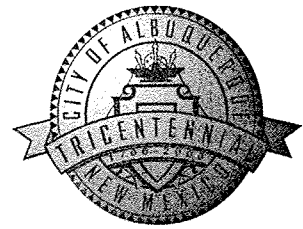


CITY OF ALBUQUERQUE



October 8, 2007

Jackie McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave NE
Albuquerque, NM 87122

**Re: Dr. Hawk Pediatrics, 9210 Golf Course Rd. NW,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/30/07 (C-12/D002A1)
Certification dated 10/07/07**

Ms. McDowell:

Based upon the information provided in your submittal received 10/05/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

Timothy Sims
Plan Checker, Planning Dept.
Development and Building Services

www.cabq.gov

C: CO Clerk-Katrina Sigala
File

CITY OF ALBUQUERQUE



May 1, 2007

Jackie S. McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave NE
Albuquerque, NM 87122

Re: Dr. Hawk Pediatrics, Tract 5-D3B Paradise Valley, Grading and Drainage Plan

Engineer's Stamp dated 3-30-07 (C12/D002A1)

Dear Ms. McDowell,

Based upon the information provided in your submittal dated 4-13-07, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

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

Albuquerque

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

New Mexico 87103

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

ATTACHMENT NO. 1

SUPPLEMENTAL CALCULATIONS

FOR

MULLEN-HELLER/DR. HAWK

TRACT 5-D3B
PARADISE VILLAGE SUBDIVISION

GRADING & DRAINAGE PLAN

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

  3-30-07
Jackie S. McDowell, P.E. No. 10903

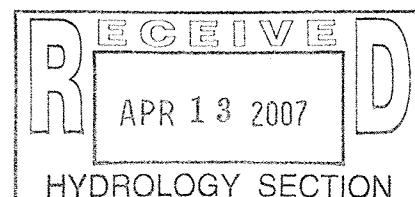


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Vicinity Map - Zone Atlas C-12	3
FEMA Firmette – Panel #116	4
Reduced Grading & Drainage Plan	5
Onsite Basin Calculations	6

MULLEN-HELLER/DR. HAWK BLDG.

DRAINAGE PLAN

SCOPE:

Pursuant to the latest City of Albuquerque Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A new building is proposed for the subject property in accordance with the previously approved grading & drainage plan prepared by Huitt-Zollars, Inc. with associated access, parking and landscaping.

EXISTING CONDITION:

Presently the site has been prepared for a ² building pad ^{pod 5} similar to the one proposed. The site is bounded on the north and west by commercial property, on the west by private residential property, and on the south by Marna Lynn Ave. NW. The site slopes from the east to the west and is not located in a 100-year floodplain per FEMA Map Panel No. 116. A storm drainage system with inlets and culverts has been installed in accordance with the approved grading and drainage plan for this property. A negligible amount of offsite runoff enters the property from the east.

PROPOSED CONDITION:

As shown by the plan, the new building is proposed for a previously approved building pad location with associated parking, landscaping and utility improvements. Parking/paving exists for the development of this lot. Free discharge is allowed from these properties into the existing storm drainage system that was designed and constructed as part of the overall development of this business complex by Huitt-Zollars. All negligible offsite runoff which currently enters the site will be allowed to continue to drain through the site in the same existing manner.

CALCULATIONS:

The calculations shown hereon define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, latest edition.

Existing 100-year runoff Volume = 6014 cu. ft.
Proposed 100-year runoff Volume = 6728 cu. ft.

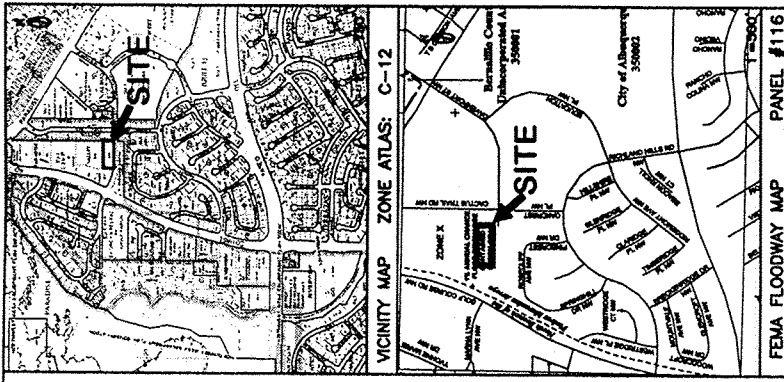
Existing 100-year flow rate = 3.91 cfs
Proposed 100-year flow rate = 4.18 cfs

PROPERTY ADDRESS:

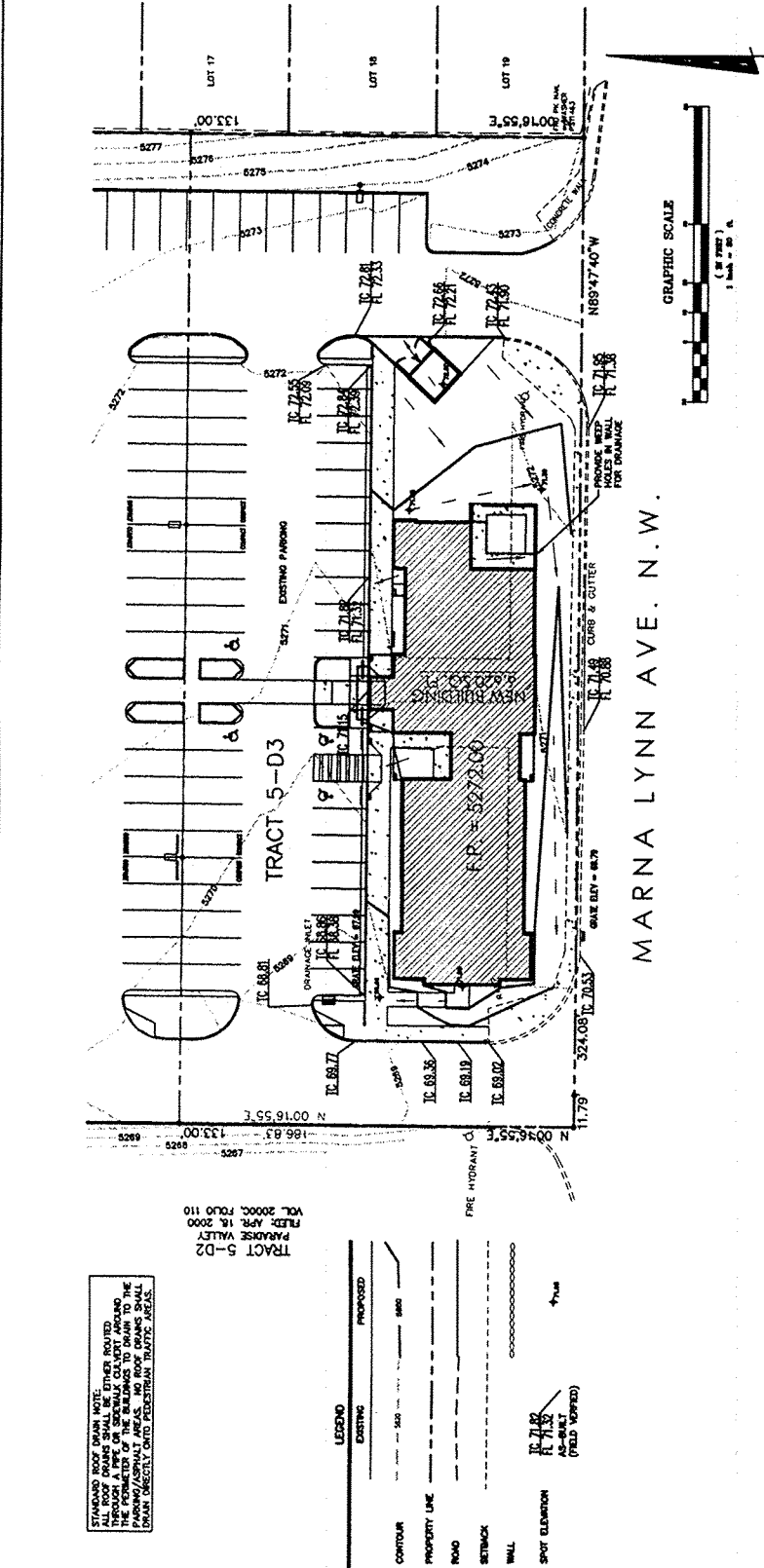
9210 Golf Course Road, NW

TOPOGRAPHY:

Survey information used from Huitt-Zollars approved Grading & Drainage plan dated September 23, 2004.



FEMA FLOODWAY MAP PANEL #116



MARNA LYNN AVE. N.W.

MULLER-HELLER/DR. HAWK BLDG.

DRAINAGE PLAN

SCOPE

Pursuant to the latest City of Albuquerque Ordinance, the Drainage Plan shown herein outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A new building is proposed for the subject property in accordance with the previously approved grading & drainage plan prepared by Muller-Heller, Inc. with associated ocean, parking and landscaping.

EXISTING CONDITION:

Presently the site has been prepared for a building pad similar to the one proposed. The site is bounded on the north and west by commercial property, on the east by private residential property, and on the south by Marna Lynn Ave. The site is currently undeveloped and is not located in a 100-year floodplain per FEMA Map Panel No. 116. A storm drainage system with inlets and culverts has been installed in accordance with the approved grading and drainage plan for this property. A negligible amount of offsite runoff enters the property from the east.

PROPOSED CONDITION:

As shown by the plan, the new building is proposed for a previously approved building pad location with associated parking, landscaping and utility improvements. Parking/runoff exists for the existing building and the proposed building. The existing storm drainage system that was designed and constructed as part of the overall development of this building is to be retained and the new building is proposed to be constructed as part of the overall development of this building in the same existing manner.

CALCULATIONS:

The calculations shown herein define the 100 year/6 hour design storm falling within the project area under existing and developed conditions. The calculations are based on the City of Albuquerque's Design Criteria 2.2.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Santa Fe County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, latest edition.

Existing 100-year runoff Volume = 6014 cu. ft.

Proposed 100-year runoff Volume = 6128 cu. ft.

Existing 100-year flow rate = 3.91 cfs

Proposed 100-year flow rate = 4.16 cfs

PROPERTY ADDRESS:

9210 Golf Course Road, NW

TOPOGRAPHY:

Survey information used from Muller-Heller approved Grading & Drainage plan dated September 23, 2004.

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND LOCATIONS OF ALL UTILITIES, AND SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE TO RESULT IN THE CONDUCT WITH A MINIMUM AMOUNT OF DELAY.
2. ALL WORK ON THIS PLAN SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, LATEST EDITION, AND ALL LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. IF ANY UTILITY LINES, PRELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN WHERE SHOWN FOR INFORMATION ONLY, AND LINES MAY EXIST WHERE NOT SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITY LINES, PRELINES, OR UNDERGROUND UTILITY LINES, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS OPERATION.
4. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AND BY KEEPING THE SOIL TO KEEP IT FROM BLOWING.
5. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, FOR THE COMPLETION OF THE WORK PRIOR TO BEGINNING CONSTRUCTION.

STANDARD ROOF DRAIN NOTE:
ALL ROOF DRAINS SHALL BE EITHER ROUTED THROUGH A PIPE OR SEWERLINE OR TO A DRAINAGE AREA. NO ROOF DRAINS SHALL BE ROUTED TO A DRAINAGE AREA. NO ROOF DRAINS SHALL BE ROUTED TO A DRAINAGE AREA.

TRACT 5-D2
MULLER-HELLER/DR. HAWK BLDG.
PARADISE VALLEY
VOL. 2000C, ROAD 110

LEGEND

EXISTING

PROPOSED

CONTOUR

PROPERTY LINE

ROAD

SETBACK

WALL

SPOT ELEVATION

12-12 (FIELD MARKED)

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5
3-30-01
MULLER-HELLER/DR. HAWK BLDG.
PARADISE VALLEY

NEW MEXICO
CITY OF ALBUQUERQUE, BERNILLO COUNTY
TRACT 5-D3B
PARADISE VALLEY
MULLER-HELLER/DR. HAWK BLDG. & DRAINAGE PLAN
McDowell Engineering, Inc.
1200 Beverly Ave. NE
Albuquerque, NM 87112
Tel: 505 875-2430 Fax: 505 875-4607
Designed: JSM Drawn: SWFV Printed: JSM Sheet
Date: MARCH 2007 C-101

30-Mar-07

Calculations: Total Basin

MULLEN-HELLER/DR. HAWK
ON-SITE CALCS

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

Precipitation Zone = 1

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

P(360) = 2.20 inches

P(10 day) = 3.67 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

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

where N = units/acre

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

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.03	0.12
Treatment C	0.32	0.00
Treatment D	0.67	0.90
Total (acres) =	1.02	1.02

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.138	0.154	0.082	0.095	0.043	0.054
Volume (cubic feet) =	6,014	6,728	3,551	4,147	1,892	2,357

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.06	0.24	0.02	0.09	0.00	0.00
Treatment C	0.92	0.00	0.48	0.00	0.15	0.00
Treatment D	2.93	3.93	1.94	2.60	1.13	1.52
Total Q (cfs) =	3.91	4.18	2.44	2.69	1.28	1.52

$$V(10 \text{ day}) = V(360) + A(D) \cdot (P_{10\text{day}} - P_{360}) / 12 \text{ in/ft} = 0.2647 \text{ ac-ft}$$

$$= 11530 \text{ cu-ft}$$

6