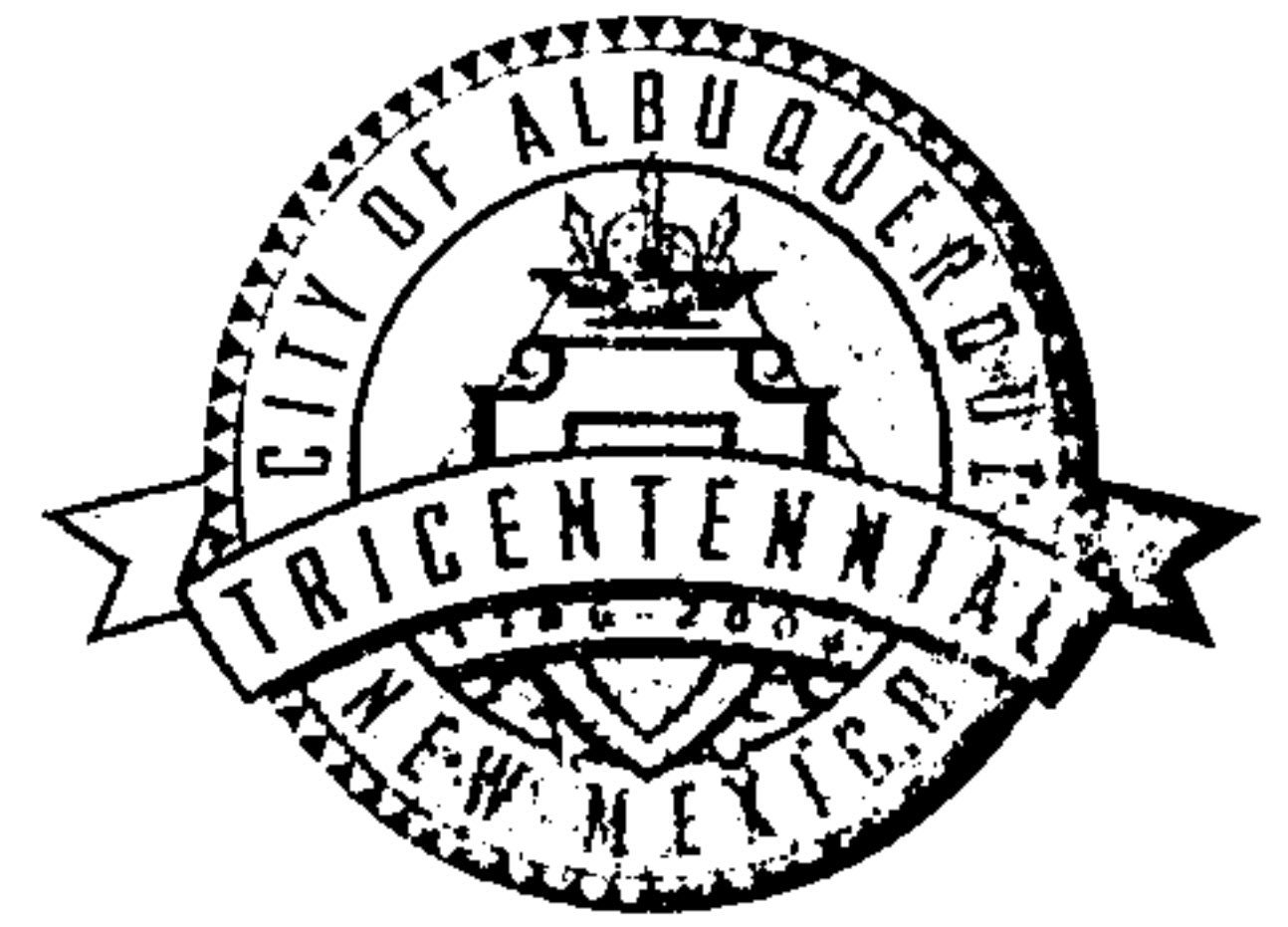


CITY OF ALBUQUERQUE



May 16, 2007

Mr. Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122

RE: Hilton Avenue Lofts, (G-20/D046)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 10/21/2005
Engineers Certification dated 5/17/2007

Dear Mr. Jackson:

P.O. Box 1293

Based upon the information provided in your Engineer's Certification Submittal dated 5/17/2007, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

Albuquerque

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

New Mexico 87103

Sincerely,

Timothy Sims
Plan Checker-Hydrology
Development and Building Services

www.cabq.gov

C: Marilyn Maldonado, COA # 770681
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Hilton Ave. Lofts

ZONE ATLAS/DRWG. FILE # G20

DRB#: 05DRB-00526

EPC # _____

WORK ORDER # _____

LEGAL DESCRIPTION: Lots 11 thru 14, Block 23, Thomas Addition

CITY ADDRESS: Northeast Intersection of Hendrix Rd. & Hilton Ave. NE

ENGINEERING FIRM: Guy Jackson & Associates, LLC

CONTACT: Guy Jackson

ADDRESS: 10522 Florence Ave. NE

PHONE: 235-1426

OWNER: Hilton Ave. Lofts, LLC.

CONTACT: John Edge

ADDRESS: P.O. Box 1808, Tijeras, NM 87059

PHONE: 286-3600

ARCHITECT: See Owner

CONTACT: See Owner

ADDRESS: _____

PHONE: See Owner

SURVEYOR: Surveys SW

CONTACT: Dan Graney

ADDRESS: _____

PHONE: 998-0303

CONTRACTOR: --- TBD

CONTACT: _____

ADDRESS: ---

PHONE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER _____

PRE-DESIGN MEETING:

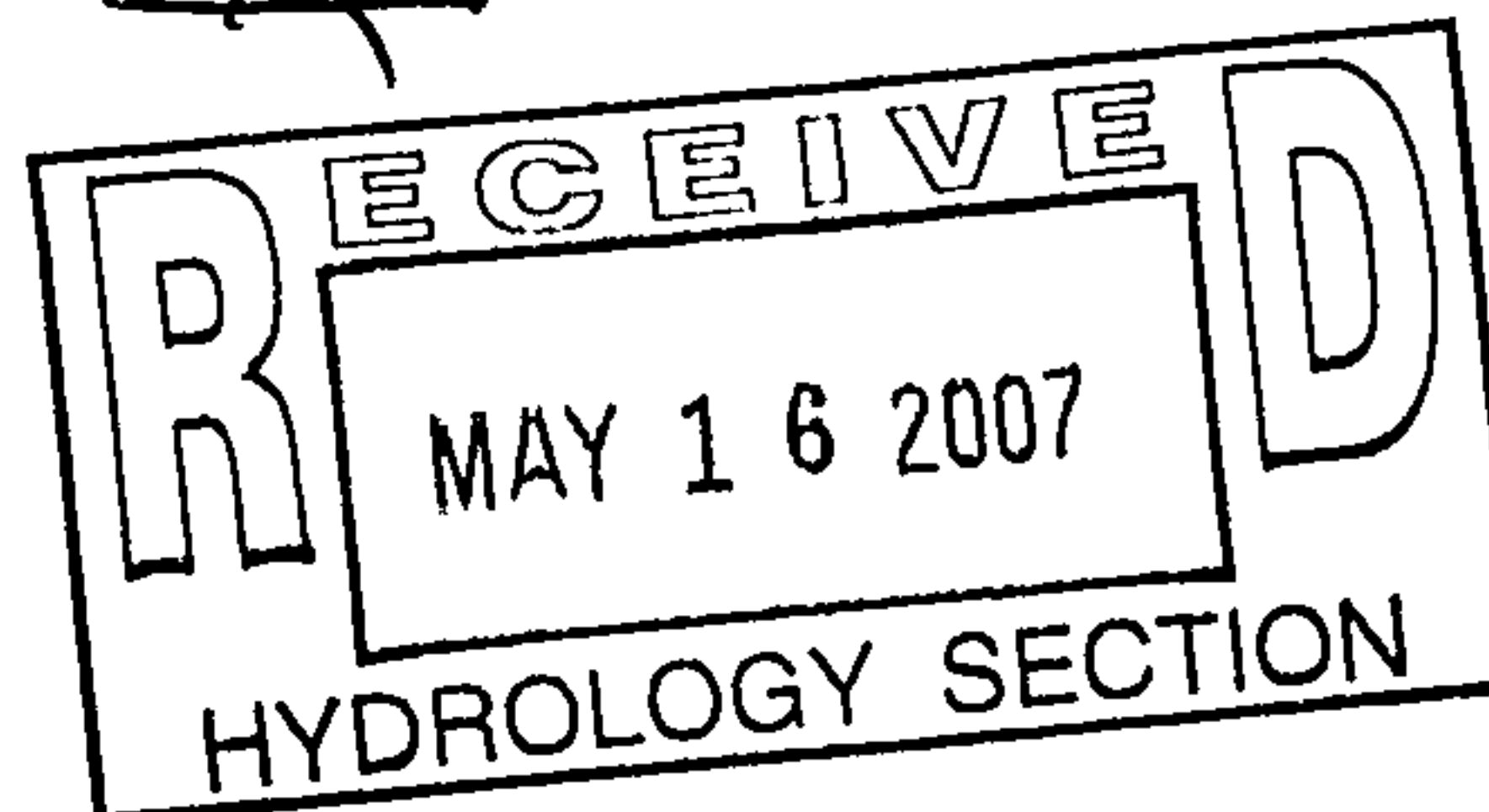
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

- ☐ 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
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVALS
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.B. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS

☒ RELEASE OF FINANCIAL GUARANTEES

DATE SUBMITTED: May 15, 2007

BY: Guy Jackson, PE



May 15, 2007

Bradley L. Bingham, PE
Section Head, Hydrology
City of Albuquerque Public Works
PO Box 1293
Albuquerque, New Mexico 87103

Re: *Hilton Ave. Lofts –Hendrix Rd. & Hilton Ave. NE, Albuquerque, NM*
(Zone Atlas Map G20)
GJA Project Number: 2005.03

Dear Brad:

Attached for Certificate of Occupancy approval are the following:

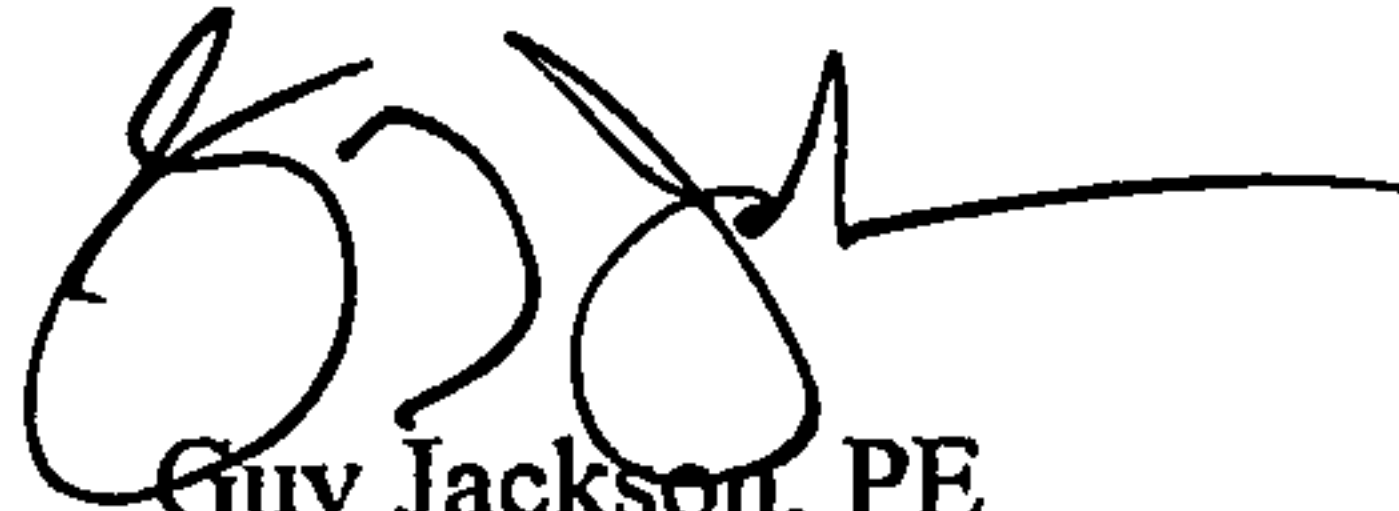
- One (1) Drainage Information Sheet
- One copy of the certified grading & drainage plans

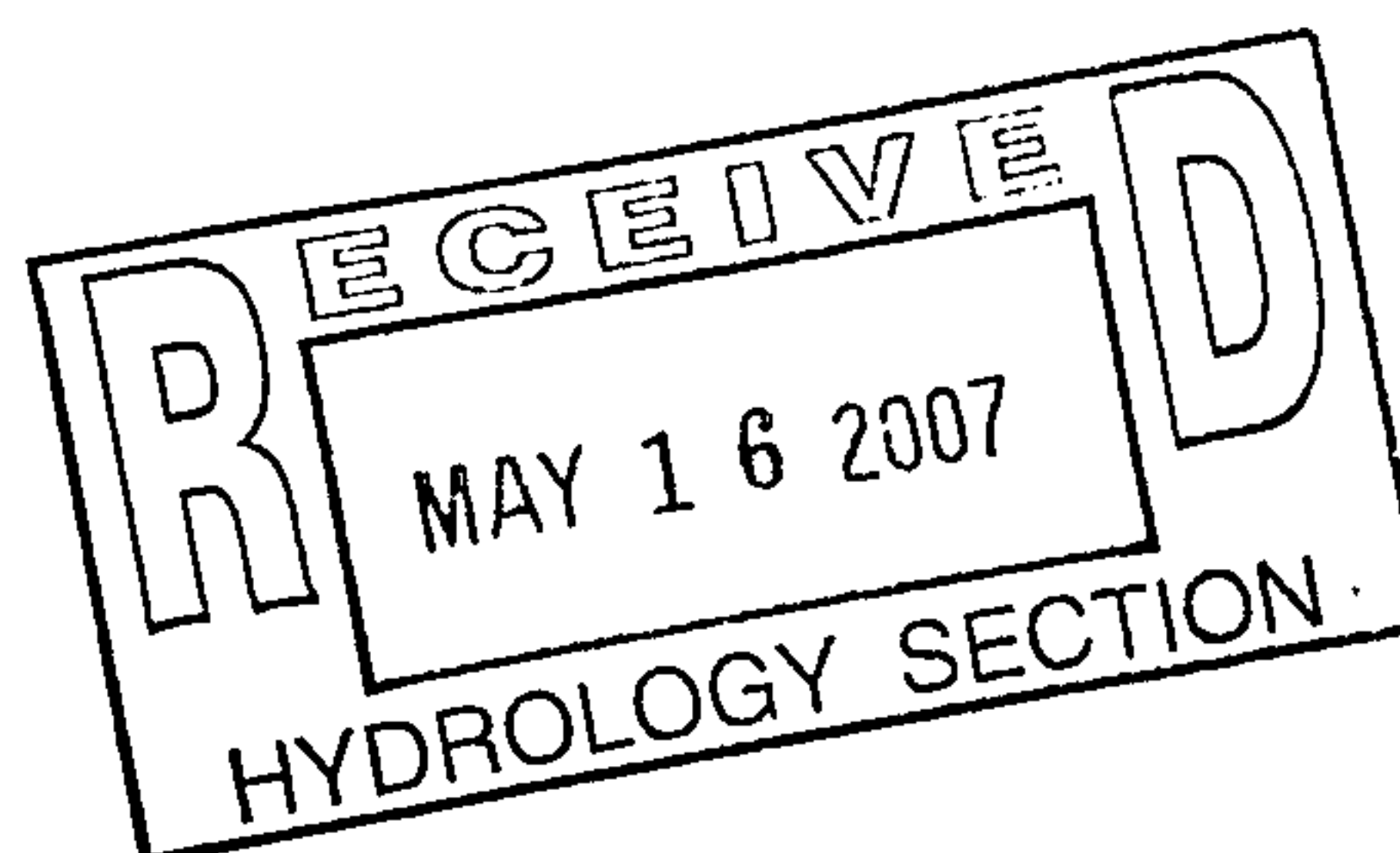
Please review for release of the SIA and for C of O.

If you have any questions, please contact me at (505) 235-1426.

Sincerely,

Guy Jackson & Associates, LLC


Guy Jackson, PE
President



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Hilton Avenue Lofts ZONE MAP/DRG. FILE # G-20/D46
 DRB#: 05DRB-00526 EPC#: NA WORK ORDER#: 770681

LEGAL DESCRIPTION: LOTS 11 THRU 14, BLOCK 23, THOMAS ADDITION

CITY ADDRESS: LOT 1 (9305 HENDRIX NE)
LOT 8 (9323 HENDRIX NE)

ENGINEERING FIRM: GUY JACKSON & ASSOCIATES, LLC CONTACT: GUY JACKSON, PE
 ADDRESS: 10522 FLORENCE AVE. NE PHONE: 235-1426
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87122

OWNER: HILTON AVENUE LOFTS, LLC CONTACT: John Edge
 ADDRESS: P.O. BOX 1808 PHONE: 286-3600
 CITY, STATE: TIJERAS, NM ZIP CODE: 87059

ARCHITECT: MARK DePREE, ARCHITECT CONTACT: MARK DePREE, AIA
 ADDRESS: _____ PHONE: 266-8407
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: SURVEY'S SOUTHWEST CONTACT: DAN GRANEY
 ADDRESS: _____ PHONE: 998-0303
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

CONTRACTOR: SEE OWNER CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY)

Cannot issue C.O. This will be released thru RDPG, as per Brad B.

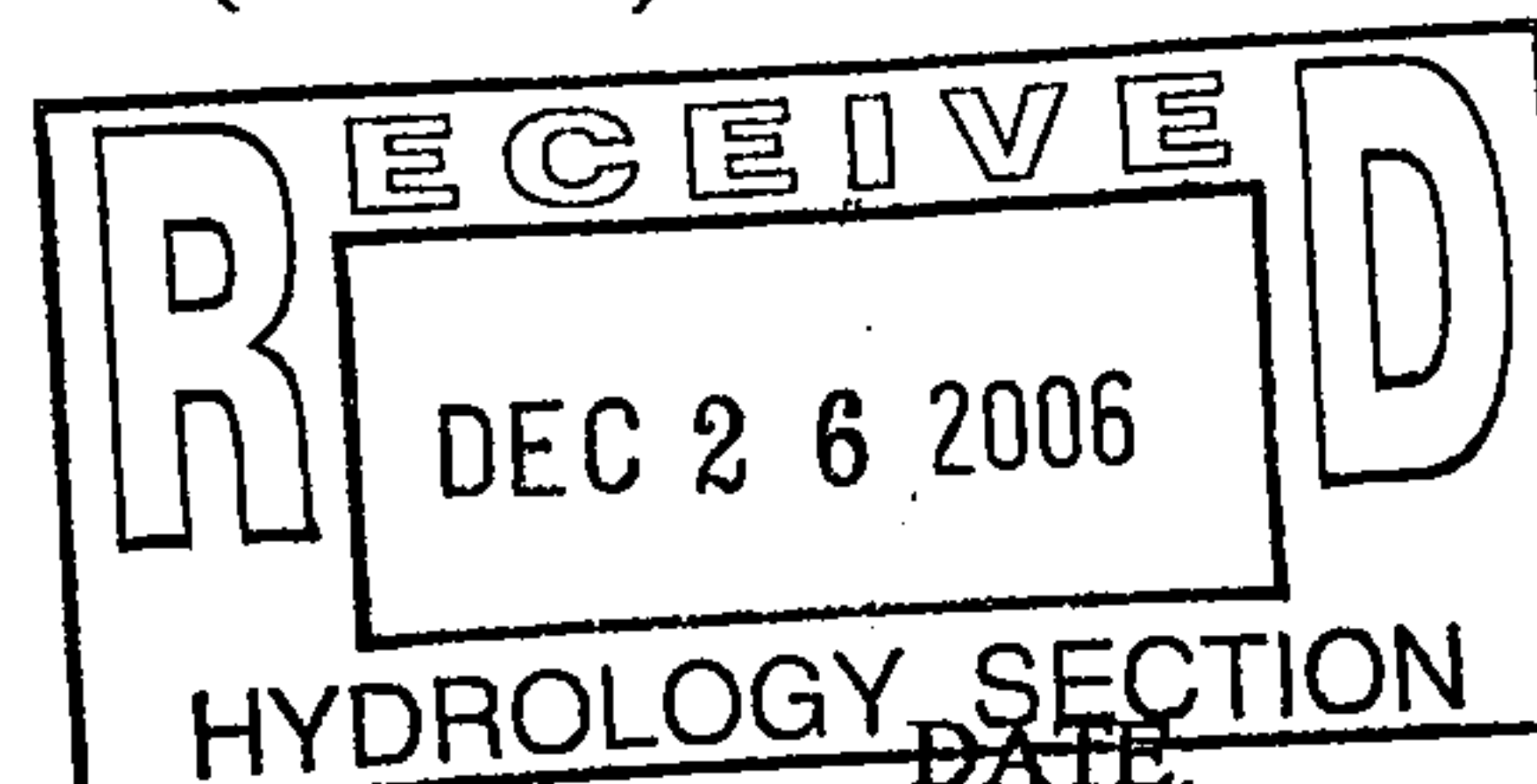
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: GUY JACKSON, PE

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) *60 day*
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)



12/26/06
22
 12-21-06

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

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

26
22
December 21, 2006

Bradley L. Bingham, PE
Section Head, Hydrology
City of Albuquerque Public Works
PO Box 1293
Albuquerque, New Mexico 87103

Re: Hilton Ave. Lofts –Hendrix Rd. & Hilton Ave. NE, Albuquerque, NM
(Zone Atlas Map G20)
GJA Project Number: 2005.03

Dear Brad:

Attached for temporary Certificate of Occupancy approval are the following:

- One (1) Drainage Information Sheet

The purpose of this letter is to request approval for a Temporary Certificate of Occupancy for lots 1 and 8 of the Hilton Ave Lofts subdivision referenced above. Currently, the remaining buildings are completing construction. The associated Public Work Order Construction is also nearing construction with all public water & sewer in place and accepted by the city inspectors. Also, 90% of the concrete rundown which drains lots 2, 3, 4, 5 and 9 has been constructed.

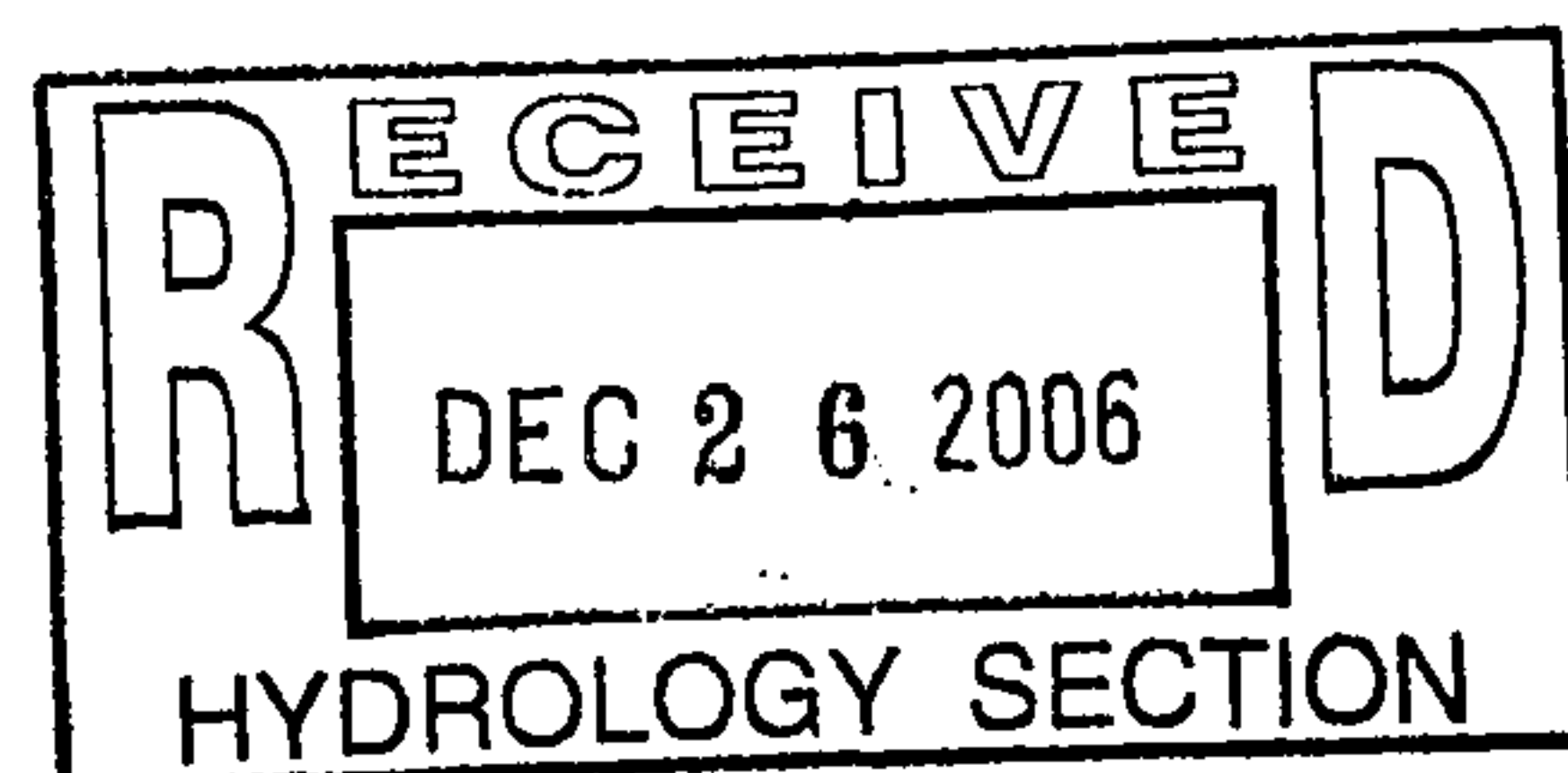
Lot's 1 and 8 drain south to Hendrix NE. in substantial accordance with the approved drainage plan. However, although the retaining walls (stem walls of the two buildings) have been installed, the accompanying concrete, asphalt drives and adjacent sidewalk have not been installed yet. This work will be completed soon with the completion of construction of the remaining 7 buildings. As-builts and accompanying certifications will be provided once construction is complete.

If you have any questions, please contact me at (505) 235-1426.

Sincerely,

Guy Jackson & Associates, LLC


Guy Jackson, PE
President



November 2, 2005

Bradley L. Bingham, PE
Section Head, Hydrology
City of Albuquerque Public Works
PO Box 1293
Albuquerque, New Mexico 87103

Re: *Hilton Ave. Lofts –Hendrix Rd. & Hilton Ave. NE, Albuquerque, NM*
(Zone Atlas Map G20)
GJA Project Number: 2005.03

Dear Brad:

Attached for building permit approval are the following:

- One (1) Drainage Information Sheet
- One (1) copy of the Grading & Drainage Plans
- One (1) copy of Supporting Drainage Calculations

Per your letter dated Sept.15, 2005, the project team (architect and owner/contractor) are aware of the steepness of the driveways on Hilton Ave. (most notably lot 1). In an effort to keep with the architect's "vision" of the site, the driveways are still rather steep,

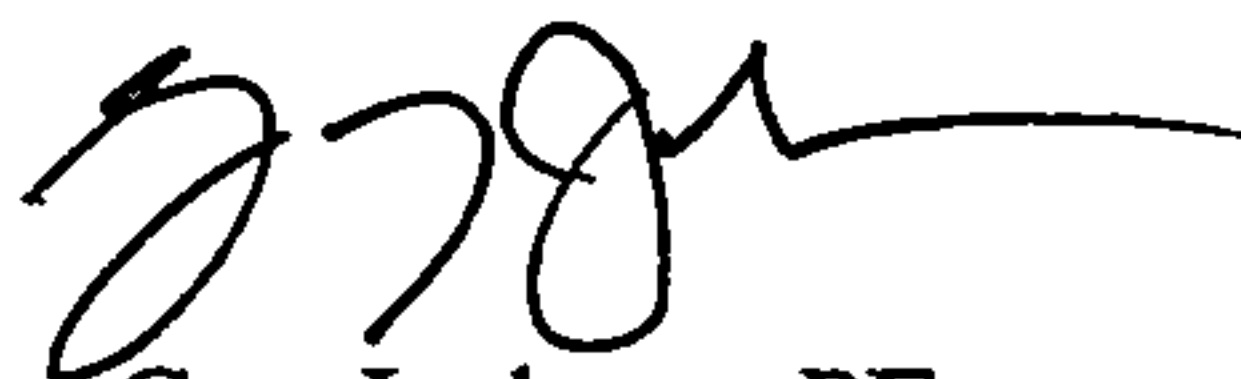
Also per your letter, I've attached calculations for the sizing of the concrete rundown.

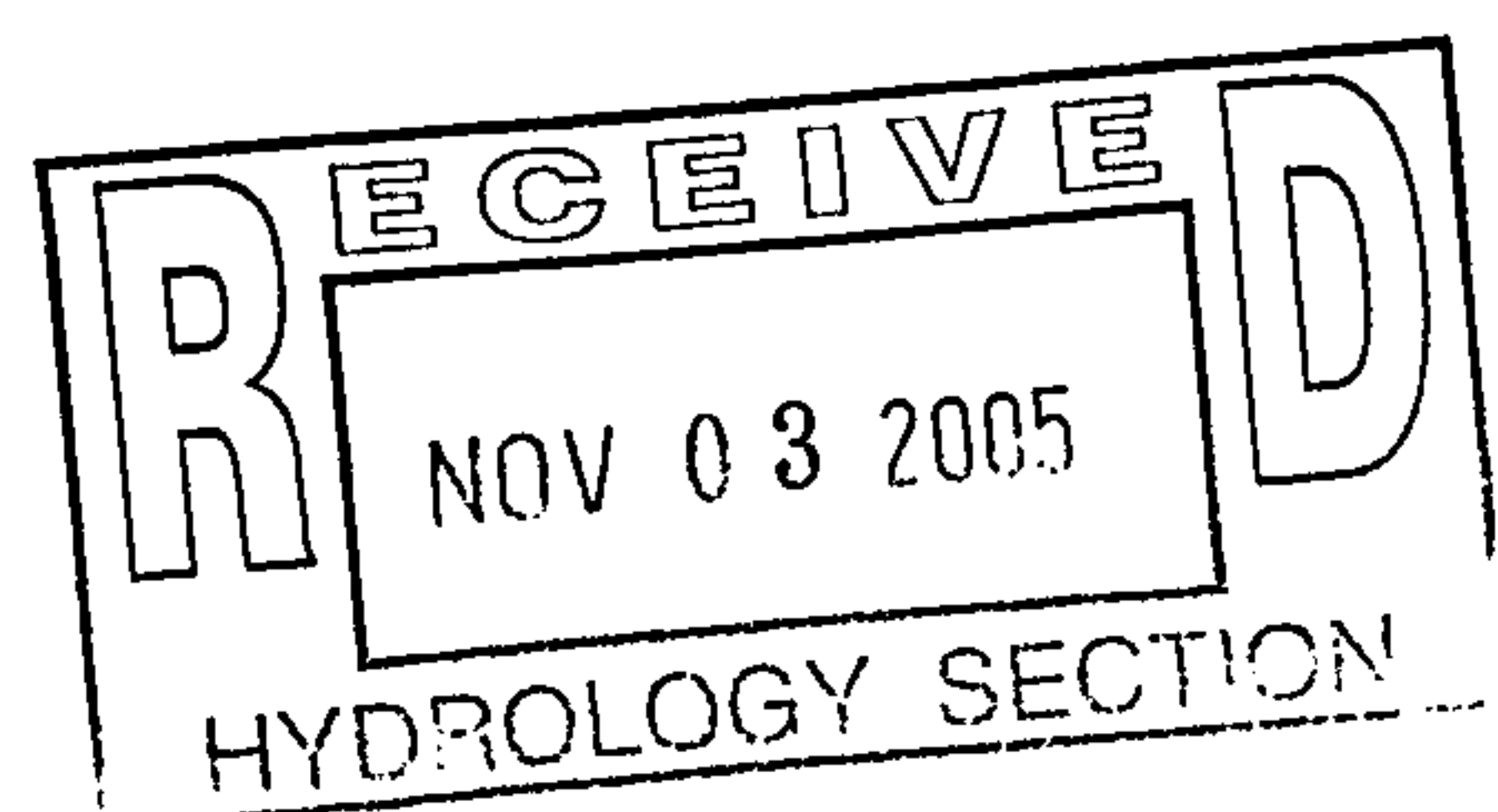
Finally, the plan being submitted for the Hilton Ave. Lofts are for building permit and Final Plat approval. Within the next few days (prior to noon on 10/25) we'll be submitting the SIA and accompanying financial guaranty as required for the final plat approval.

If you have any questions, please contact me at (505) 235-1426.

Sincerely,

Guy Jackson & Associates, LLC


Guy Jackson, PE
President



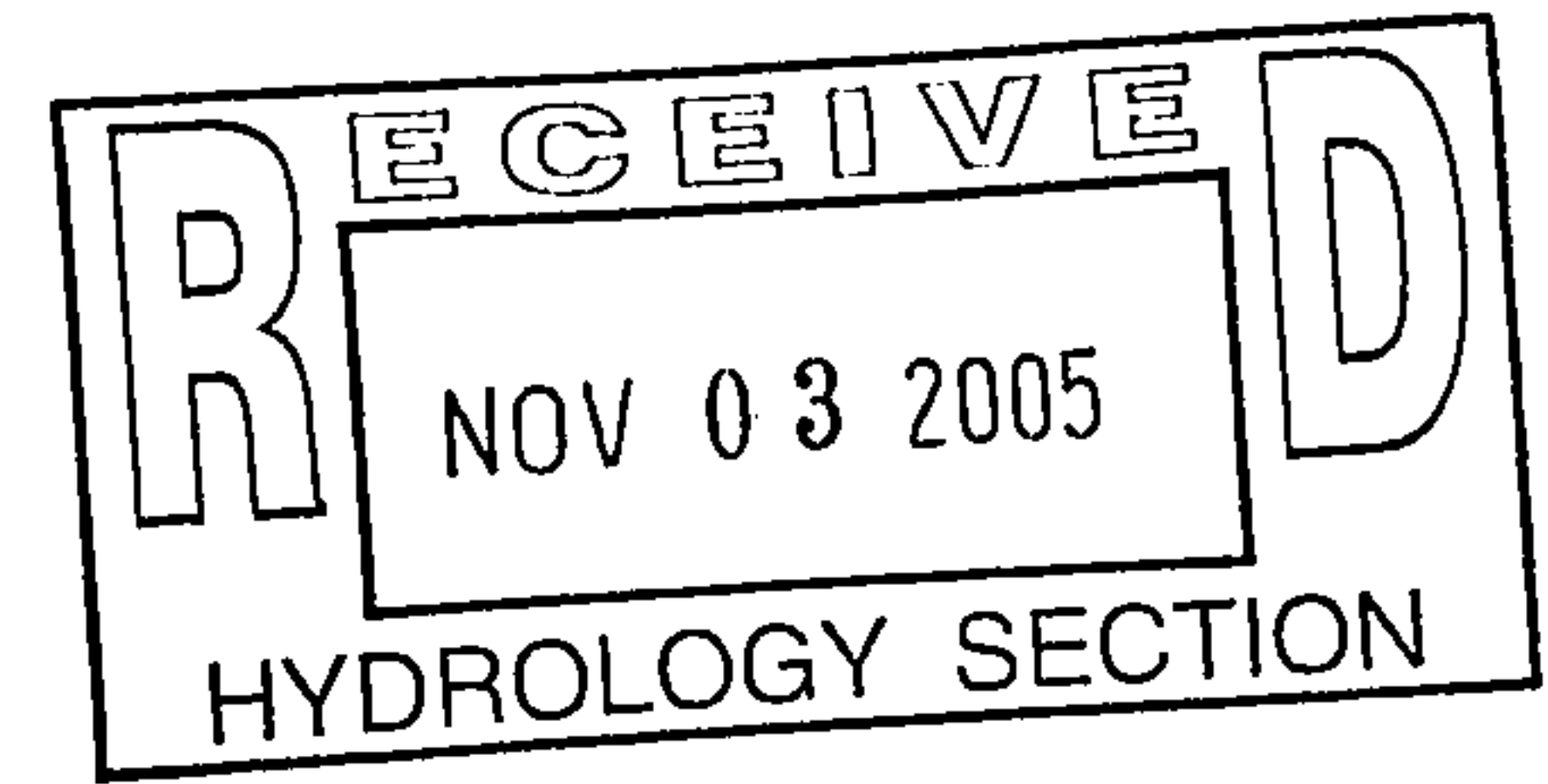
Drainage Summary

Drainage Summary

Project: Hilton Ave. Lofts
 Project Number: 2005.03
 Date: 10/20/05
 By: Guy Jackson

Site Location: Hendrix & Hilton NE

Precipitation Zone: 3 Per Table A-1 COA DPM Section 22.2



Existing summary

Basin Name	A	B	C	D	E	F	G	TOTAL
Soil Treatment (acres)								
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area "C"	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.75
Area "D"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.75
Excess Runoff (acre-feet)								
100yr. 6hr.	0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
10yr. 6hr.	0.04	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
2yr. 6hr.	0.01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100yr. 24hr.	0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
TOTAL	0.21	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Peak Discharge (cfs)								
100 yr.	2.59	0.00	0.00	0.00	0.00	0.00	0.00	2.59
10yr.	1.50	0.00	0.00	0.00	0.00	0.00	0.00	1.50
2yr.	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.59
TOTAL	4.67	0.00	0.00	0.00	0.00	0.00	0.00	4.67

Proposed summary

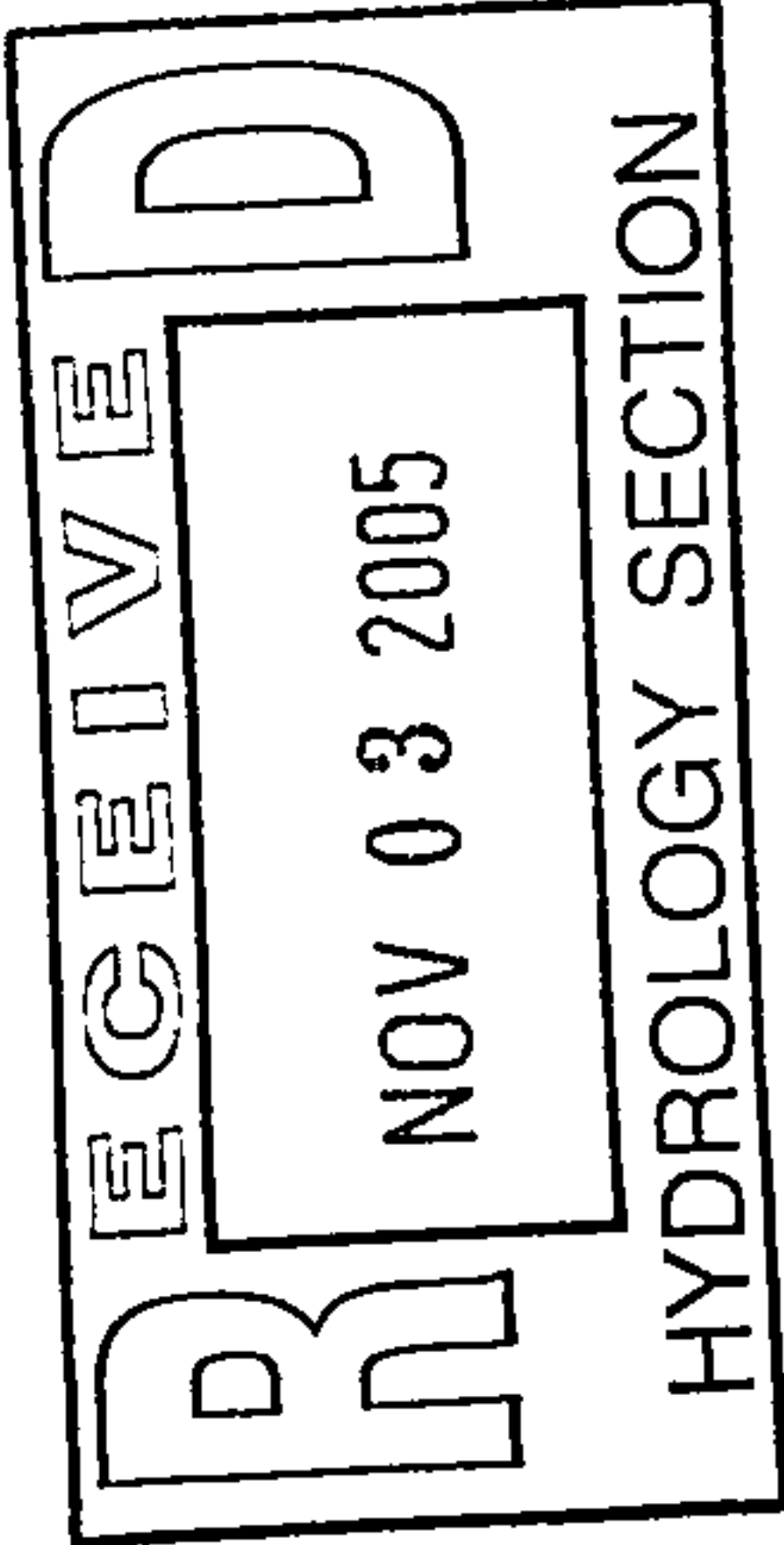
Basin Name	A	B	C	D	E	F	G	TOTAL
Soil Treatment (acres)								
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.02	0.09	0.07	0.00	0.00	0.00	0.00	0.19
Area "C"	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area "D"	0.07	0.28	0.21	0.00	0.00	0.00	0.00	0.56
TOTAL	0.10	0.37	0.28	0.00	0.00	0.00	0.00	0.75
Excess Runoff (acre-feet)								
100yr. 6hr.	0.02	0.06	0.05	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
10yr. 6hr.	0.01	0.04	0.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
2yr. 6hr.	0.01	0.02	0.02	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
100yr. 24hr.	0.02	0.07	0.06	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
TOTAL	0.05	0.20	0.15	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Peak Discharge (cfs)								
100 yr.	0.42	1.65	1.25	0.00	0.00	0.00	0.00	3.32
10yr.	0.27	1.06	0.81	0.00	0.00	0.00	0.00	2.13
2yr.	0.15	0.59	0.45	0.00	0.00	0.00	0.00	1.19
TOTAL	0.83	3.30	2.51	0.00	0.00	0.00	0.00	6.64

Existing hyd.

HILTON LOFTS
2005.03
09/03/05
GUY JACKSON

DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.
January, 1993



INSTRUCTIONS

- * Spread sheet requires three input areas (dark cells):
 - Location
 - >A.1 Precipitation Zone
 - >A.3 Land Treatments
- * Values from the tables are automatically placed using "if" statements.
- * Table values should be checked for correctness for each use.

SUMMARY

Location	HENDRIX & HILTON NE	A	B	C	TOTALS	
Precipitation Zone		3	3	3	3	
Land Area		0.75	0.00	0.00	0.00	0.75 acres
Excess Precipitation Volume						
>>> 100-year 6-hour (design)		0.08	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
10-year 6-hour		0.04	#DIV/0!	#DIV/0!	#DIV/0!	0.04 acre-ft.
2-year 6-hour		0.01	#DIV/0!	#DIV/0!	#DIV/0!	0.01 acre-ft.
100-year 24-hour		0.08	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
Peak Discharge Rates (DPM)						
>>> Q100 (design)		2.59	0.00	0.00	0.00	2.59 cfs
Q10		1.50	0.00	0.00	0.00	1.50 cfs
Q2		0.59	0.00	0.00	0.00	0.59 cfs
Peak Discharge Rates (DPM-Rational Method)						
>>> Q100 (design)		2.58	2.58	2.58	2.58	2.58 cfs
Q10		1.51	1.51	1.51	1.51	1.51 cfs
Q2		0.58	0.58	0.58	0.58	0.58 cfs

CALCULATIONS FOLLOW

Existing hyd.

INPUT AND CALCULATIONS (CONT)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI) from Table A-8												
100-year 6-hour												
Treatment A		0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66 inches
Treatment B		0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92 inches
Treatment C		1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29 inches
Treatment D		2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36 inches
WEIGHTED E (Sum Ei*Ai/A)												
		1.29	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.29 inches
VOLUME V100:6h (E*A)												
		0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
		3,512.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,512.03 ft^3
=====												
10-year 6-hour												
Treatment A		0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19 inches
Treatment B		0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36 inches
Treatment C		0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62 inches
Treatment D		1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50 inches
WEIGHTED E (Sum Ei*Ai/A)												
		0.62	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.62 inches
VOLUME V10:6h (E*A)												
		0.04	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.04 acre-ft.
		1,687.95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1,687.95 ft^3
=====												
2-year 6-hour												
Treatment A		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 inches
Treatment B		0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06 inches
Treatment C		0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20 inches
Treatment D		0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89 inches
WEIGHTED E (Sum Ei*Ai/A)												
		0.20	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.20 inches
VOLUME V2:6h (E*A)												
		0.01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.01 acre-ft.
		544.50	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	544.50 ft^3
=====												
100-year 24-hour												
VOLUME V100:24h												
		0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
		3,512.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,512.03 ft^3
=====												

RECEIVED

NOV 03 2005

CALCULATIONS FOLLOW

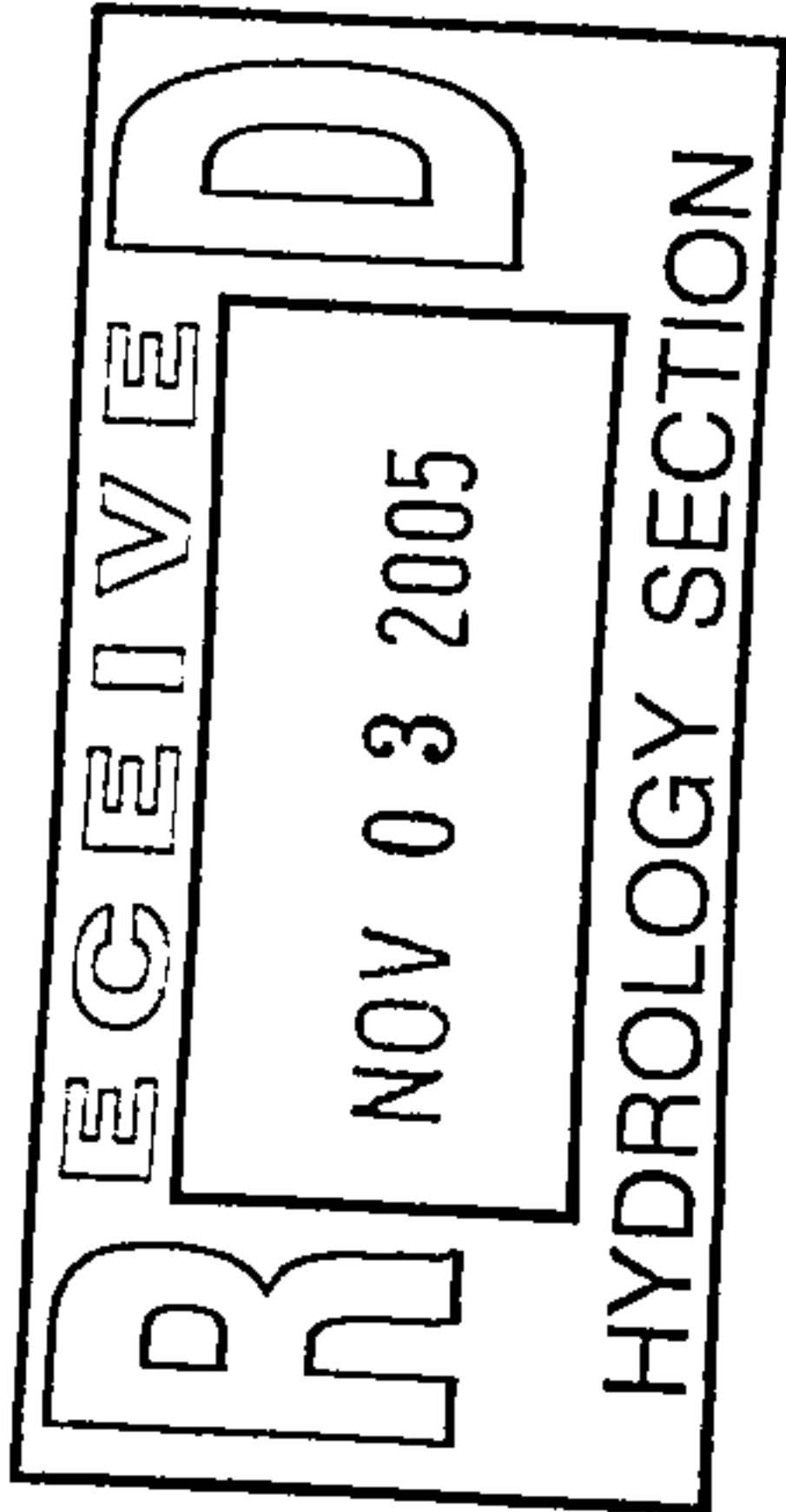
HYDROLOGY SECTION

Existing hyd.

INPUT AND CALCULATIONS (CONT)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (QI) from Table A-9												
100-year												
Treatment A	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	TOTALS cfs/acre
Treatment B	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	cfs/acre
Treatment C	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	cfs/acre
Treatment D	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	cfs/acre
Q100 (Sum QI*AI)	2.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.59	cfs
10-year												
Treatment A	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	cfs/acre
Treatment B	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	cfs/acre
Treatment C	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	cfs/acre
Treatment D	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	cfs/acre
Q10 (Sum QI*AI)	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	cfs
2-year												
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	cfs/acre
Treatment C	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	cfs/acre
Treatment D	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	cfs/acre
Q2 (Sum QI*AI)	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	cfs

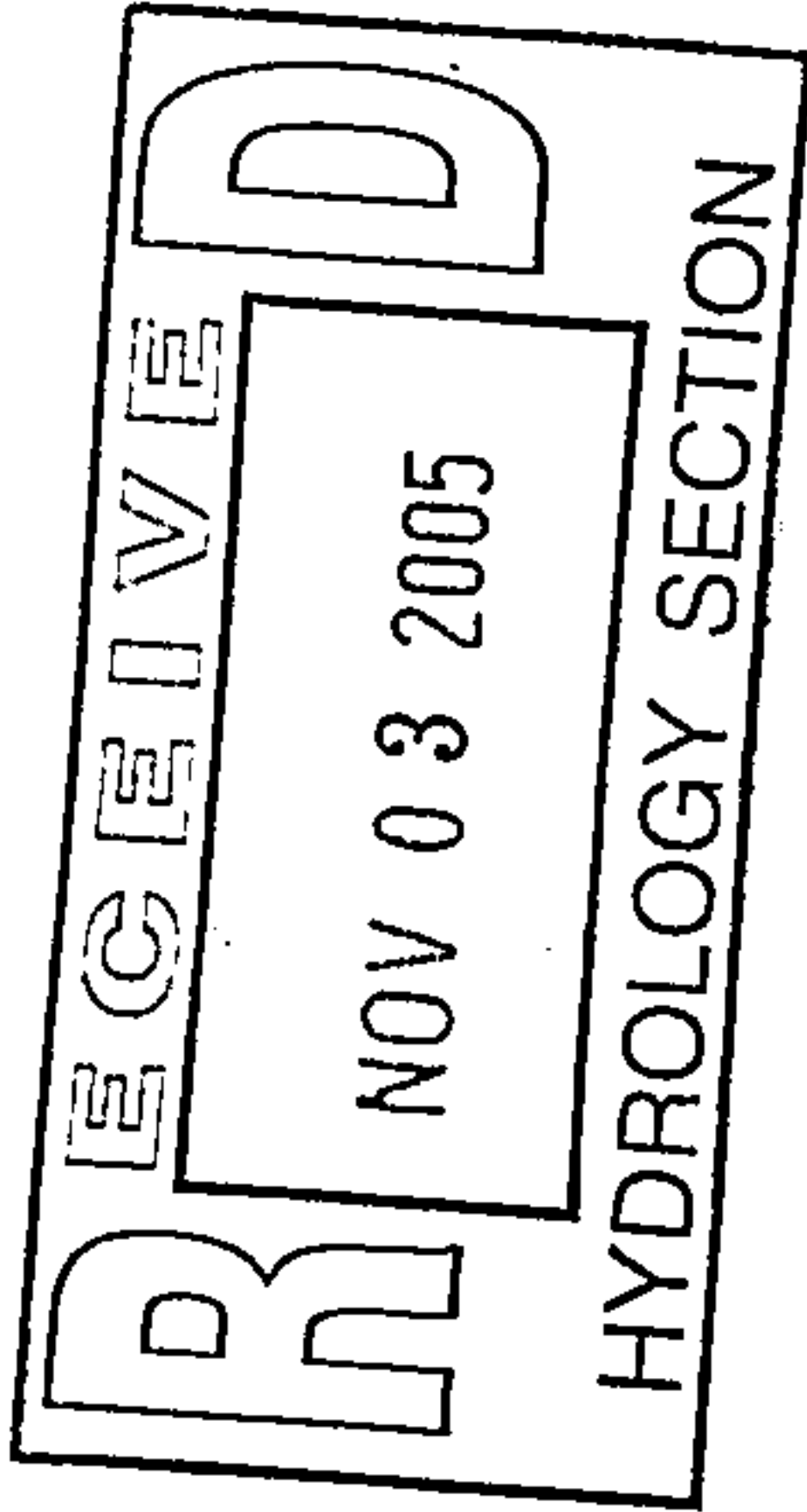
CALCULATIONS FOLLOW



Existing hyd.

RATIONAL METHOD

PEAK INTENSITY (in/hr at tc=0.2 hour) from Table A-10										TOTALS	
Peak Intensity (I) 100-year	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38
Peak Intensity (I) 10-year	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65
Peak Intensity (I) 2-year	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21
RATIONAL METHOD COEFFICIENT, C from Table A-11											
100-year											
Treatment A	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment B	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	cfs/acre
Treatment C	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q100 (Sum Qi*I*Ai)	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	cfs
10-year											
Treatment A	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	cfs/acre
Treatment B	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	cfs/acre
Treatment C	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q10 (Sum Qi*I*Ai)	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	cfs
2-year											
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	cfs/acre
Treatment C	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment D	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	cfs/acre
Q2 (Sum Qi*I*Ai)	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	cfs



HILTON LOFTS

09/05/05
GUY JACKSON & ASSOCIATES, LLC

DPM Section 22.2 - Hydrology
Part A-Watersheds less than 40 acres.
January, 1993

INSTRUCTIONS

- * Spread sheet requires three input areas (dark cells):
Location
>A.1 Precipitation Zone
>A.3 Land Treatments
- * Values from the tables are automatically placed using "if" statements.
- * Table values should be checked for correctness for each use.

SUMMARY

Location	A	B	C	D	E	F	G	TOTALS
HILTON& HENDRIX NE								
Precipitation Zone	3	3	3	3	3	3	3	3
Land Area	0.09	0.37	0.28	0.00	0.00	0.00	0.00	0.75 acres
Excess Precipitation Volume								
>>> 100-year 6-hour (design)	0.02	0.06	0.05	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.12 acre-ft.
10-year 6-hour	0.01	0.04	0.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
2-year 6-hour	0.01	0.02	0.02	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.04 acre-ft.
100-year 24-hour	0.02	0.07	0.06	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.15 acre-ft.
Peak Discharge Rates (DPM)								
>>> Q100 (design)	0.42	1.65	1.25	0.00	0.00	0.00	0.00	3.30 cfs
Q10	0.27	1.06	0.81	0.00	0.00	0.00	0.00	2.12 cfs
Q2	0.15	0.59	0.45	0.00	0.00	0.00	0.00	1.18 cfs
Peak Discharge Rates (DPM-Rational Method)								
>>> Q100 (design)	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41 cfs
Q10	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27 cfs
Q2	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15 cfs

CALCULATIONS FOLLOW

RECEIVED

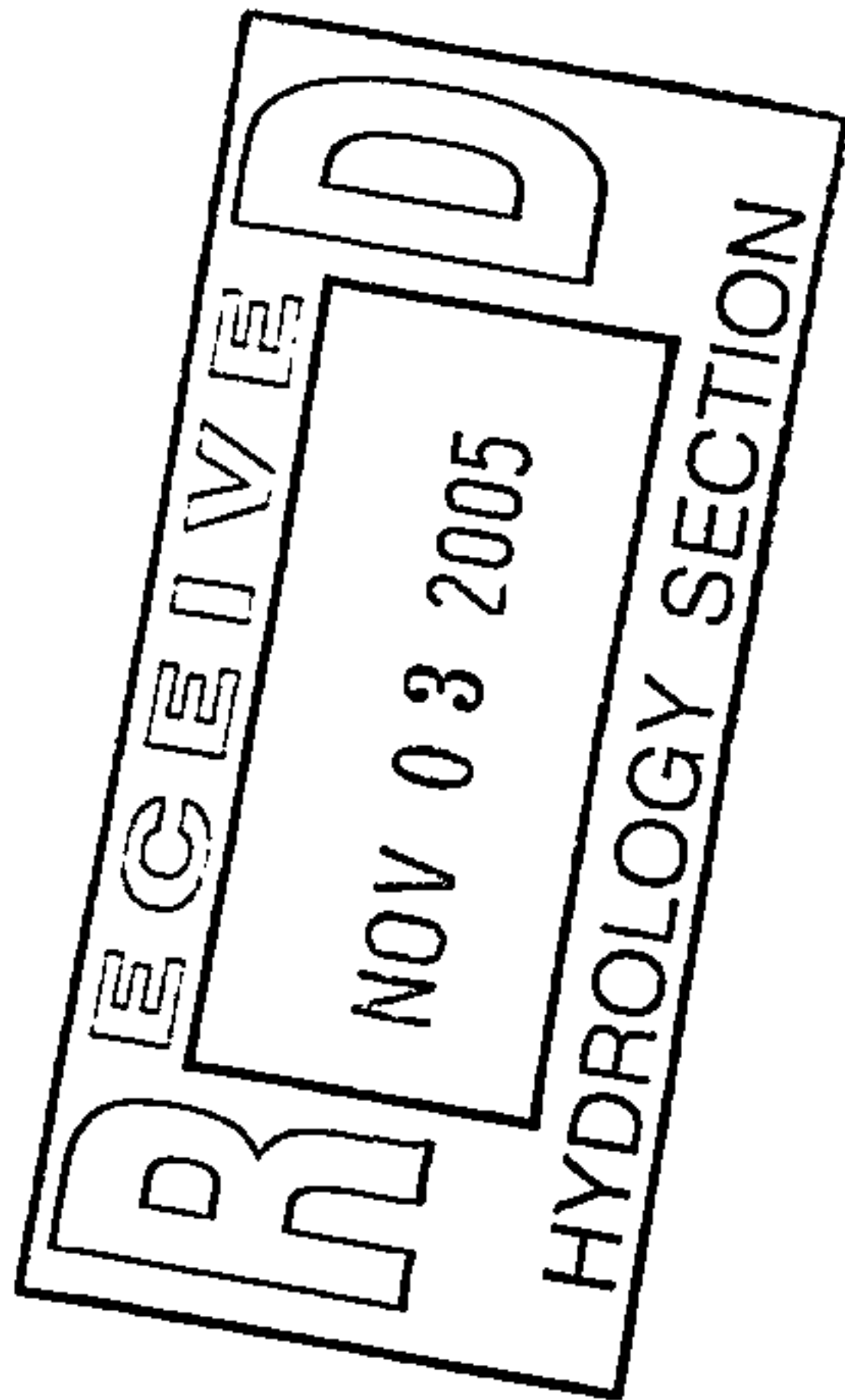
NOV 03 2005

HYDROLOGY SECTION

Proposed Hyd.

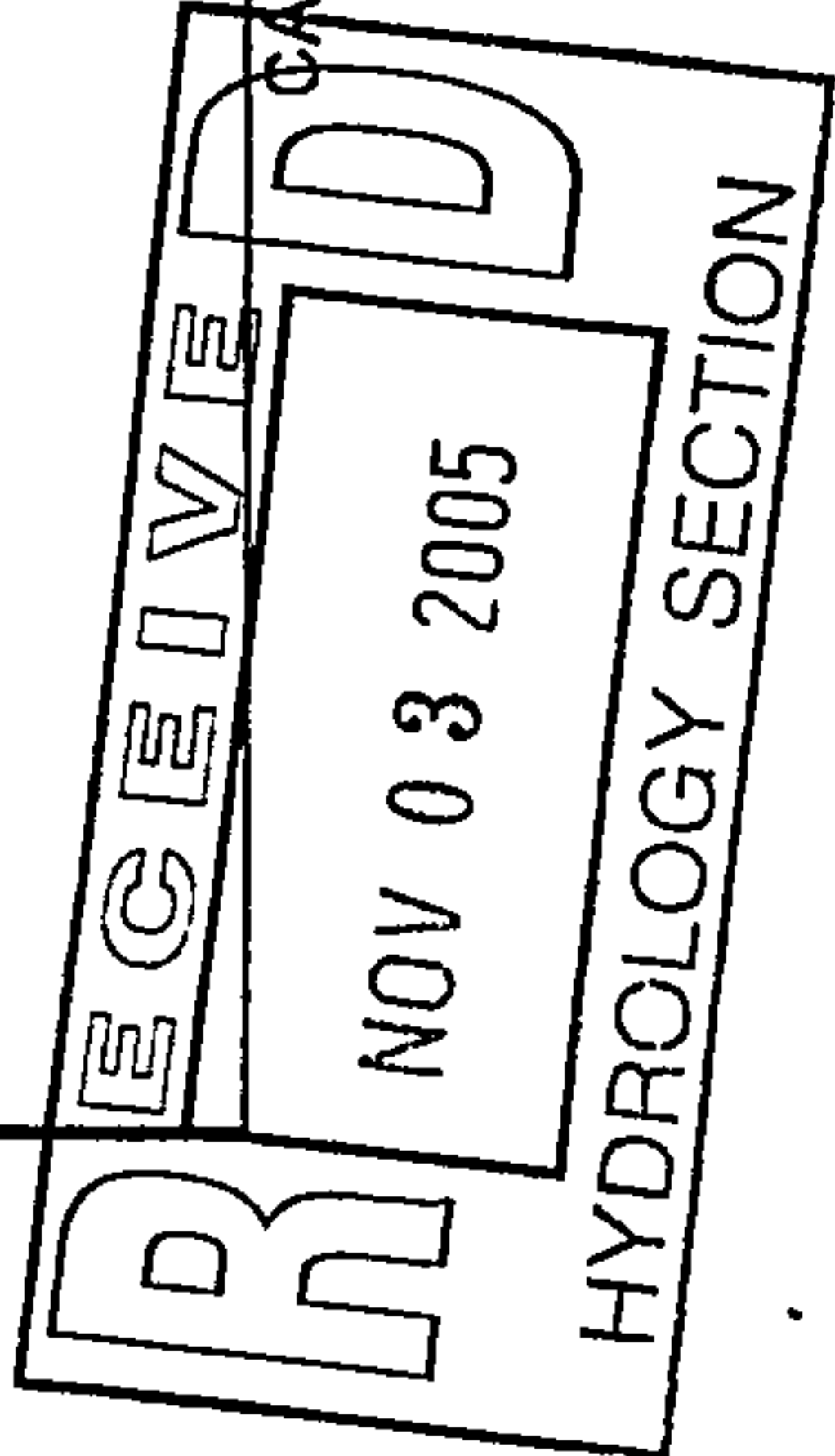
INPUT AND CALCULATIONS

LOCATION	Hilton & hHendrix Ave. NE									
>A.1 PRECIPITATION ZONE (from Table A-1)	3	3	3	3	3	3	3	3	3	3
>A.2 DEPTHS	TOTALS									
(from Table A-2)										
100-YEAR STORM (P60)	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14
100-YEAR STORM (P360)	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60
100-YEAR STORM (P1440)	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10
10-YEAR (P360) (Calculated: P360*RPFF10)	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73
2-YEAR (P360) (Calculated: P360*RPFF2)	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13
>A.3 LAND TREATMENTS (AI)	TOTALS									
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.02	0.09	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.19
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.07	0.28	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.56
Total Area	0.09	0.37	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.75
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
>A.4 ABSTRACTIONS	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5
	CALCULATIONS FOLLOW									



INPUT AND CALCULATIONS (CONT')

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI) from Table A-8													TOTALS
100-year 6-hour													
Treatment A	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	inches
Treatment B	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	inches
Treatment C	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	inches
Treatment D	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	inches
WEIGHTED E (Sum EI*AI/A)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	inches
VOLUME V100:6h (E*A)	0.02	0.06	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.12	acre-ft.
	684.49	2,710.29	2,058.08	2,058.08	2,058.08	2,058.08	2,058.08	2,058.08	2,058.08	2,058.08	2,058.08	5,424.58	ft^3
10-year 6-hour													
Treatment A	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	inches
Treatment B	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	inches
Treatment C	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	inches
Treatment D	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	inches
WEIGHTED E (Sum EI*AI/A)	1.21	1.22	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	inches
VOLUME V10:6h (E*A)	0.01	0.04	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.08	acre-ft.
	415.80	1,646.52	1,250.26	1,250.26	1,250.26	1,250.26	1,250.26	1,250.26	1,250.26	1,250.26	1,250.26	3,294.62	ft^3
2-year 6-hour													
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	inches
Treatment C	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	inches
Treatment D	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	inches
WEIGHTED E (Sum EI*AI/A)	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	inches
VOLUME V2:6h (E*A)	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.04	acre-ft.
	233.55	924.92	702.29	702.29	702.29	702.29	702.29	702.29	702.29	702.29	702.29	1,850.09	ft^3
100-year 24-hour													
VOLUME V100:24h													
(V100-6h+Ad*P1440-P360)/12)	0.02	0.07	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.15	acre-ft.
	812.81	3,218.49	2,443.95	2,443.95	2,443.95	2,443.95	2,443.95	2,443.95	2,443.95	2,443.95	2,443.95	6,440.98	ft^3

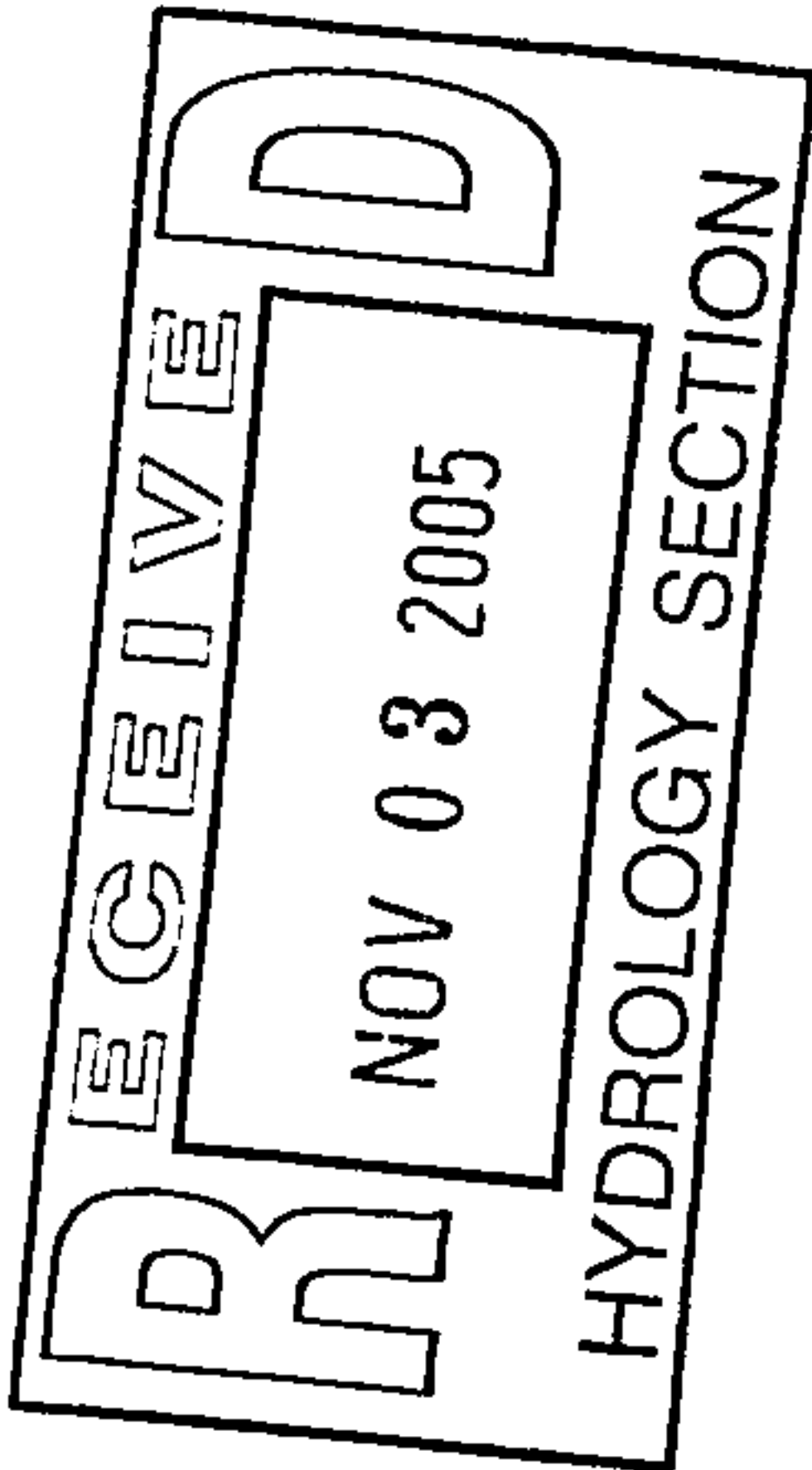


CALCULATIONS FOLLOW

INPUT AND CALCULATIONS (CONT)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (QI) from Table A-9												
100-year												
Treatment A	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	cfs/acre
Treatment B	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	cfs/acre
Treatment C	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	cfs/acre
Treatment D	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	cfs/acre
Q100 (Sum QI*AI)	0.42	1.65	1.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.30	cfs
=====												
10-year												
Treatment A	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	cfs/acre
Treatment B	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	cfs/acre
Treatment C	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	cfs/acre
Treatment D	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	cfs/acre
Q10 (Sum QI*AI)	0.27	1.06	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.12	cfs
=====												
2-year												
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	cfs/acre
Treatment C	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	cfs/acre
Treatment D	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	cfs/acre
Q2 (Sum QI*AI)	0.15	0.59	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.18	cfs
=====												

CALCULATIONS FOLLOW



RATIONAL METHOD

PEAK INTENSITY (in/hr at tc=0.2 hour) from Table A-10										
Peak Intensity (I) 100-year	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	TOTALS 5.38
Peak Intensity (I) 10-year	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65
Peak Intensity (I) 2-year	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21
RATIONAL METHOD COEFFICIENT, C from Table A-11										
100-year										
Treatment A	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment B	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	cfs/acre
Treatment C	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q100 (Sum QI*I*AI)	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	cfs
10-year										
Treatment A	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	cfs/acre
Treatment B	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	cfs/acre
Treatment C	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q10 (Sum QI*I*AI)	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	cfs
2-year										
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	cfs/acre
Treatment C	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment D	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	cfs/acre
Q2 (Sum QI*I*AI)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	cfs

BPLW

Architects & Engineers, Inc.

6200 Uptown Blvd. NE
Suite 400
Albuquerque, NM 87110
(505) 881-2759

49 West First Street
Suite 100
Mesa, AZ 85201
(480) 827-2759

500 West 7th Street
Suite 801, Unit 26
Fort Worth, Texas 76102
(817) 332-7365

Martin Building, Suite 501
215 North Stanton Street
El Paso, TX 79901
(915) 545-1665

Project HILTON AVE LOFTS

Subject Calc's

Project # _____ Date 10-20-05 By _____

- ☐ Memorandum
- ☐ Telephone Record
- ☐ Note to the File
- ☐ Minutes of Meeting
- ☐ To be Typed
- ☐ _____

CONCRETE RUNDOWN CAPACITY:

$$Q = C L H^{3/2} \text{ (Weir Equation) }, C = 3.33$$
$$L = 4'-0" \text{ (width in feet)}$$
$$H = 0'-6" \text{ (depth)}$$

$$Q_{\text{capacity}} = 3.33 (4) (.5)^{3/2} = 4.7 \text{ cfs}$$

$$Q_{\text{REQUIRED}} = 0.42 \text{ cfs} < Q_{\text{capacity}} \text{ (concrete rundown)}$$

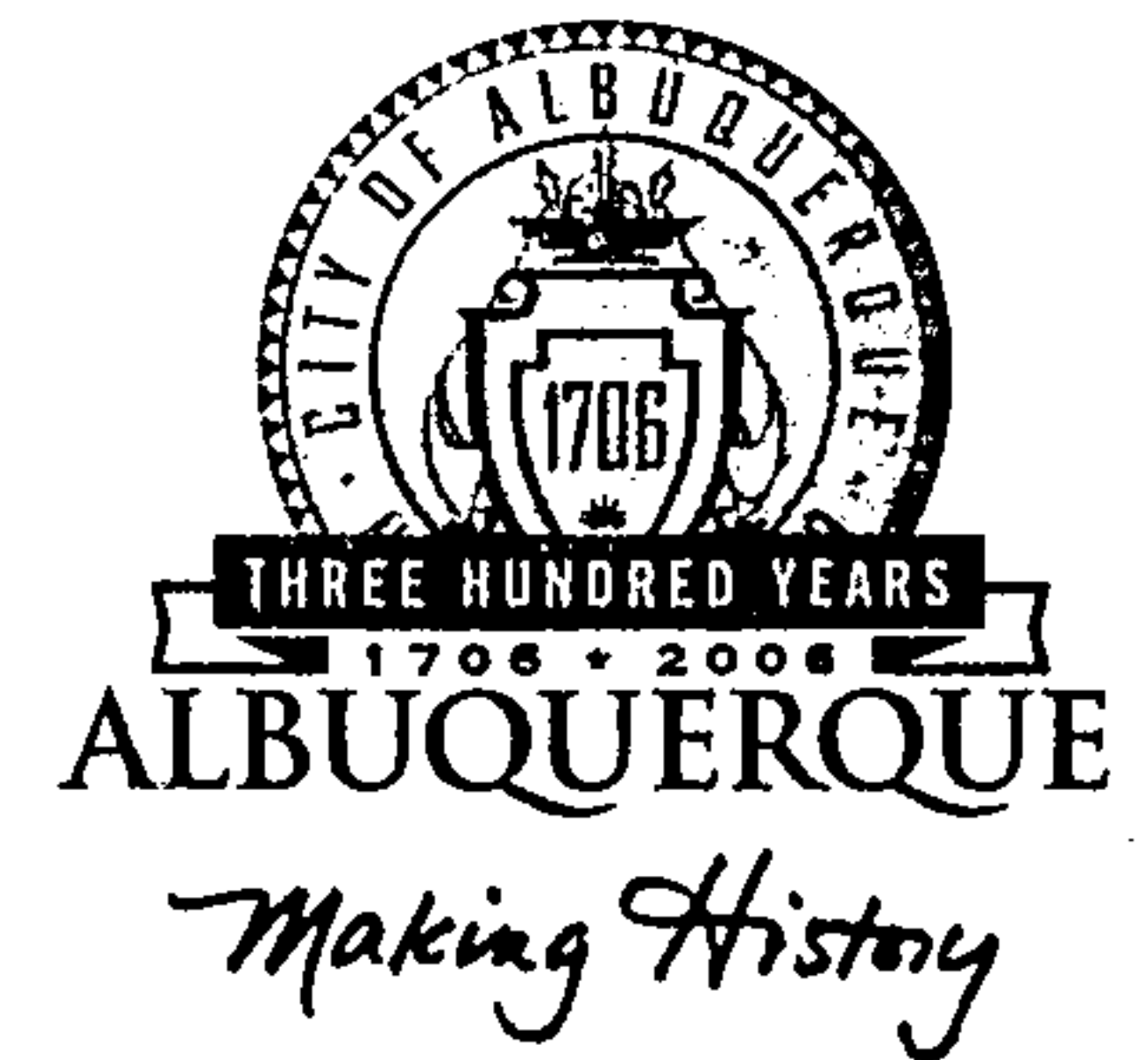
SIDEWALK CULVERT CAPACITY:

$$Q = 3.33 L H^{3/2} \text{ (WEIR EQUATION)}$$
$$L = 2' \text{ (width in ft)}$$
$$H = \text{head in ft} = .67'$$

$$Q = 3.33 (2) (.67)^{3/2} = 3.7 \text{ cfs} \times 2 \text{ ea} = 7.3 \text{ cfs}$$

$$Q_{\text{REQUIRED}} = 0.42 \text{ cfs} < Q_{\text{capacity}} \text{ (sidewalk culvert)}$$

CITY OF ALBUQUERQUE



November 10, 2005

Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122

**Re: Hilton Ave. Lofts, Northeast Corner of Hendrix & Hilton
Grading & Drainage Plan-Engineer's Stamp dated 10-21-05 (G20-D46)**

Dear Mr. Jackson,

Based upon the information provided in your submittal dated 11-3-05, the above referenced plan is approved for Final Plat action by the DRB, Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: Liz Sanchez, Excavation & Barricading
Matt Cline, Storm Drain Maintenance
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Hilton Avenue Lofts ZONE MAP/DRG. FILE # G-20
 DRB#: 05DRB-00526 EPC#: NA WORK ORDER#: 770681

LEGAL DESCRIPTION: LOTS 11 THRU 14, BLOCK 23, THOMAS ADDITION
 CITY ADDRESS: LOT 1 (9305 HENDRIX)

ENGINEERING FIRM: GUY JACKSON & ASSOCIATES, LLC
 ADDRESS: 10522 FLORENCE AVE. NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: GUY JACKSON, PE
 PHONE: 235-1426
 ZIP CODE: 87122

OWNER: HILTON AVENUE LOFTS, LLC
 ADDRESS: P.O. BOX 1808
 CITY, STATE: TIJERAS, NM

CONTACT: John Edge
 PHONE: 286-3600
 ZIP CODE: 87059

ARCHITECT: MARK DePREE, ARCHITECT
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: MARK DePREE, AIA
 PHONE: 266-8407
 ZIP CODE: _____

SURVEYOR: SURVEY'S SOUTHWEST
 ADDRESS: _____
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAN GRANEY
 PHONE: 998-0303
 ZIP CODE: _____

CONTRACTOR: SEE OWNER
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

- 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/ARCHITECT CERT (TCL)
 - ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ☐ ENGINEER/ARCHITECT CERT (AA)
 - ☐ OTHER (SPECIFY) _____

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

Don't require CD; will be released thru DRB.

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

SUBMITTED BY: GUY JACKSON, PE

RECEIVED
 DEC 26 2006
 HYDROLOGY SECTION
 12-26-06
 12-21-06

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

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

26
22
December 21, 2006

Wilfred Gallegos, PE
Section Head, Transportation
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103

Re: *Hilton Ave. Lofts –Hendrix Rd. & Hilton Ave. NE, Albuquerque, NM*
(Zone Atlas Map G20)
GJA Project Number: 2005.03

Dear Wilfred:

Attached for temporary Certificate of Occupancy approval are the following:

- One (1) Drainage/Transportation Information Sheet

The purpose of this letter is to request approval for a Temporary Certificate of Occupancy for lots 1 and 8 of the Hilton Ave Lofts subdivision referenced above. Currently, the remaining buildings are completing construction. The associated Public Work Order Construction is also nearing construction with all public water & sewer in place and accepted by the city inspectors. Also, 90% of the concrete rundown which drains lots 2, 3, 4, 5 and 9 has been constructed.

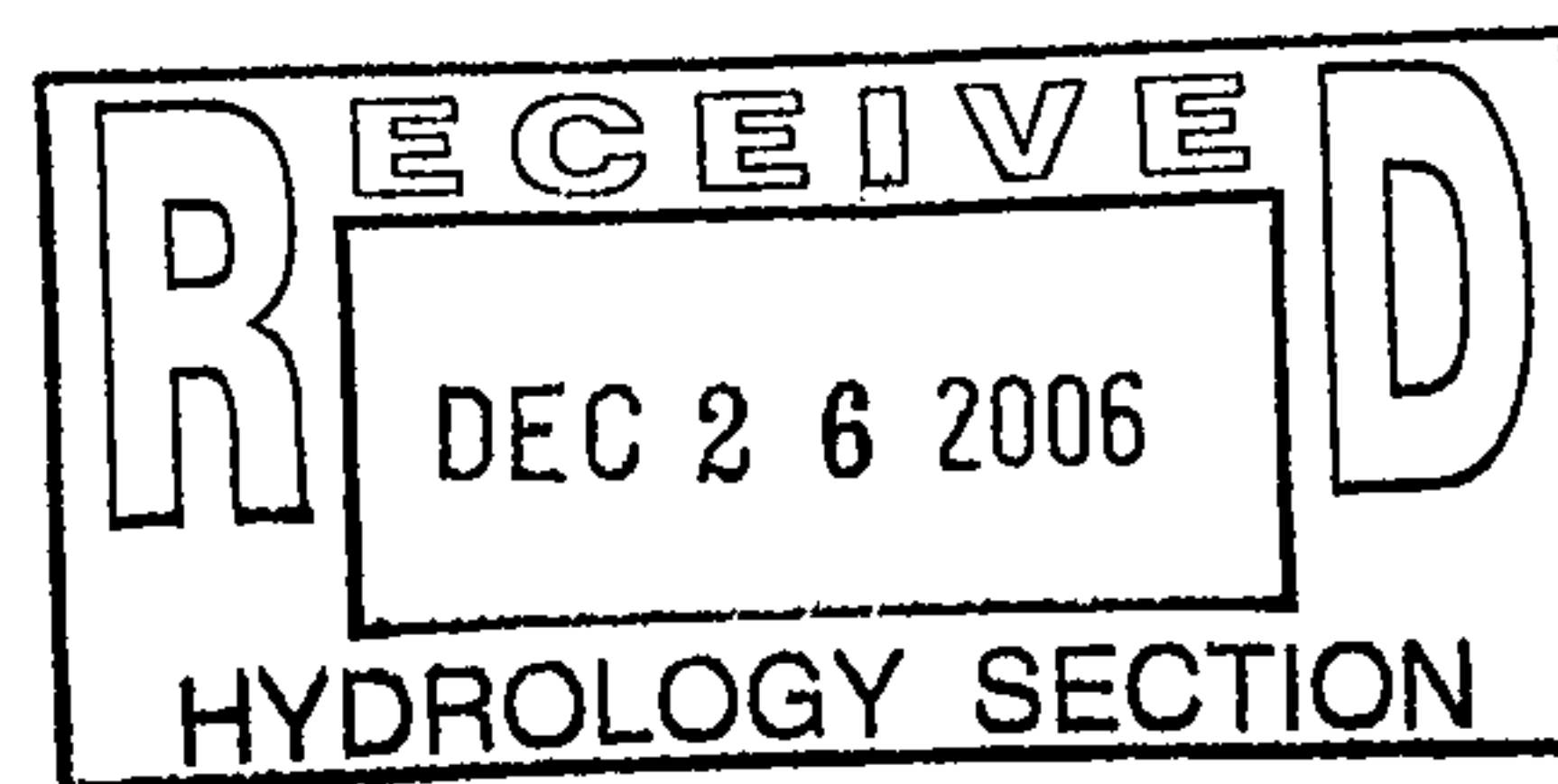
Lot's 1 and 8 appear to be built within substantial compliance with the approved site plan. However, although the retaining walls (stem walls of the two buildings) have been installed, the accompanying concrete, asphalt drives and adjacent sidewalk have not been installed yet. This work will be completed soon with the completion of construction of the remaining 7 buildings. As-builts and accompanying certifications will be provided once construction is complete.

If you have any questions, please contact me at (505) 235-1426.

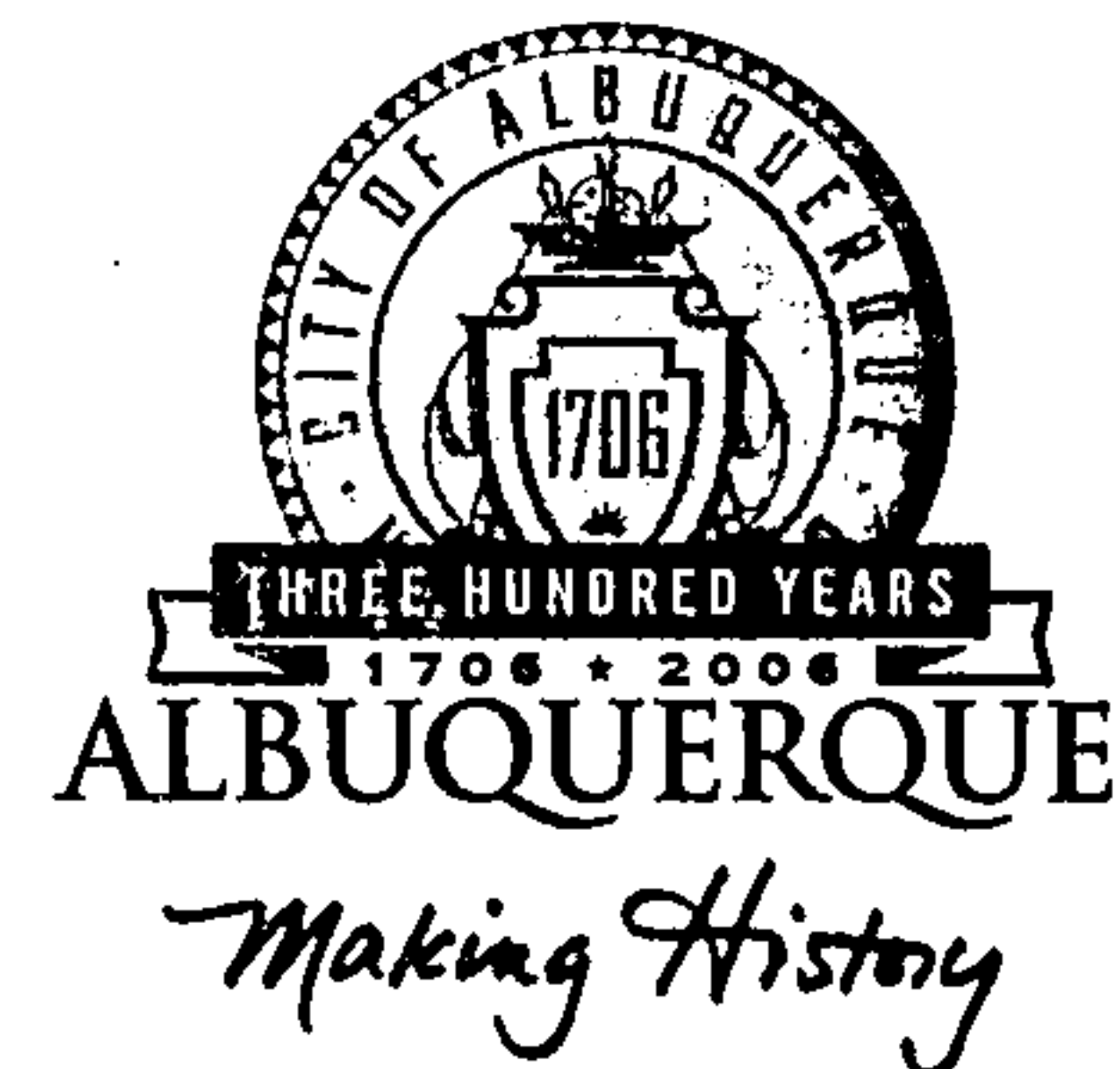
Sincerely,

Guy Jackson & Associates, LLC


Guy Jackson, PE
President



CITY OF ALBUQUERQUE



March 3, 2006

Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122

**Re: Hilton Ave. Lofts, Northeast Corner of Hendrix & Hilton
Grading & Drainage Plan-Engineer's Stamp dated 1-26-06 (G20-D46)**

Dear Mr. Jackson,

Based upon the information provided in your submittal dated 2-7-06, the above referenced plan is approved as amended for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Hilton Ave. Lofts

ZONE ATLAS/DRWG. FILE # G20/D46

DRB#: 05DRB-00526 EPC # WORK ORDER #

LEGAL DESCRIPTION: Lots 11 thru 14, Block 23, Thomas Addition

CITY ADDRESS: Northeast Intersection of Hendrix Rd. & Hilton Ave. NE

ENGINEERING FIRM: Guy Jackson & Associates, LLC CONTACT: Guy Jackson

ADDRESS: 10522 Florence Ave. NE PHONE: 235-1426

OWNER: Hilton Ave. Lofts, LLC. CONTACT: John Edge

ADDRESS: P.O. Box 1808, Tijeras, NM 87059 PHONE: 286-3600

ARCHITECT: See Owner CONTACT: See Owner

ADDRESS: PHONE: See Owner

SURVEYOR: Surveys SW CONTACT: Dan Graney

ADDRESS: PHONE: 998-0303

CONTRACTOR: --- TBD CONTACT:

ADDRESS: --- PHONE:

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN Resub
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN Resub.
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

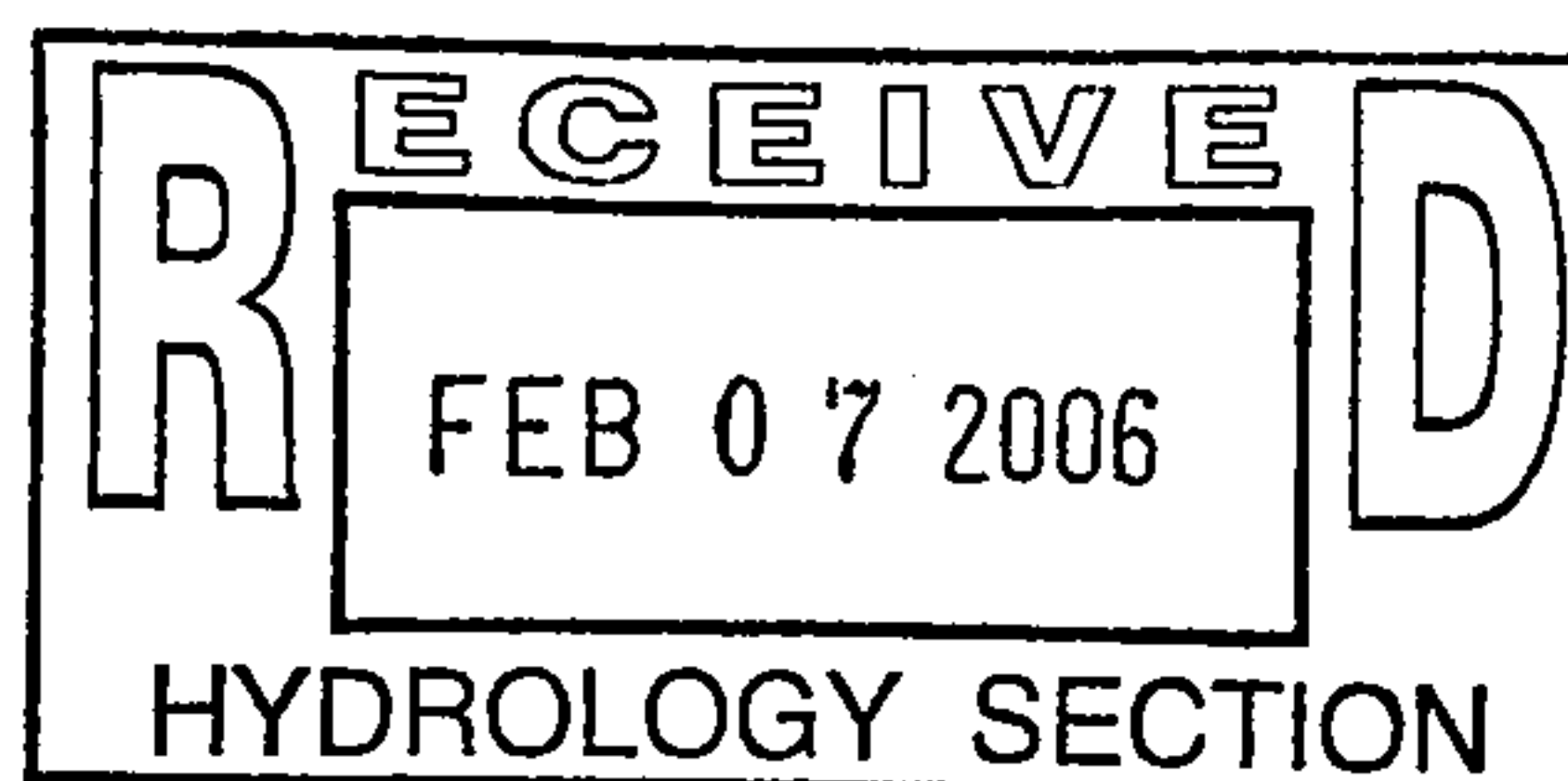
PRE-DESIGN MEETING:

☒ YES
☐ NO
☐ COPY PROVIDED

☐ 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
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVALS
☐ PAVING PERMIT APPROVAL
☐ S.A.B. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS

DATE SUBMITTED: January 7, 2006

BY: Guy Jackson, PE



January 7, 2006

Bradley L. Bingham, PE
Section Head, Hydrology
City of Albuquerque Public Works
PO Box 1293
Albuquerque, New Mexico 87103

Re: *Hilton Ave. Lofts –Hendrix Rd. & Hilton Ave. NE, Albuquerque, NM*
(Zone Atlas Map G20)
GJA Project Number: 2005.03

Dear Brad:

Attached for building permit approval are the following:

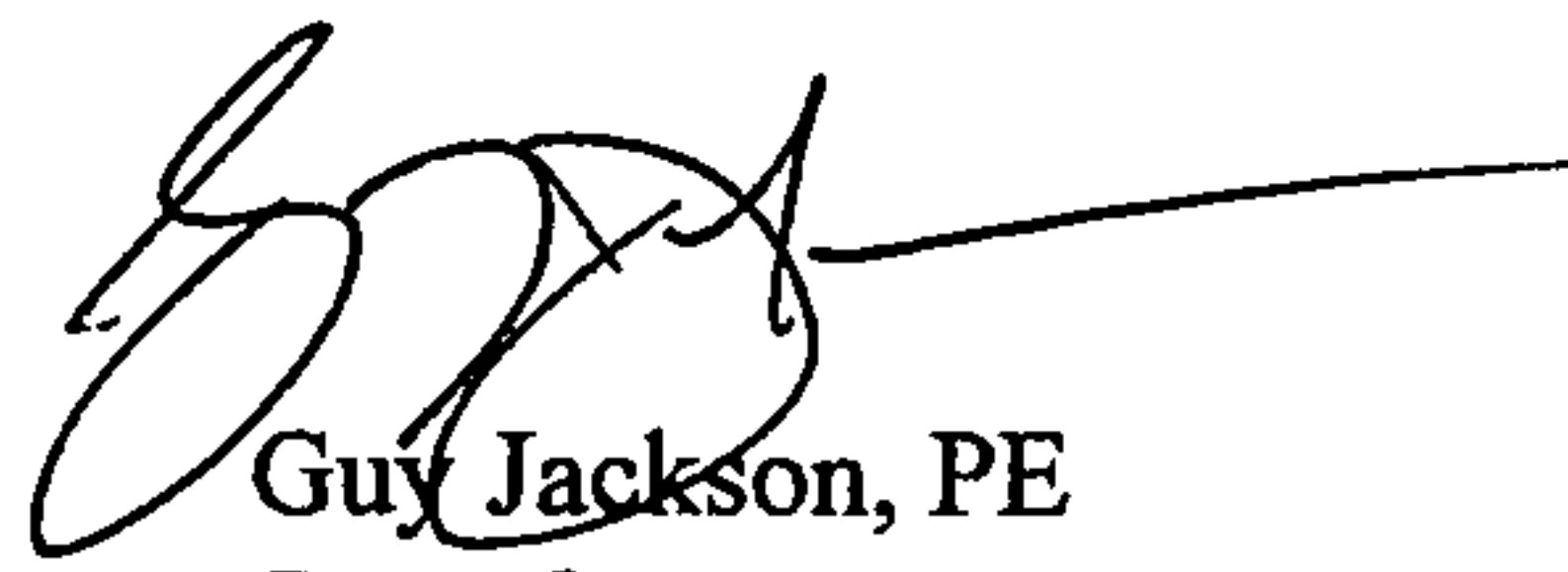
- One (1) Drainage Information Sheet
- One (1) copy of the Revised Grading & Drainage Plans

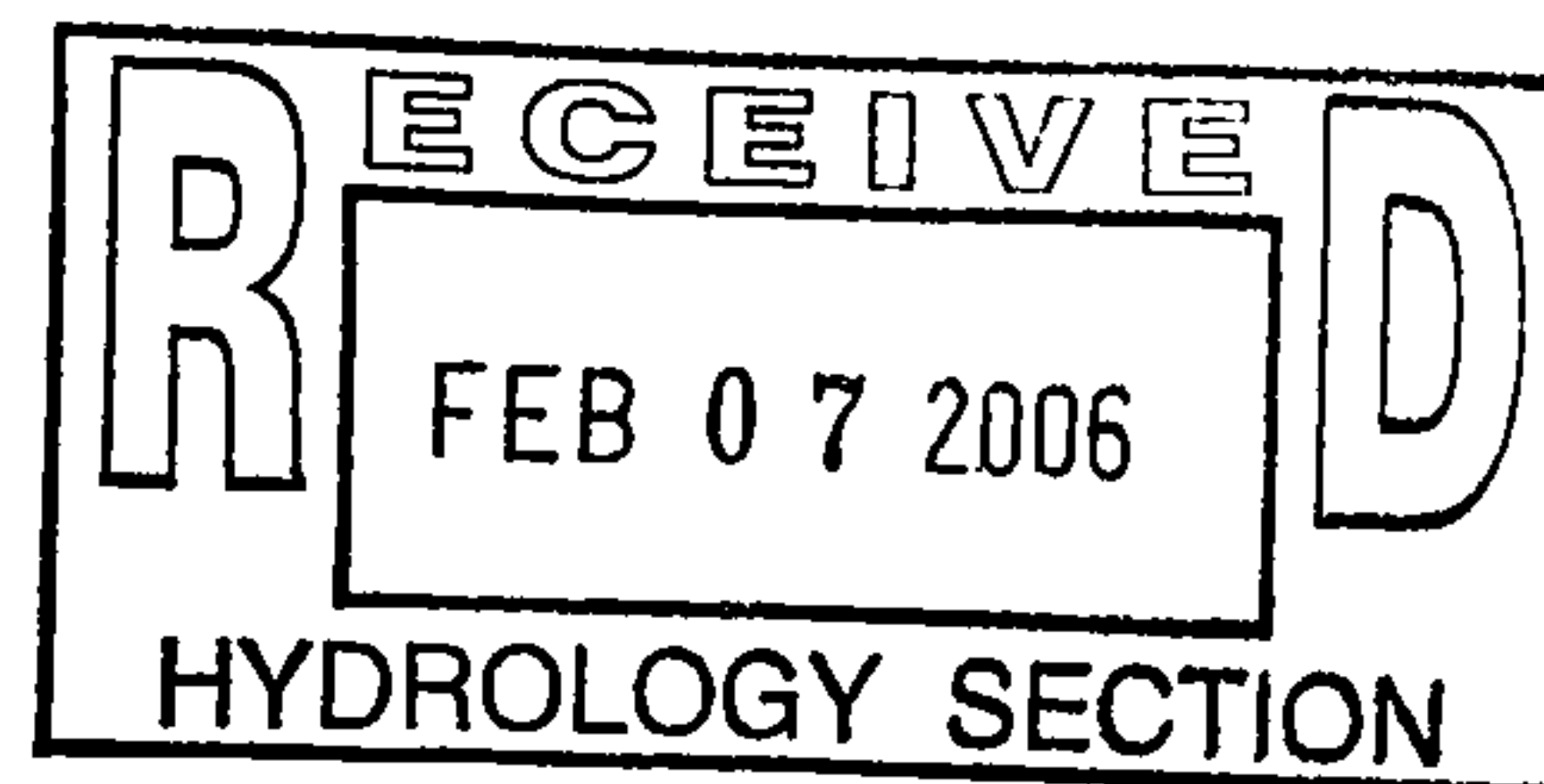
The attached plan shows additional spot elevations and bottom of footing elevations. All of the basin information and corresponding hydrology remains the same.

If you have any questions, please contact me at (505) 235-1426.

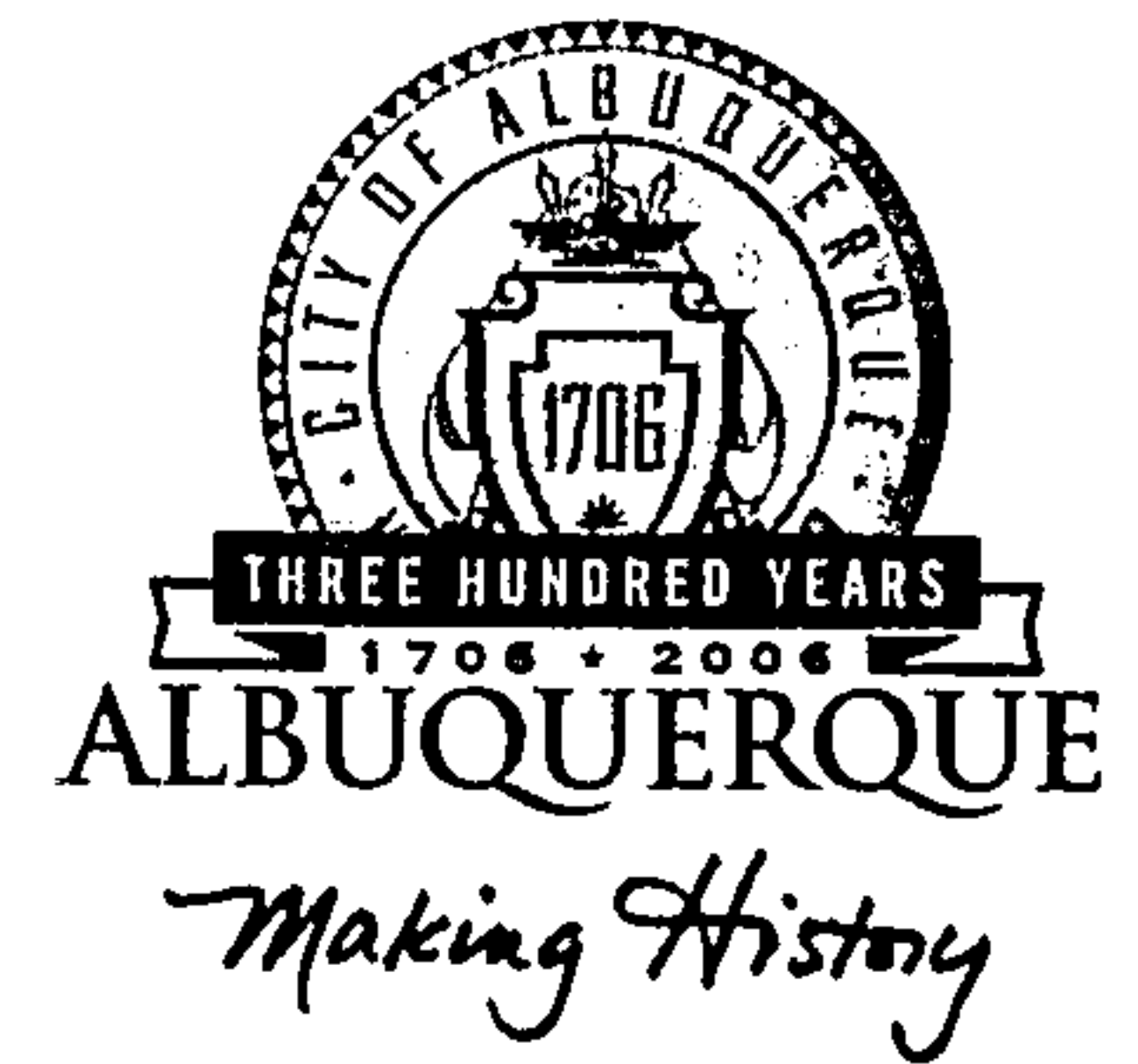
Sincerely,

Guy Jackson & Associates, LLC


Guy Jackson, PE
President



CITY OF ALBUQUERQUE



September 15, 2005

Guy Jackson, PE
Guy Jackson & Assoc.
10522 Florence NE
Albuquerque, NM 87122

Re: Hilton Ave. Lofts Grading and Drainage Plan
Engineer's Stamp dated 9-12-05 (G20/D46)

Dear Mr. Jackson,

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal dated ⁹⁻¹²⁻⁰⁵ ~~10-12-02~~, the above referenced report is approved for Preliminary Plat action by the DRB. Prior to Building Permit or Final Plat approval, please address the following comments.

- The pads along Hilton are pretty high and driveways are in the 15-21% range. I have heard that it difficult to obtain financing for properties that exceed 10% drives. I suggest lowering the site to better accommodate access. This will mean that a retaining wall will be needed on the north side.
- Please provide calculations needed to size the rundown shown.

I would like to meet with you to discuss my comments. I can be reached at 924-3986 to schedule this meeting.

Sincerely,

Bradley L. Bingham

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

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Hilton Ave. Lofts

ZONE ATLAS/DRWG. FILE # G20 D46

DRB#: 05DRB-00526 EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: Lots 11 thru 14, Block 23, Thomas Addition

CITY ADDRESS: Northeast Intersection of Hendrix Rd. & Hilton Ave. NE

ENGINEERING FIRM: Guy Jackson & Associates, LLC CONTACT: Guy Jackson

ADDRESS: 10522 Florence Ave. NE PHONE: 235-1426

OWNER: Hilton Ave. Lofts, LLC. CONTACT: John Edge

ADDRESS: P.O. Box 1808, Tijeras, NM 87059 PHONE: 286-3600

ARCHITECT: See Owner CONTACT: See Owner

ADDRESS: _____ PHONE: See Owner

SURVEYOR: Surveys SW CONTACT: Dan Graney

ADDRESS: _____ PHONE: 998-0303

CONTRACTOR: --- TBD CONTACT: _____

ADDRESS: --- PHONE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER _____

☐ 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

☐ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ GRADING PERMIT APPROVALS

☐ PAVING PERMIT APPROVAL

☐ S.A.B. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

PRE-DESIGN MEETING:

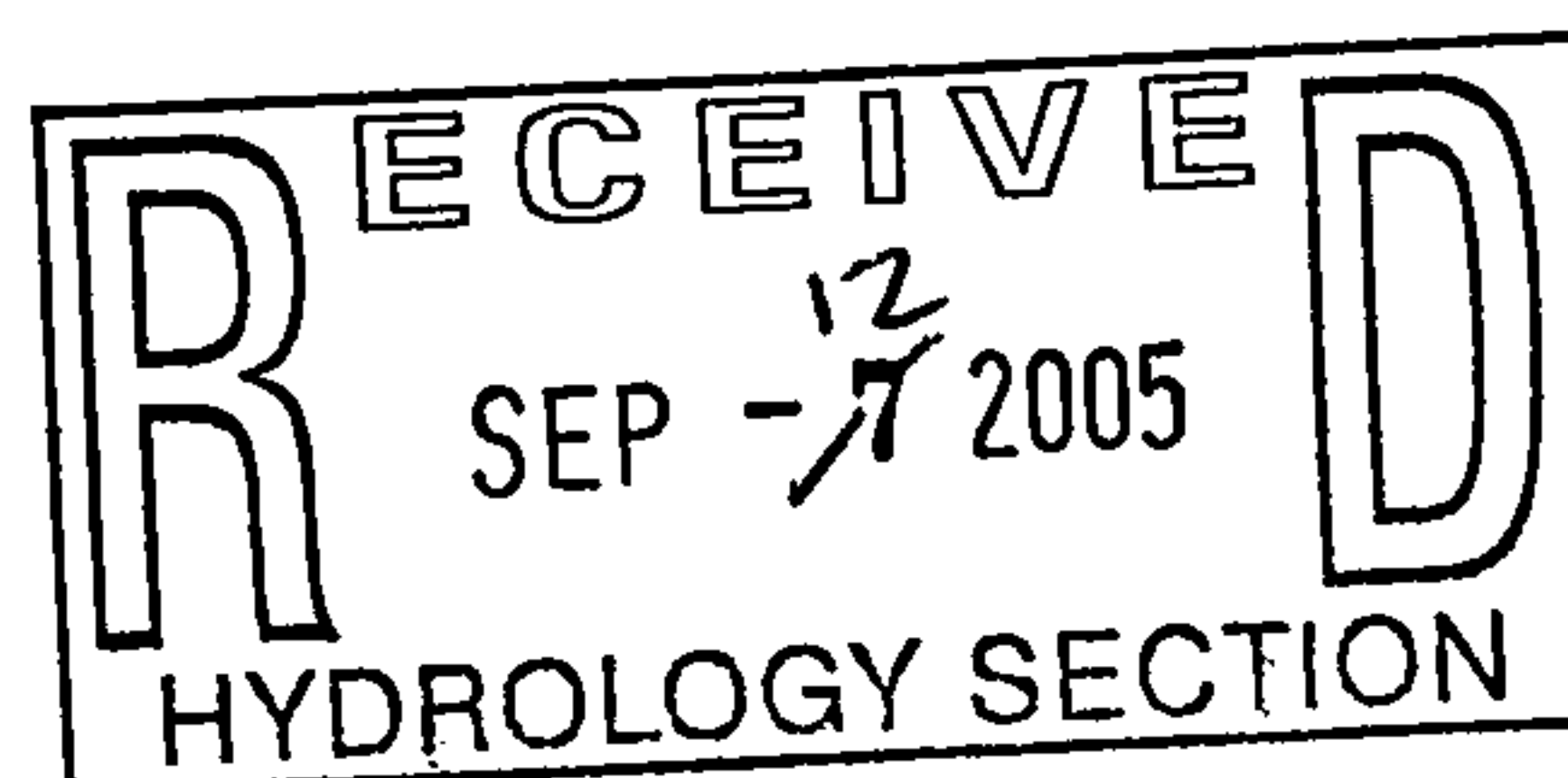
☒ YES

☐ NO

☐ COPY PROVIDED

DATE SUBMITTED: September 12, 2005

BY: Guy Jackson, PE



September 12, 2004

Bradley L. Bingham, PE
Section Head, Hydrology
City of Albuquerque Public Works
PO Box 1293
Albuquerque, New Mexico 87103

Re: *Hilton Ave. Lofts –Hendrix Rd. & Hilton Ave. NE, Albuquerque, NM*
(Zone Atlas Map G20)
GJA Project Number: 2005.03

Dear Brad:

Attached for review, comment and/or approval are the following:

- One (1) Drainage Information Sheet
- One (1) copy of the Grading & Drainage Plans
- One (1) copy of Supporting Drainage Calculations
- One (1) Copy of the Meeting Minutes from the May 6, 2005 Pre-design with Phil Lovato, you and I.

Per your letter dated Sept. 8, 2005, I'm re-submitting this project in response to your comments for the proposed project. I have addressed your comments which included sealed drawings and adequate information for the construction of the project.

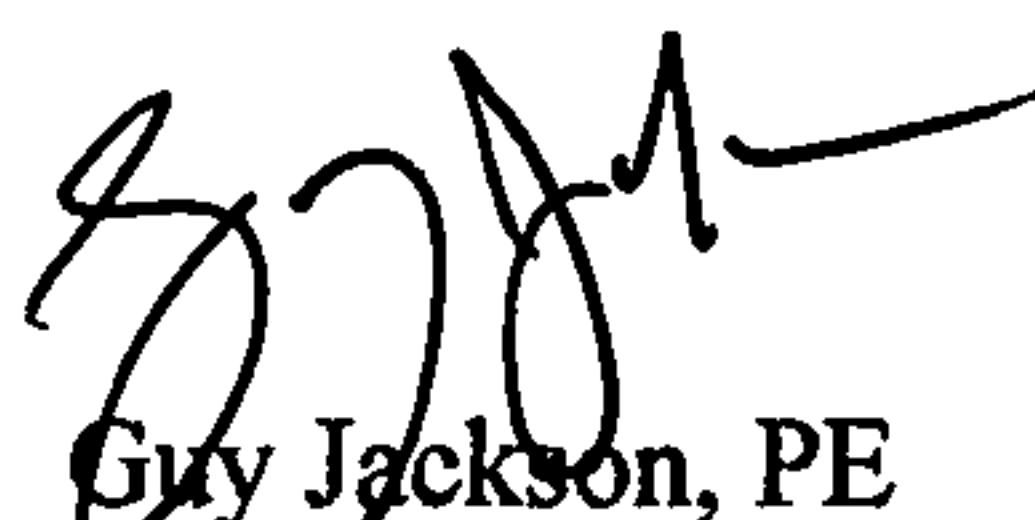
The proposed Hilton Ave. Lofts project is located at the northeast corner of the Hendrix Rd. and Hilton Ave. NE intersection. On May 6, 2005, I met with you and Phil Lovato to discuss this infill project on approximately 0.75 acres. At that time free discharge into the Hendrix/ Hilton Ave. right-of-way was acceptable. Please review the accompanying meeting minutes of that meeting.

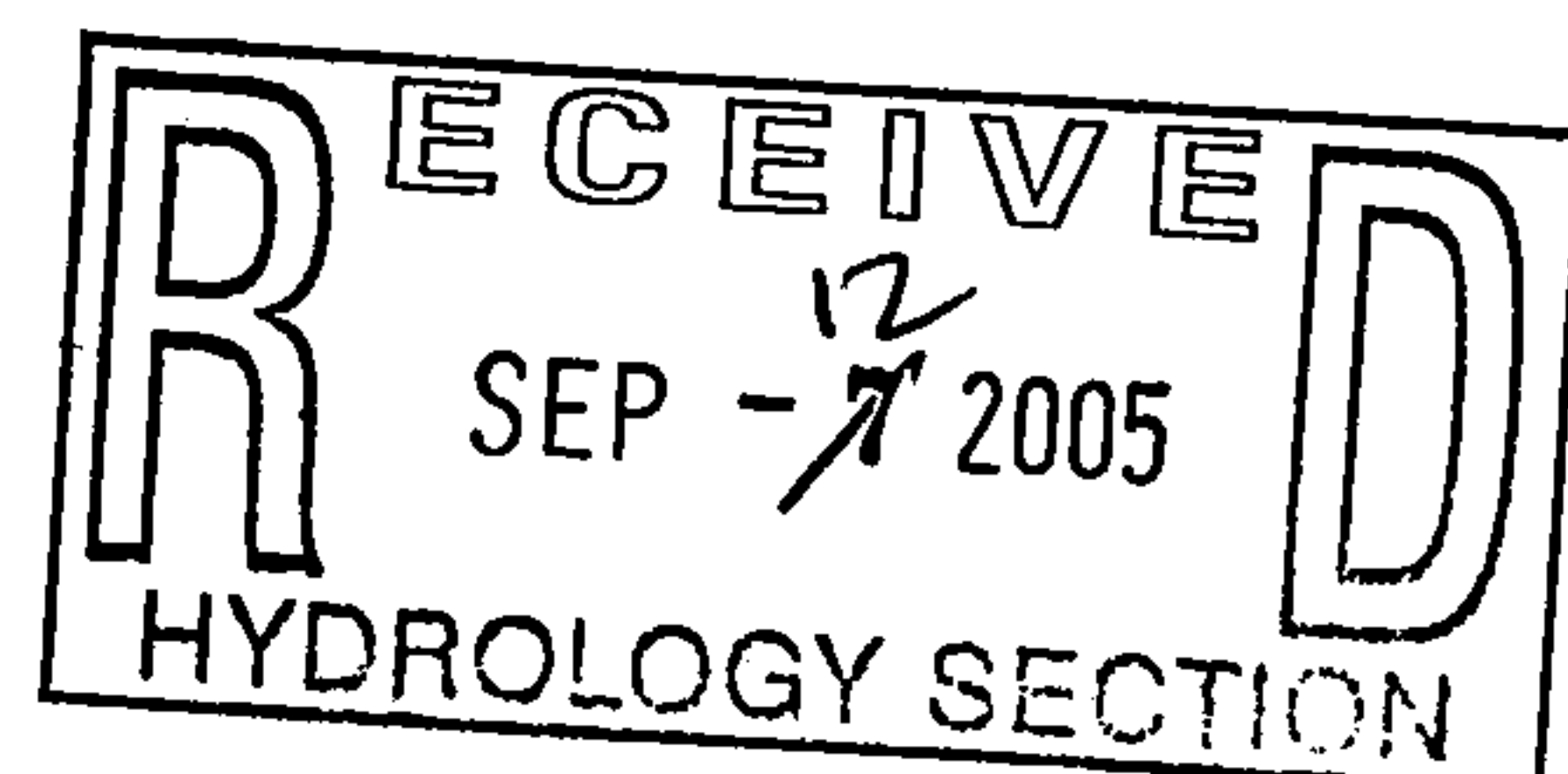
The plan being submitted for the Hilton Ave. Lofts are for Preliminary and Final Plat approval. I've submitted an infrastructure list for the proposed 4'wide sidewalk on Hendrix and Hilton Ave. NE and for the utility services.

If you have any questions, please contact me at (505) 235-1426.

Sincerely,

Guy Jackson & Associates, LLC


Guy Jackson, PE
President



MEMORANDUM

DATE: May 6, 2005

TO: All Participants

FROM: Guy Jackson, PE

Xc: Shane Turpen -COA Fire Marshall
Jeremy Hoover-COA Utility Development
Brad Bingham & Phil Lovato-COA Hydrology
Wilfred Gallegos & Tony Loyd -COA Transportation
Roy Solomon
Mark DePree

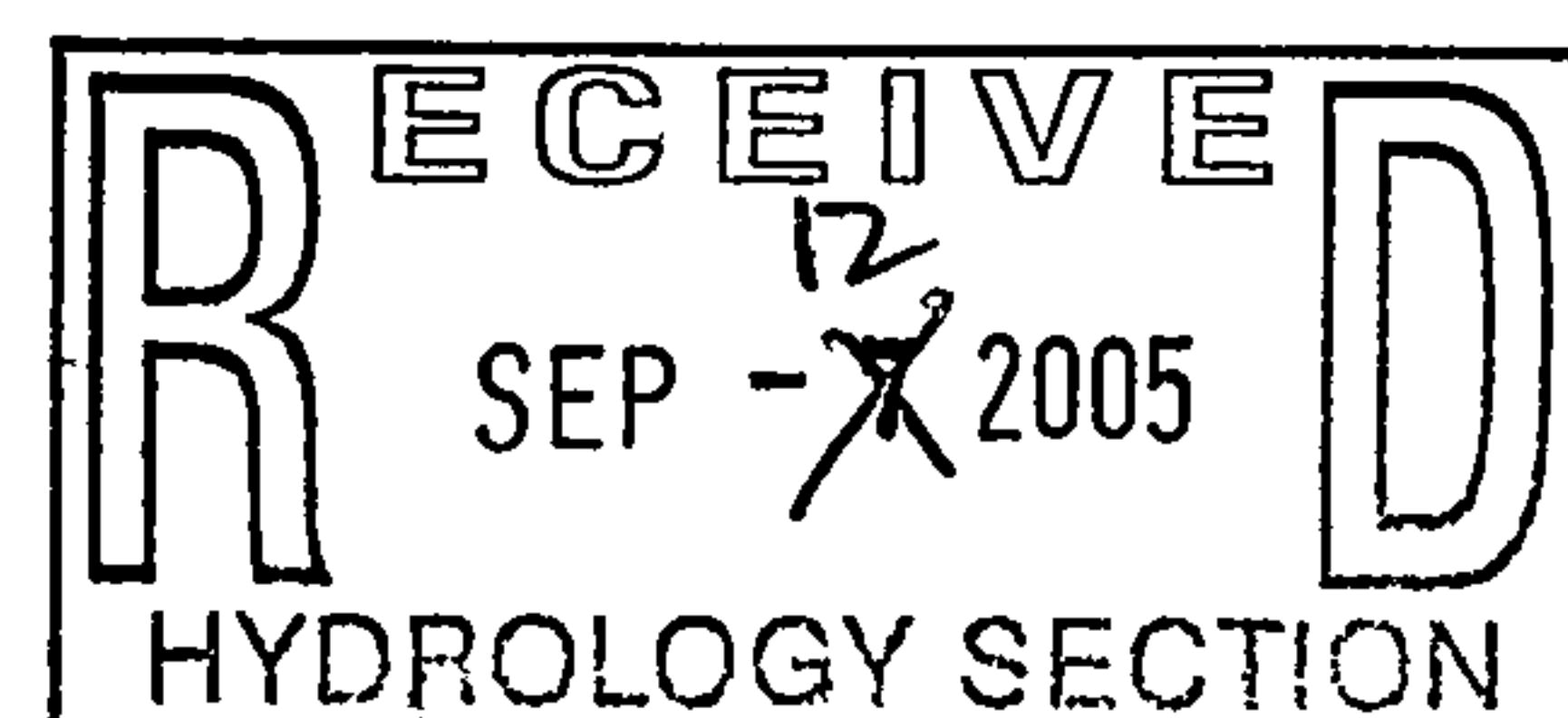
SUBJECT: *Various Meetings with City Agencies for lots 11-14, Block 23, Thomas Addition located at Hilton and Hendrix NE*

Meeting with Shane Turpin -COA Fire Marshall:

- 1) Guy J. gave an overview of the site layout in relation to fire access and fire hydrant location.
- 2) The layout of the buildings will not require a closer hydrant closer than 450 feet based upon anticipated building construction type. Actual location of hydrant at the Hilton/Hendrix intersection shall be confirmed.
- 3) Fire dept. will not require vehicle access into the looped driveway.
- 4) Fire dept. will require "knox box" for any gated access.

Meeting with Tom Burlinson -COA Building Official:

- 1) Guy J. gave an overview of the site layout in relation to firewall separation requirements.
- 2) Based upon a non-combustible construction type, there should be either a two-one hour walls or a single two -hour wall between units where there are common walls between residences at common property lines.
- 3) Architect to verify fire wall separation with Tom Burlinson, once final construction type is determined and designed per the International Residential Code (IRC).
- 4) Tom B. stated that there should be no plumbing and limited electrical in the common fire-rated walls described in item 2 above.



Meeting with Jeremy Hoover -COA Utility Development:

- 1) Guy J. gave an overview of the site layout in relation to public and private utilities.
- 2) Guy presented a sketch showing a public looped waterline and public sanitary sewer in the looped driveway. This layout was to provide short metered water and sewer services to the residences at the property lines.
- 3) Jeremy H. requested single metered water services at ROW to lots 1, 3, 6, 8 & 9 and double metered services at ROW to lots 2/4 & 5/7.
- 4) Jeremy H. requested single sanitary sewer services to lots 1, 3, 6, 8 & 9 and parallel single services to lots 2/4 & 5/7 (all in Hilton).
- 5) Jeremy H. confirmed that if the existing hydrant at the Hendrix/ Hilton intersection is within 450' of lot 9, then an additional hydrant will not be required. The location of the hydrant needs to be shown on the topographic survey.
- 6) Cross-lot utility easements will need to be provided on the subdivision plat.

Meeting with Brad Bingham & Phil Lovato -Hydrology:

- 1) Guy J. gave an overview of the site layout in relation to grading & drainage.
- 2) Phil Lovato concurred that the development was an infill property and that "free discharge" was permitted.
- 3) Brad Bingham stated that a "blanket drainage easement" for cross-lot drainage was required for plat approval.
- 4) Brad B. also mentioned that a concrete channel will be required to drain the rear of lots 1, 2, 4, 5 & 7 to Hendrix with accompanying separate drainage easement.
- 5) Phil L. stated that sidewalk culverts will be necessary to convey the drainage from the concrete channel listed in item 4 to Hendrix. The culverts will have to be permitted per SO-19 requirements.
- 6) Brad B. thinks that the area south of lot 9 is public right-of-way. The surveyor needs to confirm this. If it's public right-of-way, the City may be interested in vacating the remnant.

Meeting with Wilfred Gallegos & Tony Loyd -COA Transportation:

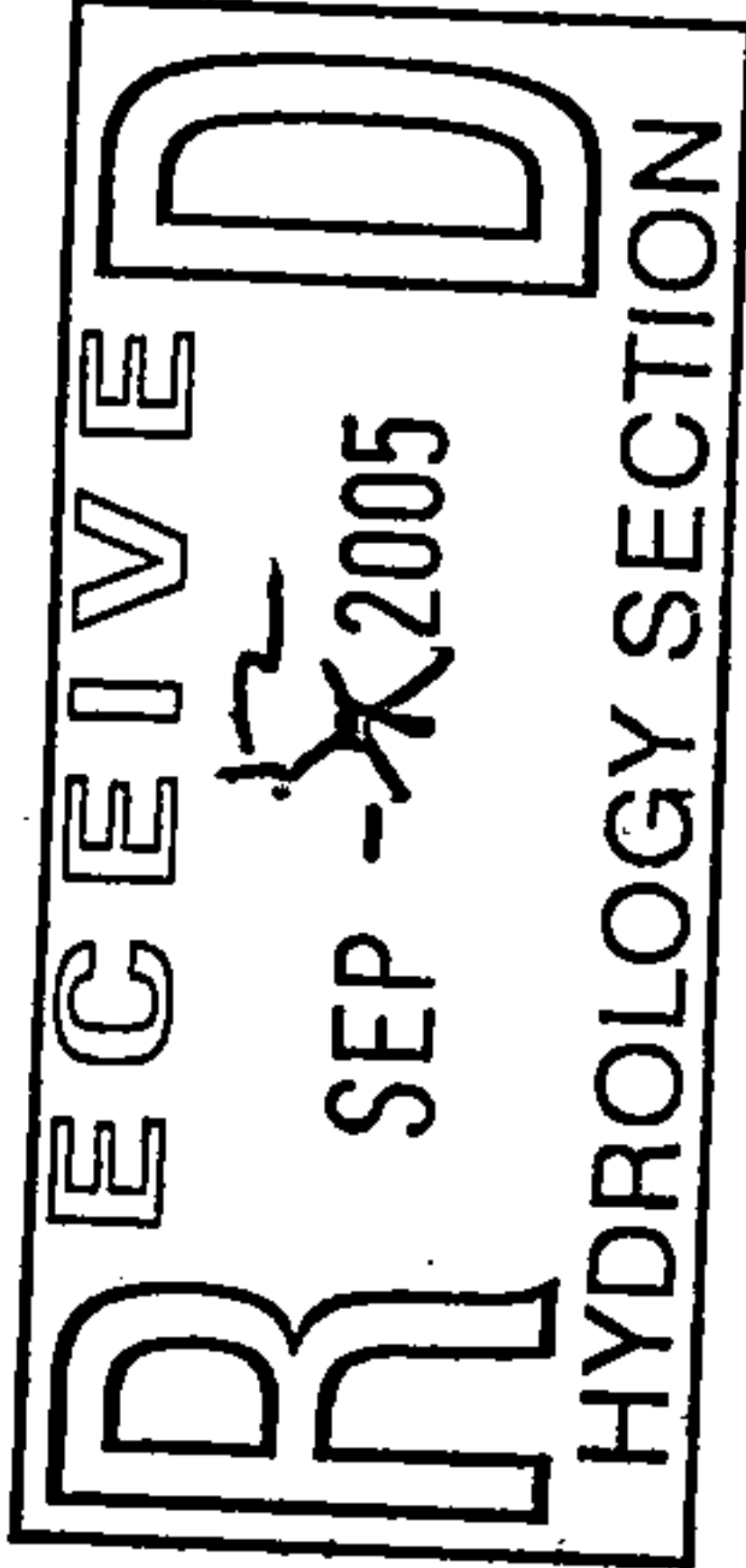
- 1) Guy J. gave an overview of the site layout in relation to public and private access.
- 2) Wilfred stated that the site layout appeared to have better defined driveway access which was a comment from the Sketch Plat DRB review on 4/20/05.
- 3) Wilfred G. stated that the drive widths are subject to Section 23.2.2. A 20' wide alley section per COA standards will be acceptable. A copy of Section 23.2.2 was provided.
- 4) A cross-lot access easement will be required on the plat for the properties sharing the looped driveway.
- 5) Per Wilfred's DRB comments, the survey needs to reflect the street cross-sections of Hendrix and Hilton.

Existing hyd.

HILTON LOFTS
2005.03
09/03/05
GUY JACKSON

DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.
January, 1993



INSTRUCTIONS

- * Spread sheet requires three input areas (dark cells):
 - Location
 - >A.1 Precipitation Zone
 - >A.3 Land Treatments
- * Values from the tables are automatically placed using "if" statements.
- * Table values should be checked for correctness for each use.

SUMMARY

Location	HENDRIX & HILTON NE	A	B	C	TOTALS	
Precipitation Zone		3	3	3	3	
Land Area		0.75	0.00	0.00	0.00	0.75 acres
Excess Precipitation Volume						
>>> 100-year 6-hour (design)		0.08	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
10-year 6-hour		0.04	#DIV/0!	#DIV/0!	#DIV/0!	0.04 acre-ft.
2-year 6-hour		0.01	#DIV/0!	#DIV/0!	#DIV/0!	0.01 acre-ft.
100-year 24-hour		0.08	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
Peak Discharge Rates (DPM)						
>>> Q100 (design)		2.59	0.00	0.00	0.00	2.59 cfs
Q10		1.50	0.00	0.00	0.00	1.50 cfs
Q2		0.59	0.00	0.00	0.00	0.59 cfs
Peak Discharge Rates (DPM-Rational Method)						
>>> Q100 (design)		2.58	2.58	2.58	2.58	2.58 cfs
Q10		1.51	1.51	1.51	1.51	1.51 cfs
Q2		0.58	0.58	0.58	0.58	0.58 cfs

CALCULATIONS FOLLOW

Existing hyd.

INPUT AND CALCULATIONS

LOCATION		HENDRIX & HILTON NE									
>A.1 PRECIPITATION ZONE (from Table A-1)		3	3	3	3	3	3	3	3	3	3
>A.2 DEPTHS		TOTALS									
(from Table A-2)											
100-YEAR STORM (P60)		2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14 inches
100-YEAR STORM (P360)		2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60 inches
100-YEAR STORM (P1440)		3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10 inches
10-YEAR (P360) (Calculated: P360*RPF10)		1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73 inches
2-YEAR (P360) (Calculated: P360*RPF2)		1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13 inches
>A.3 LAND TREATMENTS (Ai)											
Treatment A		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 acres
Treatment B		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 acres
Treatment C		0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.75 acres
Treatment D		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 acres
Total Area		0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.75 acres
		=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
>A.4 ABSTRACTIONS		See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5
CALCULATIONS FOLLOW											

INPUT AND CALCULATIONS (CONT)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI) from Table A-8												
100-year 6-hour												
Treatment A	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	inches
Treatment B	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	inches
Treatment C	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	inches
Treatment D	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	inches
TOTALS												
	1.29	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	inches
WEIGHTED E (Sum Ei*A/I/A)	1.29	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	inches
VOLUME V100:6h (E*A)												
	0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	acre-ft.
	3,512.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	ft^3
=====												
10-year 6-hour												
Treatment A	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	inches
Treatment B	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	inches
Treatment C	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	inches
Treatment D	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	inches
WEIGHTED E (Sum Ei*A/I/A)												
	0.62	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	inches
VOLUME V10:6h (E*A)												
	0.04	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	acre-ft.
	1,687.95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	ft^3
=====												
2-year 6-hour												
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	inches
Treatment C	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	inches
Treatment D	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	inches
WEIGHTED E (Sum Ei*A/I/A)												
	0.20	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	inches
VOLUME V2:6h (E*A)												
	0.01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	acre-ft.
	544.50	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	ft^3
=====												
100-year 24-hour												
VOLUME V100:24h												
(V100-6h+Ad*P1440-P360)/12)	0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	acre-ft.
	3,512.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	ft^3
=====												
CALCULATIONS FOLLOW												

INPUT AND CALCULATIONS (CONT)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (Qi) from Table A-9												
100-year												TOTALS
Treatment A	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	cfs/acre
Treatment B	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	cfs/acre
Treatment C	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	cfs/acre
Treatment D	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	cfs/acre
Q100 (Sum Qi*Ai)	2.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.59	cfs
												=====
10-year												TOTALS
Treatment A	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	cfs/acre
Treatment B	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	cfs/acre
Treatment C	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	cfs/acre
Treatment D	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	cfs/acre
Q10 (Sum Qi*Ai)	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	cfs
												=====
2-year												TOTALS
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	cfs/acre
Treatment C	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	cfs/acre
Treatment D	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	cfs/acre
Q2 (Sum Qi*Ai)	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	cfs
												=====

CALCULATIONS FOLLOW

Existing hyd.

RATIONAL METHOD

PEAK INTENSITY (in/hr at tc=0.2 hour) from Table A-10										TOTALS	
Peak Intensity (I) 100-year										5.38	5.38
Peak Intensity (I) 10-year										3.65	3.65
Peak Intensity (I) 2-year										2.21	2.21
RATIONAL METHOD COEFFICIENT, C from Table A-11											
100-year											
Treatment A	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment B	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	cfs/acre
Treatment C	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q100 (Sum Qi*I*Ai)										2.58	cfs
10-year											
Treatment A	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	cfs/acre
Treatment B	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	cfs/acre
Treatment C	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q10 (Sum Qi*I*Ai)										1.51	cfs
2-year											
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	cfs/acre
Treatment C	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment D	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	cfs/acre
Q2 (Sum Qi*I*Ai)										0.58	cfs

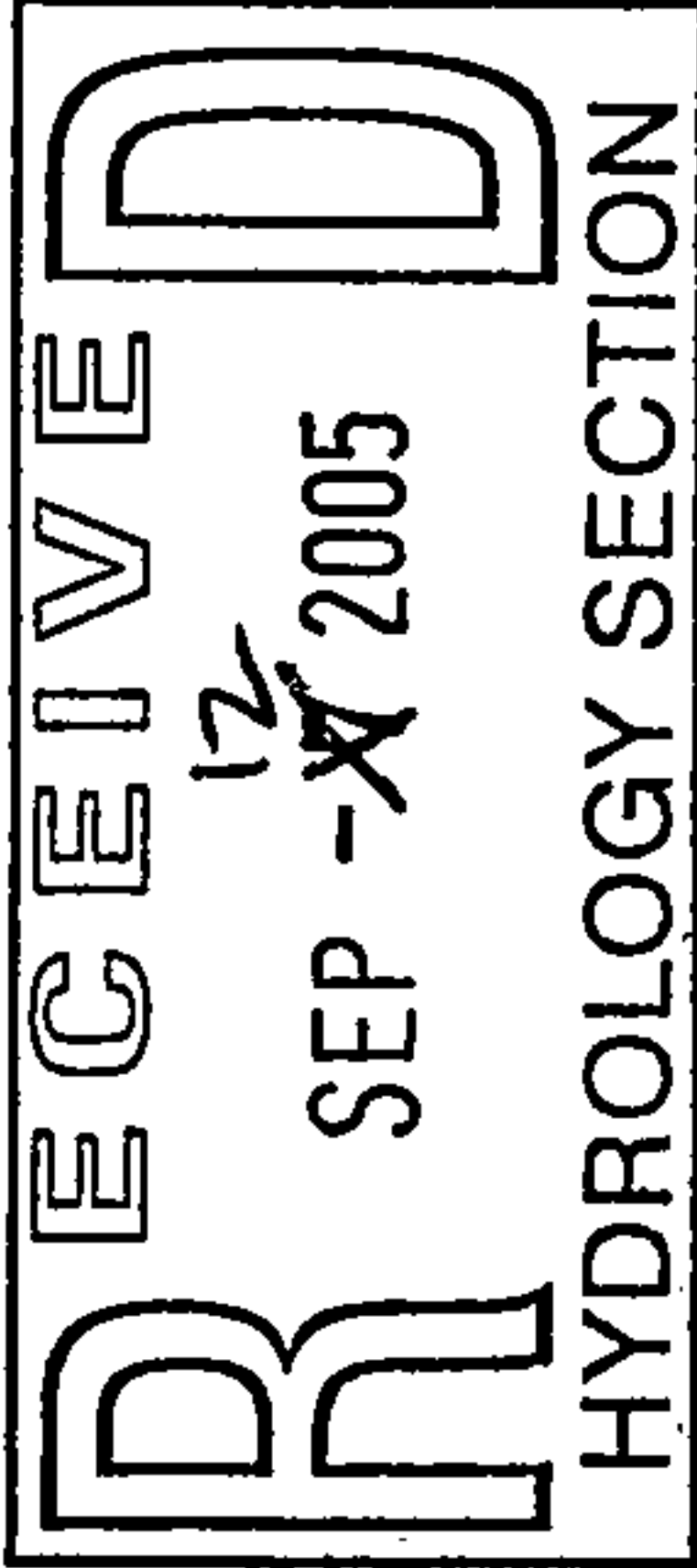


Existing hyd.

HILTON LOFTS
2005.03
09/03/05
GUY JACKSON

DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.
January, 1993



INSTRUCTIONS

- * Spread sheet requires three input areas (dark cells):
 - Location
 - >A.1 Precipitation Zone
 - >A.3 Land Treatments
- * Values from the tables are automatically placed using "if" statements.
- * Table values should be checked for correctness for each use.

SUMMARY

Location	HENDRIX & HILTON NE	A	B	C	TOTALS	
Precipitation Zone		3	3	3	3	
Land Area		0.75	0.00	0.00	0.00	0.75 acres
Excess Precipitation Volume						
>>> 100-year 6-hour (design)		0.08	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
10-year 6-hour		0.04	#DIV/0!	#DIV/0!	#DIV/0!	0.04 acre-ft.
2-year 6-hour		0.01	#DIV/0!	#DIV/0!	#DIV/0!	0.01 acre-ft.
100-year 24-hour		0.08	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
Peak Discharge Rates (DPM)						
>>> Q100 (design)		2.59	0.00	0.00	0.00	2.59 cfs
Q10		1.50	0.00	0.00	0.00	1.50 cfs
Q2		0.59	0.00	0.00	0.00	0.59 cfs
Peak Discharge Rates (DPM-Rational Method)						
>>> Q100 (design)		2.58	2.58	2.58	2.58	2.58 cfs
Q10		1.51	1.51	1.51	1.51	1.51 cfs
Q2		0.58	0.58	0.58	0.58	0.58 cfs

CALCULATIONS FOLLOW

Existing hyd.

INPUT AND CALCULATIONS

LOCATION		HENDRIX & HILTON NE									
>A.1 PRECIPITATION ZONE (from Table A-1)		3	3	3	3	3	3	3	3	3	3
>A.2 DEPTHS		TOTALS									
(from Table A-2)											
100-YEAR STORM (P60)		2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14	2.14 inches
100-YEAR STORM (P360)		2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60 inches
100-YEAR STORM (P1440)		3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10 inches
10-YEAR (P360) (Calculated: P360*RPF10)		1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73 inches
2-YEAR (P360) (Calculated: P360*RPF2)		1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13 inches
>A.3 LAND TREATMENTS (Ai)											
Treatment A		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 acres
Treatment B		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 acres
Treatment C		0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.75 acres
Treatment D		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 acres
Total Area		0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.75 acres
>A.4 ABSTRACTIONS											
		See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5

CALCULATIONS FOLLOW

INPUT AND CALCULATIONS (CONT)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI) from Table A-8												
100-year 6-hour												
Treatment A	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	inches
Treatment B	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	inches
Treatment C	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	1.29	inches
Treatment D	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36	inches
WEIGHTED E (Sum Ei*AII/A)												
	1.29	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.29 inches
VOLUME V100:6h (E*A)												
	0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
	3,512.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,512.03 ft^3
=====												
10-year 6-hour												
Treatment A	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	inches
Treatment B	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	inches
Treatment C	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	inches
Treatment D	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	inches
WEIGHTED E (Sum Ei*AII/A)												
	0.62	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.62 inches
VOLUME V10:6h (E*A)												
	0.04	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.04 acre-ft.
	1,687.95	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1,687.95 ft^3
=====												
2-year 6-hour												
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	inches
Treatment C	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	inches
Treatment D	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	inches
WEIGHTED E (Sum Ei*AII/A)												
	0.20	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.20 inches
VOLUME V2:6h (E*A)												
	0.01	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.01 acre-ft.
	544.50	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	544.50 ft^3
=====												
100-year 24-hour												
VOLUME V100:24h (V100-6h+Ad*P1440-P360)/12)												
	0.08	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.08 acre-ft.
	3,512.03	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,512.03 ft^3
=====												

CALCULATIONS FOLLOW

INPUT AND CALCULATIONS (CONT)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (Qi) from Table A-9												
100-year												TOTALS
Treatment A	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87 cfs/acre
Treatment B	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60 cfs/acre
Treatment C	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45	3.45 cfs/acre
Treatment D	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02	5.02 cfs/acre
Q100 (Sum Qi*Ai)												2.59 cfs
												=====
10-year												
Treatment A	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58 cfs/acre
Treatment B	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19 cfs/acre
Treatment C	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00 cfs/acre
Treatment D	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39	3.39 cfs/acre
Q10 (Sum Qi*Ai)												1.50 cfs
												=====
2-year												
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 cfs/acre
Treatment B	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21 cfs/acre
Treatment C	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78 cfs/acre
Treatment D	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04 cfs/acre
Q2 (Sum Qi*Ai)												0.59 cfs
												=====

CALCULATIONS FOLLOW

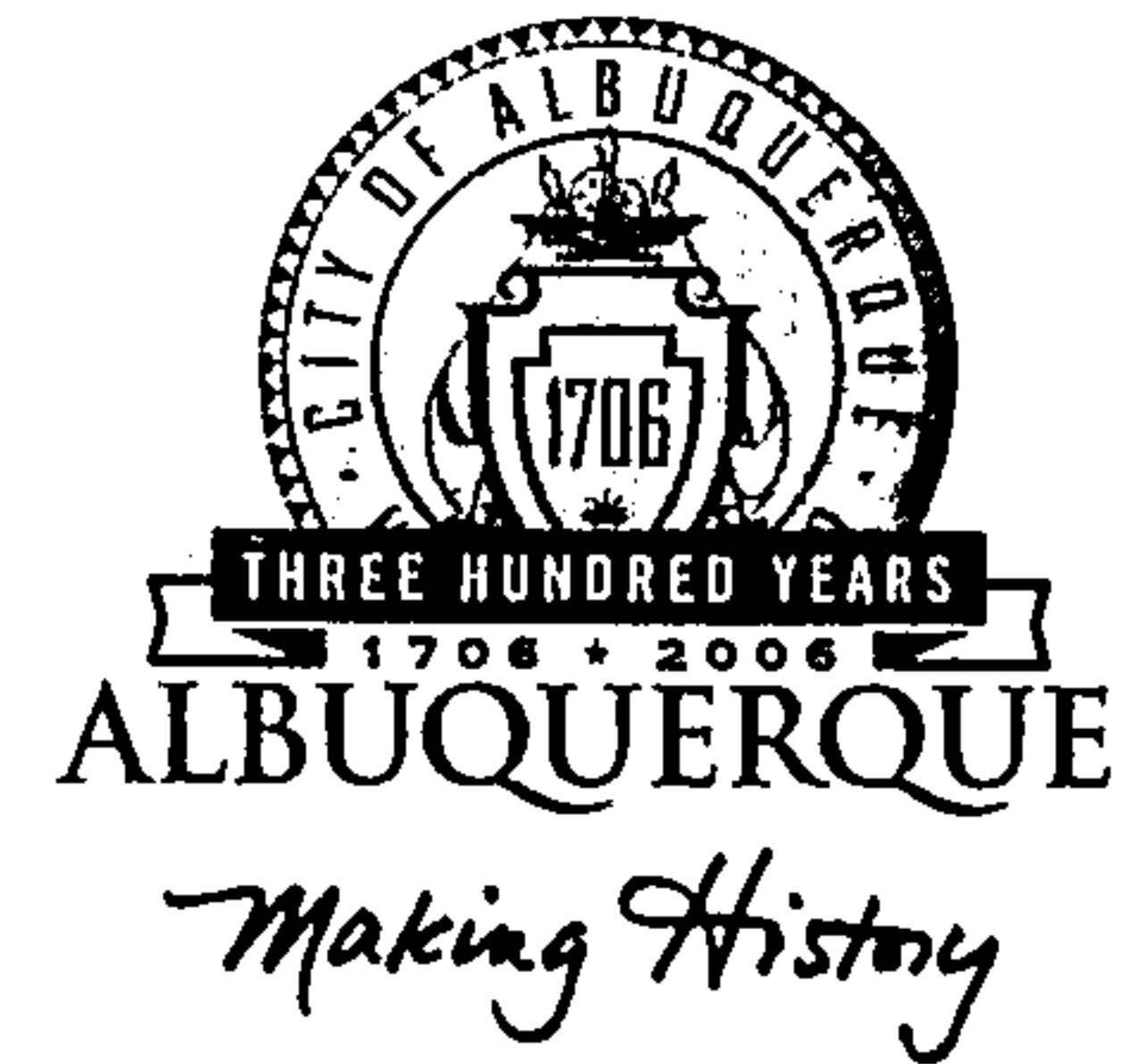
Existing hyd.

RATIONAL METHOD

PEAK INTENSITY (ln/hr at tc=0.2 hour) from Table A-10										TOTALS	
Peak Intensity (I) 100-year	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38	5.38
Peak Intensity (I) 10-year	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65
Peak Intensity (I) 2-year	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21
RATIONAL METHOD COEFFICIENT, C from Table A-11											
100-year											
Treatment A	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment B	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	cfs/acre
Treatment C	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q100 (Sum Qi*I*Ai)	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	2.58	cfs
10-year											
Treatment A	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	cfs/acre
Treatment B	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	cfs/acre
Treatment C	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	cfs/acre
Treatment D	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	cfs/acre
Q10 (Sum Qi*I*Ai)	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	cfs
2-year											
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	cfs/acre
Treatment C	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	cfs/acre
Treatment D	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	cfs/acre
Q2 (Sum Qi*I*Ai)	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	cfs



CITY OF ALBUQUERQUE



September 8, 2005

Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave NE
Albuquerque, NM 87121

Re: Hilton Ave Lofts Grading and Drainage Plan
Engineer's Stamp dated (Not Stamped, Signed or Dated (G20-D46)

Dear Mr. Jackson,

Based upon the information provided in your submittal received X-XX-05, the above referenced plan cannot be approved for Preliminary Plat or Final Plat approval until the following comments are addressed:

P.O. Box 1293

Per the DPM

Albuquerque

1. The grading plan and the Drainage plan need to be stamped signed and dated by the engineer of record.
2. This grading plan needs to be constructible and not conceptual in nature

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: File

MEMORANDUM

DATE: May 6, 2005

TO: All Participants

FROM: Guy Jackson, PE

Xc: Shane Turpen -COA Fire Marshall
Jeremy Hoover-COA Utility Development
Brad Bingham & Phil Lovato-COA Hydrology
Wilfred Gallegos & Tony Loyd -COA Transportation
Roy Solomon
Mark DePree

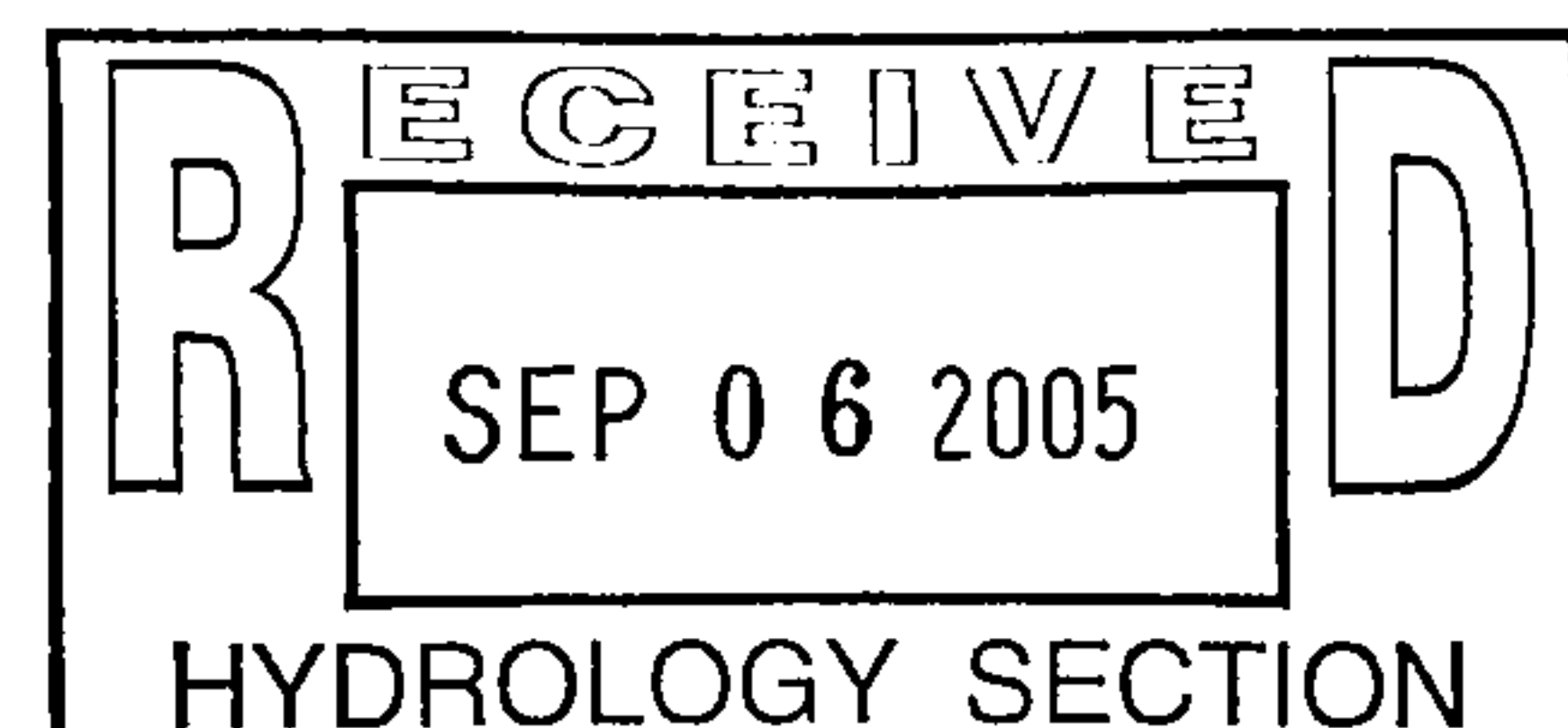
SUBJECT: *Various Meetings with City Agencies for lots 11-14, Block 23, Thomas Addition located at Hilton and Hendrix NE*

Meeting with Shane Turpin -COA Fire Marshall:

- 1) Guy J. gave an overview of the site layout in relation to fire access and fire hydrant location.
- 2) The layout of the buildings will not require a closer hydrant closer than 450 feet based upon anticipated building construction type. Actual location of hydrant at the Hilton/Hendrix intersection shall be confirmed.
- 3) Fire dept. will not require vehicle access into the looped driveway.
- 4) Fire dept. will require "knox box" for any gated access.

Meeting with Tom Burlinson -COA Building Official:

- 1) Guy J. gave an overview of the site layout in relation to firewall separation requirements.
- 2) Based upon a non-combustible construction type, there should be either a two-one hour walls or a single two -hour wall between units where there are common walls between residences at common property lines.
- 3) Architect to verify fire wall separation with Tom Burlinson, once final construction type is determined and designed per the International Residential Code (IRC).
- 4) Tom B. stated that there should be no plumbing and limited electrical in the common fire-rated walls described in item 2 above.



Meeting with Jeremy Hoover -COA Utility Development:

- 1) Guy J. gave an overview of the site layout in relation to public and private utilities.
- 2) Guy presented a sketch showing a public looped waterline and public sanitary sewer in the looped driveway. This layout was to provide short metered water and sewer services to the residences at the property lines.
- 3) Jeremy H. requested single metered water services at ROW to lots 1, 3, 6, 8 & 9 and double metered services at ROW to lots 2/4 & 5/7.
- 4) Jeremy H. requested single sanitary sewer services to lots 1, 3, 6, 8 & 9 and parallel single services to lots 2/4 & 5/7 (all in Hilton).
- 5) Jeremy H. confirmed that if the existing hydrant at the Hendrix/ Hilton intersection is within 450' of lot 9, then an additional hydrant will not be required. The location of the hydrant needs to be shown on the topographic survey.
- 6) Cross-lot utility easements will need to be provided on the subdivision plat.

Meeting with Brad Bingham & Phil Lovato -Hydrology:

- 1) Guy J. gave an overview of the site layout in relation to grading & drainage.
- 2) Phil Lovato concurred that the development was an infill property and that "free discharge" was permitted.
- 3) Brad Bingham stated that a "blanket drainage easement" for cross-lot drainage was required for plat approval.
- 4) Brad B. also mentioned that a concrete channel will be required to drain the rear of lots 1, 2, 4, 5 & 7 to Hendrix with accompanying separate drainage easement.
- 5) Phil L. stated that sidewalk culverts will be necessary to convey the drainage from the concrete channel listed in item 4 to Hendrix. The culverts will have to be permitted per SO-19 requirements.
- 6) Brad B. thinks that the area south of lot 9 is public right-of-way. The surveyor needs to confirm this. If it's public right-of-way, the City may be interested in vacating the remnant.

Meeting with Wilfred Gallegos & Tony Loyd -COA Transportation:

- 1) Guy J. gave an overview of the site layout in relation to public and private access.
- 2) Wilfred stated that the site layout appeared to have better defined driveway access which was a comment from the Sketch Plat DRB review on 4/20/05.
- 3) Wilfred G. stated that the drive widths are subject to Section 23.2.2. A 20' wide alley section per COA standards will be acceptable. A copy of Section 23.2.2 was provided.
- 4) A cross-lot access easement will be required on the plat for the properties sharing the looped driveway.
- 5) Per Wilfred's DRB comments, the survey needs to reflect the street cross-sections of Hendrix and Hilton.