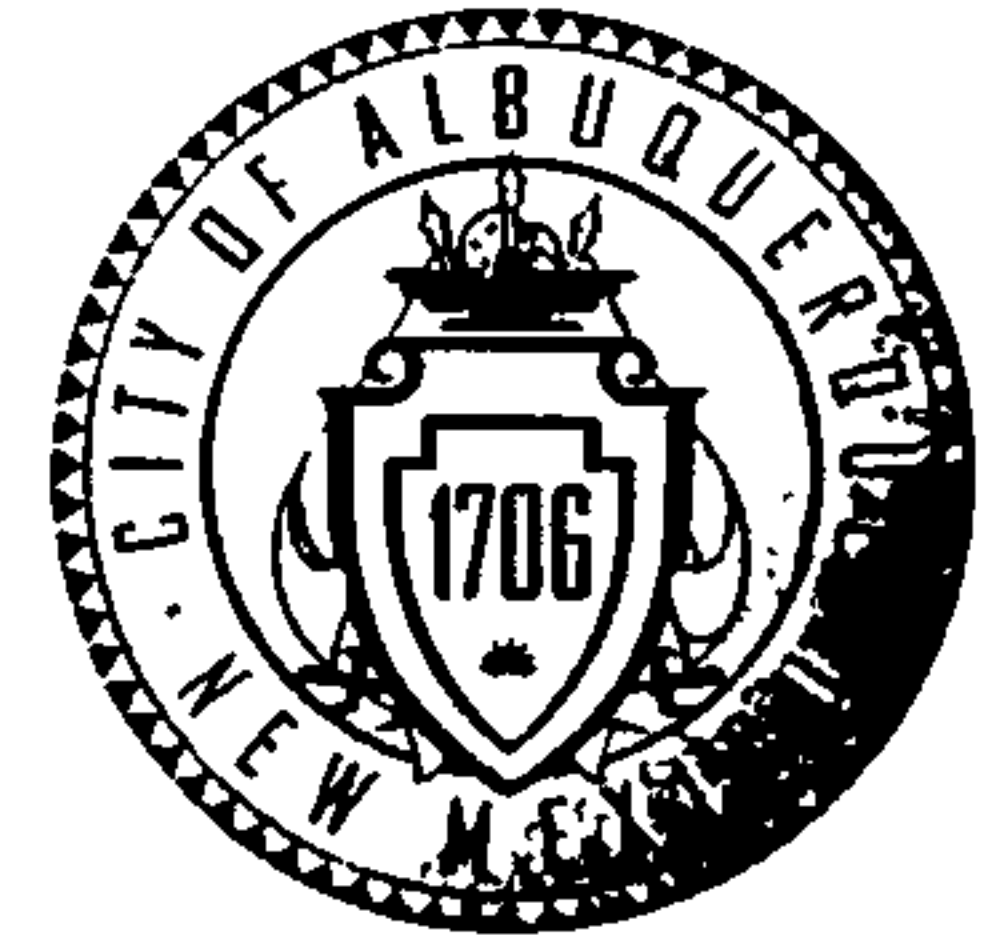


# CITY OF ALBUQUERQUE



June 8, 2011

David Soule, P.E.  
**Rio Grande Engineering**  
PO Box 67305  
Albuquerque, NM 87199

**Re: 512 Madison Pl SE,**  
**Request for Certificate of Occupancy - Approved**  
**Engineer's Stamp dated 06/07/11 (L-17/D001C)**  
**Certification dated 06-07-11**

Dear Mr. Soule,

Based upon the information provided in the Certification received on 06-07-11 and a site visit on 06-08-11, the above referenced Certification is approved for Certificate of Occupancy.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, you can contact me at 924-3977.

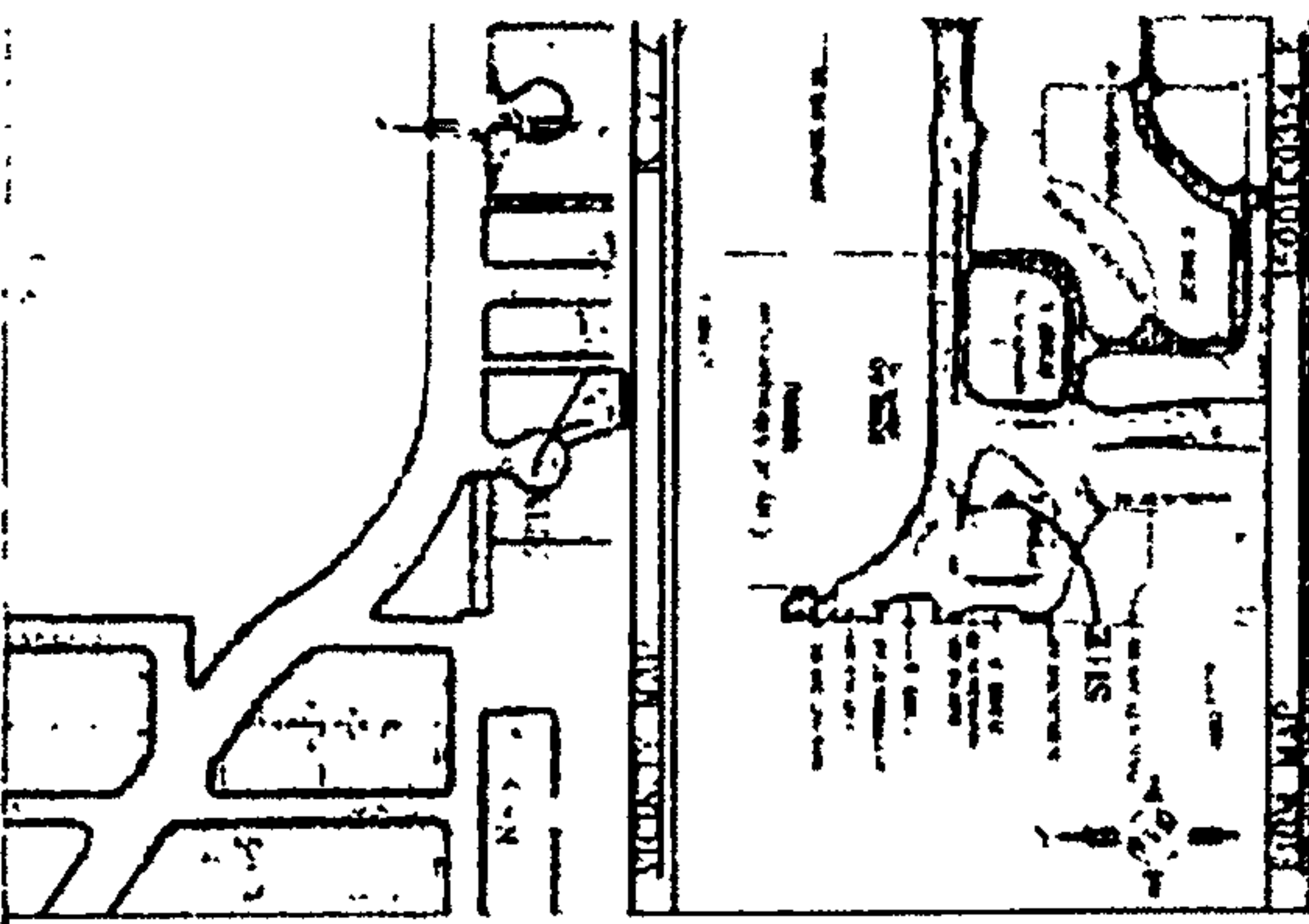
Sincerely,

Rudy E. Rael, C.E.  
Assistant Engineer, Planning Dept.  
Development and Building Services

C: File

TC=4680  
 R=417  
 C2m

EROSION CONTROL NOTES:  
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:  
 a. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.  
 b. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
 c. EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.  
 2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL SURFACE.  
 3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SEDIMENTATION OF THE ADJACENT WATER BODIES.  
 4. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT POLLUTION OF THE ADJACENT WATER BODIES.  
 5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT PROPERTIES.  
 6. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT INFRASTRUCTURE.  
 7. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT ENVIRONMENT.  
 8. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT COMMUNITY.  
 9. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT ECONOMY.  
 10. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT CULTURE.  
 11. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT SOCIETY.  
 12. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT NATURE.  
 13. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT ARTS.  
 14. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT SCIENCE.  
 15. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT TECHNOLOGY.  
 16. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT INNOVATION.  
 17. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT FUTURE.  
 18. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT PAST.  
 19. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT PRESENT.  
 20. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT DAMAGE TO THE ADJACENT WHOLE.



LEGAL DESCRIPTION

NOTES:  
1. THE LEGAL DESCRIPTION IS SUBJECT TO THE RECORDS OF THE CITY OF MADISON, WISCONSIN.

LEGEND

Existing Structures	Existing Easements	Proposed Easements	Proposed Structures
Existing Roads	Existing Utilities	Proposed Utilities	Proposed Roads
Existing Fences	Existing Trees	Proposed Trees	Proposed Fences
Existing Water Features	Existing Wetlands	Proposed Wetlands	Proposed Water Features
Existing Other Features	Existing Other Features	Proposed Other Features	Proposed Other Features



11/12/19 (open)

I have directed the restoration of existing flow within Right of Way as is shown in the supplemental as built.

JH/M

David Sade 6/17/11

CAUTION:  
 This drawing is for informational purposes only. It is not to be used for construction without the approval of the City of Madison, Wisconsin.

MADISON BLVD

• 47.97  
• 47.55

• 47.77  
• 47.32

170' →

TC: 46.80  
FL: 4.12  
CZ: 4.12

1. The purpose of this report is to provide a detailed description of the site and its surroundings. The site is located in the city of Madison, Wisconsin, and is bounded by Madison Blvd to the north and east, and by the city limits to the south and west. The site is currently vacant and is surrounded by residential and commercial development. The site is located in the city of Madison, Wisconsin, and is bounded by Madison Blvd to the north and east, and by the city limits to the south and west. The site is currently vacant and is surrounded by residential and commercial development.

I have drafted the restoration of existing flow within Rest of them as is shown in the supplemental as built.

David Sade 6/7/11

update 6/7/11

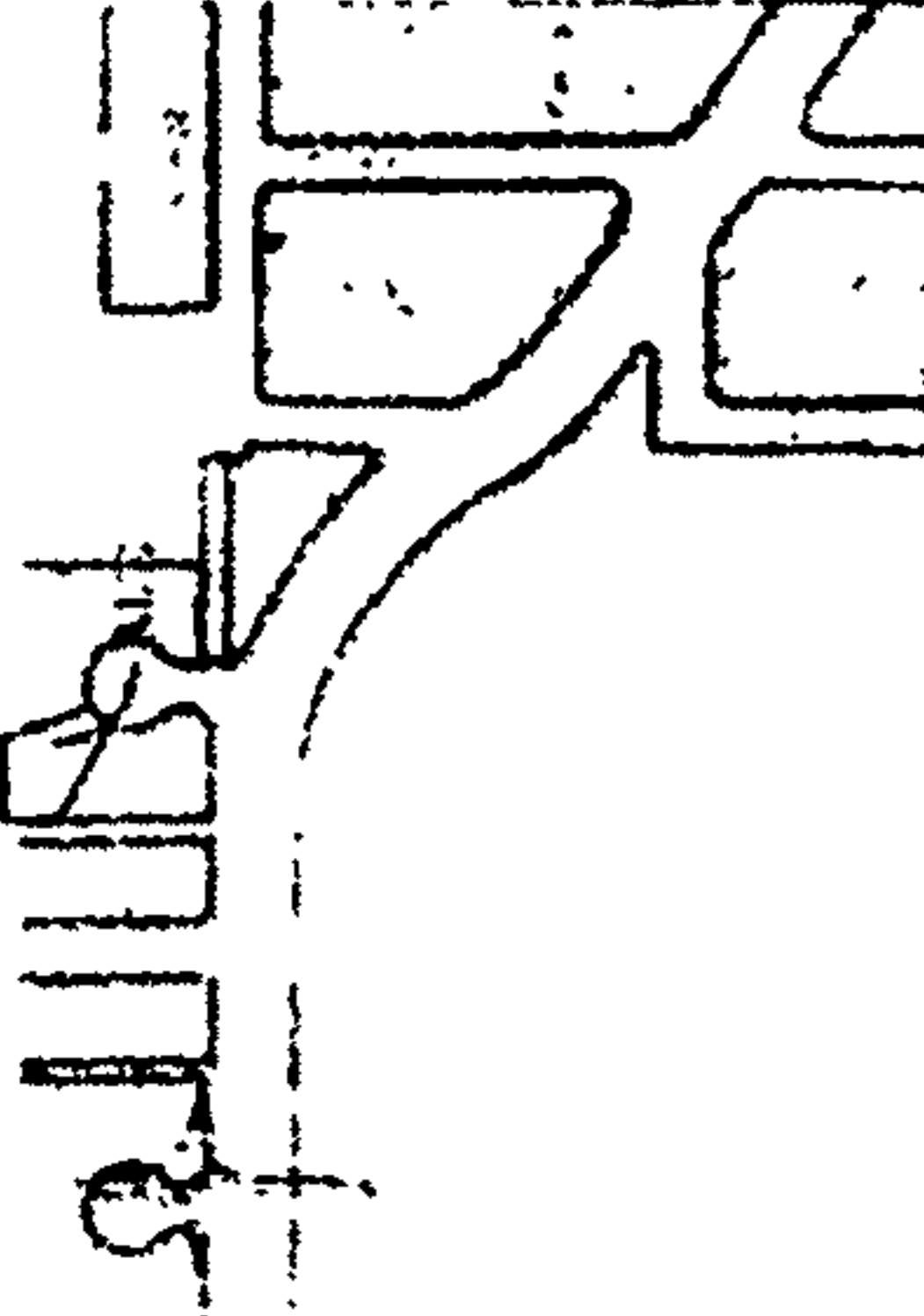
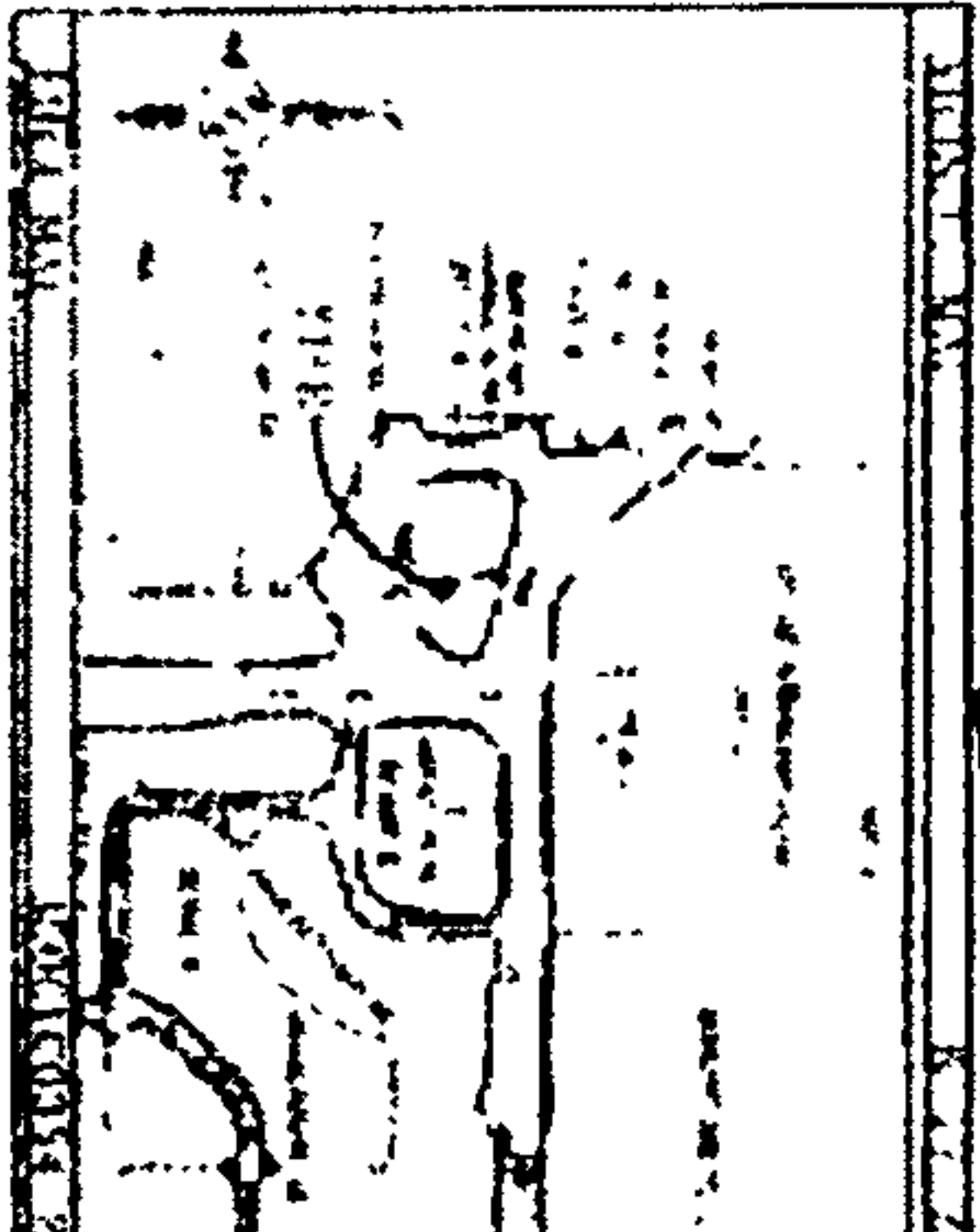


PROJECT: MADISON BLVD  
LOCATION: MADISON, WI  
DATE: 6/7/11  
DRAWN BY: David Sade  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	Excavation and backfill	100	CY
2	Gravel base	200	CY
3	Asphalt concrete	100	CY
4	Concrete curb	100	LF
5	Concrete sidewalk	100	LF
6	Concrete drainage ditch	100	LF
7	Concrete drainage ditch	100	LF
8	Concrete drainage ditch	100	LF
9	Concrete drainage ditch	100	LF
10	Concrete drainage ditch	100	LF

By the undersigned, a duly licensed Professional Engineer, the above is a true and correct statement of the work shown on the attached drawings.

DATE: 6/7/11



**Cherne, Curtis**

L17 D001C

**From:** Rael, Rudy E.  
**Sent:** Tuesday, June 07, 2011 1:34 PM  
**To:** Cherne, Curtis  
**Subject:** FW: 512 Madison  
**Attachments:** supplementalalleyasbuilt060711.pdf

Curtis, is this ok for you?

---

**From:** David Soule [mailto:david@riograndeengineering.com]  
**Sent:** Tuesday, June 07, 2011 11:43 AM  
**To:** 'Jason Buchanan'; Rael, Rudy E.  
**Cc:** Cherne, Curtis  
**Subject:** 512 Madison

Rudy, thank you again for your thoroughness. While the alley was not intentionally graded, this was used as the primary construction entrance and the grades were affected. I directed the work of correcting the area. This work has been done to my satisfaction. I have enclosed a copy of supplementary shots taken of the alley this morning. As shown the alley drains to the north not onto the adjacent neighbor, minor work was done to assure this. I hope this supplemental document is sufficient for your release of the Certificate of Occupancy. If a site visit is needed, I would be happy to meet you at your convenience.

-  
David Soule  
Rio Grande Engineering  
321-9099

6/7/2011



# CITY OF ALBUQUERQUE



June 6, 2011

David Soule, P.E.  
**Rio Grande Engineering**  
PO Box 67305  
Albuquerque, NM 87199

**Re: 512 Madison Pl SE,**  
**Request for Certificate of Occupancy - Not Approved**  
**Engineer's Stamp dated 06/16/10 (L-17/D001C)**  
**Certification dated 06-06-11**

Dear Mr. Soule,

Based upon the information provided in the Certification received 05-27-11 and a site visit on 06-01-11, the above referenced Certification cannot be approved for Certificate of Occupancy.

PO Box 1293

The following comments are to be addressed before resubmitting for any Certificate of Occupancy:

Albuquerque

- It appears that the alley behind this site was graded. This grading appears to have made the flows travel towards the property to the NE. Grades will need to be given to ensure that this does not happen. If in fact the flows do travel to the property, this will need to be corrected and a permit for work in a right of way will need to be accomplished.

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

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

C: File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: 512 Madison Place  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: 117-d001c  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot , bloc 48, Parkland Hills addition  
CITY ADDRESS: 512 Madison Place

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

CONTACT: David Soule, PE  
PHONE: (505)321-9099  
ZIP CODE: 87199

OWNER: James Buchanan and Rob Turner  
ADDRESS: 512 Madison Place  
CITY, STATE: alb

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: 87106

ARCHITECT: Ken Hovey  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Geo surv CO  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: David Vigil  
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) \_\_\_\_\_

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

\_\_\_\_ YES  
☒ NO  
\_\_\_\_ COPY PROVIDED

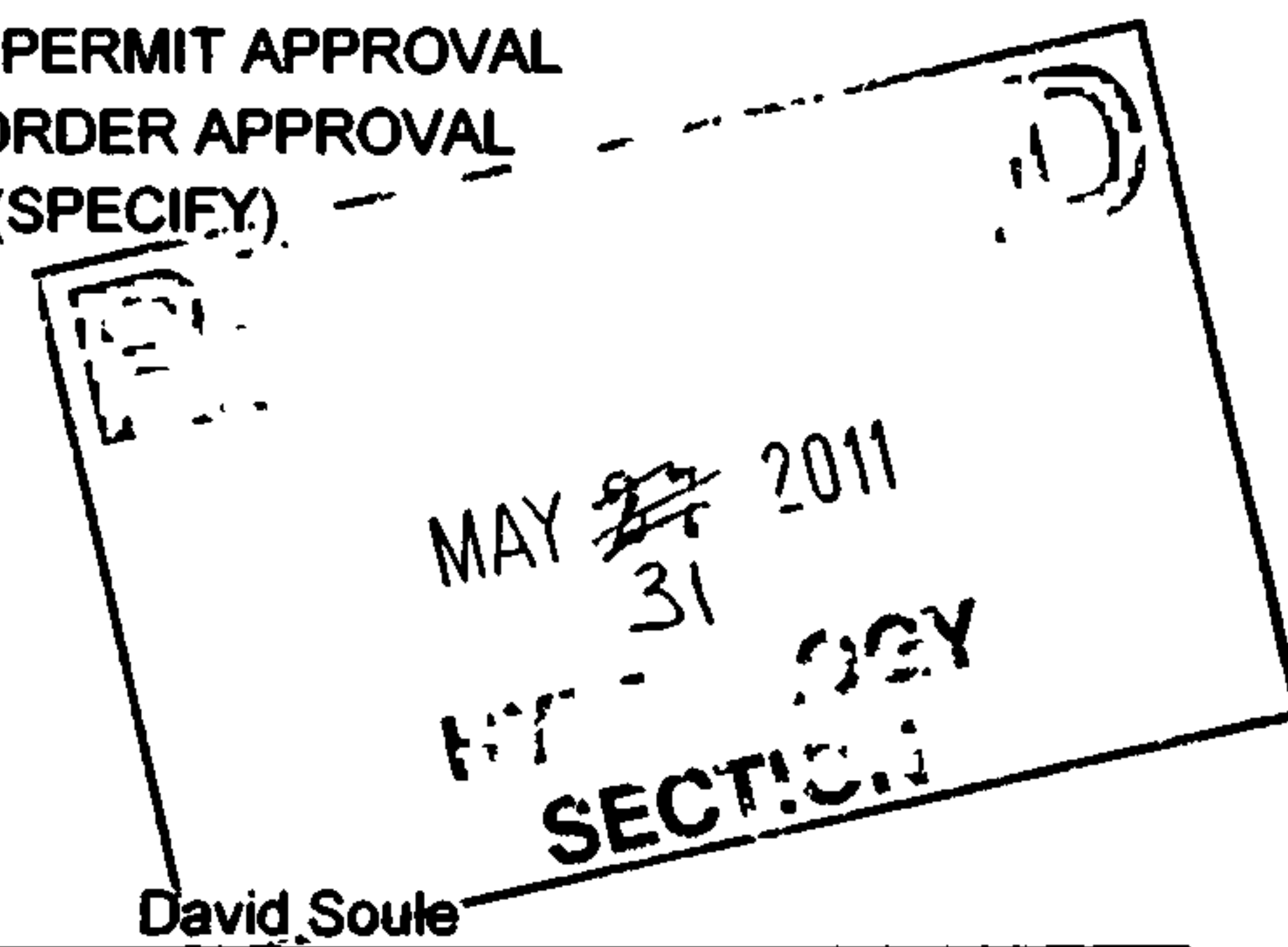
DATE SUBMITTED: 5/28/2011 BY: David Soule

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



June 17, 2010

David Soule, P.E.  
Rio Grande Engineering  
PO Box 67305  
Albuquerque, NM 87199

**Re: 512 Madison Place SE  
Grading and Drainage Plan  
Engineer's Stamp dated 06-06-2010 (L17-D001C)**

Dear Mr. Soule,

Based upon the information provided in your submittal dated 06-16-2010, 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. Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695.

NM 87103

Sincerely,

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

[www.cabq.gov](http://www.cabq.gov)

C: File

# CITY OF ALBUQUERQUE



June 10, 2010

David Soule, P.E.  
Rio Grande Engineering  
PO Box 67305  
Albuquerque, NM 87199

**Re: 512 Madison Place SE**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated 06-03-2010 (L17-D001C)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 6-03-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Provide existing spot elevations surrounding the site.
2. In your narrative you state that the alley drains to the north. Without seeing spot elevations it appears the alley drains into this site.
3. The proposed basin does not appear to spill towards the front. If it does, the overflow will spill into the adjoining sites. These sites are definitely lower than the proposed site.
4. The front elevation appears to be higher than the rest of the property. How will this be addressed?
5. What are the existing elevations?

PO Box 1293

Albuquerque

NM 87103

If you have any questions, you can contact me at 924-3695.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Curtis A. Cherne, PE,  
Senior Engineer, Planning Department.  
Development and Building Services

C: File



**RIO GRANDE ENGINEERING OF NEW MEXICO, LLC**

June 16, 2010

Mr. Curtis A. Cherne, PE  
Principal Engineer  
Planning Department  
City of Albuquerque

**RE: Grading and Drainage Plan  
512 Madison Place SE (L17-D001C)**

Dear Curtis:

The purpose of this letter is to accompany the enclosed grading plan for the referenced project.

This plan has been modified to address your written comments dated June 3, 2010. The following is a summary of your comments with the annotation as to how the plans were modified to address the comments.

1. Provide existing spot elevations surrounding site.

**Existing spots have been added to the perimeter.**

2. In your narrative you state alley drains to alley...it appears to drain onto site.

**I based this description on initial site visit and orthotopo from AGIS of which I attached. We are adding CMU wall to eliminate water coming onto site. As shown on AGIS, the alley should drain to Zuni, Shallow ponding might still exist in alley.**

3. The proposed basin does not appear to drain to front. If it does it will spill on to adjacent lots.

**We originally had harvesting pond in the back, we have modified plan so entire site discharges to street. I have attached updated spread sheet showing the proposed peak discharge increased by 0.37 cfs to 0.93 cfs. Perimeter CMU walls are proposed to assure onsite flow leaves to Madison and not to adjacent properties**

4. The front elevations appear to be higher than the rest of property, how addressed

**We proposed shallow pond in back to reduce peak discharge rate. Plan has been modified to drain to front.**

5. What are existing elevations?

**The 5247 contour is the only contour running through the site.**

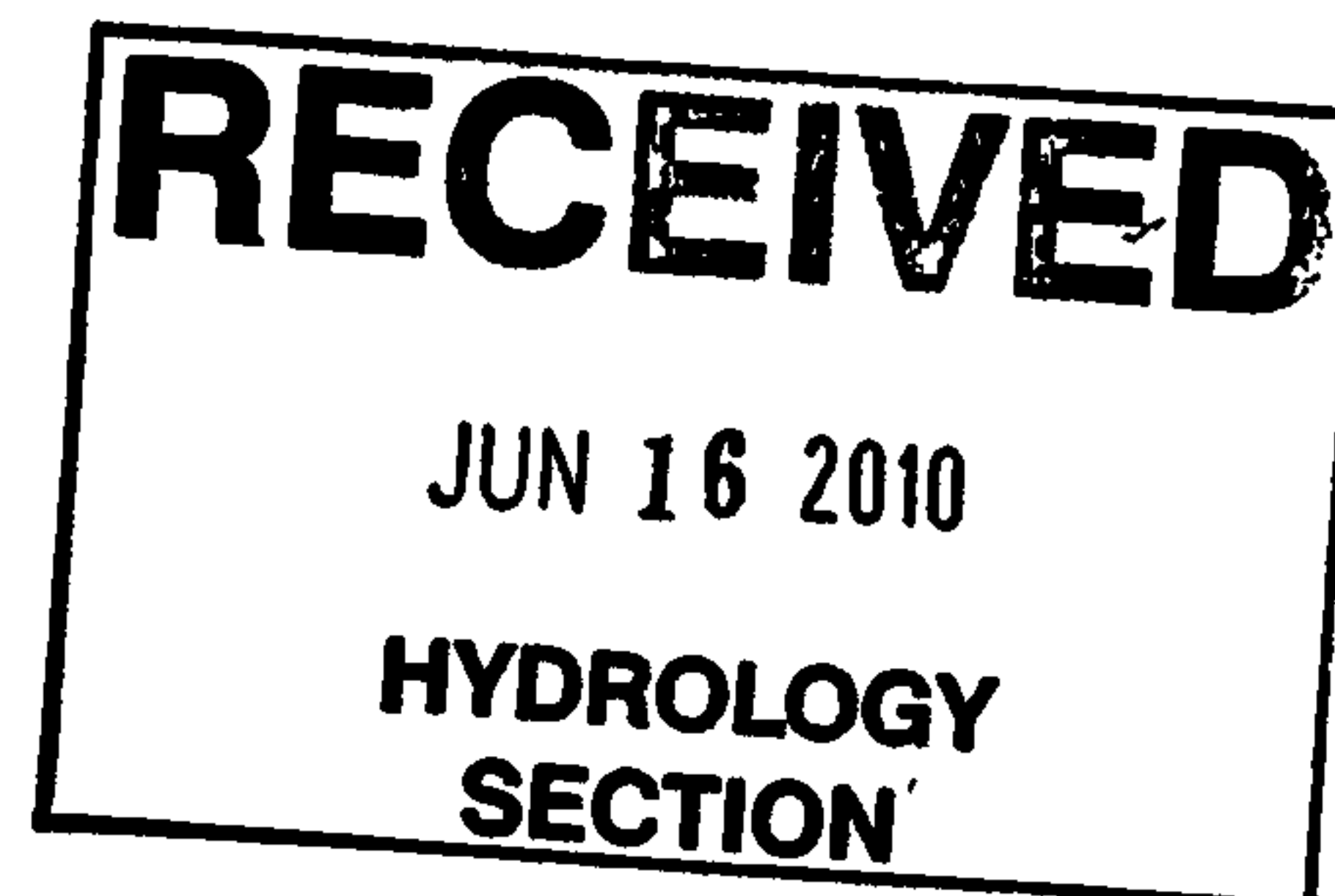
Should you have any questions regarding this resubmittal, please do not hesitate to call me.

Sincerely,



David Soule, PE

Enclosures





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)			
A	10884.00	0.250	35%	0.087451791	45%	0.112	15%	0.03748	5%	0.012	0.812	0.017	0.57
Total	10884.00	0.25		0.087		0.112		0.037		0.012		0.017	0.569

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)				
A	6607.00	0.152	0%	0	19%	0.029	15%	0.02275	66%	0.100	1.717	0.022	0.61	0.035
B	4277.00	0.098	0%	0	32%	0.031	38%	0.03731	30%	0.029	1.315	0.011	0.33	0.015
Total	10884.00	0.25		0.000		0.060		0.060		0.130		0.032	0.935	0.050

Equations:

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

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

Existing Condition

Discharge 0.57 cfs

Developed Conditons

Discharge 0.93 cfs

Retain onsite 0.00 cf

Increase 0.37 cfs

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

L-17/D001C

PROJECT TITLE: 512 Madison Place  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: K17-D001C  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 9, bloc 48, Parkland Hills addition  
CITY ADDRESS: 512 Madison Place

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

CONTACT: David Soule, PE  
PHONE: (505)321-9099  
ZIP CODE: 87199

OWNER: James Buchanan and Rob Turner  
ADDRESS: 512 Madison Place  
CITY, STATE: alb

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: 87106

ARCHITECT: Ken Hovey  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Geo surv CO  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: David Vigil  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

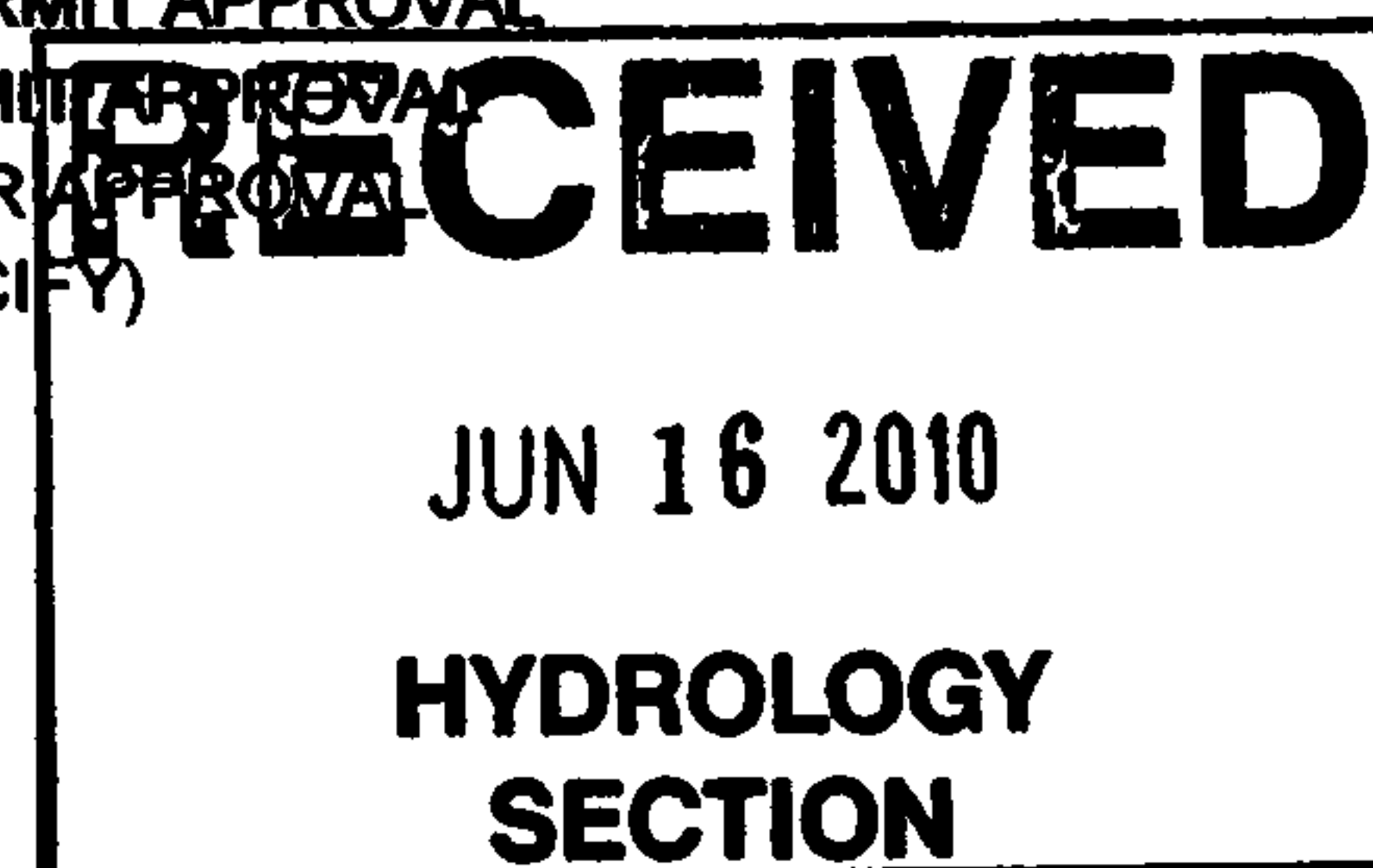
## CHECK TYPE OF APPROVAL SOUGHT:

☒ 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)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 6/16/2010 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.



**DRAINAGE REPORT**

For

**512 MADISON PLACE SE  
LOT 9 BLOCK 48 PARKLAND HILLS ADDITION  
Albuquerque, New Mexico**

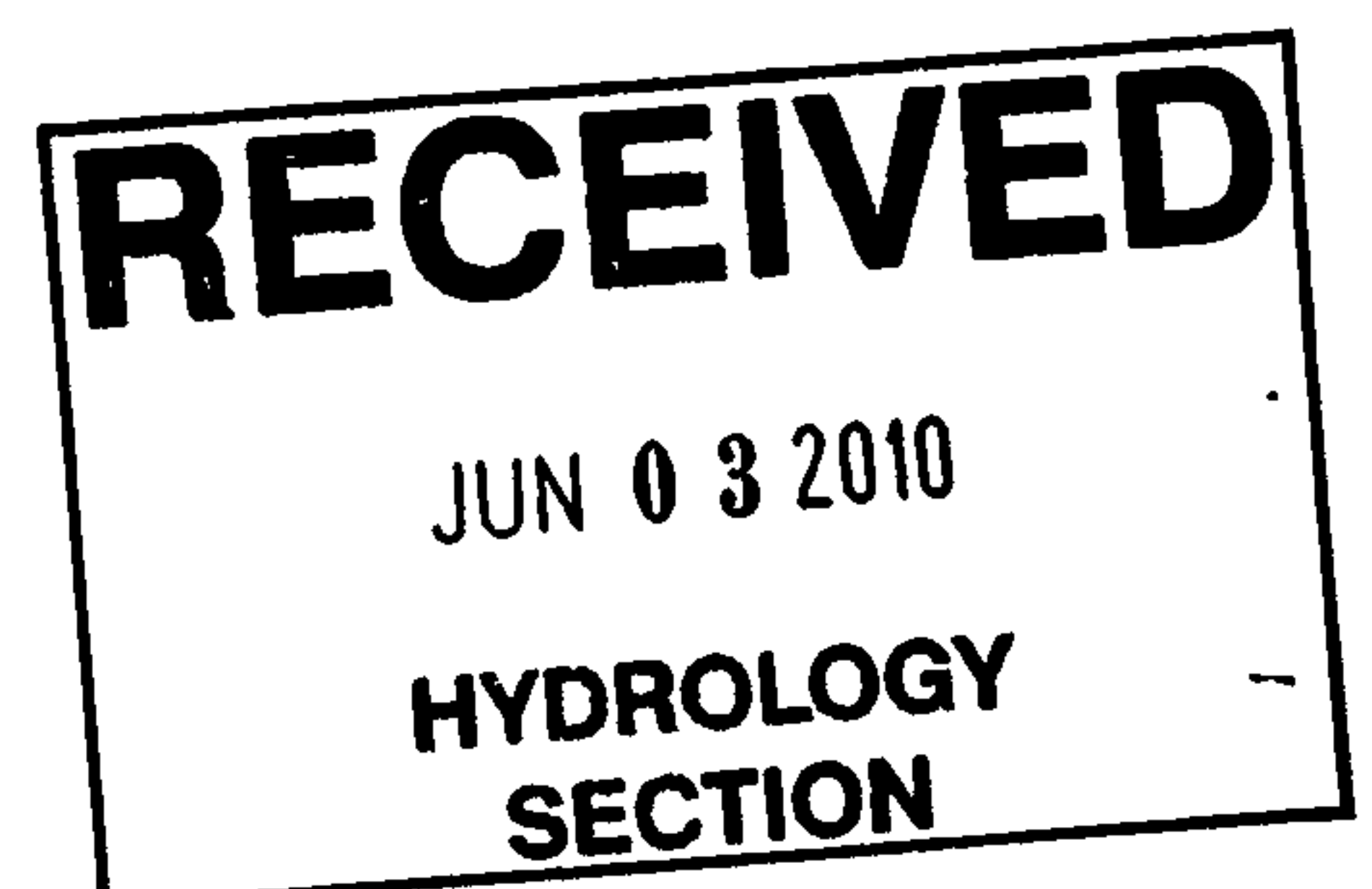
Prepared by

Rio Grande Engineering  
PO Box 67305  
Albuquerque, New Mexico 87193

JUNE 2010



David Soule P.E. No. 14522



## TABLE OF CONTENTS

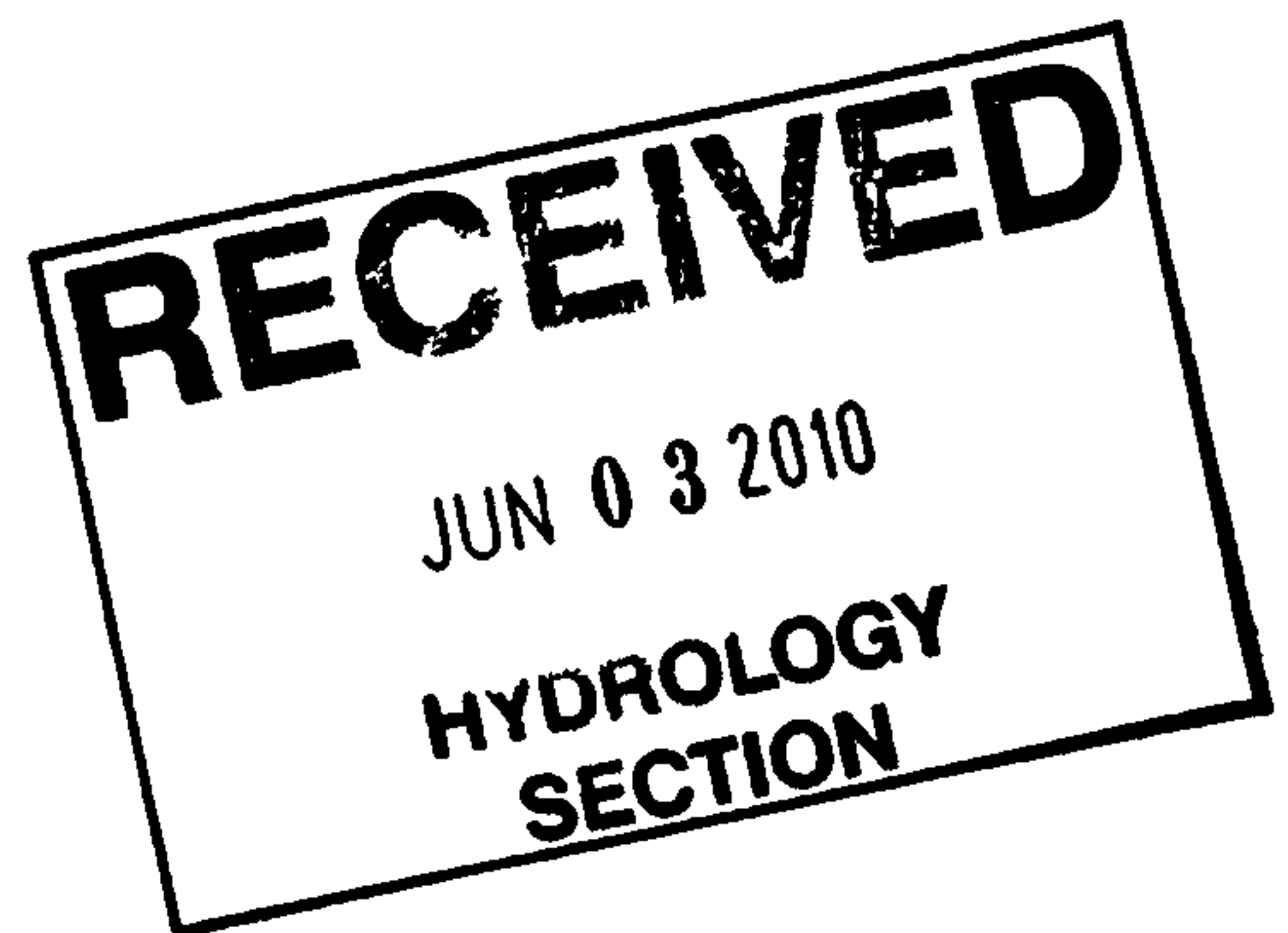
Purpose .....	3
Introduction .....	3
Existing Conditions .....	3
Exhibit A-Vicinity Map .....	4
Proposed Conditions .....	5
Summary .....	5

### **Appendix**

Site Hydrology .....	A
----------------------	---

### **Map Pocket**

Site Grading and Drainage Plan



## **PURPOSE**

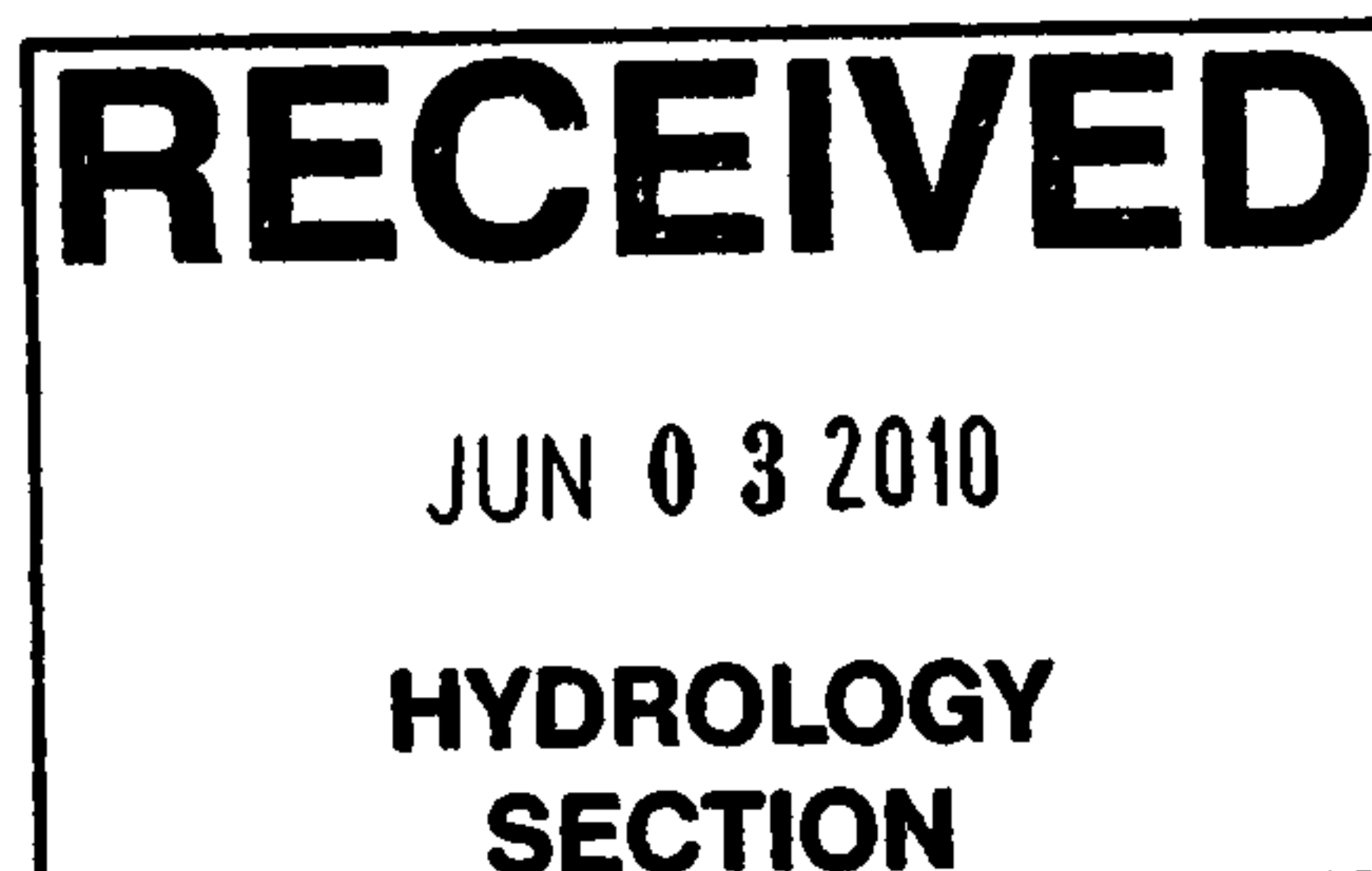
The purpose of this report is to provide the Drainage Management Plan for an approximately 3,800 square foot apartment building located on the east side of the terminus of Madison Place SW just south of Zuni. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

## **INTRODUCTION**

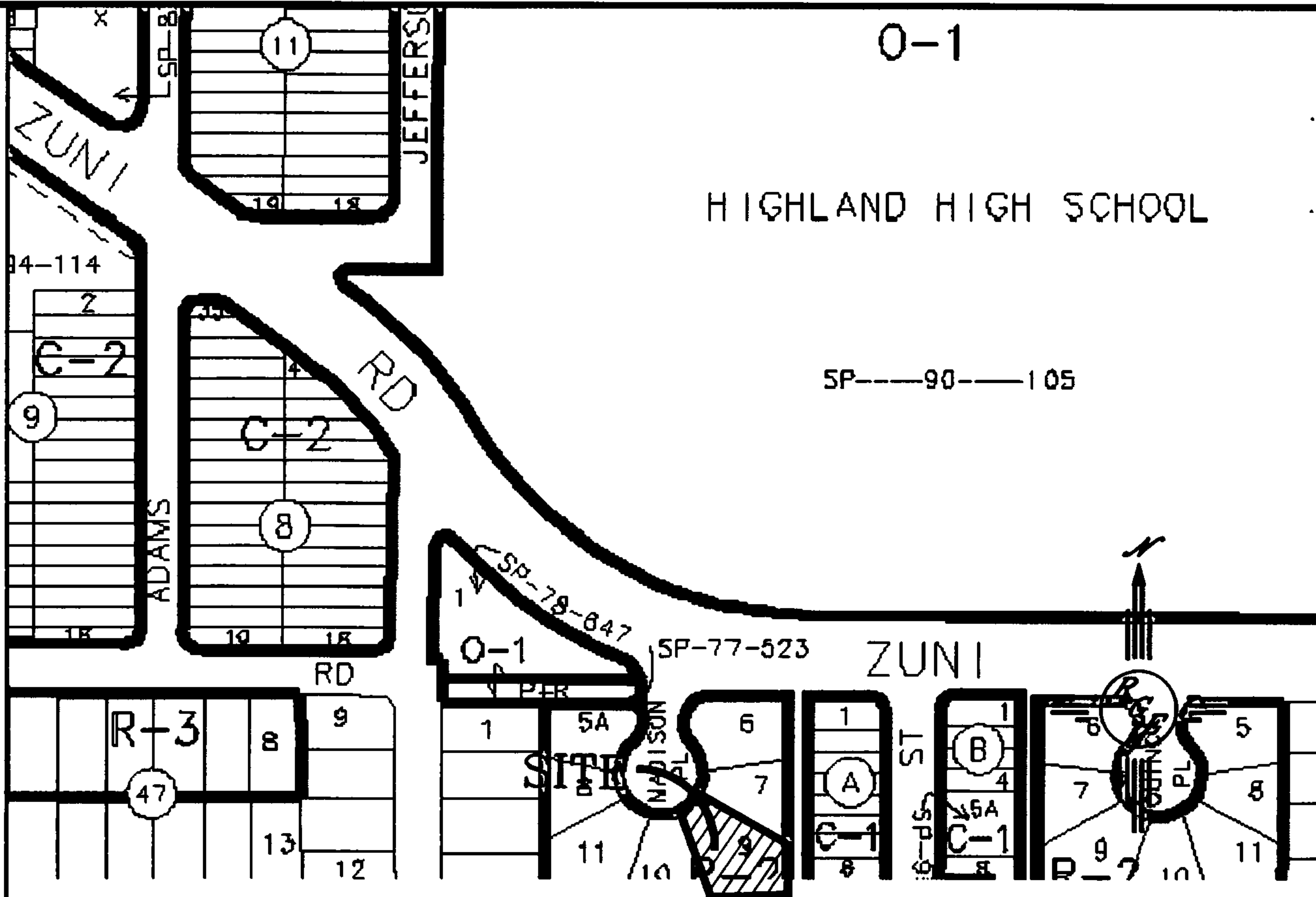
The subject of this report, as shown on the Exhibit A, is a single parcel containing an area of .25 acres of land located on the east side of the terminus of Madison Place SW just south of Zuni in south east Albuquerque. The legal description of this site is lots9, block 48 Parkland Hills Addition. As shown on FIRM map35013C0354E, the entire property is located within Flood Zone X. This site is surrounded by fully developed parcels. This site appears to be a redevelopment of an torn down building. There is no evidence of previous development but due to the age of the area, it is assumed a dwelling was located on site at some point in the past. Based on the site location and the characteristics of the adjacent drainage infrastructure this development must drain to Monroe and match existing conditions as closely as possible.

## **EXISTING CONDITIONS**

The site is currently undeveloped. Due to the high density residential area, this site is hard packed due to vehicular and pedestrian traffic. It appears this site has been graded and not in native conditions. The site slopes from east to west. The site currently has a 1-2% general east to west grade. The site is not impacted by any measurable offsite flows, and is surrounded by developed properties with solid walls. The alley to the <sup>east</sup>west drains to the north. As shown in Appendix A, the existing site discharges at a peak rate of 0.57 cfs in a 100-year, 6-hour event. The discharge leaves the site mainly as sheet flow directly to Madison Place at the western boundary.

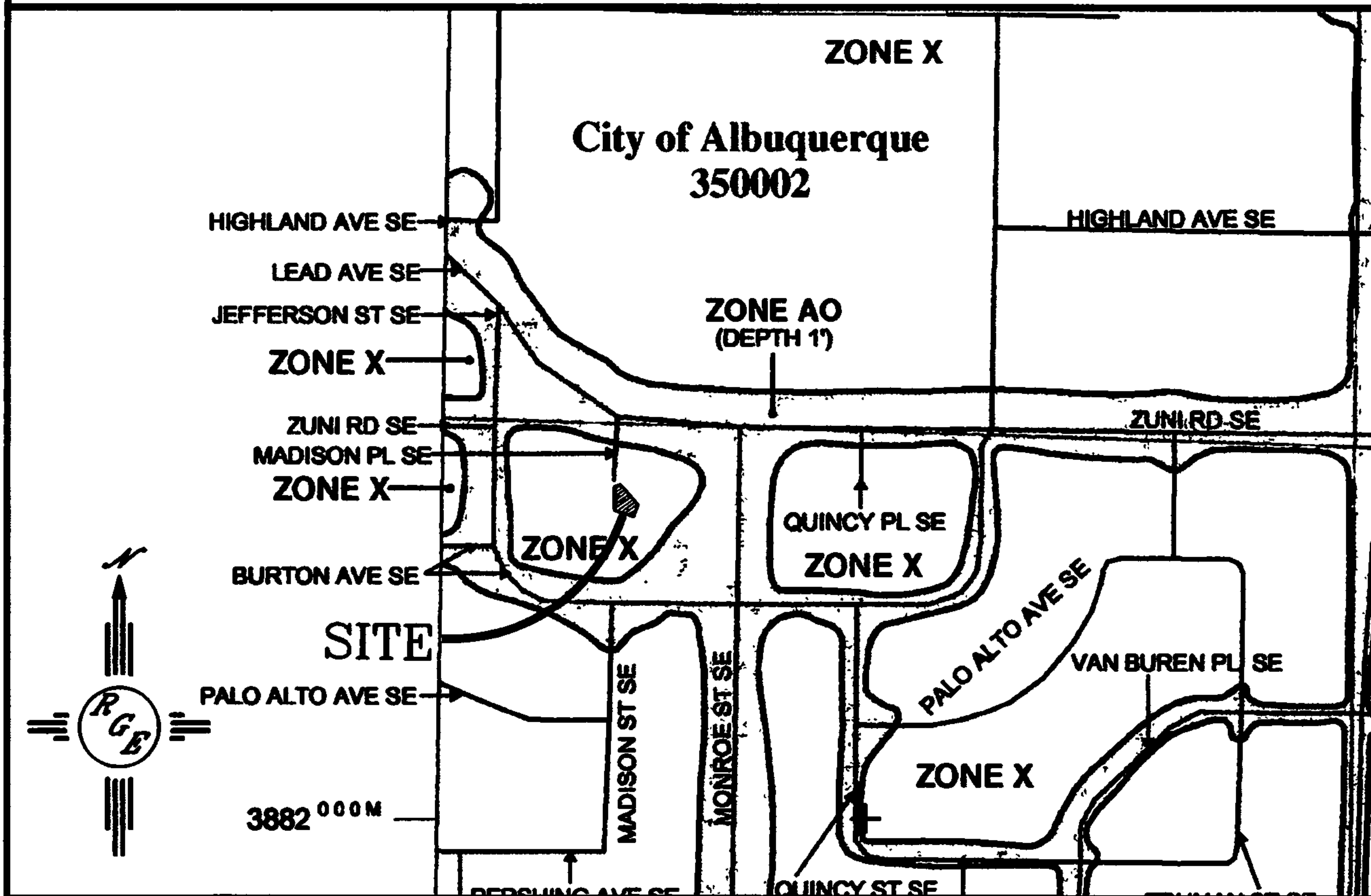


NG  
E



VICINITY MAP:

K-17-Z



FIRM MAP:

LEGAL DESCRIPTION:  
LOT 9, BLK 48, PARKLAND HILLS ADDITION

3500020354 E  
**RECEIVED**

JUN 03 2010

**HYDROLOGY  
SECTION**

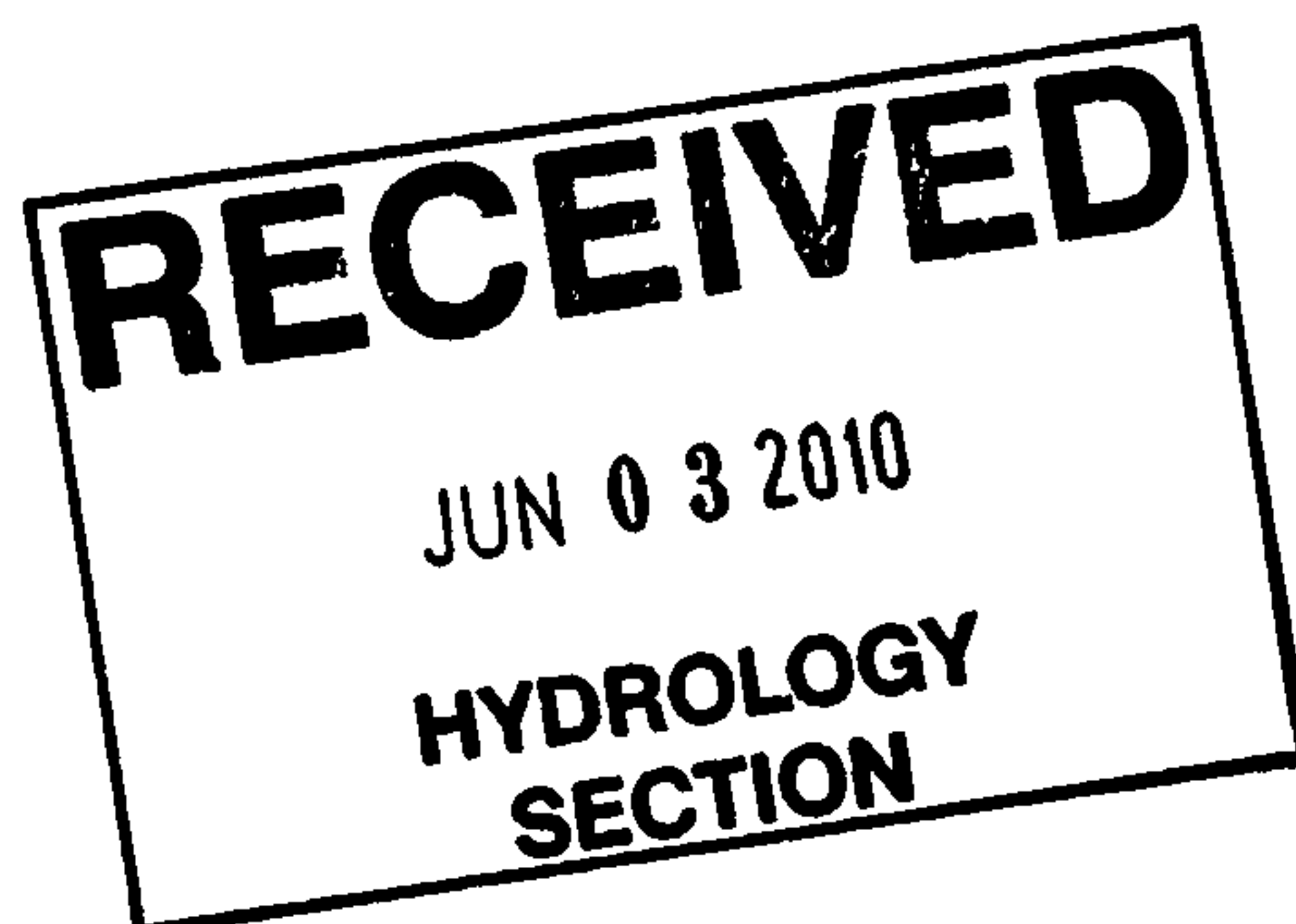


## **PROPOSED CONDITIONS**

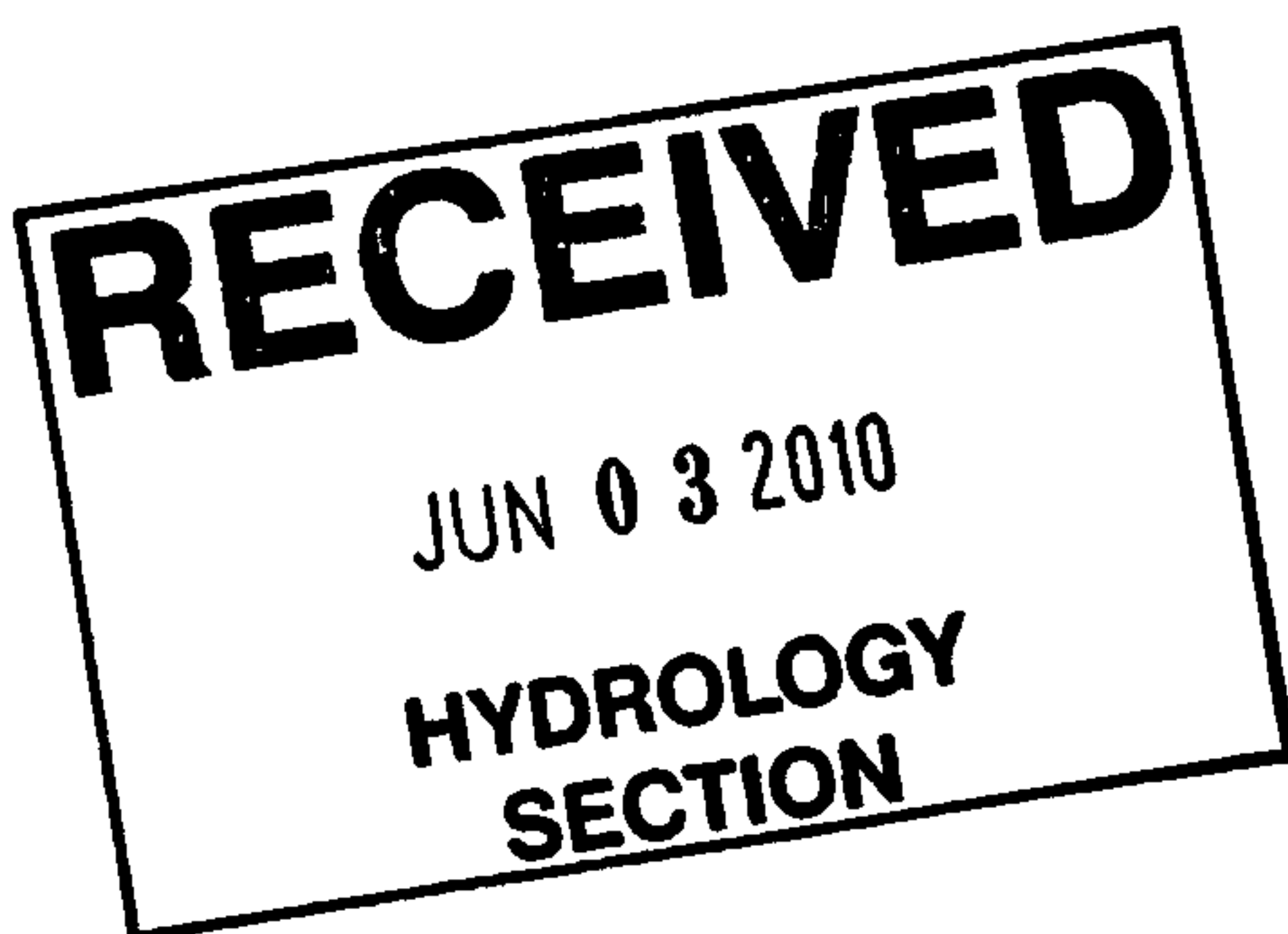
The proposed improvements consist of an approximately 3,800 square foot apartment buildings and associated parking. As shown in appendix A, the site will be graded to contain two basins. Basin A contains the front of the building and lot; this basin will free discharge .61 cfs out the driveway. Basin B contains the rear of the building and lot. This area will be depressed 1" so that it will harvest the entire 640 cubic feet that are generated within the basin in a 100-year, 10-day event. These basins will spill to the front in the event of a greater than design storm occurs. The entire site discharges .61 cfs to Madison during the 100-year, 6-hour event, this is a .04 cfs increase in previous. The ponds are shallow and will drain within 24-hours. Due to the infill nature of the site, we feel this increase is negligible and should be acceptable to City Hydrology.

## **SUMMARY AND RECOMMENDATIONS**

This project is a redevelopment project within a completely developed area of southeast Albuquerque. The site currently discharges .57 cfs to Alvarado via sheet flow. The proposed drainage plan will allow for harvesting ponds which overflow to the street. The developed conditions will discharge .61 cfs as sheet flow from the driveways to Lomas. The proposed increase of .04 cfs is minimal and shall have no negative impact on existing drainage patterns. Since this site encompasses less than 1 acre, a NPDES permit should not be required prior to any construction activity.



**APPENDIX A**  
**SITE HYDROLOGY**



ADDITION  
1946  
FIELD 18

BASIN A

FF=5248.00  
FP=5247.50

BASIN B

WOOD FENCE

**RECEIVED**  
JUN 03 2010  
HYDROLOGY  
SECTION

## Weighted E Method

### Existing Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
A	10884.00	0.250	35%	0.087451791	45%	0.112	15%	0.03748	5%	0.012	0.812	0.017	0.57
Total	10884.00	0.25		0.087		0.112		0.037		0.012		0.017	0.569

### Proposed Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
A	6607.00	0.152	0%	0	19%	0.029	15%	0.02275	66%	0.100	1.717	0.022	0.61	0.035
B	4277.00	0.098	0%	0	32%	0.031	38%	0.03731	30%	0.029	1.315	0.011	0.33	0.015
Total	10884.00	0.25		0.000		0.060		0.060		0.130		0.032	0.935	0.050

### 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

$E_a = 0.53$

$E_b = 0.78$

$E_c = 1.13$

$E_d = 2.12$

$Q_a = 1.56$

$Q_b = 2.28$

$Q_c = 3.14$

$Q_d = 4.7$

Existing Condition

Discharge

0.57 cfs

Developed Conditions

Discharge

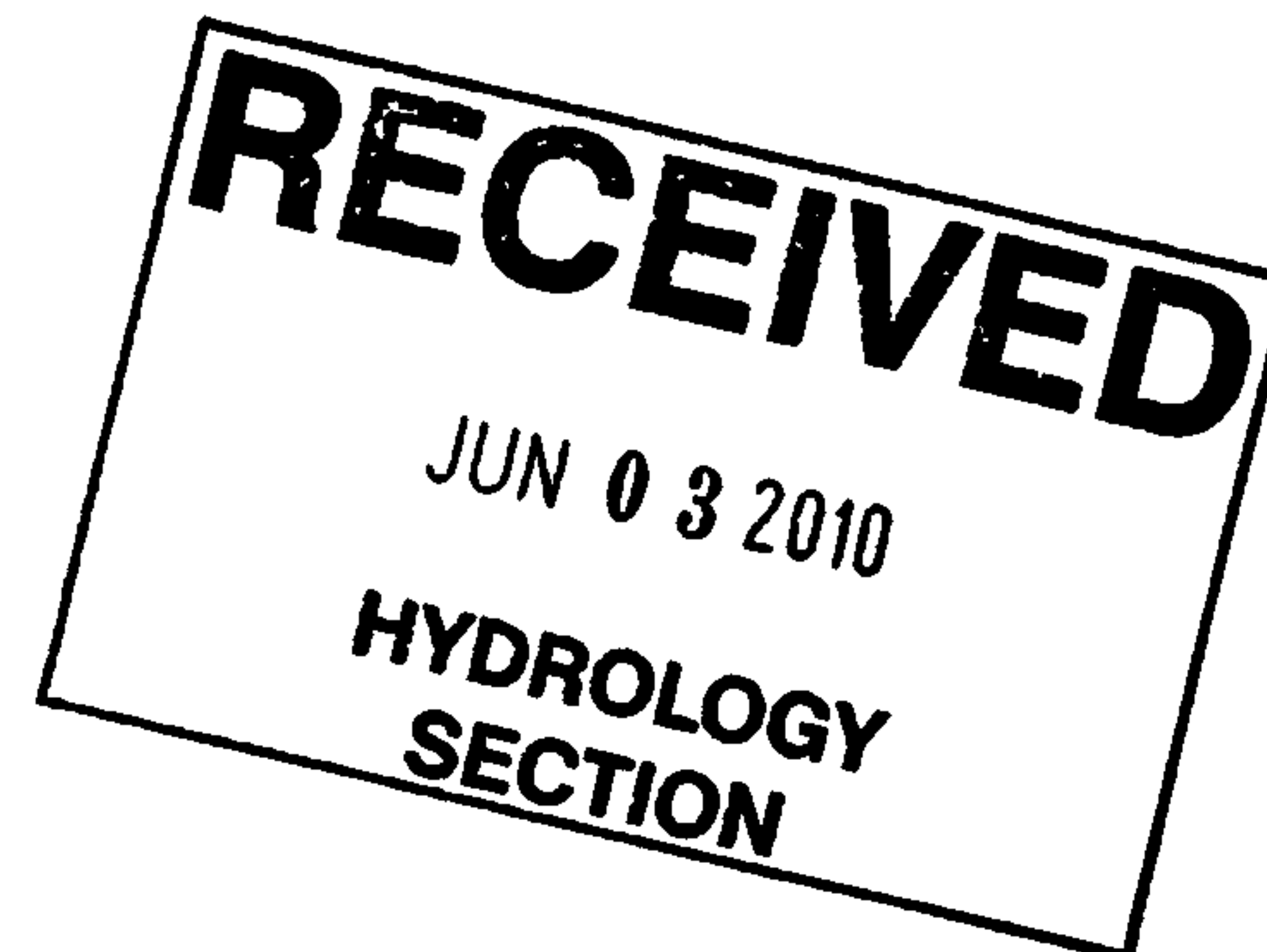
0.61 cfs

Retain onsite

639.77 cf

Increase

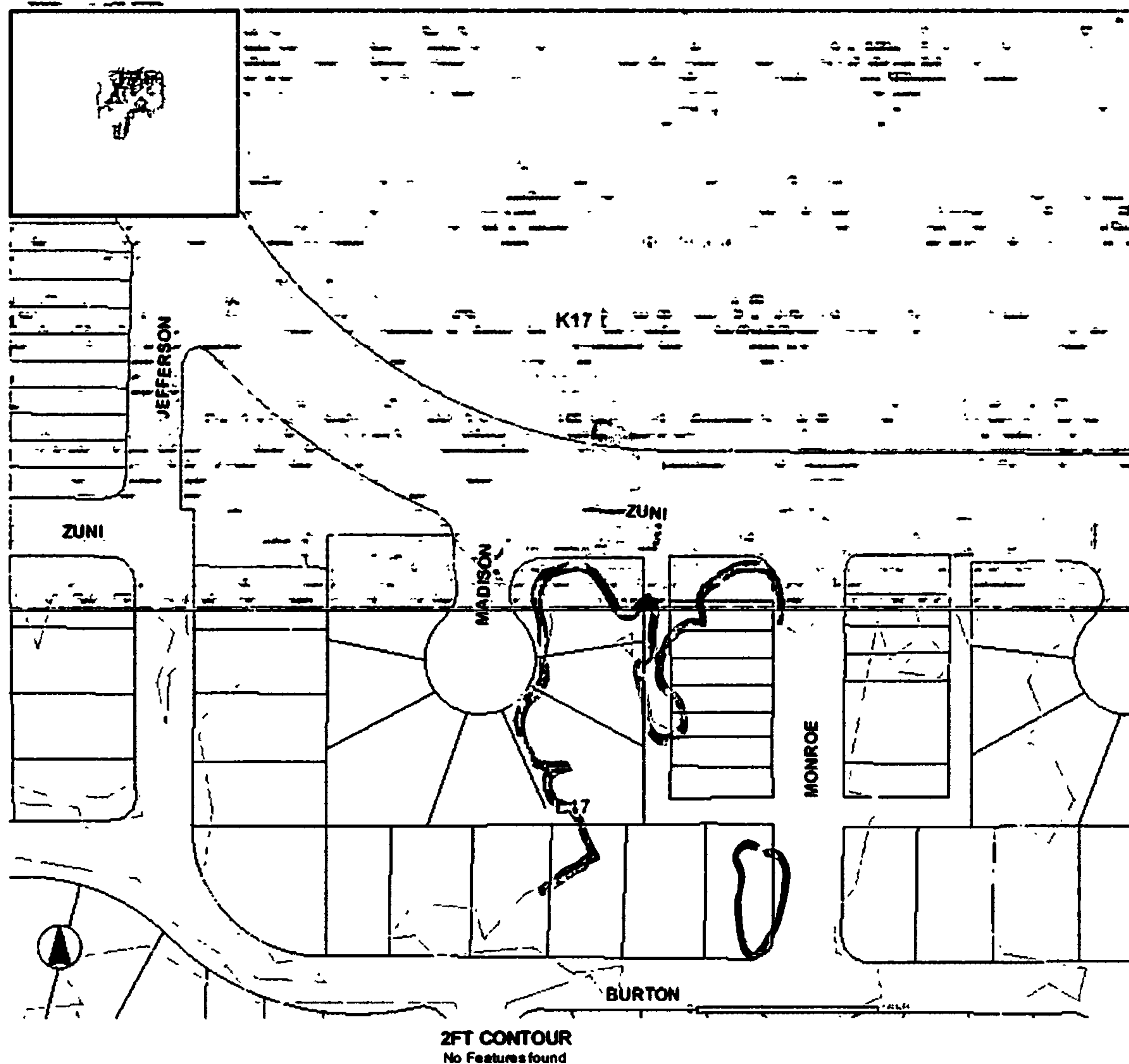
0.04 cfs







## ALBUQUERQUE GIS DATA WEBSITE



STREETS  
BASEMAP  
PARCELS  
LOT NUMBERS  
METRO ADDRESS  
ZONING  
OWNERSHIP  
2FT CONTOUR  
ADDRESS POINTS  
LANDUSE  
EASEMENTS  
INFRASTRUCTURE  
TRANSIT/SUNTRAN  
BOUNDARIES  
SITES  
ENVIRONMENT  
APS  
TRAFFIC ENG.  
AIR PHOTO  
2008 AIR PHOTO  
2006 AIR PHOTO  
2004 AIR PHOTO  
2002 AIR PHOTO  
1999 AIR PHOTO

Closed group, click to open.  
Open group, click to close.  
Map layer.  
Hidden group/layer, click for visible  
Visible group/layer, click to hide.  
Layer not visible at this scale.  
Partially visible group, click for visible  
Inactive layer, click for active.  
The active layer.

Identify

[SEARCH](#)[REFRESH](#)[HELP](#)[MAIN PAGE](#)[CONTACT GIS TEAM](#)

# CITY OF ALBUQUERQUE



May 25, 2011

Ken Hovey, R.A.  
1606 Central Ave SE Suite 101  
Albuquerque, NM 87106

**Re: Highland Townhomes, 512 Madison Place SE**  
**Permanent Certificate of Occupancy – Transportation Development**  
**Architect's Stamp dated 06-21-10 (L17-D001C)**  
**Certification dated 05-24-11**

Dear Mr. Hovey,

Based upon the information provided in your submittal received 05-24-11, 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, you can contact me at 924-3991.

Sincerely,

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

C: CO Clerk  
File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

C-17/DOOLC

PROJECT TITLE: Highland town Homes ZONE MAP: K-17  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 9 BLOCK 48 PARKLAND MILLS ADDN  
 CITY ADDRESS: 512 MADISON PL., SE

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: Jason Buchanan CONTACT: Jason  
 ADDRESS: 13320 Blafelidge Pl. PHONE: (505) 977-1332  
 CITY, STATE: Alb. NM 87111 ZIP CODE: 87111

ARCHITECT: Ken Hovey CONTACT: Ken  
 ADDRESS: 606 Central Ave. - Ste 101 PHONE: 259-8758  
 CITY, STATE: Alb. NM 87106 ZIP CODE: 87106

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: Fair And Square Builders LLC CONTACT: Jason Buchanan  
 ADDRESS: 13320 Blafelidge Pl. NE PHONE: 977-1332  
 CITY, STATE: Alb. NM 87111 ZIP CODE: 87111

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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) AS PART OF

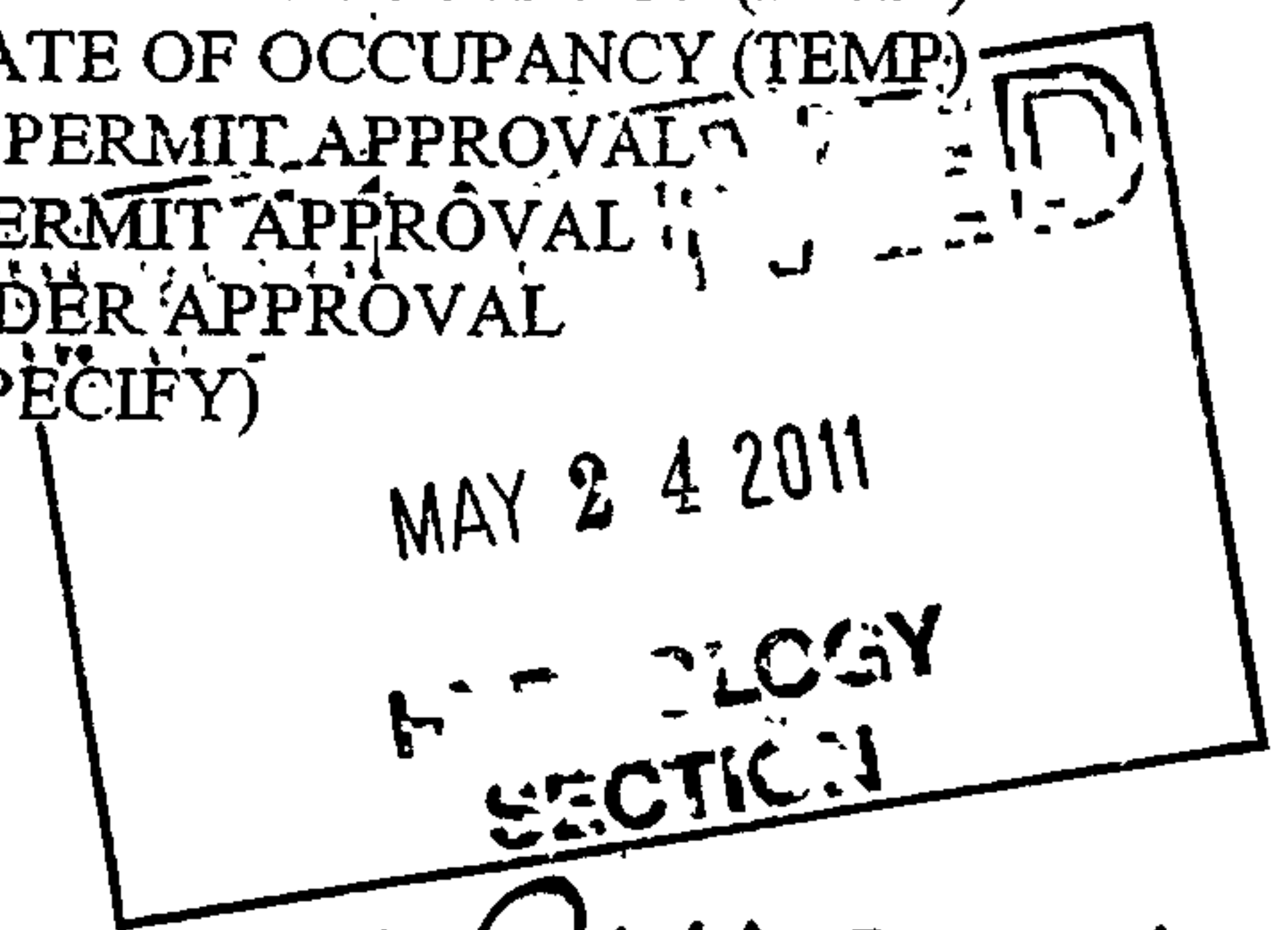
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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

DATE SUBMITTED: 5-24-11 BY: Ken Hovey



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.



# KEN HOVEY, ARCHITECT

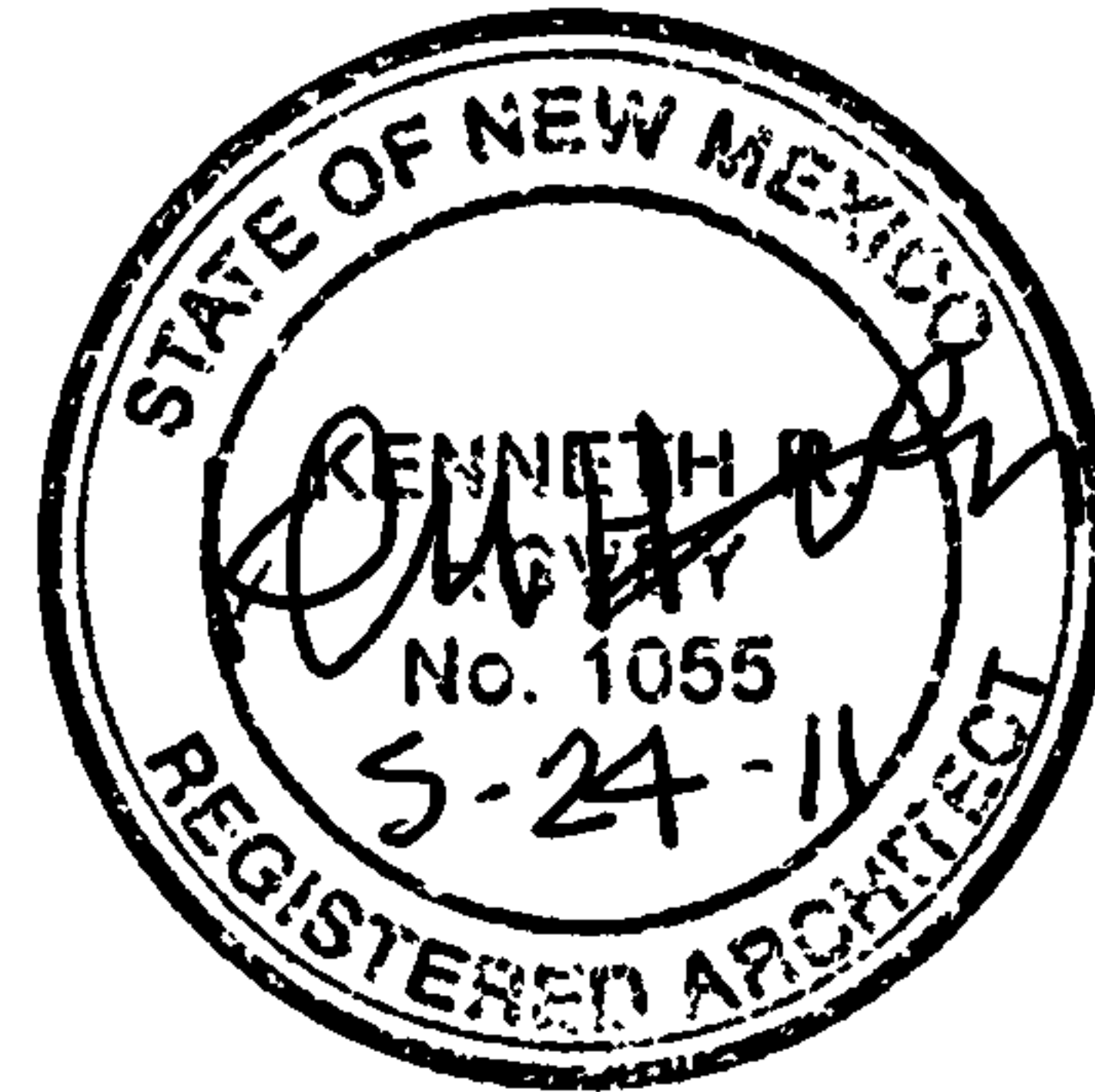


*architecture*

1606 CENTRAL AVENUE SE, SUITE 101 ALBUQUERQUE, NM 87106  
B 505.242.6610 F 505.243.2129 ken\_hovey@msn.com

May 24, 2011

City of Albuquerque  
Transportation Department  
600 Second Street NW  
Albuquerque, New Mexico



Subject: Architect's TCL Certification for the Highland Townhomes.

I, Ken Hovey, prepared the Traffic Circulation Layout (TCL) for the subject project located at ~~524~~ <sup>512</sup> Madison Place SE and more particularly described as Lot 9, Block 48, Parkland Hills Addition, Albuquerque, New Mexico.

I have visited the site and performed a visual inspection of the as-built construction and I find that it is in substantial compliance with the TCL approved on 6/21/10.

I have submitted, herewith, a copy of the approved TCL with redlines showing any departure from the approved plan. The submitted plan is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

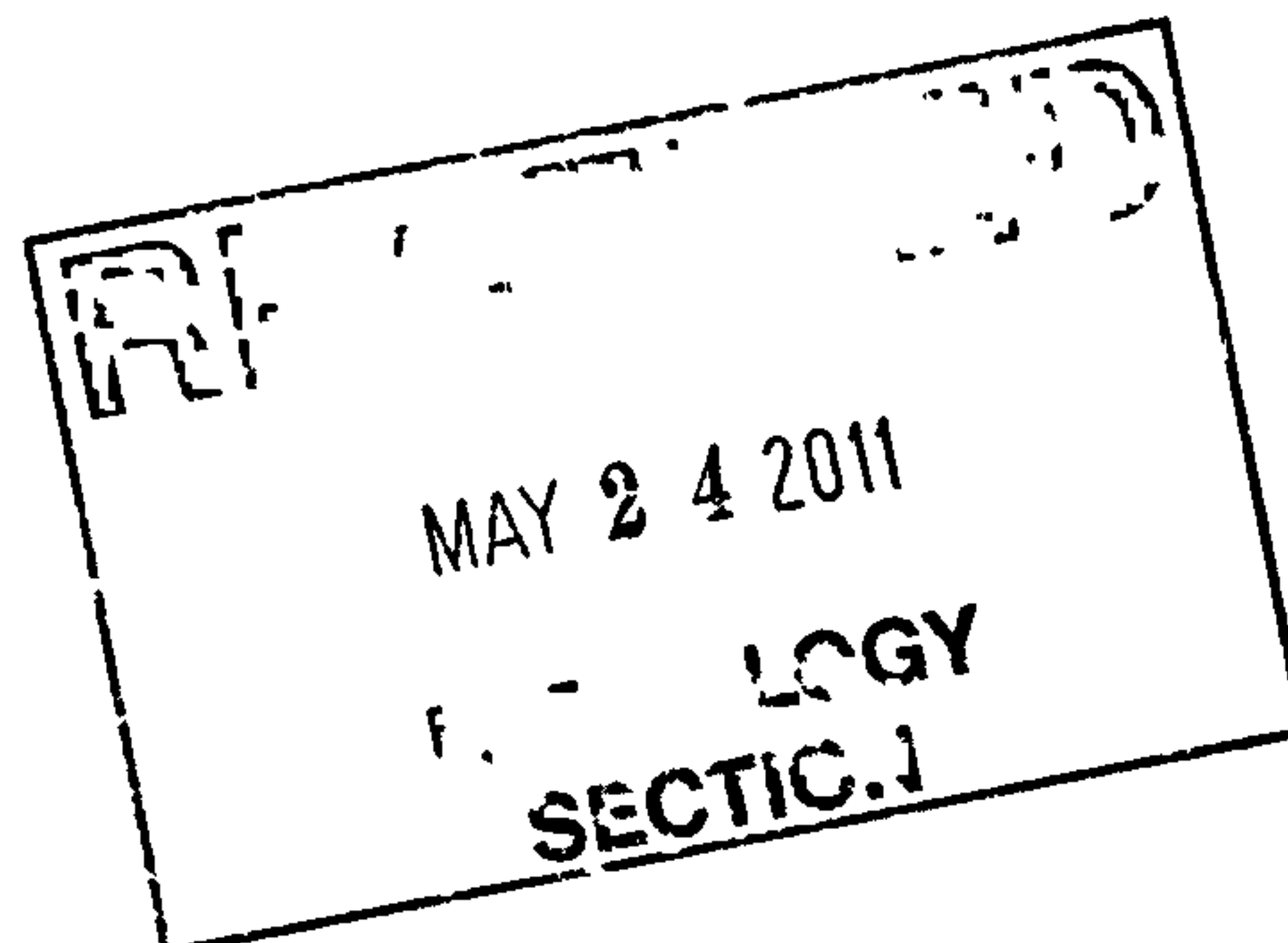
The information presented on the redlined TCL is intended only to verify substantial compliance of the Traffic aspects of this project and is not necessarily complete. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

This Architect's certification is submitted in support of issuance of a Certificate of Occupancy for the subject addresses.

If you have any questions, or if further discussion is required, please don't hesitate to contact me at (505) 259.8458 or by email at [ken\\_hovey@msn.com](mailto:ken_hovey@msn.com).

Sincerely,

Ken Hovey  
Architect & LEED AP





# CITY OF ALBUQUERQUE



June 22, 2010

Ken Hovey, R.A.  
1606 Central Ave SE Suite 101  
Albuquerque, NM 87106

Re: Highland Townhomes, 512 Madison Place SE, Traffic Circulation Layout  
Architect's Stamp dated 06-21-10 (L17-D001C)

Dear Mr. Hovey,

The TCL submittal received 06-21-10 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.**

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

L-17/DOOLC

PROJECT TITLE: HIGHLAND TOWNHOMES ZONE MAP: ~~K-19~~  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 9 BLOCK 48 PARKLAND MILLS ADDN,  
 CITY ADDRESS: 512 MADISON PLACE SE APO 87108

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: RJ DEVELOPMENT CONTACT: ROB/JASON  
 ADDRESS: 25 FOREST VIEW DR, PHONE: 220/1457  
 CITY, STATE: ABQ ZIP CODE: 87122

ARCHITECT: KEN HOVEY CONTACT: KEN  
 ADDRESS: 1606 CENTRAL SE STE 101 PHONE: 242 6610  
 CITY, STATE: ABQ, NM ZIP CODE: 87106

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: WORDUE LLC CONTACT: ROB  
 ADDRESS: 25 FOREST VIEW DR, PHONE: 242 6610  
 CITY, STATE: ABQ, NM ZIP CODE: 87122

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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)

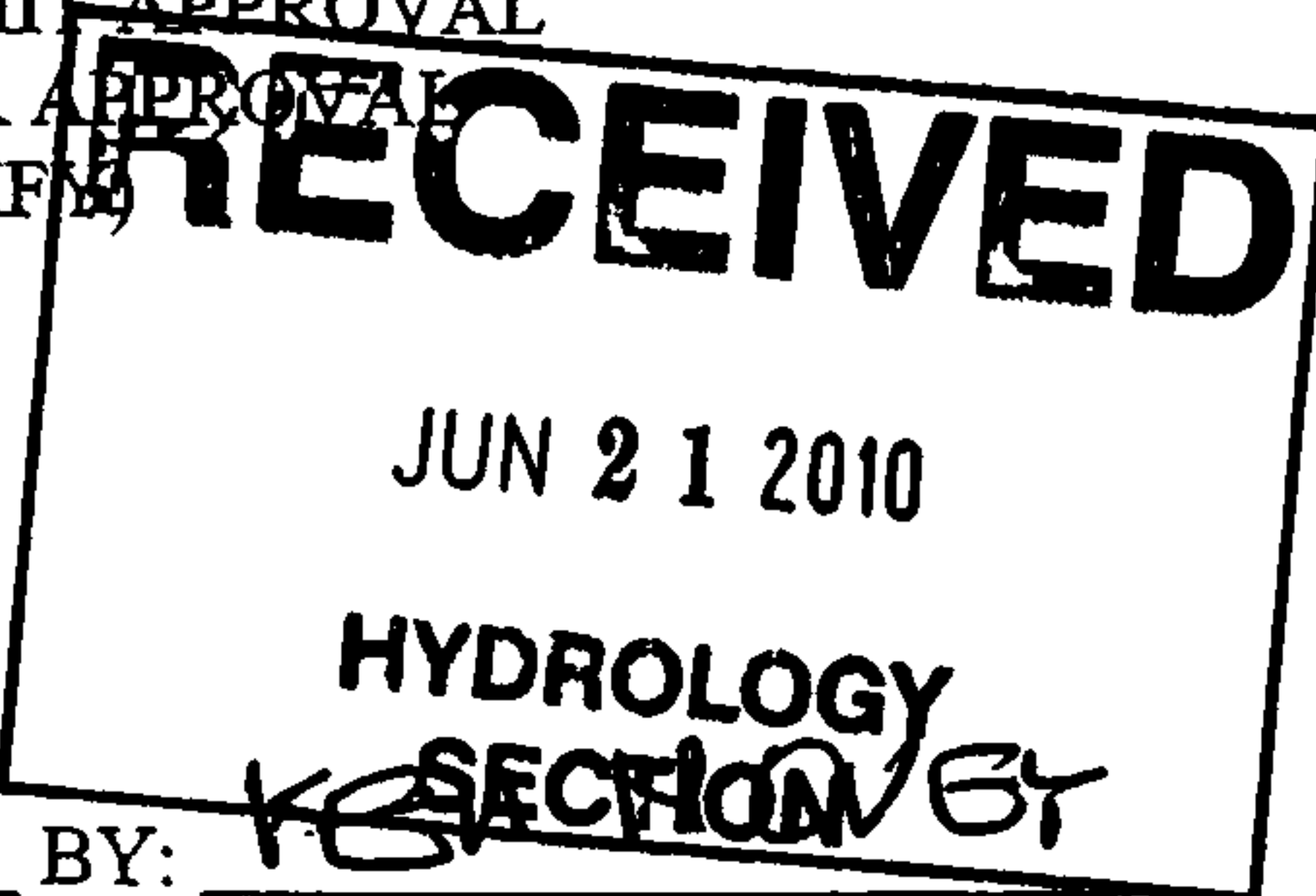
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6-21-10



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.