

CITY OF ALBUQUERQUE



May 15, 2006

Mr. Steve Morrow, PE
BRASHER & LORENZ
2201 San Pedro Drive NE
Albuquerque, NM 87110

Re: NEW LIFE HOMES 5
9901 Benavides Road S.W.
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/04/2005 (M-9/D15)
Certification dated 05/15/2006

Dear Steve,

Based upon the information provided in your submittal received 05/15/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: CO Clerk
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: NEW LIFE HOMES S ZONE MAP/DRG. FILE # M9/D15
 DRB#: 1003892 EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: WESTERLY PORTION OF TRACT 50-B-2, UNIT 5, ATRISCO VILLAGE
 CITY ADDRESS: 9901 BENEVIDES RD. SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: STEVE MORROW
 ADDRESS: 2201 SAN PEDRO NE, BLDG 1, STE 1200 PHONE: 440-8470
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

OWNER: NEW LIFE HOMES, INC. CONTACT: JOHN BLOOMFIELD
 ADDRESS: 7408 YARWOOD ST. NE PHONE: 293-7553
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD. CONTACT: JOHN MAZZOLA
 ADDRESS: 514 CENTRAL SW PHONE: 766-6968
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

SURVEYOR: PRECISION SURVEYS CONTACT: LARRY MEDRANO
 ADDRESS: 8414 JEFFERSON ST NE #1 PHONE: 856-5700
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

CONTRACTOR: GERALD MARTIN CONTACT: RICHARD DICKS
 ADDRESS: P.O. BOX 91450 PHONE: 828-1144
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87199

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

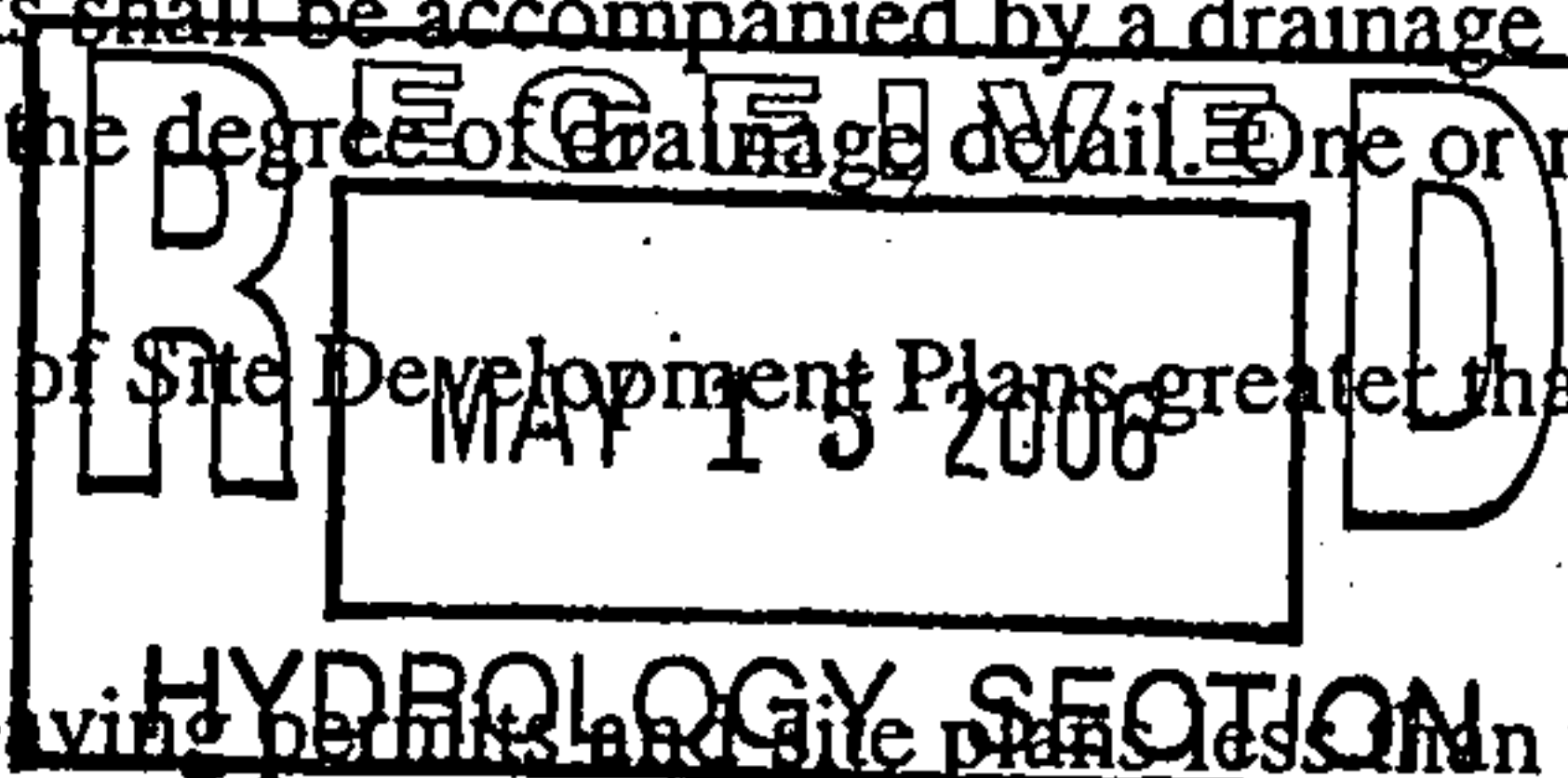
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE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

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

SUBMITTED BY: STEVE MORROW DATE: 5/15/06

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
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION**

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. M9/D15

DATE: 4-2-08

PLANNING DIVISION NO. S: **ZONING:** R-3

DRB:

SUBJECT: New Life Homes on Benevides phase 2

STREET ADDRESS (IF KNOWN):

SUBDIVISION NAME:

APPROVAL REQUESTED: Building Permit

ATTENDANCE: Wallace Bingham, PE – Design Engineer, Brad Bingham, PE – Principal Engineer, City of Albuquerque

FINDINGS: Site design should conform to previously approved master plan for this tract. Snow Vista Basin of the Amole Hubbell DMP restricts this property to 1.29 cfs/acre. Site (phase 1 and phase 2) is allowed 2.61 cfs total. AMAFCA approval of the plan is required prior to City approval.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: *City of Alb.*
TITLE : *Bradley L. Bingham*

SIGNED: *Wallace L. Bingham*
TITLE : *Senior Engr.*

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 8, 2006

Steven K. Morrow, P.E.
2201 San Pedro NE, Bldg 1, Ste 200
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
New Life Homes , [M-9 / D-15]
9901 Benavides Rd. SW
Engineer's Stamp Dated 06/07/06

Dear Mr. Morrow:

The TCL / Letter of Certification submitted on June 7, 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.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

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DRB#: 1003892 EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: WESTERLY PORTION OF TRACT 50-B-2, UNIT 5, ATRISCO VILLAGE
CITY ADDRESS: 9901 BENEVIDES RD. SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: STEVE MORROW
ADDRESS: 2201 SAN PEDRO NE, BLDG 1, STE. 200 PHONE: 440-8470
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

OWNER: NEW LIFE HOMES, INC. CONTACT: JOHN BLOOMFIELD
ADDRESS: 7408 YARWOOD ST. NE PHONE: 293-7553
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD. CONTACT: JOHN MAZZOLA
ADDRESS: 514 CENTRAL SW PHONE: 766-6968
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

SURVEYOR: PRECISION SURVEYS CONTACT: LARRY MEDRANO
ADDRESS: 8414 JEFFERSON ST NE #1 PHONE: 856-5700
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

CONTRACTOR: GERALD MARTIN CONTACT: RICHARD DICKS
ADDRESS: P.O. BOX 91450 PHONE: 828-1144
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87199

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ OTHER (SPECIFY)

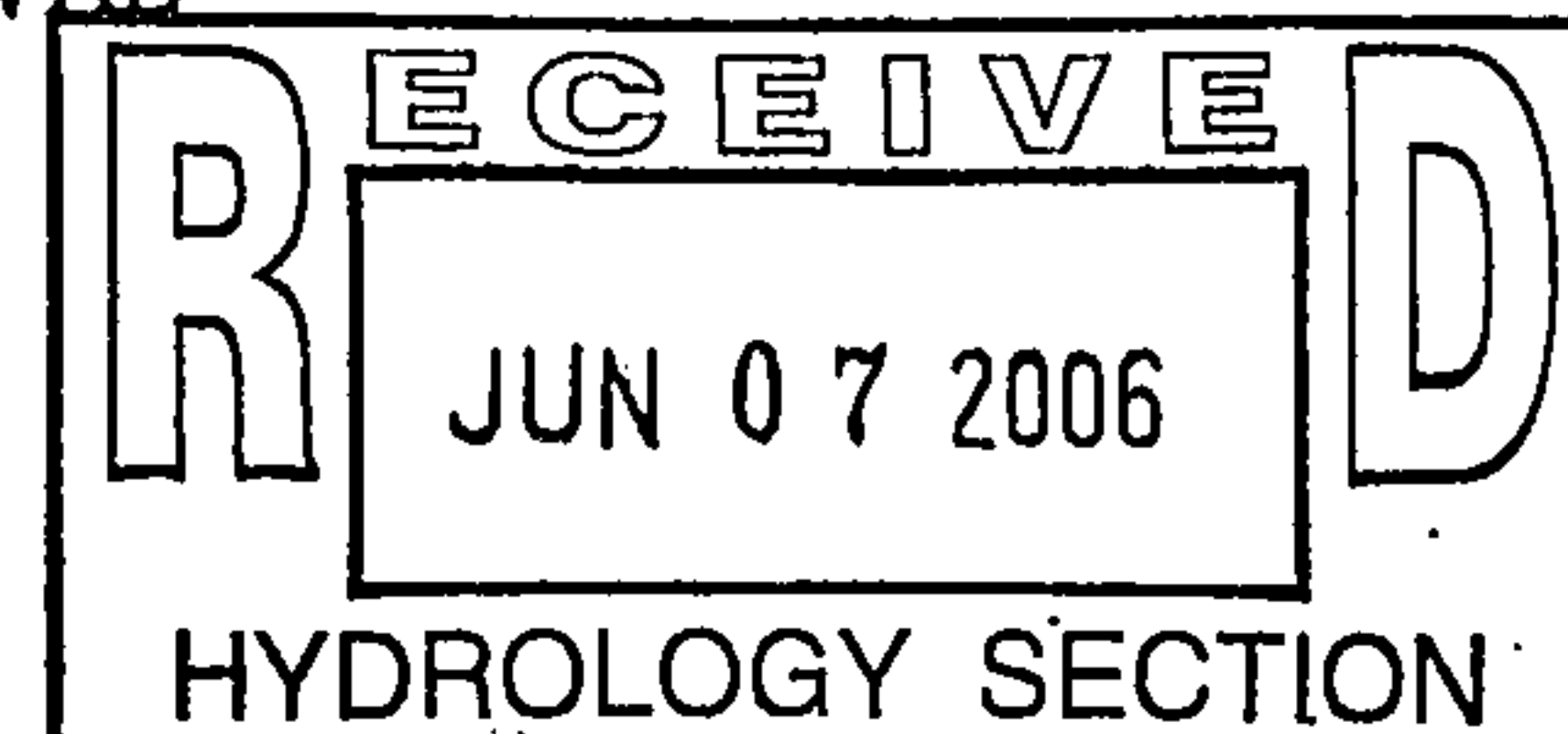
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: STEVE MORROW DATE: 6-7-06

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:

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 16, 2006

Steve Morrow, P.E.
2201 San Pedro NE, Bldg 1, Ste. 1200
Albuquerque, NM 87110

Re: Extension of Temporary Certificate of Occupancy (C.O.) for
New Life Homes, [M-9 / D15]
9901 Benavides Rd SW

Dear Mr. Smith:

Based on the information provided on your submittal dated May 15, 2006, the above referenced project is approved for an extension of 15 day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issue of certifying the offsite improvements that were approved as part of the TCL submittal to be completed within this time period. When this remaining issue has been fully resolved and completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

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CITY ADDRESS: 9901 BENEVIDES RD. SW

ENGINEERING FIRM: BRASHER & LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE, BLDG 1, STE. 1200
CITY, STATE: ALBUQUERQUE, NM

CONTACT: STEVE MORROW
PHONE: 440-8470
ZIP CODE: 87110

OWNER: NEW LIFE HOMES, INC.
ADDRESS: 7408 YARWOOD ST. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOHN BLOOMFIELD
PHONE: 293-7553
ZIP CODE: 87109

ARCHITECT: GARRETT SMITH LTD.
ADDRESS: 514 CENTRAL SW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOHN MAZZOLA
PHONE: 766-6968
ZIP CODE: 87102

SURVEYOR: PRECISION SURVEYS
ADDRESS: 8414 JEFFERSON ST NE #1
CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: GERALD MARTIN
ADDRESS: P.O. BOX 91450
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CONTACT: RICHARD DICKS
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☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

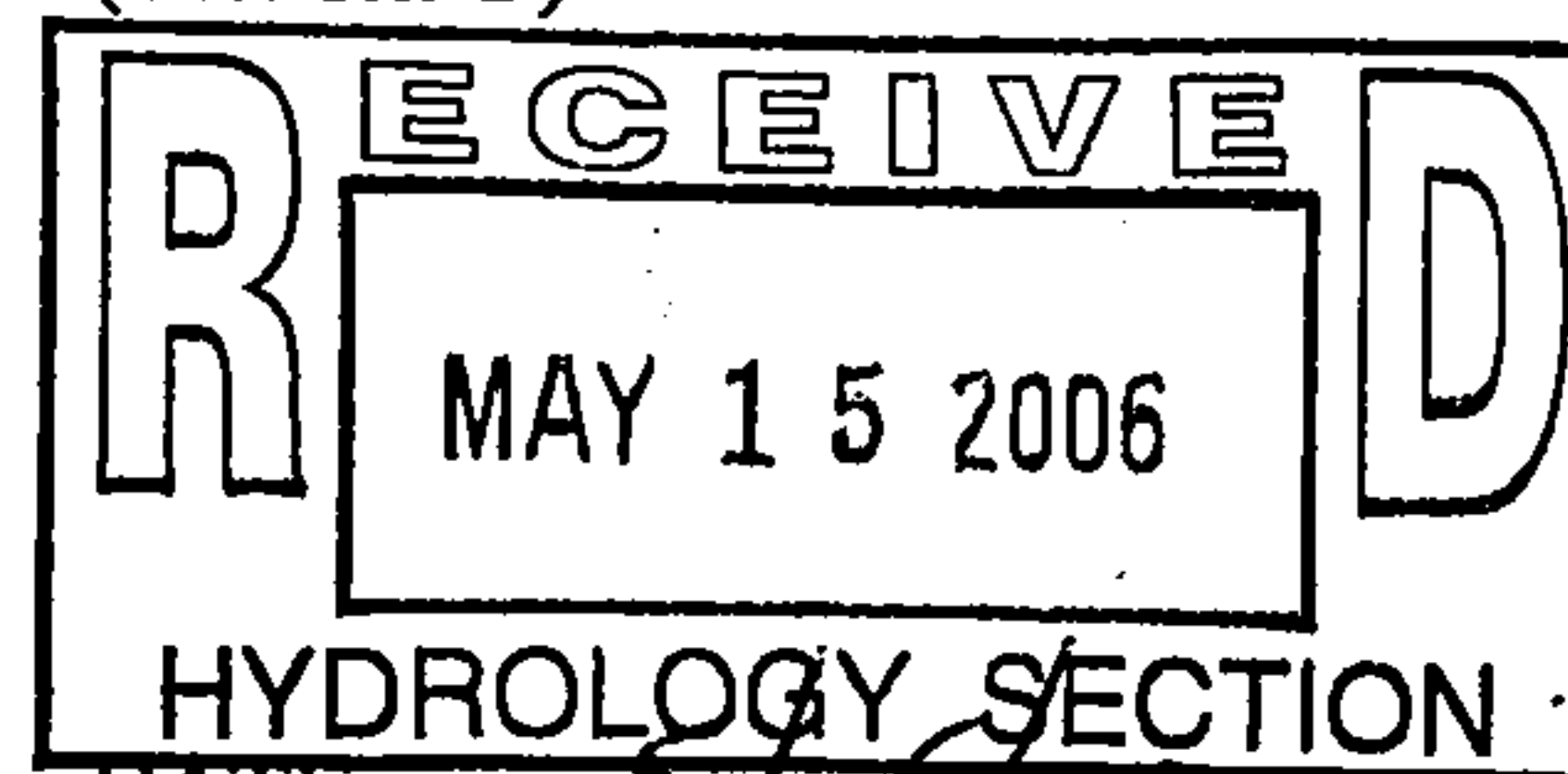
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☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: STEVE MORROW



DATE: 5/15/06

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.
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DESIGN REVIEW COMMITTEE AGENDA
CITY OF ALBUQUERQUE/PLANNING DEPARTMENT
600 SECOND ST. N.W., PLAZA DEL SOL BUILDING
D.R.C. CONFERENCE ROOM, FOURTH FLOOR LEVEL

WEEK OF MAY 15 TO MAY 19, 2006

Committee members include representatives from the Transportation, Utility Development, Hydrology, Construction Management Divisions of the Public Works Department, Parks and Recreation Department (trails and park design), and the Capital Improvements Department (streetscapes and medians).

Meetings are scheduled Monday thru Thursday from 1:30 - 5:00 p.m. and Fridays from 9:00 - 12:00 a.m. based on space availability. *These meetings are open to the public.* The DRC meetings are for developer, consultant and City staff to review and discuss the construction plans for compliance with City standards. All public input is held through the DRB process.

For information call the DRC Chairman at (505) 924-3993.

Monday May 15, 2006,

1. **Pre-Design Plan Review Session – 1:30 P.M.**
AHBA, CPN 720182 Map E-10, “**Old Unser Blvd. (Petroglyph Park) – Paving /Utility Improvements,**” located on Unser Blvd., Mojave St. to Santo Domingo and east 200’ NW. Project consists of paving and curb & gutter construction, water, sanitary sewer, and storm drainage infrastructure installation. (Scott McGee – Isaacson & Arfman.)
2. **Preliminary Plan Review Session – 2:30 P.M.**
CIP, CPN 743003, Map G-14, J-17, J-18, “**Small Diameter Waterline and Sewer Rehab., FY-05,**” located in Pueblo Alto Addition, Dale Bellamah Addition, Altura Addition, Monkbridge Gardens Addition, and Sandia Hills Addition. Project consists of Removing and replacing existing water lines, valves, water meter boxes, water services, pavement, sidewalks and curb and gutter. (Allen Bolinger- Smith Engineering Company;)

Tuesday May 16, 2006,

1. **Signature Review Session – 1:30 P.M.**
CIP, CPN 743291, Map C-18, “**Louisiana Blvd. Roadway Improvements,**” located on Louisiana Blvd., Carmel Ave. to Signal Ave. NE. Project consists of paving and curb&gutter construction and storm drainage infrastructure installation. (Peter Brakenhoff – HDR Engineering, Inc.; Juan Carlos Samuel – COA, DMD, Transportation Design.)
2. **Preliminary Plan Review Session – 3:00 P.M.**
AHBA 785481, Map E-16, “**Bernardo Trails Park @ Vista Del Norte,**” located on Vista Del Norte Dr. & Vista Monte Dr. NE. Project consists of construction of Park Improvements Carrie Johnson- Hilltop Landscape Architects & Contractors.

DESIGN REVIEW COMMITTEE AGENDA
WEEK OF MAY 15 TO MAY 19, 2006
Page 2 of 2

Wednesday May 17, 2006,

- 1. Preliminary Plan Review Session – 1:30 P.M.**
AHBA, CPN 766981, Map C-09, “A.P.S. Northwest Mesa ‘H’ School Improvements,” located on Universe Blvd., south of Paseo del Norte NW. Project consists of paving and curb construction, sanitary sewer, water service and storm drainage infrastructure installation. (Graeme Means – Jeff Mortensen and Associates.)
- 2. Signature Review Session – 2:30 P.M.**
AHBA, CPN 780581, Map H-22, “Enchanted Mesa Alley Improvements,” located on Chelwood Park Blvd., North of Menaul Blvd., NE. Project consists of paving and curb construction, storm drainage infrastructure installation. (Lawrence Ollison – BRF Engineering.)
- 3. Final Plan Review Session – 3:30 P.M.**
AHBA, CPN 759682, Map J-20, “Silver Leaf Subdivision”, located on Sellers Dr. and Marrion Cir. NE. Project consists of paving, sidewalk and curb&gutter construction and storm drainage infrastructure installation (Scott Davis – Mark Goodwin & Associates.)

Thursday May 18, 2006,

NO DRC MEETINGS SCHEDULED

Friday May 19, 2006,

NO DRC MEETINGS SCHEDULED

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

May 3, 2006

Garret Smith, R.A.,
Garret Smith LTD
514 Central SW
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
New Life Homes, [M-9 / D15]
59901 Benavides Rd SW

Dear Mr. Smith:

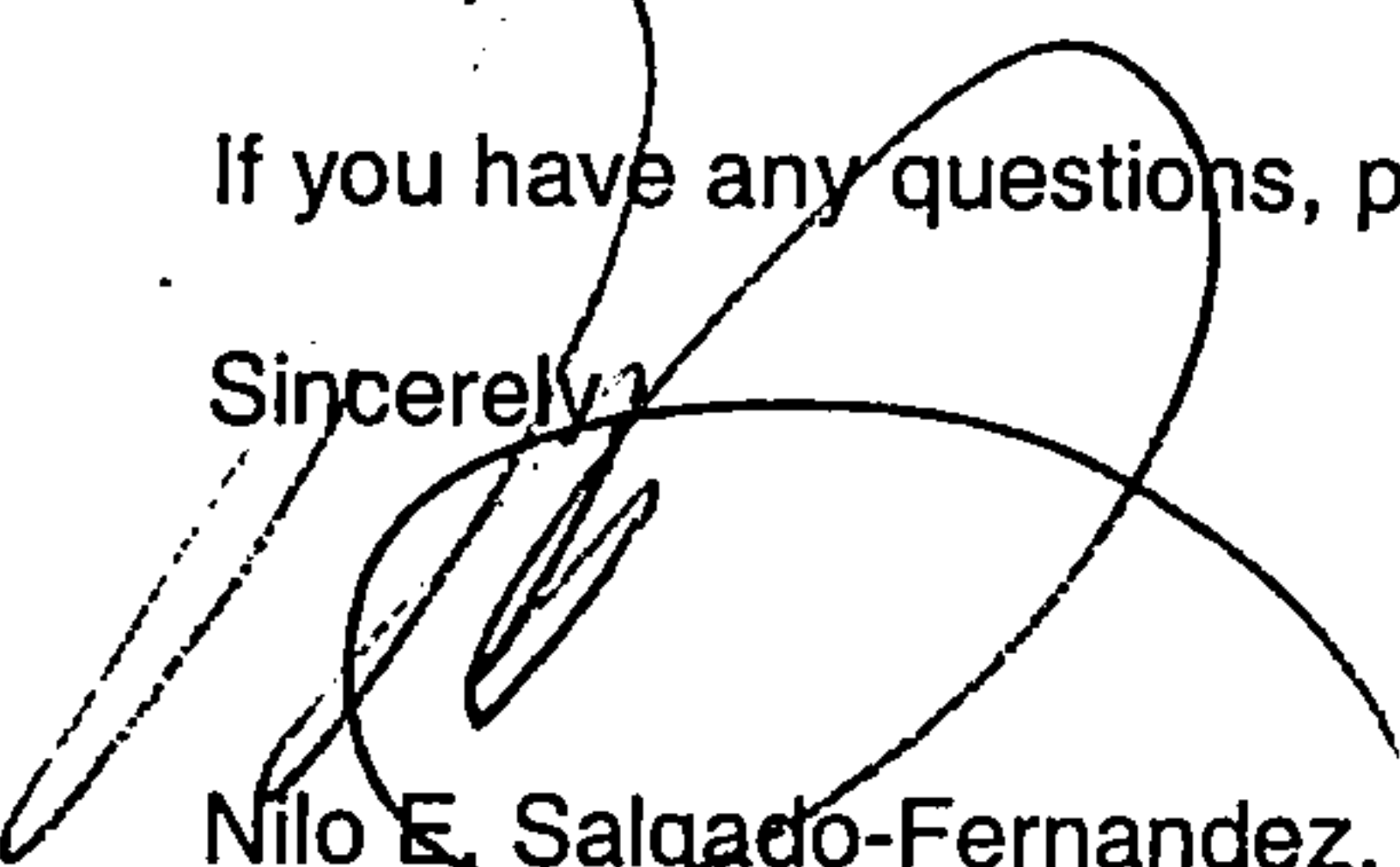
Based on the information provided on your submittal dated May 3, 2006, the above referenced project is approved for a 14-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding package submittal issue to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,


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

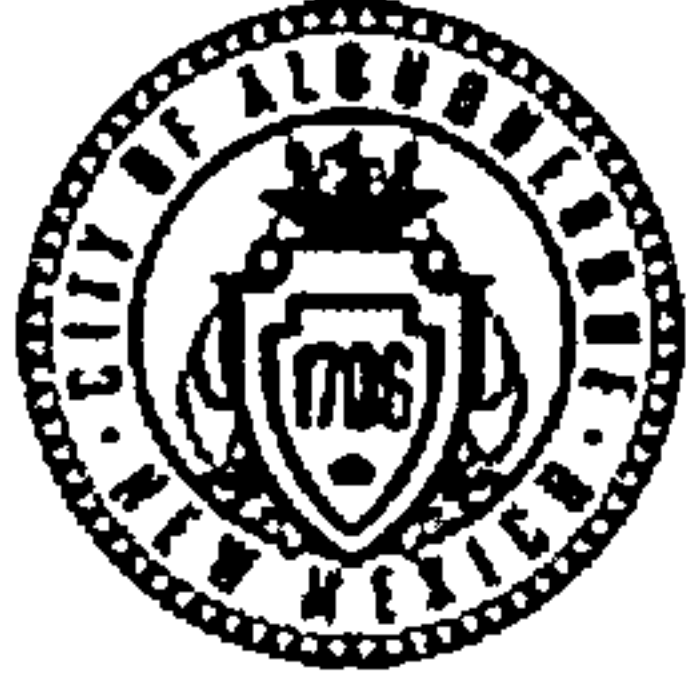
c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



"rjacob"
<rjacob@garrett-smith-ltd.com>

05/03/2006 10:24 AM

To <nsalgado@cabq.gov>

cc <mazzola@garrett-smith-ltd.com>, "Garrett Smith"
<garrett@garrett-smith-ltd.com>, "John Bloomfield"
<boog1s@msn.com>

bcc

Subject New Life Homes 5

Mr. Salgado,

Please approve this request for a "Temporary Certificate of Occupancy" for the subject project.

To the best of my knowledge the project has been constructed in accordance with the Traffic Circulation Layout approved 6/24/05.

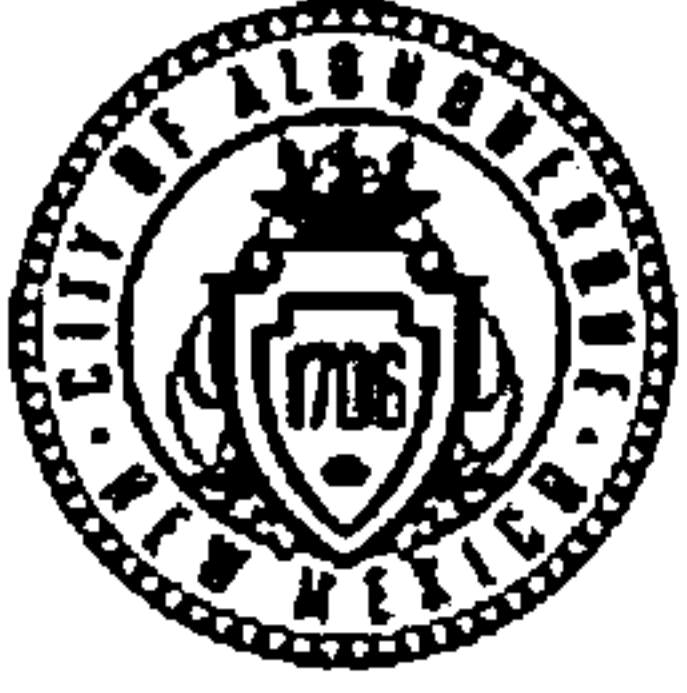
A formal (stamped) letter of certification with copies of the approved TCL will be forwarded to the COA in 2 weeks.

Thank you.

Ron Jacob
rjacob@garrett-smith-ltd.com

GARRETT SMITH LTD.
DESIGN, ARCHITECTURE & DEVELOPMENT

514 Central SW
Albuquerque, NM 87102
505 -766-6968 (t)
505 -243-4508 (f)



"rjacob"
<rjacob@garrett-smith-ltd.com>

05/03/2006 10:24 AM

To <nsalgado@cabq.gov>

cc <mazzola@garrett-smith-ltd.com>, "Garrett Smith"
<garrett@garrett-smith-ltd.com>, "John Bloomfield"
<boog1s@msn.com>

bcc

Subject New Life Homes 5

Mr. Salgado,

Please approve this request for a "Temporary Certificate of Occupancy" for the subject project.

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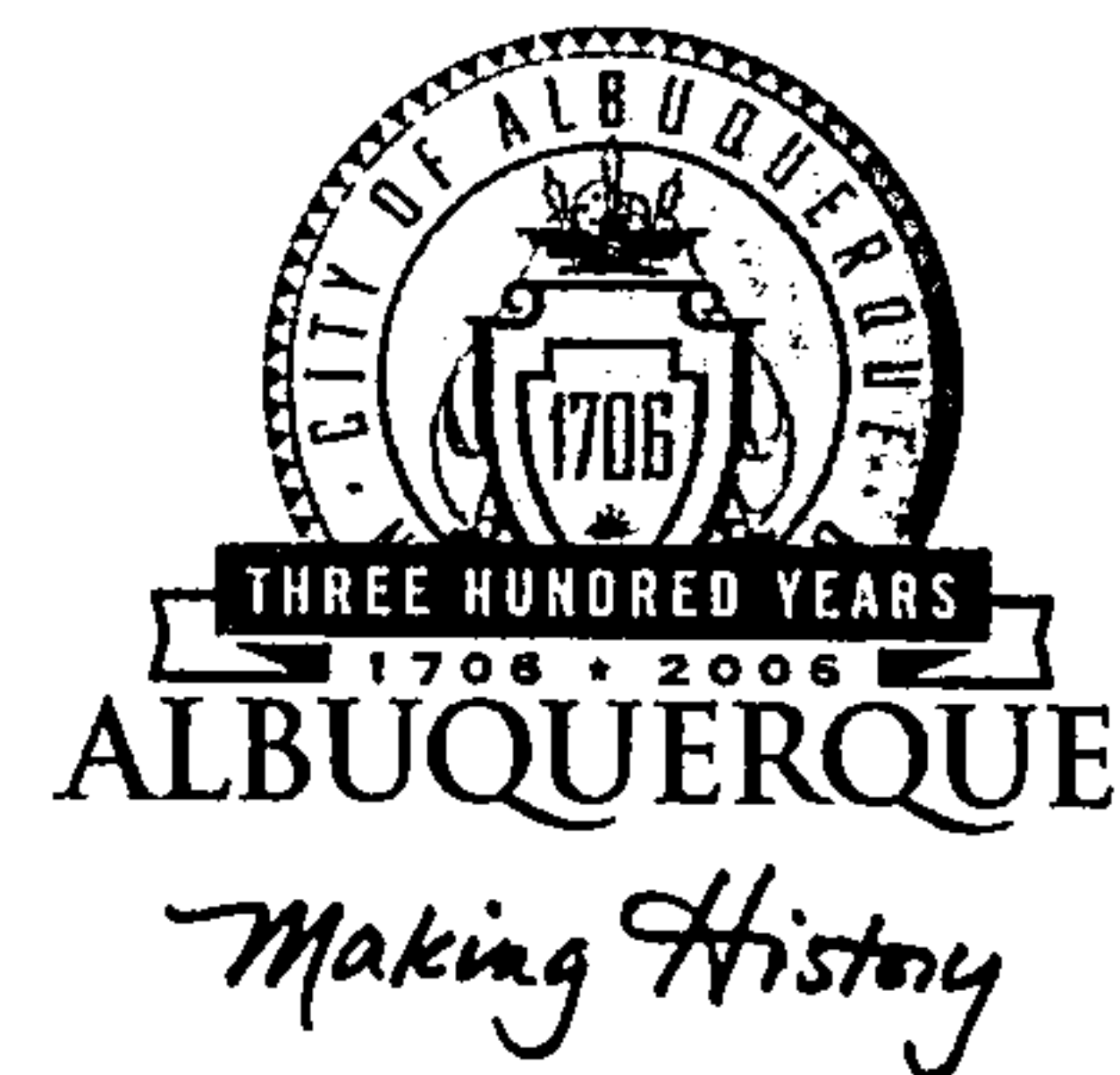
Thank you.

Ron Jacob
rjacob@garrett-smith-ltd.com

GARRETT SMITH LTD.
DESIGN, ARCHITECTURE & DEVELOPMENT

514 Central SW
Albuquerque, NM 87102
505 -766-6968 (t)
505 -243-4508 (f)

CITY OF ALBUQUERQUE



June 24, 2005

Garrett Smith, R.A.
Garrett Smith LTD
514 Central SW
Albuquerque, NM 87102

Re: **New Life Homes – 5, 9901 Benavides Rd SW - Traffic Circulation Layout
Architect's Stamp dated 6-20-05 (M9-D15)**

Dear Mr. Smith,

The TCL submittal received 6-22-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

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,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: file

A01 - 4673

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

M-9/DLS

PROJECT TITLE: NEW LIFE HOMES - 5 ZONE MAP: A-92
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: WESTERN PORTION OF TRACT 50-B-2 UNIT 5 - ATMSCO VILLAGE
CITY ADDRESS: 9901 PENAVILLES ROAD SW

ENGINEERING FIRM: GARRETT SMITH LTD. CONTACT: RON JACOB
ADDRESS: 514 CENTRAL SW PHONE: 766-6968
CITY, STATE: ALB, NM ZIP CODE: 87102

OWNER: NEW LIFE HOMES CONTACT: JOHN ALDUM FLOU
ADDRESS: BOX 90486 PHONE: 293-7553
CITY, STATE: ALB, NM ZIP CODE: 87199

ARCHITECT: GARRETT SMITH LTD. CONTACT: RON JACOB
ADDRESS: 514 CENTRAL SW PHONE: 766-6968
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SURVEYOR: _____ CONTACT: _____
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TYPE OF SUBMITTAL:

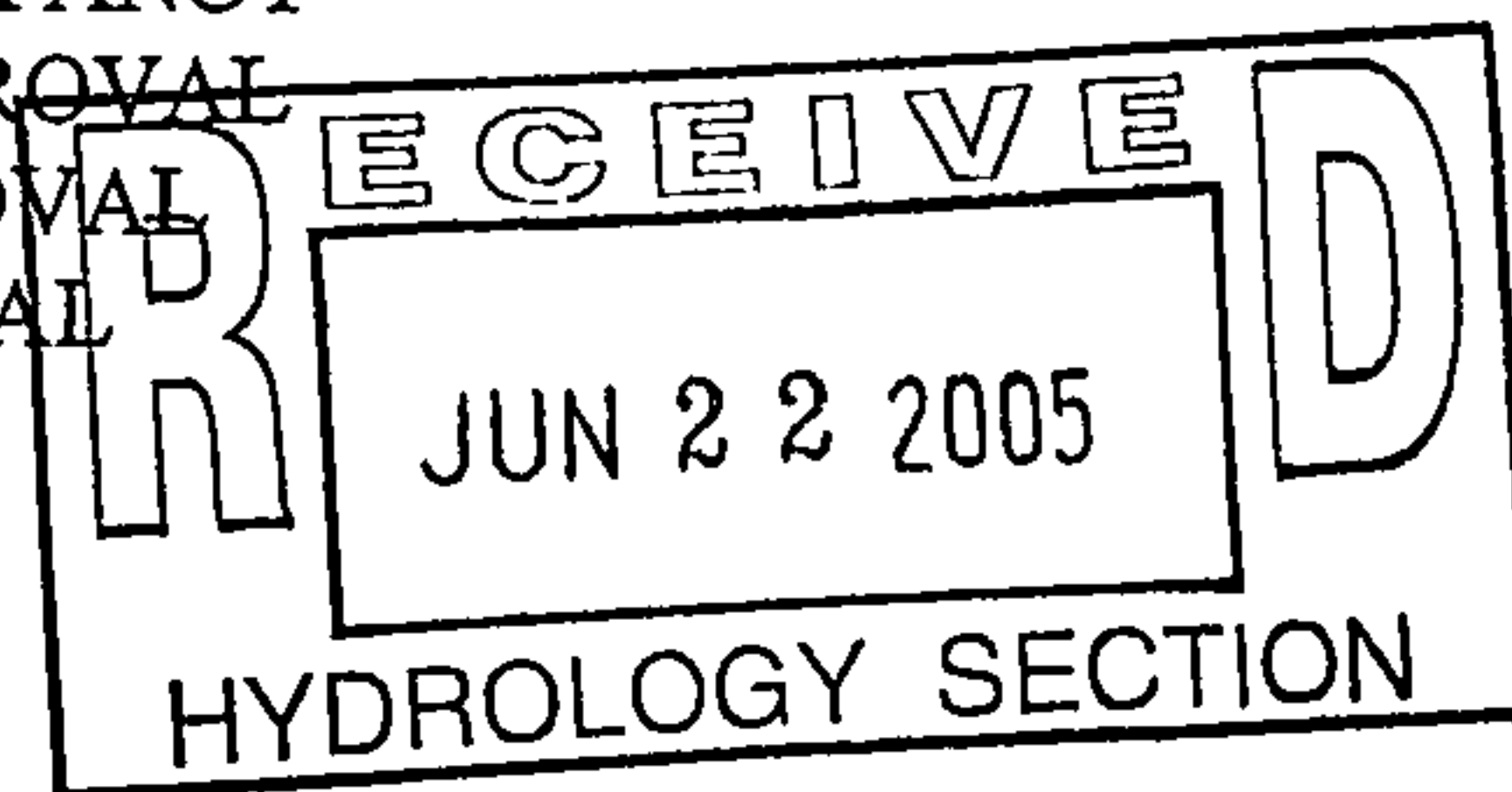
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



← FLIP →

DATE SUBMITTED: RON JACOB BY: 6/22/05

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.

CALL

-COA STD DWG FOR SIDEWALK

20 June 2005

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: New Life Homes 5, 9901 Benavides Rd. SW, Traffic Circulation Layout (M9-D15)

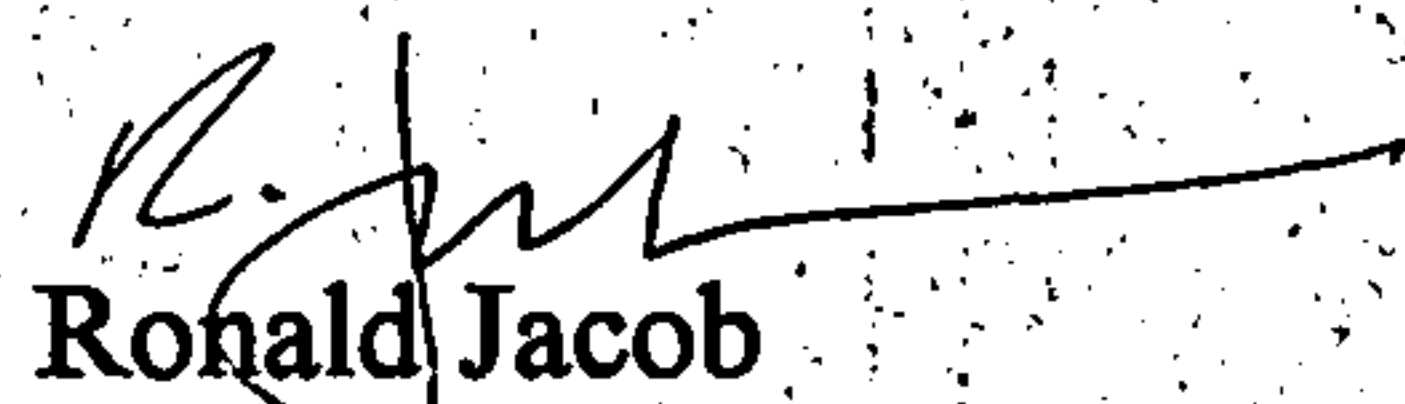
Dear Mr. Gallegos:

This letter is to accompany the revised TCL for the subject project. The following are responses to comments per your letter 8 April 2005:

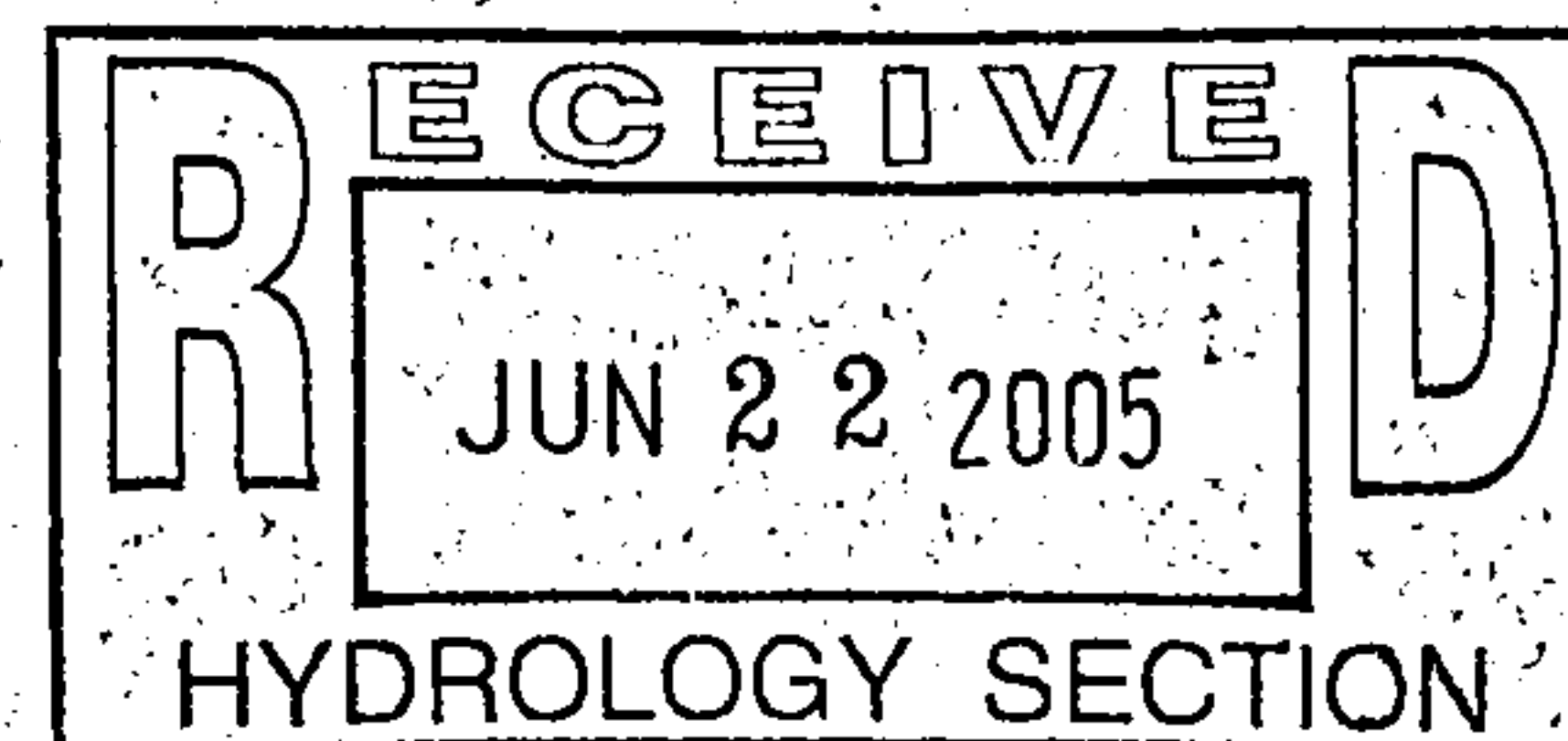
- Comment 1. The end island has been redrawn to a radius of 15'.
- Comment 2. Bumpers have been shown on the revised TCL.
- Comment 3. Please see attached approval for fire access "Y".
- Comment 4. There are no garages in the project.
- Comment 5. Stamp has been dated.
- Comment 6. The sidewalk has been extended to the East Property Line.
- Comment 7. Solid Waste Department has approved the refuse bin (see attached).

Please call if I may be of further service.

Sincerely,


Ronald Jacob
Project Manager

614 CENTRAL SW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505/766-6968
FAX/243-4508





CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

JOHN BLOOMFIELD / NEWLIFE HOMES, INC. request(s) a special exception to Section 14. 16. 3. 3. (A). (24). (b): a VARIANCE of 6 parking spaces to the 21 parking space requirement on all or a portion of Lot(s) 50 B 2, Atrisco Village, zoned R-3 and located at 9901 BENAVIDES RD SW (M-9)

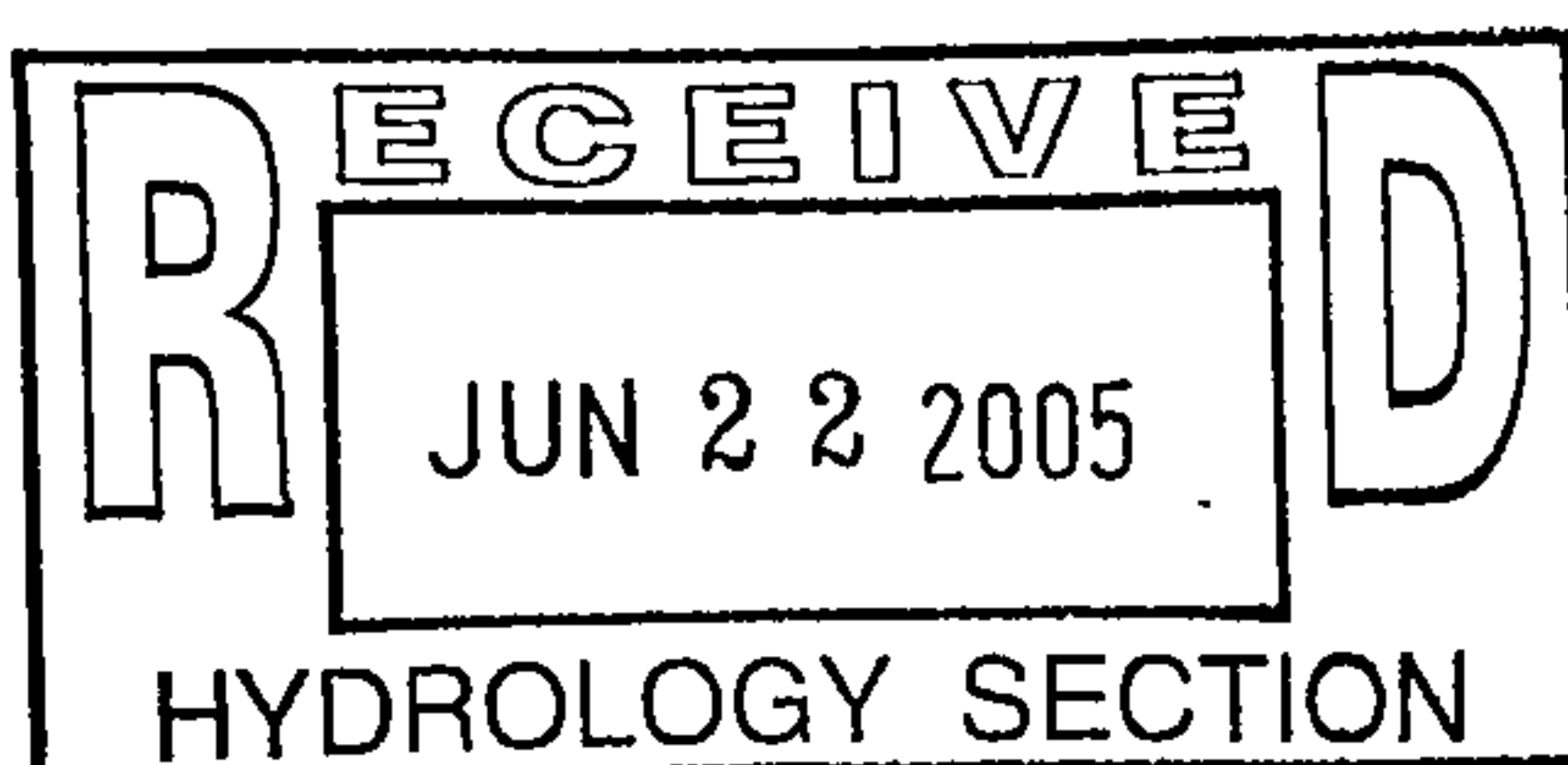
Special Exception No:.....05ZHE - 00071
Project No:.....1003892
Hearing Date:.....02-15-05
Closing of Public Record:.....02-15-05
Date of Decision: 03-02-05

STATEMENT OF FACTS: The applicant, John Bloomfield / Newlife Homes, Inc., requests a variance of 6 parking spaces to the 21 parking space requirement. Mr. Bloomfield testified that this request is for a proposed federally funded development that provides rental housing for low-income elderly individuals with special needs. This is a vacant lot. This Section 811 apartment complex will contain 15 one-bedroom units, which includes one unit for an onsite manager. This proposal is for 5 single-story triplex units with each apartment measuring approximately 540 square feet. He indicated that the U.S. Department of Housing and Urban Development (HUD) provides rent subsidies for Section 811 projects to help make them affordable. Mr. Bloomfield stated that this development will be consistent with the architecture of the surrounding neighborhood and will not negatively impact this community. He indicated that this property is in close proximity to a bus route and that the majority of their tenants depend on public transportation and do not own vehicles and, therefore, a smaller parking area is quite feasible for this development. Mr. Bloomfield testified that he had been in contact with Matthew Archuleta, President of the Westgate Heights Neighborhood Association, regarding this request. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

An onsite inspection reveals that this lot is exceptional as compared to surrounding parcels in that it is irregular in size and shape.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this parcel is exceptional as compared to other parcels in the vicinity in that it is irregular in size and shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find



that the variance will differ from development, which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision, you may do so by 5:00 p.m., on Thursday, March 17, 2005 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

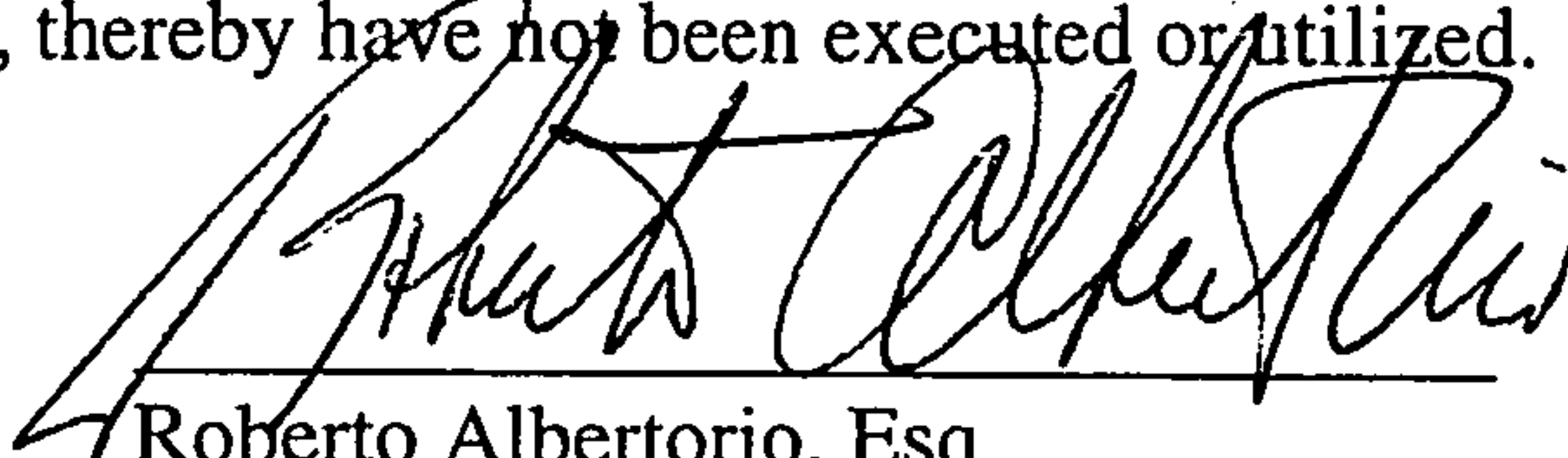
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any

related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

A handwritten signature in black ink, appearing to read "Roberto Albertorio", written over a horizontal line.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
John Bloomfield, PO Box 90486, 87199
Ronald Jacob, 514 Central SW, 87102

SOLID WASTE DISPOSAL

(505) 761-8100

PLANS DISAPPROVED

Orlando's Portals

DATE *4-11-05*

● A final inspection by the plan checker of the Solid Waste Management Department (SWMD) is required. Required refuse container(s) shall be in place before a Certificate of Occupancy will be issued.

PLANS CORRECTIONS REQUIRED

● An inspection by the SWMD plan checker is required before the concrete slab or apron is poured.

(INDICATE ORDINANCE SECTION REFERENCE)

● Each customer shall provide their own refuse container(s).

● Contact the SWMD at least thirty (30) days prior to occupancy to start service.

● Proposed construction complies with the Albuquerque Municipal Refuse Collection Service Ordinance (Ordinance 42-1980, as amended).

PLANS DISAPPROVED

DATE

PLANS APPROVED

Michael Holton 761-8142

DATE

4-12-05

PLANS CORRECTIONS REQUIRED:

(INDICATE ORDINANCE SECTION REFERENCE)

Call for prepour inspection, Note, changes on detail sheet, also bollards for gates are to be located outside enclosure wall

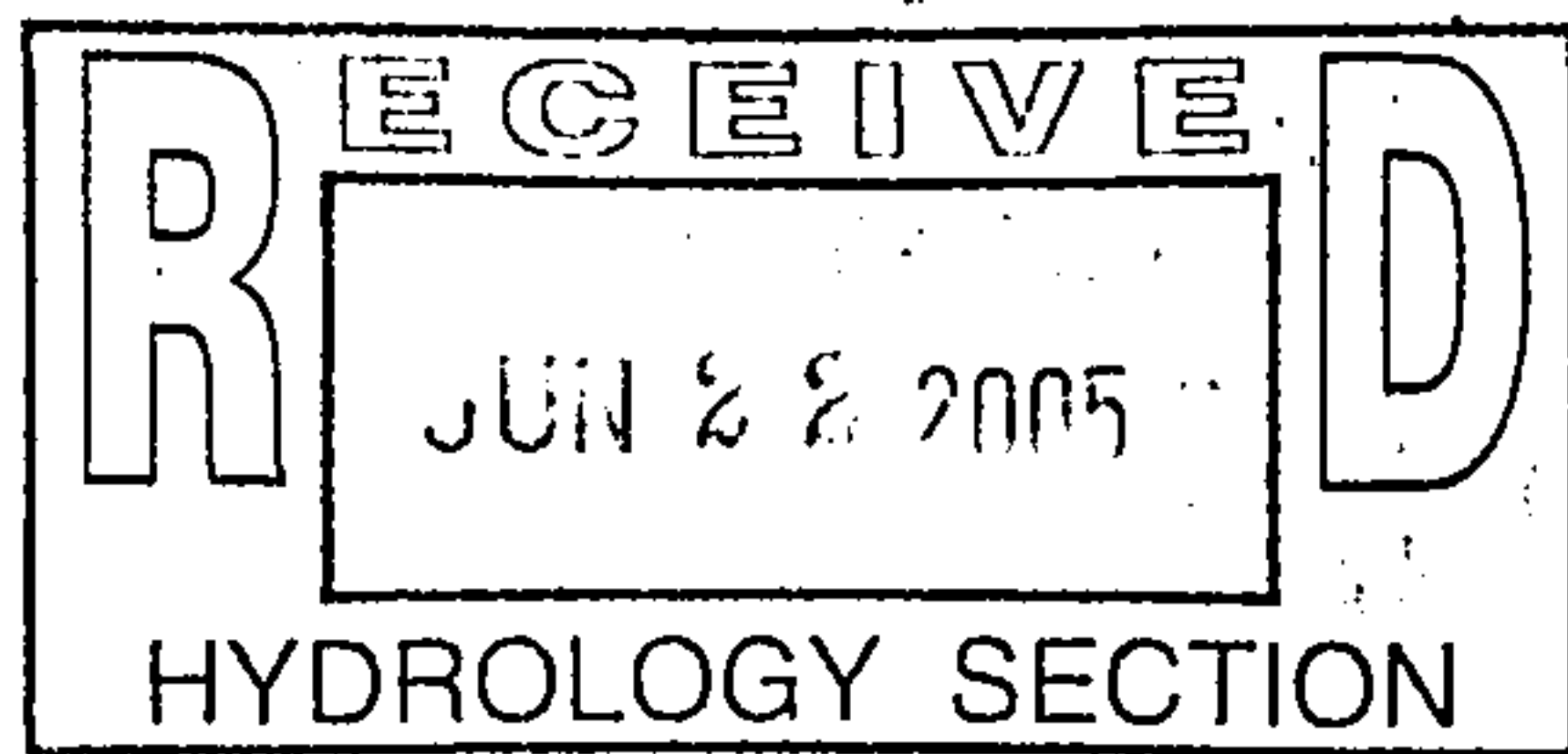
EXISTING INFRASTRUCTURE SHOWN

ALL THESE SIGNS FOR INFORMATION

ONLY AND NOT PARTIAL ANY MORE

BEFORE ANY CONSTRUCTION

AND VARIOUS OTHERS

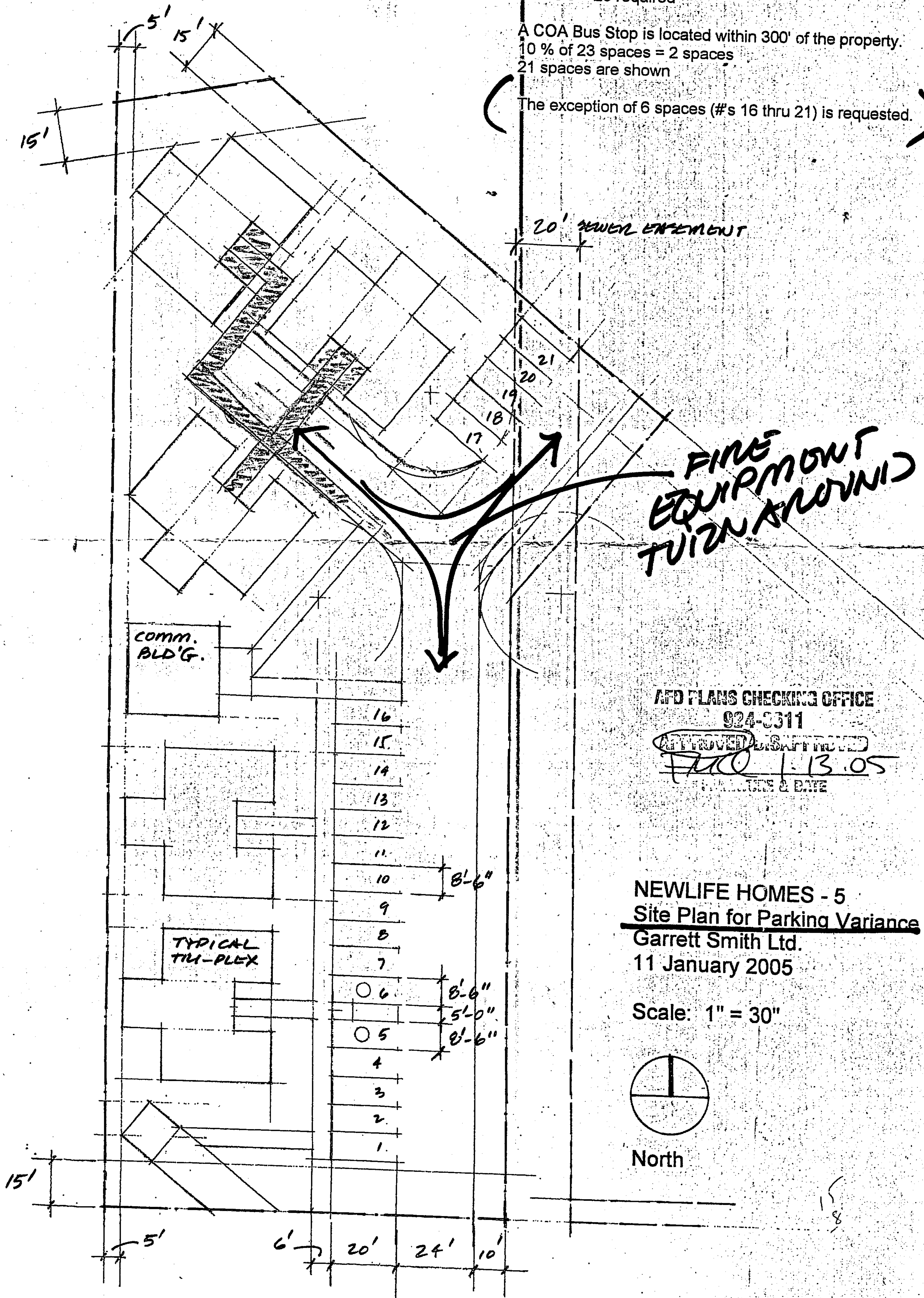


Parking Requirements per COA Zoning Ordinance
Property is Zoned R - 3

1.5 spaces per DU required
15 DU's = 23 required

A COA Bus Stop is located within 300' of the property.
10 % of 23 spaces = 2 spaces
21 spaces are shown

The exception of 6 spaces (#s 16 thru 21) is requested.



AFD PLANS CHECKING OFFICE

924-3311

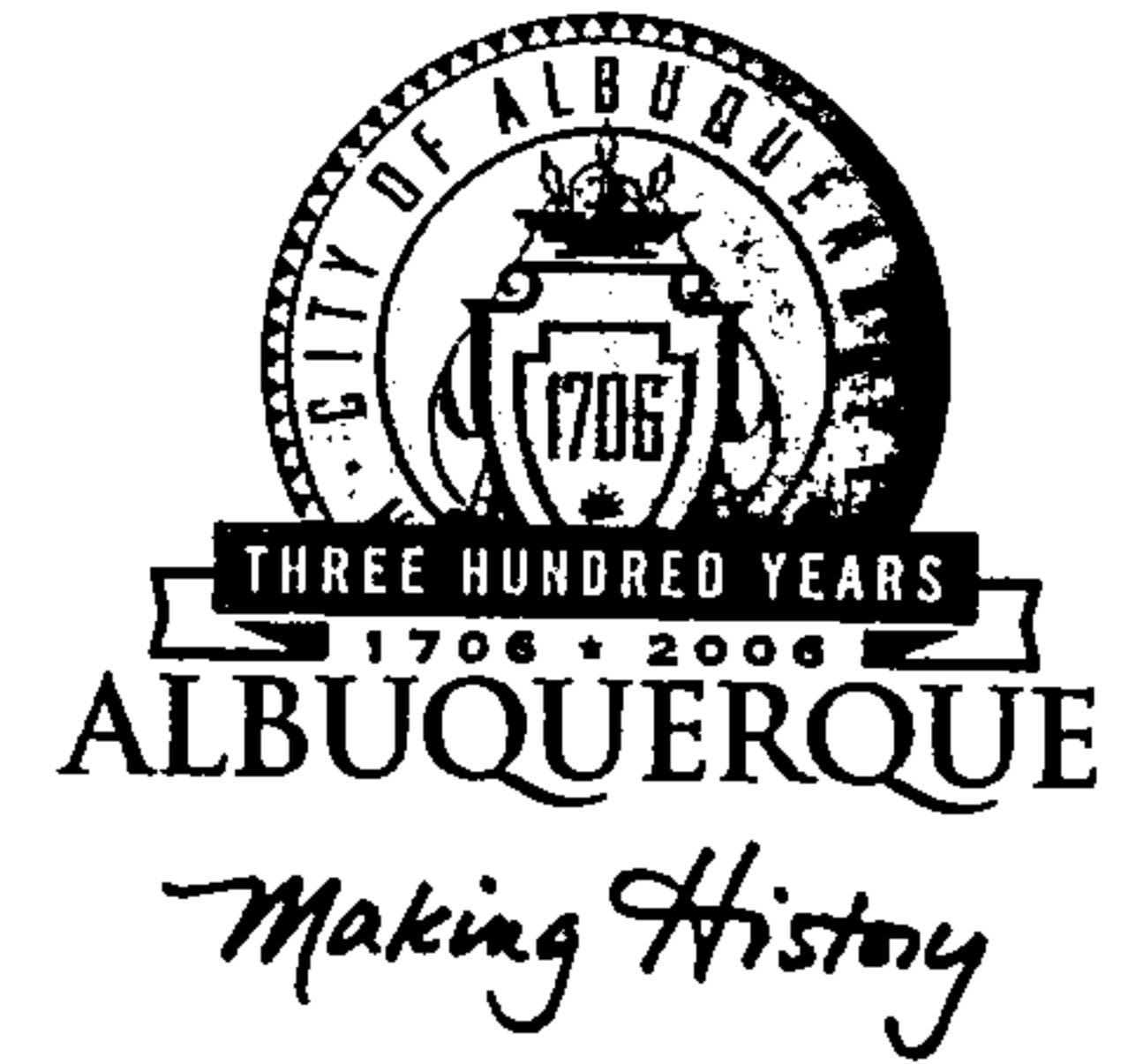
APPROVED/DISAPPROVED

1-13-05

SIGNATURE & DATE

NEWLIFE HOMES - 5
Site Plan for Parking Variance
Garrett Smith Ltd.
11 January 2005

CITY OF ALBUQUERQUE



May 9, 2005

Dennis A. Lorenz, P.E.
Brasher & Lorenz Consulting Engineers
2201 San Pedero NE, Building 1 Suite 1200
Albuquerque, NM 87110

**Re: New Life Homes - 5, 9901 Benavides Road SW - Grading and Drainage Plan
Engineer's Stamp dated 4-4-05 (M9 - D15)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal dated 4-29-05, 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. Prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

P.O. Box 1293

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

Albuquerque

New Mexico 87103

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Associate Engineer, Planning Department
Development and Building Services

www.cabq.gov

C: Charles Caruso, DMD
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

M-9/D15

PROJECT TITLE: NEW LIFE HOMES 5

DRB #: NA

EPC#: NA

ZONE MAP/DRG. FILE #: M-9

WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT 50-B-2 ATRISCO VILLAGE UNIT 5

CITY ADDRESS: 9901 BENAVIDES ROAD SW

ENGINEERING FIRM: BRASHER & LORENZ

ADDRESS: 2201 SAN PEDRO NE BLDG 1 SUITE 1200

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: D. LORENZ

PHONE: 888-6088

ZIP CODE: 87110

OWNER: NEW LIFE HOMES 5

ADDRESS: 514 CENTRAL AVE SW

CITY, STATE: ALBUQUERQUE, NEW MEXICO

CONTACT: J. BLOOMFIELD

PHONE: 766-6968

ZIP CODE: 87102

ARCHITECT: GARRETT SMITH LTD

ADDRESS: 514 CENTRAL AVE SW

CITY, STATE: ALBUQUERQUE, NM

CONTACT: RON JACOB

PHONE: 766-6968

ZIP CODE: 87102

SURVEYOR: NA

ADDRESS:

CITY, STATE:

CONTACT: NA

PHONE:

ZIP CODE:

CONTRACTOR: GERALD MARTIN

ADDRESS: 8501 JEFFERSON NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: UNKNOWN

PHONE: 828-1144

ZIP CODE: 87113

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

See paid ✓

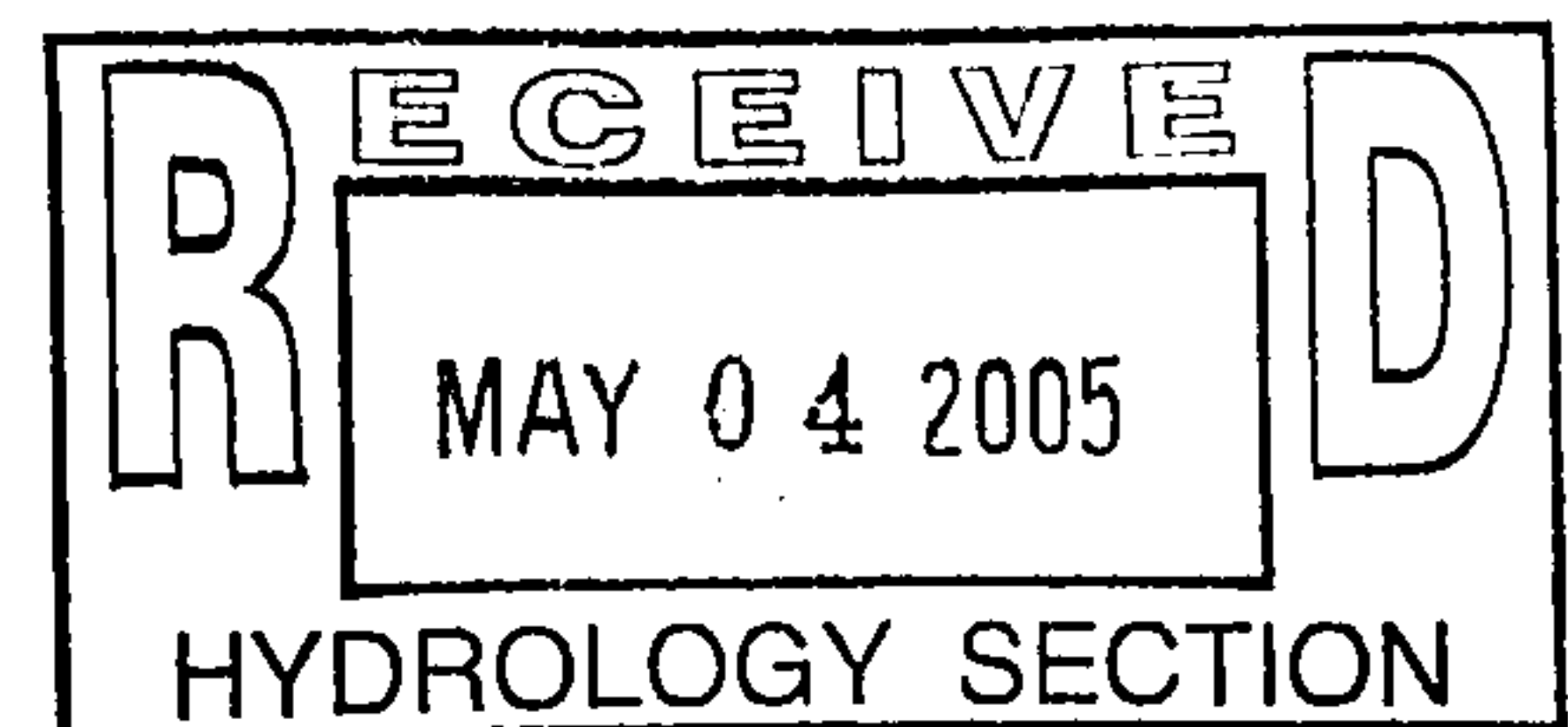
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

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)

See for file



DATE SUBMITTED: April 29, 2005

BY: DENNIS LORENZ

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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



"Steven Morrow"
<stevem@Brasherlorenz.com>

05/03/2006 09:41 AM

To <aportillo@cabq.gov>

cc

bcc

Subject New Life Homes 5

TO: Arlene Portillo, City of Albuquerque
FROM: Steve Morrow, Brasher and Lorenz, Inc.

HYDROLOGY CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, Steven K. Morrow, NMPE 13679, of the firm Brasher and Lorenz, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 4-4-05. The record information edited onto the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

The following deficiencies must be addressed before a Permanent Certificate of Occupancy will be granted:

- 1) Retention pond must be expanded to plan volume
- 2) Alley along west property line must be graded per plan
- 3) Channel must be lined with riprap

Sincerely,
Steven K. Morrow, NMPE 13679

--

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.1.385 / Virus Database: 268.5.1/327 - Release Date: 4/28/2006

CITY OF ALBUQUERQUE



May 3, 2006

Mr. Steve Morrow, P.E.
BRASHER & LORENZ
2201 San Pedro Dr. NE
Albuquerque, NM 87110

Re: NEW LIFE HOMES 5
9901 Benavides Road SW
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/04/2005 (M-9/D15)
Certification dated 05/03/2006

Dear Steve,

Based upon the information provided in your e-mail submittal received 05/03/2006, the above referenced certification is approved for release of **14-day**, (May 3, 2006 through May 17, 2006), Temporary Certificate of Occupancy by Hydrology.

Upon completion and submittal of the listed items in your e-mail Engineer's Drainage Certification, a Permanent C.O. will be issued

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

Sincerely,

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

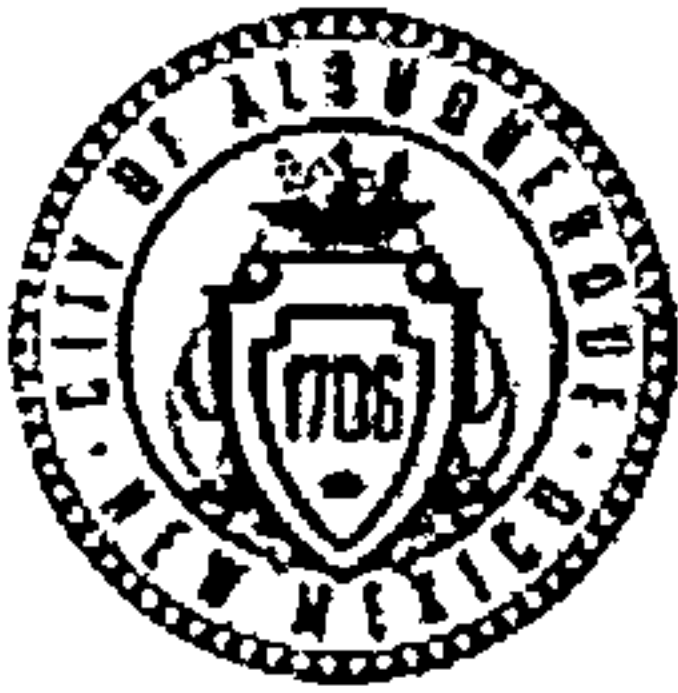
C: CO Clerk
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



"Steven Morrow "
<stevem@Brasherlorenz .co
m>

05/03/2006 09:41 AM

To <aportillo@cabq.gov>

cc

bcc

Subject New Life Homes 5

TO: Arlene Portillo, City of Albuquerque
FROM: Steve Morrow, Brasher and Lorenz, Inc.

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Sincerely,
Steven K. Morrow, NMPE 13679

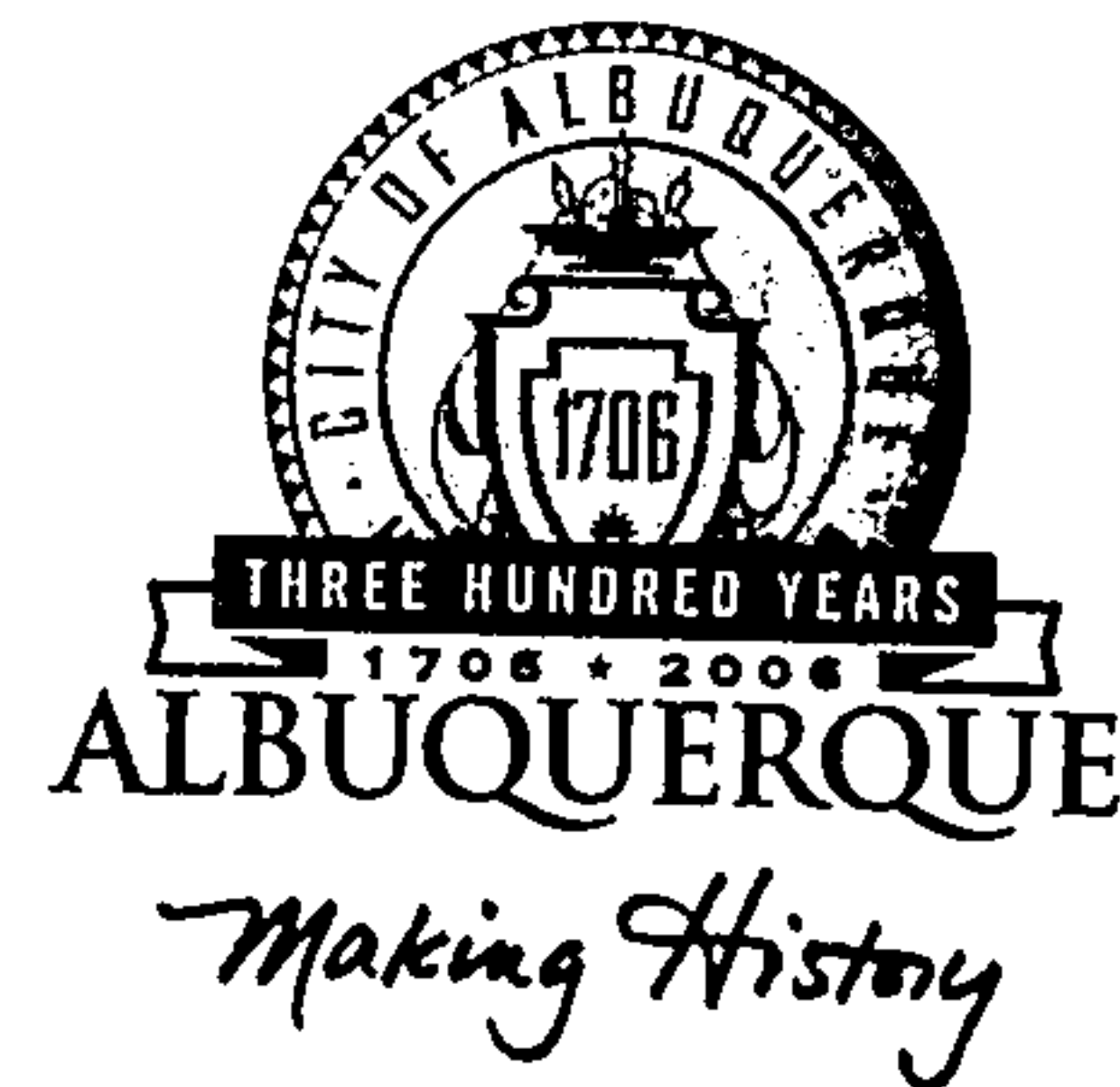
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No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.1.385 / Virus Database: 268.5.1/327 - Release Date: 4/28/2006

CITY OF ALBUQUERQUE



April 8, 2005

Garrett Smith, R.A.
Garrett Smith Architects
514 Central SW
Albuquerque, NM 87102

**Re: New Life Homes 5, 9901 Benavides Rd SW, Traffic Circulation Layout
(M9-D15)**

Dear Mr. Smith,

Based upon the information provided in your submittal received 4-06-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. For passenger vehicles, the minimum end island radius is 15 feet.
2. Please note that the 2-foot overhang is not allowed to encroach on the 6 foot required width of sidewalk. Also, all standard parking spaces have a minimum length of 18 feet. Therefore, the sidewalk can be 8 feet wide with a 2-foot overhang, or the parking spaces must be 20 feet in length with bumpers.
3. The fire marshal must give approval for the proposed "Y" turn around. Please provide a copy of this approval once it is received.
4. Are there garages in units 7 through 15?
5. The architect's stamp should be dated, as well as stamped and signed, to help us track approved design sheets.
6. Extend the proposed sidewalk along the entire property line.
7. Provide Solid Waste approval for the refuse bin.

If you have any questions, you can contact me at 924-3991.

Sincerely,

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

C: file

FKA - West Valley Apts

M-9/015

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: NEWLIFE HOMES - 5 ZONE MAP: W-9A2
 DRB#: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: WESTERNLY PORTION OF TRACT 50-B-2 ATLASCO VILLAGE-UNIT 5
 CITY ADDRESS: 9901 BENAVIDES ROAD SW

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: NEWLIFE HOMES, INC. CONTACT: JOHN BLOOMFIELD
 ADDRESS: P.O. BOX 90486 PHONE: 293-7553
 CITY, STATE: ALBUQUERQUE, NM 87199 ZIP CODE: 87199

ARCHITECT: GANNETT SMITH LTD. CONTACT: RON JACOB
 ADDRESS: 514 CENTRAL SW PHONE: 766-6968
 CITY, STATE: ALBUQUERQUE ZIP CODE: 87102

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

CONTRACTOR: GERALD MARTIN GC CONTACT: JIM KANNES
 ADDRESS: P.O. 91450 PHONE: 828-1144
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87199

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
 ____ GRADING PERMIT APPROVAL
 ____ PAVING PERMIT APPROVAL
 ____ WORK ORDER APPROVAL
 ____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
☒ NO
 ____ COPY PROVIDED

DATE SUBMITTED: R. J. [Signature] BY: 6 APR 05

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.

Date stamp

Are there groups in units 7-15?

Stress parking calls

provide a way of parking

required

Need Solid Waste Approval for
refuse bin

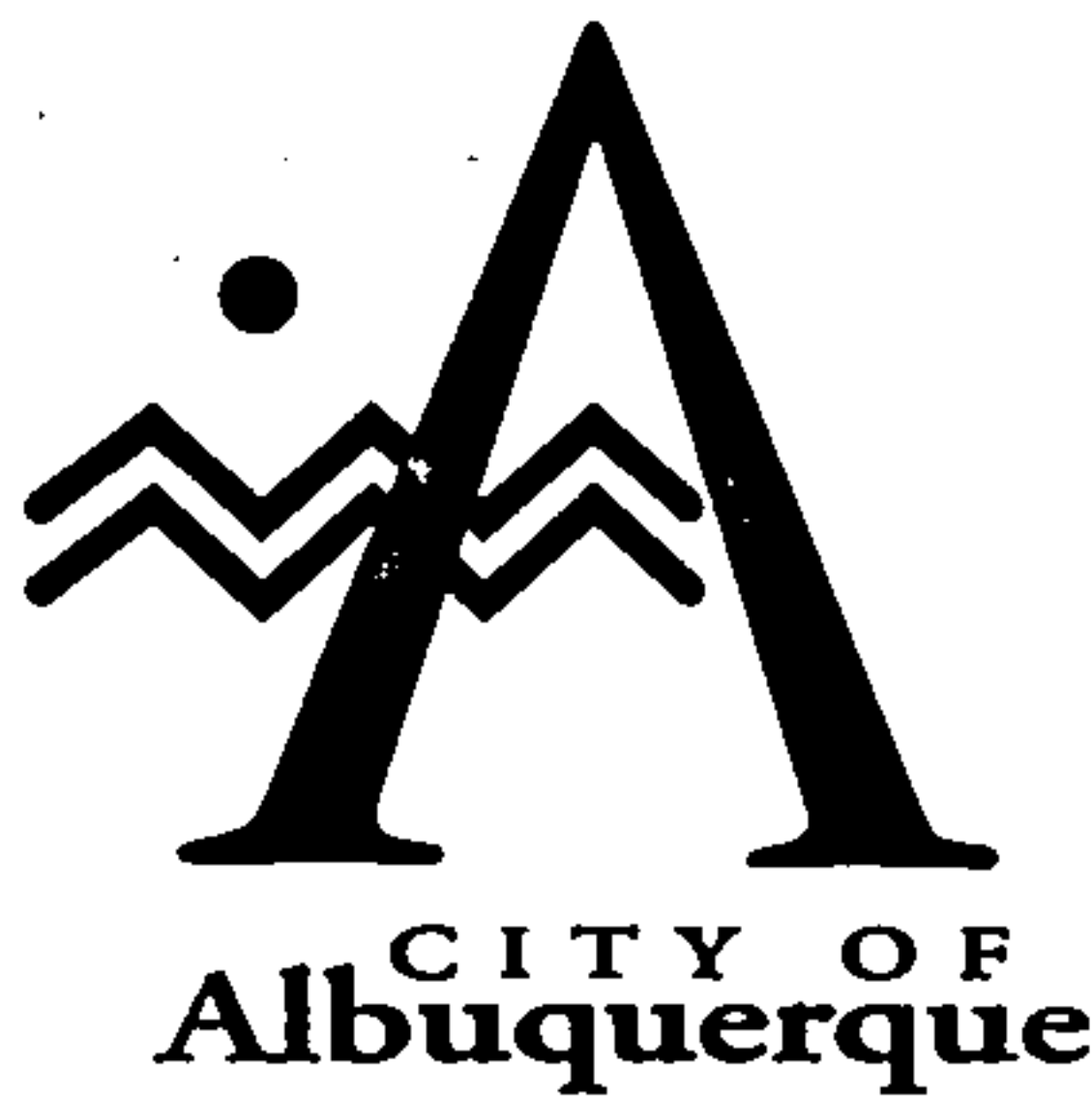
15' min radius

Extend proposed SW along entire
property line

Needs fire approval for Y.

turn around

2' overhang can't intrude



August 9, 1996

Martin J. Chávez, Mayor

Dennis Lorenz, PE
Brasher & Lorenz, Inc.
2201 San Pedro NE
Bldg. 1 Suite 210
Albuquerque, NM 87110

**RE: WEST VALLEY APARTMENTS (M9/D15). DRAINAGE REPORT SUBMITTAL FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 8, 1996.**

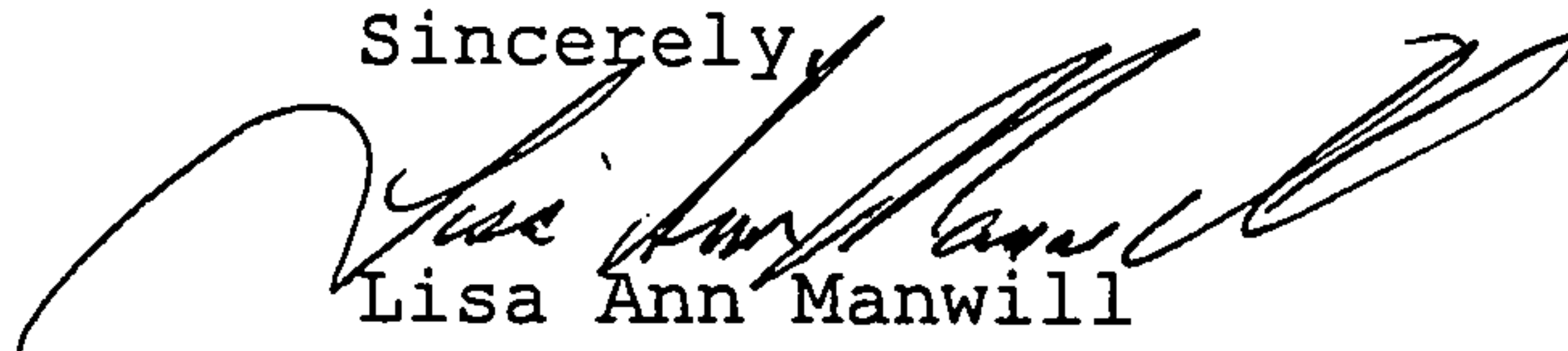
Dear Mr. Lorenz:

Based on the information provided on your July 16, 1996 submittal,
the above referenced project is approved for Building Permit.

Prior to Certificate of Occupancy, an Engineer's Certification will
be required.

If I can be of further assistance, please feel free to contact me at
768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: WEST VALLEY APARTMENTS ZONE ATLAS/DRNG: FILE #: M9/4/15

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 50-B-2, ATRISCO VILLAGE, UNIT 5

CITY ADDRESS: BENAVIDES RD SW

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: Dennis A. Lorenz, PE
2201 San Pedro NE, Bldg 1 Suite 210

ADDRESS: 4425 Juan Tabo Blvd, NE Suite 202 PHONE: 296-0422

OWNER: SIGNATURE DEVELOPERS CONTACT: CHAS REEDER

ADDRESS: _____ PHONE: 1-714-771-4477

ARCHITECT: GARLAN BRYAN CONTACT: G. BRYANT

ADDRESS: 2403 SAN MATEO PHONE: 884-9694

SURVEYOR: PRECISION SURVEYS CONTACT: L. MEDRAND

ADDRESS: 2929 COORS NW PHONE: 839-0569

CONTRACTOR: NA CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER: _____

PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ 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 APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

*Stamped
7-9-96*

JUL 16 1996

DATE SUBMITTED:

BY:

7-9-96
Dennis A. Lorenz

DRAINAGE REPORT
FOR
WEST VALLEY APARTMENTS
Albuquerque, New Mexico

JUL 16 1996

Prepared By:

BRASHER & LORENZ, INC.
Consulting Engineers
San Pedro NE
Building 1, Suite 210
Albuquerque, New Mexico 87110

July, 1996



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PROPOSED CONDITIONS	1
TEMPORARY EROSION CONTROL	4

LIST OF FIGURES AND EXHIBITS

TITLE	PAGE NO.
VICINITY MAP - FIGURE 1	2
FLOODWAY MAP - FIGURE 2	3
CALCULATIONS	APPENDIX
EXHIBIT "A"	APPENDIX
GRADING AND DRAINAGE PLAN	POCKET

PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Drainage Report outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as the **West Valley Apartments**, with associated paving, landscaping, utility, grading, and drainage improvements. The scope of this plan is to provide drainage criteria for the safe management of excess runoff, and design detail for the construction of the required grading, paving and drainage improvements.

EXISTING CONDITIONS

The project site is approximately 2.02 acres in size and is located on Benavides Drive NW, (See Location Map, Figure 1). Presently the site is undeveloped. Site topography slopes from west to east at approximately 2 percent. The site is covered with native grasses and vegetation. The site is classified as an infill project. The site is bounded by Benavides Drive on the south, developed residential (single family) on the west, and the Snow Vista Channel along the northeast. No off-site flows impact the site. The undeveloped land to the west drains north to the Snow Vista Channel, an improved AMAFCA channel. Benavides Road drains east to the channel.

All runoff from the site drains to eastward to the channel. A side inlet is provided to drain undeveloped flows to the channel.

As shown by the attached Floodway Panel, this site does not lie within a designated flood hazard zone.

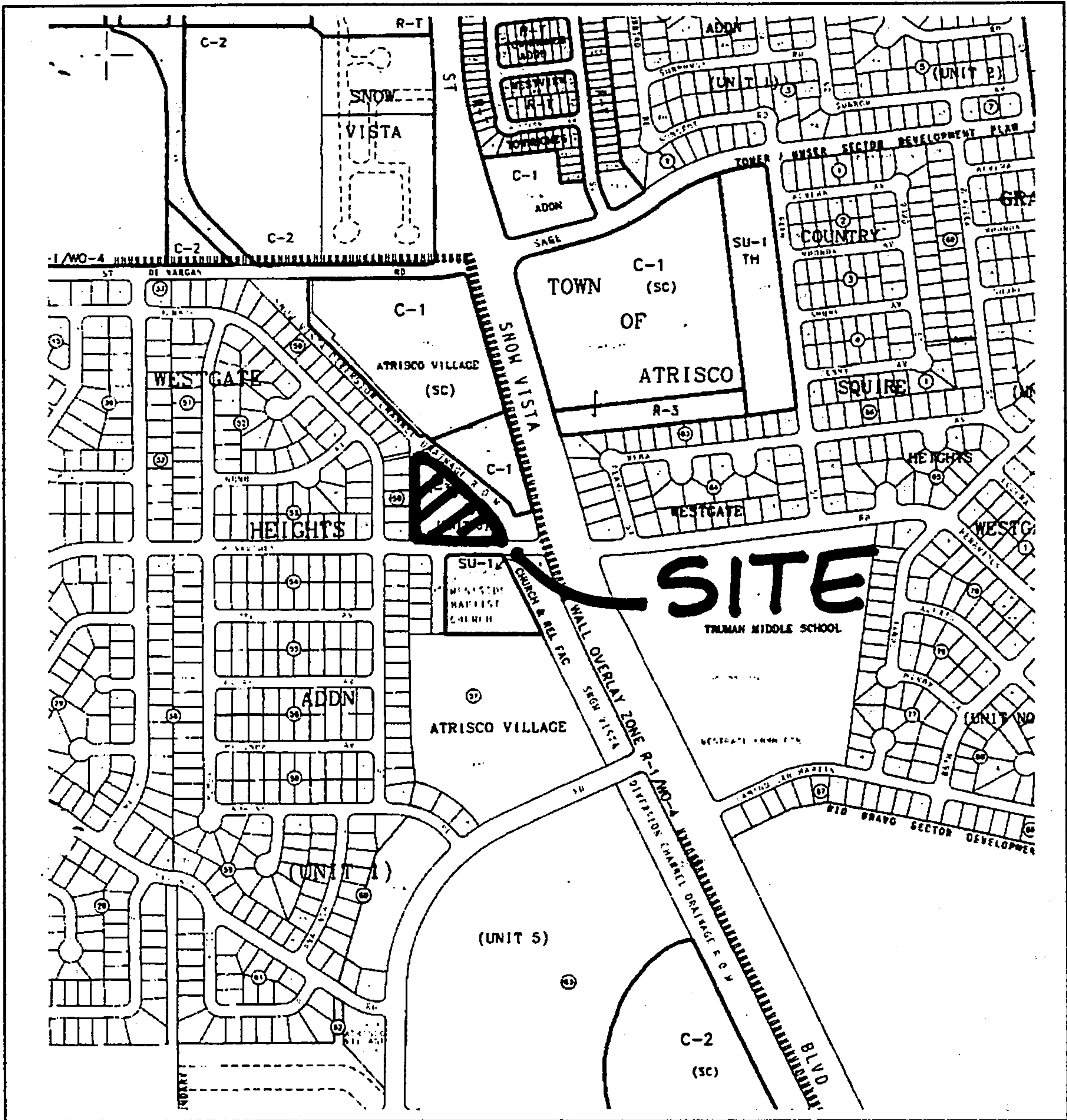
EXISTING DRAINAGE MASTERPLANS

The drainage criteria for this site was established by the "Master Drainage Plan for Sunrise Terrace, Unit 1 Plan", prepared by Easterling & Associates, Inc. Per the DMP downstream limitations within the Snow Vista Channel and detention reservoir limit the discharge from the project site is limited to 1.29 cfs per acre (See Exhibit "A").

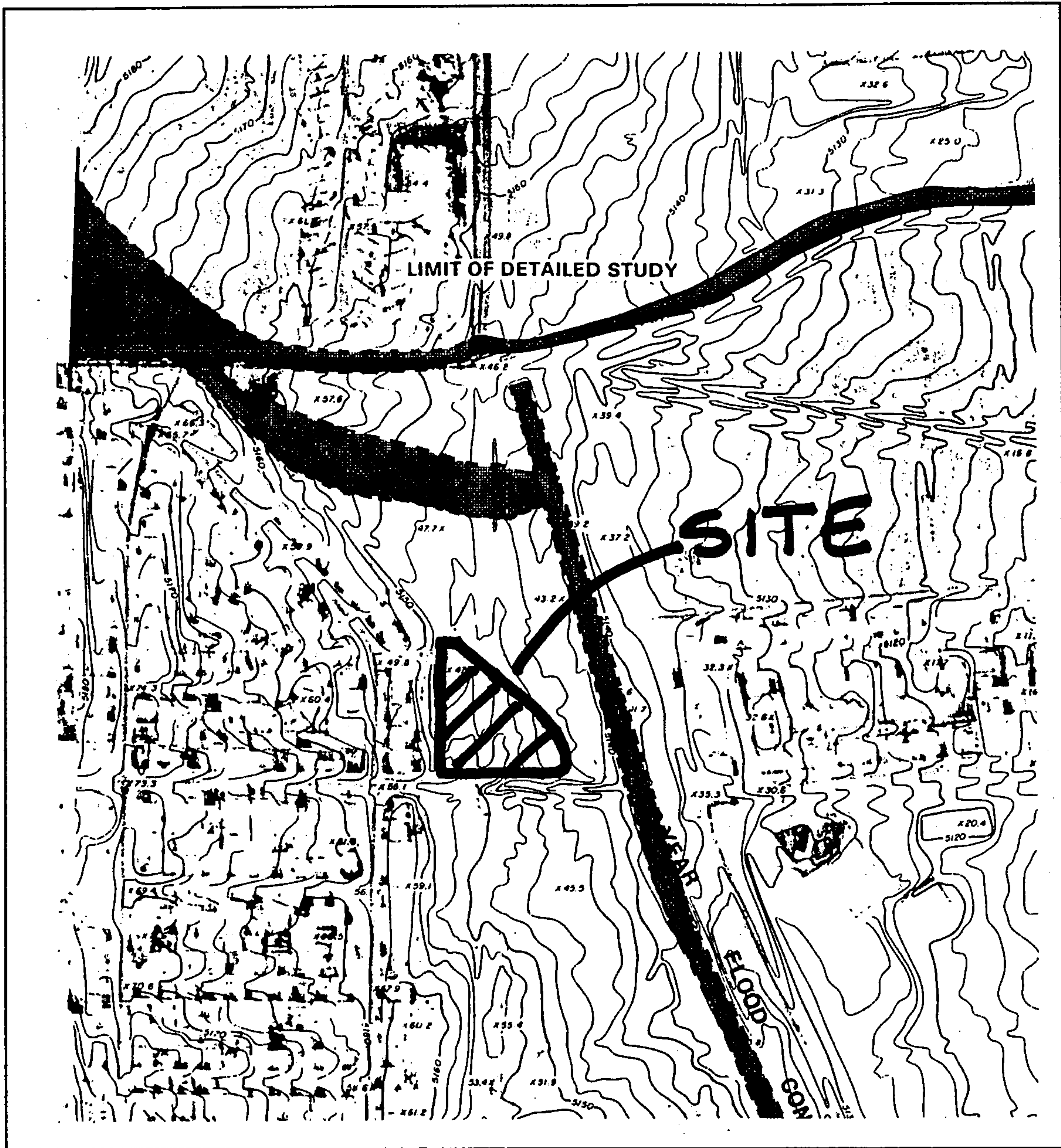
PROPOSED CONDITIONS

As shown by the Plan, the project consists of the development of the property into an Apartment Complex. The Plan shows the elevations required to properly grade and construct the recommended improvements. The direction of drainage flows are given by flow arrows and on-site drainage basins are identified. All drainage improvements recommended by the Plan are detailed on Sheet C-2.

In accordance with the approved Drainage Masterplan all runoff generated by the project site will be routed through a detention pond to be located along the south



LOCATION MAP
Figure 1



FLOODWAY MAP
Figure 2

side of the channel within the project parking lot. Allowable discharge from the site is 1.29 cfs per acre, or $2.02\text{ac}(1.29\text{cfs}) = 2.61 \text{ cfs}$.

All flows are to be managed on-site by the improvements recommended by this plan. The On-site basins are managed as follows:

1. Basin "A" consists of the bulk of the project area which drains to the parking lot ponding area. The pond drains by a Type "D" inlet with a flow restrictor which limits peak developed discharge to 1.08 cfs.
2. Basin "B" consists of that portion of the site which cannot drain through the detention pond. Peak developed discharge from Basin "B" is 1.49 cfs. All flows from this basin enter the channel at a side inlet.

The detention pond is designed to drain at a controlled rate of 1.08 cfs, which results in a storage requirement of 0.1354 acre feet. An emergency spillway and side inlet to the channel are provided in the event the pond drain clogs. The existing undeveloped flowrate is estimated at 2.63 cfs. Development of this project results in a flowrate of 2.57 cfs, which includes free discharge of Basin "B" and controlled release from the detention pond.

TEMPORARY EROSION CONTROL PLAN

1. The intent of this temporary erosion control plan is to limit the discharge of sediment into the public street and/or storm drainage system and to protect adjacent properties from excess runoff during construction.
2. The Contractor shall obtain a Top Soil Disturbance Permit from Environmental Health prior to performing any earthwork related operations.
3. After the initial site clearing, the detention ponding area should be rough graded to create a storage area for excess runoff and sediment.
4. Temporary erosion control berms should be constructed along the north, east and west project boundaries per Detail E/C-2 to direct excess runoff to the ponding area.
5. It is the Contractor's responsibility to properly maintain all temporary erosion control facilities during the construction phase of the project.

CALCULATIONS

The calculations shown herein define the 100 year/6 hour design storm falling with the project area under existing and developed conditions. The Hydrology is per

"Section 22.2, Part A, DPM, Vol 2" Dated January 1993. Calculations are provided to demonstrate on-site improvement capacities and downstream capacity.

APPENDIX

CALCULATIONS

PROJECT NAME WEST VALLEY APTS JOB NO. 5080
SUBJECT CONC. RUNDOWNS
BY _____ CHECKED BY _____ DATE 7-8-96 PAGE 1 OF _____

CONCRETE RUNDOWN ENTRANCE WEIRS:

WEIRS

Enter up to 10 weirs.
Enter <Return> only for flowrate and length to end.

FLOWRATE (CFS)	LENGTH (FT)	COEFF (-)	HEAD (FT)
6.60	7.5	2.500	0.50
1.50	1.7	2.500	0.50

BASIN "A" 10' PROVIDED
BASIN "B" 10' PROVIDED

AHYMO & POND ROUTING

PROJECT NAME W. VALLEY APTS JOB NO. 5080
SUBJECT POND DESIGN
BY _____ CHECKED BY _____ DATE 7-8-96 PAGE 1 OF _____

DETENTION POND DESIGN

DISCHARGE LIMITED TO 1.29 CFS/AC

SITE AREA = 2.02 AC

ALLOW $Q = 1.29(2.02) = 2.61 \text{ CFS}$

OUTLET IS TYPE 'D' DI W/18" RCP
TO CHANNEL. PROVIDE RESTRICTOR PLATE
TO LIMIT Q_{OUT} .

GIVEN FREE DISCHG OF BASIN 'B':

$$Q_{OUT} = 2.61 - 1.49 = 1.12 \text{ CFS}$$

SIZE OUTLET

IF MAX WSE = 45.5 , DI INV = 40.3

$$H_{MAX} = 5.2'$$

$$Q = CA\sqrt{2gh} \quad C = 0.6 \Rightarrow A = 0.10 \text{ SF}$$

$$d = 4.25" \pm$$

USE 4.25" DIA HOLE IN STL PLATE OVER
18" RCP INLET @ DI.

$$Q = CA\sqrt{2gh} \quad A(4.25") = 0.099 \text{ SF}$$

PROJECT NAME W. VALLEY APTS JOB NO. 5080
SUBJECT POMM DESIGN
BY _____ CHECKED BY _____ DATE 7-8-96 PAGE 2 OF _____

ROUT RES. TABLE

ELEV	QOUT (CFS)	VOL (AF)
40.3	0	0
44.3	0.95	0
45.0	1.03	0.04178
45.5	1.09	0.15303

PER AHYMD OUTPUT:

QOUT = 1.08 CFS PEAK

MAX WSE = 45.42

STORAGE = 0.1354 AC.FT
= 5898 CF.

 * WEST VALLEY APARTMENTS
 * PROJECT HYDROLOGY

START TIME=0.0 PUNCH CODE=0
 RAINFALL TYPE=1 RAIN QUARTER=0.0 RAIN ONE=1.87
 RAIN SIX=2.20 RAIN DAY=2.66 DT=0.03333 HRS

* UNDEVELOPED SITE

COMPUTE NM HYD ID=1 HYD NO=101 DA=0.003156 SQ MI
 PER A=100 PER B=0 PER C=0 PER D=0
 TP=0.1333 HR MASS RAIN=-1

* DEVELOPED SITE

COMPUTE NM HYD ID=2 HYD NO=102 DA=0.003156 SQ MI
 PER A=0 PER B=10 PER C=10 PER D=80
 TP=0.1333 HR MASS RAIN=-1

* BASIN A

COMPUTE NM HYD ID=3 HYD NO=103 DA=0.002578 SQ MI
 PER A=0 PER B=10 PER C=10 PER D=80
 TP=0.1333 HR MASS RAIN=-1

* BASIN B

COMPUTE NM HYD ID=4 HYD NO=104 DA=0.000578 SQ MI
 PER A=0 PER B=10 PER C=10 PER D=80
 TP=0.1333 HR MASS RAIN=-1

PRINT HYD ID=1 CODE=1

PRINT HYD ID=2 CODE=1

PRINT HYD ID=3 CODE=2

PRINT HYD ID=4 CODE=1

PLOT HYD ID=3

* ROUTE PROJECT THRU POND

ROUTE RESERVOIR	ID=5 HYD NO=105	INFLOW ID=3	CODE=2
	OUT(CFS)	STORAGE(AC-FT)	ELEV(FT)
	0	0	40.3
	0.95	0	44.3
	1.03	0.04178	45.0
	1.09	0.15303	45.5

PRINT HYD ID=5 CODE=2

PLOT HYD ID=5

FINISH

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
INPUT FILE = a:5080.dat

RUN DATE (MON/DAY/YR) =07/11/1996
USER NO.= BRASHERE.I01

[illegible]

AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
RUN DATE (MON/DAY/YR) = 07/11/1996
START TIME (HR:MIN:SEC) = 22:19:43 USER NO.= BRASHERE.I01
INPUT FILE = a:5080.dat

* WEST VALLEY APARTMENTS
* PROJECT HYDROLOGY

START TIME=0.0 PUNCH CODE=0
RAINFALL TYPE=1 RAIN QUARTER=0.0 RAIN ONE=1.87
RAIN SIX=2.20 RAIN DAY=2.66 DT=0.03333 HRS

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.

DT =	.033330 HOURS	END TIME =	5.999400 HOURS
.0000	.0016	.0033	.0050
.0122	.0141	.0160	.0180
.0266	.0289	.0312	.0337
.0443	.0472	.0502	.0534
.0675	.0715	.0758	.0809
.1334	.1771	.2398	.3254
.9780	1.1804	1.2649	1.3363
1.5600	1.6061	1.6493	1.6900
1.8314	1.8623	1.8915	1.9193
1.9630	1.9682	1.9732	1.9780
1.9953	1.9993	2.0031	2.0068
2.0207	2.0240	2.0272	2.0303
2.0420	2.0448	2.0475	2.0502
2.0605	2.0629	2.0653	2.0677
2.0768	2.0790	2.0812	2.0833
2.0916	2.0936	2.0956	2.0976
2.1051	2.1070	2.1088	2.1106
2.1176	2.1193	2.1210	2.1227
2.1292	2.1308	2.1324	2.1340
2.1401	2.1416	2.1431	2.1446
2.1504	2.1518	2.1532	2.1546
2.1600	2.1614	2.1627	2.1640
2.1692	2.1705	2.1718	2.1731
2.1780	2.1792	2.1804	2.1817
2.1864	2.1876	2.1887	2.1899
2.1944	2.1956	2.1967	2.1978
			2.1989
			2.2000

* UNDEVELOPED SITE

COMPUTE NM HYD ID=1 HYD NO=101 DA=0.003156 SQ MI
PER A=100 PER B=0 PER C=0 PER D=0
TP=0.1333 HR MASS RAIN=-1

K = .163684HR TP = .133300HR K/TP RATIO = 1.227936 SHAPE CONSTANT, N = 2.899764
UNIT PEAK = 6.4764 CFS UNIT VOLUME = .9974 B = 273.54 P60 = 1.8700
AREA = .003156 SQ MI IA = .65000 INCHES INF = 1.67000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

* DEVELOPED SITE

COMPUTE NM HYD ID=2 HYD NO=102 DA=0.003156 SQ MI
PER A=0 PER B=10 PER C=10 PER D=80
TP=0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 9.9680 CFS UNIT VOLUME = .9982 B = 526.28 P60 = 1.8700

AREA = .002525 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

K = .118429HR TP = .133300HR K/TP RATIO = .888442 SHAPE CONSTANT, N = 3.992480
UNIT PEAK = 1.6794 CFS UNIT VOLUME = .9923 B = 354.67 P60 = 1.8700
AREA = .000631 SQ MI IA = .42500 INCHES INF = 1.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

* BASIN A

COMPUTE NM HYD ID=3 HYD NO=103 DA=0.002578 SQ MI
PER A=0 PER B=10 PER C=10 PER D=80
TP=0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 8.1425 CFS UNIT VOLUME = .9981 B = 526.28 P60 = 1.8700
AREA = .002062 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

K = .118429HR TP = .133300HR K/TP RATIO = .888442 SHAPE CONSTANT, N = 3.992480
UNIT PEAK = 1.3718 CFS UNIT VOLUME = .9906 B = 354.67 P60 = 1.8700
AREA = .000516 SQ MI IA = .42500 INCHES INF = 1.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

* BASIN B

COMPUTE NM HYD ID=4 HYD NO=104 DA=0.000578 SQ MI
PER A=0 PER B=10 PER C=10 PER D=80
TP=0.1333 HE MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 1.8256 CFS UNIT VOLUME = .9933 B = 526.28 P60 = 1.8700
AREA = .000462 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

K = .118429HR TP = .133300HR K/TP RATIO = .888442 SHAPE CONSTANT, N = 3.992480
UNIT PEAK = .30757 CFS UNIT VOLUME = .9562 B = 354.67 P60 = 1.8700
AREA = .000116 SQ MI IA = .42500 INCHES INF = 1.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 101.00

RUNOFF VOLUME = .43925 INCHES = .0739 ACRE-FEET
PEAK DISCHARGE RATE = 2.63 CFS AT 1.533 HOURS BASIN AREA = .0032 SQ. MI.

PRINT HYD ID=2 CODE=1

PARTIAL HYDROGRAPH 102.00

RUNOFF VOLUME = 1.73552 INCHES = .2921 ACRE-FEET
PEAK DISCHARGE RATE = 8.06 CFS AT 1.500 HOURS BASIN AREA = .0032 SQ. MI.

PRINT HYD ID=3 CODE=2

PARTIAL HYDROGRAPH 103.00

TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
.000	.0	1.333	1.8	2.666	.1	4.000	.0	5.333	.0
.067	.0	1.400	3.7	2.733	.1	4.066	.0	5.399	.0
.133	.0	1.467	6.0	2.800	.1	4.133	.0	5.466	.0
.200	.0	1.533	6.3	2.866	.1	4.200	.0	5.533	.0
.267	.0	1.600	4.6	2.933	.1	4.266	.0	5.599	.0
.333	.0	1.667	3.4	3.000	.1	4.333	.0	5.666	.0
.400	.0	1.733	2.7	3.066	.1	4.400	.0	5.733	.0
.467	.0	1.800	2.3	3.133	.1	4.466	.0	5.799	.0
.533	.0	1.866	2.0	3.200	.0	4.533	.0	5.866	.0
.600	.0	1.933	1.7	3.266	.0	4.600	.0	5.933	.0
.667	.0	2.000	1.5	3.333	.0	4.666	.0	5.999	.0
.733	.0	2.066	1.3	3.400	.0	4.733	.0	6.066	.0
.800	.0	2.133	.9	3.466	.0	4.800	.0	6.133	.0
.867	.0	2.200	.6	3.533	.0	4.866	.0	6.199	.0
.933	.0	2.266	.4	3.600	.0	4.933	.0	6.266	.0
1.000	.0	2.333	.3	3.666	.0	4.999	.0	6.333	.0
1.067	.0	2.400	.3	3.733	.0	5.066	.0	6.399	.0
1.133	.0	2.466	.2	3.800	.0	5.133	.0	6.466	.0
1.200	.1	2.533	.2	3.866	.0	5.199	.0	6.533	.0
1.267	.7	2.600	.2	3.933	.0	5.266	.0	6.599	.0

RUNOFF VOLUME = 1.73552 INCHES = .2386 ACRE-FEET
PEAK DISCHARGE RATE = 6.59 CFS AT 1.500 HOURS BASIN AREA = .0026 SQ. MI.

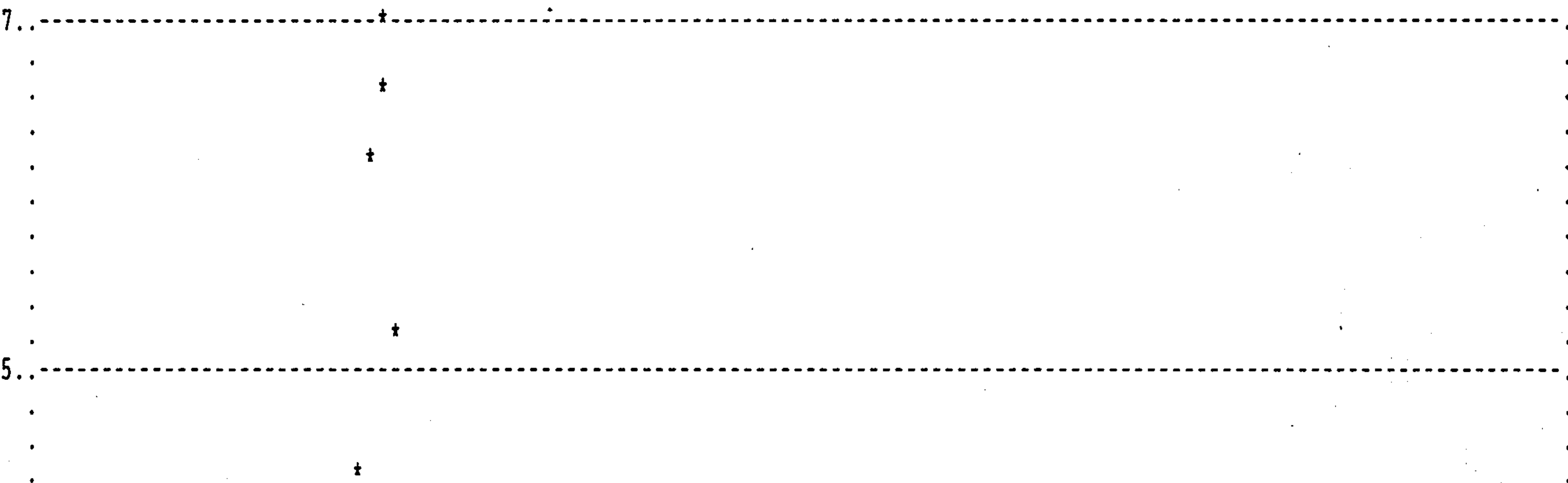
PRINT HYD ID=4 CODE=1

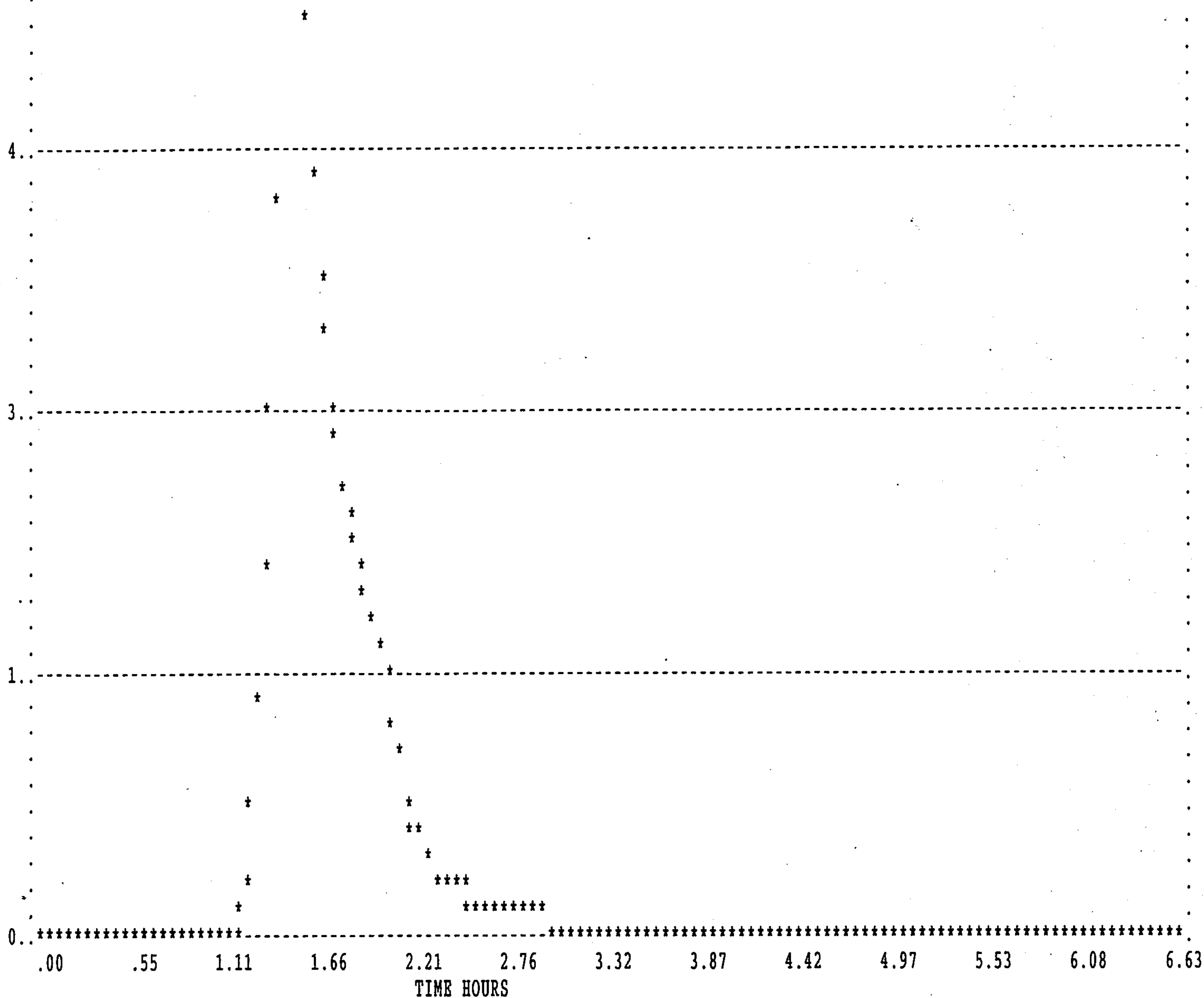
PARTIAL HYDROGRAPH 104.00

RUNOFF VOLUME = 1.73552 INCHES = .0535 ACRE-FEET
PEAK DISCHARGE RATE = 1.49 CFS AT 1.500 HOURS BASIN AREA = .0006 SQ. MI.

PLOT HYD ID=3

FLOW RATE (CFS)





* ROUTE PROJECT THRU POND

ROUTE RESERVOIR	ID=5	HYD NO=105	INFLOW ID=3	CODE=2
	OUT(CFS)	STORAGE(AC-FT)	ELEV(FT)	
	0	0	40.3	
	0.95	0	44.3	
	1.03	0.04178	45.0	
	1.09	0.15303	45.5	

* * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	40.30	.000	.00
.07	.00	40.30	.000	.00
.13	.00	40.30	.000	.00
.20	.00	40.30	.000	.00
.27	.00	40.30	.000	.00

.33	.00	40.30	.000	.00
.40	.00	40.30	.000	.00
.47	.00	40.30	.000	.00
.53	.00	40.30	.000	.00
.60	.00	40.30	.000	.00
.67	.00	40.30	.000	.00
.73	.00	40.30	.000	.00
.80	.00	40.30	.000	.00
.87	.00	40.30	.000	.00
.93	.00	40.30	.000	.00
1.00	.00	40.30	.000	.00
1.07	.00	40.30	.000	.00
1.13	.00	40.30	.000	.00
1.20	.10	40.74	.000	.10
1.27	.69	43.22	.000	.69
1.33	1.81	44.33	.002	.95
1.40	3.65	44.49	.011	.97
1.47	6.01	44.84	.033	1.01
1.53	6.29	45.09	.062	1.04
1.60	4.58	45.20	.086	1.05
1.67	3.36	45.27	.102	1.06
1.73	2.68	45.32	.113	1.07
1.80	2.28	45.35	.120	1.07
1.87	1.97	45.38	.126	1.08
1.93	1.72	45.40	.130	1.08
2.00	1.51	45.41	.133	1.08
2.07	1.29	45.42	.135	1.08
2.13	.88	45.42	.135	1.08
2.20	.56	45.41	.133	1.08
2.27	.41	45.40	.130	1.08
2.33	.33	45.38	.126	1.08
2.40	.27	45.36	.122	1.07
2.47	.22	45.34	.117	1.07
2.53	.19	45.32	.112	1.07
2.60	.16	45.29	.107	1.07
2.67	.13	45.27	.102	1.06
2.73	.11	45.25	.097	1.06
2.80	.09	45.22	.092	1.06
2.87	.08	45.20	.086	1.05
2.93	.07	45.18	.081	1.05
3.00	.06	45.15	.076	1.05
3.07	.06	45.13	.070	1.05
3.13	.05	45.10	.065	1.04
3.20	.05	45.08	.059	1.04
3.27	.05	45.05	.054	1.04
3.33	.04	45.03	.048	1.03
3.40	.04	45.01	.043	1.03
3.47	.04	44.93	.038	1.02
3.53	.04	44.84	.032	1.01
3.60	.04	44.75	.027	1.00
3.67	.04	44.66	.022	.99

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
---------------	-----------------	----------------	-------------------	------------------

3.73	.04	44.57	.016	.98
3.80	.04	44.49	.011	.97
3.87	.03	44.40	.006	.96
3.93	.03	44.32	.001	.95
4.00	.03	40.58	.000	.07

4.07	.03	40.58	.000	.07
4.13	.03	40.58	.000	.07
4.20	.03	40.58	.000	.07
4.27	.03	40.57	.000	.07
4.33	.03	40.57	.000	.07
4.40	.03	40.57	.000	.07
4.47	.03	40.57	.000	.07
4.53	.03	40.57	.000	.06
4.60	.03	40.57	.000	.07
4.67	.03	40.57	.000	.07
4.73	.03	40.58	.000	.07
4.80	.03	40.58	.000	.07
4.87	.03	40.58	.000	.07
4.93	.03	40.58	.000	.07
5.00	.03	40.58	.000	.07
5.07	.03	40.58	.000	.07
5.13	.04	40.59	.000	.07
5.20	.04	40.58	.000	.07
5.27	.04	40.59	.000	.07
5.33	.04	40.59	.000	.07
5.40	.04	40.59	.000	.07
5.47	.04	40.59	.000	.07
5.53	.04	40.60	.000	.07
5.60	.04	40.60	.000	.07
5.67	.04	40.60	.000	.07
5.73	.04	40.60	.000	.07
5.80	.04	40.61	.000	.07
5.87	.04	40.61	.000	.07
5.93	.04	40.61	.000	.07
6.00	.04	40.61	.000	.07
6.07	.04	40.60	.000	.07
6.13	.02	40.54	.000	.06
6.20	.01	40.42	.000	.03
6.27	.01	40.36	.000	.02
6.33	.00	40.34	.000	.01
6.40	.00	40.33	.000	.01
6.47	.00	40.32	.000	.01
6.53	.00	40.32	.000	.00

PEAK DISCHARGE = 1.080 CFS - PEAK OCCURS AT HOUR 2.10
 MAXIMUM WATER SURFACE ELEVATION = 45.421
 MAXIMUM STORAGE = .1354 AC-FT INCREMENTAL TIME= .033330HRS

PRINT HYD ID=5 CODE=2

PARTIAL HYDROGRAPH 105.00

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.400	1.0	2.800	1.1	4.200	.1	5.599	.1
.067	.0	1.467	1.0	2.866	1.1	4.266	.1	5.666	.1
.133	.0	1.533	1.0	2.933	1.1	4.333	.1	5.733	.1
.200	.0	1.600	1.1	3.000	1.0	4.400	.1	5.799	.1
.267	.0	1.667	1.1	3.066	1.0	4.466	.1	5.866	.1
.333	.0	1.733	1.1	3.133	1.0	4.533	.1	5.933	.1
.400	.0	1.800	1.1	3.200	1.0	4.600	.1	5.999	.1
.467	.0	1.866	1.1	3.266	1.0	4.666	.1	6.066	.1
.533	.0	1.933	1.1	3.333	1.0	4.733	.1	6.133	.1
.600	.0	2.000	1.1	3.400	1.0	4.800	.1	6.199	.0
.667	.0	2.066	1.1	3.466	1.0	4.866	.1	6.266	.0
.733	.0	2.133	1.1	3.533	1.0	4.933	.1	6.333	.0

.800	.0	2.200	1.1	3.600	1.0	4.999	.1	6.399	.0
.867	.0	2.266	1.1	3.666	1.0	5.066	.1	6.466	.0
.933	.0	2.333	1.1	3.733	1.0	5.133	.1	6.533	.0
1.000	.0	2.400	1.1	3.800	1.0	5.199	.1	6.599	.0
1.067	.0	2.466	1.1	3.866	1.0	5.266	.1	6.666	.0
1.133	.0	2.533	1.1	3.933	1.0	5.333	.1		
1.200	.1	2.600	1.1	4.000	.1	5.399	.1		
1.267	.7	2.666	1.1	4.066	.1	5.466	.1		
1.333	1.0	2.733	1.1	4.133	.1	5.533	.1		

RUNOFF VOLUME = 1.73769 INCHES = .2389 ACRE-FEET
PEAK DISCHARGE RATE = 1.08 CFS AT 2.100 HOURS BASIN AREA = .0026 SQ. MI.

PLOT HYD ID=5
FLOW RATE (CFS)

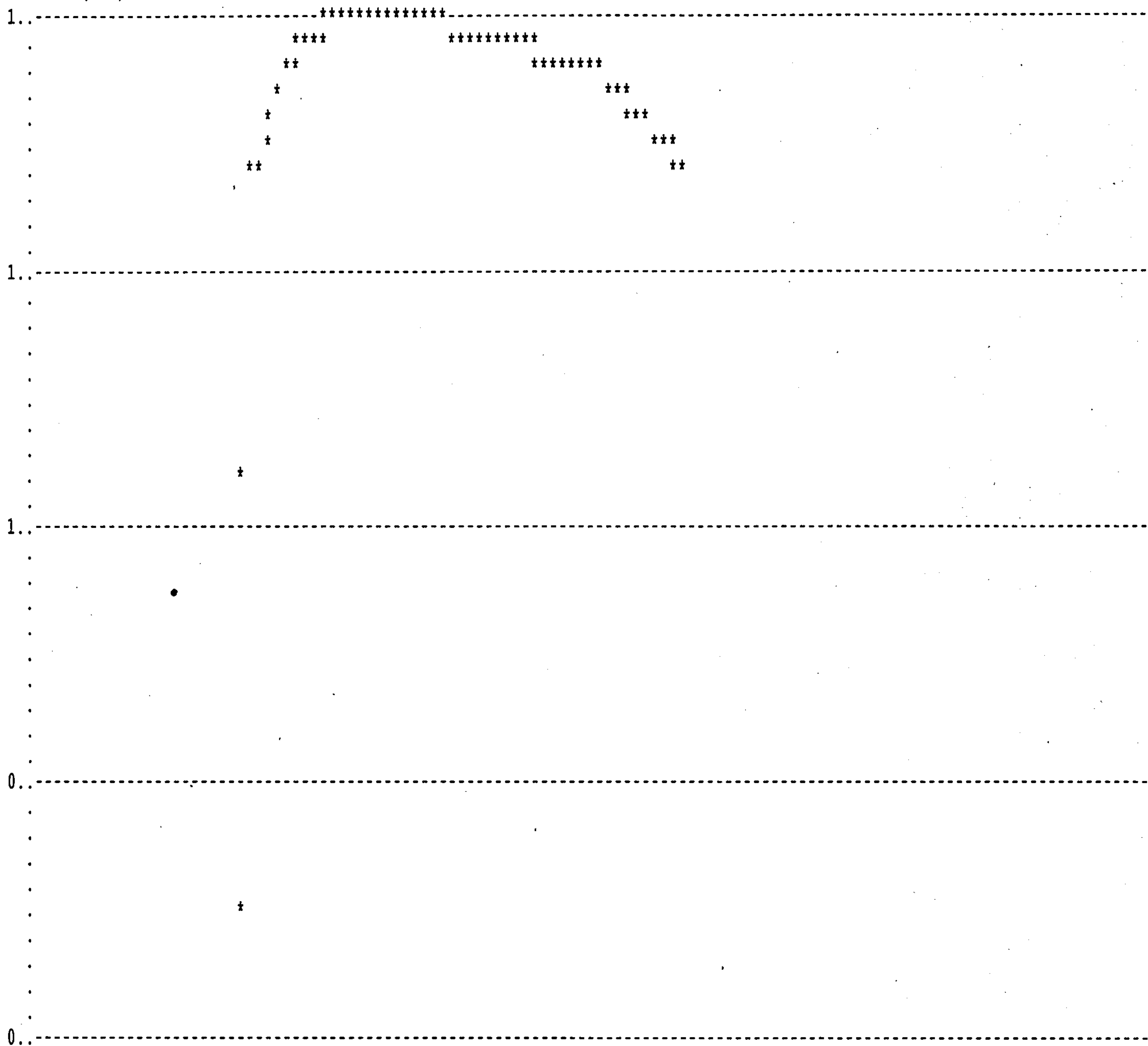


EXHIBIT "A"

MASTER DRAINAGE PLAN
FOR
SUNRISE TERRACE UNIT I
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 1994

PREPARED FOR:

CURB, INC.
6301 INDIAN SCHOOL ROAD, NE
SUITE 680
ALBUQUERQUE, NM 87110

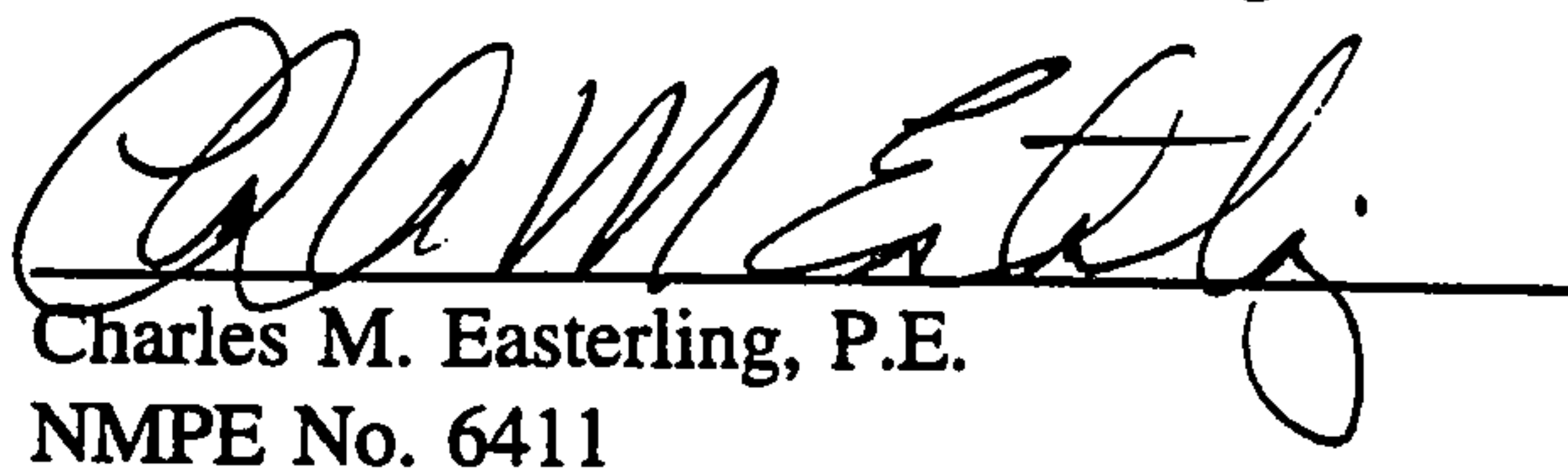
AND

SANTA FE PROPERTIES DEVELOPMENT COMPANY
1323 PASEO DE PERALTA
SANTA FE, NM 87501

PREPARED BY:

EASTERLING & ASSOCIATES, INC.
10131 COORS ROAD, N.W.
SUITE H-7
ALBUQUERQUE, NM 87114-4048
TELEPHONE (505) 898-8021

I, Charles M. Easterling, do hereby certify that this report was prepared by me or under my direction and that I am a duly registered Professional Engineer under the laws of the State of New Mexico.


Charles M. Easterling, P.E.
NMPE No. 6411

10-12-94
Date



The goal of this analysis was to determine flow rates from the offsite areas that could be reasonably provided for by downstream properties and which would not unduly constrain the development of the upstream property per the City's Drainage Ordinance.

The following constraints currently exist in the watershed:

- The Snow Vista Channel, the outfall for the watershed, has a limited capacity. Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) personnel have indicated that 774 cfs, as shown on the Snow Vista Channel as-built drawings, is the maximum allowable 100-year discharge below the Section Line Confluence shown on PLATE 2. This capacity does not allow free discharge from the entire watershed in the fully developed condition.
- The majority of the properties located in the watershed will require onsite ponding and extensive conveyance facilities in order to discharge developed condition flows to the channel.

The fully developed condition analysis was performed in two steps.

The first step was a simple acreage based distribution of the available channel capacity throughout the watershed. The area and runoff from the existing *Sunrise Terrace Unit II "A" Subdivision* were excluded from this distribution as the subdivision was allowed to develop assuming free discharge. To impose discharge constraints on the existing subdivision at this point would be very difficult.

The linear distribution was made as follows:

Allowable Q_{100} at the Section Line = 774 cfs
Total Watershed above the Section Line = 577.6 ac
Approximate Area of *Sunrise Terrace Unit 2, A-1* = 20 ac
Approximate Q_{100} from *Sunrise Terrace Unit 2, A-1* = 60 cfs
Net Q_{100} at Section Line = $774 - 60 = 714$ cfs
Net Watershed Area = $577.6 - 20 = 557.6$ ac
Linear Distribution of Capacity = $714 \div 557.6 = 1.28$ cfs/ac

It was assumed that routing effects would allow some additional discharge to occur from the watershed so the 1.28 cfs/ac was adjusted to 1.29 cfs/ac to correspond with the 100-year peak runoff rate from undeveloped soil in the watershed.

The second step in the analysis of the fully developed condition watershed was to model the watershed using AHYMO.

The AHYMO Model was used to analyze routing effects in the watershed. Because little is known about the future development of the watershed, a conservative modeling approach was used. Modeling included the following assumptions: