CITY OF ALBUQUERQUE

July 9, 2014

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: Ortiz Fourplex
532 Ortiz SE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 6-3-13 (L18D080)
Certification dated: 7-7-14

Dear Mr. Soule

Based on the Certification received 7/7/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

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

RR/CC
C: CO Clerk—Katrina Sigala
email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: ortiz fourplex Building Permit #: _____ City Drainage #: L18-D080

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

Legal Description: lot 15, block 7 MENDELSBERGS SUB

City Address: unaddressed parcel on Ortiz SE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: Ahmet Tiryaki Contact: _____

Address: 1815 Cagua Place NE, Albuquerqueb nm 87110

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

Architect: KEN HOVEY Contact: KEN HOVER

Address: 9215 SHOSHONE NE

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- X ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- X CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- X GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED JUL 07 2014 LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 7/7/14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

DRAINAGE REPORT

For

ORTIZ FOURPLEX
LOT 15, BOCK 16 MENDELSBERG SUBDIVISION
Albuquerque, New Mexico

Prepared by

Rio Grande Engineering
PO Box 67305
Albuquerque, New Mexico 87193

May 2013

David Soule P.E. No. 14522

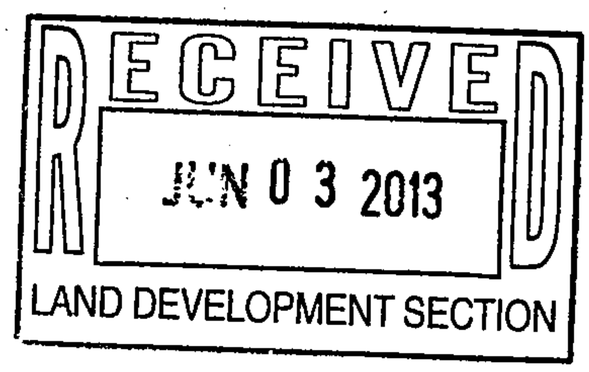


TABLE OF CONTENTS

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

RECEIVED
JUN 0 3 2013
LAND DEVELOPMENT SECTION

PURPOSE

The purpose of this report is to provide the Drainage Management Plan for an approximately 3,600 square foot apartment building located on the east side of Ortiz 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.

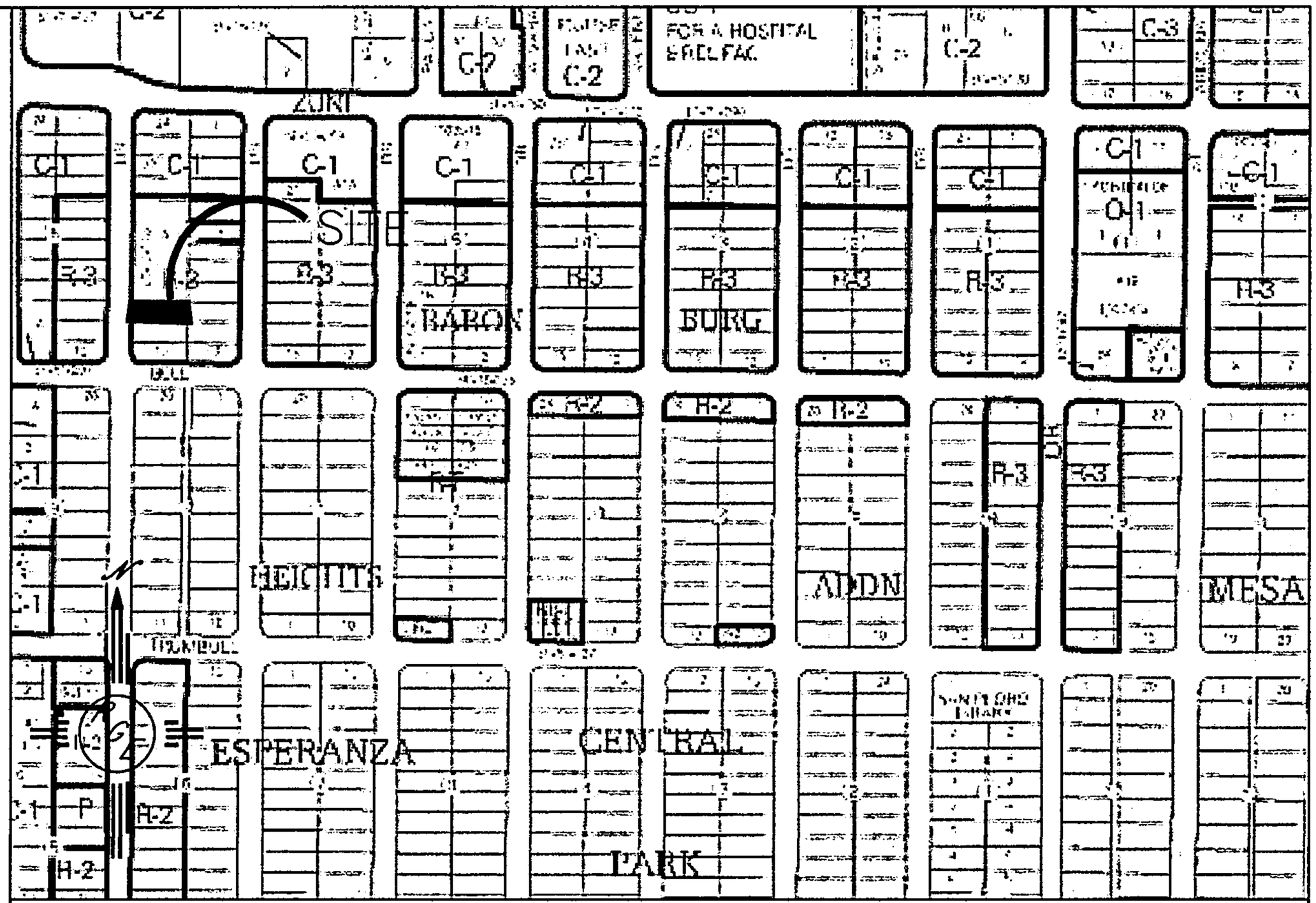
INTRODUCTION

The subject of this report, as shown on the Exhibit A, contains an area of 0.15 acres of land located on the east side of Ortiz just south of Zuni in south east Albuquerque. The legal description of this site is lots 15 block 7 Mendelsbergs Subdivision. As shown on FIRM map35013C0354E, the entire property is located within Flood Zone X. This site is surrounded by fully developed parcels. This site is appears to be virgin development . Based on the site location and the characteristics of the adjacent drainage infrastructure this development must drain to Ortiz and match existing conditions as closely as possible.

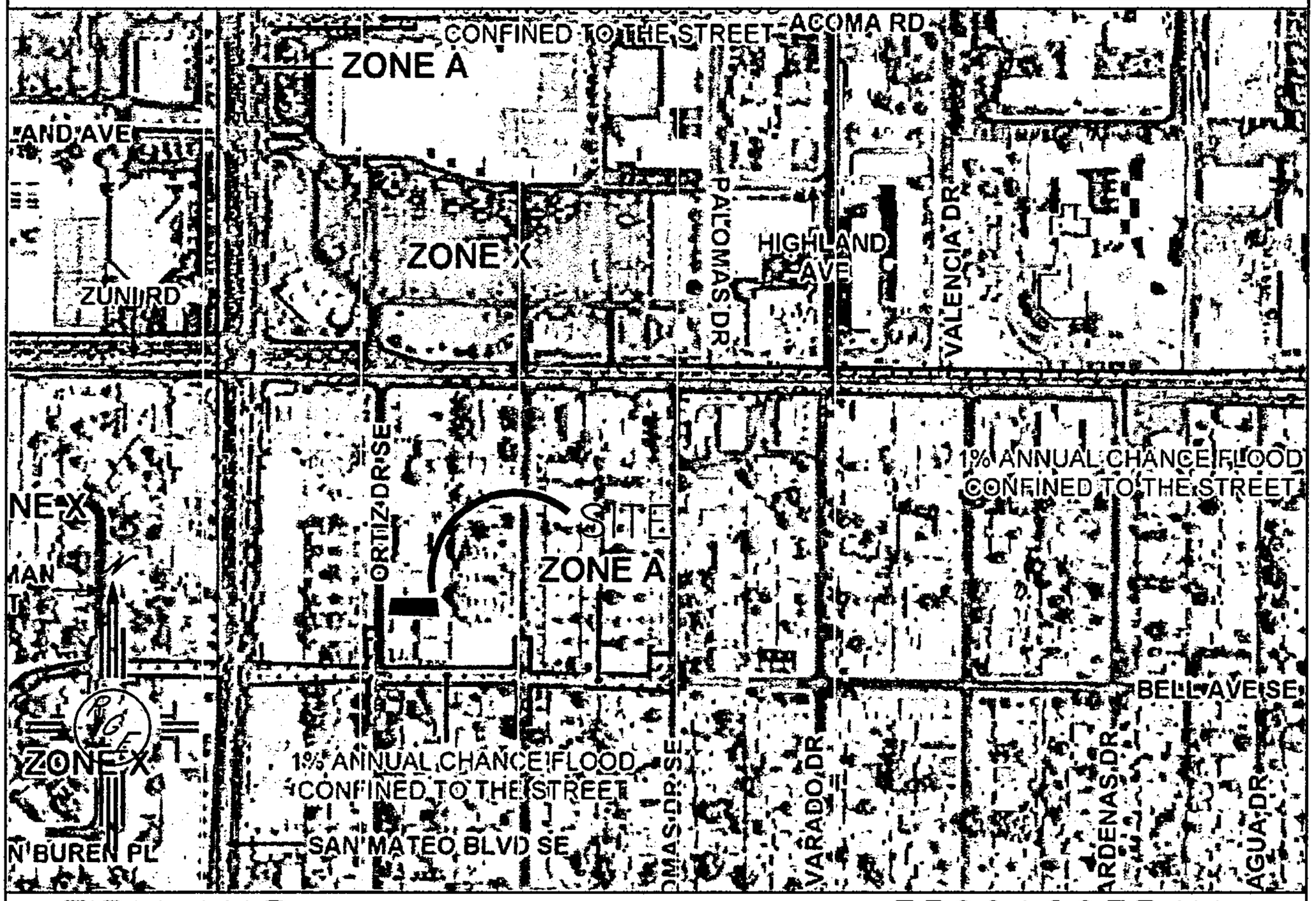
EXISTING CONDITIONS

The site appears to never have been developed in the past, though pedestrian and vehicular traffic appear to have impacted this site. The site slopes from east to west. The site currently has a 2% general east to west grade. The site appears to be impacted by flow from a portion of the eastern lot. This upland flow amounts to .5 cfs. It is surrounded by developed properties that free discharge to their frontage. As shown in Appendix A, the existing site discharges at a peak rate of .14 cfs in a 100-year, 6-hour event. The discharge leaves the site mainly as sheet flow directly to Ortiz at the western boundary.

RECEIVED
JUN 0 3 2013
LAND DEVELOPMENT SECTION



ZONE ATLAS: L-18-Z



FIRM MAP: 35001C0354H

RECEIVED
JUN 0 3 2013
LAND DEVELOPMENT SECTION

LEGAL DESCRIPTION:

LOT 15 BLOCK MENDELSBERGS SUB OF BARON BURG HTS

PROPOSED CONDITIONS

The proposed improvements consist of a 3,600 square foot apartment building and associated parking. The site will be graded such that the entire site will discharge directly to Ortiz at the driveways. The flow will be reduced to .25 cfs by creating shallow ponds that retain portions of the site. As shown in appendix A, the site will be graded to contain four basins. Basin B, C and D contains the majority of the site each of these basins retain the 100-year 24 hour event. They are all designed to discharge once full, therefore the 24-hour volume is sufficient. The ponds discharge in manner that the flow leaves the driveway onto Ortiz. Basin A contains the parking field and free discharges .25 cfs out the driveway to Ortiz. The upland flow is allowed to enter the site and will be captured by our pond in basin C. This pond will fill and spill along the southern edge of the property, entering pond C then exit the site via the driveway. The entire site discharges .25 cfs to Ortiz, this is a .11 cfs increase in existing and a unit discharge rate of 1.63 cfs per acres. All 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 an infill development project within a completely developed area of southeast Albuquerque. The site currently discharges 0.14 cfs to Ortiz via sheet flow. The proposed drainage plan will allow for harvesting ponds which overflow to the street. The developed conditions will discharge 0.25 cfs as sheet flow from the driveways to Ortiz. The proposed increase of .11 cfs in minimal and shall have no negative impact on existing drainage patterns. Since this site encompasses less than 1 acre, a NPDES permit should not I be required prior to any construction activity.

RECEIVED
JUN 0 3 2013
LAND DEVELOPMENT SECTION

APPENDIX A

SITE HYDROLOGY

RECEIVED
JUN 0 3 2013
LAND DEVELOPMENT SECTION

Weighted E Method

zia park

Existing Developed Basins

											100-Year, 6-hr.			24-HOUR
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
EXISTING	6697	0.154	60%	0.09225	20.0%	0.031	20.0%	0.03075	0%	0.000	0.316	0.004	0.14	0.004
UPLAND A	4890	0.112	0%	0	10.0%	0.011	20.0%	0.02245	70%	0.079	2.002	0.019	0.50	0.022
ONSITE A	2227	0.051	0%	0	4.0%	0.002	4.0%	0.00204	92%	0.047	2.260	0.010	0.25	0.012
ONSITE B	1158	0.027	0%	0	12.0%	0.003	20.0%	0.00532	68%	0.018	1.973	0.004	0.12	0.005
ONSITE C	2530	0.058	0%	0	22.0%	0.013	36.0%	0.02091	52%	0.030	1.894	0.009	0.26	0.010
ONSITE D	782	0.018	0%	0	21.0%	0.004	30.0%	0.00539	59%	0.011	1.973	0.003	0.08	0.003
ONSTIE DISCHARGE	6697.00	0.154	0%	0	10.0%	0.015	0.0%	0	90%	0.138			0.73	#VALUE!

RECEIVED
NOV 0 3 2013
LAND DEVELOPMENT SECTION

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

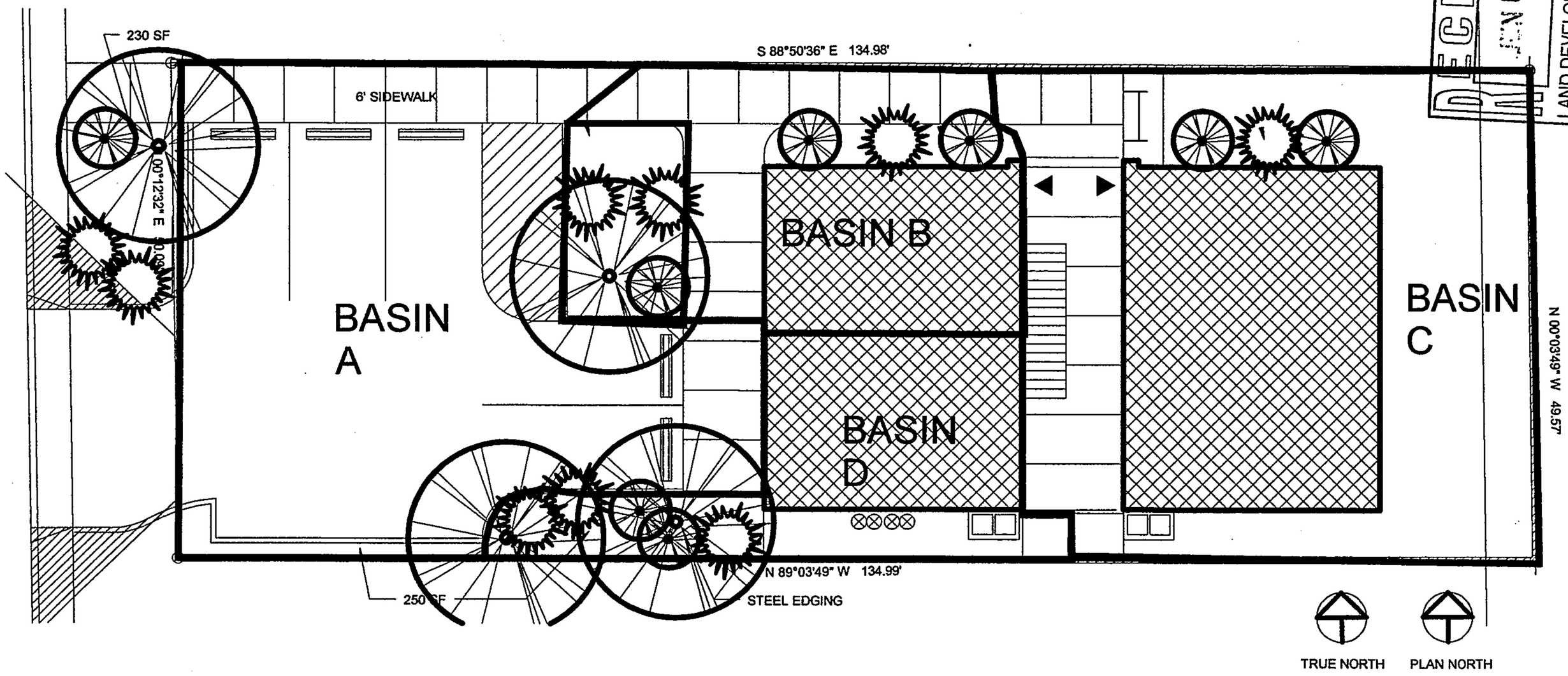
Where for 100-year, 6-hour storm (zone 3)

Ea= 0.66	Qa= 1.87
Eb= 0.92	Qb= 2.6
Ec= 1.29	Qc= 3.45
Ed= 2.36	Qd= 5.02

	GENERATED (24-HOUR)	GENERATED (6-HOUR)	PROVIDED
POND B	238	190	224
POND C	485	399	580
POND D	158	129	130

DISCHARGE FROM SITE	
EXISTING	0.14
PROPOSED	0.25

DISCHARGE PER ACRE= 1.63 CFS / ACRE



RECEIVED
JAN 0 3 2013
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

June 13, 2013

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: 532 Ortiz Drive SE Grading and Drainage Plan
Engineer's Stamp Date 06-03-2013 (L-18/D080)

Dear Mr. Soule,

Based upon the information provided in your email received 06-03-13, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets when submitting for a building permit. If the approved plan is not attached to the construction set, Hydrology will reject the construction set for building permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: ortiz fourplex Building Permit #: _____ City Drainage #: L18-D080

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

Legal Description: lot 15, block 7 MENDELSBERGS SUB

City Address: unaddressed parcel on Ortiz SE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: Ahmet Tiryaki Contact: _____

Address: 1815 Cagua Place NE, Albuquerqueb nm 87110

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

Architect: KEN HOVEY Contact: KEN HOVER

Address: 9215 SHOSHONE NE

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

X DRAINAGE REPORT
X DRAINAGE PLAN 1st SUBMITTAL
X DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL G & D PLAN
X GRADING PLAN
___ EROSION & SEDIMENT CONTROL PLAN (ESC)
___ ENGINEER'S CERT (HYDROLOGY)
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ENGINEER'S CERT (TCL)
___ ENGINEER'S CERT (DRB SITE PLAN)
___ ENGINEER'S CERT (ESC)
___ SO-19
___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
___ CERTIFICATE OF OCCUPANCY (PERM)
___ CERTIFICATE OF OCCUPANCY (TCL TEMP)
___ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
X GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ WORK ORDER APPROVAL
___ GRADING CERTIFICATION
___ SO-19 APPROVAL
___ ESC PERMIT APPROVAL
___ ESC CERT. ACCEPTANCE
___ OTHER (SPECIFY)

RECEIVED JUN 03 2013 LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes X No ___ Copy Provided

DATE SUBMITTED: 6/3/13 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

June 3, 2013

Mr. Shahab Biazar, PE
Senior Engineer
Hydrology
City of Albuquerque

RE: Grading and Drainage Plan
532 Ortiz (L18/D080)

Dear Mr. Biazar:

The purpose of this letter is to accompany the enclosed grading plan for the referenced project. This plan has been modified to address your comments dated May 28. The following is a summary of your comments with the annotation as to how the plans were modified to address the comments.

1. Provide section of southern Swale
   The section has been added. The pond will fill up to the 83.35 elevation and drain to the east. The surrounding lots and proposed building are higher than this overflow. Once the flow passes the overflow it will continue to Ortiz

2. Correct legend
   We have added items to the legend and clarified the surrounding fencing.

3. Additional spots required around site
   We have added the additional existing spots around the perimeter of the site.

4. Correct contradiction in pond depths for pond C
   We have corrected the 'call-out' on this pond, it is 2' deep

5. Clarify asphalt and sidewalk at north side
   We have added labels showing where the sidewalk is flush and where 6" turndown sidewalks

6. Provide Street Name
   We have added the Street label

7. Correct text and Firm location within report
   We have corrected the text to properly identify the street to drain to. The FEMA map has been corrected to show the appropriate lot.

Due to size of lot, a SWPPP has not been prepared. Should you have any questions regarding this re-submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque. NM 87199
321-9099

RECEIVED
JUN 0 3 2013
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

May 28, 2013

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: 532 Ortiz Drive SE Grading and Drainage Plan
Engineer's Stamp Date 05-02-2013 (L-18/D080)

Dear Mr. Soule,

Based upon the information provided in your email received 05-03-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Provide a section detail of the southern swale to illustrate how flows will be directed from the proposed retention pond to Pond C in an overflow event.
- Correct the legend to match the symbols being conveyed on the drainage plan. Is the hatching surrounding the property a wall or a fence?
- Additional spot elevations around the perimeter of the property might need to be provided if it is not enclosed by a wall.
- Pond C shows a depth of 2 feet, however, the note on the pond calls out a 1 foot depth. Which elevation is correct and which depth is the volume calculation based upon?
- Clarify if the asphalt on the northern edge of the proposed parking area is flush with the sidewalk.
- Provide a street name along the western property boundary.
- The introduction section of the drainage report claims that the development must drain to Alvarado; please revise. The site location on the FIRM map in the drainage report as well as on the drainage plan is also a block too far to the west.

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

Sincerely,

Wahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RECEIVED
JUN 03 2013
LAND DEVELOPMENT SECTION

Email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

May 28, 2013

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

Re: 532 Ortiz Drive SE Grading and Drainage Plan
Engineer's Stamp Date 05-02-2013 (L-18/D080)

Dear Mr. Soule,

Based upon the information provided in your email received 05-03-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Provide a section detail of the southern swale to illustrate how flows will be directed from the proposed retention pond to Pond C in an overflow event.
- Correct the legend to match the symbols being conveyed on the drainage plan. Is the hatching surrounding the property a wall or a fence?
- Additional spot elevations around the perimeter of the property might need to be provided if it is not enclosed by a wall.
- Pond C shows a depth of 2 feet, however, the note on the pond calls out a 1 foot depth. Which elevation is correct and which depth is the volume calculation based upon?
- Clarify if the asphalt on the northern edge of the proposed parking area is flush with the sidewalk.
- Provide a street name along the western property boundary.
- The introduction section of the drainage report claims that the development must drain to Alvarado; please revise. The site location on the FIRM map in the drainage report as well as on the drainage plan is also a block too far to the west.

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Email

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: ortiz fourplex 532 ORTIZ Building Permit #: _____ City Drainage #: L18D080

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

Legal Description: lot 15, block 7 MENDELSBERGS SUB

City Address: unaddressed parcel on Ortiz SE 523 ORTIZ SE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: Ahmet Tiryaki Contact: _____

Address: 1815 Cagua Place NE, Albuquerqueb nm 87110

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

Architect: KEN HOVEY Contact: KEN HOVER

Address: 9215 SHOSHONE NE

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- X DRAINAGE REPORT
- x DRAINAGE PLAN 1st SUBMITTAL
- ___ DRAINAGE PLAN RESUBMITTAL
- ___ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ___ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ___ ENGINEER'S CERT (HYDROLOGY)
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ENGINEER'S CERT (TCL)
- ___ ENGINEER'S CERT (DRB SITE PLAN)
- ___ ENGINEER'S CERT (ESC)
- ___ SO-19
- ___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ___ CERTIFICATE OF OCCUPANCY (PERM)
- ___ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ___ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- X GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ GRADING CERTIFICATION
- ___ SO-19 APPROVAL
- ___ ESC PERMIT APPROVAL
- ___ ESC CERT. ACCEPTANCE
- ___ OTHER (SPECIFY)

RECEIVED
MAY 0 3 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes X No ___ / Copy Provided

DATE SUBMITTED: 5/19/13 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

DRAINAGE REPORT

For

ORTIZ FOURPLEX
LOT 15, BOCK 16 MENDELSBERG SUBDIVISION
Albuquerque, New Mexico

Prepared by

Rio Grande Engineering
PO Box 67305
Albuquerque, New Mexico 87193

May 2013

RECEIVED
MAY 0 3 2013
LAND DEVELOPMENT SECTION

DAVID SOULE
NEW MEXICO
14522
5/2/13
REGISTERED PROFESSIONAL ENGINEER

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

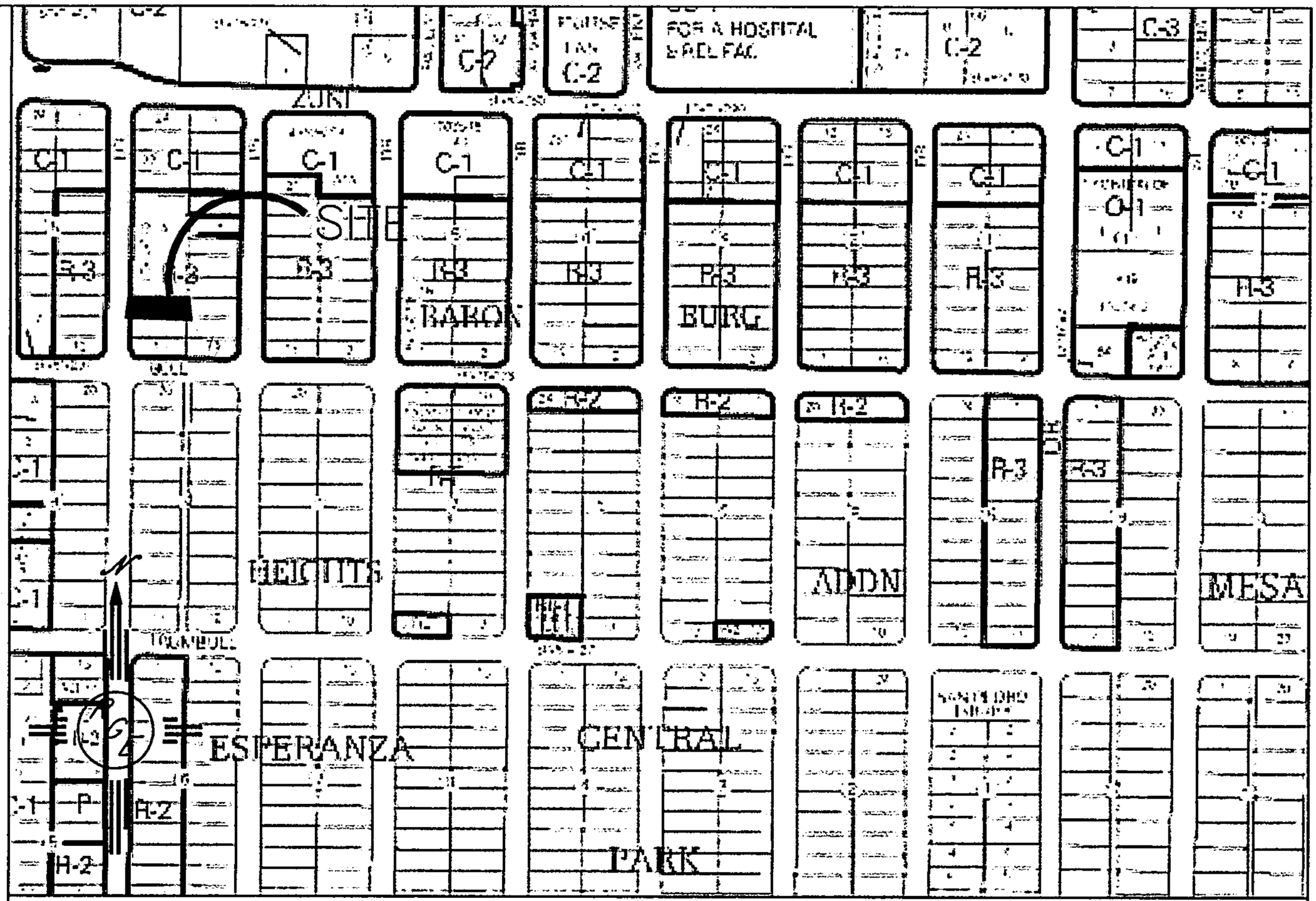
The purpose of this report is to provide the Drainage Management Plan for an approximately 3,600 square foot apartment building located on the east side of Ortiz just south of Zuni. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's 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, contains an area of 0.15 acres of land located on the east side of Ortiz just south of Zuni in south east Albuquerque. The legal description of this site is lots 15 block 7 Mendelsbergs Subdivision. As shown on FIRM map35013C0354E, the entire property is located within Flood Zone X. This site is surrounded by fully developed parcels. This site is appears to be virgin development . Based on the site location and the characteristics of the adjacent drainage infrastructure this development must drain to Alvarado and match existing conditions as closely as possible.

EXISTING CONDITIONS

The site appears to never have been developed in the past, though pedestrian and vehicular traffic appear to have impacted this site. The site slopes from east to west. The site currently has a 2% general east to west grade. The site appears to be impacted by flow from a portion of the eastern lot. This upland flow amounts to .5 cfs. It is surrounded by developed properties that free discharge to their frontage. As shown in Appendix A, the existing site discharges at a peak rate of .14 cfs in a 100-year, 6-hour event. The discharge leaves the site mainly as sheet flow directly to Ortiz at the western boundary.



ZONE ATLAS: L-18-Z

FIRM MAP: 35001C0354H

SITE IS WRONG ON FIRM

LEGAL DESCRIPTION:

LOT 15, BLOCK MENDELSBERGS SUB OF BARON BURG UTS

PROPOSED CONDITIONS

The proposed improvements consist of a 3,600 square foot apartment building and associated parking. The site will be graded such that the entire site will discharge directly to Ortiz at the driveways. The flow will be reduced to .25 cfs by creating shallow ponds that retain portions of the site. As shown in appendix A, the site will be graded to contain four basins. Basin B, C and D contains the majority of the site each of these basins retain the 100-year 24 hour event. They are all designed to discharge once full, therefore the 24-hour volume is sufficient. The ponds discharge in manner that the flow leaves the driveway onto Ortiz. Basin A contains the parking field and free discharges .25 cfs out the driveway to Ortiz. The upland flow is allowed to enter the site and will be captured by our pond in basin C. This pond will fill and spill along the southern edge of the property, entering pond C then exit the site via the driveway. The entire site discharges .25 cfs to Ortiz, this is a .11 cfs increase in existing and a unit discharge rate of 1.63 cfs per acres. All 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 an infill development project within a completely developed area of southeast Albuquerque. The site currently discharges 0.14 cfs to Ortiz via sheet flow. The proposed drainage plan will allow for harvesting ponds which overflow to the street. The developed conditions will discharge 0.25 cfs as sheet flow from the driveways to Ortiz. The proposed increase of .11 cfs in minimal and shall have no negative impact on existing drainage patterns. Since this site encompasses less than 1 acre, a NPDES permit should not I be required prior to any construction activity.

APPENDIX A

SITE HYDROLOGY

Weighted E Method

zia park

Existing Developed Basins

											100-Year, 6-hr.			24-HOUR
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
EXISTING	6697	0.154	60%	0.09225	20.0%	0.031	20.0%	0.03075	0%	0.000	0.316	0.004	0.14	0.004
UPLAND A	4890	0.112	0%	0	10.0%	0.011	20.0%	0.02245	70%	0.079	2.002	0.019	0.50	0.022
ONSITE A	2227	0.051	0%	0	4.0%	0.002	4.0%	0.00204	92%	0.047	2.260	0.010	0.25	0.012
ONSITE B	1158	0.027	0%	0	12.0%	0.003	20.0%	0.00532	68%	0.018	1.973	0.004	0.12	0.005
ONSITE C	2530	0.058	0%	0	22.0%	0.013	36.0%	0.02091	52%	0.030	1.894	0.009	0.26	0.010
ONSITE D	782	0.018	0%	0	21.0%	0.004	30.0%	0.00539	59%	0.011	1.973	0.003	0.08	0.003
ONSTIE DISCHARGE	6697.00	0.154	0%	0	10.0%	0.015	0.0%	0	90%	0.138			0.73	#VALUE!

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

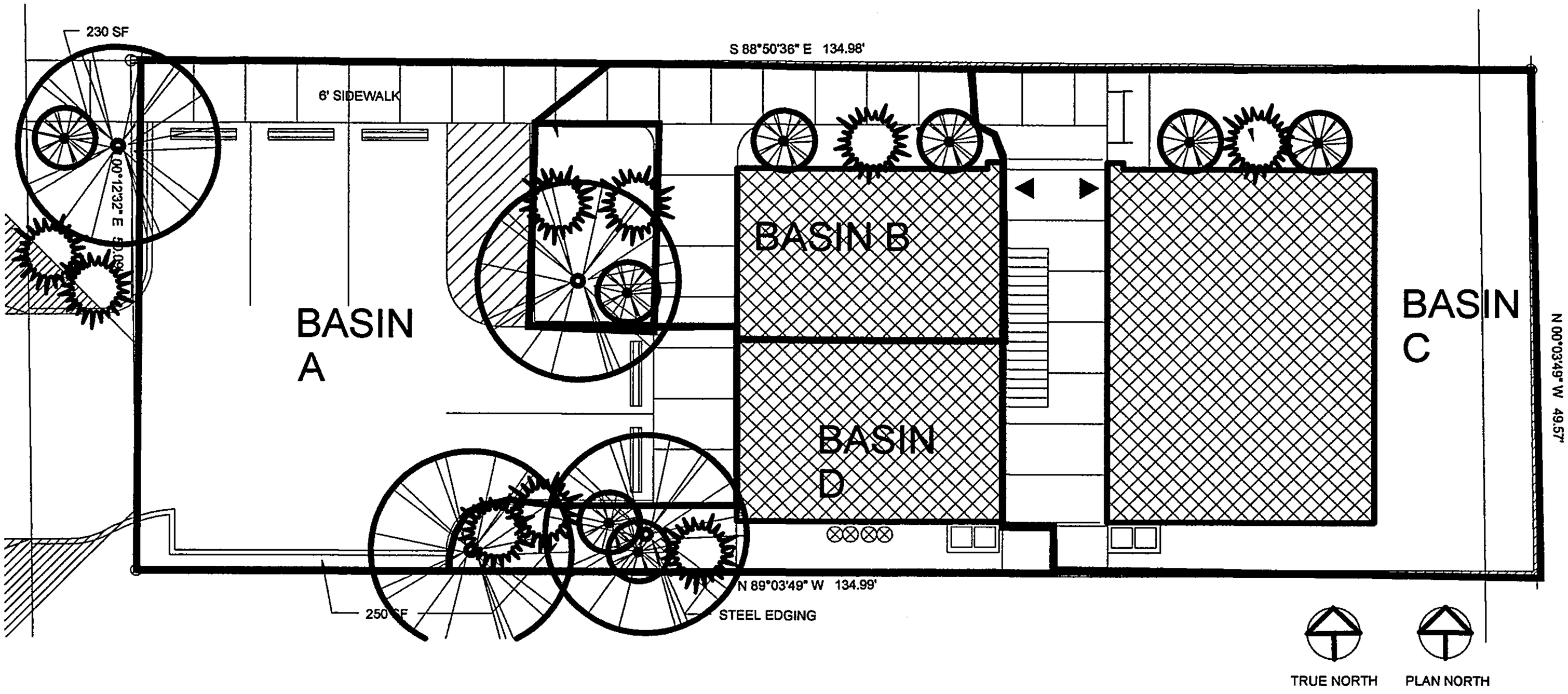
Where for 100-year, 6-hour storm (zone 3)

Ea= 0.66	Qa= 1.87
Eb= 0.92	Qb= 2.6
Ec= 1.29	Qc= 3.45
Ed= 2.36	Qd= 5.02

	GENERATED (24-HOUR)	GENERATED (6-HOUR)	PROVIDED
POND B	238	190	224
POND C	485	399	580
POND D	158	129	130

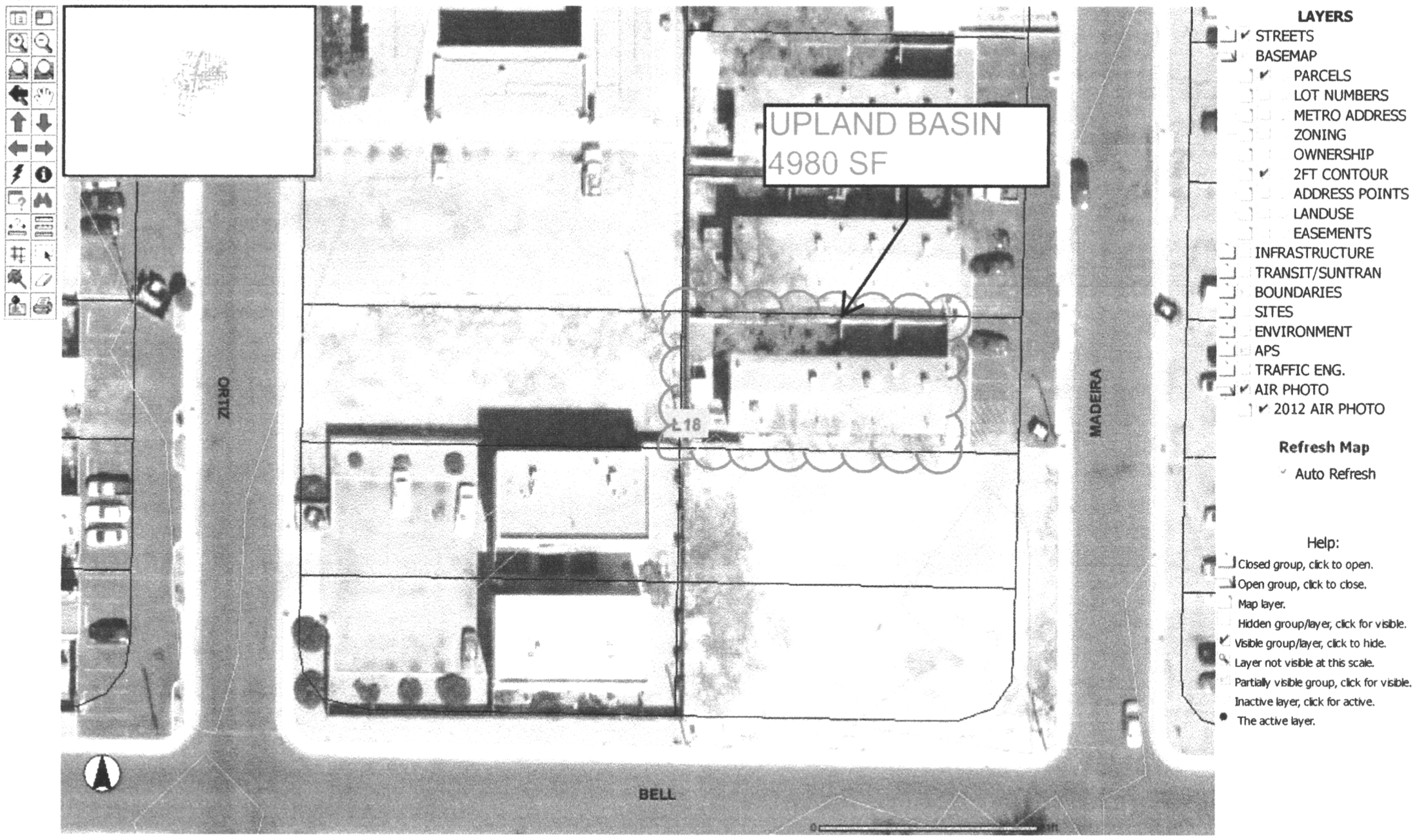
DISCHARGE FROM SITE	
EXISTING	0.14
PROPOSED	0.25

DISCHARGE PER ACRE= 1.63 CFS / ACRE


230 SF
S 88°50'36" E 134.98'
6' SIDEWALK
N 00°12'32" E 50.09'
BASIN A
BASIN B
BASIN C
BASIN D
N 00°03'49" W 49.57'
N 89°03'49" W 134.99'
250 SF
STEEL EDGING
TRUE NORTH
PLAN NORTH

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



Zoom In SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

July 3, 2014

Roger Cinelli, R.A.
Roger Cinelli and Associates
2418 Manuel Torres Ln. NW
Albuquerque, NM 87107-3060

Re: Four Plex for Ahmet Tiryaki, 532 Ortiz Dr. SE
Certificate of Occupancy – Transportation Development
Architect's Stamp dated 04-23-14 (L18-D080)
Certification dated 06-25-14

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 06-25-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

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

c: File
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Cinelli
ARCHITECTS

ROGER CINELLI & ASSOCIATES, INC. 2418 MANUEL TORRES LANE NW ALBUQUERQUE, NEW MEXICO 87107
OFFICE 505-243-8211 FAX 505-243-8196

6/25/2014

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

RE: TRAFFIC CIRCULATION LAYOUT - FOURPLEX FOR AHMET TIRYAKI - 532 ORTIZ DR. S.E., ALBUQUERQUE, NEW MEXICO - (L18/D080) - ARCHITECT'S STAMP DATED APRIL 23, 2013 – PLAN DATED APRIL 2013 - APPROVED APRIL26, 2013 - **FINAL SITE CERTIFICATION**

DEAR SIRS,

I, ROGER CINELLI, NMRA 1102, OF THE FIRM, ROGER CINELLI & ASSOCIATES INC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED APRIL, 2013.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JUNE 24, 2014. AND MADE MY OBSERVATIONS.

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

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

SINCERELY,

ROGER CINELLI, ARCHITECT

6/25/14
DATE

STATE OF NEW MEXICO
ROGER CINELLI
No. 1102
ALBUQUERQUE, N. M.
REGISTERED ARCHITECT

6/25/14

RECEIVED
JUN 25 2014
LAND DEVELOPMENT SECTION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

480080

PROJECT TITLE: FOURPLEX FOR AHMET TIRYAKI ZONE MAP: L-18
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15, BL. 7, MENDELSBERG SUB OF 7 & 8 OF BARON BURG HEIGHTS ADDN
CITY ADDRESS: 532 ORTIZ DR. SE.

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID SOULE
ADDRESS: PO BOX 67305 PHONE: 321-4278
CITY, STATE: ABQ., N.M. ZIP CODE: 87193

OWNER: AHMET TIRYAKI CONTACT: AHMET
ADDRESS: 1815 CAGUA PL. NE. PHONE: 615-4278
CITY, STATE: ABQ., NM ZIP CODE: 87110

ARCHITECT: ROGER CINELLI & ASSOC. INC CONTACT: ROGER
ADDRESS: 2418 MANUEL TORRES LN NW PHONE: 243-8211
CITY, STATE: ABQ, NM ZIP CODE: 87104

SURVEYOR: SAME AS ENGINEER CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: SAME AS OWNER 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)

RECEIVED
JUN 25 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ✓ YES
- ____ NO
- ✓ COPY PROVIDED

DATE SUBMITTED: JUNE 25, 2014 BY: Roger Cinelli

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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

CONSTRUCTION REPORTER

1609 2ND STREET NW ▪ ALBUQUERQUE, NM 87102
VOICE 505.243.9793 ▪ FAX 505.242.4758
WWW.CONSTRUCTIONREPORTER.COM

Roger 243-8211

FULL SIZE COPIES/SCAN TO CD

11730

CUSTOMER: Roger Cinelli

DATE: 6/25/14

PROJECT: FourPlex Apartments

FILE NO: N/A

1	scan ~~COPIES~~ @ 1.25		1.25
2	scans ~~COPIES~~ @ .30		.60
1	PLAN SET(S) ON CD @ 5.00		5.00
		S/H	
		SUB TOTAL	6.85
		TAX	.48
		BALANCE DUE	7.33

☐ CHARGE TO ACCOUNT* ☑ CASH OR CHECK

* DO NOT PAY FROM THIS RECEIPT, INVOICE TO FOLLOW.

CUSTOMER SIGNATURE: Roger Cinelli

CITY OF ALBUQUERQUE

April 26, 2013,

Roger E. Cinelli, R.A.
Roger Cinelli & Associates
2418 Manuel Torres Lane N.W.
Albuquerque, NM 87107

Re: Fourplex for Ahmet Tiryak, Traffic Circulation Layout
Architect's Stamp dated 04-23-13 (L18/D080)

Dear Mr. Cinelli,

The TCL submittal received 04-23-13 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,

Cynthia Beck
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Albuquerque - Making History 1706-2006

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: FOURPLEX FOR AHMET TIRYAKI ZONE MAP: L-18 D080
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15, BL. 7, MENDELSBERG SUB OF 7 & 8 OF BARON BURG HEIGHTS ADDN
CITY ADDRESS: 532 ORTIZ DR. SE.

ENGINEERING FIRM: RIO GRANDE ENGINEERING CONTACT: DAVID SOULE
ADDRESS: PO BOX 67305 PHONE: 321-4278
CITY, STATE: ABQ., N.M. ZIP CODE: 87193

OWNER: AHMET TIRYAKI CONTACT: AHMET
ADDRESS: 1815 CAGUA PL. NE. PHONE: 615-4278
CITY, STATE: ABQ., NM ZIP CODE: 87110

ARCHITECT: ROGER CINELLI & ASSOC. INC CONTACT: ROGER
ADDRESS: 2418 MANUEL TORRES LN NW PHONE: 243-8211
CITY, STATE: ABQ, NM ZIP CODE: 87104

SURVEYOR: SAME AS ENGINEER CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: SAME AS OWNER 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)

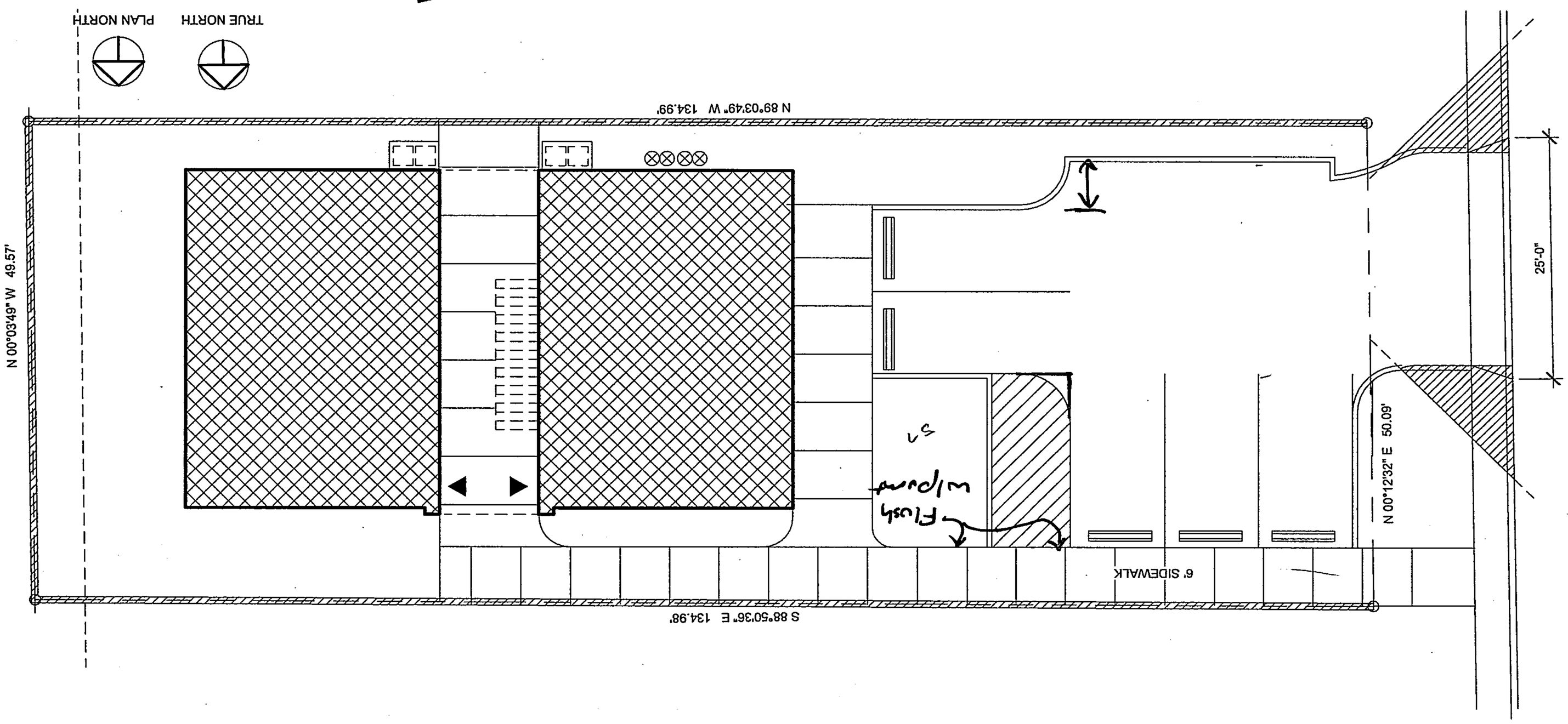
WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ✓ YES
- ____ NO
- ✓ COPY PROVIDED

RECEIVED
APR 23 2013
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 4/23/13 BY: Roger Cinelli

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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



RECEIVED
APR 23 2013
LAND DEVELOPMENT SECTION

TIRY 25 PRECDESIGN 4/2/13

WITHIN 300' OF
BUS TRANSIT
ROUTE