

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 26, 2015

Roger Cinelli
Roger Cinelli and Assoc.
2418 Manuel Torres Ln, NW
Albuquerque, NM

**Re: Townhouses for Lobberegt
Certificate of Occupancy – Transportation Development**
Engineer's/Architect's Stamp dated 2-1-15 (J14-D174)
Certification dated 10-15-15

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 10-22-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: TOWNHOUSES FOR LOBBEREGET ZONE MAP: J-14/P174
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 1, LANDS OF BUCHANAN
CITY ADDRESS: 608 EIGHTH ST. N.E.

ENGINEERING FIRM: SBS CONSTRUCTION ENGINEERING LLC CONTACT: SHAWN
ADDRESS: PO BOX 10264 PHONE: 804-5013
CITY, STATE: ABQ., NM ZIP CODE: _____
EMAIL: ASGCLLC@AOL.COM

OWNER: GREG LOBBEREGET CONTACT: GREG
ADDRESS: 8200 CARMEL HE STE 103 PHONE: 800-753-4614
CITY, STATE: ABQ., NM ZIP CODE: 87122

ARCHITECT: ROGER CINELLI & ASSOC. CONTACT: ROGER
ADDRESS: 2418 MANUEL TORRES LN NW. PHONE: 243-8211
CITY, STATE: ABQ., NM ZIP CODE: 87107
EMAIL: rcinelli@aol.com

SURVEYOR: CONSTRUCTION SURVEY TECH., INC CONTACT: JOHN
ADDRESS: PO BOX 65395 PHONE: 917-8921
CITY, STATE: ABQ., NM ZIP CODE: 87193

CONTRACTOR: JASON BUCHANAN CONTACT: JASON
ADDRESS: PO BOX 6031 PHONE: 977-1332
CITY, STATE: ABQ., NM ZIP CODE: 87193

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
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 10/15/15 BY: Roger Cinelli

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.

Rec 10/22/15
[Signature]

Cinelli

ARCHITECTS

OFFICE (505) 243-8211 FAX (505) 243-8196

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE N.W. ALBUQUERQUE, NEW MEXICO 87107

10/15/2015

CITY OF ALBUQUERQUE
TRANSPORTATION DEVELOPMENT SECTION
PLAZA DEL SOL BUILDING
600 2ND STREET N.W.
ALBUQUERQUE, NEW MEXICO 87102

RE: TRAFFIC CIRCULATION LAYOUT - TOWNHOUSE APARTMENT FOR GREG LOBBEREGET - 608
EIGHTH STREET N.W., ALBUQUERQUE, NEW MEXICO- (J14/D174) - ARCHITECT'S STAMP DATED
2/1/2015 - PLAN DATED FEB. 2015 - APPROVED 2/5/2015 - **FINAL SITE CERTIFICATION**

DEAR SIRs,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY
CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE
WITH THE DESIGN INTENT OF THE TCL APPROVAL LETTER DATED 2/5/2015.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER
15, 2015.

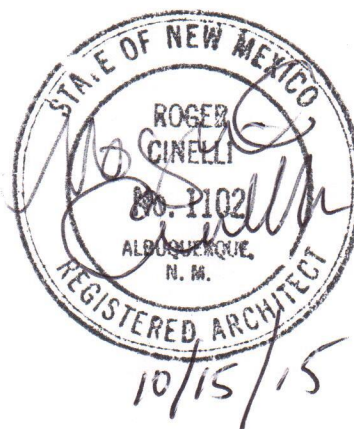
THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT, IF ANY,
HAS BEEN OBTAINED BY ROGER CINELLI OF THE FIRM ROGER CINELLI & ASSOCIATES INC. I
FURTHER SUBMIT THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE
CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS
CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF
OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND
INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS
PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT
VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SINCERELY,


ROGER CINELLI, ARCHITECT

10/15/15
DATE



DRAINAGE CERTIFICATION

Location

Lot 1-A & 2-A being a re-plot of Lots 1 and 2, Block 12 of Bargas replot, Perfecto Armijo, contains +/- 7,078.74 sf and is located at 608 8th Street N.W. See attached portion of the Vicinity Map for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed buildings.

Existing Drainage Conditions

There is undeveloped. This site is fairly flat, and it drains the north to an existing paved alley and to the west to 8th St. No offsite runoff enters this site. Based on the FIRM Map 35001C0334G (revised September 26, 2008) the site does not fall within a 100-year floodplain.

Proposed Conditions and On-Site Drainage Management Plan

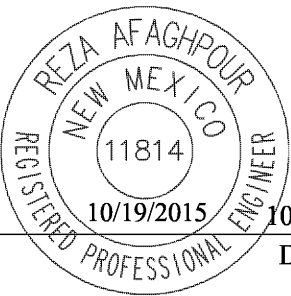
The developed runoff generated from this site will be partly retained on-site. Ponds A and B are designed to hold the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the alley. The allowable discharge in the Valley is 2.75 cfs/acre meaning a retention volume requirement of 0.50 inches times the area (294.95 cfs). The 90th Percentile/First Flush ponding requirement is 0.34 inches times the impervious area (130.37 cfs). Total retention volume provided (591.37 cfs) exceeds the ponding requirement in the Valley (294.95 cfs) and First Flush (130.37 cfs).

Calculations

City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

I, REZA AFAGHPOUR, NMPE 11814, OF SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03-11-2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NMPS 9801. OF SBS CONSTRUCTION AND ENGINEERING, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



REZA AFAGHPOUR, NMPE 11814

DATE

* ZONE 2

* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.000254 SQ MI
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000254 SQ MI
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
TP=0.1333 HR MASS RAINFALL=-1

* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=100.1 AREA=0.000254 SQ MI
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=110.1 AREA=0.000254 SQ MI
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
TP=0.1333 HR MASS RAINFALL=-1

FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = 608-8th.txt

- VERSION: 1997.02d RUN DATE (MON/DAY/YR) =01/14/2015
USER NO.= AHYMO-I-9702c01000R31-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 |
|----------|---------------------------|-------------|-----------|--------------|----------------------|-----------------------|-----------------|----------------------|--------------|----------------------|
| START | RAINFALL TYPE= 1 | | | | | | | | | TIME= .00 |
| RAINFALL | COMPUTE NM HYD | 100.00 | - | 1 | .00025 | .38 | .011 | .77821 | 1.533 | 2.329 PER IMP= 2.350 |
| START | RAINFALL TYPE= 1 | | | | | | | | | TIME= .00 |
| RAINFALL | COMPUTE NM HYD | 110.00 | - | 1 | .00025 | .16 | .004 | .27828 | 1.533 | .958 PER IMP= 1.570 |
| START | RAINFALL TYPE= 1 | | | | | | | | | TIME= .00 |
| RAINFALL | COMPUTE NM HYD | 100.10 | - | 1 | .00025 | .70 | .024 | 1.79770 | 1.500 | 4.276 PER IMP= 2.350 |
| START | RAINFALL TYPE= 1 | | | | | | | | | TIME= .00 |
| RAINFALL | COMPUTE NM HYD | 110.10 | - | 1 | .00025 | .44 | .015 | 1.07842 | 1.500 | 2.685 PER IMP= 1.570 |
| FINISH | | | | | | | | | | |

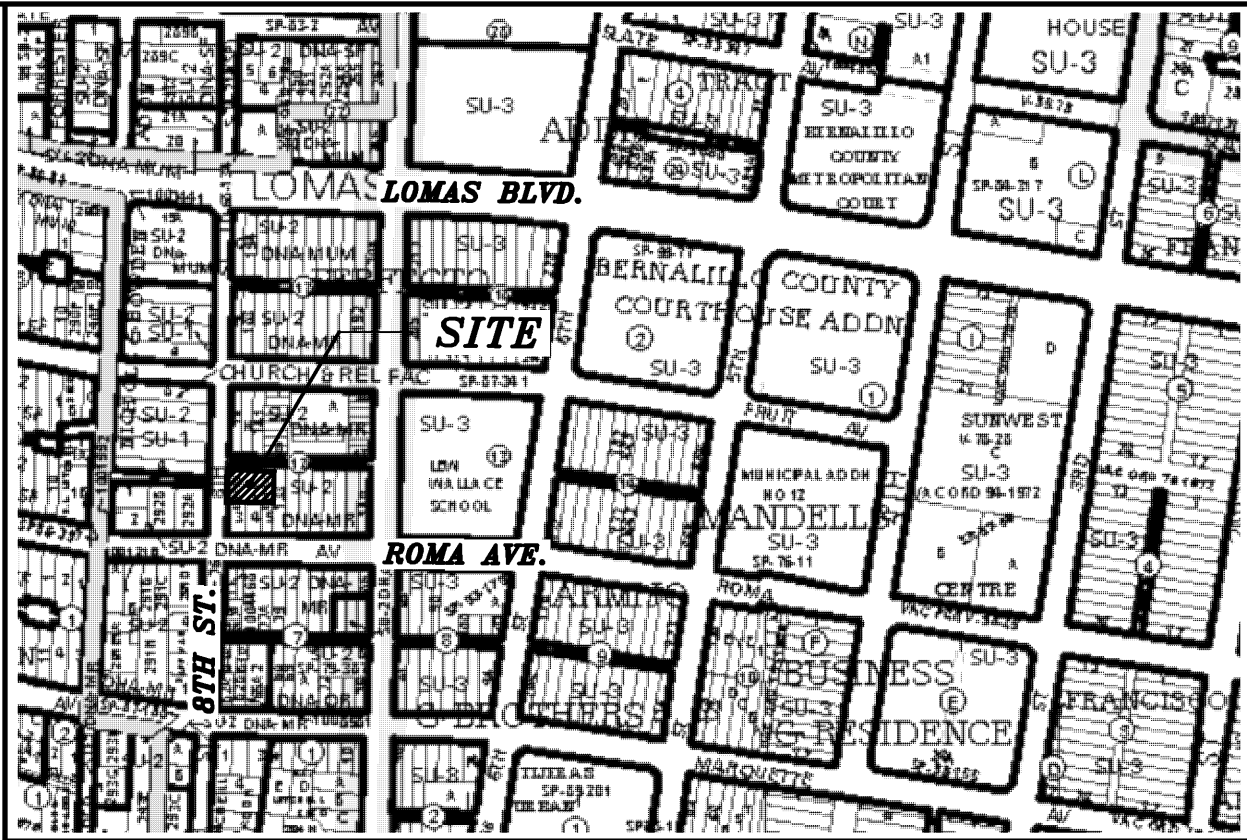
DEPRESS LANDSCAPING AREA
TOP=55.60 (394.93 SF)
BOTTOM=54.50 (96.98 SF)
VOLUME=245.96 CF
POND A

DEPRESS LANDSCAPING AREA
TOP=55.60 (516.37 SF)
BOTTOM=54.60 (174.46 SF)
VOLUME=345.42 CF
POND B

NOTES:

- 6" WALL OPENING (OR TURN TWO BLOCKS) WITH #4 REBAR 3" ON CENTER, DO NOT BLOCK THIS OPENING AT ANY TIME.
- NEW SIDEWALK, MATCH THE ALLEY GRADE.
- NEW SIDEWALK ALONG 8TH. STREET

TOTAL POND AREA PROVIDED = POND A + B = 591.37 CF
TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS
= 0.024 - 0.011 = 0.013 AC-FT = 566.28 CF
TOTAL PONDING VOLUME REQUIRED (VALLEY)= 0.5 INCHES x AREA = (0.5/12 x 7,078.74) = 294.95 CF
TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 4,601.18) = 130.37 CF



VICINITY MAP:

J-14-Z

LEGAL DESCRIPTION:

LOT 1, LANDS OF BUCHANON, CONTAINING 7,078.89 S.F. (0.1625 ACRE)

ZONING: SU-2

GENERAL NOTES:

- CONTOUR INTERVAL IS HALF (0.50) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 17_J14, HAVING AN ELEVATION OF 4957.484 FEET ABOVE SEA LEVEL.
- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- SLOPES ARE AT 3:1 MAXIMUM.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EXISTING FLOWLINE ELEVATION
- PROPOSED RETAINING WALL
- BOTTOM OF CHANEL
- TOP OF RETAINING WALL
- TOP OF FOOTING
- HIGH POINT
- AS-BUILT GRADES

GRAPHIC SCALE

10 5 0 10
SCALE: 1"=10'



REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION
AND ENGINEERING, LLC

10209 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

TOWNHOUSES FOR LOBBEREGET
GRADING AND DRAINAGE PLAN

DRAWING: 201418-GR.DWG
DRAWN BY: SH-B
DATE: 12-22-2014
SHEET #

C102

LAST REVISION: 3/11/2015



