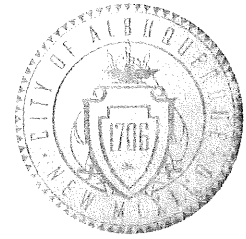


CITY OF ALBUQUERQUE



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 El 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 Washing ton 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:

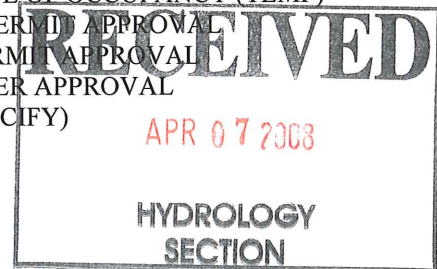
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT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

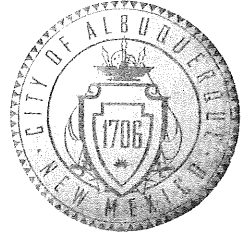


SUBMITTED BY: Justin Smith, EI DATE: 04-07-08

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. CONTACT: Bruce Stidworthy PE
ADDRESS: 7500 Jefferson NE CY 1 PHONE: 505-823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Yearout Mechanical CONTACT: _____
ADDRESS: 8501 Washington St. NE PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini CONTACT: _____
ADDRESS: 7601 Jefferson Suite 100 PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

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 (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

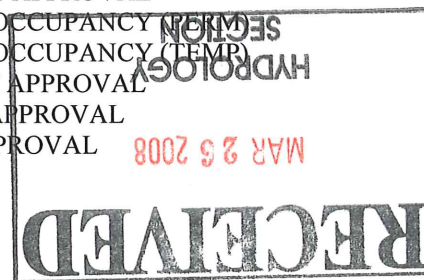
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM) _____
☒ CERTIFICATE OF OCCUPANCY (TEMP)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

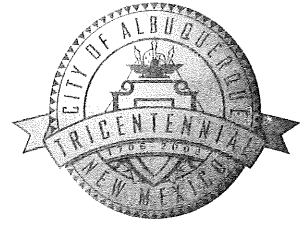
P.O. Box 1293

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?

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: Leasant Mechanical ZONE MAP/DRG. FILE # C-17-2 DO 1410
 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 Delt/Ken/Pench/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:

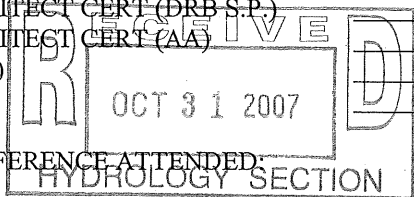
____ DRAINAGE REPORT
 ____ DRAINAGE PLAN 1st SUBMITTAL
 ____ DRAINAGE PLAN RESUBMITTAL
 ____ CONCEPTUAL G & D PLAN
 ____ GRADING PLAN
 ____ EROSION CONTROL PLAN
 ____ ENGINEER'S CERT (HYDROLOGY)
 ____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
 ____ ENGINEER/ARCHITECT CERT (TCL)
 ____ ENGINEER/ARCHITECT CERT (DRB S.P.)
 ____ ENGINEER/ARCHITECT CERT (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: Em 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).

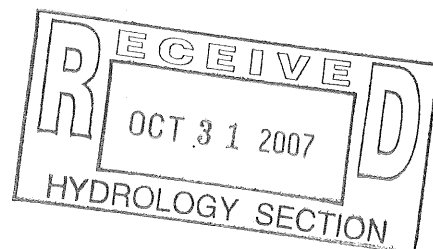
Comment #18 asks for a recorded re-plat with our next submittal. Wilfred who reviewed this plat first, asked for the sidewalk along Washington Street stated that he would not approve the plat until we added the sidewalk and got an approved TCL. I know there has been a change in personnel in your office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



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.

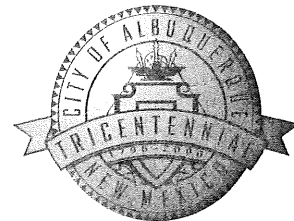
P.O. Box 1293

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

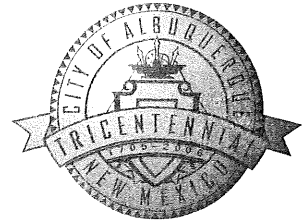
C: File

New Mexico 87103

- PROVIDE SW WAYCUT/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, 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. CONTACT: Bruce Stidworthy PE
ADDRESS: 7500 Jefferson NE CY 1 PHONE: 505-823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Yearout Mechanical CONTACT: _____
ADDRESS: 8501 Washing ton St. NE PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Dekker Perich Sabatini CONTACT: _____
ADDRESS: 7601 Jefferson Suite 100 PHONE: _____
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

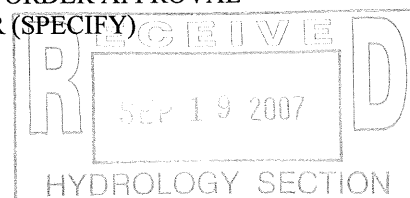
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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 (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: 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,

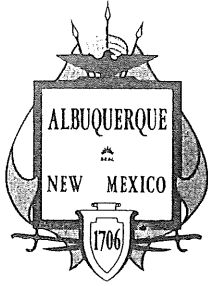


Racquel Michel, E.I.
Community Development and Planning

RM/cc
Enclosures

cc: Bruce Stidworthy, Bohannon Huston Inc.

new sh C200
9-12-07



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:

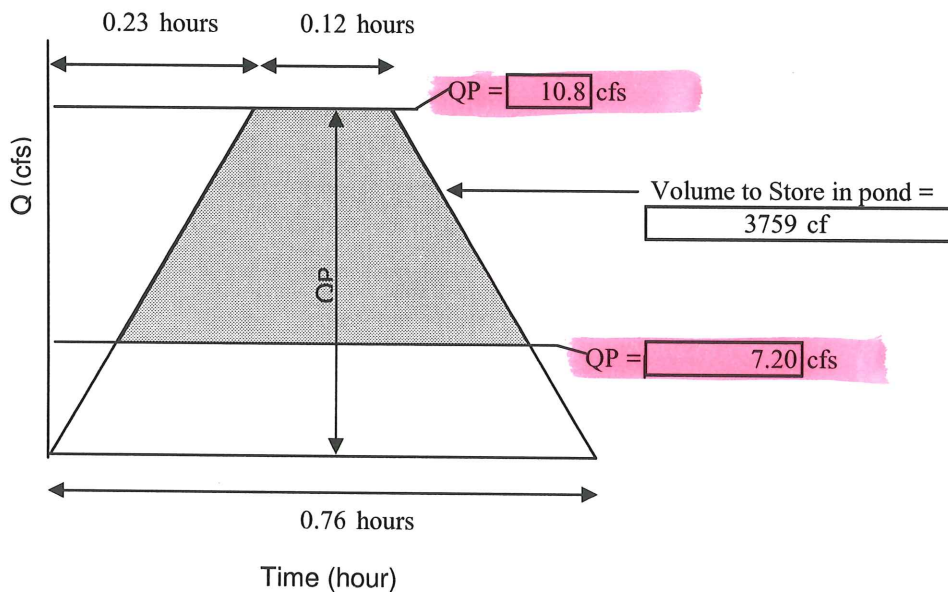
$$t_P = (0.7 * t_C) + ((1.6 - (AD / AT)) / 12)$$

Where

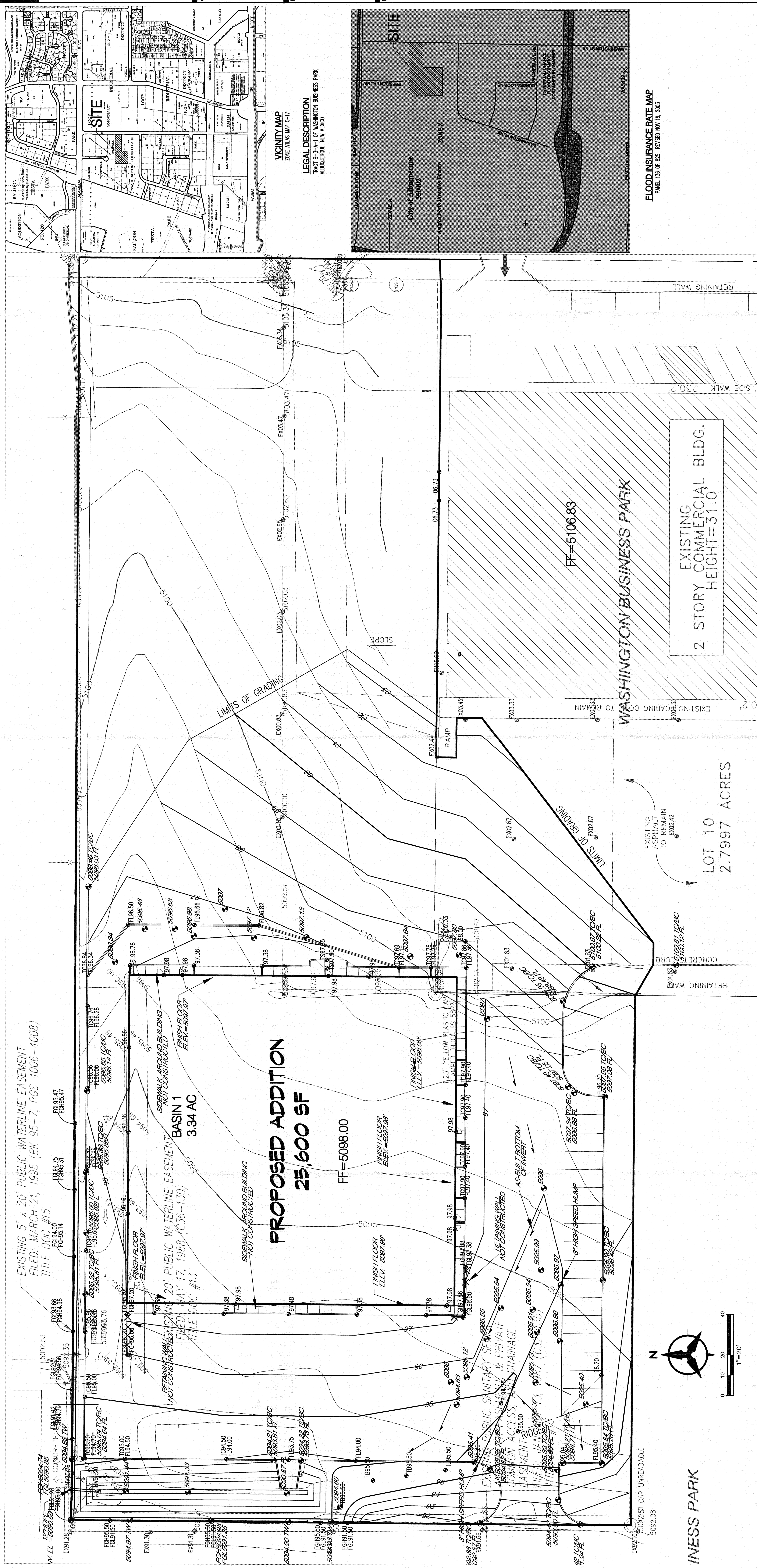
$$t_C = 0.20 \text{ hours}$$

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

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



Detention Pond Volume Calculations

ELEV. (FT.)	AREA (SQ. FT.)	Avg. AREA (SQ. FT.)	HEIGHT (FT.)	VOLUME (CF)	TOTAL VOLUME (CF)
91	205.9862	837.428	1	587.9	0.0
92	969.8702	1393.85	1	1393.9	587.9
93	1817.9381	2283.37	1	2283.4	1881.8
94	2748.3064	3106.18	0.66	2060.1	4265.2
94.66	3403.4633	6079.01	0.34	2066.9	6315.2
95	8654.5658				8382.1

Outlet Analysis	
Analysis of water entrance into end of pipe by orifice equation	
Orifice Eq: $Q = 62 \cdot A \cdot \sqrt{2gh} \cdot C_d$	
Pipe Dia	12 inches
Area	0.7854 sq. ft
WVP	3.416 ft
R	0.25 ft
Slope	3.792%
n	0.013
Head	3.3 feet to middle of pipe
Q=	17.099

AS-BUILT POND VOLUME					
ELEV. (FT)	AREA (SF)	AVG. AREA (SF)	HEIGHT (FT)	VOLUME (CF)	TOTAL VOLUME (CF)
91	27				0.0
92	780.5		1	403.8	403.8
93	1784.5		1	1282.5	1686.3
94	3310.1		1	2547.3	4233.6
94.9	7194.3		0.9	4727.0	8960.5

Pond Volume Provided = 8960 of > Pond Volume Required = 7925 of
 top of retaining wall elevation

DRAINAGE MANAGEMENT PLAN

1. INTRODUCTION

The purpose of this submittal is to present a Drainage Management Plan for a proposed additional warehouse building at the Yeatout Mechanical property in the Washington Business Park. The project will include a 25,000 square foot warehouse and associated parking and landscaped areas. This submittal is in support of Building Permit Approval.

The site is located within zone atlas map # C-17-Z. In reference to the Federal Emergency Management Agency map #45500100136 F there is not a flood zone within proximity to the site. There are no offsite flows that affect the site.

EXISTING HYDROLOGIC CONDITIONS

The new site is approximately 3.34 acres and was previously rough graded. Slopes for the site range from 1% and 3% to the west and there is sparse vegetation cover. Currently the majority of the site drains to the west via surface flow to an existing pond. This flow is then discharged to an existing concrete drain. The existing Grading and Drainage plan, prepared by Isaacson & Arman, PA with engineer stamp date of 01-15-04 (07/01/010), shows that the existing conditions discharge is limited to 2.56/cfs. The analysis of the existing hydrology was done in accordance with section 22.2 of the Development Procedure.

IV. PROPOSED HYDROLOGIC CONDITIONS

Although the new building was usually based on the existing approved plan, the allowable discharge from the site is 7.00 cfs. portions of the existing Yeerout Mechanical site, these modifications will not change the drainage intent as described in the

approved grading and drainage plan.

The flow will then be directed to the west around the Pleasure Pond. The flow will then be directed to the new warehouse. The flow will then be directed to the detention pond. The site discharges less than the allowable 7.68 cfs. The calculations were performed to ensure that the volume required is 750 cubic feet. The "Detention Pond Volume Calculations" table located on this sheet. The outlet will be a 12" storm drain pipe that allowed the flow into the existing concrete foundation. As shown in the "Quiet Analysis" table, the flow out of the pipe at full depth of the pipe is 7.1 cfs. This flow is less than the allowable flow of 7.68 cfs. The volume and flows were computed in accordance with section 22.2 of the Development Process Manual.

V. CONCLUSION

The final drainage management plan proposes concepts which are capable of safely passing the 100 year storm and which meet all applicable regulatory requirements. The peak discharge for this site is lower than the allowable described in the approved drainage plan. With this plan, we are seeking Building Permit Approval.

DRAINAGE CERTIFICATION

BRUCE L. STODOLSKY, NIMPE 46523, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL BE DESIGNED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DRAINAGE DESIGN MANUAL AND THE DRAINAGE DESIGN MANUAL WITH THE INTENT OF THE APPROVED PLAN DATED 09/30/07. THE RECORD INFORMATION EXEMPTED FROM THE ORIGINAL DESIGN DOCUMENT HAS BEEN REPRODUCED FROM THE RECORD DRAWINGS. THE DESIGN DOCUMENT HAS BEEN REVIEWED AND APPROVED BY THE FIRM. THE FIRM HAS PERSONALLY VISITED THE PROJECT SITE ON 04/07/08 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. THE APPLICATION IS SUBMITTED FOR SUPPORT OF A REQUEST FOR PERMITS (C.O.

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

DATE 4/7/08 _____, NMPE

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APR 07 2008
HYDROLOGY
SECTION

Bohannon ▲ **Huston** ^{INC.}
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4338
 ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGY

