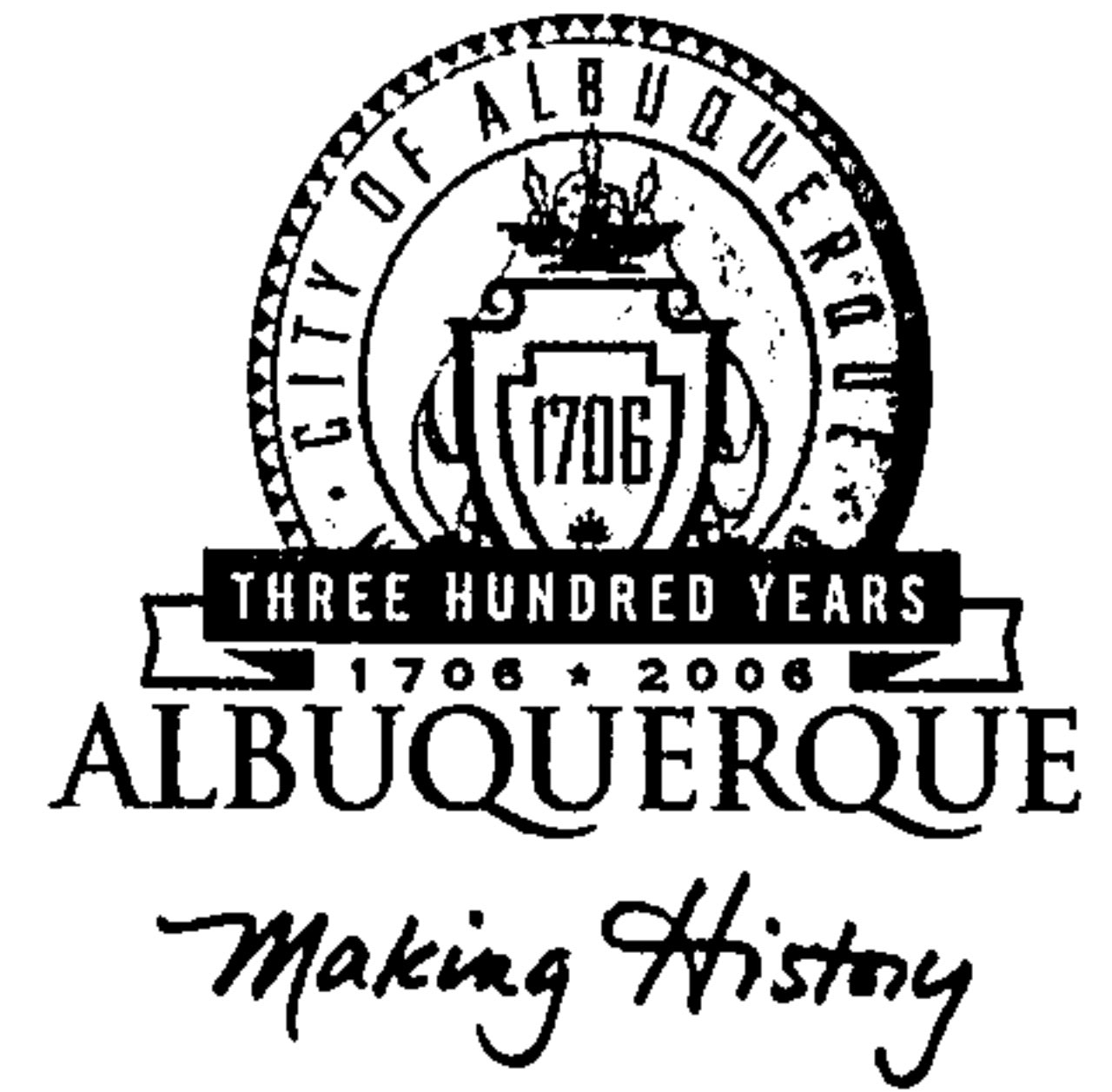


CITY OF ALBUQUERQUE



June 27, 2005

David Soule, PE
Rio Grande Engineering
1606 Central SE, Ste 201
Albuquerque, NM 87106

**Re: Townhomes at Mason's Landing Amended Grading Plan
Engineer's Stamp dated 5-4-08 (K17/D36)**

Dear Mr. Soule,

P.O. Box 1293

Based upon the information provided in your submittal dated 5-12-05, the above referenced plan is approved as amended. This is now the plan that must be certified for Release of Financial Guarantees and included in the LOMR.

Albuquerque

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

New Mexico 87103

Sincerely,

Bradley L. Bingham

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

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Townhomes at Masons Landing
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: K-17-D36
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 1, 2, 3, 4 Block 4 Granada Heights Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: 1606 Central NW Suite 201
CITY, STATE: ALBUQUERQUE, NM

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87106

OWNER: Philip Raby
ADDRESS: 320 Central SW
CITY, STATE: Albuquerque, NM

CONTACT: Phil Raby
PHONE: 242-2854
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Southwest Survey
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

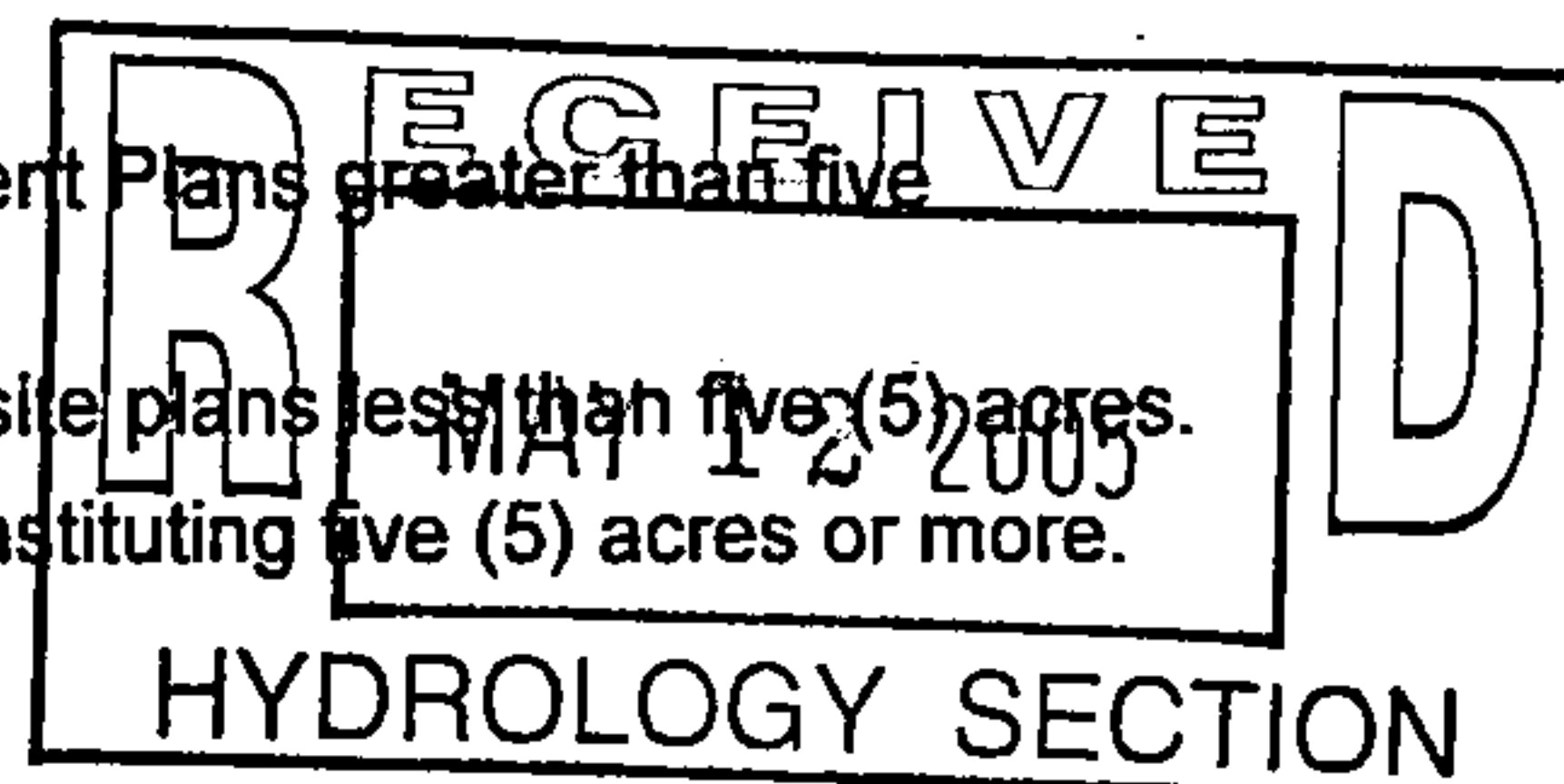
DATE SUBMITTED: 5/12/2005 BY: David Soule

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

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

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

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



**RIO GRANDE
ENGINEERING**

LETTER OF TRANSMITTAL

(505) 321-9099
1606 Central SE, Suite 201 Albuquerque, NM 87106

TO Brad Bingham
City Engineer Representative
Development Review Board
Plaza del Sol

DATE:	5/12/2005	JOB NO:	2448
ATTENTION:			
RE:	Town homes at Masons Landing.		
Project # 1003585			

WE ARE SENDING YOU ☐ Attached ☐ Under Separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATED	NO.	DESCRIPTION
1			Revised Grading Plan
1			

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ FOR SIGNATURE(S)

☐ For your use ☐ Approved as noted ☐ _____

☐ As requested ☐ Returned for corrections

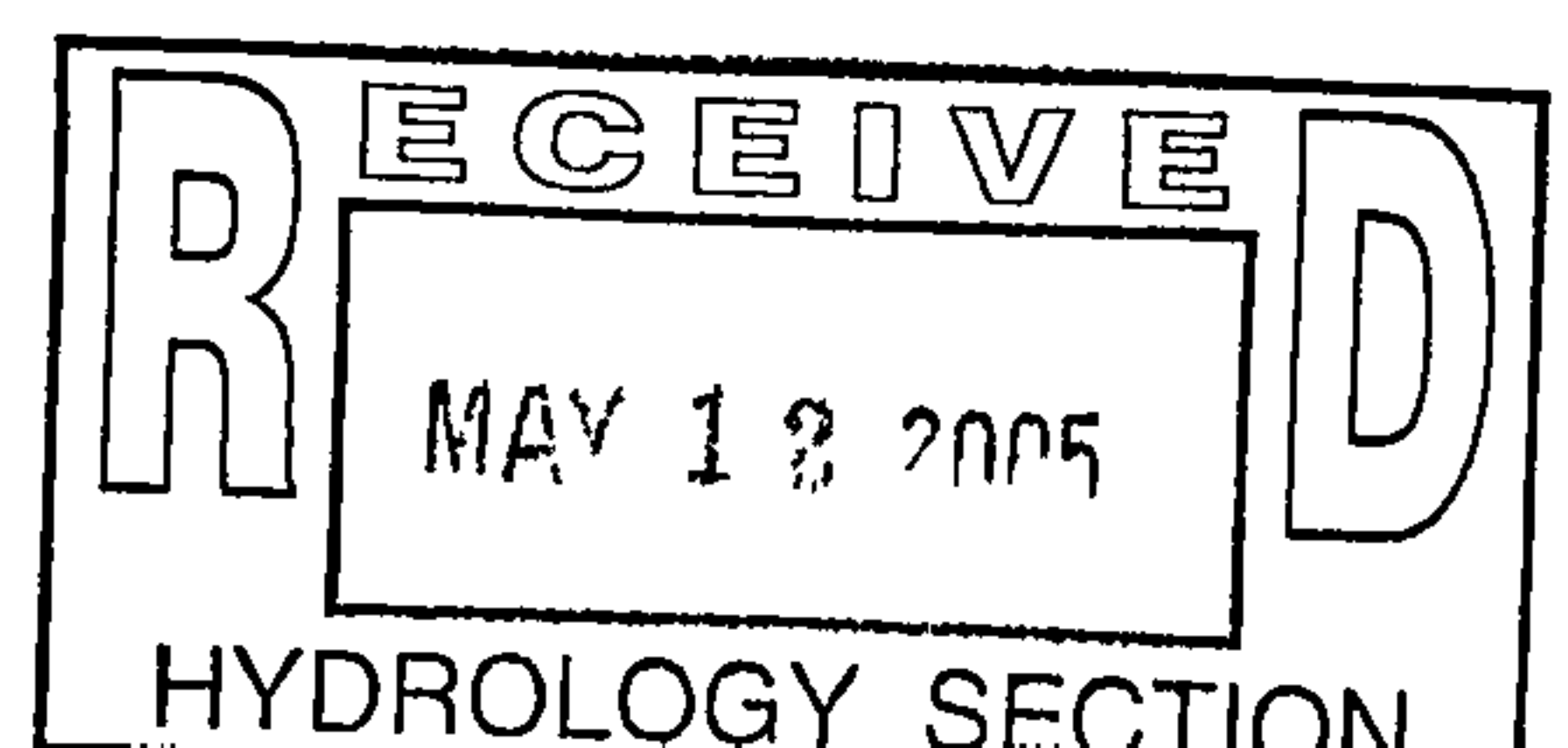
☐ For review and comments ☐ _____

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

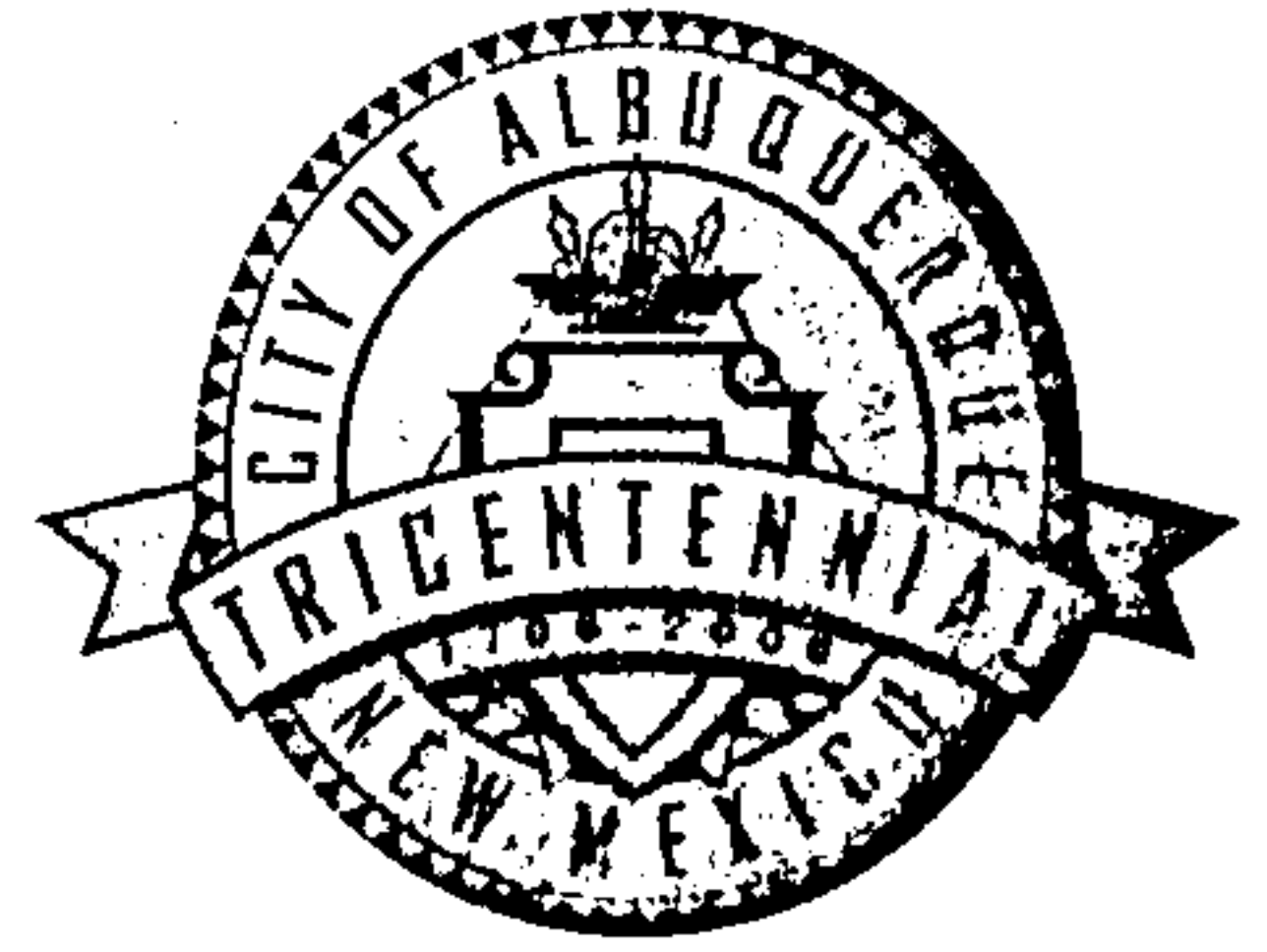
REMARKS Brad, the grading plan changed based upon RTI comments for the LOMR and DRC
require changes.

COPY TO _____

RECEIVED BY _____ SIGNED David Soule



CITY OF ALBUQUERQUE



October 9, 2006

David Soule, PE
Rio Grande Engineering
2105 Golf Course
Rio Rancho, NM 87174

Re: Aliso Townhomes (fka Silver Townhomes) Engineer's Certification
Engineer's Stamp dated 10-2-06 K-17/ D36

Dear Mr. Soule,

Based upon the information provided in your submittal dated 10-2-06 and an approved LOMR from FEMA, the above referenced certification is approved for release of SIA and Financial Guarantees.

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

Sincerely,

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

C: Marilyn Maldonado, CPN 757481
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

10/06/06 11:52 FAX

10/06/06 FRI 11:09 FAX 5059243864

002/002
002

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: ALDO TRUNKLINES (M. S. S. L. 1.1) ZONE MAP/DRG. FILE # K-17/D36
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 200 - 220 ALDO ; 200 - 2936 SILVER

ENGINEERING FIRM: Rio Grande Engineering
 ADDRESS: 2125 6th Lane
 CITY, STATE: Qio Ranch NM 87124

CONTACT: Dan Sullivan
 PHONE: 505-907-7
 ZIP CODE: 87124

OWNER: SHEPHERD PARTNERS LLC
 ADDRESS: 445 WEST 10TH STREET #205
 CITY, STATE: SAN PIERRE, LA 70581

CONTACT: RICK GILBERT
 PHONE: 504-220-8880
 ZIP CODE: 70581

ARCHITECT: ENVIRONMENTAL DESIGN INC.
 ADDRESS: 300 CENTRAL AVE SW
 CITY, STATE: ALBUQUERQUE NM 87102

CONTACT: J. STACE ALBERT
 PHONE: 505-242-2851
 ZIP CODE: 87102

SURVEYOR: SUNBELT SURVEYING, LTD
 ADDRESS: 533 W. 10TH AVE. NE
 CITY, STATE: ALBUQUERQUE NM 87102

CONTACT: DAN GILBERT
 PHONE: 505-242-2851
 ZIP CODE: 87102

CONTRACTOR: ENTERPRISE BUILDERS CORP
 ADDRESS: P.O. BOX 3387
 CITY, STATE: ALBUQUERQUE NM 87120

CONTACT: DAVE ADAMS
 PHONE: 505-242-2851
 ZIP CODE: 87120

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)

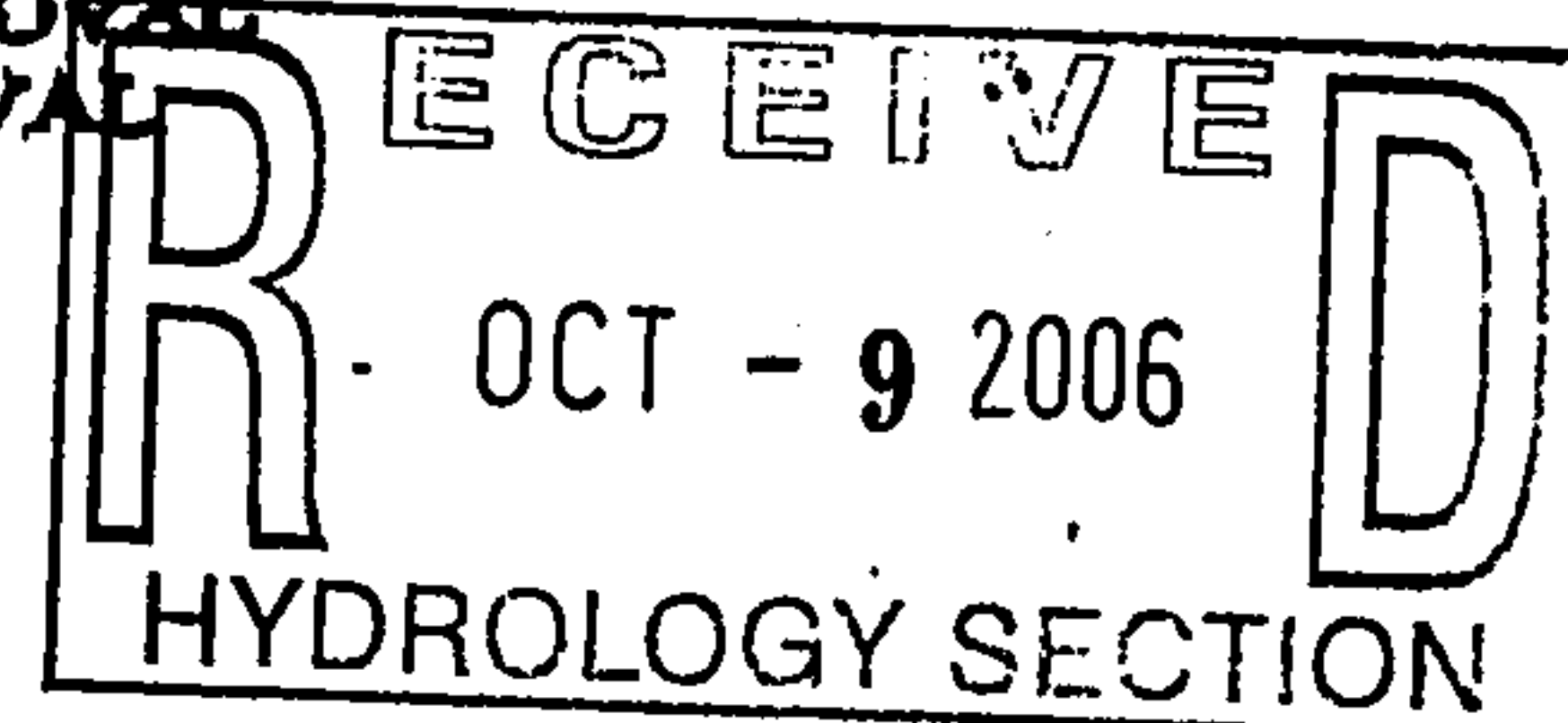
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: MM DATE: 10/5/06

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.



RIO GRANDE ENGINEERING

K17/36

LETTER OF TRANSMITTAL

(505) 321-9099
2105 Golf Course Road, Suite B
Rio Rancho New Mexico 87124

TO Bradley Bingham

DATE: 5/8/2174	JOB NO: 2458
ATTENTION: Brad	
RE: Masons Landing	

WE ARE SENDING YOU ☐ Attached ☐ Under Separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATED	NO.	DESCRIPTION
5			certified grading plan

THESE ARE TRANSMITTED as checked below:

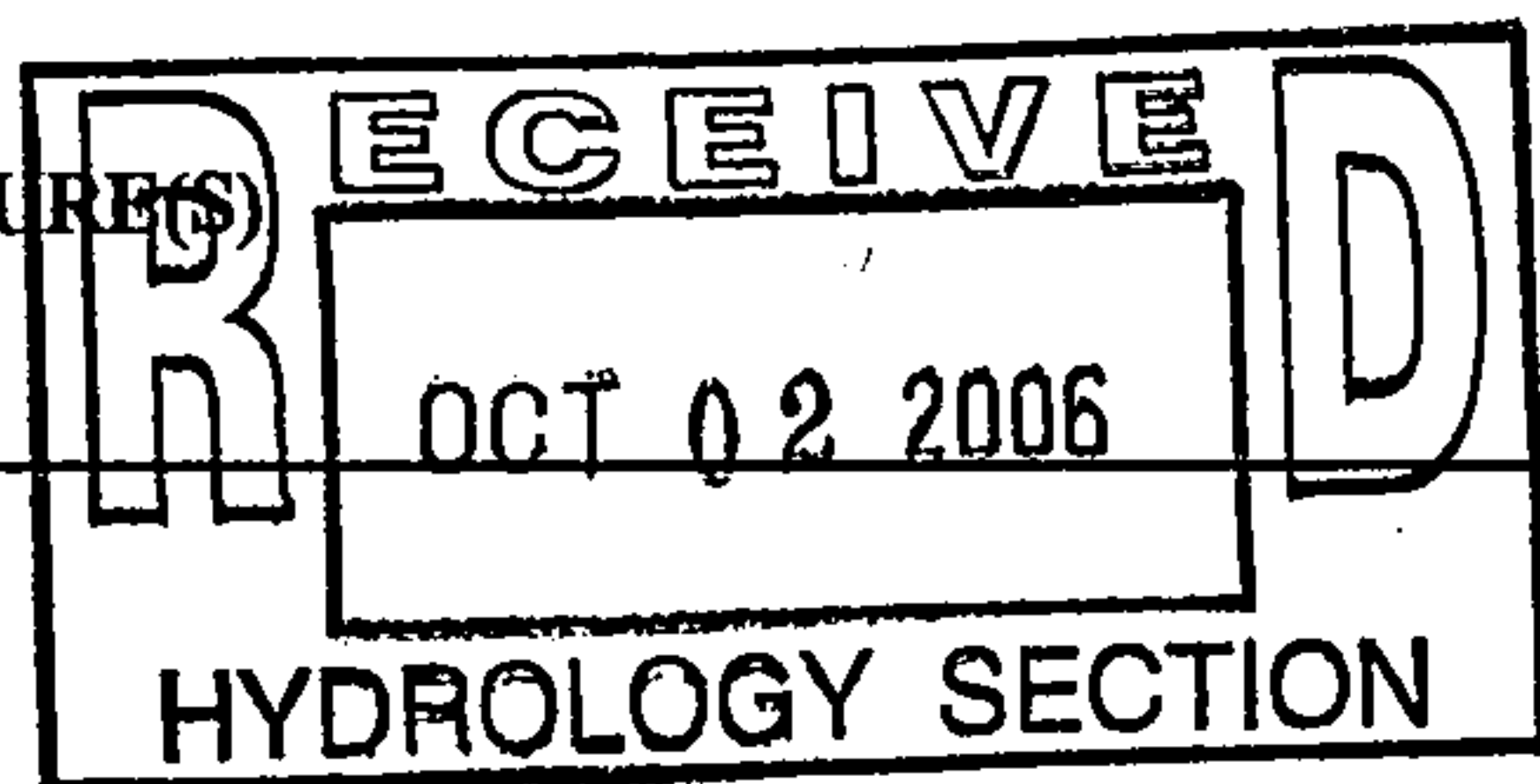
☐ For approval ☐ Approved as submitted ☐ FOR SIGNATURE(S)

☒ For your use ☐ Approved as noted ☐ _____

☐ As requested ☐ Returned for corrections

☐ For review and comments ☐ _____

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US



REMARKS

Brad, I could not find the drainage file number for drainae information sheet. Since you had surveyors submittal, I assumed you have their submittal as well.

COPY TO _____

RECEIVED BY _____ SIGNED David Soule

DEVELOPMENT & BUILDING SERVICE CENTER
ONE STOP SHOP

600 SECOND ST. N.W.

ATTENTION: Arlene

505-924-3900

Records Withdrawal Form

Project No. K-17/D36

Date: 3/11/05

Project Title: TOWNHOMES AT MASONS LANDING

a. File

b. Mylars

c. Redlines/Comments

d. Other _____

Requested by: Richard Waters/RTI Phone No.: 243-7300
Name and Company

Comments:

Anticipated Return Date: _____

I hereby accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development and Building Services Center on or before the indicted anticipated return date.

Delivery Picked Up By:

Name: ALQ Reprographics
Print

Organization: ALQ Repro

Signed: [Signature]

Date: 3-16-05

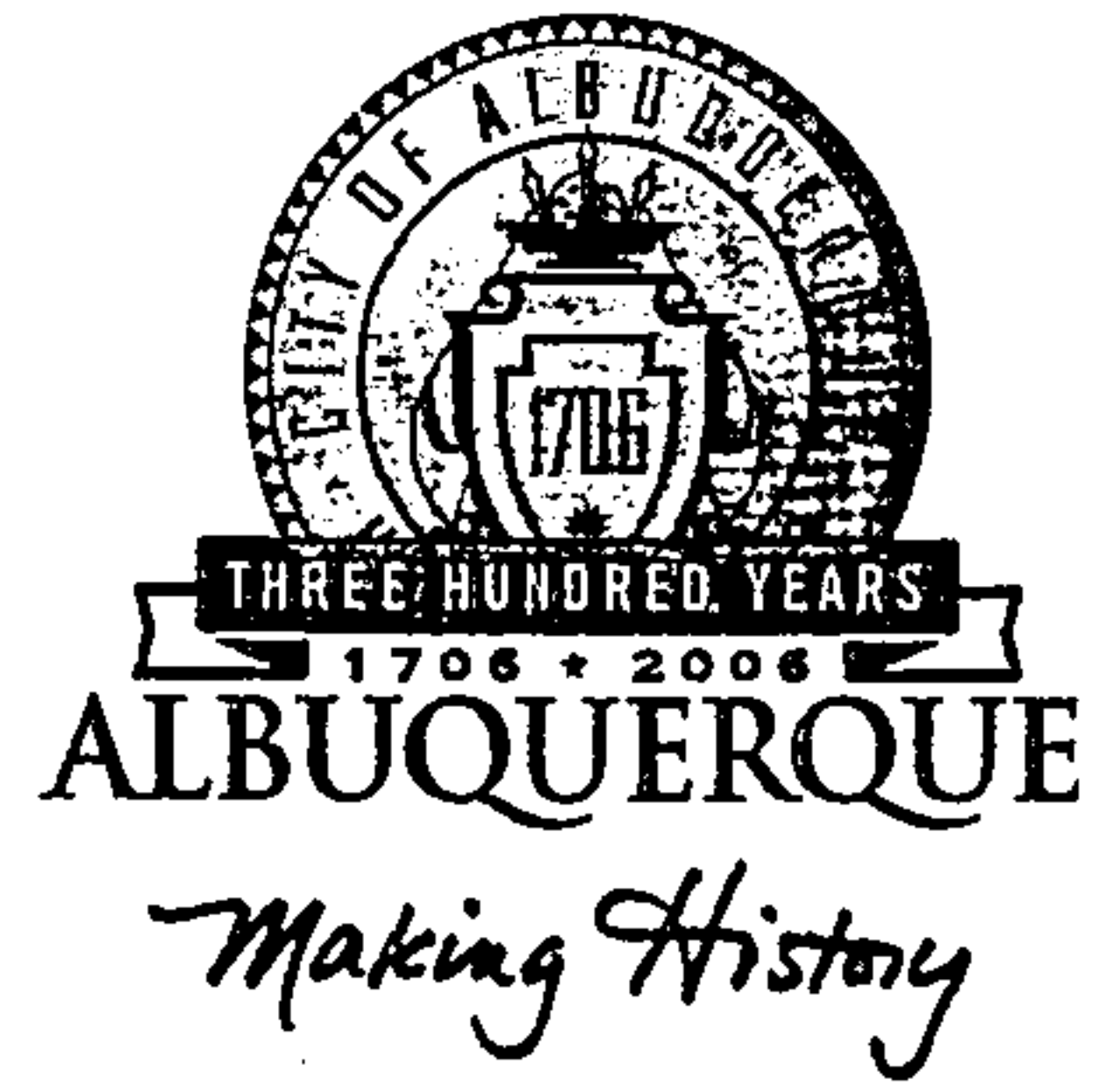
Office Use Only

Return Acknowledged:

Received By: Bethi Lovelace
Print

Date: 3-17-05

CITY OF ALBUQUERQUE



February 11, 2005

David Soule, PE
Rio Grande Engineering
1606 Central SE, Ste 201
Albuquerque, NM 87106

Re: Townhomes at Mason's Landing Drainage Report
Engineer's Stamp dated 12-17-04

Dear Mr. Soule,

Based upon the information provided in your submittal dated 12-17-04, the above referenced report is approved for Preliminary Plat action by the DRB. Once that board approves the plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

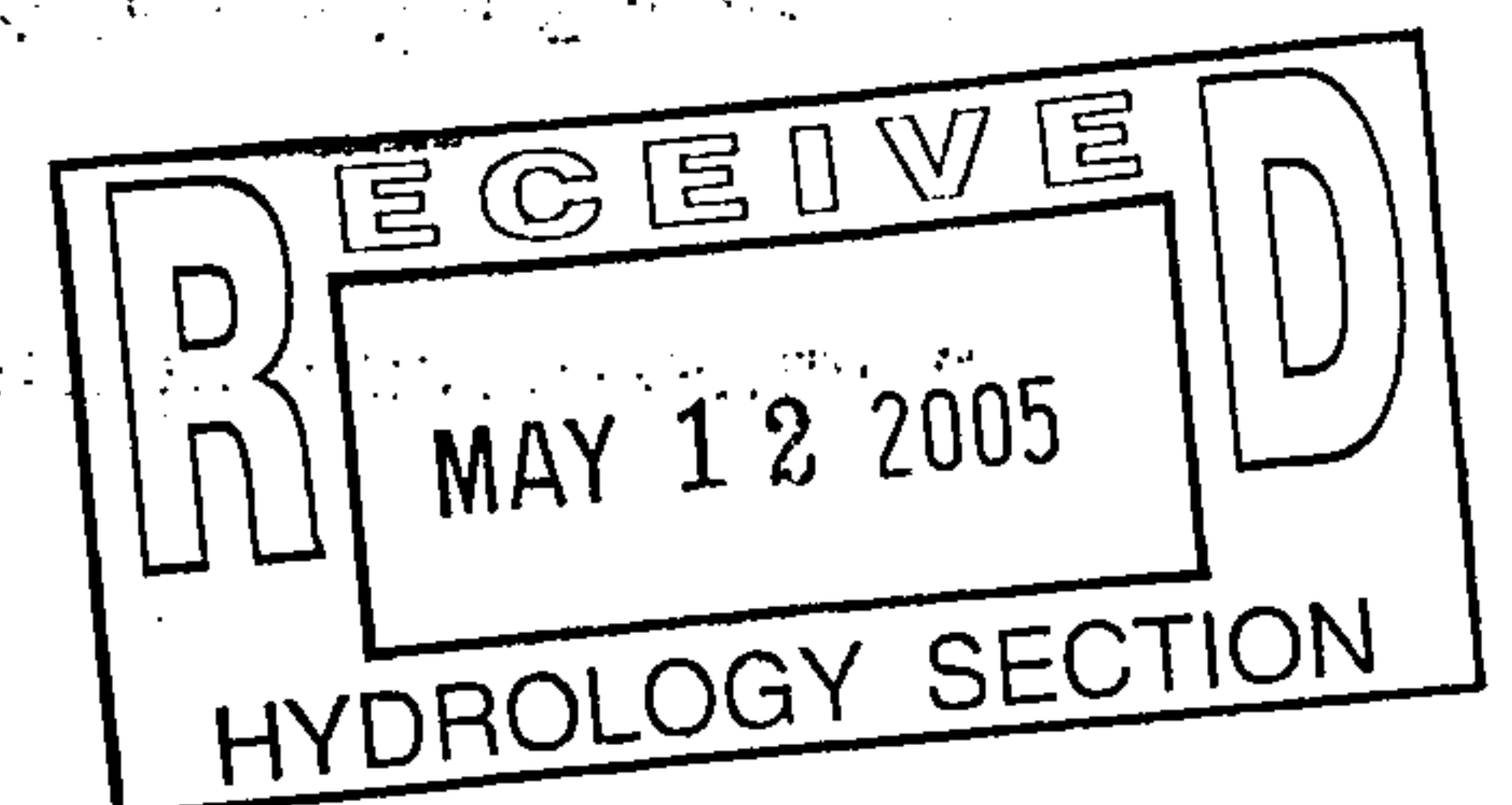
This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

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

Sincerely,

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

C: Chuck Caruso, DMD
file



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

K-17/D36

PROJECT TITLE: Townhomes at Masons Landing
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: K-17-Z
WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 1, 2, 3, 4 Block 4 Granada Heights Addition
CITY ADDRESS: 3914 Silver SE.

ENGINEERING FIRM: Rio Grande Engineering
ADDRESS: 1606 Central NW Suite 201
CITY, STATE: ALBUQUERQUE, NM

CONTACT: David Soule, PE
PHONE: (505)321-9099
ZIP CODE: 87106

OWNER: Philip Raby
ADDRESS: 320 Central SW
CITY, STATE: Albuquerque, NM

CONTACT: Phil Raby
PHONE: 242-2854
ZIP CODE: 87102

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Southwest Survey
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

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

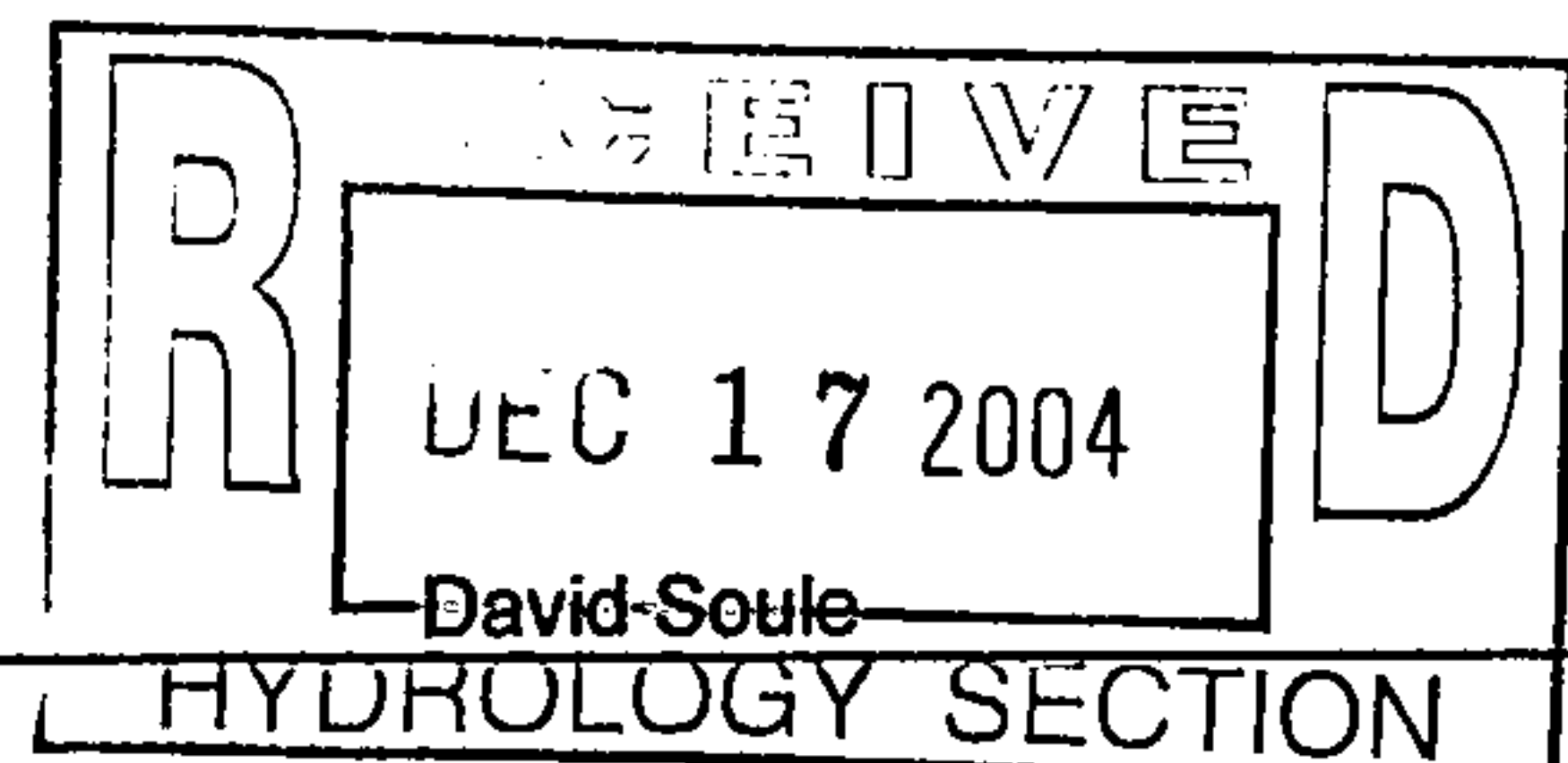
- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY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

*Need IDP Fee!
Pd 12/22/05*

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 12/17/2004 BY: _____



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

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

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

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

DRAINAGE REPORT

for

**Town Homes @ Masons Landing
Nob Hill District
Albuquerque, New Mexico**

Prepared by
Rio Grande Engineering
1606 Central Ave. SE, Suite 201
Albuquerque, New Mexico 87106

December 2004



David Soule P.E. No. 14522

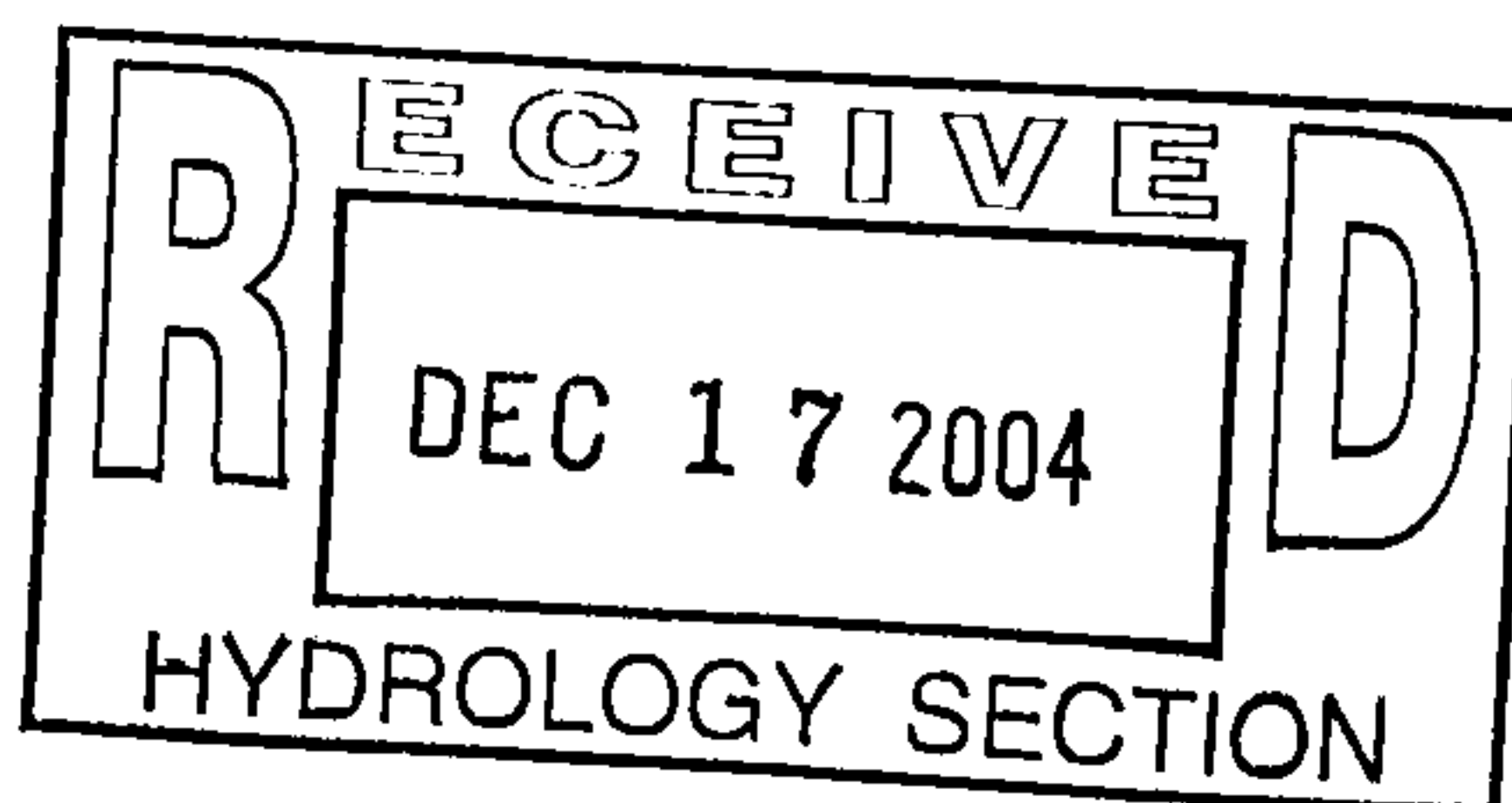


TABLE OF CONTENTS

Purpose3

Introduction3

Existing Conditions4

Proposed Conditions4

Vicinity Map5

Summary6

Appendix

Site Hydrology A

Map Pockets

Site Grading and Drainage Plan

PURPOSE

The purpose of this report is to provide the Drainage Management Plan for the development of 3914 Silver Avenue SE. The proposed development will consist of the demolition of an existing 6,000 square foot building and the construction of 20- town homes. The site contains 1.4 acres which consists of an existing Masonic Lodge. The remainder of the site is currently paved. This plan will identify the upstream and downstream hydraulic constraints affecting the subject property. This plan was prepared in accordance with the City of Albuquerque's Development Process Manual Drainage Criterion. 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 - vicinity map, is a 1.4-acre parcel of land located on the south side of Silver Avenue between Aliso Avenue and Morningside Avenue SE. The site is currently fully developed, and almost entirely impervious. The legal description of the parcel is lots 1, 2, 3, 4- Block 4, Granada Heights Addition. The site is located in an older part of town and is surrounded by fully developed streets. The surrounding streets are designated as flood zone AO-1 foot as described by FIRM map 35001C0353E. This flood zone also covers the majority of the site due to the fact Arlote Avenue used to bisect the property. This roadway has been realigned and significant storm drainage infrastructure has been added to the area. A LOMR was never completed with the improvements. The existing park to the south and the roadways surrounding the site prohibit any significant offsite flows from entering the site. The site currently discharges directly to the Aliso Avenue which drains to the adjacent public storm drain system located at the intersection of Aliso and Silver, the existing inlet and conduit appear to function properly.

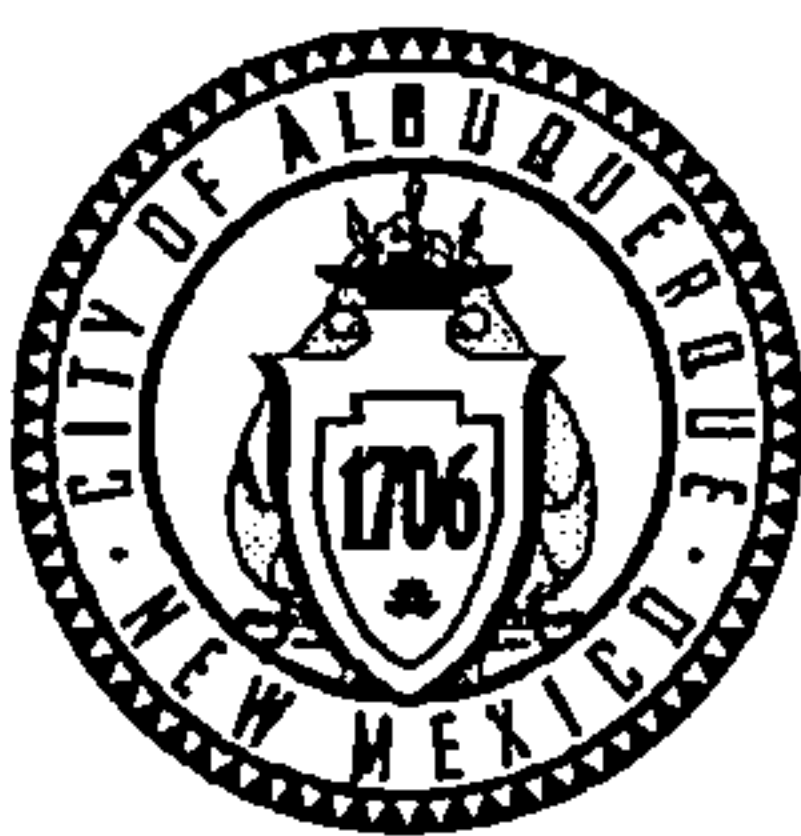
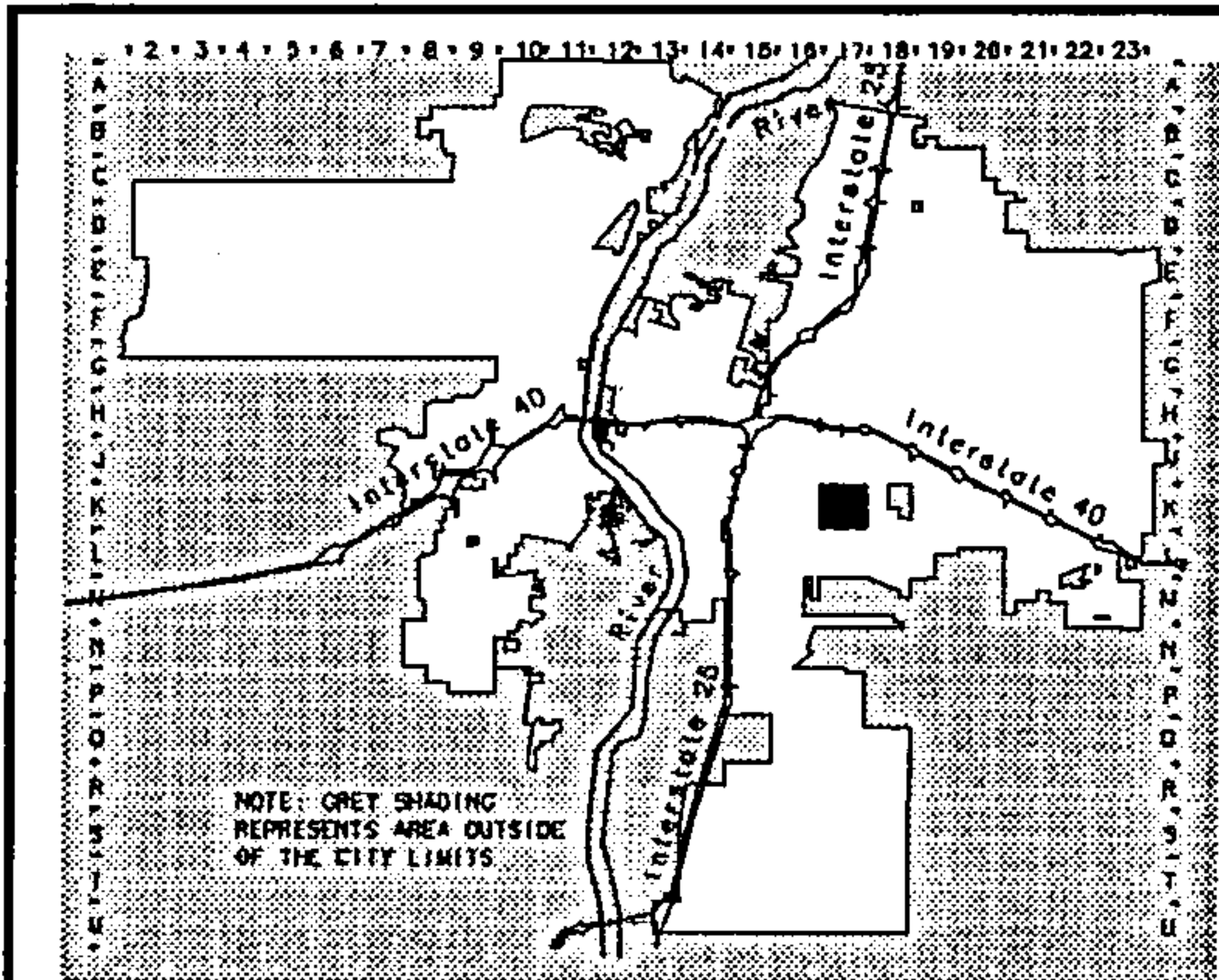
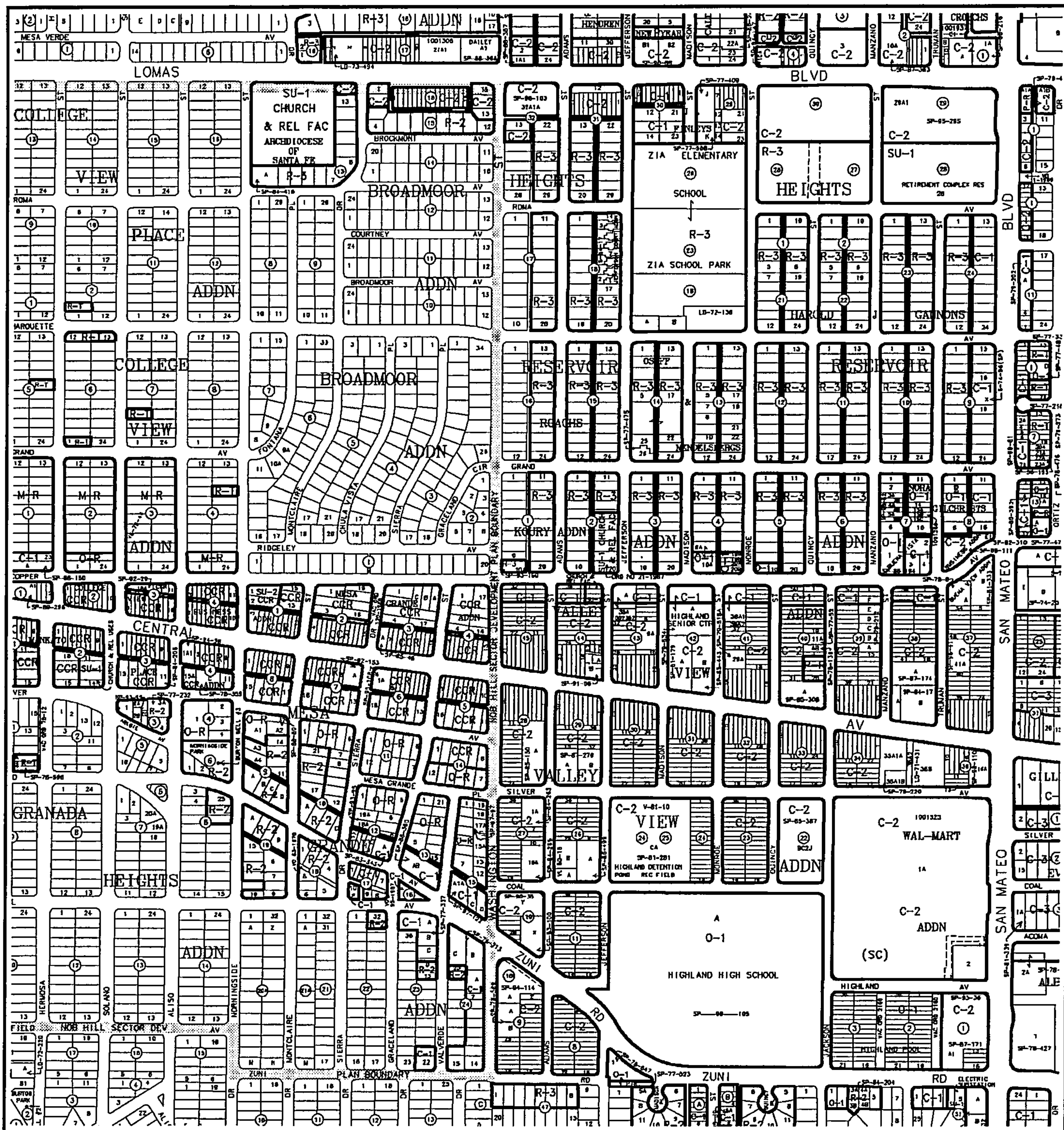
Due to the existing drainage facilities and the fact the site is fully developed, the redevelopment of the site shall maintain the existing drainage patterns and discharge less than the historical rate at the existing discharge points. A Letter of Map Revision will be prepared separately, taking the proposed subdivision out of the Flood Plain.

EXISTING CONDITIONS

The site contains a single drainage basin. As shown in Appendix A, the site currently discharges 6.32 cfs to the Aliso Avenue. The onsite grades vary between 1.0% and 6.0%. There is no visual evidence that the existing drainage patterns have any negative impacts onsite or offsite. The surrounding streets contain a 1' AO flood zone, this flood zone bisects the property via the old Arlote Avenue alignment. The existing building is not located within the flood zone. It appears the surrounding area has been significantly modified since the governing FEMA map was created. Due to roadway and park improvements, it appears the site is not impacted by any significant offsite flows. The site is currently fully developed. The site currently contains a 6,000 square foot building and its associated parking field, the site is almost entirely impervious.

PROPOSED CONDITIONS

The proposed improvements consist of the removal of the existing building and its parking lot. The site will then be subdivided into 20 individual town home lots. The site will continue to contain only one drainage basin, which closely matches the existing basins. Due to the addition of required landscaping, the developed flows are reduced from the existing rates. As shown in Appendix A, the site will discharge 6.04 cfs to Aliso and the existing inlet located at the intersection of Silver and Aliso, which is less than the existing discharge rate of 6.32 cfs.



Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

EXHIBIT A

GRAPHIC SCALE IN FEET



Zone Atlas Page

K-17-Z

Map Amended through February 03, 2004

SUMMARY AND RECOMMENDATIONS

This project consists of the redevelopment of an existing fully developed site. The site is surrounded by streets that are fully developed. The surrounding streets contain flood zone AO-1', the site is bisected by this flood zone as well. This flood zone must be removed with this development. A letter of Map revision will be submitted based upon the existing as-built conditions as well as the proposed finished floor elevations of the development. The site currently discharges 6.32 cfs to the surrounding public storm drainage systems during a 100-year, 6-hour storm event. This flow is captured and conveyed downstream via City of Albuquerque Maintained facilities. The proposed development will discharge a peak rate of 6.04 cfs, while maintaining the existing drainage patterns. The grading plan and drainage report was prepared in conformance with the City of Albuquerque Development Process Manual's drainage criteria. The existing and proposed storm discharge rates have been calculated using the City of Albuquerque's Weighted E method as prescribed in the DPM. Since the proposed redevelopment of an existing site as shown within this plan do not adversely affects the upstream or downstream facilities, we recommend approval of the site-grading plan. Since this site encompasses more than 1 acre, a NPDES permit will be required prior to any construction activity.

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)			
Site	62726.40	1.440	0%	0	7%	0.101	9%	0.1296	84%	1.210	1.937	0.232	6.32
Total	62726.40	1.440		0		0.101		0.1296		1.210		0.232	6.32

Proposed Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
B	62726.40	1.440	5%	0.072	10%	0.144	7%	0.1008	78%	1.123	1.837	0.220	6.04	0.370
Total	62726.40	1.440		0.072		0.144		0.1008		1.123		0.220	6.04	0.37

Equations:

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

Volume = Weighted D * 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

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7