
Planning Department
City of Albuquerque

**RE: Grading and Drainage Plan
(G14/D073)**

Dear Curtis:

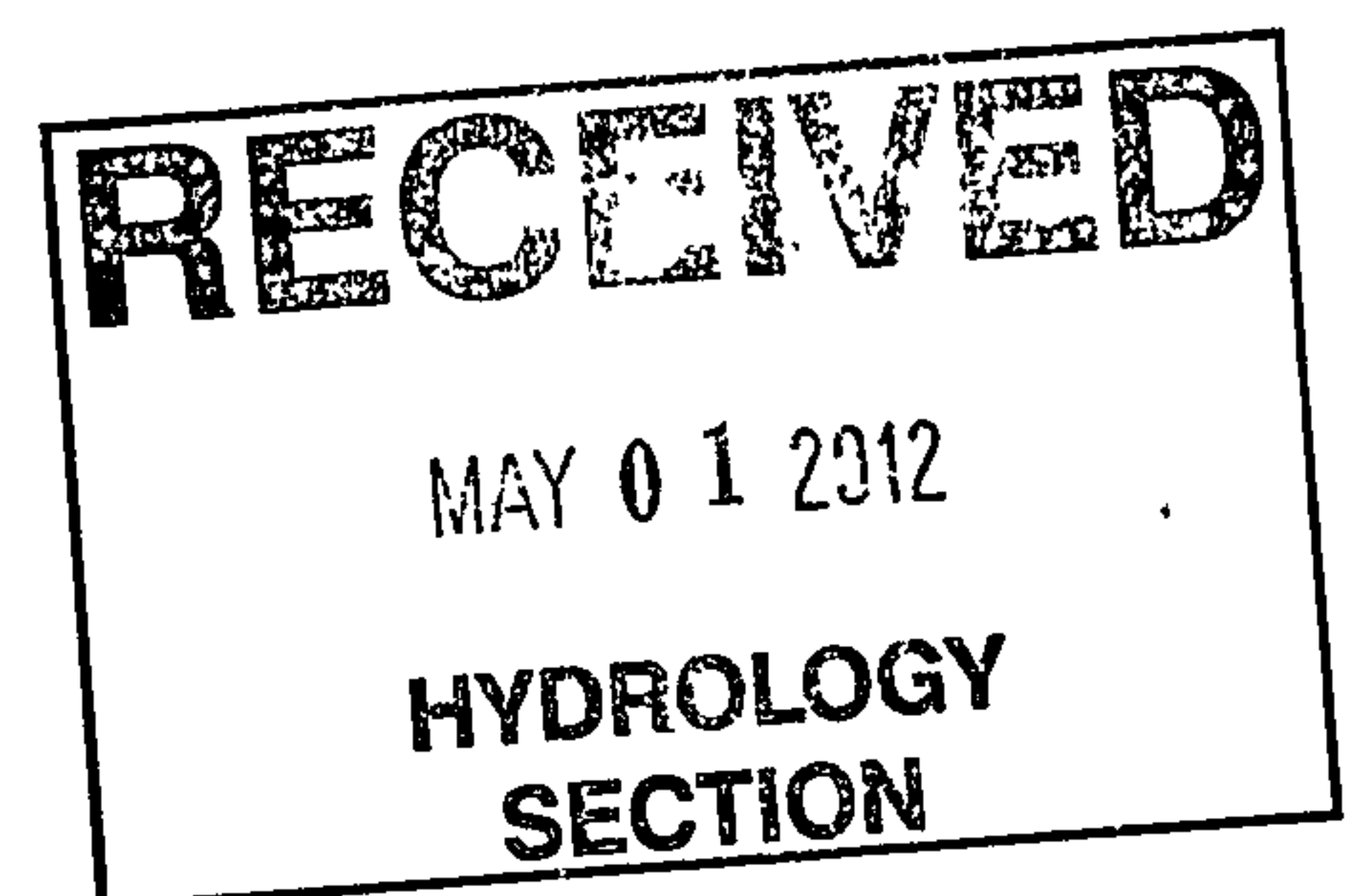
The purpose of this letter is to accompany the enclosed grading plan for the referenced project. This plan has been modified to address what I understand are your comments regarding what needs to be done to obtain a certificate of occupancy for the western two buildings. The site has been graded per the initial plan but it was not expected to be phase. The intent is for this plan to govern the development of the western two lots the initial grading plan dated 9/22/11 will govern the entire site. This allows me to certify an approved plan rather than a partial approval. Should you have any questions regarding this resubmittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures



CITY OF ALBUQUERQUE



May 17, 2012

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87120

**Re: Los Candelarias Town homes, Grading and Drainage Plan
Engineer's Stamp date 5-11-12 (G14/D073)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 5-11-12, the above referenced plan is approved for Building Permit.

However, this plan did not include the verbiage for the entrance area to drain to the water harvesting area as shown on the approved plan stamp date 9-29-11. Hydrology would still like this area to drain to the water harvesting area. This can be shown on the certification.

This is the plan to certify to obtain a Certificate of Occupancy.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Los candelarias town homes
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G14/D073
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 & 11 Davidson subdivision Unit 1, block C
CITY ADDRESS: SEQ 10th and Candelaria

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 67305
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87120

OWNER: Jason Buchannan
ADDRESS: 3444 Eakes
CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

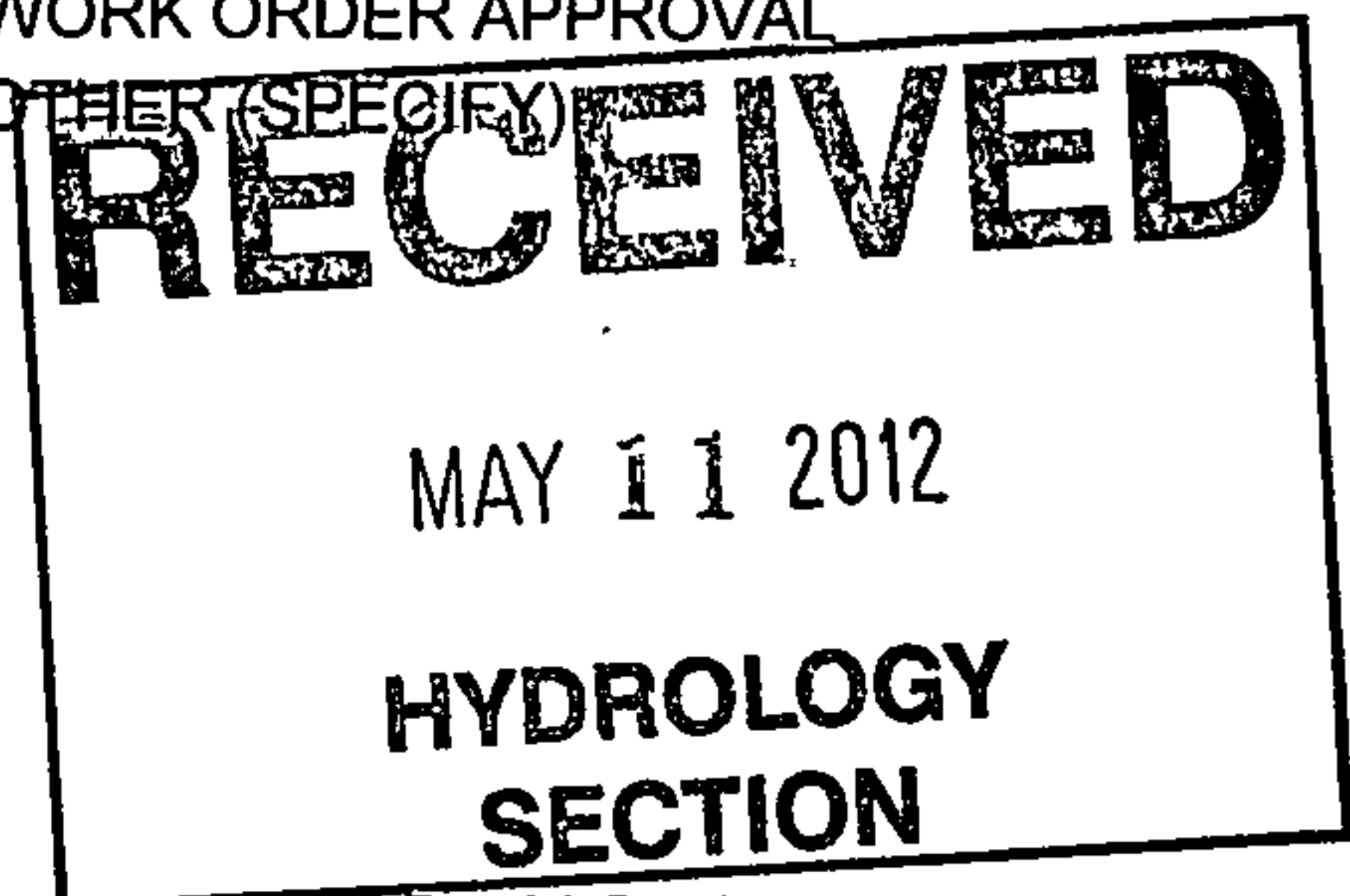
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 5/11/2012 BY: _____



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

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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

DRAINAGE REPORT

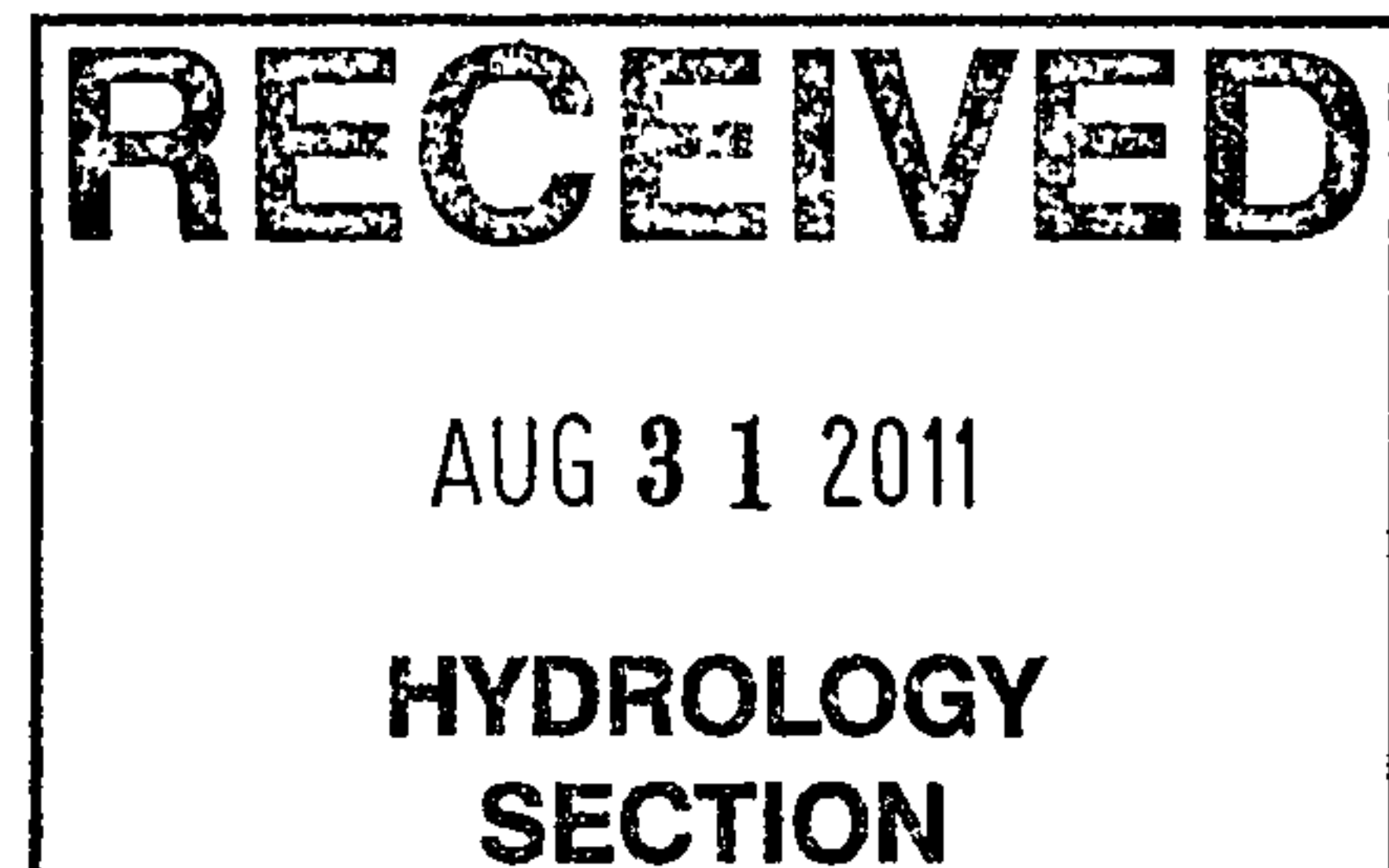
For

916 & 922 CANDELARIA NW
LOT 10 & 11 Davidson Subdivision, unit 1, block C
Albuquerque, New Mexico

Prepared by

Rio Grande Engineering
PO Box 67305
Albuquerque, New Mexico 87193

AUGUST 2011



David Soule P.E. No. 14522

TABLE OF CONTENTS

Purpose3

Introduction3

Existing Conditions3

Exhibit A-Vicinity Map4

Proposed Conditions5

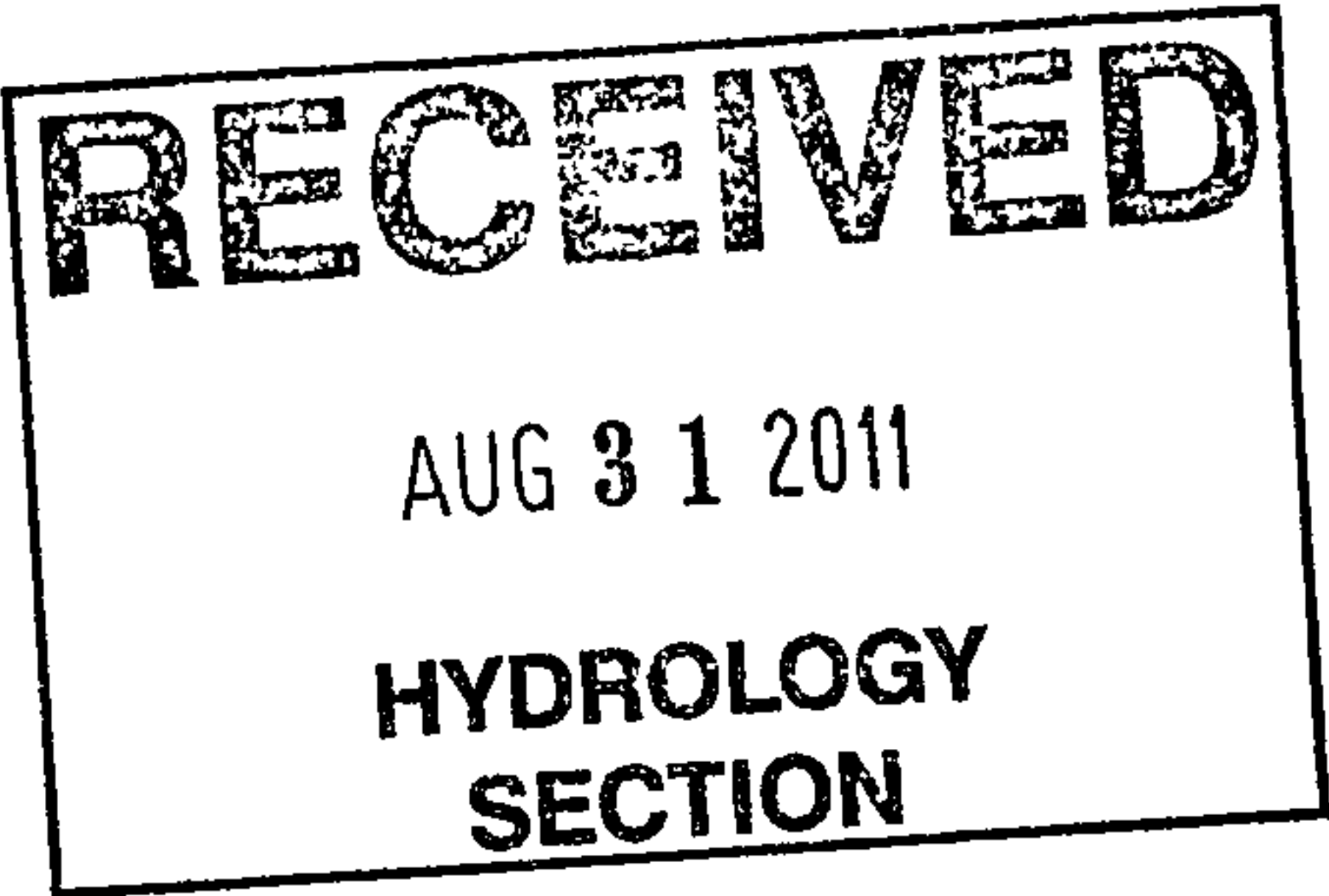
Summary5

Appendix

Site HydrologyA

Map Pocket

Site Grading and Drainage Plan



PURPOSE

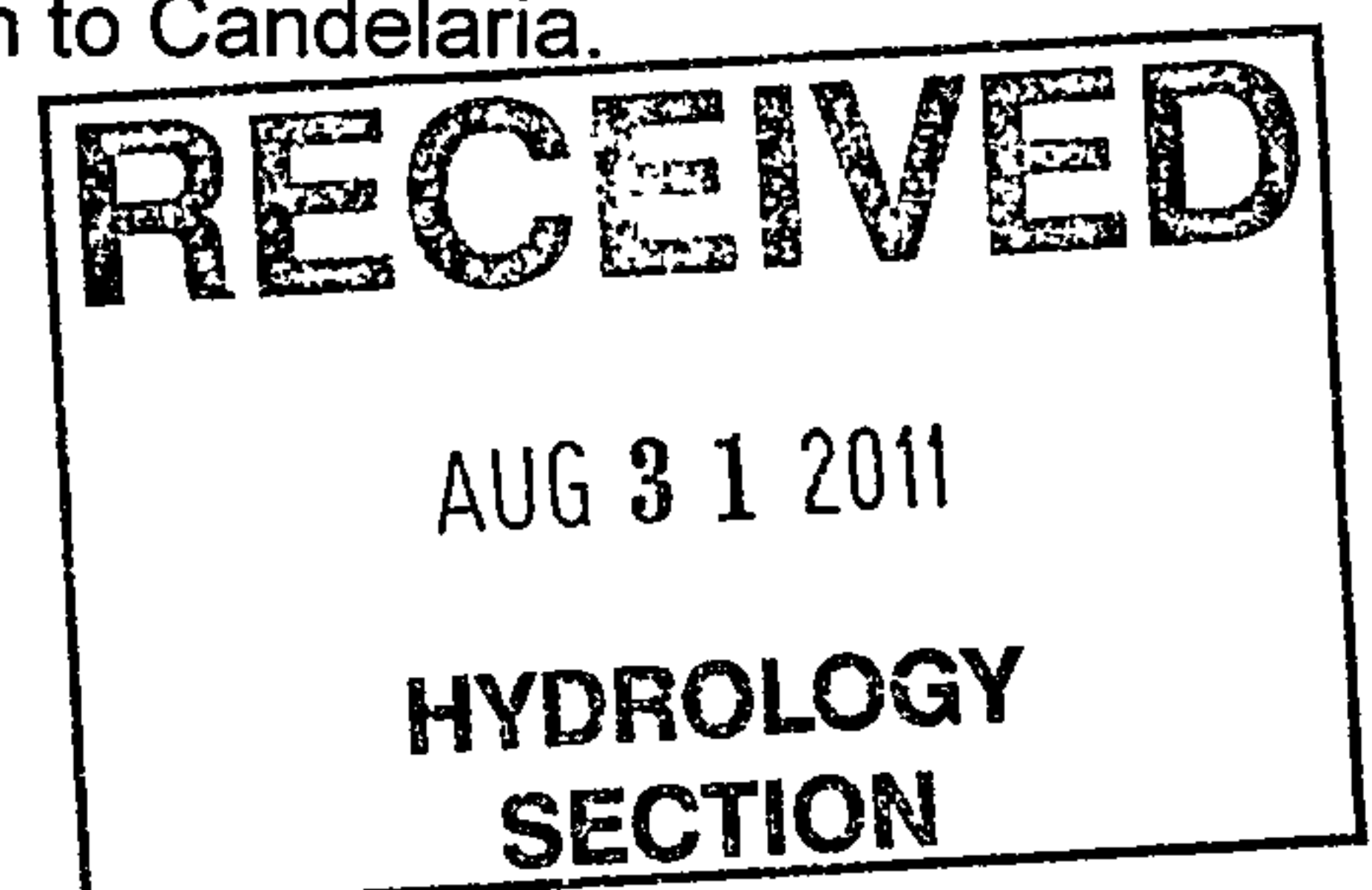
The purpose of this report is to provide the Drainage Management Plan for four approximately 3,800 square foot apartment buildings located on the southeast corner of 10th and Candelaria. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

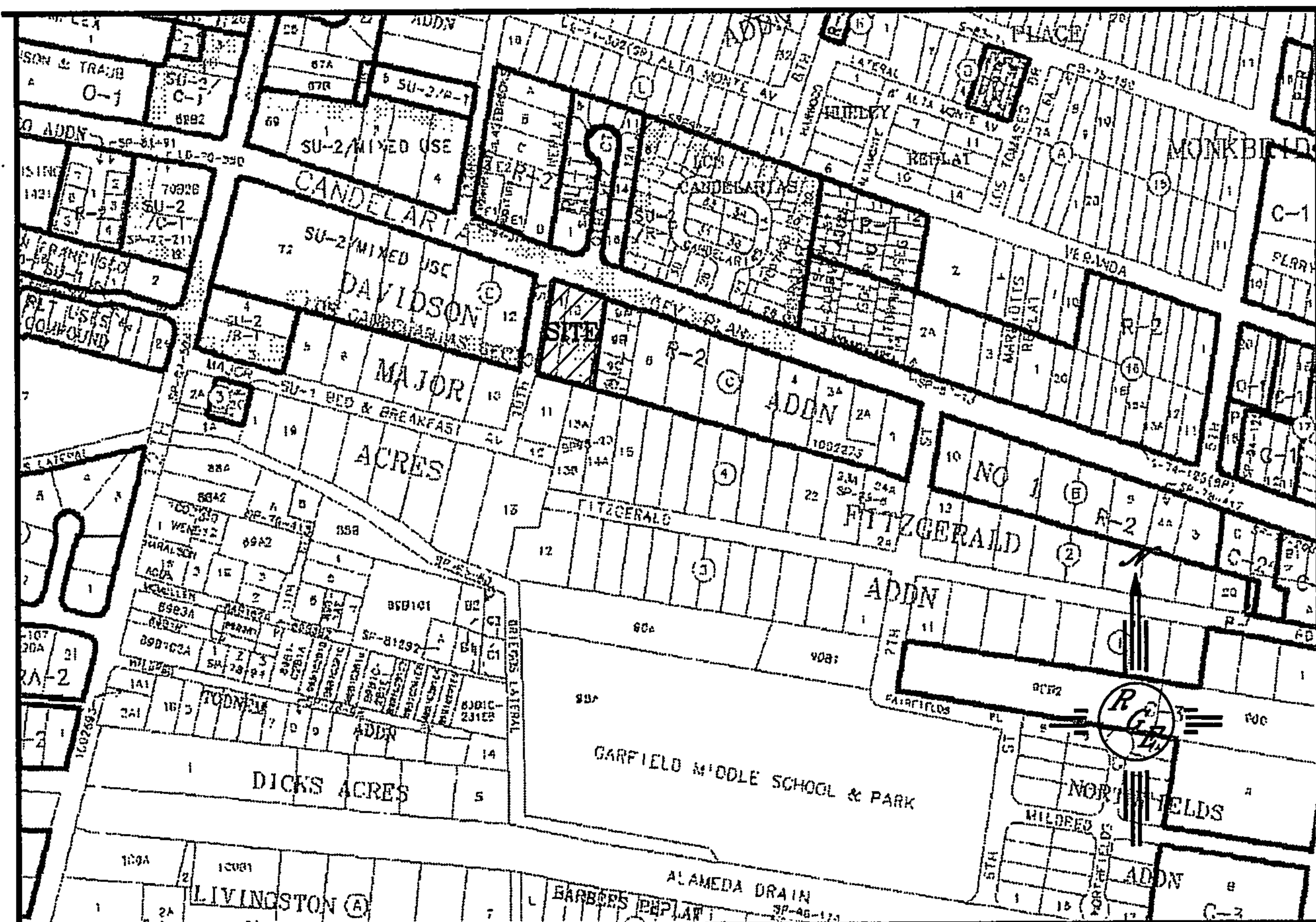
INTRODUCTION

The subject of this report, as shown on the Exhibit A, is two existing parcels containing an area of .76 acres of land located on the southeast corner of Candelaria and 10th. The legal description of this site is lots 10 and 11, Davidson Addition. As shown on FIRM map 35013C0332E, the entire property is located within Flood Zone X. This site is surrounded by fully developed parcels. This site appears to be a redevelopment of one or two previous home sites, a remnant chimney was recently removed. There is evidence of previous development and at least one dwelling was located on site at some point in the past. Based on the site location and the characteristics of the adjacent drainage infrastructure this development must drain to either Candelaria or 10th street and match existing conditions as closely as possible.

EXISTING CONDITIONS

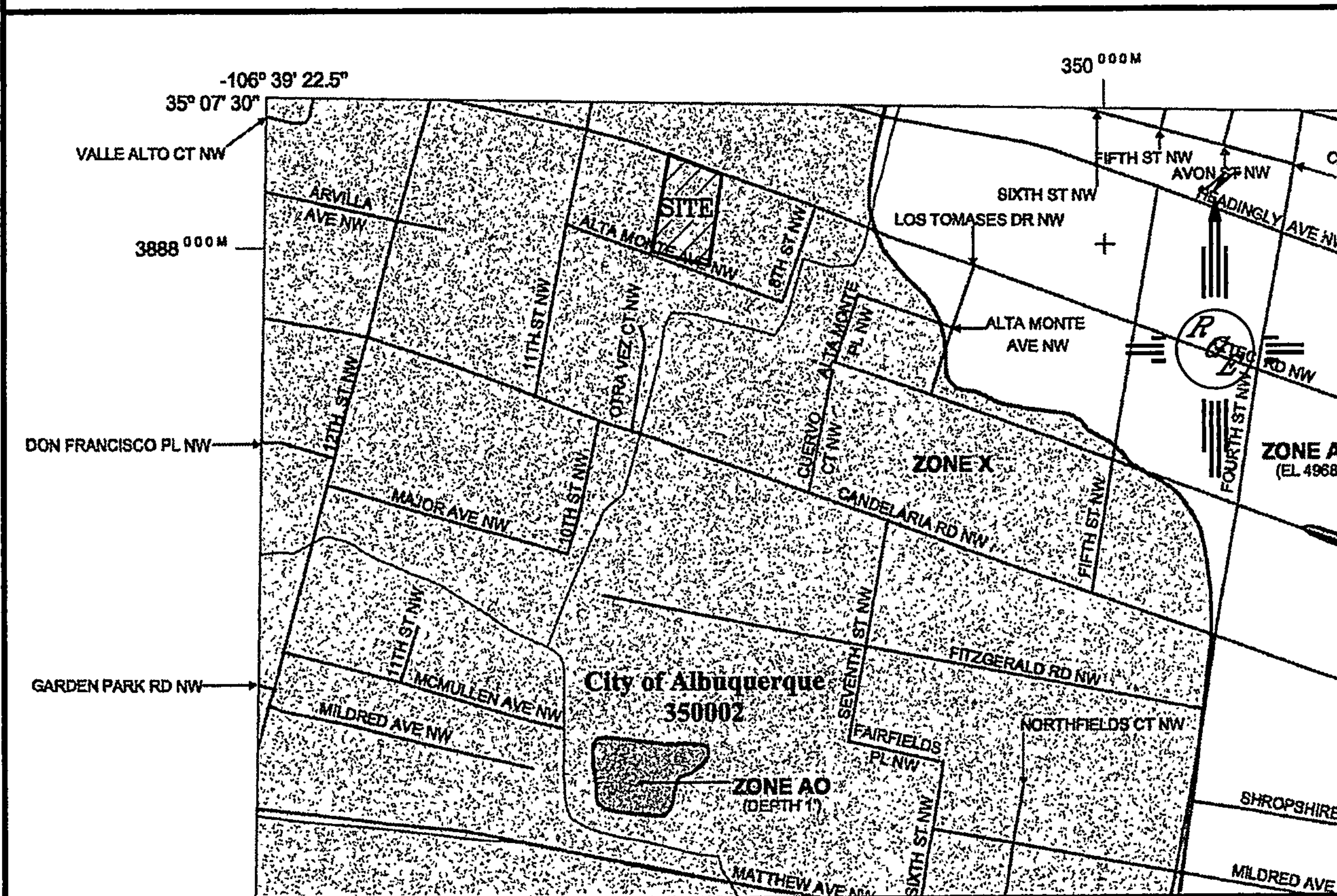
The site is currently undeveloped. Due to the adjacent commercial and residential areas, this site is hard packed due to vehicular and pedestrian traffic. It appears this site has been graded and not in native conditions. The site slopes from east to west. The site currently has a 0.5-1% general east to west grade. The site is not impacted by any measurable offsite flows, and is surrounded by developed properties with solid walls. As shown in Appendix A, the historic site discharges at a peak rate of 2.22 cfs in a 100-year, 6-hour event. The discharge leaves the site mainly as sheet flow directly to 10th street where it is conveyed north to Candelaria.





VICINITY MAP:

G-14-Z



FIRM MAP:

35001C0332E

LEGAL DESCRIPTION:

LOT 10 AND A PART OF LOT 11, BLOCK C, DAVIDSON ADDITION

NOTES:

PROPOSED CONDITIONS

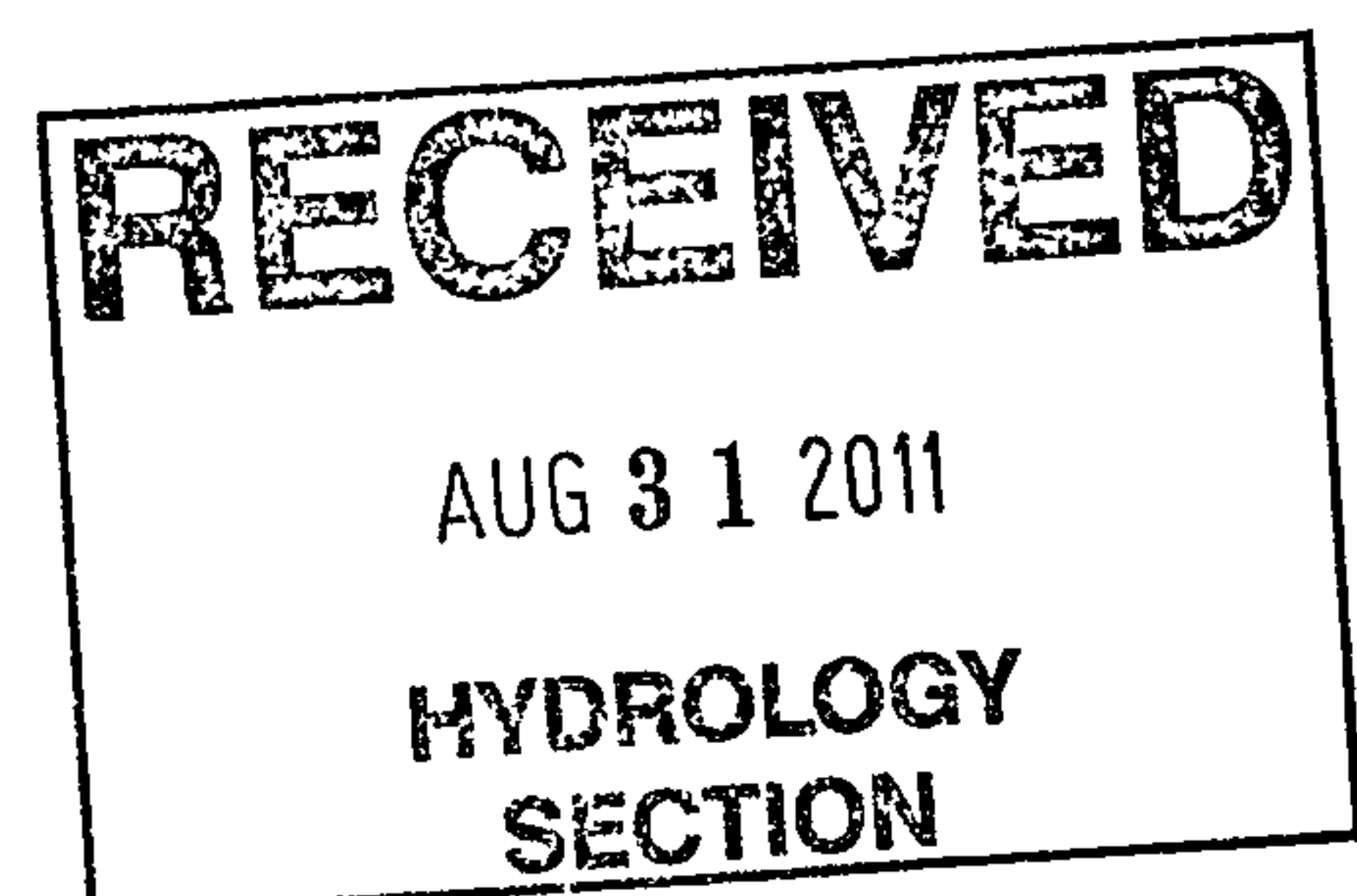
The proposed improvements consist of four approximately 3,800 square foot apartment buildings and associated parking. As shown in appendix A, the site will be graded to contain four basins. Basin (rear building 1 / 2) discharges .63 cfs to Candelaria. This peak will actually be reduced significantly due to 9 depressed harvest ponds which contain about ½ the 100-year, 6-hour volume. Basins (rear building 3 and 4) drain to 18" deep retention ponds in the rear yards. As shown these ponds contain the entire 100-year, 6-hour event. They are designed to fill and spill to the front so the 10-day volume was not utilized. The remaining basin contains the front of the buildings and the parking lot. This basin free discharges 1.87 cfs to 10th street. Therefore the entire site discharges less than 2.50 cfs. Due to the harvest ponds the actual discharge will be closer to the 2.22 cfs. . The ponds are shallow and will drain within 24-hours. Due to the infill nature of the site, we feel this increase is negligible and should be acceptable to City Hydrology.

SUMMARY AND RECOMMENDATIONS

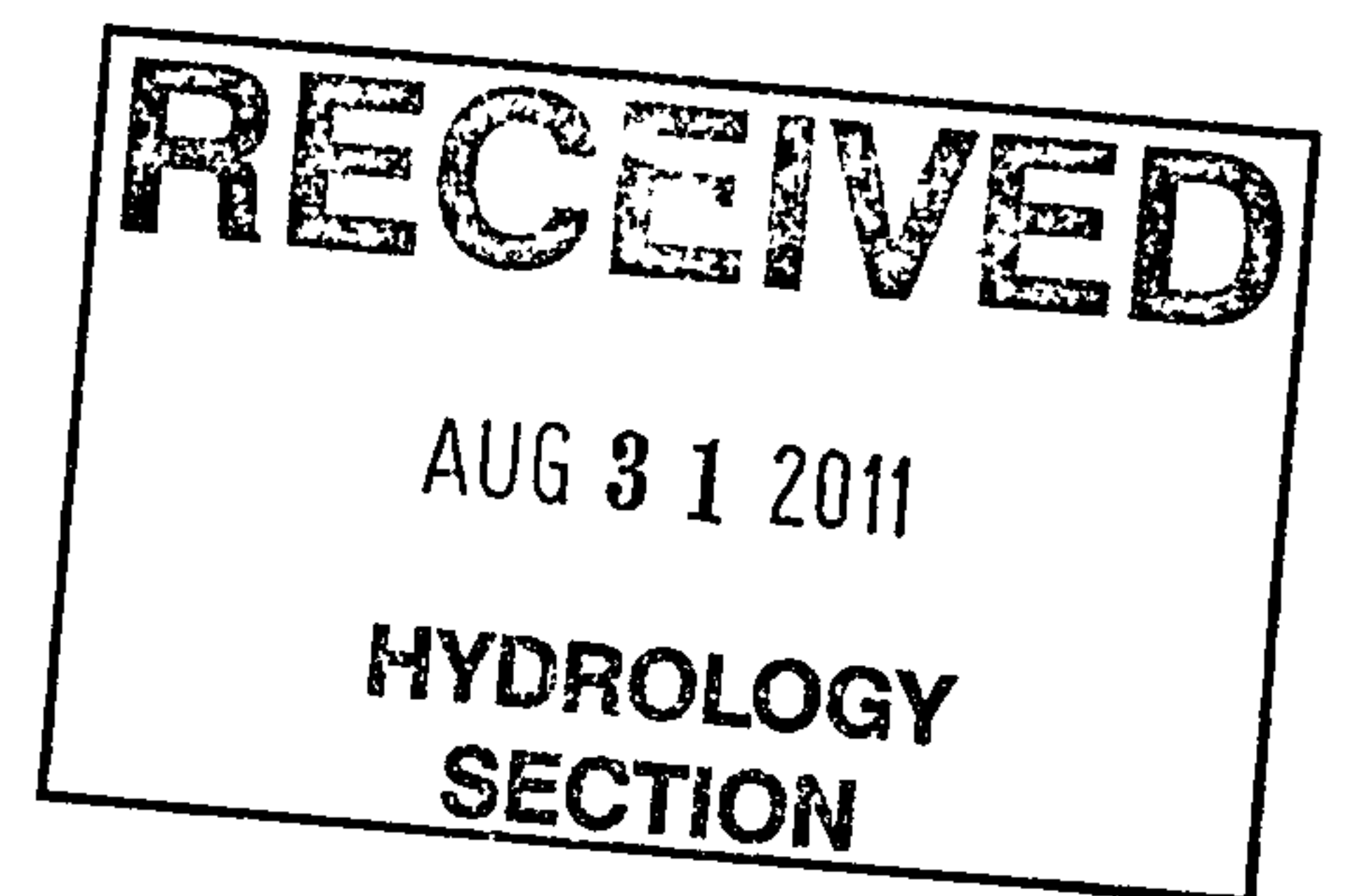
This project is a redevelopment project within a completely developed area of northwest Albuquerque. The site currently discharges ~~2.50~~ ^{2.22} cfs to the surrounding streets via sheet flow. The proposed drainage plan will allow for harvesting ponds which overflow to the street. The developed conditions will discharge 1.87 cfs as sheet flow from the driveways to 10th and .63 cfs to Candelaria. The proposed increase of .28 cfs is minimal and shall have no negative impact on existing drainage patterns. The harvest ponds along Candelaria will reduce this peak to closer to historic. Since this site encompasses less than 1 acre, a NPDES permit should not be required prior to any construction activity.

1.87
+ .63

2.50



APPENDIX A
SITE HYDROLOGY



Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
HISTORIC	33177.00	0.762	15%	0.1142	35%	0.267	30%	0.228492	20%	0.152	1.116	0.071	2.22	0.091
Fronts	18468.00	0.424	0%	0	8%	0.034	6%	0.025438	86%	0.365	1.953	0.069	1.87	0.118
rear buildigng 1/2	7522.00	0.173	0%	0	26%	0.045	27%	0.046624	47%	0.081	1.504	0.022	0.63	0.032
rear buildigng 4	3802.00	0.087	0%	0	25%	0.022	27%	0.023566	48%	0.042	1.518	0.011	0.32	0.017
rear building 3	3385.00	0.078	0%	0	27%	0.021	27%	0.020981	46%	0.036	0.878	0.006	0.28	0.010
DISCHARGE													2.50	

Equations:

$$\text{Weighted E} = \frac{E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d}{\text{Total Area}}$$

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

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

Where for 100-year, 6-hour storm

$$E_a = 0.53$$

$$E_b = 0.78$$

$$E_c = 1.13$$

$$E_d = 2.12$$

$$Q_a = 1.56$$

$$Q_b = 2.28$$

$$Q_c = 3.14$$

$$Q_d = 4.7$$

Developed Conditons

DRAINS TO STREET

EXISTING

2.22 CFS

PROPOSED

2.50 CFS

INCREASE

0.28 CFS

PONDING

Swirl
BUILDING 3
BUILDING 4
BUILDING 1/2

REQUIRED

PROVIDED

480.86

514

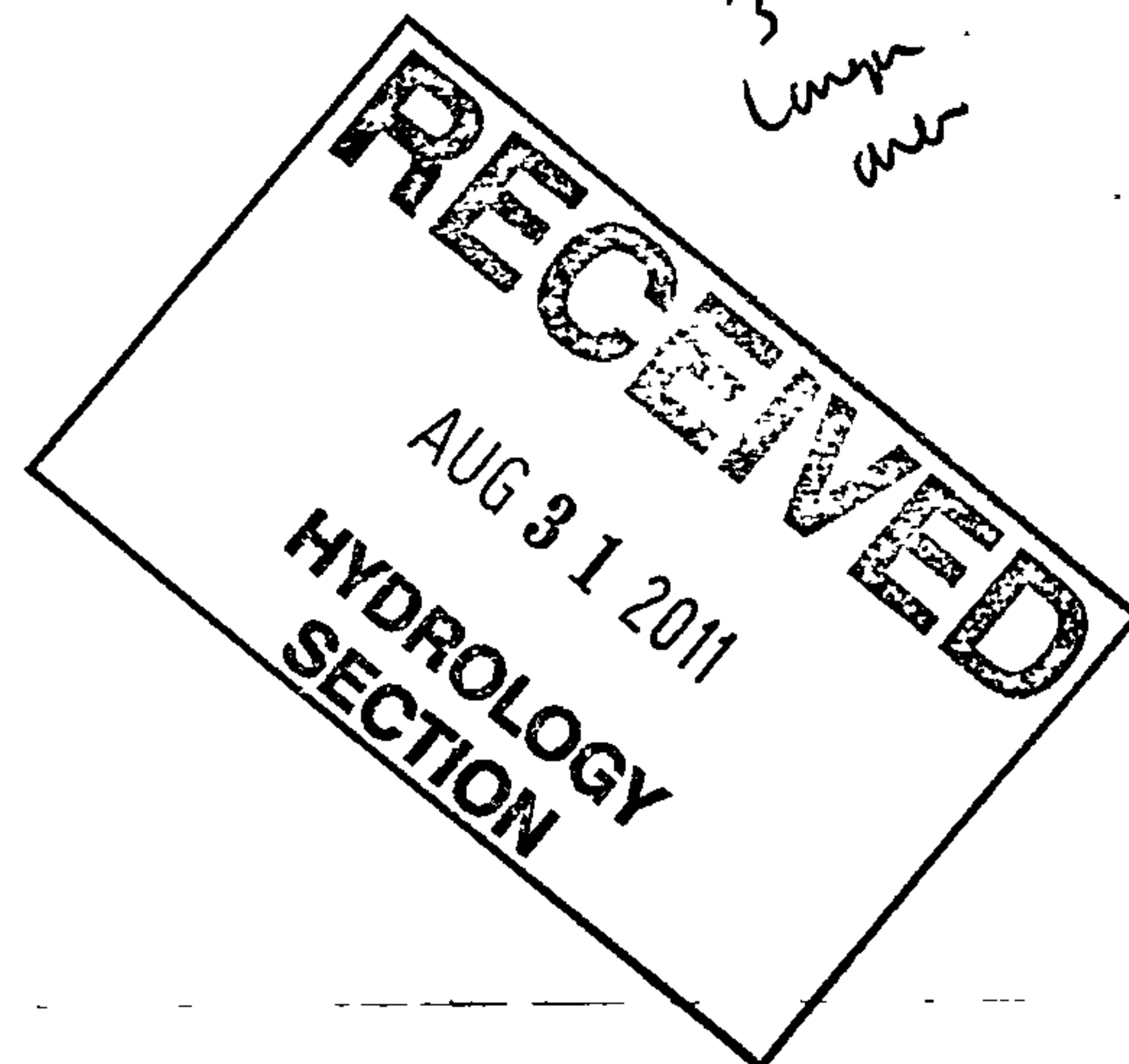
247.53

260

942.95

423

*b2 ds
3
large
area*



2.2 ~ 2.2 cfs

BUILD WATER HARVETING POND
TO BE 1' DEEP
PROPOSED VOLUME=47 CU. FT

ACS-6-G15
X=383824.73
Y=1498559.33
G/G FACTOR
=0.9998775
CENTRAL ZONE
C = 0'13'24.5"
NAD 1927
ELEV.=4975.80
NGVD 1929

REPLAT OF LOT 9, BLOCK C,
DAVIDSON ADDITION
FILED IN VOL. 90-C, FOLIO 9,
JAN. 10, 1990

TENTH STREET
(40' ROW)

BLDG 1

FF=4967.57
FP=4967.07

BLDG 2

FF=4967.87
FP=4967.37

BLDG 3

FF=4967.78
FP=4967.28

BLDG 4

FF=4968.50
FP=4968.00

RECEIVED

AUG 31 2011

HYDROLOGY
SECTION

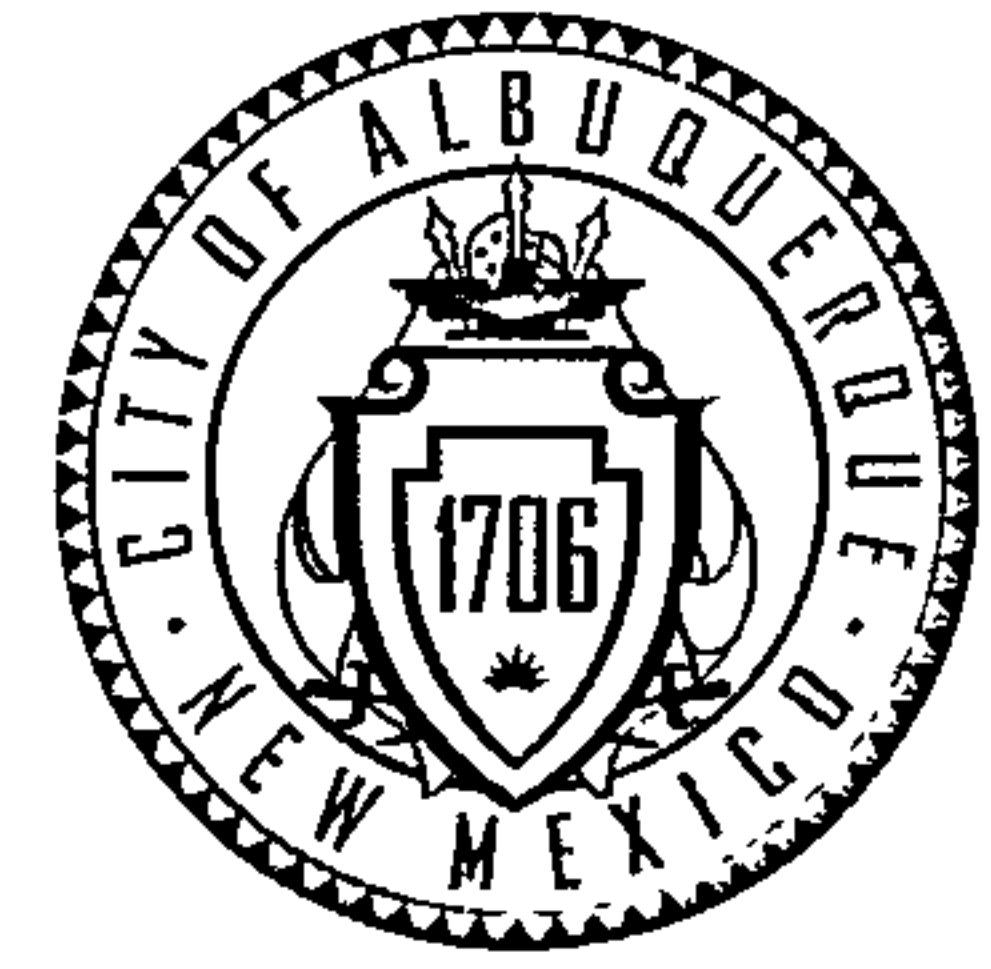
BUILD WATER
HARVETING POND
TO BE 1.50' DEEP
PROPOSED VOLUME
=514 CU. FT

LOT 11 MAJOR ACRES
FILED MARCH 16, 1938
BK. 00, PG. 173

BUILD WATER HARVETING POND
TO BE 1' DEEP
PROPOSED VOLUME=260 CU. FT

LOT 13, BLOCK 4 - FITZGERALD ADDITION
FILED APRIL 1, 1940
BK. C, PG. 187

CITY OF ALBUQUERQUE



December 9, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

**Re: Los Candelarias Town homes, Grading and Drainage Plan
Engineer's Stamp date 9-29-11 (G14/D073)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10-3-11, the above referenced plan is approved for Final Plat, Grading Permit and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more

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,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: e-mail

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



November 29, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

**Re: Los Candelarias Town homes, Grading and Drainage Plan
Engineer's Stamp date 9-29-11 (G14/D073)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10-3-11, the above referenced plan cannot be approved for Final Plat, Grading Permit or Building Permit until the following comment is addressed:

- Hydrology has been waiting for Final Plat approval, wherein the Planning member of the DRB will approve the wall along the southern boundary. If the wall is to be moved/removed an updated Grading Plan will be required.

PO Box 1293

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

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: ~~File~~
emailed 11-29-11

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Los candelarias town homes
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G114/D073
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 & 11 Davidson subdivision Unit 1, block C
CITY ADDRESS: SEQ 10th and Candelaria

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 67305
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87120

OWNER: Jason Buchannan
ADDRESS: 3444 Eakes
CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

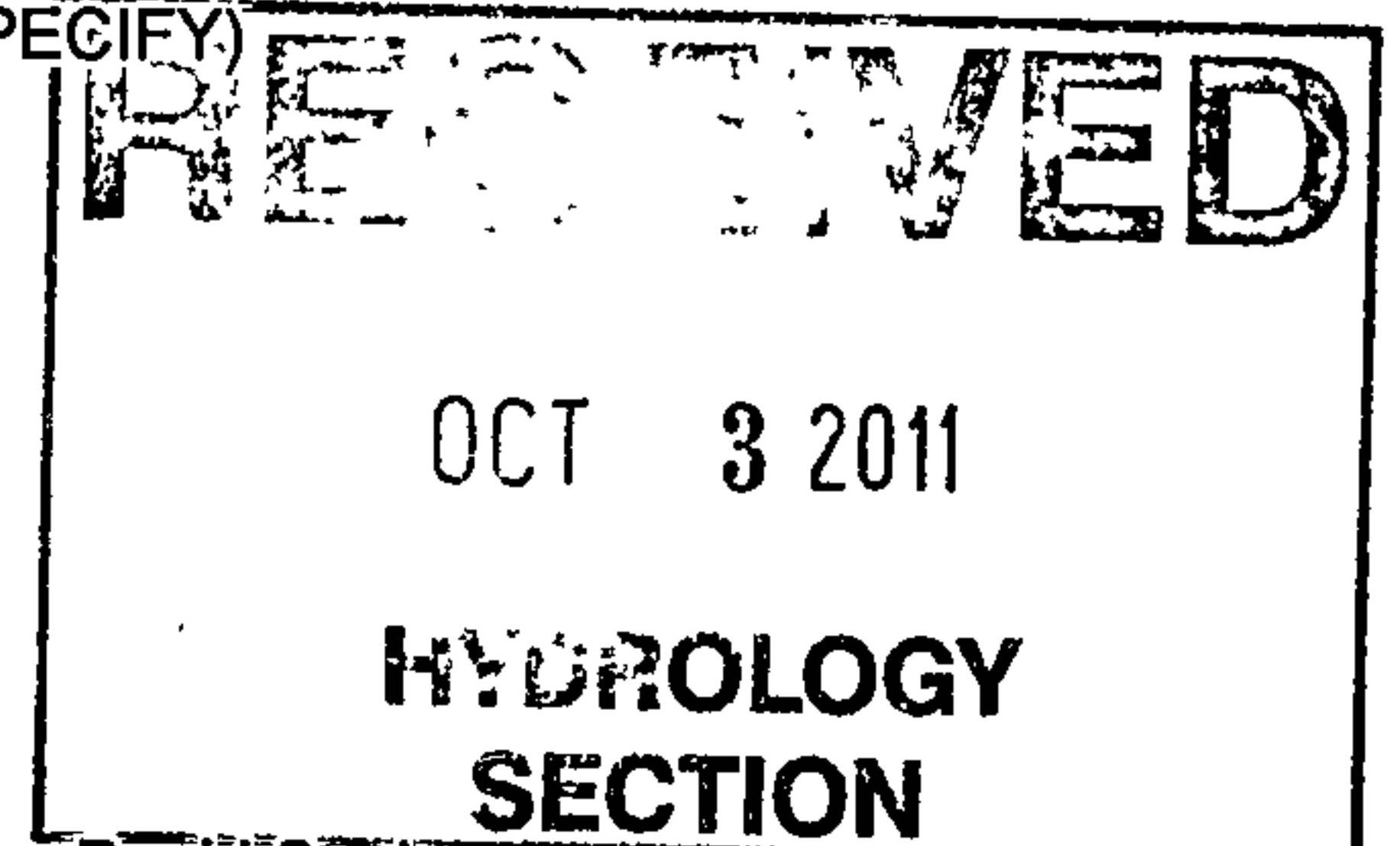
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 9/22/2008 BY: _____



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

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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

CITY OF ALBUQUERQUE



September 28, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

Re: Los Candelarias Town homes, Grading and Drainage Plan
Engineer's Stamp date 9-22-11 (G14/D073)

Dear Mr. Soule,

Based upon the information provided in your submittal received 8-31-11, the above referenced plan cannot be approved for Preliminary Plat action by the DRB and Building Permit until the following comments are addressed:

- As mentioned in the previous letter, the difference in the volume could be made up by draining a portion of the parking lot into the landscape areas of the pond. If there is curb around the landscape areas in the parking lot it is not clear how the runoff will enter. A build note for curb type/curb openings would help. Possibly the use of flow arrows, may also be beneficial. The location of roof drains may also help.
- Hydrology would like the area at the end of the stub street to be depressed for water harvesting.
- Comments e-mailed by Senior Engineer, Shahab Biazar.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Los candelarias town homes
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G114/D073
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 & 11 Davidson subdivision Unit 1, block C
CITY ADDRESS: SEQ 10th and Candelaria

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 67305
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87120

OWNER: Jason Buchannan
ADDRESS: 3444 Eakes
CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

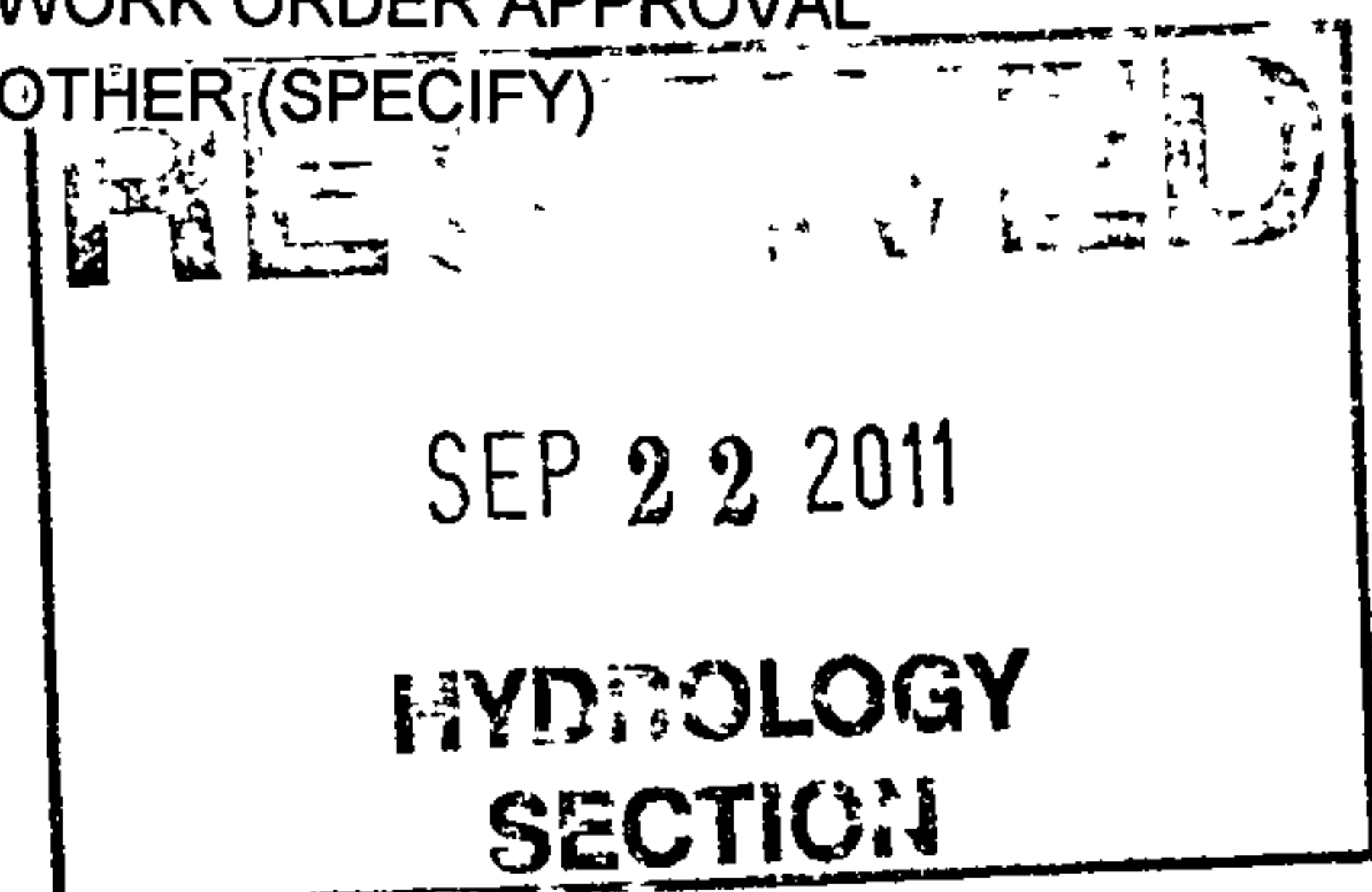
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 9/22/2008 BY: _____



David Soule

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

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

September 22, 2011

Mr. Curtis Cherne, PE
Principal Engineer
Planning Department
City of Albuquerque

**RE: Grading and Drainage Plan
(G14/D073)**

Dear Curtis:

The purpose of this letter is to accompany the enclosed grading plan for the referenced project. This plan has been modified to address your written comments dated 9/16/11.

The following is a summary of your comments and our responses in bold

1. Please make ponds 1' add depressed areas in landscape islands in front for volume.

This has been added

2. Is south wall in MRGCD easement.

This is on property line, there is an existing chain link

3. Please use 1:20

This has been done

4. Provide flow line spots elevations at driveway

This has been added

5. Provide existing spots at sidewalk along Candelaria

The spot have been changed to show as existing

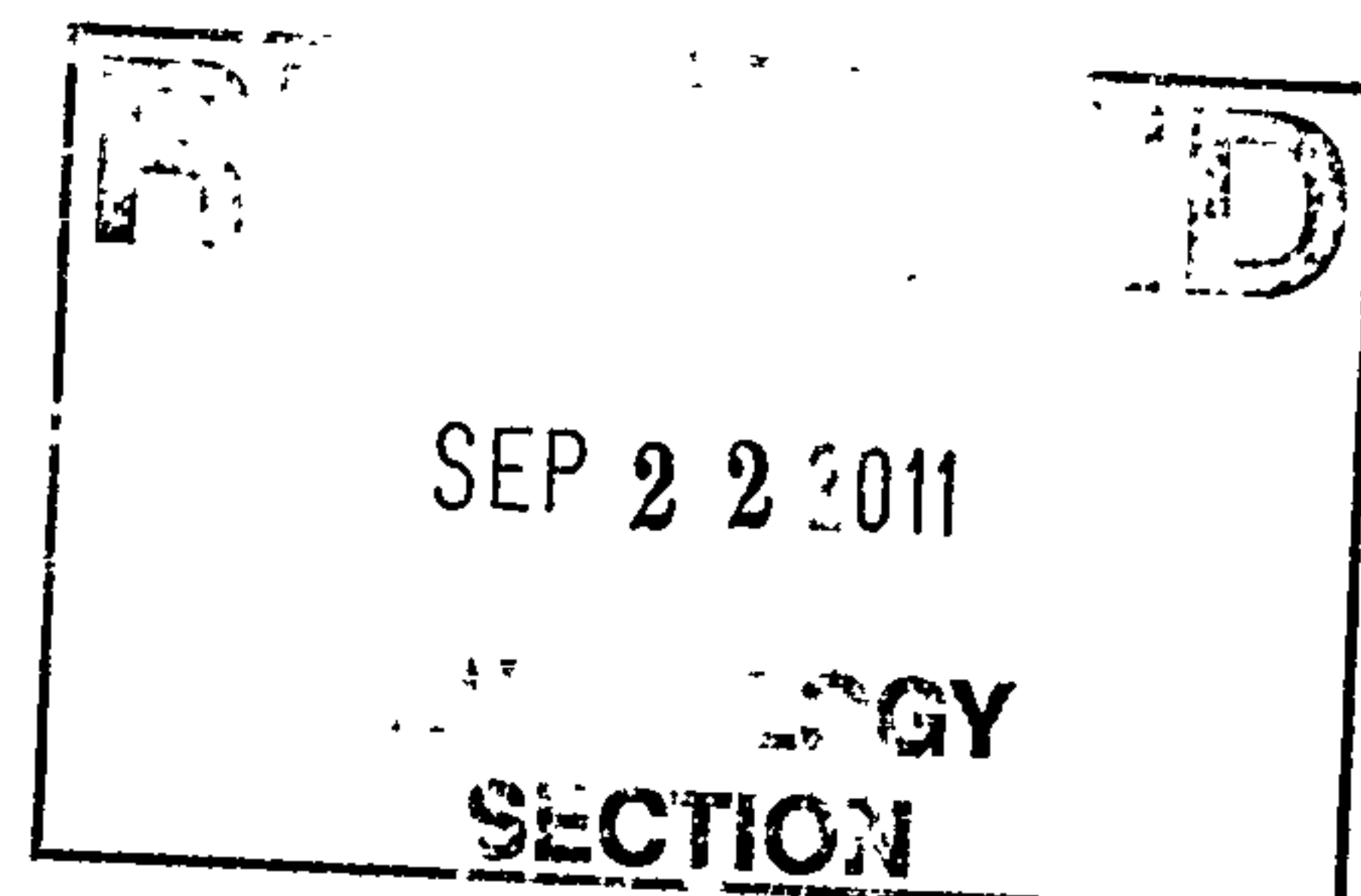
Should you have any questions regarding this resubmittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures



April 15, 2011

Francisco Urueta, P.E.
Zia Engineering & Environmental Consultants
755 S. Telshor Blvd Suite F-201
Las Cruces, NM 88011

**Re: Wal-Mart Supercenter-Sycamore Plaza, Grading and Drainage Plan
Engineer's Stamp dated 4-5-11 (E20/D013)**

Dear Mr. Urueta,

Based upon the information provided in your submittal received 4-6-11, the above referenced is approved for Site Development for Building Permit action by the DRB.

When submitting for Building Permit please address the following comments:

- Provide the flow/basin for the vestibule roofs.
- Provide the Finished Floor elevation for the addition.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: file

$\Rightarrow \varepsilon \varepsilon^2 = \frac{0.6L}{1.0'10} = \frac{5 \varepsilon' \rho}{5}$

for $e = 50' - 58'$

11. 2 11 7 11 11

0/59

$$\frac{e \cdot h}{5 \cdot 2 \cdot e}$$

9'0 = 0.52

7/27

7.54 40 $\frac{64'E}{41'}$

200 / 100

$$= 8\% R =$$

58.6 $\approx \frac{22}{90 \times 22} \times 22 \times 5'$

50% 102

$$\frac{1}{\rho} \frac{d\rho}{dt} = \frac{1}{\rho} \frac{d\rho}{d\tau} \frac{d\tau}{dt}$$

~~$$\frac{a'}{a'c} \times \frac{cc}{sp} h \approx \frac{a'}{sp} \approx \frac{a'}{a'c}$$~~

~~$$\frac{1}{2} \times 100 = 50\%$$~~

2875/SLP ~~2875/SLP~~

$\frac{1}{4} = 0.25$

40 e'h.

$$\frac{71}{2} = \frac{70}{2} + \frac{1}{2}$$

8. 10. 22

Q. 100 =

721

2 me 2

CITY OF ALBUQUERQUE



September 16, 2011

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87193

Re: Los Candelarias Town homes, Grading and Drainage Plan
Engineer's Stamp date 8-25-11 (G14/D073)

Dear Mr. Soule,

Based upon the information provided in your submittal received 8-31-11, the above referenced plan cannot be approved for Final Plat and Building Permit until the following comments are addressed:

- The build note for the pond behind Bldg 3 specifies a 1.5 ft deep pond, whereas the grades show only 1 ft. In the interest of this pond not being filled in the future, Hydrology would prefer the pond to only 1 ft deep. The difference in runoff can be made up by draining a portion of the parking lot into the landscape areas in the parking area. These landscape areas could be 1 foot deep, similar to the other water harvesting areas on the plan.
- Is the south wall in a MRGCD easement?
- Please use a 1"=20' scale. There is a lot of white space on the plan.
- Provide flow line spot elevations at the proposed drive pad on 10th Street.
- The sidewalk along Candelaria Rd appears to be new. The plan shows proposed grades at back of sidewalk. Seems existing grades at the back of sidewalk should be provided.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: File
CJH/CC

9-16-11

DAVID @ RioGrandeEng.com

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

G-14/0073

PROJECT TITLE: Los candelarias town homes
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G014
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 & 11 Davidson subdivision Unit 1, block C
CITY ADDRESS: SEQ 10th and Candelaria

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: PO Box 67305
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87120

OWNER: Jason Buchannan
ADDRESS: 3444 Eakes
CITY, STATE: Albuquerque, NM 87102

CONTACT: _____
PHONE: _____
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

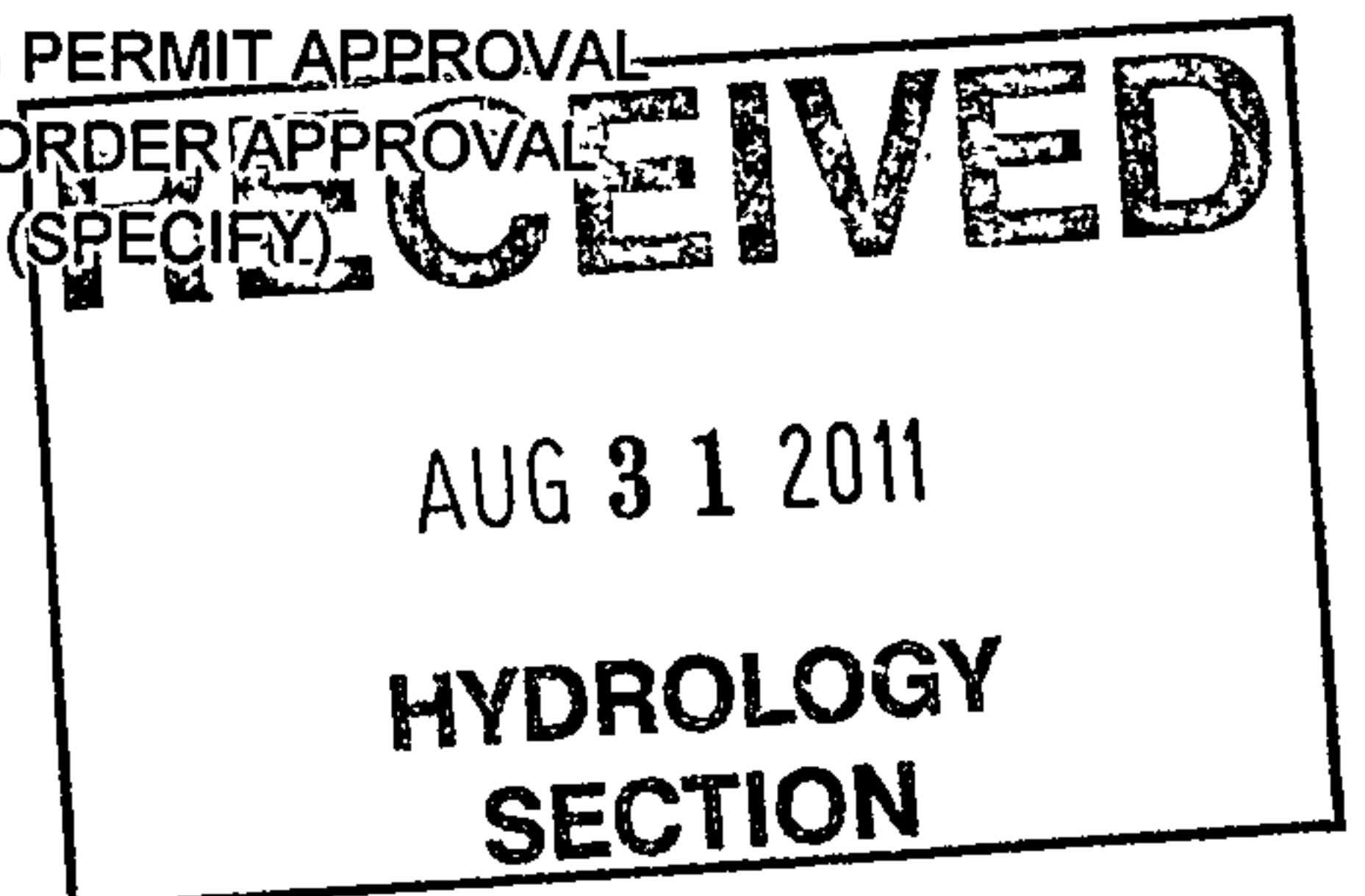
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
____ NO
____ COPY PROVIDED

\$ 50.00



DATE SUBMITTED: 8/12/2008 BY: David Soule

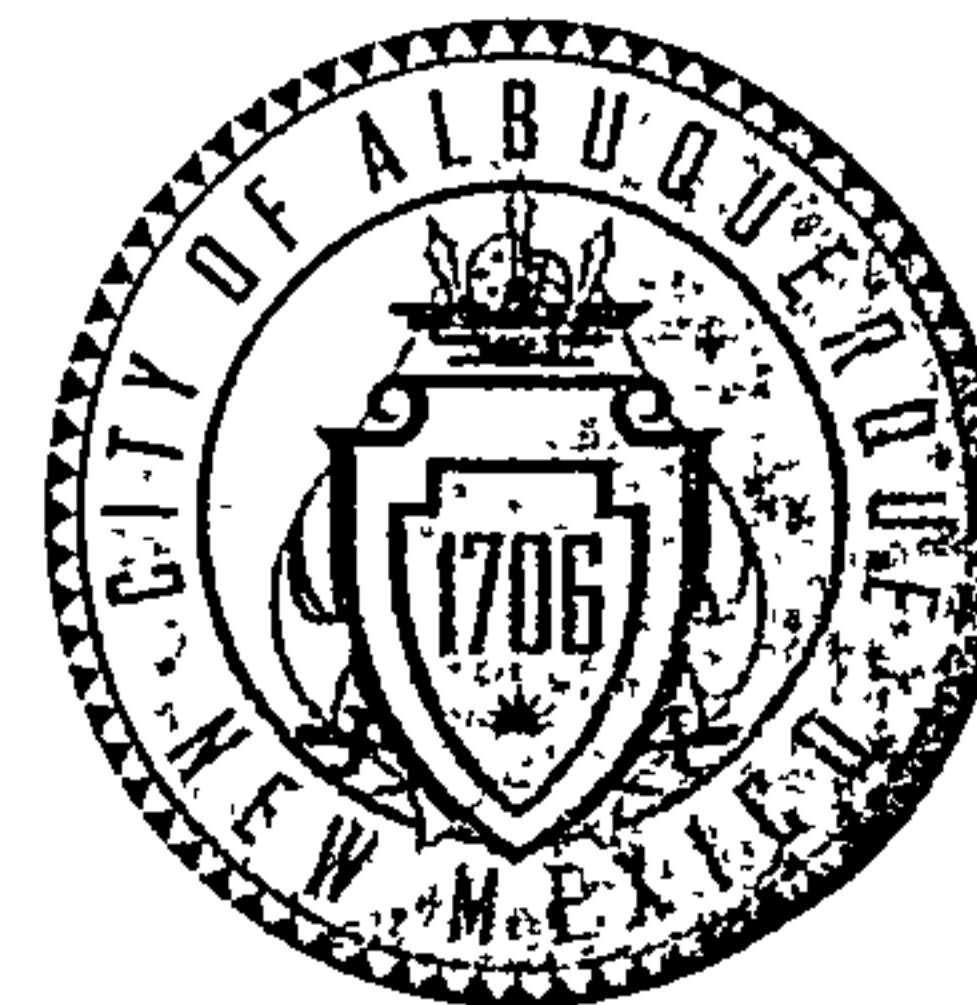
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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

CITY OF ALBUQUERQUE



September 17, 2008

David Soule, PE
Rio Grande Engineering
5300 Sequoia NW Ste 206
Albuquerque, NM 87120

Re: Don Juan de Onate Subdivision Grading Plan
Engineer's Stamp dated 8-8-08 (G14/D73)

Dear Mr. Soule,

Based upon the information provided in your submittal dated 8-13-08, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the grading plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to the following address:

PO Box 1293

Albuquerque

NM 87103

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions about this permit, please feel free to call the Municipal Development Department, Hydrology section at 768-3654.

www.cabq.gov

Prior to Release of SIA and Financial Guarantees, an Engineer's Certification of this grading plan will be required.

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Kathy Verhage, DMD
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: O'Sullivan subdivision
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: G-14 / 1073
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 10 & 11 Davidson subdivision Unit 1, block C
CITY ADDRESS: SEQ 10th and Candelaria

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: 5300 Sequoia NW STE 206
CITY, STATE: Albuquerque, New Mexico

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87120

OWNER: Mike Dixon
ADDRESS: 610 Gold St SW, Suite 108
CITY, STATE: Albuquerque, NM 87102

CONTACT: Mike
PHONE: 795-3551
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Wayjohn
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
____ NO
____ COPY PROVIDED

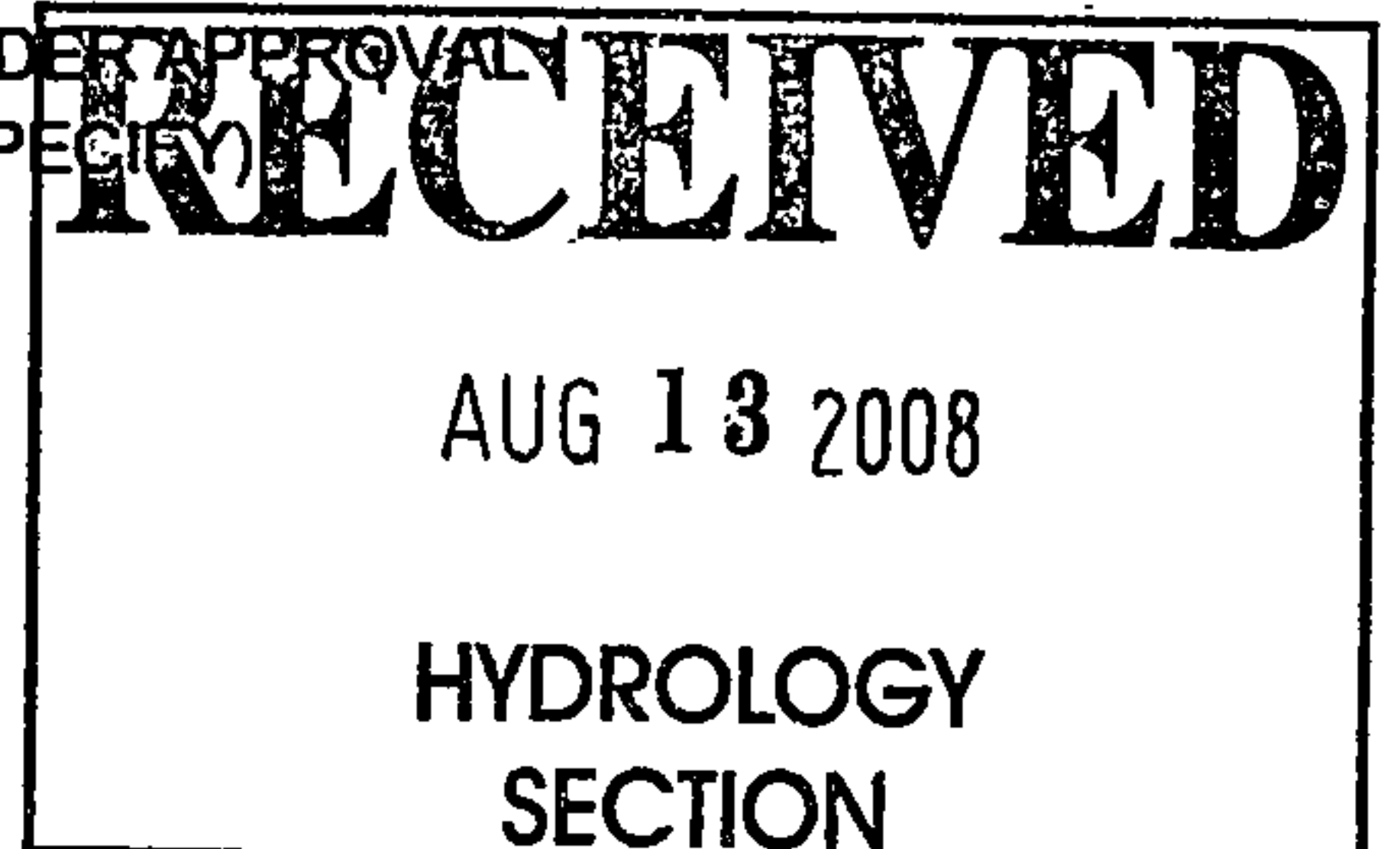
DATE SUBMITTED: 8/12/2008 BY: David Soule

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

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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





**Rio Grande
Engineering
Land Development and Civil Engineering Services**

August 13, 2008

Mr. Bradley Bingham
Principal Engineer
Planning Department
City of Albuquerque

**RE: Grading and Drainage Plan Resubmittal
G14/D73
O'Sullivan Subdivision**

Dear Bradley:

The purpose of this letter is to introduce and explain the enclosed revised grading plan. The grading plan has been modified to show the correct foot prints as well as the increase in overall site elevation. The increase in elevation is due to the need to provide adequate cover over the proposed public Sanitary Sewer line. The drainage characteristics have not changed from the plan approved by the City on February 12, 2004.

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

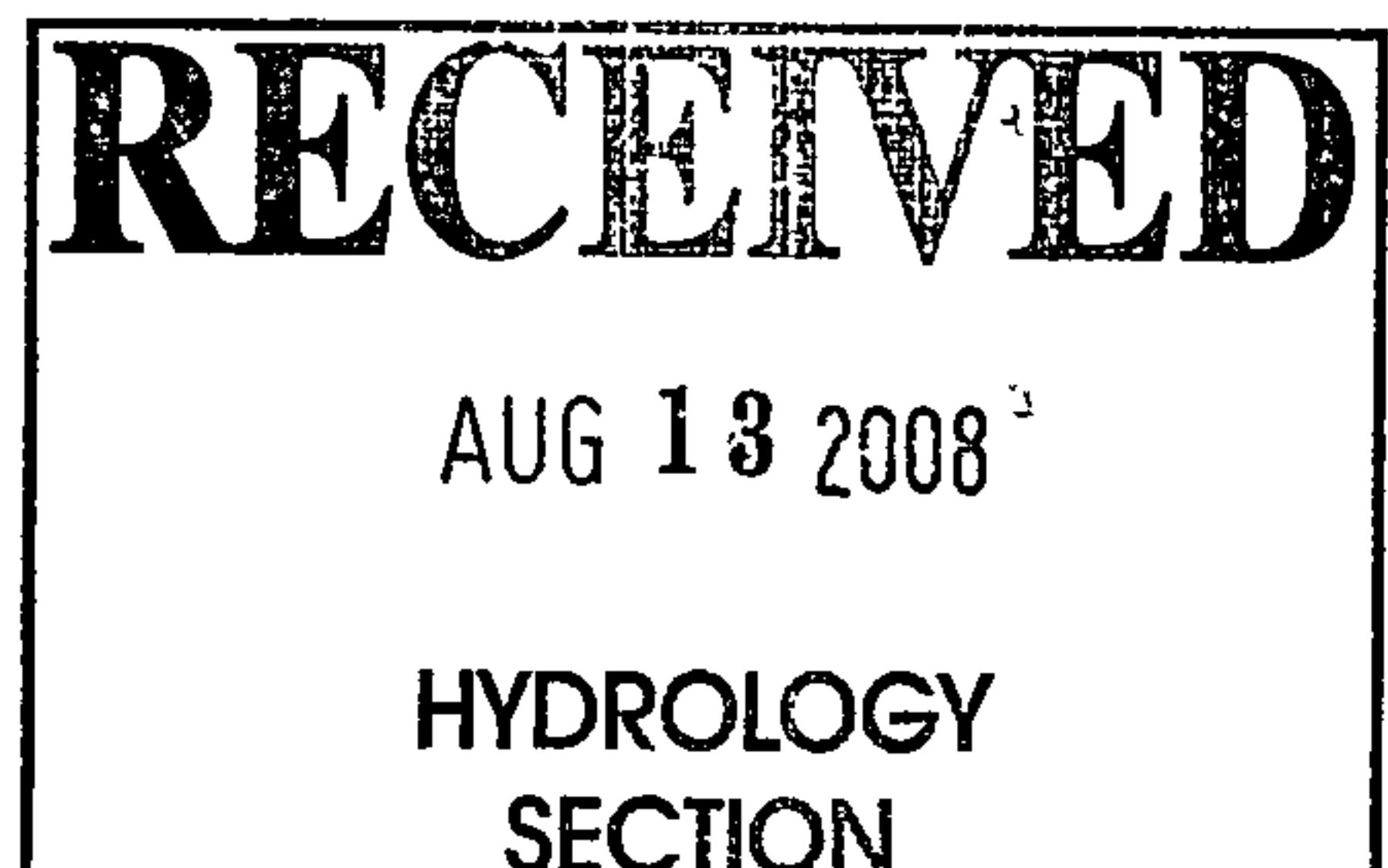
Sincerely,

David Soule, PE

Enclosures

cc: file

JN: 2831



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

G-14/D73

PROJECT TITLE: O'SULLIVAN SUB. ZONE MAP/DRG. FILE #: 9-1A
ORB #: PENDING EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 10+11 BLCK C - DAVIDSON EDITION
CITY ADDRESS: _____

ENGINEERING FIRM: QUICKDRAW
ADDRESS: P.O. BOX 729
CITY, STATE: CORRALES, NM

CONTACT: Wyle C. Losack PE
PHONE: 878-0389
ZIP CODE: 87048

OWNER: BRENDAN J. O'SULLIVAN
ADDRESS: P.O. BOX 7823
CITY, STATE: ALBUQUERQUE, NM

CONTACT: BRENDAN
PHONE: 897-6930
ZIP CODE: 85194

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

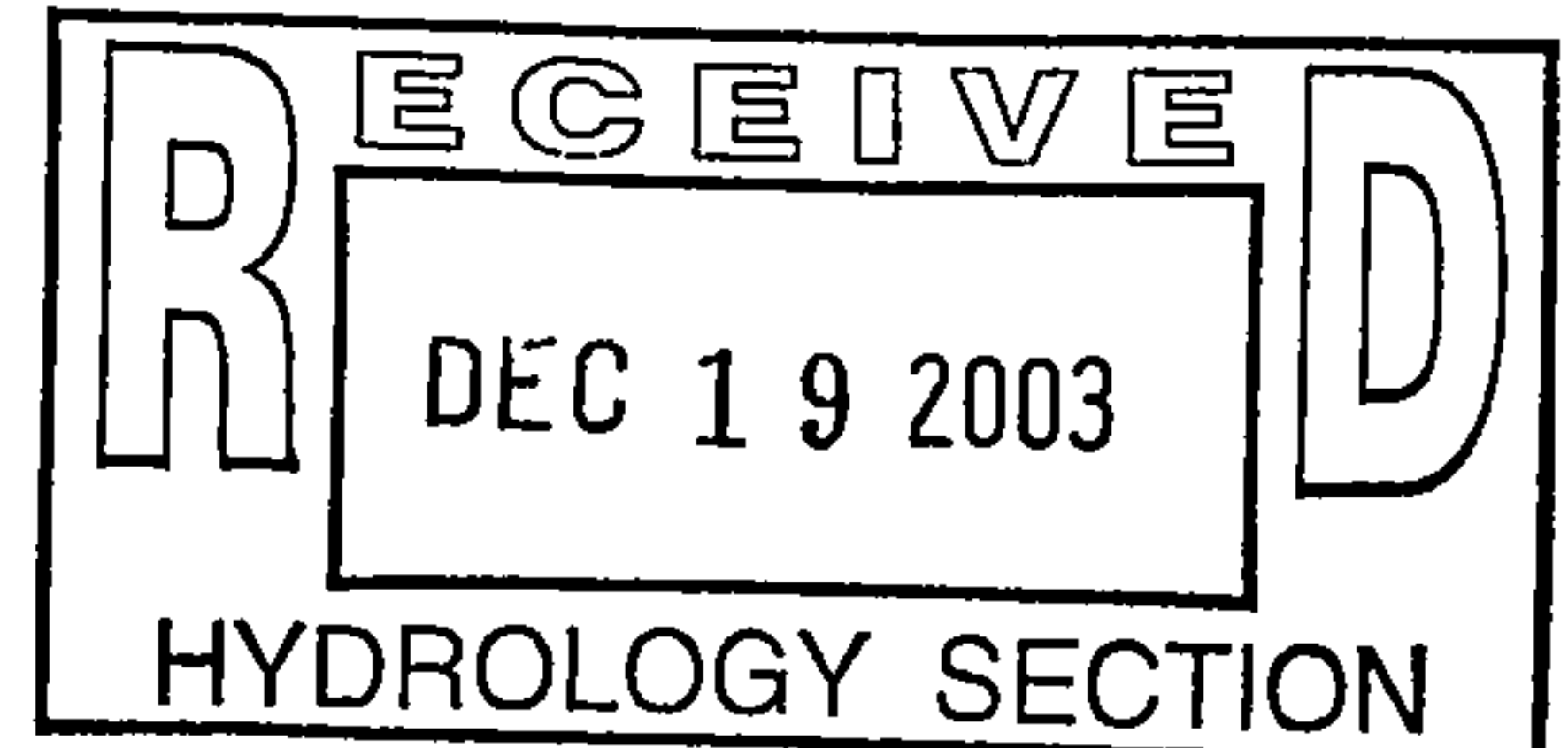
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED 12/18/03 BY: Wyle C. Losack 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) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

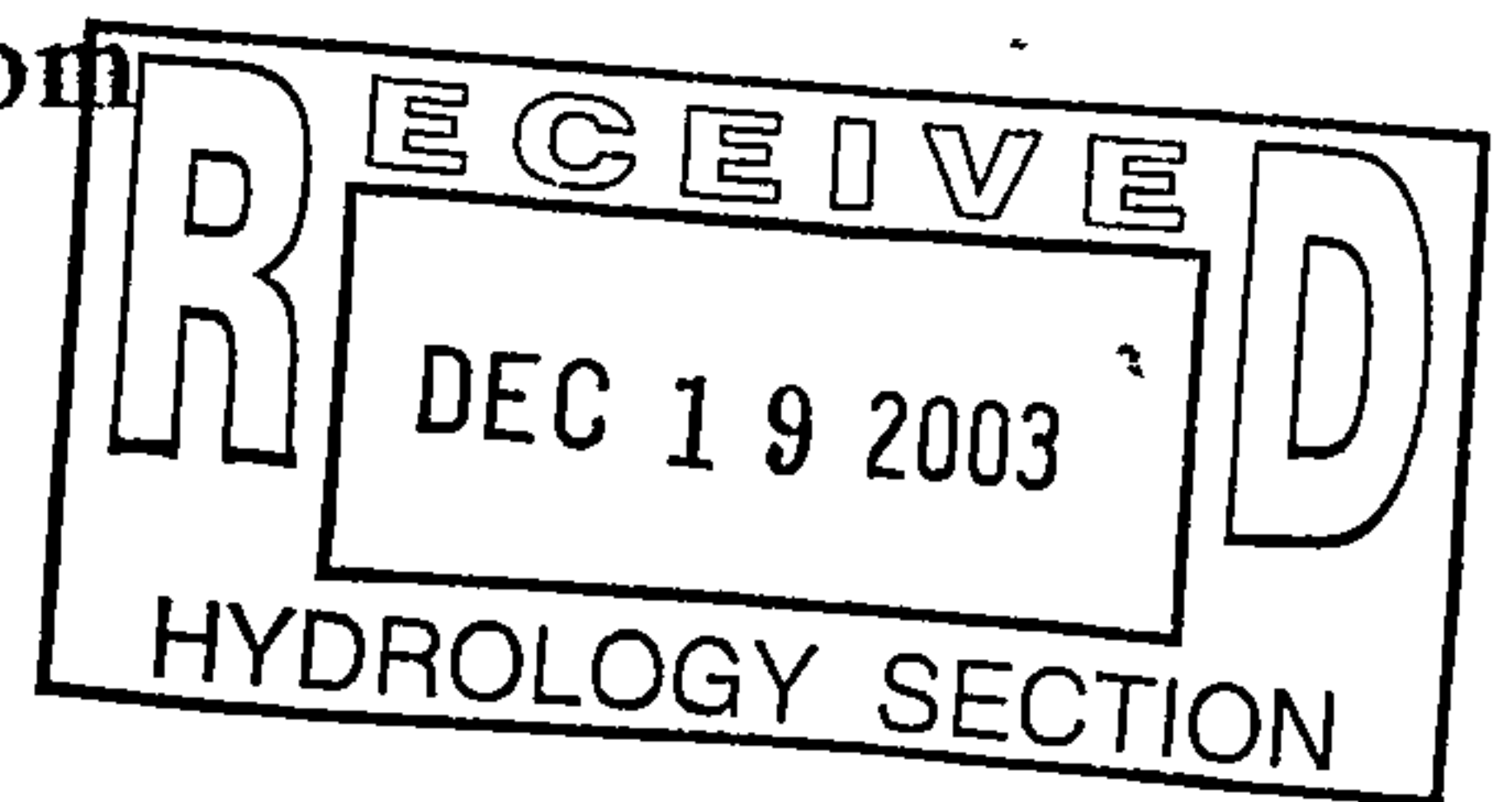
DRAINAGE REPORT

FOR

O'SULLIVAN SUBDIVISION

Prepared By:

QuikDraw Engineering, LLC
Post Office Box 729
Corrales, New Mexico 87048
Ph: 505-898-0389
FAX: 505-897-0389 FAX
E-Mail: quikdrawengr@aol.com



Lyle C. Losack P.E.
Lyle C. Losack, P.E.

Table of Contents

	Vicinity Map	I
1.	Purpose and Scope	1
2.	Site Description/Existing Drainage Conditions	1
3.	Design Criteria/Land Treatments	1
4.	Drainage Management Plan	2
5.	Conclusion	2
	<u>Appendix A</u>	
	Zone Atlas Maps	1
	Firm Map	2
	<u>Appendix B</u>	
	Existing Condition Calculations	
	Developed Condition Calculations	
	<u>Plates</u>	
	Site / Utility Plan	1 of 2
	Grading Plan	2 of 2

1. Purpose and Scope

This parcel, located on the corner of 10th Street and Candelaria, is proposed to be developed as eight individual lots. It is presently zoned SU-2 for R-T.

This report presents an overall drainage management plan for approval by the City of Albuquerque in order that the subsequent development may proceed.

2. Site Description/Existing Drainage Conditions

Residential lots bound this 8-Unit residential development to the southeast, 10th Street and commercial lot to the south and Candelaria and residential to the north.

There are no existing offsite flows that impact this site. Drainage from the surrounding area goes to drop inlets in Candelaria.. In addition, the existing flows from the proposed site also drain to Candelaria.

3. Design Criteria/Land Treatments

The drainage plan presented in this report has been prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual (DPM).

Rainfall intensities per this report are as follows:

Zone	P ₆₀	P ₃₆₀	P ₁₄₄₀
2	2.01	2.35	2.75

Land Treatment (DPM Pg 22-11) Multiple Unit Attached

Treatment Type	A	B	C	D
Residential (>6 units)	0	15	15	70

Total drainage area for the Town Houses is 0.87 acres.

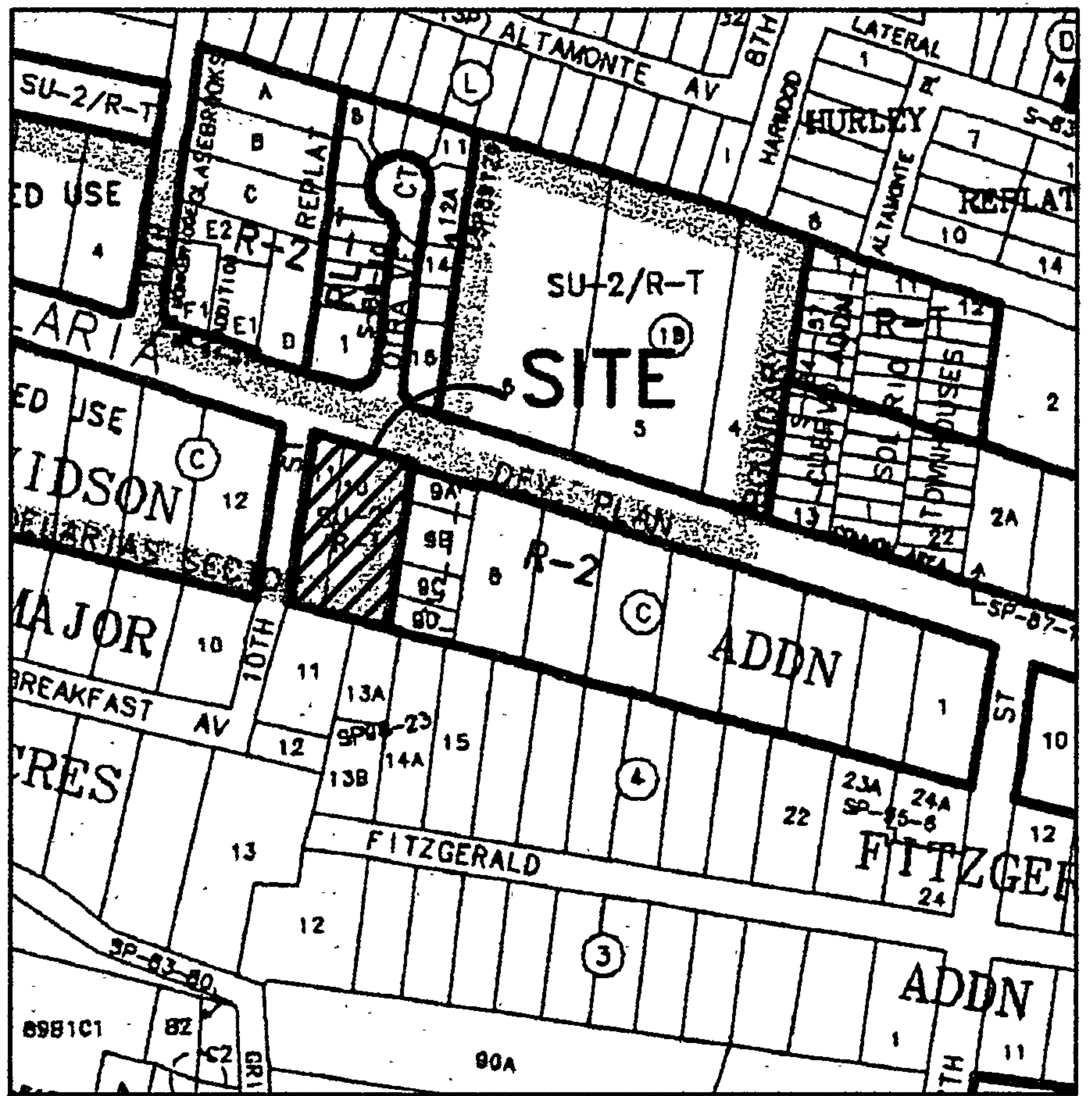
4. Drainage Management Plan

The parcel will be graded to drain to 10th Street as shown in the attached drainage plan. These flows will then directly drain to the historic path in Candelaria.

As the calculations in the Appendix show, the existing flow coming off the proposed site is 2.63 cfs and the proposed flow is 3.09 cfs, a 0.46 cfs increase.

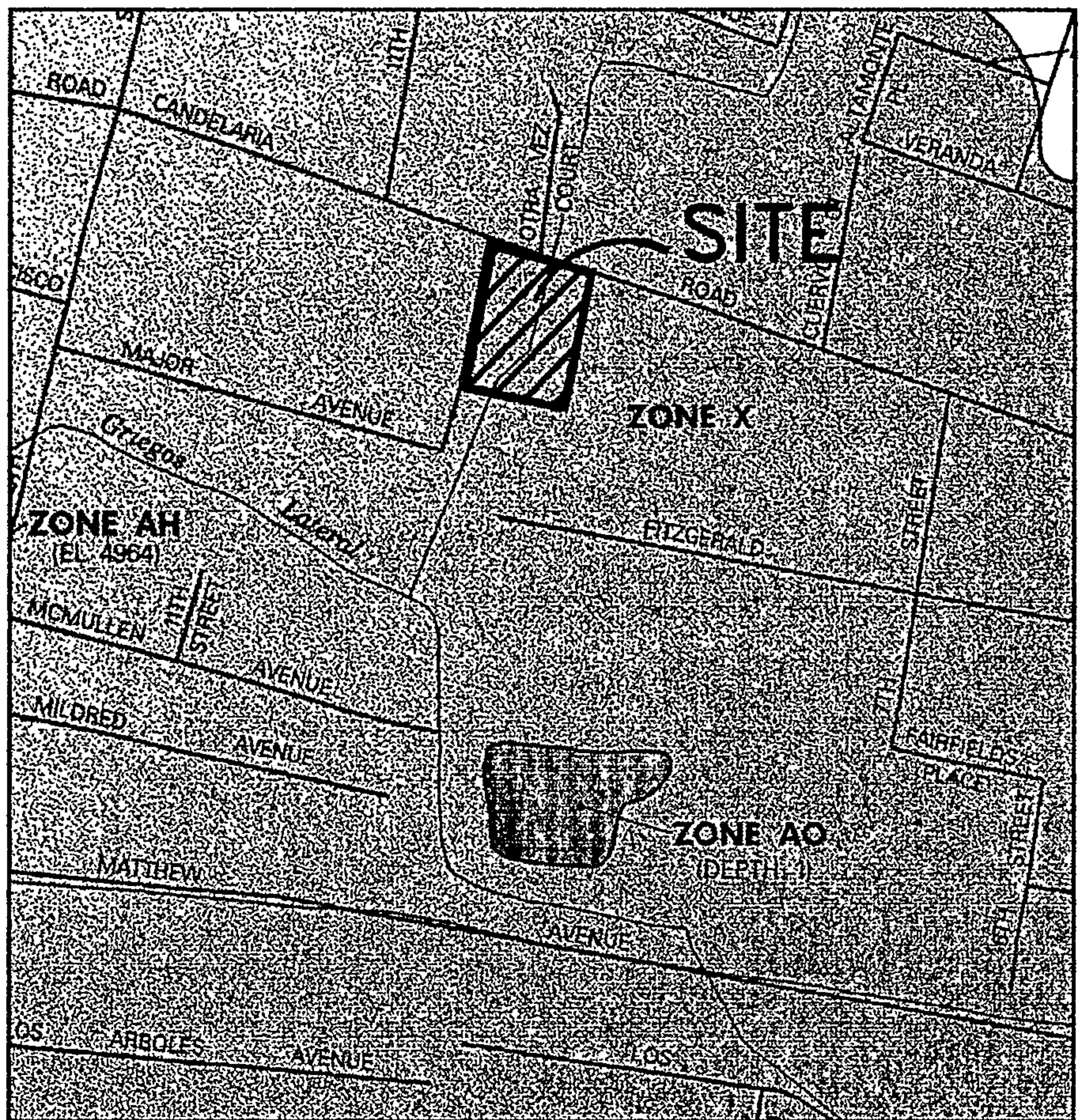
5. Conclusion

Per the overall plan, no adverse downstream impact will result from this development.



VICINITY MAP

ZONE MAP G 14



FIRM MAP PANEL 332 of 825

```
*
*
*
*
START      TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
RAINFALL   TYPE=1 RAIN QUARTER=0.0
           RAIN ONE=2.01 IN RAIN SIX=2.35 IN
           RAIN DAY=2.75 IN DT=0.0333 HRS
*
*Proposed parcel*
COMPUTE NM HYD ID=1 HYD NO=D1 DA=0.00139 SQ MI
               PER A=10 PER B=0 PER C=90 PER D=0
               TP=-0.1333 HR MASS RAIN=-1
*
PRINT HYD
FINISH      ID=1 CODE=1
```

whoa nelly

□(s16.67h8.5v0T□&l8D

Ahymo

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =12/16/2003

INPUT FILE = \\Workstation\workc\QDEPRO~4\O-SULL~1\100EXI~1.TXT

USER NO.= AHYMO-I-9702c01000X43-AH

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= 2.350
COMPUTE NM HYD	D1	-	1	.00139	2.63	.078	1.04669	1.499	2.958	PER IMP= .00
FINISH										

□(s0p10h4099T□&l6D

```
*
*
*
*
START      TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
RAINFALL   TYPE=1 RAIN QUARTER=0.0
           RAIN ONE=2.01 IN RAIN SIX=2.35 IN
           RAIN DAY=2.75 IN DT=0.0333 HRS
*
*Proposed parcel*
COMPUTE NM HYD ID=1 HYD NO=D1 DA=0.00139 SQ MI
PER A=10 PER B=20 PER C=35 PER D=45
TP=-0.1333 HR MASS RAIN=-1
*
PRINT HYD
FINISH      ID=1 CODE=1
```

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= 2.350
COMPUTE NM HYD	D1	-	1	.00139	3.09	.103	1.39602	1.499	3.472		PER IMP= 40.91
FINISH											

(s0p10h4099T&l6D

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION**

DATE: 4-29-11
CONFERENCE RECAP

ZONE ATLAS PAGE NO: _____

DRAINAGE FILE: _____

ZONING: _____

DRB: _____

SUBJECT: _____

STREET ADDRESS (IF KNOWN): 10th & Condelevia

SUBDIVISION NAME: Davidson Subdivision

APPROVAL REQUESTED: _____

ATTENDANCE: Curtis Cherne, Jason Buchanan

FINDINGS: _____

Rob McKinley

Allowable runoff ~ 2.75/ac, should be able
to accomplish in landscape buffer and shallow
ponding in yard areas. These areas could then
spill over the sidewalk

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED: _____
NAME (PRINT): _____

****NOTE** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 12, 2004

Lyle Losack, PE
QuickDraw Engineering
PO Box 729
Corrales, NM 87048

Re: O'Sullivan Subdivision Drainage Report
Engineer's Stamp dated 2-17-04, (G14/D73)

Dear Mr. Losack,

Based upon the information provided in your submittal dated 2-17-04, the above referenced report is approved for Preliminary Plat action by the DRB. Once that board approves the grading plan please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

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) or 768-3645 (Bryan Wolfe).

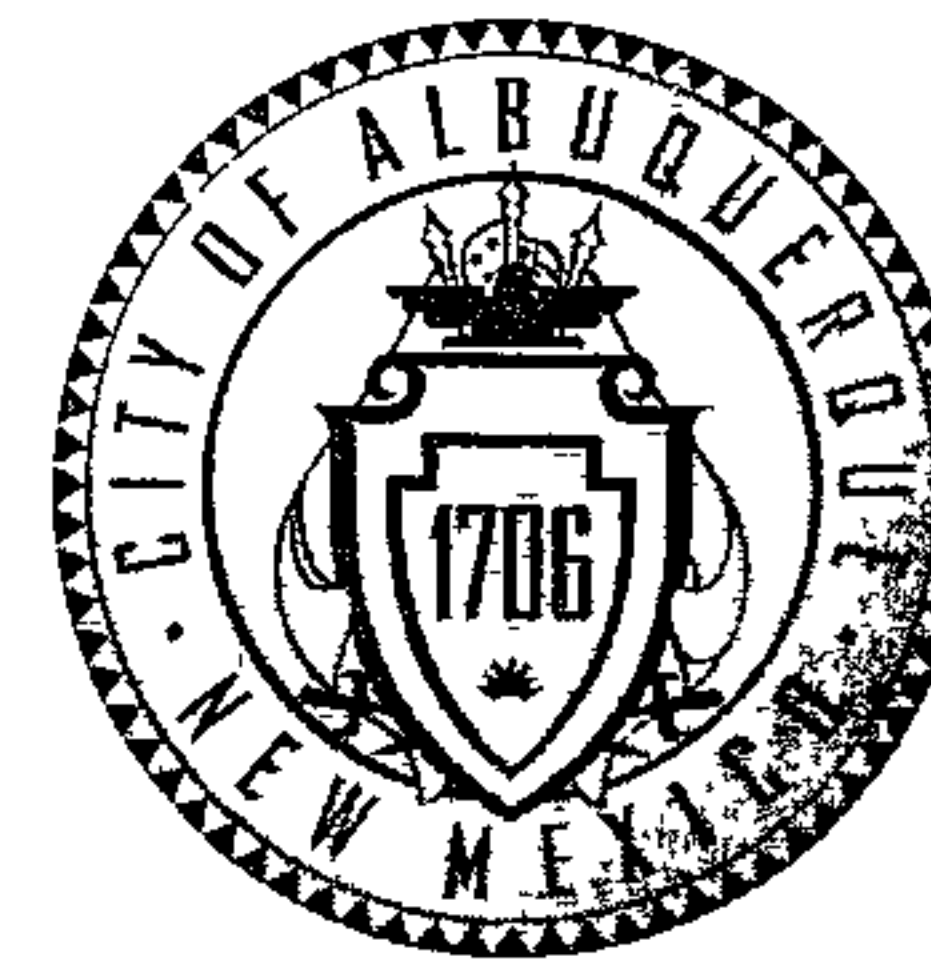
If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Chuck Caruso, CoA
Ralph Mims, CoA
file

CITY OF ALBUQUERQUE



December 5, 2011

Ken Hovey, R.A.
9215 Shoshone Rd. NE
Albuquerque, NM 87111

**Re: Los Candelaria Townhomes, 3620 and 3632 10th Street NW
Candelaria / 10th Street,
Traffic Circulation Layout
Architect's Stamp dated 11-17-11 (G14-D073)**

Dear Mr. Hovey,

The above referenced plan is not approved through the TCL process. A platting action through the Development Review Board is required. Please note that all roadway and access improvements will be completed through the work order process. After a replat occurs, the applicant must submit a separate building permit set for each residential building permit. The townhomes do not require a traffic circulation layout.

If you have any questions, you can contact me at 924-3991.

Sincerely,

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

C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

G-14/2013

PROJECT TITLE: LOS CHADELITAS TOWNHOMES ZONE MAP: G-14
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 11-B BLOCK C DAVIDSON ADDITION
 CITY ADDRESS: 3620 10TH ST, NW 87107

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: JASON BUCHANAN CONTACT: JASON
 ADDRESS: 244 PUEBLO SOLANO ST, NW PHONE: 977-1332
 CITY, STATE: ALBUQ, NM ZIP CODE: 87107

ARCHITECT: KEN HOVEY CONTACT: KEN
 ADDRESS: 9213 SHOSHONE RD, NE PHONE: 259 8458
 CITY, STATE: ALBUQ, NM ZIP CODE: 87111

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

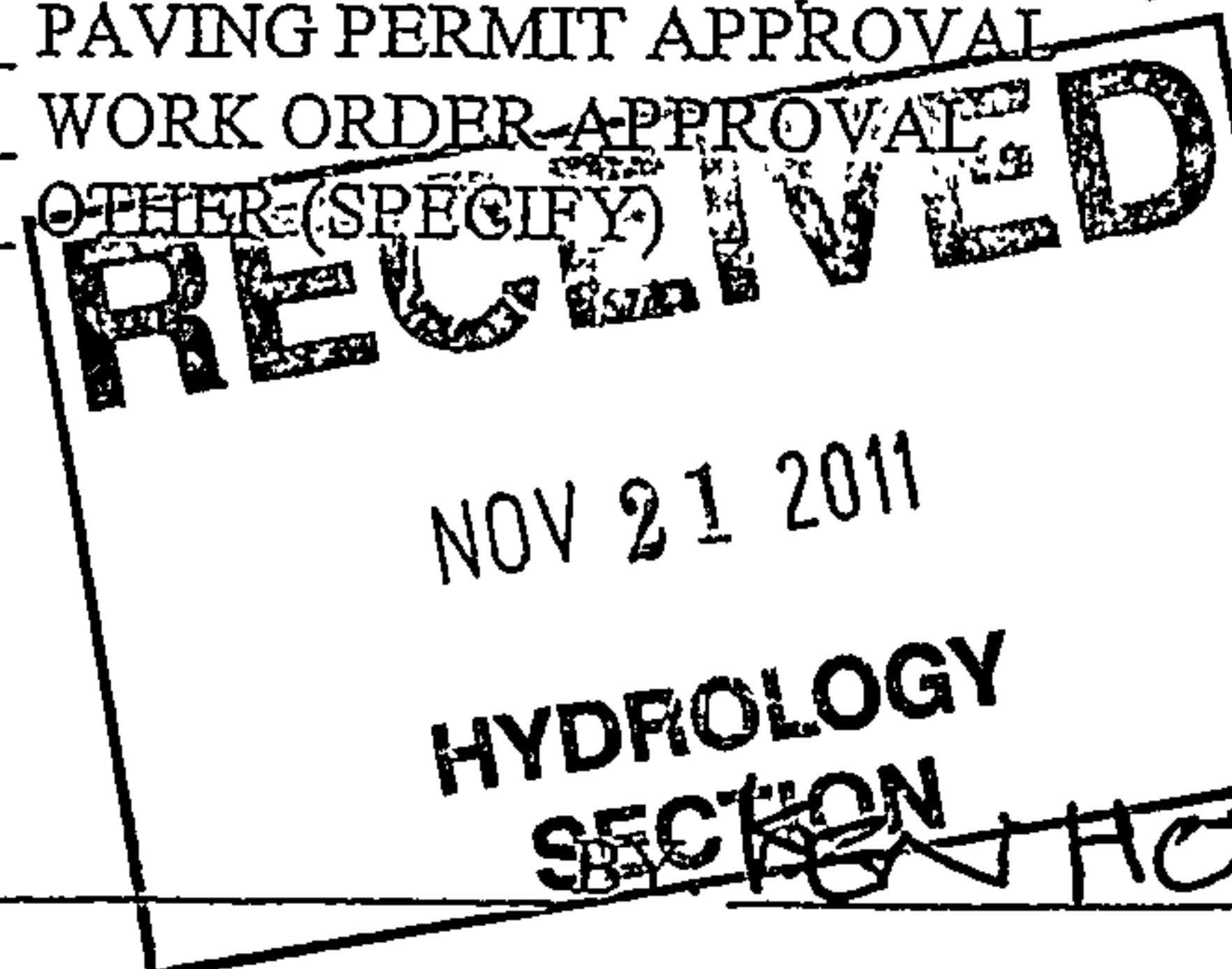
CONTRACTOR: FAIR & SQUARE BUILDERS CONTACT: JASON
 ADDRESS: 244 PUEBLO SOLANO ST, NW PHONE: 977-1332
 CITY, STATE: ALBUQ, NM ZIP CODE: 87107

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

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 11-21-11

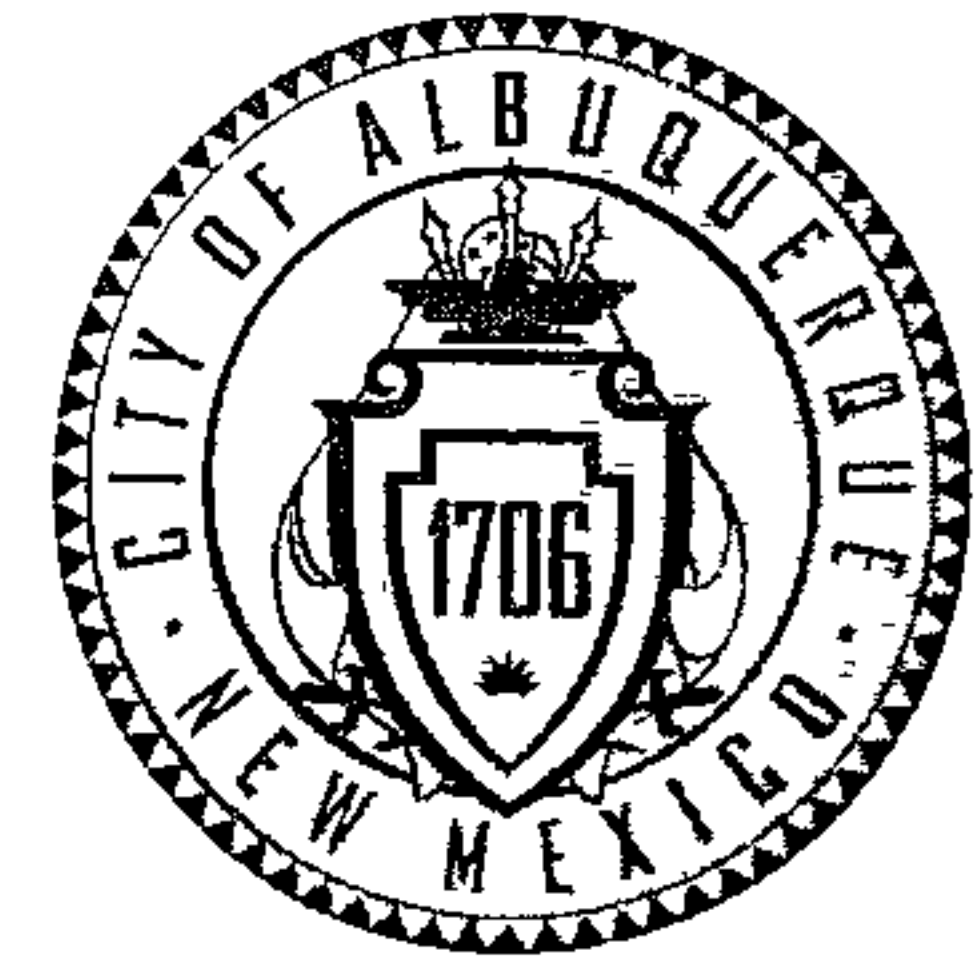


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

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

F.P. Reg.

CITY OF ALBUQUERQUE



September 21, 2011

Ken Hovey, R.A.
9215 Shoshone Rd. NE
Albuquerque, NM 87111

**Re: Los Candelaria Townhomes, Candelaria / 10th Street,
Traffic Circulation Layout
Architect's Stamp dated 09-15-11 (G14-D073)**

Dear Mr. Hovey,

The above referenced plan is not approved through the TCL process. A platting action through the Development Review Board is required. After a replat occurs, the applicant must submit separately for each residential building permit.

PO Box 1293

If you have any questions, you can contact me at 924-3991.

Sincerely,

Albuquerque

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

NM 87103

C: File

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

G-1410073

PROJECT TITLE: LOS PE CANDELARIAS TOWNHOMES ZONE MAP: G-14
 DRB#: 1002629 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 10A, 10B, 11A & 11B Block C DAVIDSON ADD.
 CITY ADDRESS: CANDELARIA ROAD NW AT 10TH STREET

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: Jason Buchanan CONTACT: Jason
 ADDRESS: 244 Pueblo Solano PHONE: 977-1332
 CITY, STATE: Alb NM ZIP CODE: 87107

ARCHITECT: KEA HOVEY CONTACT: KEA
 ADDRESS: 9215 SHOSHONE RD. NE PHONE: 2598458
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87111

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Fair & Square Bldgs CONTACT: Jason
 ADDRESS: 244 Pueblo Solano PHONE: 977-1332
 CITY, STATE: Alb NM ZIP CODE: 87107

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9-15-11 BY: KEA HOVEY

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

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

