

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 21, 2023

David Thompson, PE
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

**RE: Palladium Townhomes
301 Platinum SW
Permanent C.O. - Accepted
Engineer's Certification Date: 02/10/23
Engineer's Stamp Date: 12/21/20
Hydrology File: K14D087B**

Dear Mr. Thompson:

PO Box 1293

Based on the Certification received 02/14/2023 and site visit on 02/17/2023, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

City of Albuquerque

Reference Number: 2022307001-7
Date/Time: 11/03/2022 12:35:57 PM

Departmental Deposit

2022307001-7-1

Departmental Deposit

1@ \$1,384.00

GL #: 1305146161511PCDMD124MS4175472101

\$1,384.00

Total:

Departmental Deposit

2022307001-7-2

Departmental Deposit

1@ \$1,408.00

GL #: 1305146161511PCDMD124MS4175472101

\$1,408.00

Total:

Visa Service Fee

2022307001-7-3

\$76.78

Total:

3 ITEMS TOTAL:

\$2,868.78

TOTAL:

\$2,868.78

DUPLICATE RECEIPT 11/3/2022 12:38:30 PM

Visa

\$2,792.00

Method: C

Card Number: *****2442

Payment Type: credit

Auth Code: 675133

\$76.78

Visa Service Fee

Method: C

Card Number: *****2442

First Name: false

Last Name: false

Payment Type: credit

Auth Code: 680911

\$2,868.78

Total Received:



C E 2 0 2 2 3 0 7 0 0 1 - 7

Thank you for your payment.



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment-in-Lieu for Storm Water Quality
Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 1,408.00	461615	305	PCDMD	24_MS4	7547210	\$ 1,408.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$ 1,408.00

Hydrology#: K14D087B Name: Silver Townhomes Block A-1-A
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 301 Platinum SW

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Renée C. Brissette, P.E. CFM PHONE 505-924-3995

BUSINESS DATE January 14, 2021

DUAL VERIFICATION OF DEPOSIT Renée C. Brissette
EMPLOYEE SIGNATURE

AND BY Volanda Montoya
EMPLOYEE SIGNATURE

REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment-in-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 1,384.00	461615	305	PCDMD	24_MS4	7547210	\$ 1,384.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$ 1,384.00

Hydrology#: K14D087C Name: Silver Townhomes Block C-1-A
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 300 Titanium SW

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Renée C. Brissette, P.E. CFM PHONE 505-924-3995

BUSINESS DATE January 14, 2021

DUAL VERIFICATION OF DEPOSIT Renée C. Brissette
EMPLOYEE SIGNATURE

AND BY Isolanda Montoya
EMPLOYEE SIGNATURE

REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

LEGEND	
99.9	SPOT ELEVATION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CURB & GUTTER
	PROPERTY BOUNDARY
	PROPOSED LANDSCAPE
	EXISTING CONCRETE SIDEWALK

KEYED NOTES:

- EXISTING 4" PVC DRAIN DRAINS PENETRATING CURB, CONNECT TO ROOF DRAINS, REFER TO ARCHITECTURAL PLANS
- SEE ARCHITECTURAL PLANS FOR STEPS TO TRANSITION FROM GRADE AT UNIT ACCESS TO EXISTING SIDEWALK GRADE.

100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	100-YEAR PRECIPITATION				
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24-hr) (acre-ft)	V(24-hr) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
SITE	0.1422	0.00	0.00	100.00	0.00	1.03	0.01	532	0.01	532	0.43
TOTAL RUNOFF	0.14						0.01	532	0.01	532	0.43
FULL DEVELOPMENT CONDITIONS											
SITE	0.1422	0.00	9.40	9.50	81.10	2.06	0.02	1,065	0.03	1,190	0.57
TOTAL RUNOFF	0.14						0.02	1,065	0.03	1,190	0.57
EXCESS PRECIP.		0.62	0.8	1.03	2.33	E _i (in)					
PEAK DISCHARGE		1.71	2.36	3.05	4.34	Q _{pe} (cfs)					
WEIGHTED E (in) = (E _A)(%A) + (E _B)(%B) + (E _C)(%C) + (E _D)(%D)							ZONE = 2				
V _{6-hr} (acre-ft) = (WEIGHTED E)(AREA)/12							P _{6-hr} (in.) = 2.29				
V _{10day} (acre-ft) = V _{6-hr} + (A _o)(P _{10day} - P _{6-hr})/12							P _{24-hr} (in.) = 2.59				
Q (cfs) = (Q _{pe})(A _v) + (Q _{pe})(A _o) + (Q _{pe})(A _c) + (Q _{pe})(A _o)							P _{10day} (in.) = 3.62				

DRAINAGE PLAN:

LEGAL DESCRIPTION: BLOCK A-1-A, SILVER TOWNHOUSE

SITE AREA: 0.1422 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 26, 2008 (PANEL NO. 35001C0334G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

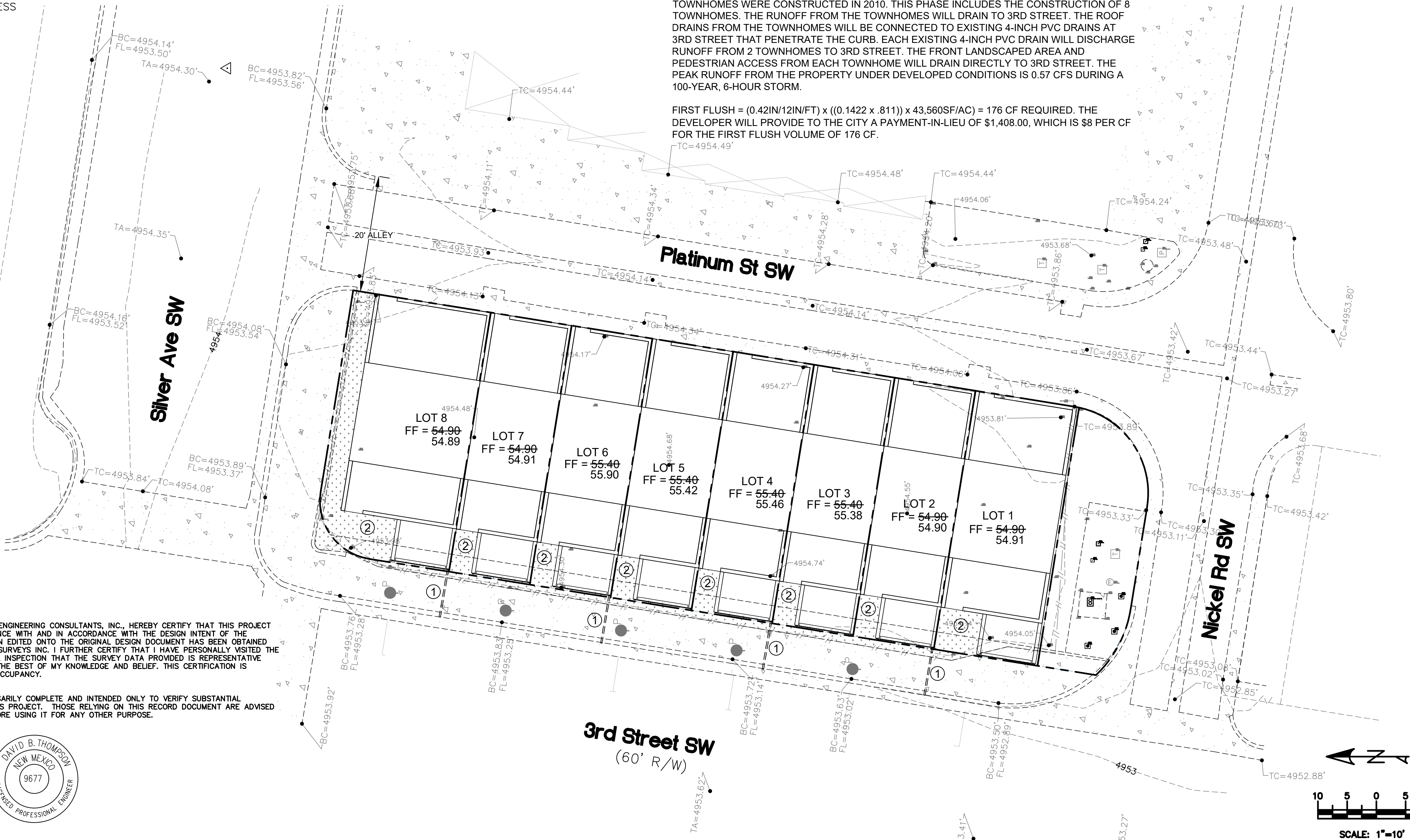
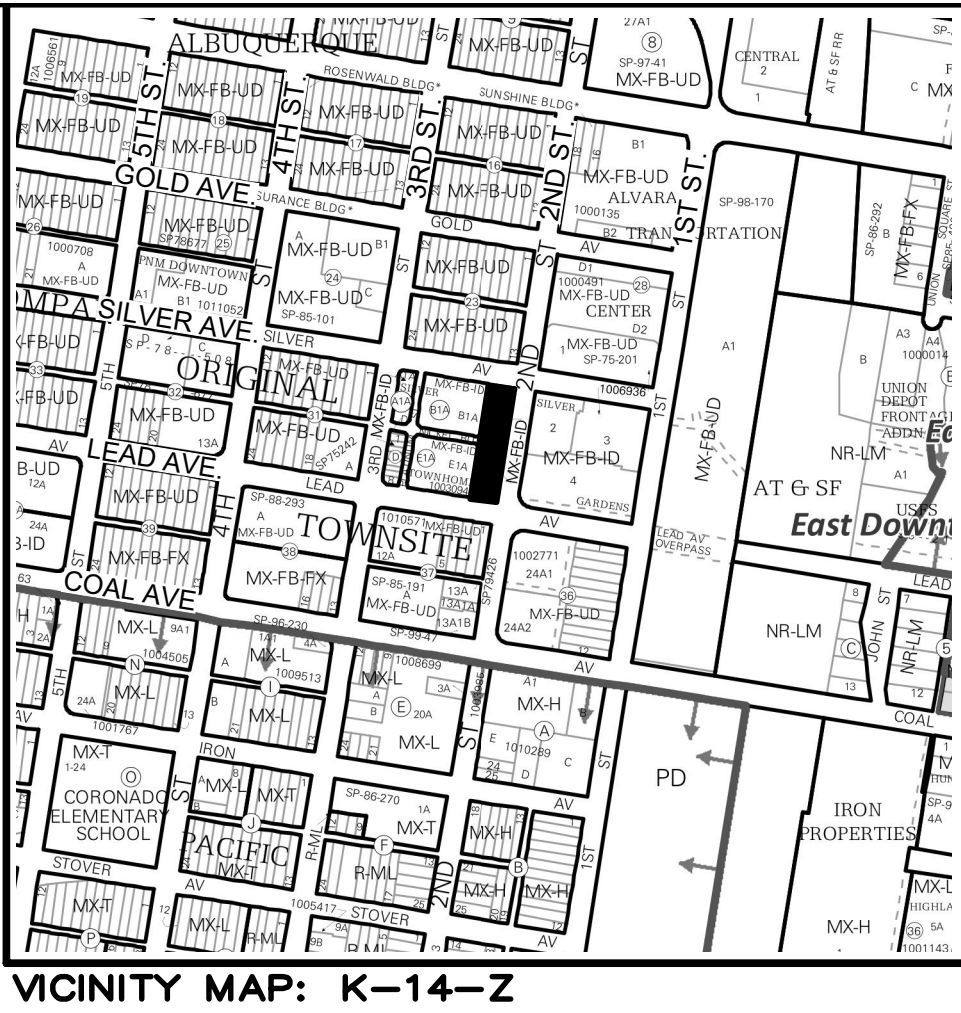
THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.29 INCHES. UNDER EXISTING CONDITIONS, THE PROPERTY IS A GRVEL PARKING LOT WITH LAND TREATMENT C.

THE PROPERTY IS LOCATED SOUTH OF CENTRAL AT THE CORNER OF SILVER AND 3RD STREET. CURRENTLY THE SITE DRAINS FROM EAST TO WEST TO 3RD STREET. THE PEAK RUNOFF FROM THE PROPERTY UNDER EXISTING CONDITIONS IS 0.43 CFS DURING A 100-YEAR, 6-HOUR STORM. THERE ARE NO OFF-SITE FLOWS THAT REACH THE PROPERTY.

DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT IS THE FINAL PHASE OF THE SILVER TOWNHOMES PROJECT. THE EXISTING TOWNHOMES WERE CONSTRUCTED IN 2010. THIS PHASE INCLUDES THE CONSTRUCTION OF 8 TOWNHOMES. THE RUNOFF FROM THE TOWNHOMES WILL DRAIN TO 3RD STREET. THE ROOF DRAINS FROM THE TOWNHOMES WILL BE CONNECTED TO EXISTING 4-INCH PVC DRAINS AT 3RD STREET THAT PENETRATE THE CURB. EACH EXISTING 4-INCH PVC DRAIN WILL DISCHARGE RUNOFF FROM 2 TOWNHOMES TO 3RD STREET. THE FRONT LANDSCAPED AREA AND PEDESTRIAN ACCESS FROM EACH TOWNHOME WILL DRAIN DIRECTLY TO 3RD STREET. THE PEAK RUNOFF FROM THE PROPERTY UNDER DEVELOPED CONDITIONS IS 0.57 CFS DURING A 100-YEAR, 6-HOUR STORM.

FIRST FLUSH = (0.42IN/12IN/FT) x ((0.1422 x .811)) x 43,560SF/AC) = 176 CF REQUIRED. THE DEVELOPER WILL PROVIDE TO THE CITY A PAYMENT-IN-LIEU OF \$1,408.00, WHICH IS \$8 PER CF FOR THE FIRST FLUSH VOLUME OF 176 CF.

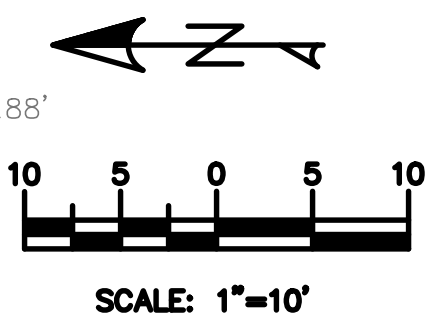
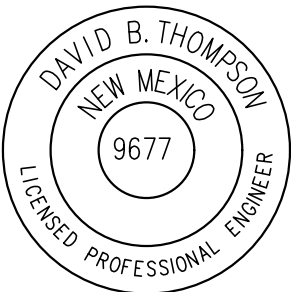


DRAINAGE CERTIFICATION

I, DAVID B. THOMPSON, NMPE 9677, OF THE FIRM THOMPSON ENGINEERING CONSULTANTS, INC., 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 12-21-20. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS 18374, OF THE FIRM CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2-15-23 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 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.

DAVID B. THOMPSON, NMPE 9677
2-16-23
DATE



Tompson Engineering Consultants, Inc. tcom@ yahoo.com PHONE: (505) 271-2199 FAX: (505) 650-9246 AUBURN, NM 87193		DATE	BY	REVISION	NO.	PROJECT: DRAWN BY: BLN DATE: CHECKED BY: HORIZ. SCALE: APPROVED BY: VERT. SCALE: FILE:			
LOTS 1-8, SILVER TOWNHOMES BLOCK A-1-A		CITY/COUNTY REVIEW		WEST GRADING AND DRAINAGE PLAN					
DEPARTMENT	SIGN-OFF	DATE	FOR CITY/COUNTY USE ONLY						
WASTEWATER MGMT. DIV.									
WATER SERVICES									
SUBDIVISION ENG.									
STREETS									
TRAFFIC									
SHEET No.		1 of 1							