

CITY OF ALBUQUERQUE



April 8, 2008

Bruce J. Stidworthy, P.E.
Bohannon Huston, Inc
7500 Jefferson St. NE
Albuquerque, NM 87109


**Re: Yearout Mechanical Warehouse, 8501 Washington St. NE,
Approval of Permanent Certificate of Occupancy (C.O.),
Engineer's Stamp dated 09/19/07 (C-17/D001U10)
Certification dated 4/07/08**

Mr. Stidworthy:

Based upon the information provided in your submittal received 4/07/08, 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,


Timothy E. Sims
Plan Checker
Development and Building Services

C: CO Clerk – Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Yearout Mechanical Warehouse ZONE MAP/DRG. FILE # C-17/D001U10
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract B-3-A-1 Washington Business Park
CITY ADDRESS: 8501 Washington St. NE 87113

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE CY 1
CITY, STATE: Albuquerque, NM

CONTACT: Bruce Stidworthy PE
PHONE: 505-823-1000
ZIP CODE: 87109

OWNER: Yearout Mechanical
ADDRESS: 8501 Washington St. NE
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini
ADDRESS: 7601 Jefferson Suite 100
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

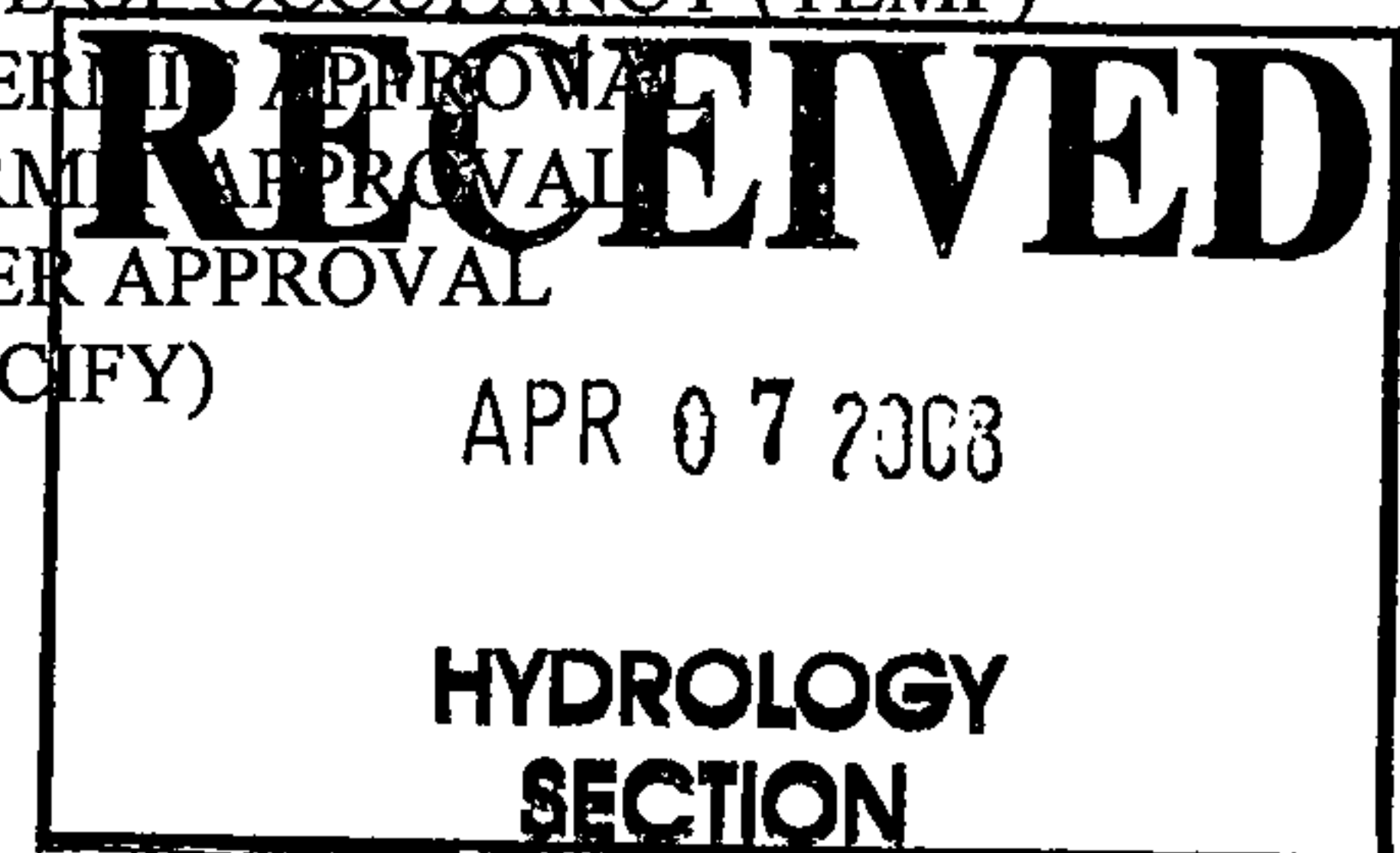
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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/ARCHITECT CERT (TCL)
____ ENGINEER/ARCHITECT CERT (DRB S.P.)
____ ENGINEER/ARCHITECT CERT (AA)
____ 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



SUBMITTED BY: Justin Smith, EI DATE: 04-07-08

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 define 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



March 27, 2008

Bruce J. Stidworthy, P.E.
Bohannon Huston, Inc
7500 Jefferson St. NE
Albuquerque, NM 87109

**Re: Yearout Mechanical Warehouse, 8501 Washington St. NE,
Approval of 90 Day Temporary Certificate of Occupancy (C.O.),
Engineer's Stamp dated 09/19/07 (C-17/D001U10)
Certification dated 3/26/08**

Mr. Stidworthy:

Based upon the information provided in your submittal received 3/26/08, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

The pond volume will need to be certified, as well as, the additional survey information.

Upon final Certificate of Occupancy the drainage certification stamp will need to be dated.

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

Sincerely,

Timothy E. Sims
Plan Checker
Development and Building Services

C: CO Clerk – Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Yearout Mechanical Warehouse ZONE MAP/DRG. FILE # C-17/D001U10
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract B-3-A-1 Washington Business Park
CITY ADDRESS: 8501 Washington St. NE 87113

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE CY 1
CITY, STATE: Albuquerque, NM

CONTACT: Bruce Stidworthy PE
PHONE: 505-823-1000
ZIP CODE: 87109

OWNER: Yearout Mechanical
ADDRESS: 8501 Washington St. NE
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini
ADDRESS: 7601 Jefferson Suite 100
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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/ARCHITECT CERT (TCL)
____ ENGINEER/ARCHITECT CERT (DRB S.P.)
____ ENGINEER/ARCHITECT CERT (AA)
____ OTHER (SPECIFY) _____

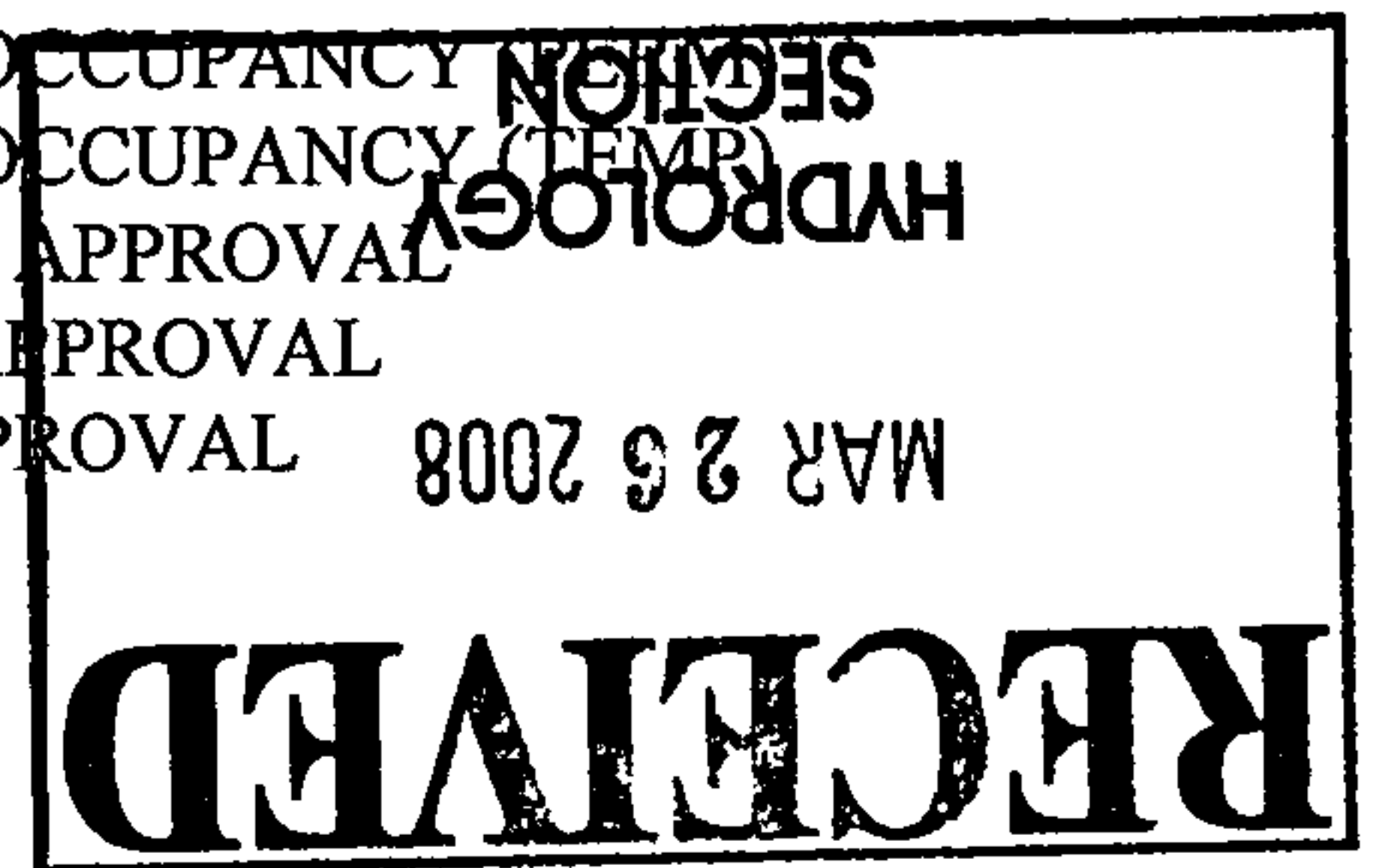
CHECK TYPE OF APPROVAL SOUGHT:
____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE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

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

SUBMITTED BY: Justin Smith, EI DATE: 03-26-08

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 define 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



September 4, 2007

Bruce Stidworthy, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: Yearout Mechanical Warehouse, 8501 Washington Street NE,
Grading and Drainage Plan
Engineer's Stamp dated 8-14-07 (C17-D001U10)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 8-29-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Per the *Development Process Manual*, Chapter 27, Section 1, "Standard sheets must be 24" by 36" having a margin of 2" along the left and 1" on the top and bottom."
2. The approved plan defines the allowable discharge as 2.3 cfs / acre. However, your updated plan changes the project area. Based upon your defined project area (2.97 acres), the allowable flow is 6.8 cfs.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



November 1, 2007

Ann Marie Dennis, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Yearout Mechanical, 8501 Washington Street, Traffic Circulation Layout
Architect's Stamp dated 10-31-07 (C-17/D001U10)**

Dear Ms. Dennis,

Based upon the information provided in your submittal received 10-31-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. For passenger vehicles, the minimum end island radius is 15 feet. This radius is needed at the one-way entrance and the entrance off of Washington Place and at the one-way on Washington Street.
2. Please ensure all ramps are ADA compliant.
3. One-way signage and striping will be required at the one-way entrances and exits.
4. It appears the sidewalk overlaps the property line; therefore, a sidewalk easement is needed for the sidewalk along Washington Street.
5. Remove "some" from note #24. All wheelchair ramps within the City Right-of-Way require truncated domes; also amend the northern most drive-way note to truncated dome in lieu of "half dome."
6. Detail the operation of the gate. Will the gate only be open during business hours or will the gate stay closed?

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

10-31-07

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Yearant Mechanical ZONE MAP/DRG. FILE # C-17-7 D01410
DRB#: _____ EPC#: _____ WORK ORDER#: C-17-10661410

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

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

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

ARCHITECT: Eric Shreve DeHker/Penzh/Sabatini CONTACT: 761-4222 (fax)
ADDRESS: 7601 Jefferson Ave W.W PHONE: _____
CITY, STATE: Albuquerque N.M. ZIP CODE: _____
761-9700

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

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

TYPE OF SUBMITTAL:

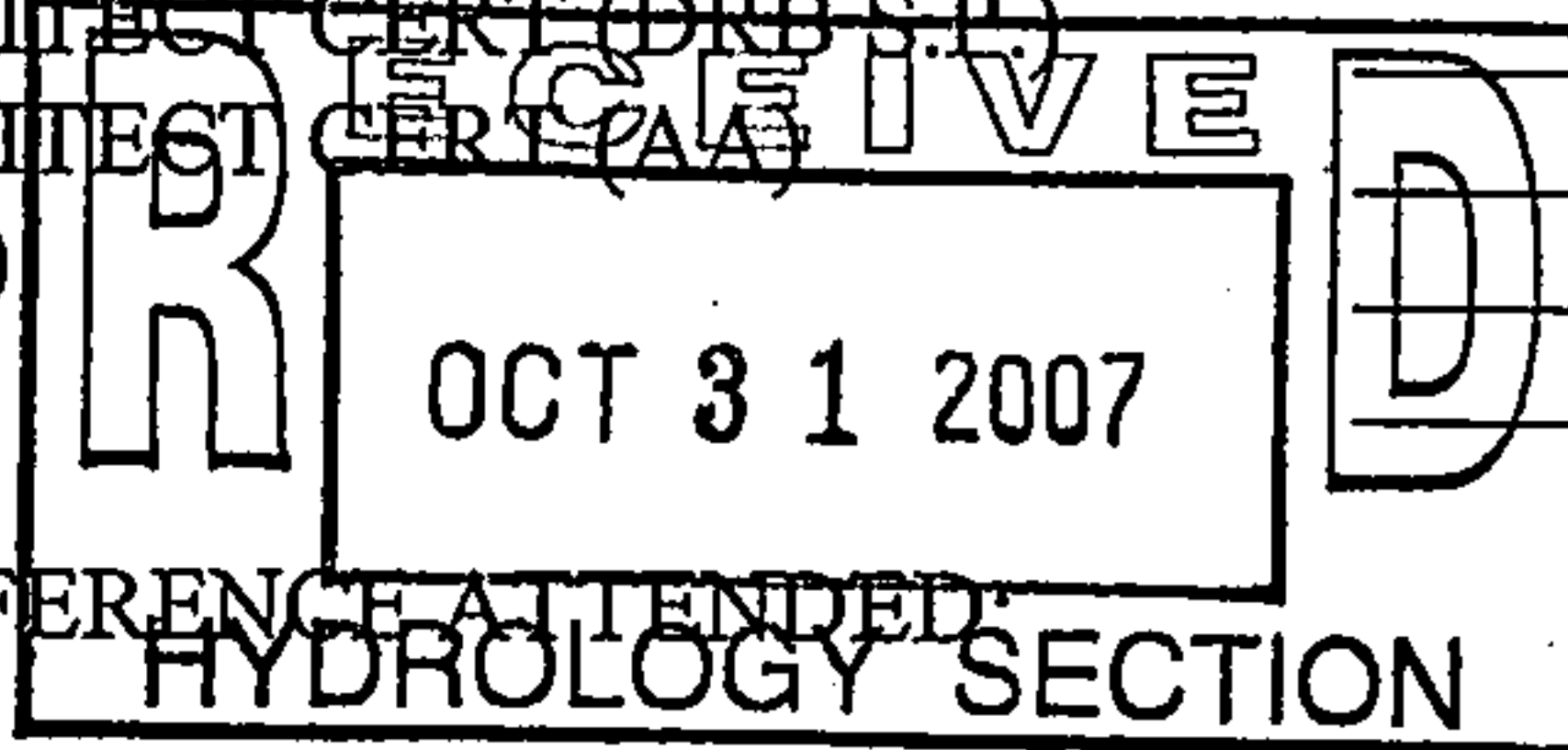
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (PAA)
- ☐ 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)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



SUBMITTED BY: Eric Shreve DATE: 10-31-07

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 define 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.

10-31-07

Kristal D Metro, PE
Senior Engineer, Planning Dept.
Development and Building Services
C-17/D001U10

Dear Ms Metro:

I believe that I have answered all your concerns in regards to the TCL for Yearout Mechanical Warehouse. I do however; have questions in regards to your comments #11 and #18.

Comment #11 asks for our side walk to start at the property line and not at the back of curb. There is an existing 10'-0" utility easement that starts along the property line. There are full mature trees planted on a slope up to the street (at the far south end there is 4'-0" retaining wall in place). There is also a precedent in that, all other sidewalks in this industrial park are all pushed out to the curb. I am showing a new 6'-0" side walk next to the curb to keep with other surrounding properties, easy of construction on the slope and to save the existing trees. (Please see attached labeled photos).

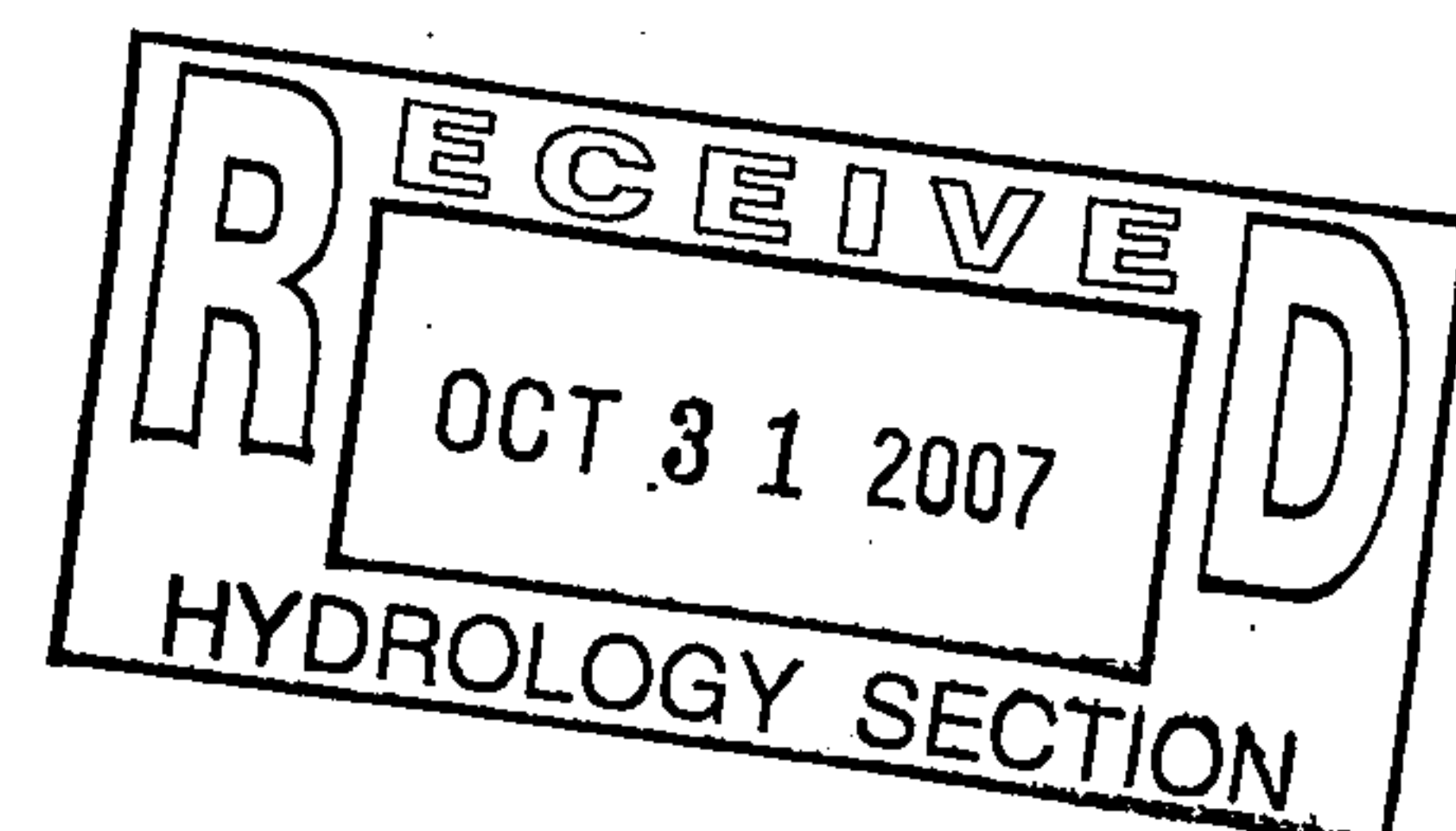
Comment #18 asks for a recorded re-plat with our next submittal. Wilfred who reviewed this plat first, asked for the sidewalk along Washington Street stated that he would not approve the plat until we added the sidewalk and got an approved TCL. I know there has been a change in personnel in your office so I don't know what should come first.

If you have questions please contact me at 761-9700

Dekker/Perich/Sabatini Ltd.



Eric Shreve
Architect



7601 Jefferson NE
Suite 100
Albuquerque NM
87109
505.761.9700
fax 761.4222
www.dpsdesign.org

CITY OF ALBUQUERQUE



October 23, 2007

Ann Marie Dennis, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

**Re: Yearout Mechanical, 8501 Washington Street, Traffic Circulation Layout
Architect's Stamp dated 10-03-07 (C-17/D001U10)**

Dear Ms. Dennis, *ERIC*

Based upon the information provided in your submittal received 10-08-07, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown.
2. For passenger vehicles, the minimum end island radius is 15 feet.
3. List the width and length for all proposed parking spaces.
4. Per the *Development Process Manual*, Chapter 27, Section 1, "Standard sheets must be 24" by 36" having a margin of 2" along the left and 1" on the top and bottom."
5. Please show the location of the nearest driveways on the adjacent lots.
6. Define the distance between the drives on Washington Street.
7. Show a vicinity map on the plan.
8. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
9. Per the *Development Process Manual*, Chapter 27, Section 7, Part F.II, a scale of 1"=20' is recommended for sites of less than 5 acres. Please note that, per the *Development Process Manual*, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)
10. The southernmost entrance on Washington Street does not appear to meet City Standards. Please provide additional geometric information for this drive. How will a ramp be fitted into this drive?
11. Show all sidewalk, both existing and proposed, on the plan. Please note that all proposed sidewalk should be placed at the property line, not the back of curb. Call out the width of all sidewalk.
12. Please refer to all applicable city standards, by city standard number, on the plan.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



- 13. Please include two copies of the traffic circulation layout at the next submittal.
- 14. List the width of all driveways. To accommodate ADA standards, all driveways must have a 3-foot wide pedestrian access path. This path must have a cross slope of no greater than 2%.
- 15. Please ensure all ramps are ADA compliant.
- 16. Clarify the extents of the current phase.
- 17. Will this building require a pedestrian path? Please check with the zoning department regarding this.
- 18. I understand that a re-plat of this site is currently in process with the Development Review Board. Therefore, any comments regarding required easements will be postponed until the proposed plat has been approved. Include a copy of the recorded re-plat with the next submittal.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

P.O. Box 1293

Albuquerque

C: File

New Mexico 87103

- PROVIDE SW WAYLIER/VARIANCE,
- GET SW. VARIANCE
- INSTALL 4' SW. along W. P.

www.cabq.gov

CITY OF ALBUQUERQUE



October 5, 2007

Bruce J. Stidworthy, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE – Courtyard I
Albuquerque, NM 87109

**Re: Yearout Mechanical Warehouse Addition Grading and Drainage Plan
Engineer's Stamp dated 9-19-07 (C17/D001U10)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 9-19-07, 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

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of your SWPPP on a CD to the following address:

Albuquerque

Department of Municipal Development, Storm Drainage Division, P.O. Box 1293, One Civic Plaza, Rm. 301, Albuquerque, NM 87103

New Mexico 87103

If you have any question concerning the SWPPP, please contact Kathy Verhage 768-3654.

www.cabq.gov

Also, 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,

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

C: file
Kathy Verhage, DMD

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Yearout Mechanical Warehouse ZONE MAP/DRG. FILE # C-17/D001U10
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract B-3-A-1 Washington Business Park
CITY ADDRESS: 8501 Washington St. NE 87113

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson NE CY 1
CITY, STATE: Albuquerque, NM

CONTACT: Bruce Stidworthy PE
PHONE: 505-823-1000
ZIP CODE: 87109

OWNER: Yearout Mechanical
ADDRESS: 8501 Washington St. NE
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini
ADDRESS: 7601 Jefferson Suite 100
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

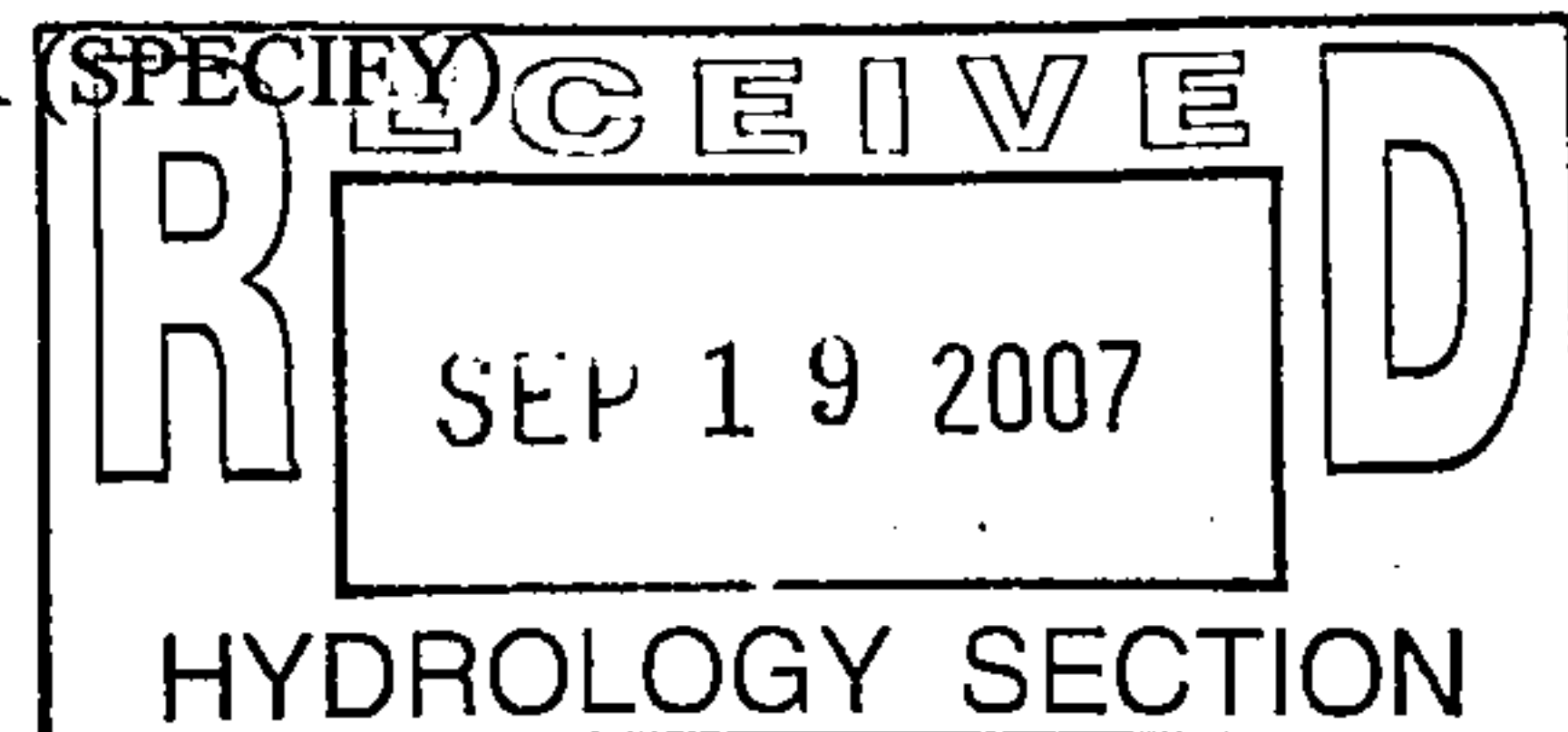
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
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☐ CLOMR/LOMR
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☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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☒ 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: Racquel Michel, EI DATE: 09-19-07

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 define 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.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 19, 2007

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Yearout Mechanical Warehouse, 8501 Washington street NE, Grading and Drainage Plan
Engineer's Stamp dated 08-14-07 (C17/D001U10)

Dear Kristal:

Based upon the comments provided in your letter dated September 4, 2007, the Drainage Management plan for the referenced project has been updated to meet the requirements for Building Permit approval. The following revisions have been addressed:

1. According to your conversation with Bruce Stidworthy on September 19, 2007, the sheet size of 30"x42" is acceptable for consistency throughout the building permit set.
2. Our previous submittal did not take into account the entire site and therefore we have updated the calculations. The area that is disturbed by this project is 3.34 acres. According to the approved drainage plan the allowable discharge is 7.68 cfs (2.3cfs/acre). The pond and outlet are sized to safely pass this runoff.

If you have questions or require further information, please contact me at 823-1000.

Sincerely,



Racquel Michel, E.I.
Community Development and Planning

RM/cc
Enclosures

cc: Bruce Stidworthy, Bohannon Huston Inc.

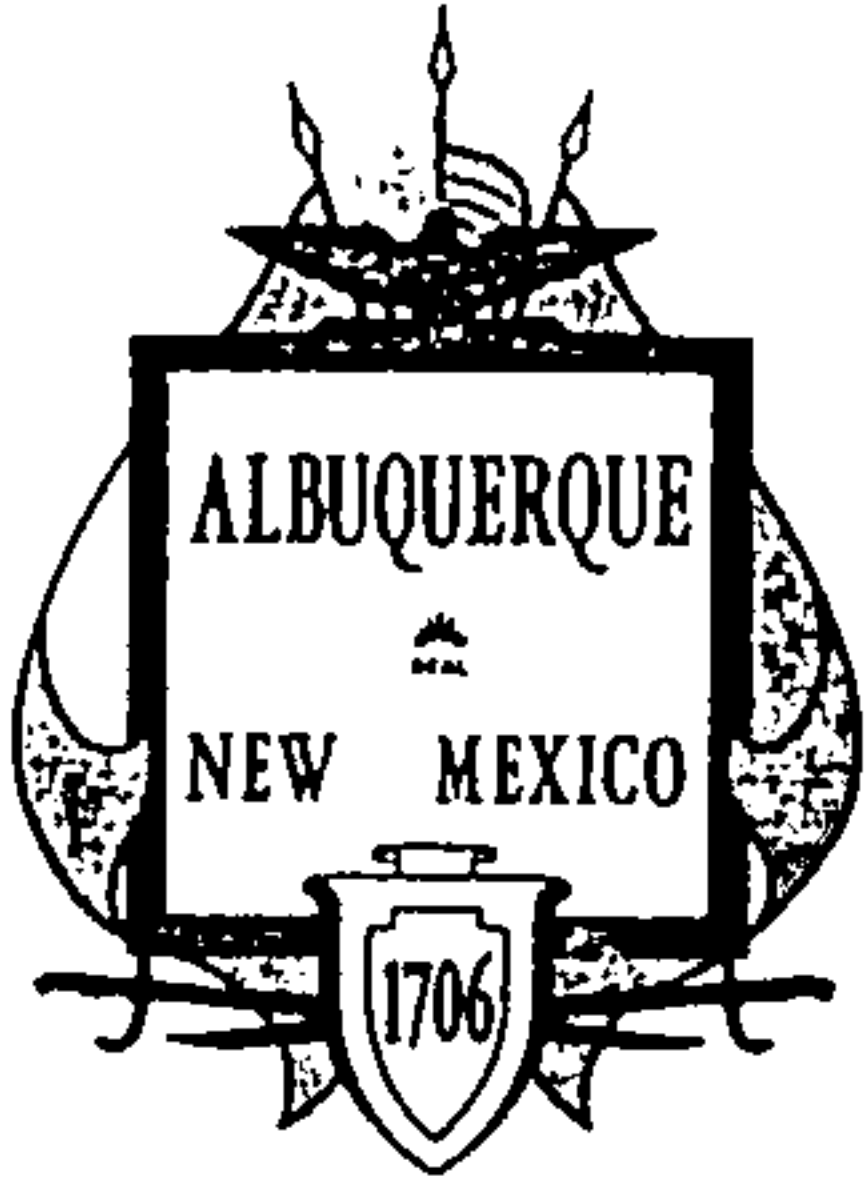
new 5/1 C200

9-19-07

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 26, 2004

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Yearout Mechanical, Grading and Drainage Plan
Engineer's Stamp dated 1-15-04 (C17/D1U10)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 1-15-04, the above referenced plan is approved for Paving Permit and Grading Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Upon completion of the project, please provide an Engineer Certification for our files.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

but

C: file

Hydrograph

CALCULATIONS: 1310 - Yearout Mechanical : January 8, 2004

HYDROGRAPH FOR SMALL WATERSHED

DPM SECTION 22-2 * PAGE A-13/14

Base time, t_B , for a small watershed hydrograph is,

$$t_B = (2.107 * E * AT / QP) - (0.25 * AD / AT)$$

Where

E	=	1.44 inches
AT	=	3.12 acres
AD	=	1.47 acres
QP	=	10.8 cfs

$$t_B = 0.76 \text{ hours}$$

E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration, t_C (hours), the time to peak in hours is:

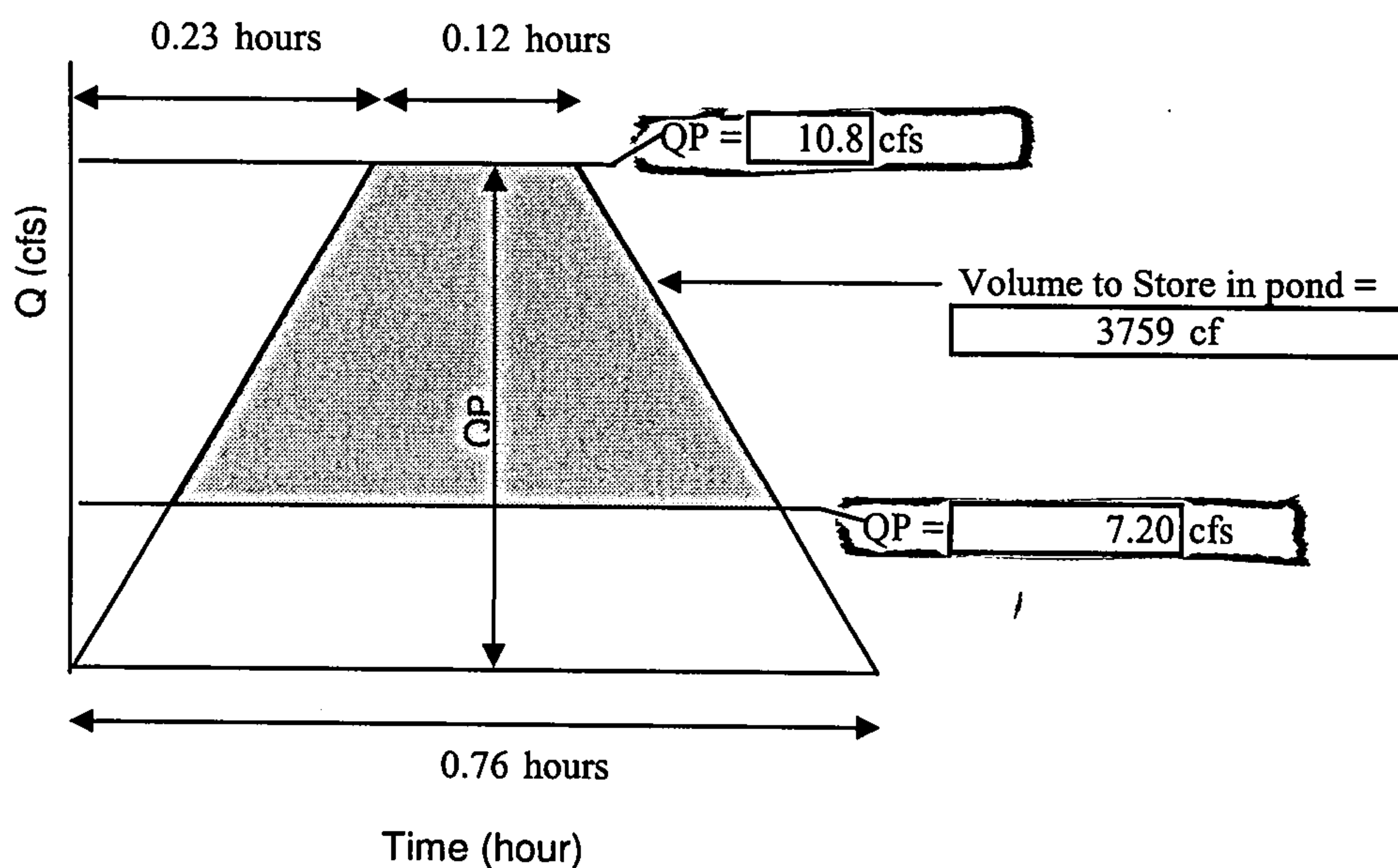
$$t_P = (0.7 * t_C) + ((1.6 - (AD / AT)) / 12)$$

Where

$$t_C = 0.20 \text{ hours}$$

$$t_P = 0.23 \text{ hours}$$

Continue the peak for $0.25 * AD / AT$ hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hydrograph will be trapezoidal. see the graph below:



INFLOW / OUTFLOW HYDROGRAPH

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 27, 2008

Ann Marie Dennis, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Yearout Mechanical, [C-17 / D1U10]
8501 Washington ST. NE
Architect's Stamp Dated 03/20/08

Dear Mr. Dennis:

PO Box 1293

The TCL / Letter of Certification submitted on March 27, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Yearout Mechanical Warehouse ZONE MAP: C-17-2 D-1010
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 8501 Washington Street N.E.

ENGINEERING FIRM: Bridgers & Paxton CONTACT: Tim Kehoe
ADDRESS: 4600 - C Montgomery Blvd N.E. PHONE: 883-4111
CITY, STATE: _____ ZIP CODE: 87109

OWNER: Kevin Yearout CONTACT: Kevin Yearout
ADDRESS: 8501 Washington St N.E. PHONE: 884-0994
CITY, STATE: Albuquerque N.M. ZIP CODE: 87109

ARCHITECT: Ann Marie Dennis CONTACT: Ann Marie Dennis
ADDRESS: 7601 Jefferson St N.E. Shufeldt PHONE: 761-9700
CITY, STATE: Albuquerque N.M. ZIP CODE: 87109

SURVEYOR: Bonannon Huston CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson St. N.E. PHONE: 823-1000
CITY, STATE: Albuquerque N.M. ZIP CODE: 87109

CONTRACTOR: Reid & Associates CONTACT: Mike Lucero
ADDRESS: 6300 Riverside Plaza Lane N.W. PHONE: 891-2528
CITY, STATE: Albuquerque N.M. ZIP CODE: 87120

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

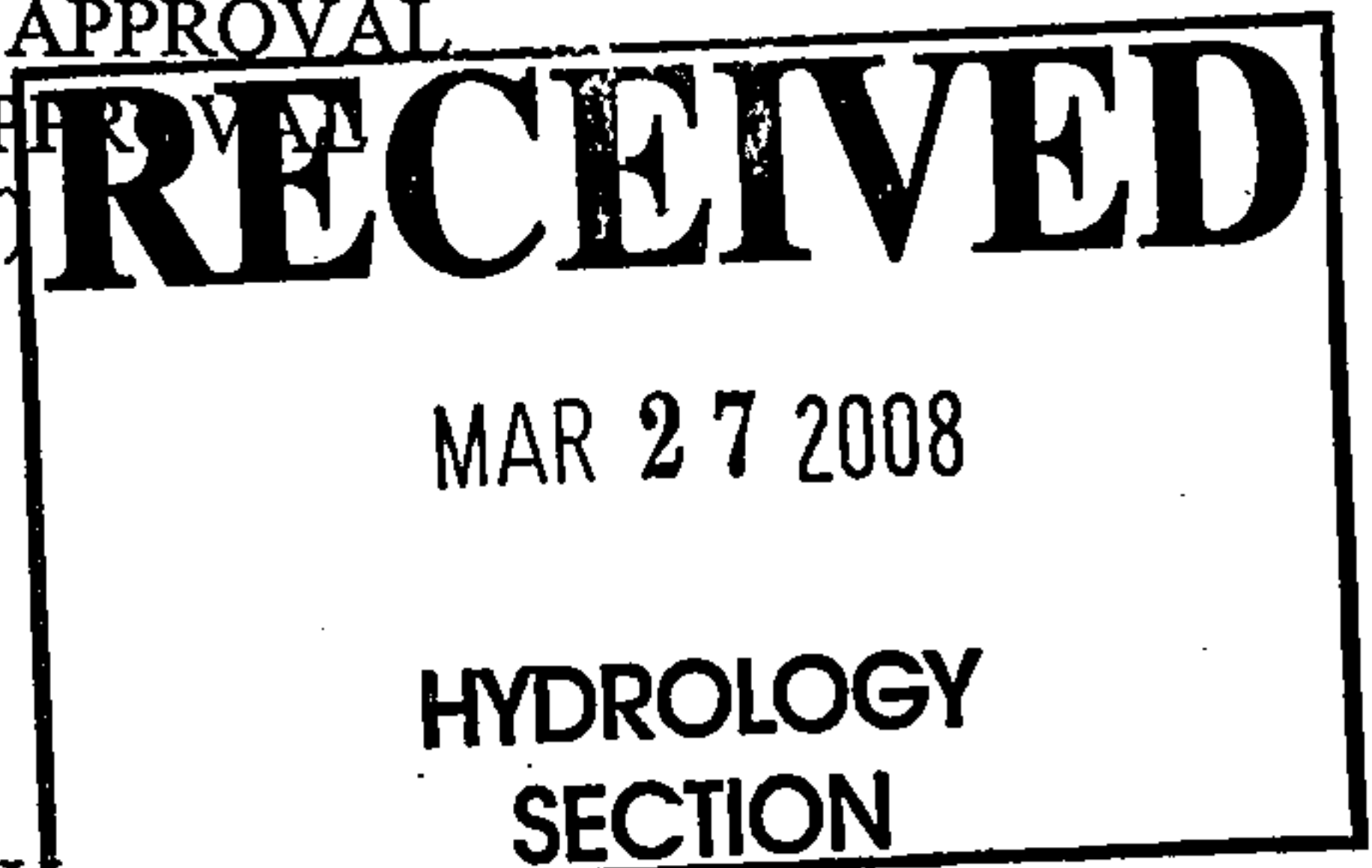
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: _____ BY: _____

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.



March 20, 2008

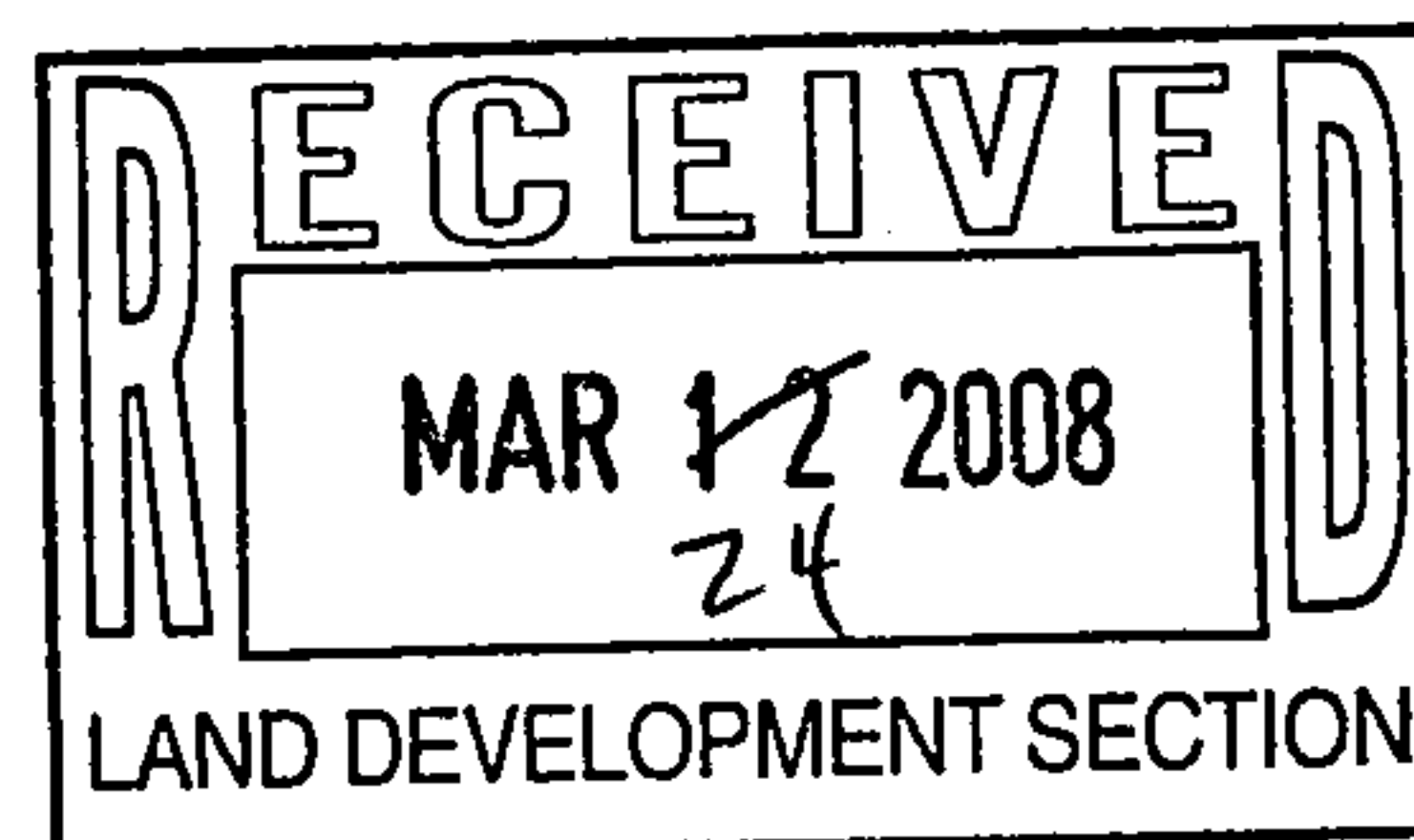


Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

**Re: Traffic Certification for
Permanent Certification of Occupancy
Yearout Mechanical
8501 Washington NE
Albuquerque, NM**



Dear Mr. Fernandez:

I Ann Marie Dennis, NMRA No. 3852, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved plan dated July 15, 2007. I further certify that I have personally visited the project site on March 19, 2008 and have determined by visual inspection 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 Permanent Certification of Occupancy.

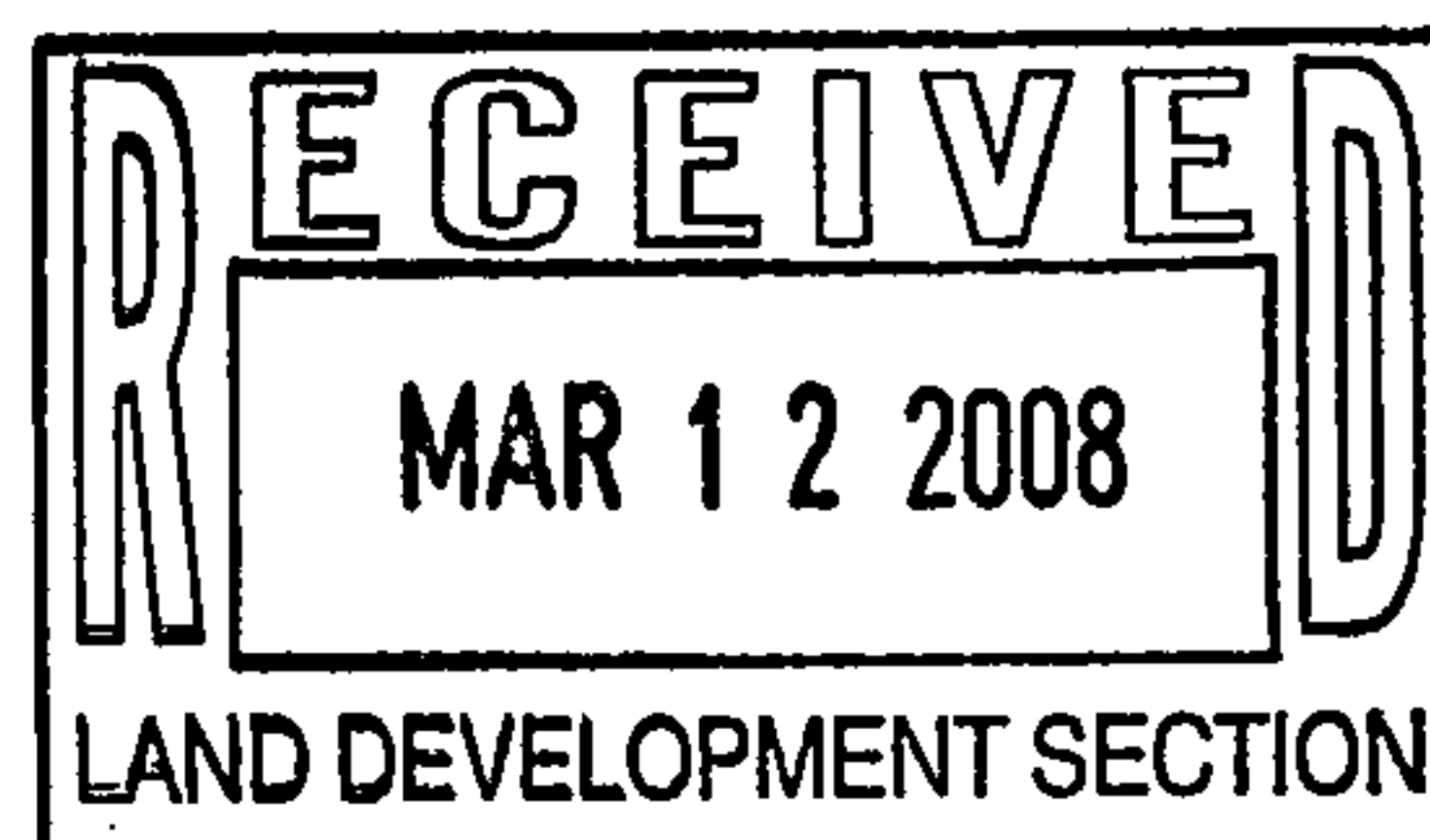
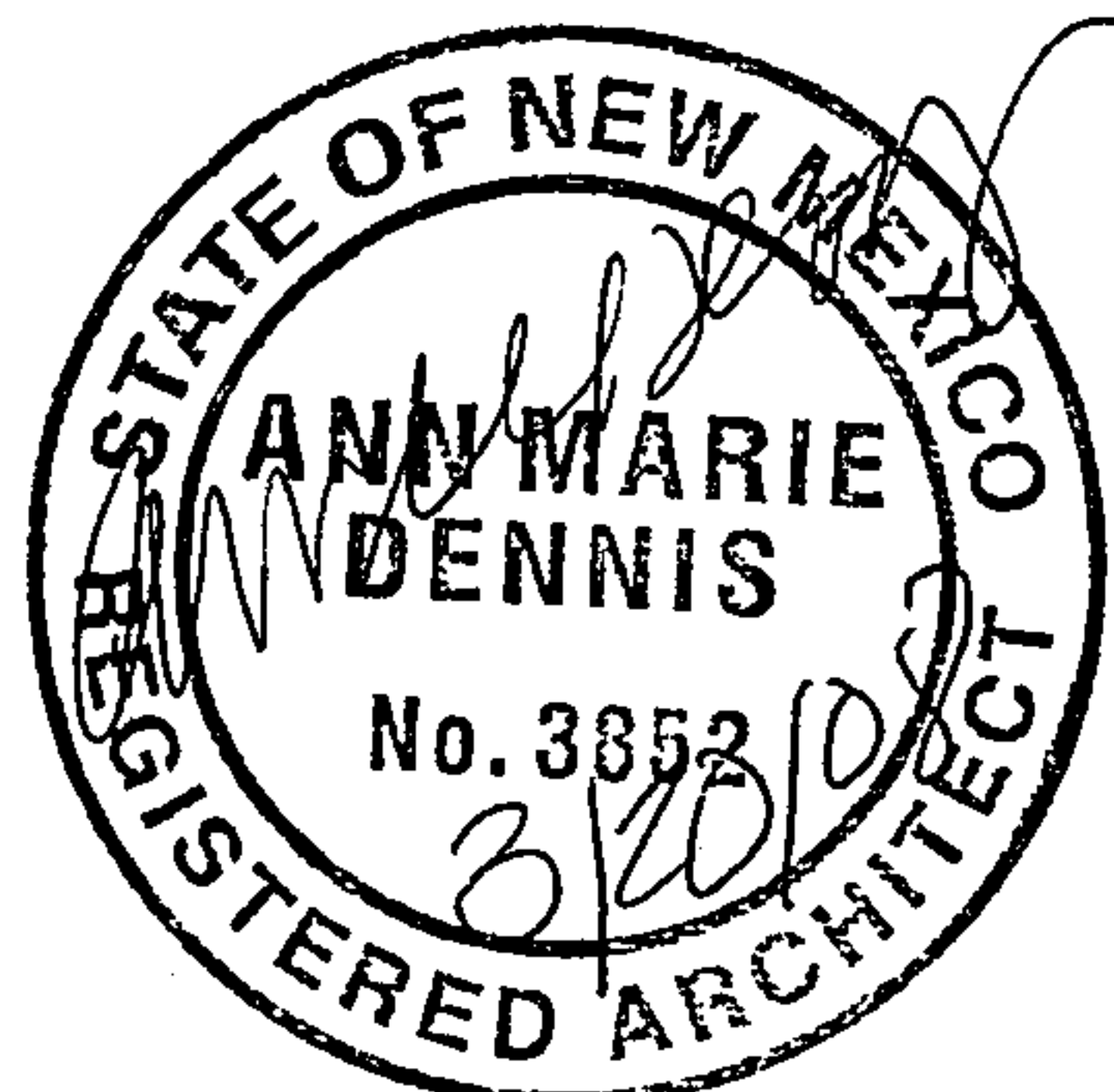
November 9th 2007
E.M.S.

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.

Very truly yours,

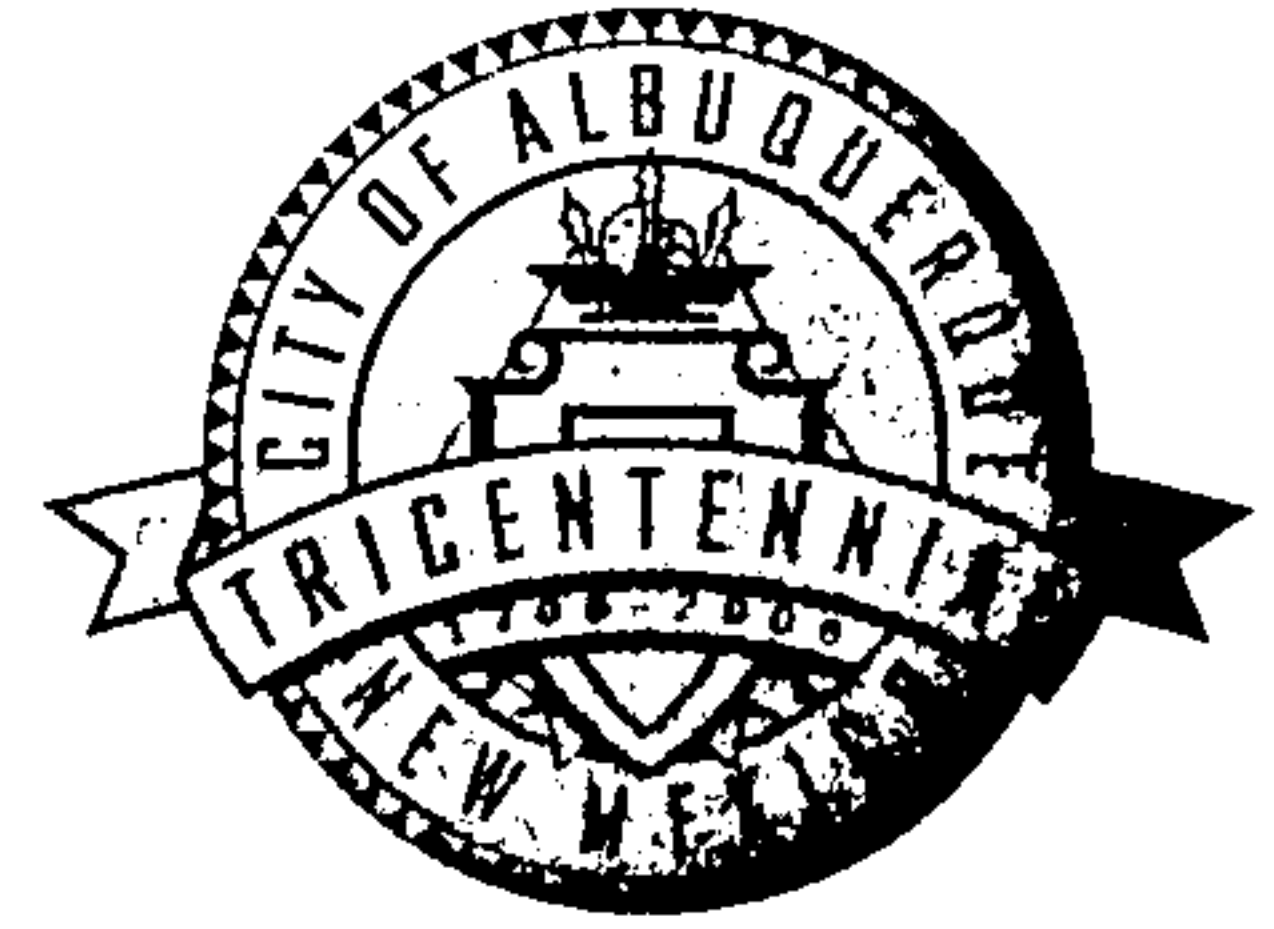
Dekker/Perich/Sabatini Ltd.

Ann Marie Dennis, AIA
Principal



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

CITY OF ALBUQUERQUE



November 9, 2007

Ann Marie Dennis, R.A.
Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109

Re: Yearout Mechanical, 8501 Washington Street, Traffic Circulation Layout
Architect's Stamp dated 11-07-07 (C17-D001U10)

Dear Ms. Dennis,

The TCL submittal received 11-07-07 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.**

P.O. Box 1293

Please note that a permanent certificate of occupancy will not be issued for this site until a copy of the recorded sidewalk easement (paper or plat) is received for our files.

Albuquerque

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.

New Mexico 87103

www.cabq.gov

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,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: YearOut Mechanical ZONE MAP/DRG. FILE # C-17-2D01410
 DRB#: 1006788 EPC#: _____ WORK ORDER#: C-17/1001410

LEGAL DESCRIPTION: 8501 Washington St.
 CITY ADDRESS: Albuquerque

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Eric Shreve
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: Dekker Penzh Sabathi
 PHONE: 761-9700
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 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/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ 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) _____

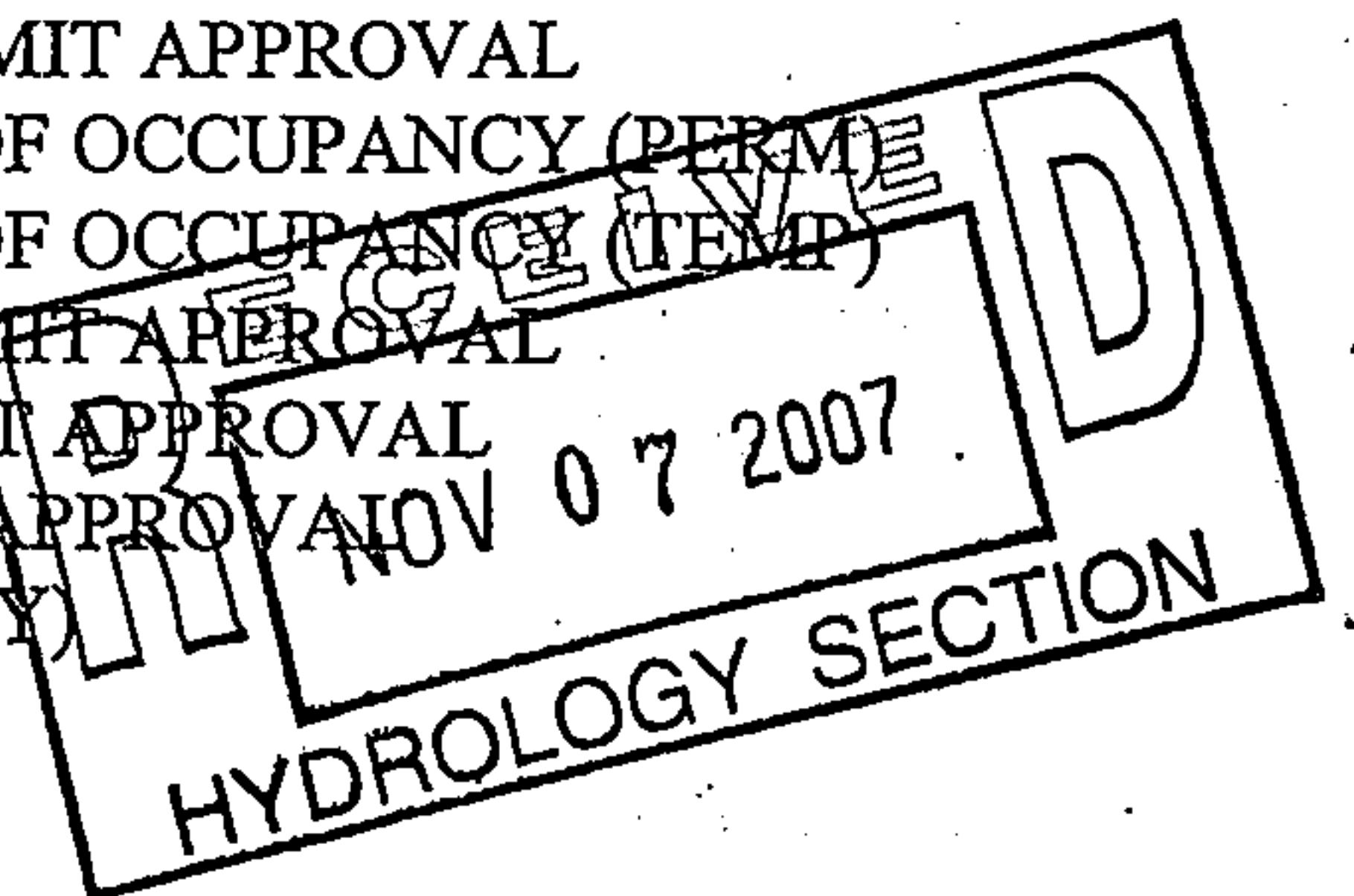
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

SUBMITTED BY: Eric Shreve DRB # 1006788 DATE: 11-7-07

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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.



11-7-07

Kristal D Metro, PE
Senior Engineer, Planning Dept.
Development and Building Services
C-17/D001U10

Dear Ms Metro:

I believe that I have answered all your concerns in regards to the TCL for Yearout Mechanical Warehouse. I do have written responses for you comments #4 and # 6

Comment #4 asks for a side walk easement to be shown. This will be shown on our updated re-plat for approval. - *Not on plat - will need paper easement*

Comment #6 asks for the operation of the gate. I was informed that the gate is always left closed. However, during business hours the gate is operated by a sensor for opening and exiting the site as needed. After business hours the gate is operated by a key card for opening and sensor for existing.

If you have questions please contact me at 761-9700

Dekker/Perich/Sabatini Ltd.



Eric Shreve
Architect