

CITY OF ALBUQUERQUE



May 18, 2010

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

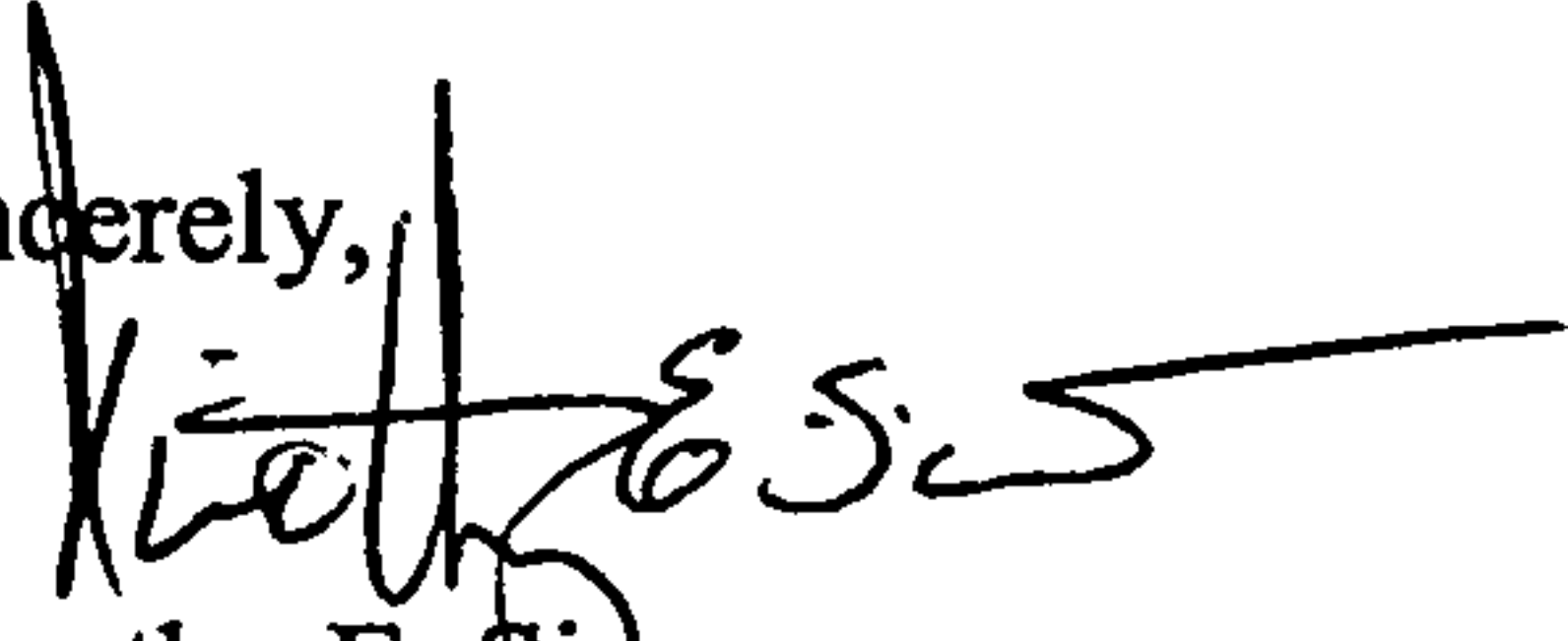
Re: Girard Townhomes, 1921 Girard ,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 09-15-09 (H-16/D143)
Certification dated: 05-17-10

Dear Mr. Soule,

Based upon the information provided in the Certification received 5-17-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

CITY OF ALBUQUERQUE



September 21, 2009

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

Re: Girard Townhomes Grading and Drainage Plan
Engineer's Stamp date 9-15-09 (H16/D143)

Dear Mr. Soule,

Based upon the information provided in your submittal received 9-15-09, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required

Albuquerque

NM 87103

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Sincerely,

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

C: file

DRAINAGE REPORT

For

**1921 Girard NE
Lot 38A, Block 19,
Netherwood Park SUBDIVISION
Albuquerque, New Mexico**

Prepared by

Rio Grande Engineering
PO Box 67305
Albuquerque, New Mexico 87193

September 2009



David Soule P.E. No. 14522

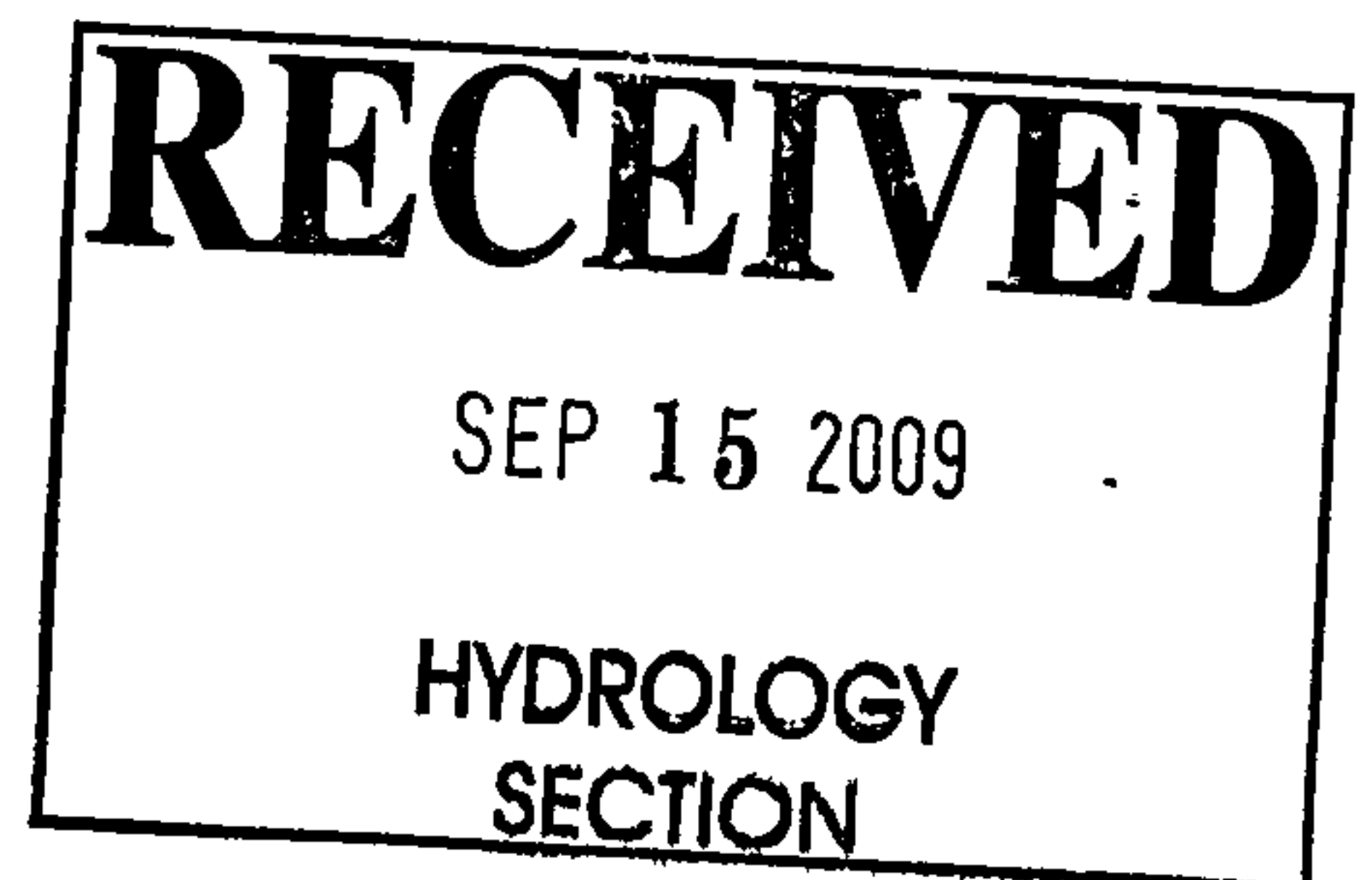


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Site HydrologyA

Map Pocket

Site Grading and Drainage Plan

PURPOSE

The purpose of this report is to provide the Drainage Management Plan for the development of a 4 unit town home project. This plan will be utilized for the redevelopment of the subject property from a single family dwelling unit into a multi-family complex. This plan was prepared in accordance with the City of Albuquerque's Development Process Manual. This report will demonstrate that the proposed improvements do 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 a 0.2 -acre parcel of land located on the west side of Girard Boulevard NE north of Indian School NE. The site is located in a fully developed area of the north east heights of Albuquerque. The legal description of this site is lot 38A, Block 19, Neatherwood Park Subdivision. As shown on FIRM map 35001C0351, the site is located entirely within Flood Zone X. The site is currently developed as a family residence, though the existing structure was just demolished.

The site is surrounded by fully developed conditions. No offsite flows effect this property. The property sloped from east to west at a general grade of 5%. The redevelopment of the site will include a small retention pond designed to contain the developed storm water onsite. Due to the existing drainage patterns, a pond is the only way to eliminate this sites flow from entering the adjacent downstream property.

EXISTING CONDITIONS

The site is currently developed as a single residence. Based upon the condition of the homes, and the location, this site has been in a developed condition for a substantial amount of time. The site is covered with a home, compacted earth and vegetation consisting of various ground covering. The site currently generates .023 acre-feet of total volume and discharges .65 cfs to the adjacent site to the west. The adjacent site is grades so that an increase in discharge will be problematic due to the long building and flat rear yard drainage. There are no upland flow affecting this site.

PROPOSED CONDITIONS

The proposed improvements consist of a 4 unit town home project. The onsite grading allows the site to match the existing surrounding grades and maintain the current drainage pattern. Due to the lack of downstream conveyance the development of this site will contain the developed flow onsite. The site will discharge .029 acre feet at a peak rate of .8 cfs. The pond is designed to contain the 100-year, 6-hour volume. Should a 10-hour event occur the pond will spill and discharge to the same location at a minor increased rate. As shown on the soil map and property table located within appendix a, the local soil WeB, with a permeability of 2"-6" per hour. Since the pond is 36", the pond will drain within 18 hours.

APPENDIX A

SITE HYDROLOGY

Weighted E Method

Existing Basins

											100-Year			
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
onsite	8923.00	0.205	10%	0.0204844	30%	0.061	30%	0.06145	30%	0.061	1.325	0.023	0.65	0.031

Proposed Developed Basins

Basin	Area (sf)	Area (acres)									100-Year, 6-hr.			10-day
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
OFFSITE A	8923.00	0.205	5%	0.0102422	20%	0.041	11%	0.02253	64%	0.131	1.705	0.029	0.80	0.047
CHANGE	0.00	0.00	-5%	-0.01	-10%	-0.02	-19%	-0.04	34%	0.07	-0.38	0.01	0.14	-0.02

Equations:

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

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

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

Where for 100-year, 6-hour storm

$E_a = 0.53$

$E_b = 0.92$

$E_c = 1.19$

$E_d = 2.13$

$Q_a = 1.56$

$Q_b = 2.28$

$Q_c = 3.14$

$Q_d = 4.7$

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 18, 2010

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

Re: Certification Submittal for a Temporary Building Certificate of Occupancy
(C.O.) for Girard Town Homes, [H-16 / D 143]
1921 Girard NE
Engineer's Stamp Dated 05/17/10

Dear Mr. Soule:

Based upon the information provided in your submittal received 05-17-10, Transportation Development has downgraded your request from a Permanent to a 120-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 120-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy: pavement markings/stripping for proposed stalls will need to be provided (ADA will need signage and pathway striping); curbing (slotted for drainage) will be needed to provided around the perimeter of the driving aisle and stall fronting the proposed pond; does the drivepad fronting Girard need to be closed (with sidewalk and curb and gutter)?; your drive aisle doesn't show planter in front of entrance (need to show on site plan, will this reduce the over drive aisle width?). Once these issues have been addressed you'll need to re-submit the total package for Permanent C.O.

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

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: 1921 Girard NE
 DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: H 16 /D 143
 WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 32A, block 10 Heatherwoods addition
 CITY ADDRESS: San Antonio east of San Pedro

ENGINEERING FIRM: Rio Grande Engineering
 ADDRESS: PO BOX 67305
 CITY, STATE: Alb

CONTACT: David Soule, PE
 PHONE: (505) 321-9099
 ZIP CODE: 87193

OWNER: Earl and Joyce Cooper
 ADDRESS: 633 Cedar SE
 CITY, STATE: Albuquerque, NM

CONTACT: _____
 PHONE: _____
 ZIP CODE: 87106

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: Geo survey
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: David Vigil John Gallegos
 PHONE: 975-4567
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

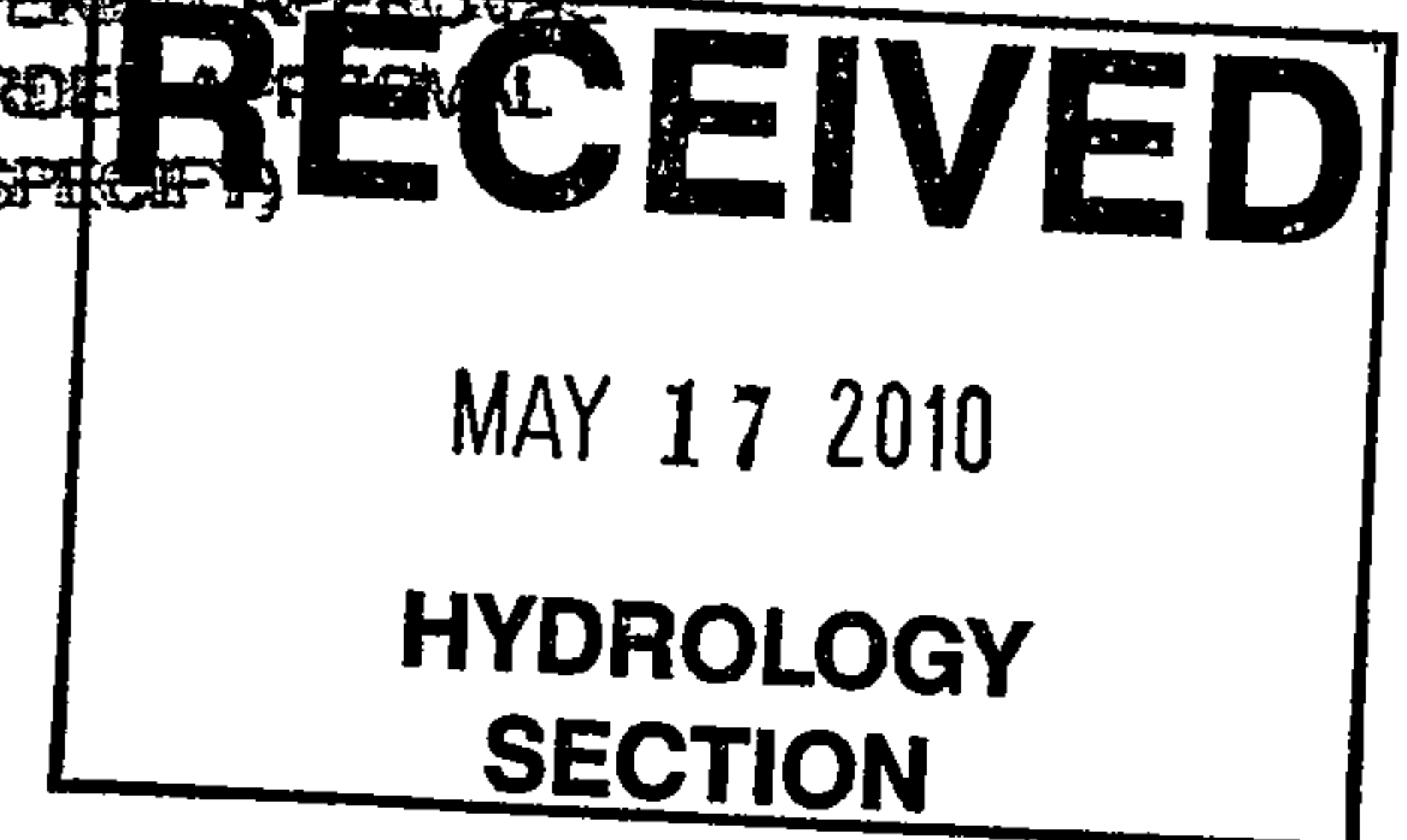
- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL GRADING & DRAINAGE PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- _____ CLOWR/LOWR
- ☒ TRAFFIC CIRCULATION LAYOUT (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 SUBD. APPROVAL
- _____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- _____ CERTIFICATE OF OCCUPANCY (TEMP.)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- _____ NO
- _____ COPY PROVIDED



DATE SUBMITTED: 5/17/10 5/15/2009 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 24, 2009

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

Re: Girard Townhomes, 1921 Girard Blvd NE, Traffic Circulation Layout
Engineer's Stamp dated 09-15-09 (H16-D143)

Dear Mr. Soule,

The TCL submittal received 09-15-09 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

PO Box 1293

Albuquerque

NM 87103

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

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

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

Sincerely,

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

C: File

09/25/09
Zoning only requires 3
spaces, so one space
will be removed. OK to
show on as-built w/
no resubmittal

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 01/23/2003rd)

PROJECT TITLE: 1921 Girard NE - GIRARD Town Homes ZONE MAP/DRG. FILE #: H 16 / D143
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 38A, block 19 Neatherwoods addition
CITY ADDRESS: San antonio east of San Pedro

ENGINEERING FIRM: Rio Grande Engineering CONTACT: David Soule, PE
ADDRESS: PO BOX 67305 PHONE: (505)321-9099
CITY, STATE: Alb ZIP CODE: 87193

OWNER: Earl and Joyce Cooper CONTACT: _____
ADDRESS: 633 Cedar SE PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

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

SURVEYOR: Geo survco CONTACT: David Vigil/ John Gallegs
ADDRESS: _____ PHONE: 975-4567
CITY, STATE: _____ ZIP CODE: _____

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

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

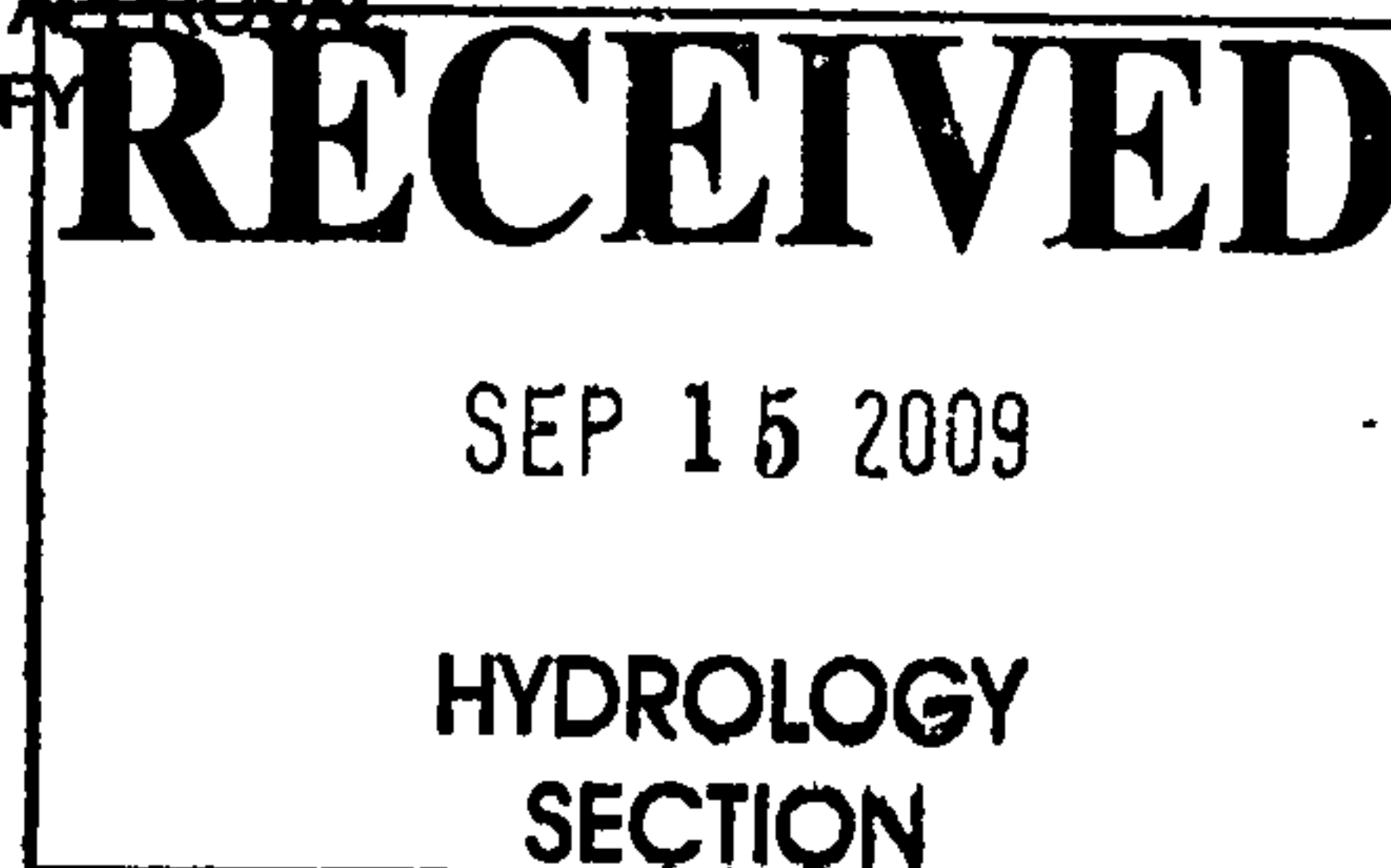
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- ☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION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

- ☐ 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: 9/15/2009 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.