



City of Albuquerque

P. O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT

January 17, 1996

CERTIFICATE OF WORK ORDER COMPLETION

Biebros Development Co.
5920 Midway Park Blvd. NE
Albuquerque, NM 87109

RE: CLIFFORD INDUSTRIAL PARK PROJECT NO. 5179.90, MAP NO. C-17

Dear Sir:

This is to certify that the City of Albuquerque accepts Project No. 5179.90 as being completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

The project is described as follows:

- The project consisted of installation of water and sanitary sewer to provide services to Tracts B-1-A-1 thru B-1-A-7 and Tracts B-2-A-1 and B-2-A-2. Included also was paving and drainage improvements.

The contractor's correction period began the date of this letter and is effective for a period of one (1) year.

Sincerely,

Russell B. Givler, P.E.
Chief Construction Engineer,
Engineering Group
Public Works Department

JAN 31 1996



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 27, 1995

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
10131 Coors Rd. NW, Suite H-7
Albuquerque, New Mexico 87114

RE: CONCEPTUAL GRADING AND DRAINAGE PLAN FOR TRACT B-1-A-3,
CLIFFORD INDUSTRIAL PARK (C17/D1U), SUBMITTED FOR SITE
DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL,
ENGINEER'S STAMP DATED 7/7/95.

Dear Mr. Easterling:

The above referenced plan is not in compliance with the previously approved Amended Drainage Master Plan (DMP), dated 3/7/95, and is therefore not approved. The DMP identified a maximum allowable release rate of 2.3 cfs/acre based on downstream capacity. According to the DMP, 7.3 cfs from Basin A was to discharge to Alameda and 7.3 cfs from Basin B was to flow to the drainage channel to the south. The above referenced plan proposes to discharge 13.7 cfs into Alameda. How will the release of 13.7 cfs effect the downstream capacity of the Alameda system? It appears that ponding is necessary to reduce this flow rate.

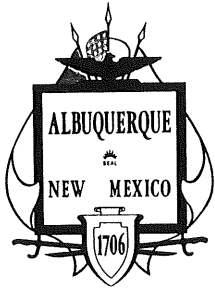
Prior to approval for Building Permit release, you may wish to revise the DMP, revise to conceptual grading and drainage plan to comply with the DMP, or justify the proposed free discharge.

If you should have any questions, please feel free to call me.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 29, 1995

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
10131 Coors Rd. NW, Suite H-7
Albuquerque, New Mexico 87114

RE: REVISED DRAINAGE PLAN FOR CLIFFORD INDUSTRIAL PARK
(C17/D1U), SUBMITTED FOR PRELIMINARY PLAT APPROVAL,
ENGINEER'S STAMP DATED 3/7/95.

Dear Mr. Easterling:

Based on the information provided in the resubmittal of March 8, 1995, the above referenced plan is approved for Preliminary Plat.

Prior to approval for Final Plat, all financial guarantees must be in place.

If you should have any questions, or if I can be of further assistance, please do not hesitate to call me at 768-2650.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Mike Mechenbier, Owner
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 28, 1995

Chuck Easterling
Easterling & Associates
10131 Coors Rd. NW, Ste. H-7
Albuquerque, NM 87114

RE: CLIFFORD INDUSTRIAL PARK (C-17/D1U), ENGINEER'S STAMP DATED 2-6-95

Dear Mr. Easterling:

Based upon the information included in your 2/13/95 submittal, the referenced project is approved for Preliminary Plat. Final Plat approval cannot be authorized until all financial guarantees are in place.

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

Cordially,

Scott Davis
PWD, Hydrology Division

c: Andrew Garcia
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 8, 1993

Frank D. Lovelady, P.E.
Lovelady & Associates
7408 Morrow Avenue NE
Albuquerque, N.M. 87110

RE: CON GRADING & DRAINAGE PLAN FOR WASHINGTON BUS. PARK (C-17/D1U)
ENGINEER'S STAMP DATED 11/4/93; RECEIVED NOVEMBER 23, 1993
FOR S. DEV PLAN FOR BLDG PERMIT APPROVAL

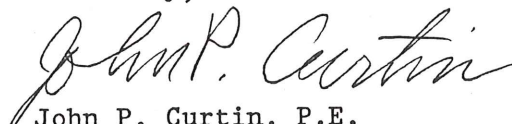
Dear Mr. Lovelady:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed before Site Development Plan approval:

1. What is the DRB number? Are you required to replat? A private drainage easement will be required for Lot J to drain across the Project.
2. Are there any off-site flows from the south? The Easterling Report; received Aug 29, 1988; identified 22.3 acres draining to AP-6 instead of 17.22 acres. Also the Easterling Report stated that development was limited to Q100 due to lack of capacity in downstream structures. It seems that the values you used are from the Jun 24, 1988 version of the Easterling Report. The Report received Aug 29, 1993 states that Q100 = 53.3 cfs instead of 59.0 cfs & Capacity Provided = 125.9 cfs instead of 150 cfs at AP-6.
3. Verify that downstream improvements required by the Aug 29, 1993 Report were constructed and are still functioning adequately.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,


John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: Fred Aguirre

WPHYD/8141/jpc

PUBLIC WORKS DEPARTMENT