

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 28, 2006

Mohnsen Shahinpoor, P.E.
909 Virginia Street NE
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
Taylor Ortiz Apt., [L-18 / D73]
508 Ortiz Drive SE
Engineer's Stamp Dated 07/28/06

P.O. Box 1293

Dear Mr. Shahinpoor:

Albuquerque

The TCL / Letter of Certification submitted on July 28, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov

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

c: Engineer
Hydrology file
CO Clerk

MO SHAHINPOOR ENGINEERING SERVICES

909 VIRGINIA STREET, NE, ALBUQUERQUE, NEW MEXICO 87108

7/28/06

To: Planning Department
Development and Building Services
The City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Taylor Ortiz Apartments, 508 Ortiz Drive, SE, Traffic Circulation Layout (L18-D73)

I, Mo Shahinpoor, NMPE (9353) of the above firm certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 11/25/05. Harris Surveying Inc has obtained the record information edited onto the original design document. I further certify that I have personally visited the project site on 7/27/06 and have determined by visual inspection that the plans are correct to the best of my knowledge and belief. The only exception is that the parking slots exceed the required 8.5 feet.

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 traffic aspects of the project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

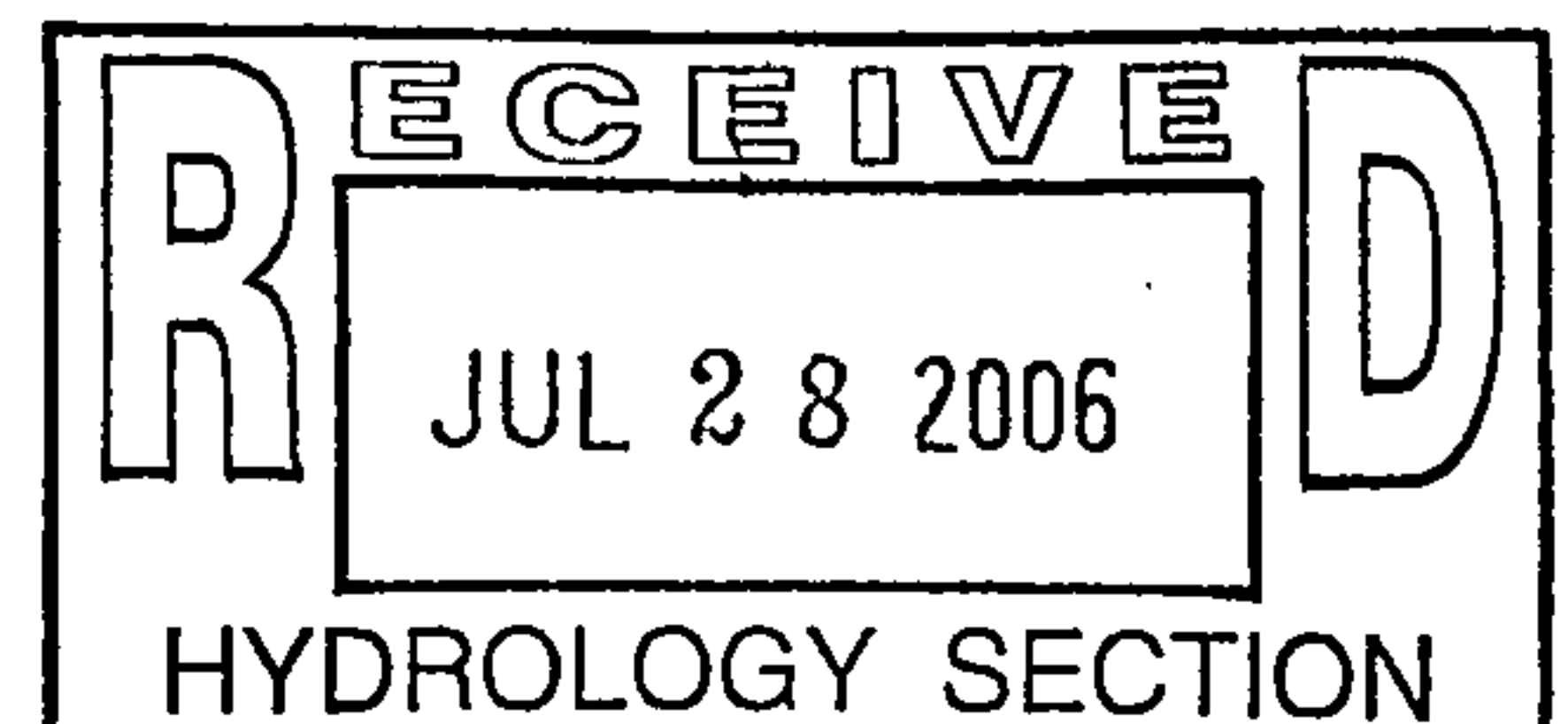
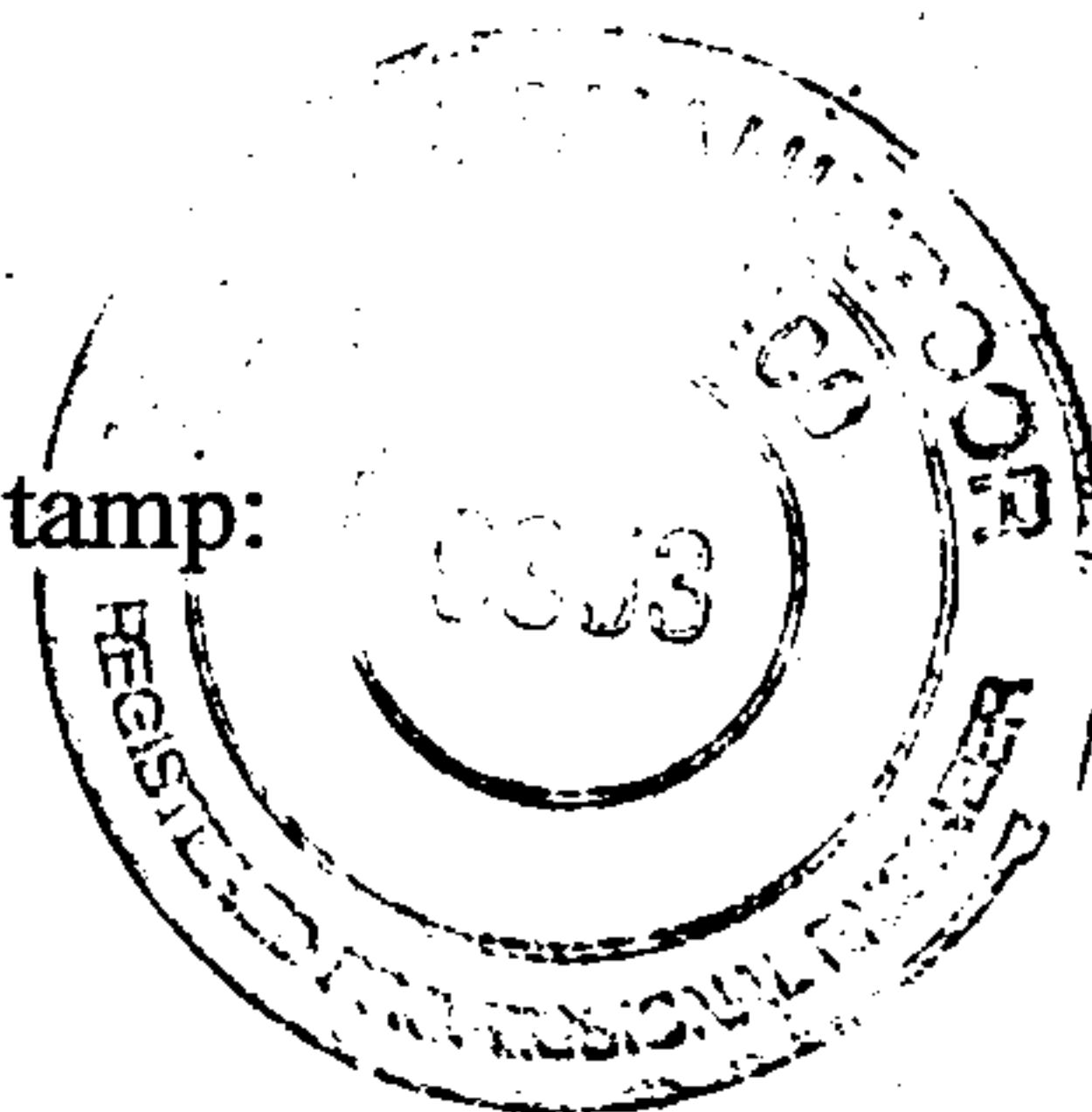


Signature of Engineer

Date:

7,28,06

Stamp:



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Taylor Ortiz Apt. ZONE MAP: L18-D73
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 508 Ortiz Drive SE

ENGINEERING FIRM: Mo Shahinpoor Engr Svc, CONTACT: Mosheh
 ADDRESS: 909 VIRGINIA NE PHONE: 975-0888
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87108

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

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

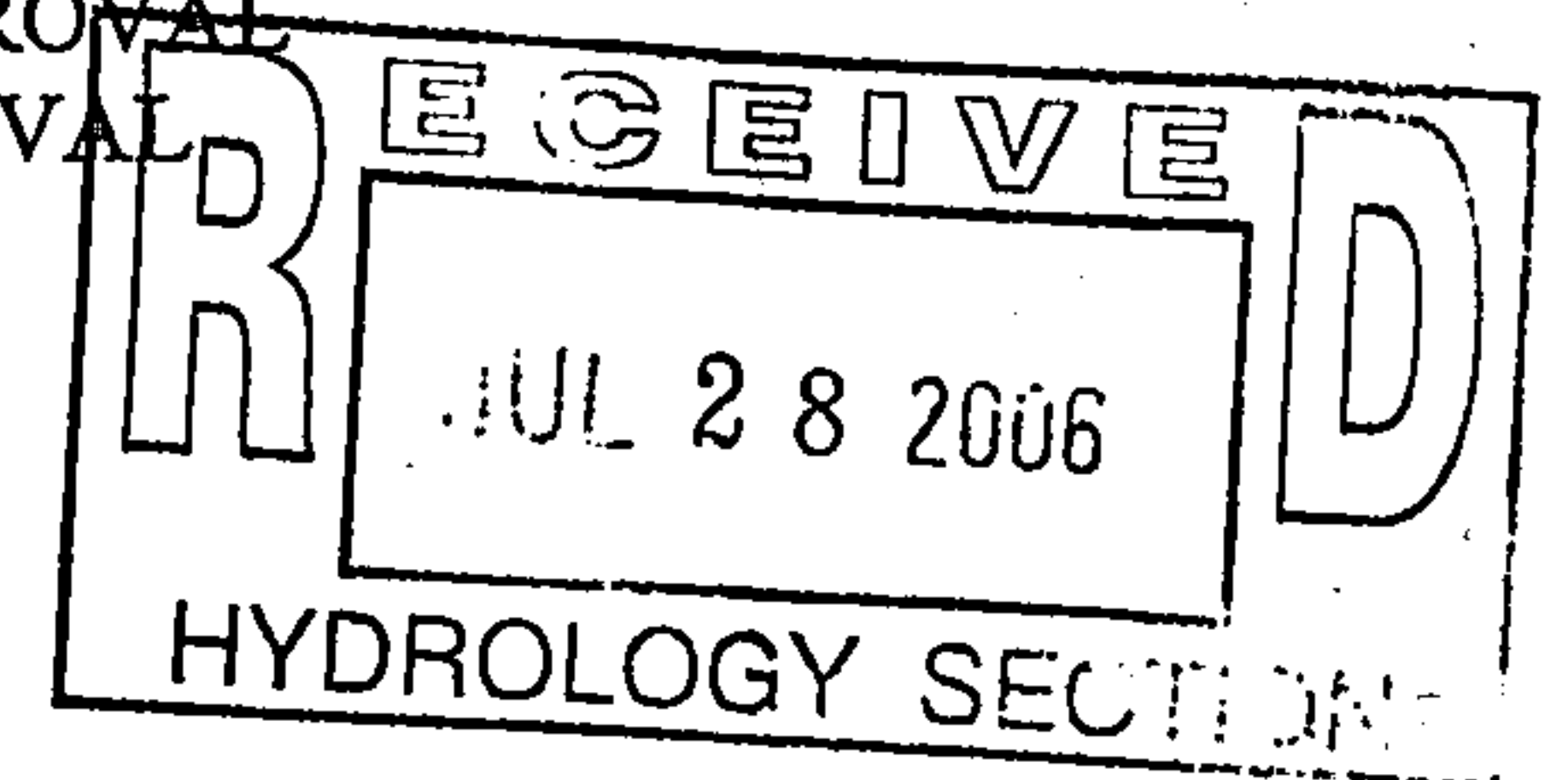
SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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

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
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☒ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: July 28 BY: Mosheh Shahinpoor

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.

CITY OF ALBUQUERQUE



July 31, 2006

Ms. Jackie McDowell, P.E.
MCDOWELL ENGINEERING, INC.
7820 Beverly Hills Avenue NE
Albuquerque, NM 87122

Re: TAYLOR ORTIZ APTS

~~50805~~ 50805 Ortiz Drive SE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 02/10/2006 (L-18/D73)

Certification dated 07/30/2006

P.O. Box 1293

Dear Jackie,

Albuquerque

Based upon the information provided in your submittal received 07/31/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Reviewer, Planning Dept.-Hydrology
Development and Building Services

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: TAYLOR ORTIZ APARTMENTS

ZONE MAP/DRG. FILE #:

L-18 / D73

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: LOT #22, BLOCK 7, BARON BURG HEIGHTS

CITY ADDRESS: 805 Ortiz Drive S.E.

ENGINEERING FIRM: MCDOWELL ENGINEERING, INC.

ADDRESS: 7820 BEVERLY HILLS AVE. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JACKIE S. MCDOWELL

PHONE: (505) 828-2430

ZIP CODE: 87122

OWNER:

AHMET TIRYAKI

ADDRESS: 909 VIRGINIA NE # 208

CITY, STATE: ALBUQUERQUE, NM

CONTACT: AHMET TIRYAKI

PHONE: 615-4278

ZIP CODE: _____

ARCHITECT:

GARY TAYLOR

ADDRESS: 7200 AVENIDA LA COSTA NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: GARY TAYLOR

PHONE: 821-6821

ZIP CODE: 87109

SURVEYOR:

HARRIS SURVEYING, INC.

ADDRESS: 2412 D MONROE ST. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: ANTHONY HARRIS

PHONE: 889-8056

ZIP CODE: 87110

CONTRACTOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR / LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

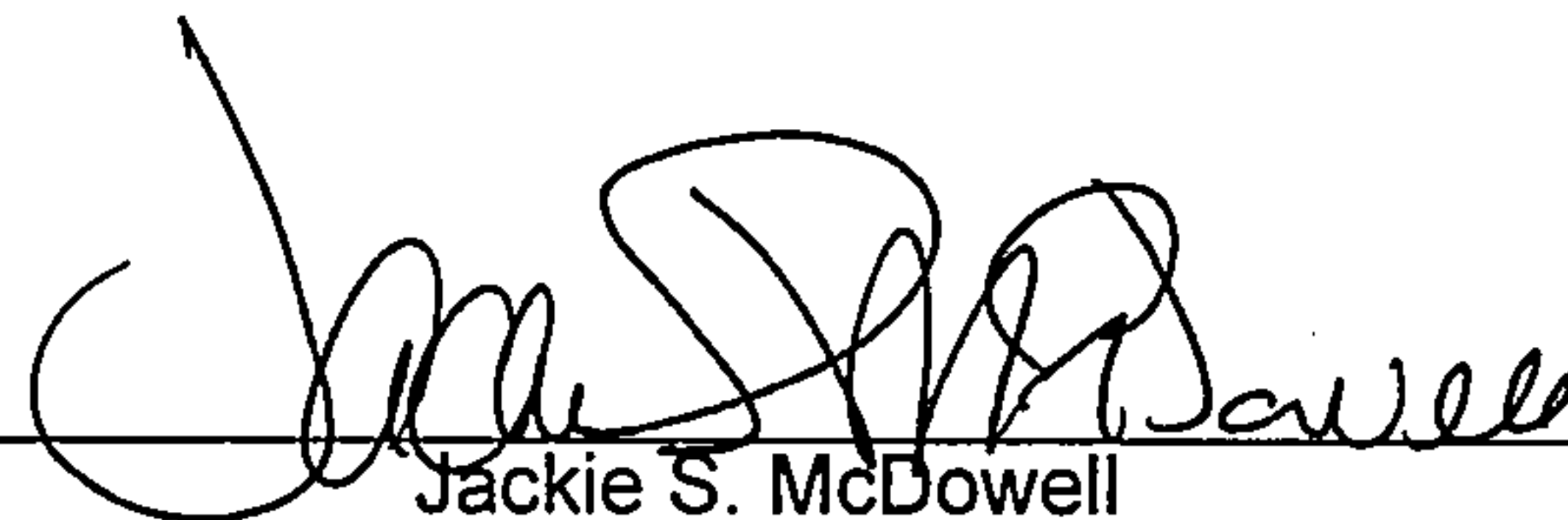
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ DON'T REMEMBER

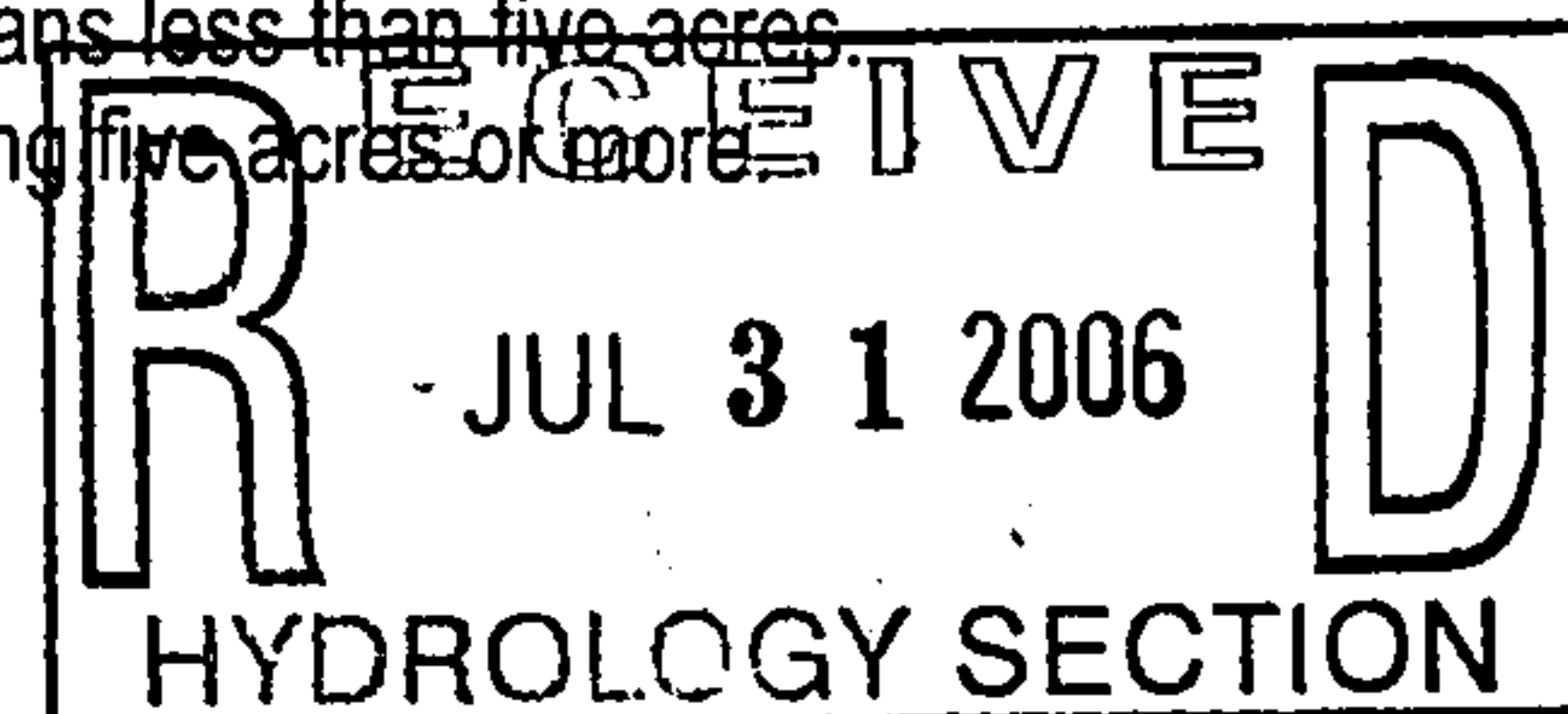
DATE SUBMITTED: 31-Jul-2006

BY:

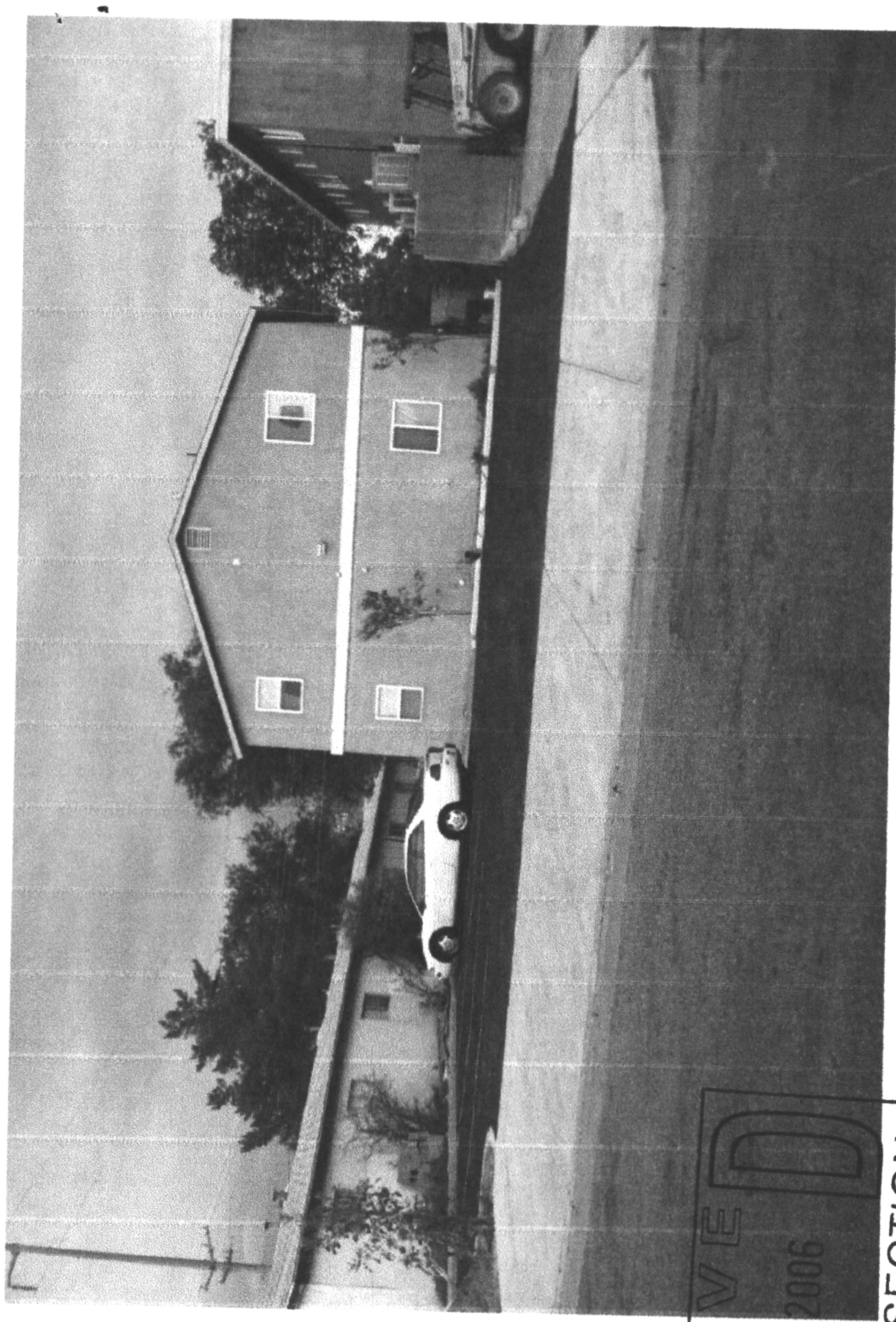
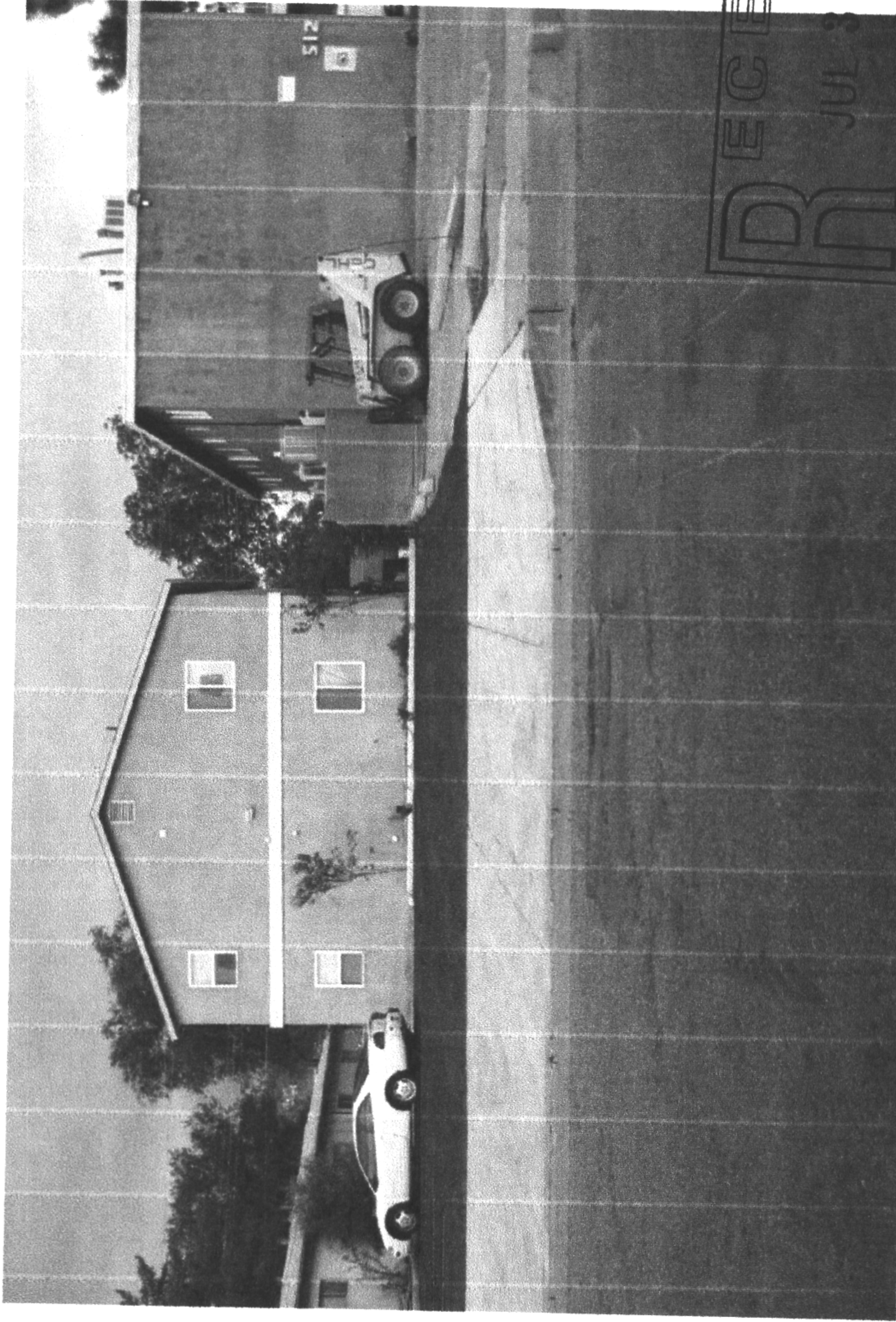
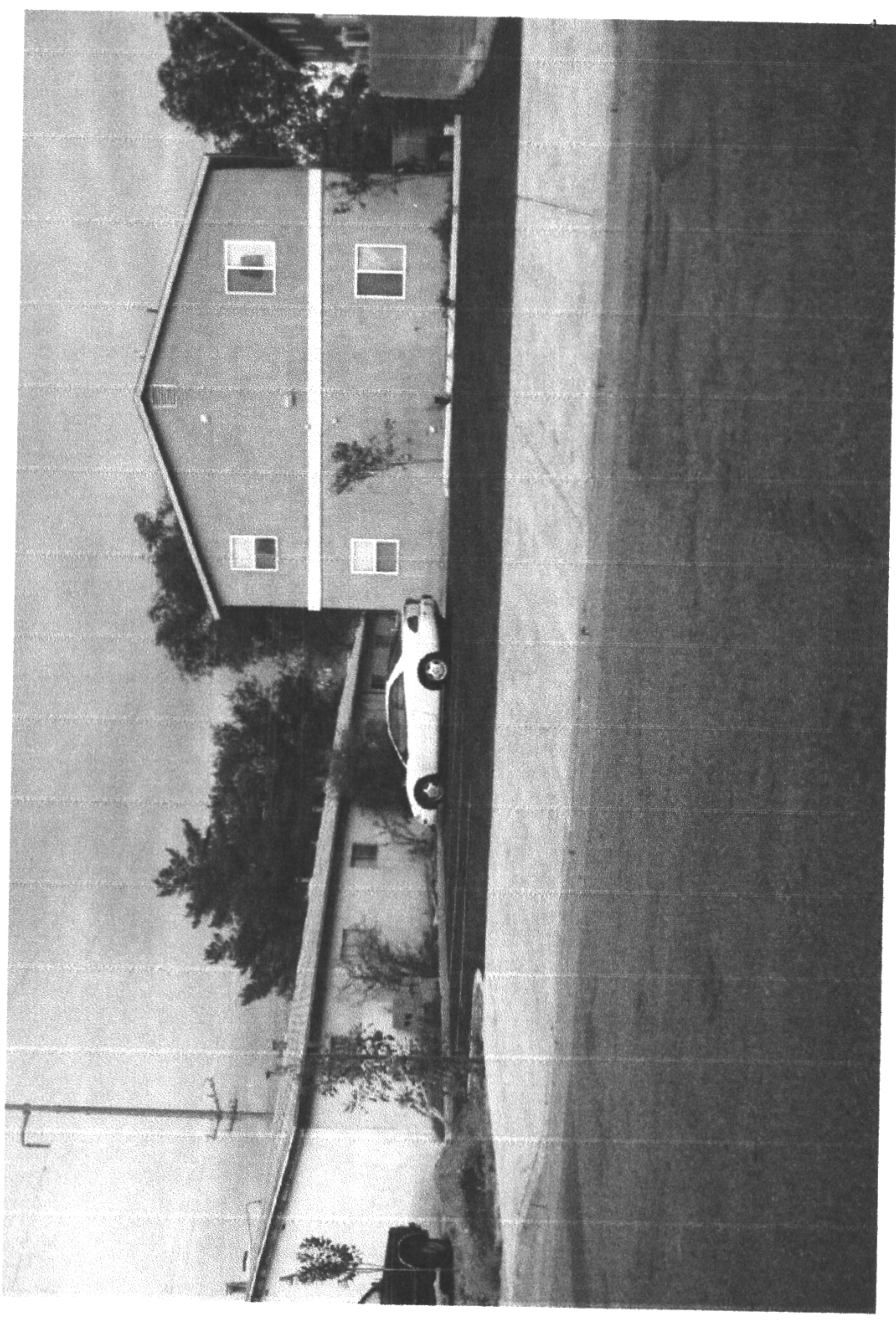
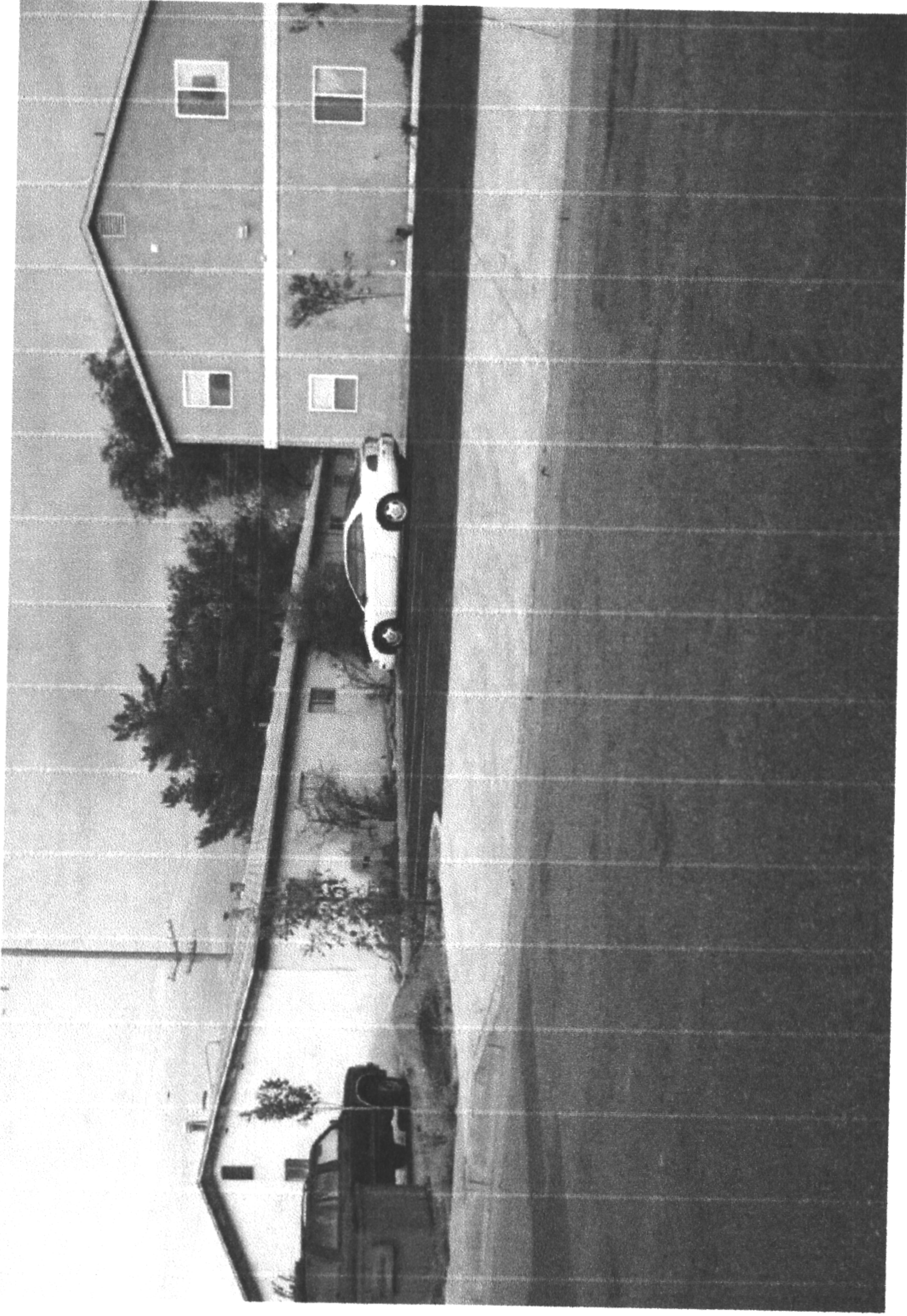

Jackie S. McDowell

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 degrees 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 acres.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



7-30-06



RECEIVED
JUL 31 2006
HYDROLOGY SECTION

McDowell Engineering, Inc.

7820 Beverly Hills Ave. NE

Albuquerque, NM 87122

Tele: 505-828-2430

Fax: 505-821-4857

Gary Taylor
385-0981

LETTER OF TRANSMITTAL

TO: Bradley Bingham
City of Albuquerque
Hydrology

DATE: 7-31-06

PROJ. #: _____

RE: ART 12 - LOT # 22 - 4P (L18/D73)

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

COPIES	DATE	DESCRIPTION
<u>1</u>	<u>7/30</u>	<u>(3 #1) Engineer's Certification</u>
<u>1</u>		<u>Info. Sheet</u>
<u>1</u>		<u>Pics</u>

THESE ARE TRANSMITTED as check below:

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review & Comment
☐ Other _____

REMARKS: _____

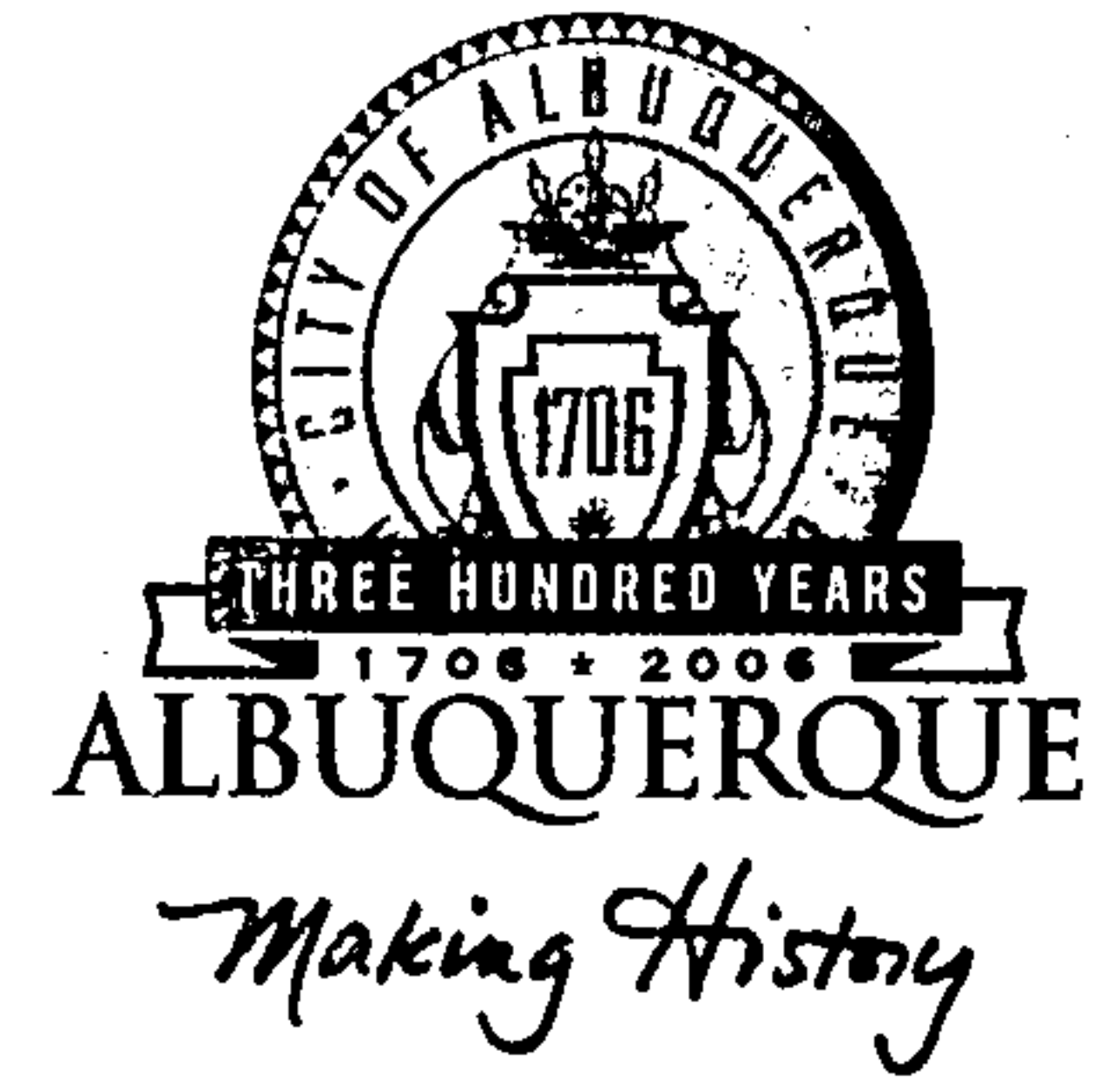
R	RECEIVED	D
	JUL 31 2006	
	HYDROLOGY SECTION	

COPY TO: J. B. / Ammer

SIGNED: Jackie
Jackie S. McDowell, P.E.

If enclosures are not as noted, kindly notify us at once.

CITY OF ALBUQUERQUE



February 23, 2006

Jackie McDowell, PE
McDowell Engineering
7820 Beverly Hills NE
Albuquerque, NM 87122

**Re: Ortiz Apartments, Lot 22, Block 7 Baron Burg Heights Grading and
Drainage Plan**

Engineer's Stamp dated 2-10-06 (L18/D73)

Dear Ms. McDowell,

Based upon the information provided in your submittal dated 2-13-06, 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.

P.O. Box 1293

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely,

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

C: file

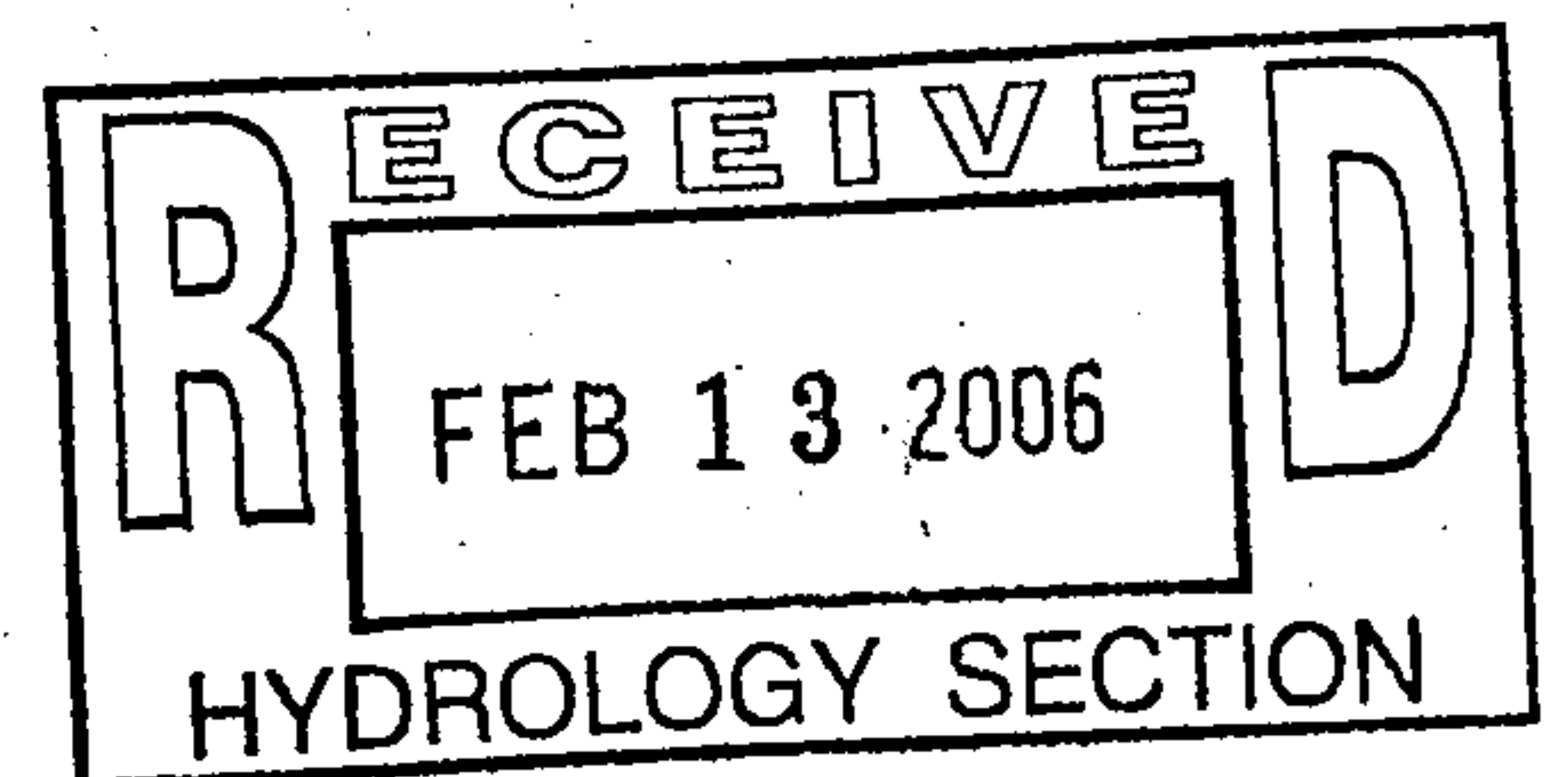
ATTACHMENT NO. 1

SUPPLEMENTAL CALCULATIONS

FOR

TAYLOR
ORTIZ APARTMENTS
LOT #22, BLOCK 7
BARON BURG HEIGHTS

GRADING & DRAINAGE PLAN



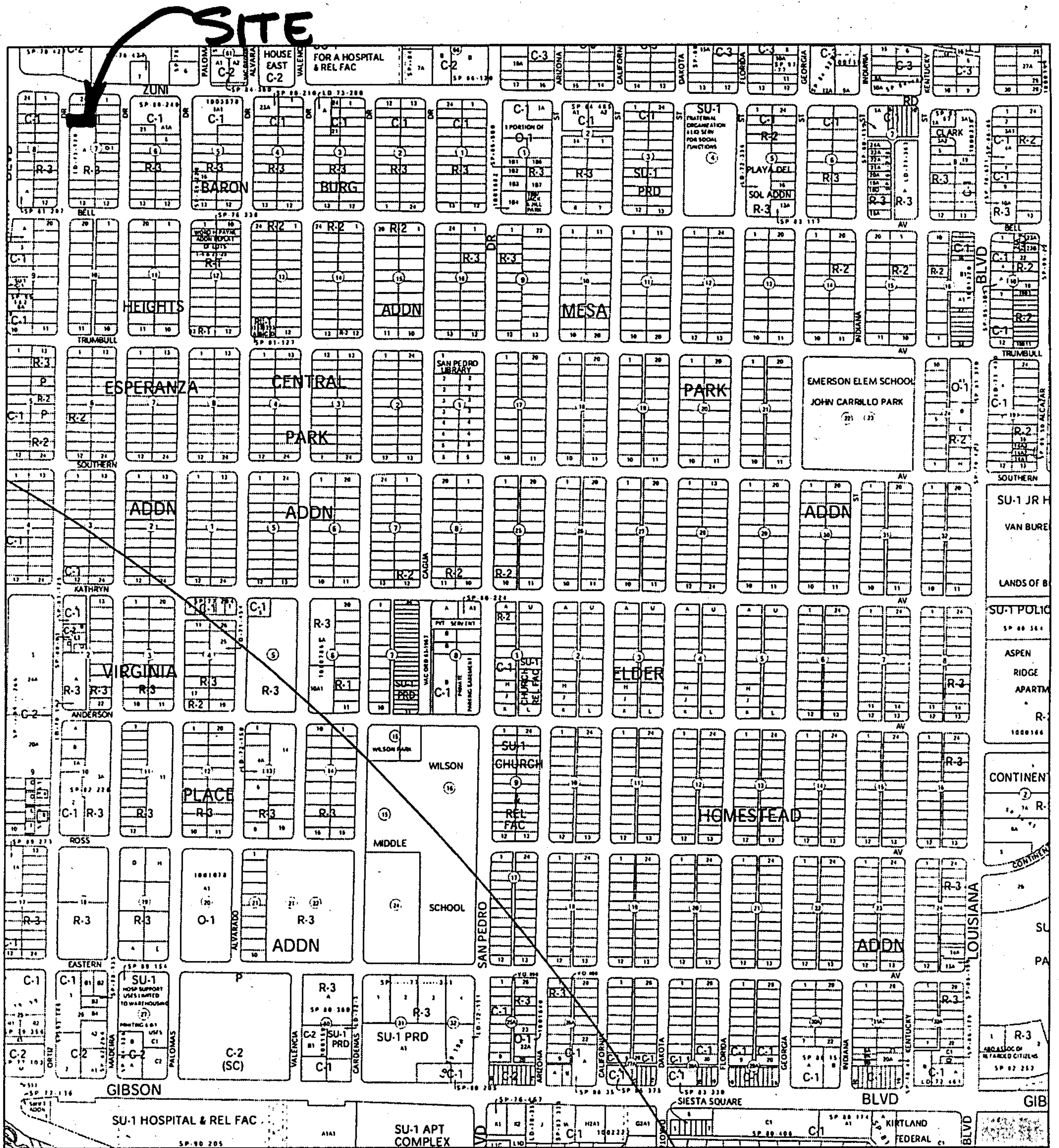
I, Jackie S. McDowell, Registered Professional Engineer,
No. 10903, hereby certify that I have prepared the attached
calculations.


Jackie S. McDowell, P.E. No. 10903

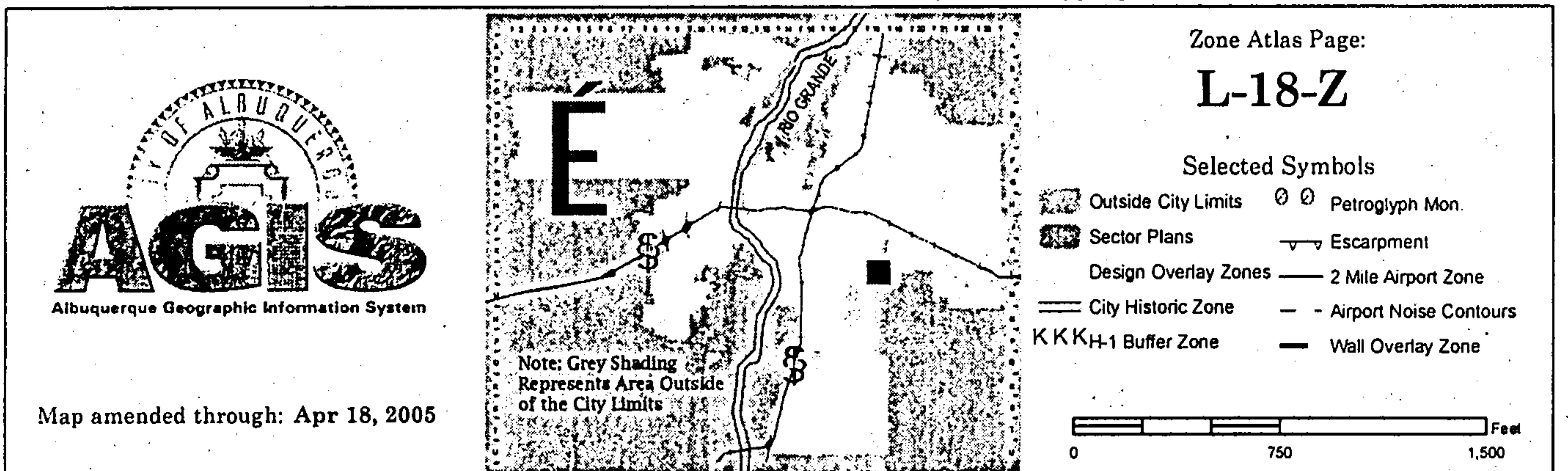
 2-10-06

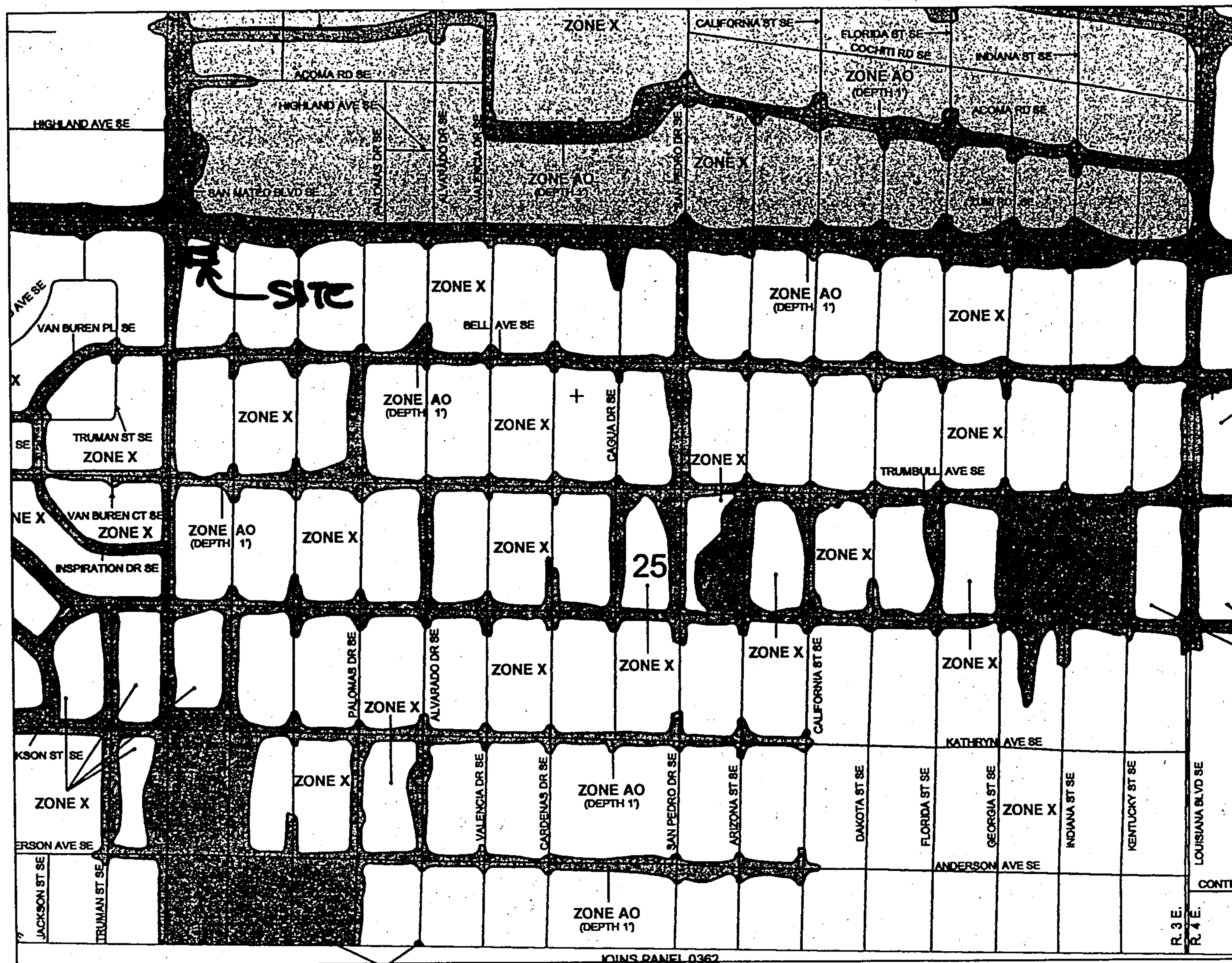
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Vicinity Map - Zone Atlas L-18	1
FEMA Floodway Map	2
Reduced Grading & Drainage Plan	3
Onsite Basin Calculations	4



For more current information and more details visit: <http://www.cabq.gov/gis>





MAP SCALE 1" = 500'

0 500 1000 FEET
0 150 300 METERS

PANEL 0354E

FIRM
FLOOD INSURANCE RATE MAP

**BERNALILLO COUNTY,
NEW MEXICO
AND INCORPORATED AREAS**

PANEL 354 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0354	E
BERNALILLO COUNTY	350001	0354	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER
35001C0354E**

**MAP REVISED
NOVEMBER 19, 2003**

Federal Emergency Management Agency

CONTINUED

2

DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque Ordinance, the Drainage Plan shown herein outlines the drainage management criteria for controlling developed runoff on and exiting the project site. Two buildings (apartments) are proposed for the subject property, with associated access, parking and landscaping.

EXISTING CONDITIONS

Presently the 0.1549 acre site is undeveloped hard packed dirt. The site is bounded on the north, east and south developed residential lots and on the west by Ortiz Drive SE. The site slopes from the southeast to the northwest. As shown by the FEMA Floodway Map Panel No. 354, the site is not located in a 100-year floodplain. A negligible amount of offsite runoff enters the property from the south and east.

PROPOSED CONDITIONS

As shown by the plan, the buildings are located within the easterly portion of the lot. On site flows will drain around the structures and flow to the north and west to Ortiz Drive. Free discharge is proposed for the development of the property. All roof drainage will discharge from the roofs to the lot and continue to flow to existing flow patterns.

Supplemental calculations (Attachment No. 1) have been provided to the City of Albuquerque Hydrology Department.

CALCULATIONS:

The calculations shown herein define the 100 year/8 hour design storm falling within the project area under existing and proposed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, latest edition.

Existing Treatment Types

Treatment A = 0.00 acres
Treatment B = 0.00 acres
Treatment C = 0.18 acres
Treatment D = 0.00 acres

Proposed Treatment Types

Treatment A = 0.00 acres
Treatment B = 0.04 acres
Treatment C = 0.00 acres
Treatment D = 0.11 acres

Using the values above produce the following storm water flow and volume:

Existing 100-year Flow = 0.52 cfs
Proposed 100-year Flow = 0.56 cfs

Existing 100-year Volume = 702 cu. ft.
Proposed 100-year Volume = 1078 cu. ft.

PROPERTY ADDRESS:

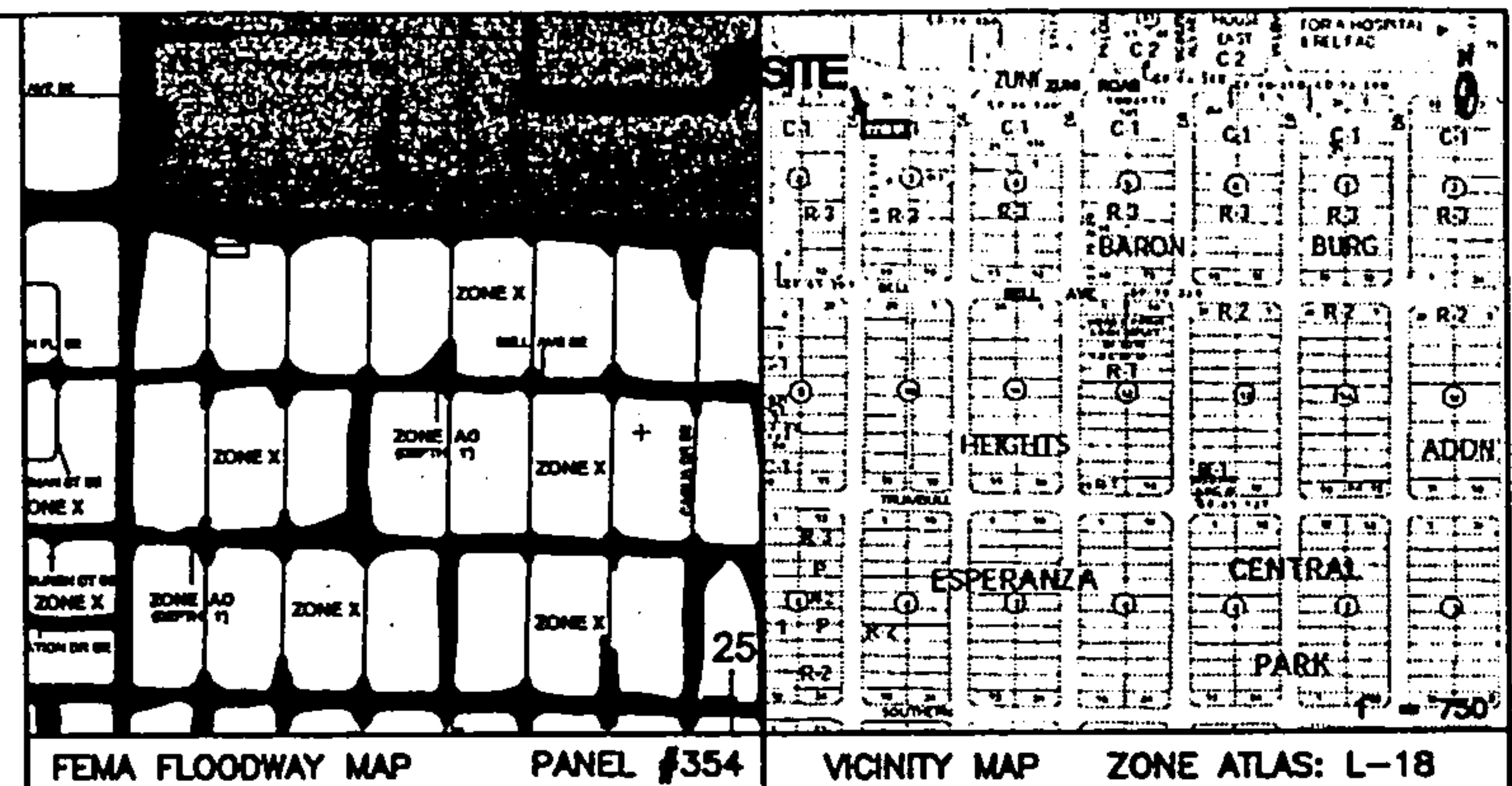
3508 Ortiz Drive SE

TOPOGRAPHY:

Topographic information provided by Harris Surveying, Inc., dated December, 2005.

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE, ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS AND APPROVALS.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY CONDITIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
4. TWO WORKING DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (286-1890) FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESOLVE THE CONFLICT WITH A MINIMUM AMOUNT OF DELAY.
6. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
7. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNER OR FROM EXISTING PLANS, AND THIS INFORMATION MAY BE INCOMPLETE, OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE ENGINEER HAS NOT UNDERTAKEN ANY FIELD VERIFICATION OF THESE LOCATIONS, LINE SIZES OR MATERIAL TYPE, MAKES NO REPRESENTATION THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINES, PIPELINE OR UNDERGROUND INSTALLATIONS IN OR NEAR THE AREA IN ADVANCE OF AND DURING ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND FACILITIES. IN PLANNING AND CONDUCTING EXCAVATIONS, THE CONTRACTOR SHALL COMPLY WITH ALL STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
8. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY SILT FENCES OR BARRIERS AND BY WETTING THE SOIL TO KEEP IT FROM BLOWING.
9. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE, FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.



SURVEY LEGEND

- BOC = BACK OF CURB
- CC = CURB CUT
- DI = DRAINAGE INLET
- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- E = ELEVATION
- EW = EDGE OF WALL
- ER = EDGE OF ROAD
- FINFLR = FINISH FLOOR
- FL = FLOW LINE
- FO = FOUN
- FP = FENCE POST
- G = GROUND
- INV = INVERT

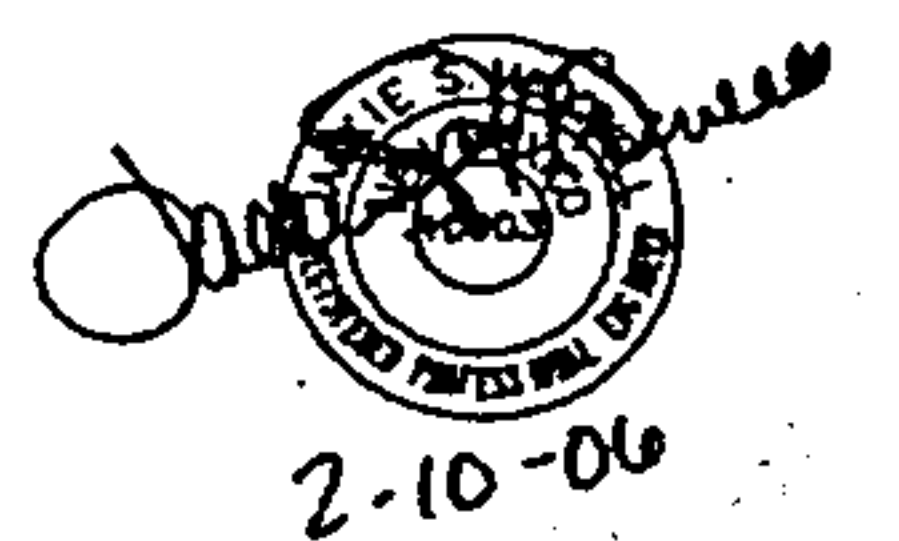
LEGAL DESCRIPTION:
LOT NUMBERED TWENTY-TWO (22) IN BLOCK NUMBERED SEVEN (7) OF MENDELSEN'S SUBDIVISION OF BLOCKS 7 AND 8 OF BARON BURG HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 1945 IN VOLUME A, FOLIO 28.

SURVEY NOTES:

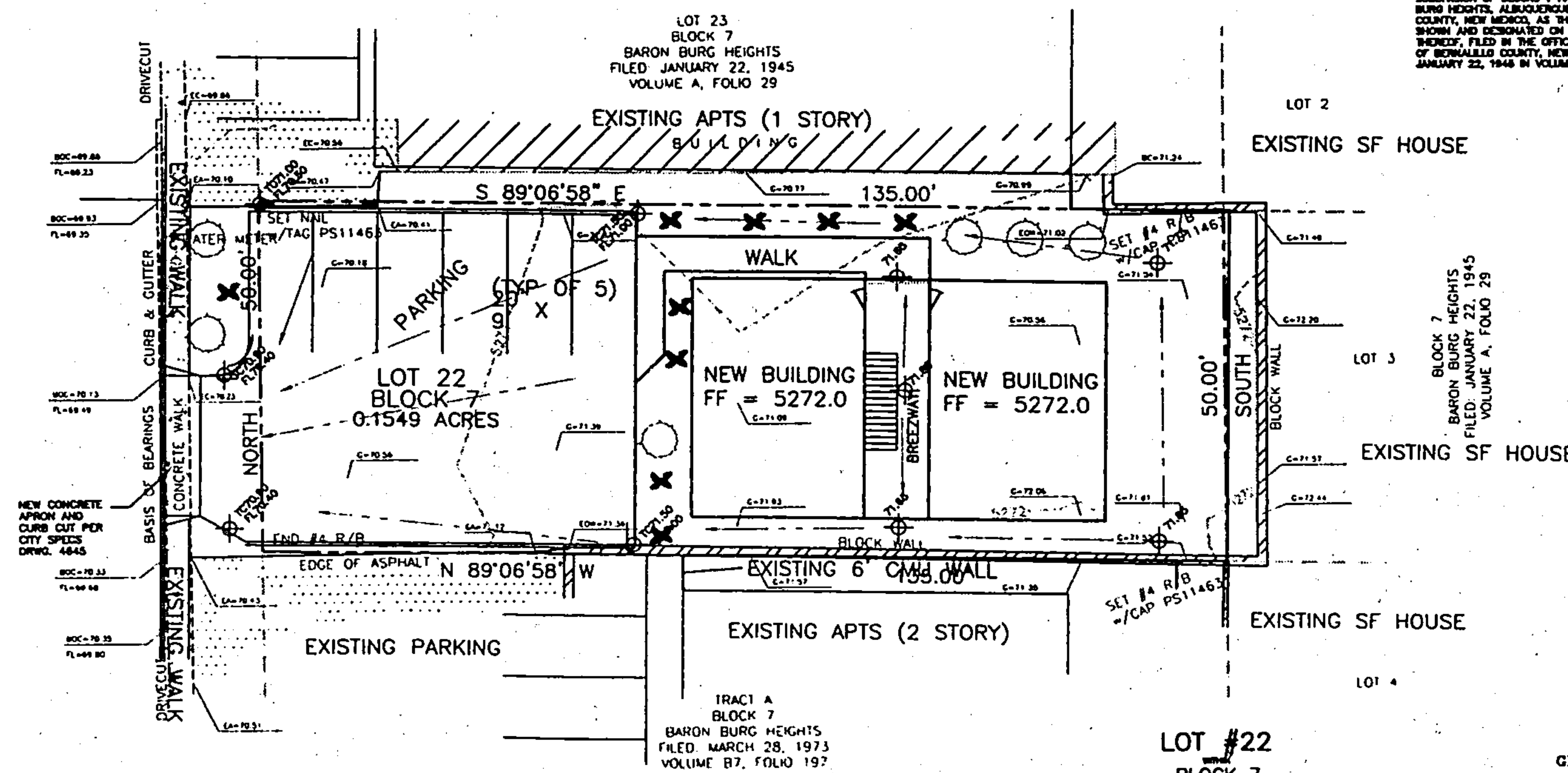
1. CONTOUR INTERVAL IS ONE (1) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "20-117", HAVING AN ELEVATION OF 5270.286.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. 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.
4. OWNER OF RECORD - GARY TAYLOR.
5. LEGAL DESCRIPTION AND EASEMENTS SHOWN ARE BASED ON THE PLAT OF MENDELSEN'S SUBDIVISION OF BLOCKS 7 & 8 OF BARON BURG HEIGHTS, FILED: JANUARY 22, 1945 IN VOLUME A, FOLIO 28.
6. PLATS USED TO ESTABLISH BOUNDARY:
A. PLAT OF MENDELSEN'S SUBDIVISION OF BLOCKS 7 & 8 OF BARON BURG HEIGHTS, FILED: JANUARY 22, 1945 IN VOLUME A, FOLIO 28.
7. FIELD WORK PERFORMED ON - DECEMBER, 2005.

LEGEND

EXISTING	PROPOSED
CONTOUR	---
PROPERTY LINE	---
ROAD	---
SETBACK	---
RETAINING WALL	---
SPOT ELEVATION	---



ORTIZ DRIVE SE
60' R/W



LOT #22
BLOCK 7
BARON BURG HEIGHTS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
508 ORTIZ DRIVE SE

GRAPHIC SCALE



CITY OF ALBUQUERQUE, BERNALILLO COUNTY		NEW MEXICO	
LOT #22, BLOCK 7 BARON BURG HEIGHTS			
TAYLOR/TRYING - ORTIZ APARTMENTS GRADING & DRAINAGE PLAN			
McDowell Engineering, Inc.			
TEL: (505) 826-2430		FAX: (505) 821-4857	
Designed JSM	Drawn JSM	Checked JSM	Sheet 1 of 1
PL: TAYLOR	Date: FEBRUARY 2006		

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 3

Depth at 100-year, 6-hour storm: (Table A-2)

P = 2.60 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$7 \cdot \text{SQR}((N \cdot N) + (5 \cdot N))$

where N = units/acre

N = -----, ok < 6

N = 0.00

Therefore Percent Treatment D = 0.00%

(includes local streets)

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.04
Treatment C	0.15	0.00
Treatment D	0.00	0.11
Total (acres) =	0.15	0.15

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.02	0.02	0.01	0.01	0.00	0.01
Volume (cubic feet) =	702	1,076	338	651	109	364

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.10	0.00	0.05	0.00	0.01
Treatment C	0.52	0.00	0.30	0.00	0.12	0.00
Treatment D	0.00	0.55	0.00	0.37	0.00	0.22
Total Q (cfs) =	0.52	0.66	0.30	0.42	0.12	0.23

ATTACHMENT NO. 1

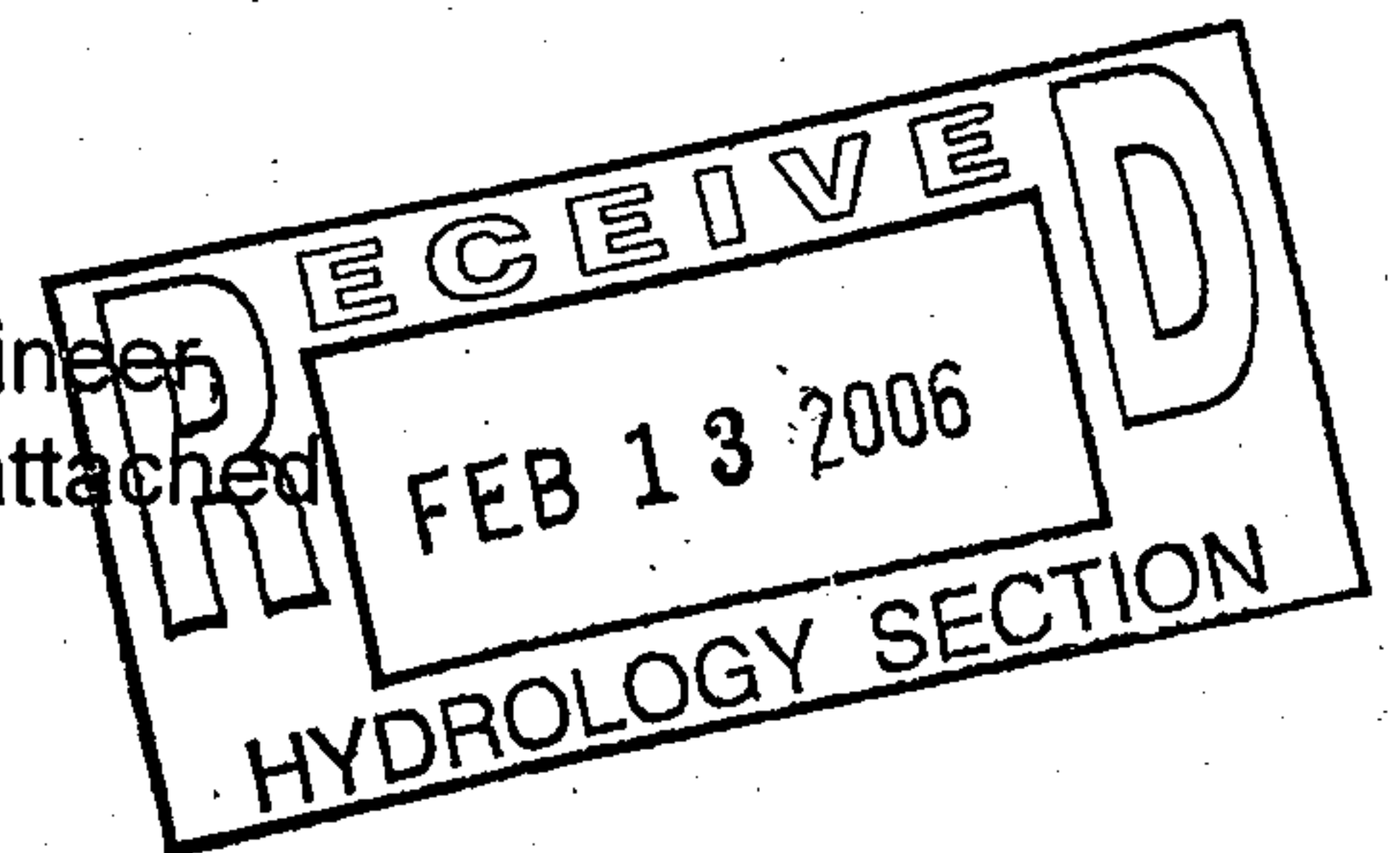
SUPPLEMENTAL CALCULATIONS

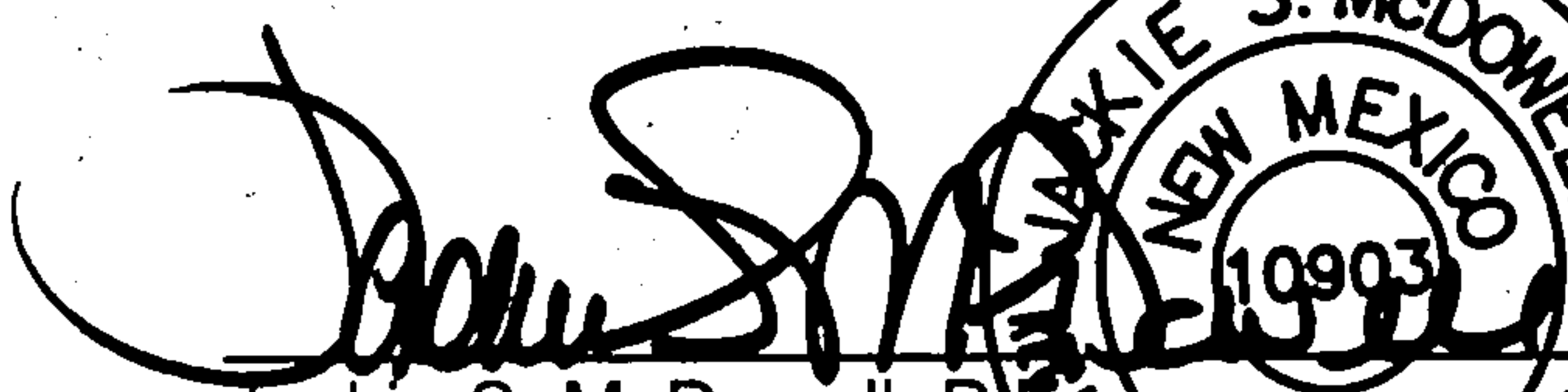
FOR

TAYLOR
ORTIZ APARTMENTS
LOT #22, BLOCK 7
BARON BURG HEIGHTS

GRADING & DRAINAGE PLAN

I, Jackie S. McDowell, Registered Professional Engineer,
No. 10903, hereby certify that I have prepared the attached
calculations.



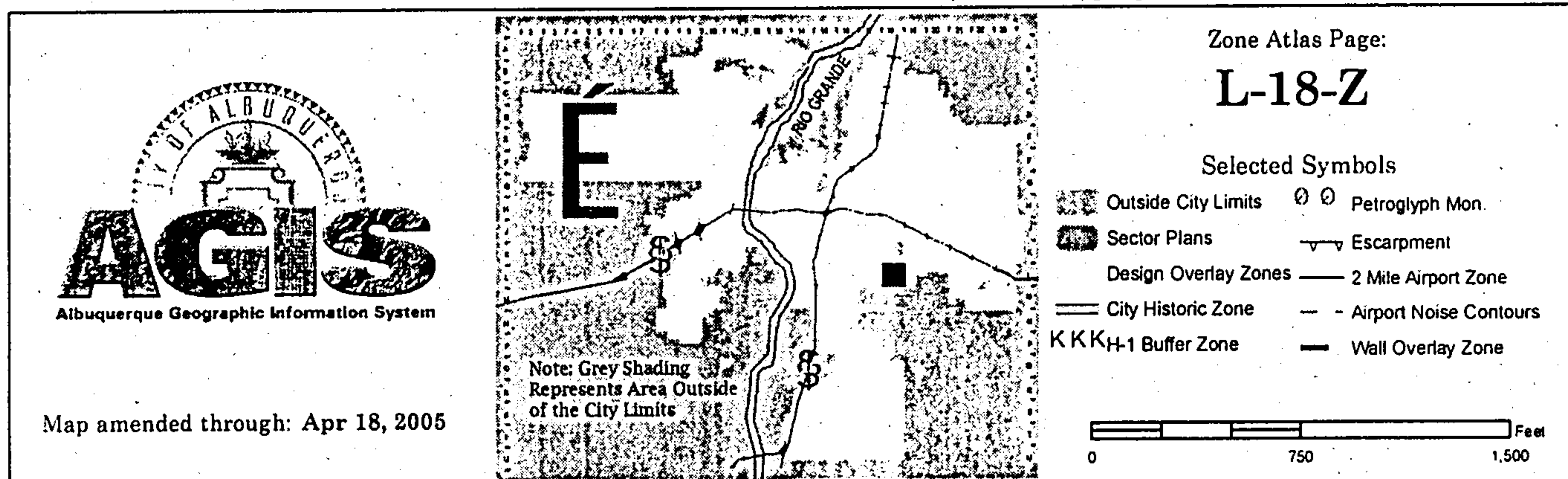
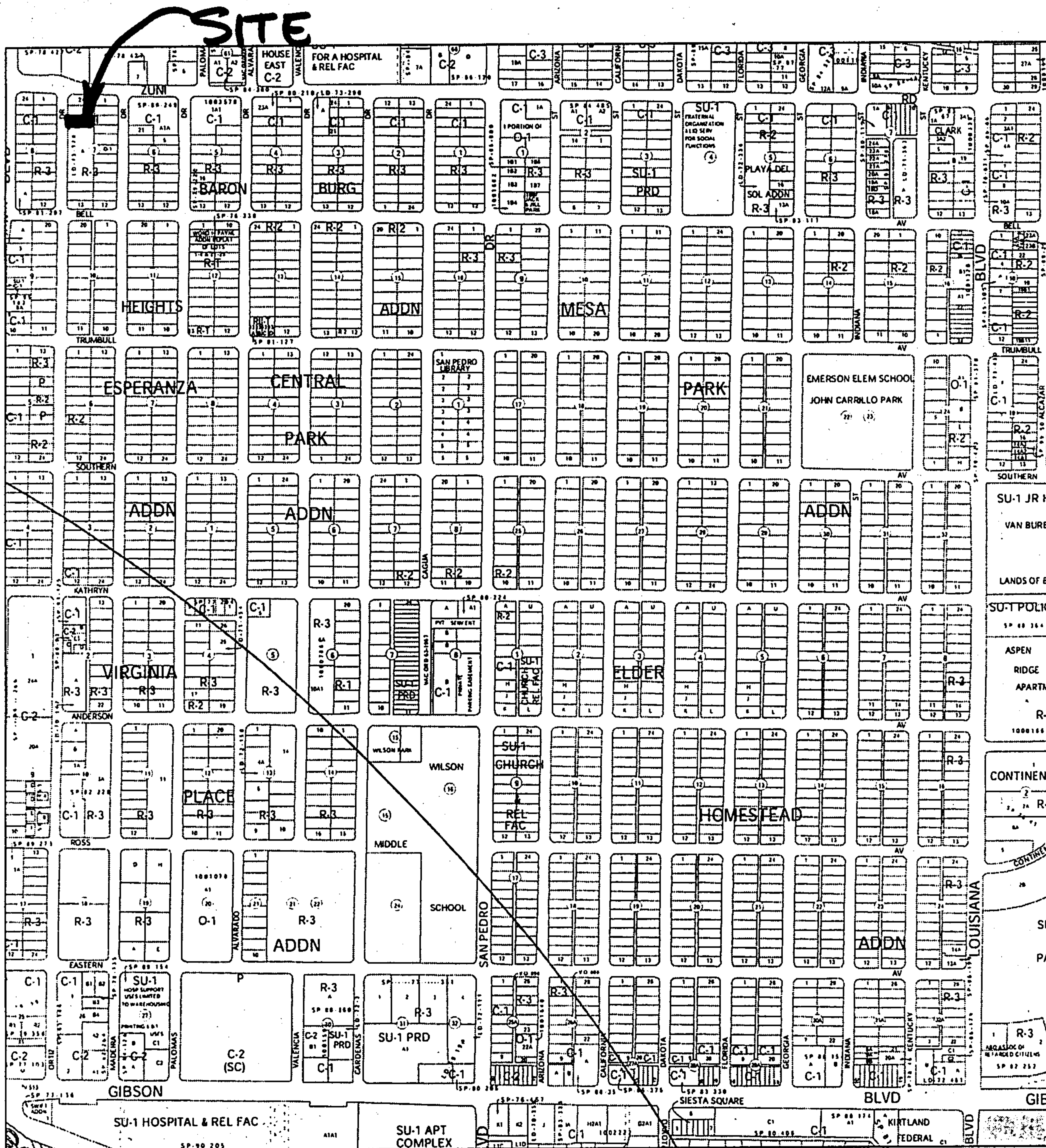

Jackie S. McDowell, P.E. No. 10903



2-10-06

TABLE OF CONTENTS

	Page No.
Vicinity Map - Zone Atlas L-18	1
FEMA Floodway Map	2
Reduced Grading & Drainage Plan	3
Onsite Basin Calculations	4



Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

TAYLOR
ORTIZ APTS

Precipitation Zone = 3

Depth at 100-year, 6-hour storm: (Table A-2)

P = 2.60 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$7 \cdot \text{SQR}((N \cdot N) + (5 \cdot N))$

where N = units/acre

N = ----- = -----, ok < 6

N = 0.00

Therefore Percent Treatment D = 0.00%

(includes local streets)

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.04
Treatment C	0.15	0.00
Treatment D	0.00	0.11
Total (acres) =	0.15	0.15

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.02	0.02	0.01	0.01	0.00	0.01
Volume (cubic feet) =	702	1,076	338	651	109	364

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.10	0.00	0.05	0.00	0.01
Treatment C	0.52	0.00	0.30	0.00	0.12	0.00
Treatment D	0.00	0.55	0.00	0.37	0.00	0.22
Total Q (cfs) =	0.52	0.66	0.30	0.42	0.12	0.23

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: TAYLOR ORTIZ APARTMENTS

ZONE MAP/DRG. FILE #: L-18 / 1073

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: LOT #22, BLOCK 7, BARON BURG HEIGHTS

CITY ADDRESS:

ENGINEERING FIRM: MCDOWELL ENGINEERING, INC.

ADDRESS: 7820 BEVERLY HILLS AVE. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JACKIE S. MCDOWELL

PHONE: (505) 828-2430

ZIP CODE: 87122

OWNER:

AHMET TIRYAKI

ADDRESS: 909 VIRGINIA NE # 208

CITY, STATE: ALBUQUERQUE, NM

CONTACT: AHMET TIRYAKI

PHONE: 615-4278

ZIP CODE:

ARCHITECT:

GARY TAYLOR

ADDRESS: 7200 AVENIDA LA COSTA NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: GARY TAYLOR

PHONE: 821-6821

ZIP CODE: 87109

SURVEYOR:

HARRIS SURVEYING, INC.

ADDRESS: 2412 D MONROE ST. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: ANTHONY HARRIS

PHONE: 889-8056

ZIP CODE: 87110

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR / LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL 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
- ☐ DON'T REMEMBER

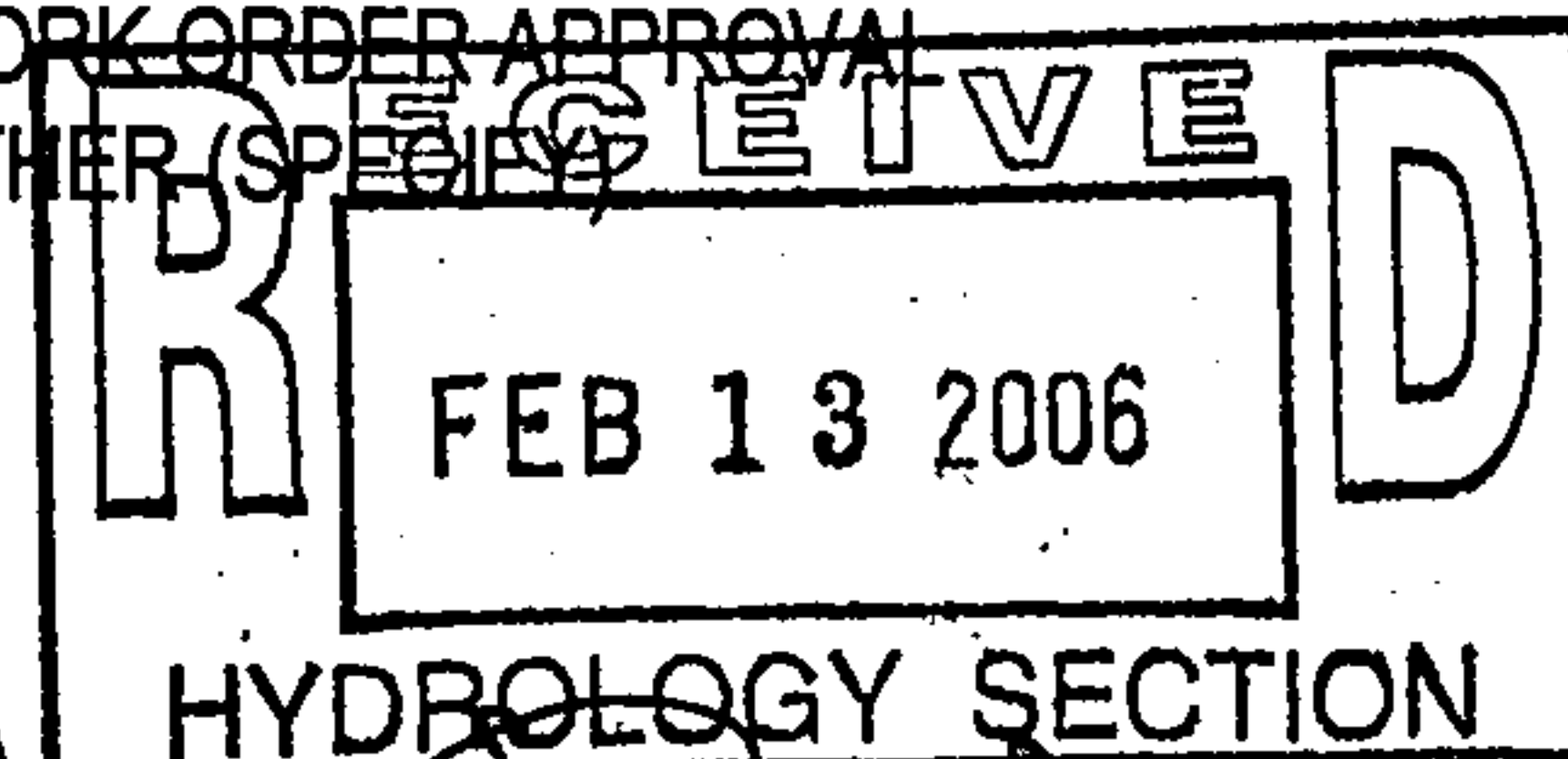
DATE SUBMITTED: 10-Feb-2006

BY:

Jackie S. McDowell

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 degrees 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 acres.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



McDowell Engineering, Inc.

7820 Beverly Hills Ave. NE

Albuquerque, NM 87122

Tele: 505-828-2430

Fax: 505-821-4857

LETTER OF TRANSMITTAL

TO: Brad Bingham
COA Hydrology

DATE: 2-10-06

PROJ. #: _____

RE: TAYLOR/ORTIZ APTS

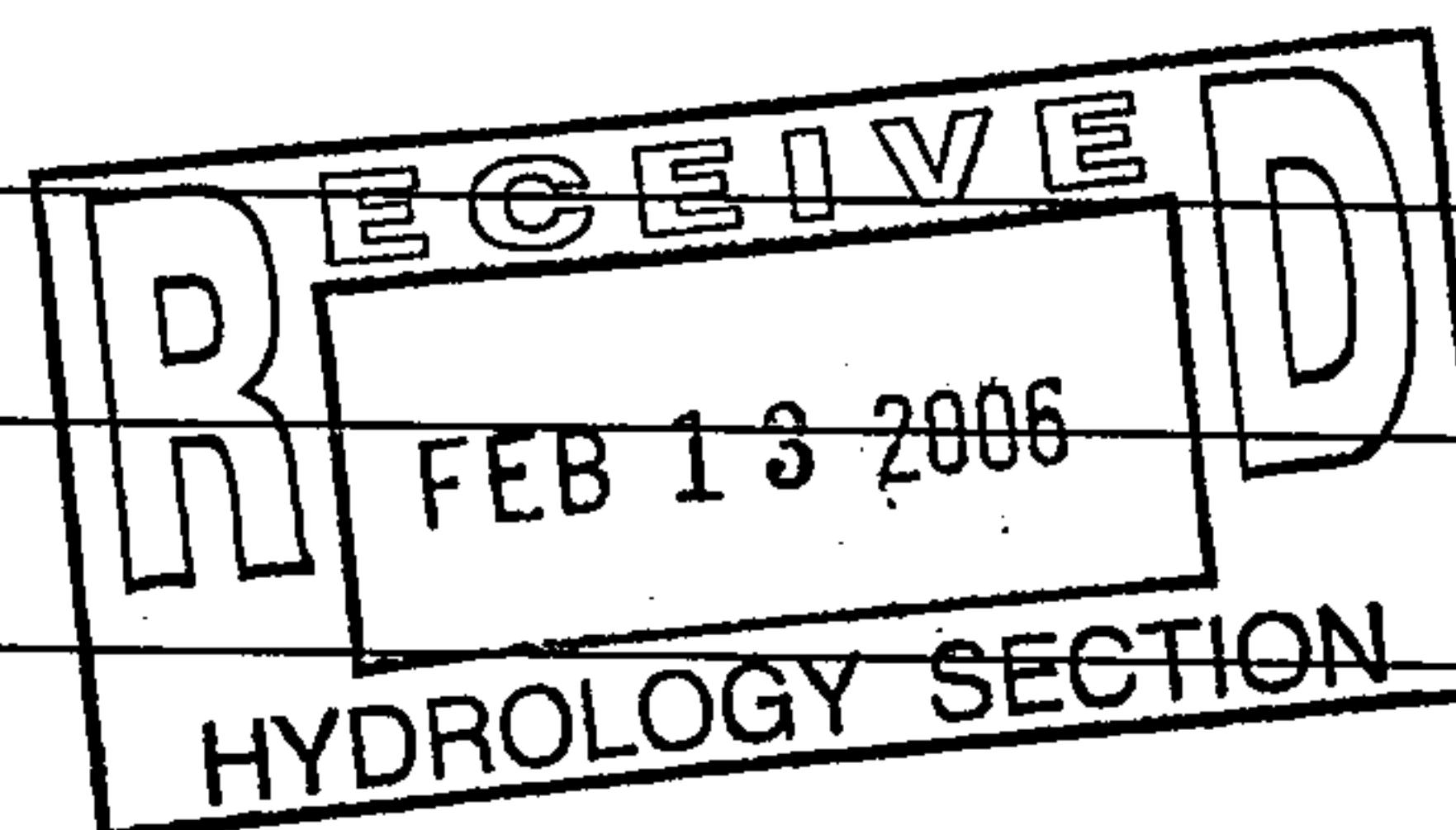
WE ARE SENDING YOU: ☒ Attached ☐ Under Separate Cover via delivery the following items:

COPIES	DATE	DESCRIPTION
<u>2</u>	<u>2/10/06</u>	<u>Grading & Drainage Plan</u>
		<u>w/ Attachment #1 - Calcs.</u>
<u>1</u>		<u>Info Sheet w/ \$50.00 Fee</u>

THESE ARE TRANSMITTED as check below:

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review & Comment
☐ Other _____

REMARKS: _____



COPY TO: JG / Anna

SIGNED: _____

Jackie S. McDowell, P.E.

If enclosures are not as noted, kindly notify us at once.

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: TAYLOR ORTIZ APTS ZONE MAP/DRG. FILE # L-18/D73
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 22 BK 7 BARON BURG HEIGHTS
CITY ADDRESS: 508 ORTIZ SE

ENGINEERING FIRM: MOHSEN SHAHINPOOR
ADDRESS: 909 VIRGINIA NE # 201
CITY, STATE: _____

CONTACT: MOHSEN SHAHINPOOR
PHONE: _____
ZIP CODE: _____

OWNER: AHMET TIRYAKI
ADDRESS: 909 VIRGINIA NE # 208
CITY, STATE: ALBUQUERQUE, NM

CONTACT: AHMET TIRYAKI
PHONE: 615-4278
ZIP CODE: _____

ARCHITECT: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: HARRIS SURVEYING INC
ADDRESS: MONROE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TONY HARRIS
PHONE: _____
ZIP CODE: _____

CONTRACTOR: A3L
ADDRESS: 7200 AVENIDA LA COSTA NE
CITY, STATE: ALBUQUERQUE, NM 87109

CONTACT: GARY Taylor - Call when approved
PHONE: 385-0981
ZIP CODE: 87109

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/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

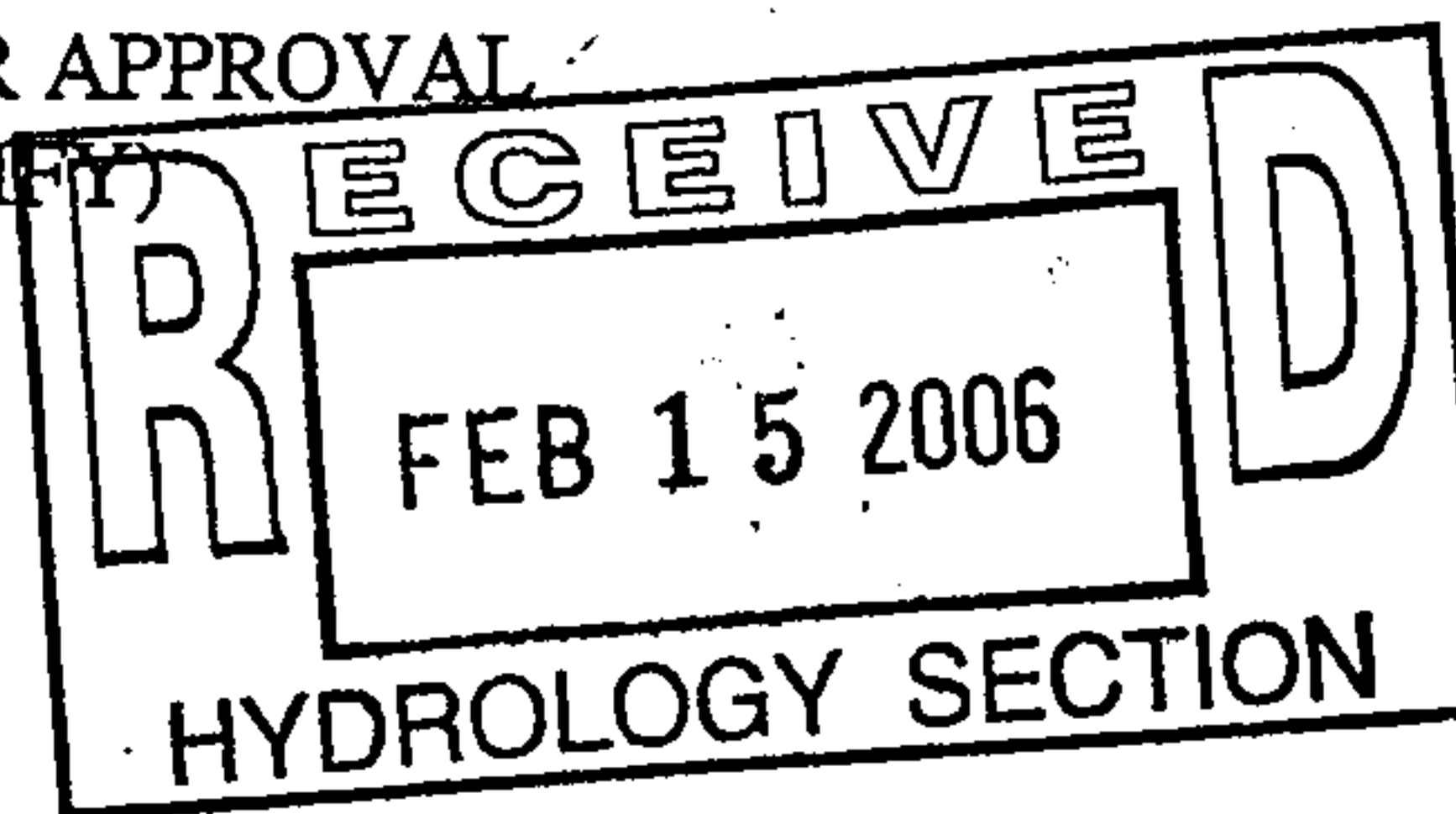
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)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

As per N110
NO - Verbal - 2/23/06

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

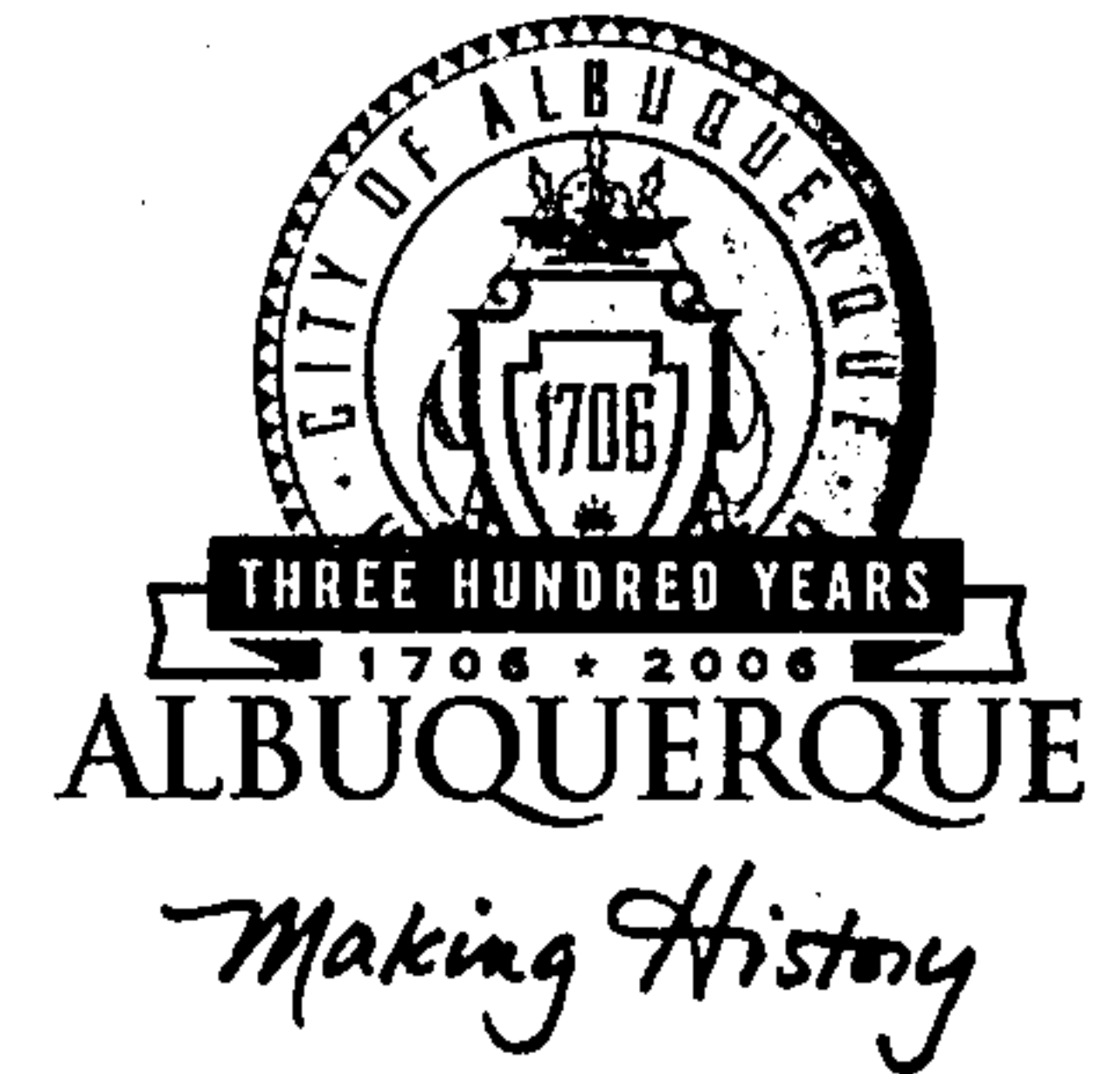
SUBMITTED BY: Gary Taylor DATE: 2-14-06



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 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.

CITY OF ALBUQUERQUE



February 24, 2006

Mohsen Shahinpoor, P.E.
909 Virginia St. NE #205
Albuquerque, NM 87108

Re: Taylor Ortiz Apartments, 508 Ortiz Drive SE, Traffic Circulation Layout
Engineer's Stamp dated 2-24-06 (L18-D73)

Dear Mr. Shahinpoor,

The TCL submittal received 2-24-06 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,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: TAYLOR ORTIZ APTS ZONE MAP/DRG. FILE # L-18 / D73
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 22 BLOCK 22 BARON BURG HTS.
CITY ADDRESS: 508 ORTIZ SE

ENGINEERING FIRM: MOHSEN SHAHINPOOR
ADDRESS: 909 VIRGINIA NE #205
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MOHSEN SHAHINPOOR
PHONE: _____
ZIP CODE: _____

OWNER: AHMET TIRYAKI
ADDRESS: 909 VIRGINIA NE #208
CITY, STATE: ALBUQUERQUE, NM

CONTACT: AHMET TIRYAKI
PHONE: _____
ZIP CODE: _____

ARCHITECT: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: HARRIS SURVEYING INC
ADDRESS: MONROE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TOUY HARRIS
PHONE: _____
ZIP CODE: _____

CONTRACTOR: A3L
ADDRESS: 7200 AVENIDA LA COSTA NE
CITY, STATE: ALBUQUERQUE, NM 87109

CONTACT: GARY Taylor
PHONE: 385-0981
ZIP CODE: 87109

← CALL

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- ☐ DRAINAGE PLAN 1st SUBMITTAL
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- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

RESUBMITTAL

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

SUBMITTED BY: GARY Taylor DATE: 2/23/06

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