CITY OF
Albuquerque
Public Works Department

February 6, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Chris Weiss
C.L. Weiss Engineerin, Inc.
P.O. Box 97
Sandia Park, NM 87047

RE: AN OFFICE BUILDING (C17-D2A1). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. ENGINEER'S CERTIFICATION DATED JANUARY 17, 1997

Dear Mr. Weiss:

Based on the information provided on your February 5, 1997 submittal, the above referenced project is approved for Certificate of Occupancy

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: An Office Building ZONE ATLAS / DRNG. FILE #: C-17-D2A1

LEGAL DESCRIPTION: Lot 12, Richfield Park Subdivision, Albuquerque NM

CITY ADDRESS: 8900 Washington St. NE

ENGINEERING FIRM: C.L. Weiss Engineering CONTACT: Chris Weiss

ADDRESS: P.O. Box 97, Sandia Park NM, 87047 PHONE: 281-1800

OWNER: Wescon, Inc. CONTACT: Steve Kraft

ADDRESS: 7301 Jefferson NE PHONE: 345-2511

ARCHITECT: Richard Bray, Architect CONTACT: Richard Bray

ADDRESS: 1813 Nakomis Ct. NE PHONE: 293-6337

SURVEYOR: N/A CONTACT:

ADDRESS: PHONE:

CONTRACTOR FIRM: N/A CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

_____ YES

__X__ NO

_____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO._____

EPC NO._____

PROJ. NO._____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT

_____ DRAINAGE PLAN

_____ CONCEPTUAL GRADING & DRAINAGE PLAN

_____ GRADING PLAN

_____ EROSION CONTROL PLAN

__X__ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT

_____ PRELIMINARY PLAT

_____ SITE DEVELOPMENT PLAN

_____ FINAL PLAT

_____ BUILDING PERMIT

_____ FOUNDATION PERMIT

__X__ CERT. OF OCCUPANCY

_____ ROUGH GRADING PERMIT

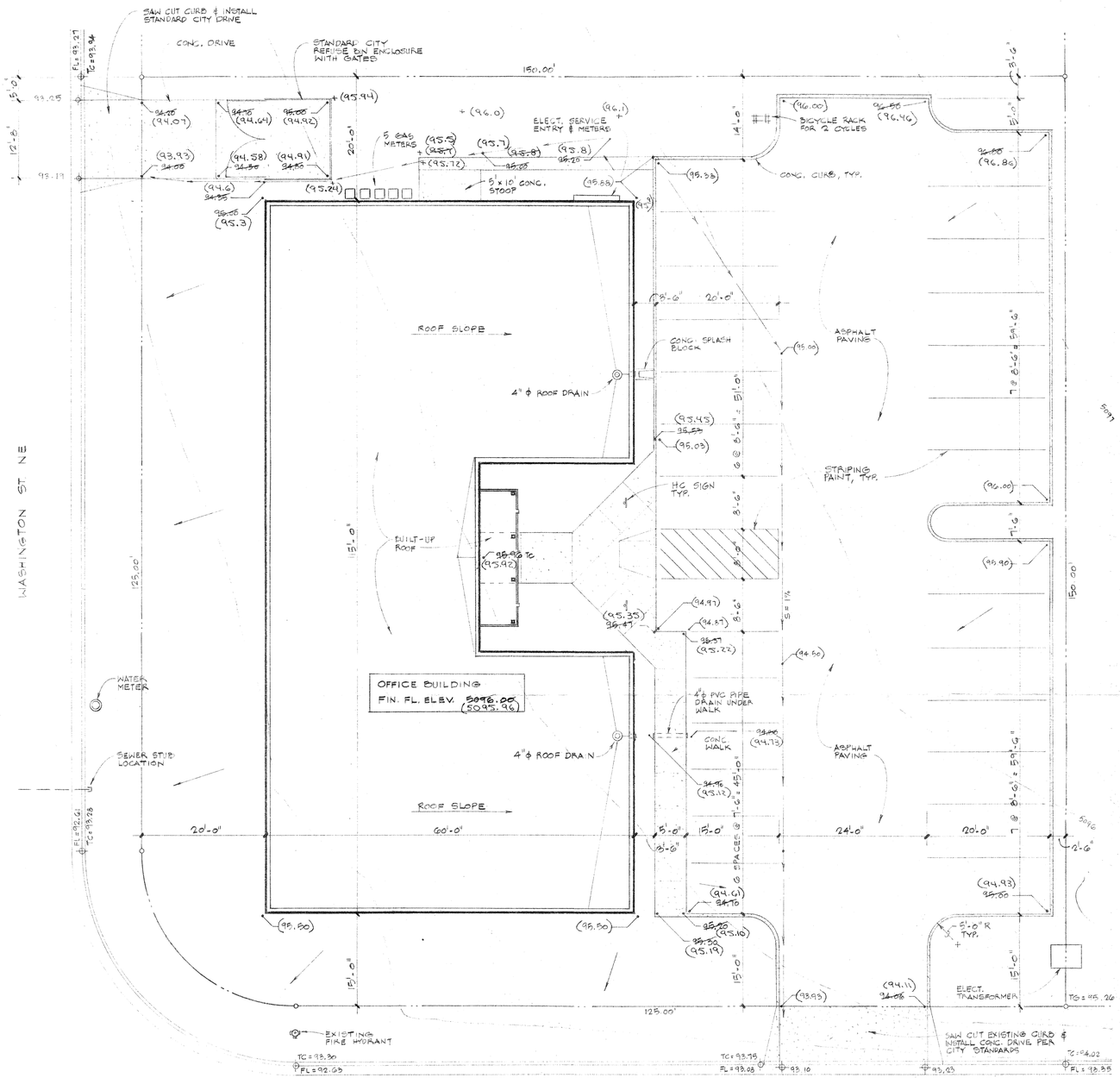
_____ GRADING / PAVING PERMIT

_____ OTHER_____

RECEIVED
FEB 05 1997
HYDROLOGY SECTION

DATE SUBMITTED: February 4, 1997

BY: C.L. Weiss Engineering, Inc.



COLUMBINE AVE. NE

SITE PLAN

1" = 10'-0"

ADDRESS: 8900 WASHINGTON ST NE

LEGAL DESCRIPTION:
LOT 12
PHASE I RICHFIELD PARK SUBDIVISION,

ZONED: IP

SITE DATA:

LOT AREA: 22,366 SF = 0.513 AC.
BLDG AREA: 6150 SF
WALKS & PAVING: 9483 SF
NET LOT AREA: 7666 SF
LANDSCAPE AREA: 6733 = 29% OF GROSS LOT OR 88% OF NET LOT

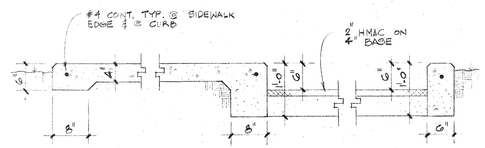
PARKING REQUIRED:
5120 NET LEASABLE SF ÷ 200 = 26 SPACES

PARKING PROVIDED:

STANDARD	20
SMALL CAR	6
HANDICAPPED	2
TOTAL	28

SITE PLAN LEGEND

- ~~~~ EXISTING CONTOURS
- ϕ 00.00 EXISTING SPOT ELEVATIONS
- — 00.00 NEW SPOT ELEVATION
- (00.00) AS-BUILT ELEVATION



DETAIL @ TYPICAL SIDEWALK & CURB

3/4" = 1'-0"

DRB-96-69

SIGNATURE BLOCK

~~I CERTIFY THAT THIS PLAN IS ZONED~~
~~APPROVED~~ THIS PLAN IS CONSISTENT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION

ON
PLANNING DEPARTMENT — DATE 5.2.96

APPROVED AS TO THE REQUIREMENTS
TRAFFIC ENGINEERING — DATE 4-15-96
CITY ENGINEER — DATE 4-15-96
AMAFCA — DATE 4-15-96
PARKS & GENERAL SERVICES — DATE 4-16-96
WATER RESOURCES — DATE 4-16-96
NEW MEXICO UTILITIES, INC. — DATE

SCOPE

The proposed improvements include an approximately 6,150 SF (footprint) building area with adjacent concrete and asphalt paved walkways / parking areas, general site work, landscaping and site regrading.

The present site is an undeveloped commercial property which slopes at appx. 2% to the west. Columbine Ave. N.E. abuts the property to the south, Washington St. N.E. abuts the property to the west, the lands to the north is a developed commercial property and the lands to the east is an undeveloped commercial property.

The intent of this plan is to show:

- Grading relationships between the existing ground elevations and proposed finished elevations in order to facilitate positive drainage to designated discharge points.
- The extent of proposed site improvements, including buildings, walks and pavement.
- The flow rate/volume of rainfall runoff across or around these improvements and methods of handling these flows to meet City of Albuquerque requirements for drainage management.
- The relationship of on-site improvements with existing neighboring property to insure an orderly transition between proposed and surrounding grades.

DRAINAGE PLAN CONCEPT: The majority of the site will free discharge to Columbine Ave. N.E. Remaining flows will drain to Washington St. N.E.

GENERAL NOTES

LEGAL:	Lot 12, Richfield Park Subdivision, Albuquerque, New Mexico.
SURVEYOR:	From previous drainage plan. Site visit made by Christopher Weiss, PC during the week of January 22, 1996 to verify accuracy of the contours.
B.M.:	City of Albuquerque Brass Cap NDC 7 located at the southwest quadrant of the intersection of Alameda Blvd. and AMAFCA NDC - elevation = 5062.60 (M.S.L.D.)
T.B.M.:	Top of curb at Northwest property corner. Elevation = 5093.94
SOILS:	SCS Soil Survey of Bernalillo County (Sheet 12) indicates that the soil is Embudo (EmB), a gravely fine sandy loam classified in Hydrologic Soil Group 'B'.
FLOOD HAZARD:	Per FEMA Boundary Map #9, the property is NOT within a flood zone.
OFF-SITE DRAINAGE:	There is minimal off-site drainage onto this site (approx. 1/4 acre from the east).
EROSION CONTROL:	The contractor is responsible for retaining on-site all sediment generated during construction by means of temporary earth berms or silt fences at the low points on the west property line.

CALCULATIONS:

Calculations are based on the Drainage Design Criteriafor Albuquerque, New Mexico, Section 22.2, DPM, Vol 2, dated Jan., 1993

AREA OF SITE: 22366 SF = 0.51 Ac.

ON-SITE

HISTORIC FLOWS: On-Site Land Condition

Area a =	0	SF
Area b =	0	SF
Area c =	22366	SF
Area d =	0	SF
Total Area =	22366	SF

DEVELOPED FLOWS: On-Site Historic Flow Rate

Area a =	0	SF
Area b =	0	SF
Area c =	6733	SF
Area d =	15633	SF
Total Area =	22366	SF

EXCESS PRECIPITATION: Precip. Zone 2

Ea = 0.53
Eb = 0.78
Ec = 1.13
Ed = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = (Ea Aa + Eb Ab + Ec Ac + Ed Ad) / (Aa + Ab + Ac + Ad)

Historic E =	1.13 in.	Proposed E =	1.82 in.
On-Site Volume of Runoff: V360 =	(E*A)/12		
Historic V360 =	2106 CF	Proposed V360 =	3396 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560
For Precipitation Zone 2

Qpa =	1.56	Qpc =	3.14
Qpb =	2.28	Qpd =	4.70
Historic Qp =	1.6 CFS	Proposed Qp =	2.2 CFS

AREA DRAINING TO DRIVE ENTRANCE : COLUMBINE AVE.

Area to Drive Entrance 21166.0 SF = 0.49 Ac.

The following calculations are based on Treatment areas as shown in table to the right.

Weighted Excess Precipitation (see formula above)
Weighted E = 1.86 in.
Volume of Runoff (see formula above)
V360 = 3285 CF
Peak Discharge Rate: (see formula above)
Qp = 2.1 cfs

TREATMENT	
A =	0%
B =	0%
C =	26%
D =	74%

LANDSCAPED AREA : TO WASHINGTON ST.

Landscaped Area = 1200.0 SF = 0.03 Ac.

The following calculations are based on Treatment areas as shown in table to the right.

Weighted Excess Precipitation (see formula above)
Weighted E = 1.13 in.
Volume of Runoff (see formula above)
V360 = 113 CF
Peak Discharge Rate: (see formula above)
Qp = 0.1 cfs

TREATMENT	
A =	0%
B =	0%
C =	100%
D =	0%

OFFSITE FLOWS:

Offsite Area = 10890.0 SF = 0.25 Ac.

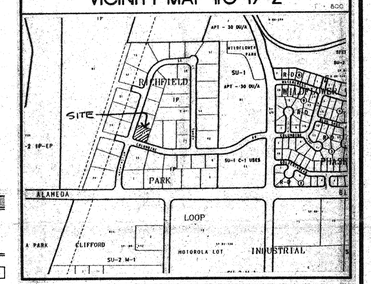
The following calculations are based on Treatment areas as shown in table to the right.

Weighted Excess Precipitation (see formula above)
Weighted E = 2.02 in.
Volume of Runoff (see formula above)
V360 = 1834 CF
Peak Discharge Rate: (see formula above)
Qp = 1.1 cfs

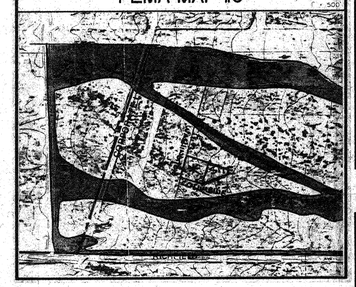
TREATMENT	
A =	0%
B =	0%
C =	10%
D =	90%

These flows will pass through the site and exit to Columbine Ave. at the drive entrance.

VICINITY MAP #C-17-Z



FEMA MAP #9



I, Christopher L. Weiss, P.E. hereby certify that the as-built information shown is in substantial compliance with the approved drainage / grading plan.

Christopher L. Weiss, P.E. (N.M.P.E. #6653) — Date 1-17-97

As-Built Survey provided by Forstbauer Surveying Co • Jan 1997

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FEB 05 1997
HYDROLOGY SECTION

File c17/DA1

STATE OF NEW MEXICO — REGISTERED — RICHARD A. BRAY — NO. 7315 — PROFESSIONAL ENGINEER — 1/22/96

RICHARD A. BRAY, ARCHITECT
1613 Nakomis Ct NE
Albuquerque, New Mexico 87112
(505) 293-6337

AN OFFICE BUILDING

8900 WASHINGTON ST NE
ALBUQUERQUE, NEW MEXICO

REVISIONS — No. — Description — Date

Drawn By: — Checked By: — APPROVALS

PROJ. NO. 9601
SHEET NO. 1 OF 4
DATE JAN. 1996