

December 2, 1997

Martin J. Chávez, Mayor

Larry Read, P.E.
Larry Read & Associates
P.O. Box 90233
Albuquerque, NM 87199

RE: WAREHOUSE ADDITION (C17-D2A10). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED NOVEMBER 7, 1997.

Dear Mr. Read:

Based on the information provided on your November 3, 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, P.E.

Hydrology

c: Andrew-Garcia

PROJECT TITLE: WAREHOUSE ADDITION	ZONE ATLAS/DRNG. FILE: C-17-Z / L
LEGAL DESCRIPTION: LOT 18, & TRACT 'A-1, RICHFIEL	D PARK
CITY ADDRESS: 9016 WASHINGTON STREET NE	
ENGINEERING FIRM: LARRY READ & ASSOCIATES	CONTACT: LARRY READ
ADDRESS: <u>P. O. BOX 90233</u> ALB, NM 87199	PHONE: 857-0863
OWNER: WAYNE USIAK	CONTACT: WAYNE USIAK
ADDRESS: 9016 WASHINGTON STREET NE	PHONE: 858-0180
ARCHITECT: BDA ARCHITECTS	CONTACT: WAYNE USIAK
ADDRESS: 9016 WASHINGTON ST. N.E.	PHONE: 858-0180
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
PREDESIGN MEETING:	
YES NO	DRB NO EPC NO
COPY OF CONFERENCE RECAP SHEET	PROJECT NO
PROVIDED	
TYPE OF TRANSMITTAL: DRAINAGE REPORT DRAINAGE PLAN	
DRAINAGE PLAN PRELIMINARY GRADING AND BOLOGY SEC	SITE DEVELOPMENT PLAN APPROVAL
GRADING PLAN	FINAL PLAT APPROVAL
EROSION CONTROL PLAN	BUILDING PERMIT APPROVAL
X ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL
1/2m	X CERTIFICATE OF OCCUPANCY APPROVAL
DATE SUBMITTED: November 8, 1997	ROUGH GRADING PERMIT APPROVAL
BY: LARRY READ	GRADING/PAVING PERMIT APPROVAL
•	OTHER(SPECIFY)



Martin J. Chávez, Mayor

Robert E. Gurulé, Director

August 18,1997

Larry Read Larry Read & Associates P.O. Box 90233 Albuquerque, New Mexico 87199

RE: DRAINAGE PLAN FOR AN ADDITION TO 9016 WASHINGTON ST. NE (C17-D2A10) ENGINEER"S STAMP DATED 8/8/97

Dear Mr. Read:

Based on the information provided on your August 8,1997 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets rior to sign-off by Hydrology.

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

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

Sincerely

Sincerely

Montage

Bernie J. Montoya CE

Associate Engineer



PROJECT TITLE: WAREHOUSE ADDITION	ZONE ATLAS/DRNG. FILE: <u>C-17-Z</u>
LEGAL DESCRIPTION: LOT 18, & TRACT 'A-1, RICHFIEL	D PARK
CITY ADDRESS: 9016 WASHINGTON STREET NE	
ENGINEERING FIRM: LARRY READ & ASSOCIATES	CONTACT: LARRY READ
ADDRESS: P. O. BOX 90233 ALB, NM 87199	PHONE: 858-3165
OWNER: WAYNE USIAK	CONTACT: WAYNE USIAK
ADDRESS: 9016 WASHINGTON STREET NE	PHONE: 858-0180
ARCHITECT: BDA ARCHITECTS	CONTACT: WAYNE USIAK
ADDRESS: 9016 WASHINGTON ST. N.E.	PHONE: 858-0180
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
PREDESIGN MEETING:	
YES NO	DRB NO EPC NO
COPY OF CONFERENCE RECAP SHEET	PROJECT NO
PROVIDED	
TYPE OF TRANSMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
X DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
PRELIMINARY GRADING AND DRAINAGE	SITE DEVELOPMENT PLAN APPROVAL
X GRADING PLAN	FINAL PLAT APPROVAL
EROSION CONTROL PLAN	X BUILDING PERMIT APPROVAL
ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL
• · ·	CERTIFICATE OF OCCUPANCY APPROVAL
DATE OUD ATTOUCH O 1007	ROUGH GRADING PERMIT APPROVAL
DATE SUBMITTED: AUGUST.8. 1997 BY: LARRY READ	GRADING/PAVING PERMIT APPROVAL
HYDROLOGY SECTION	OTHER(SPECIFY)



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 28, 1995

Jackie McDowell, P.E. McDowell Engineering, Inc. 7200 Valley Forge Pl. NE Albuquerque, N.M. 87109

RE:

ENGINEER'S CERTIFICATION FOR BDA OFFICE BLDG (C-17/D2A10)

RECEIVED JUNE 7, 1995 FOR CERTIFICATE OF OCCUPANCY

ENGINEER'S STAMP 6/4/95

Dear Ms. McDowell:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage for a Certificate of Occupancy at 9016 Washington NE. Contact Code Administration for the Certificate of Occupancy.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

c: Andrew Garcia

Wayne Usiak, 9016 Washington NE 87113

PROJECT TITLE: BDA OFFICE BLDG. ZONE	ATLAS/DRNG. FILE #: C-17/D-2A /
DRB #: EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: LOT 18, RICHFIELD PAI	RK SUBDIVISION .
CITY ADDRESS: 9016 WASHINGTON STREET NI	6
ENGINEERING FIRM: MCDOWELL ENGINEERING,	INC. CONTACT: JACKIE MCDOWELL '
ADDRESS: 7200 VALLEY FORGE PL. NE	PHONE: 828-2430
OWNER: BDA ARCHITURE	CONTACT: WAYNE USIAK
ADDRESS: 9016 WASHINGTON STREET NE	PHONE: 858-0180
ARCHITECT: BDA ARCHITURE	CONTACT: WAYNE USIAK
ADDRESS: 9016 WASHINGTON STREET NE	PHONE: <u>858-0180</u>
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAIN. PLAN	S.DEV PLAN FOR SUB'D APPROVAL
GRADING PLAN	S.DEV PLAN FOR BLDG PMT APPR.
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
X ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	X_CERT. OF OCCUPANCY APPROVAL
X YES	GRADING PERMIT APPROVAL
NO	PAVING PERMIT APPROVAL
COPY PROVIDED	S.A.D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
	OTHER(SPECIFY)
•	
DATE SUBMITTED: JUNE 6, 1995	
BY: JACKIE S. MCDOWELL, P.E.	JUN - 7 1995



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 12, 1995

Jackie McDowell, P.E. McDowell Engineering, Inc. 7200 Valley Forge Pl. NE Albuquerque, N.M. 87109

RE: DRAINAGE PLAN FOR BDA OFFICE BLDG (C-17/D2A10)

RECEIVED DECEMBER 27, 1994 FOR BUILDING PERMIT APPROVAL

ENGINEER'S STAMP 12-26-94

Dear Ms. McDowell:

Based on the information included in the submittal referenced above, City Hydrology. accepts the Drainage Plan for this project.

Include a copy of the approved Drainage Plan, dated 12-26-94, in the set of construction documents that will be submitted to Code Administration for the Building Permit.

Engineer's Certification of grading & drainage per DPM checklist must be approved before any Certificate of Occupancy will be approved.

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

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

c: Andrew Garcia

PROJECT TITLE: BDA OFFICE BLDG. ZONE	ATLAS/I	DRNG. FIL	E #: <u>C-17/D-2A10</u>	
DRB #: EPC #:		_ WORK OR	DER #:	
LEGAL DESCRIPTION: LOT 18, RICHFIELD PAI	RK SUBD:	IVISION	•	
CITY ADDRESS: XXXX ADAMS STREET NE			· · · · · · · · · · · · · · · · · · ·	
ENGINEERING FIRM: MCDOWELL ENGINEERING,	INC.	_CONTACT:	JACKIE MCDOWELL	
ADDRESS: 7200 VALLEY FORGE PL. NE		PHONE:	828-2430	
OWNER: BDA ARCHITURE		_CONTACT:	WAYNE USIAK	
ADDRESS: 6000 UPTOWN BLVD. NE, STE	#314	_PHONE:	266-0593	
ARCHITECT: BDA ARCHITURE		_CONTACT:	WAYNE USIAK	
ADDRESS: 6000 UPTOWN BLVD. NE, STE	#314	_PHONE:	266-0593	
SURVEYOR:		_CONTACT:_	····	
ADDRESS:	· · · · ·	_PHONE:		
CONTRACTOR:		_CONTACT:_		
ADDRESS:	_	_PHONE:		
TYPE OF SUBMITTAL: DRAINAGE REPORT			F APPROVAL SOUGHT:	
X DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL			
CONCEPTUAL GRADING & DRAIN. PLAN	S	.DEV PLAN	FOR SUB'D APPROVAL	
GRADING PLAN	S	DEV PLAN	FOR BLDG PMT APPR.	
EROSION CONTROL PLAN	SI	ECTOR PLAI	N APPROVAL	
ENGINEER'S CERTIFICATION	F	INAL PLAT	APPROVAL	
OTHER	FC	OUNDATION	PERMIT APPROVAL	
	X Bt	JILDING P	ERMIT APPROVAL	
PRE-DESIGN MEETING:	CF	ERT. OF O	CCUPANCY APPROVAL	
XYES	GF	RADING PE	RMIT APPROVAL	
NO	P	AVING PERI	MIT APPROVAL	
COPY PROVIDED	S	.A.D. DRA	INAGE REPORT	
	DF	RAINAGE RI	EQUIREMENTS	
	O7	CHER	(SPECIFY)	
DATE SUBMITTED: DECEMBER 27, 1994		DE	C 2 7 1994	
BY: JACKIE S. MCDOWELL, P.E.		!		

Jackie Sedillo McDowell, P.E. Civil Engineering Consultant

December 26, 1994

Mr. John Curtin, P.E.
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: REVISED GRADING & DRAINAGE PLAN FOR BDA OFFICE BUILDING (C-17/D2A10)

Dear Mr. Curtin:

We are in receipt of your comments dated December 21, 1994, and offer the following modifications to the grading and drainage plan.

- 1. The land treatment for Type B has been re-calculated and is a little over 28%.
- Runoff from the parking lot gets through a depression at the edge of asphalt to the landscaped area. Additional information has been added to the plan for clarification.
- 3. The roof drains have been labeled and added to the legend.

Your timely approval of this plan is greatly appreciated.

Sincerely,

MCDOWELL ENGINEERING, INC.

Jackie S. McDowell, P.E.

cc: Mr. Wayne Usiak, BDA Architecture

DEC 2 7 1994



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 21, 1994

Jackie McDowell, P.E. McDowell Engineering, Inc. 7200 Valley Forge Pl. NE Albuquerque, N.M. 87109

RE: DRAINAGE PLAN FOR BDA OFFICE BLDG (C-17/D2A10)

RECEIVED NOVEMBER 22, 1994 FOR BUILDING PERMIT APPROVAL

ENGINEER'S STAMP 11-21-94

Dear Ms. McDowell:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed prior to Building Permit approval:

- 1. For a commercial site, 28% land treatment B appears high. Verify that this percentage is correct.
- 2. How does the runoff from the parking lot get through the curb and into the swale? Provide additional proposed spot elevations or other information necessary to explain and construct.
- 3. Label roof drains or add them to the Legend.

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

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

c: Andrew Garcia

PROJECT TITLE: BDA OFFICE BLDG. ZONE	ATLAS/I	ORNG. FIL	E #: <u>C-17/D-2A/Ò</u>
DRB #: EPC #:		_ WORK OR	DER #:
LEGAL DESCRIPTION: LOT 18, RICHFIELD PAR	K SUBD	IVISION	<u> </u>
CITY ADDRESS: XXXX ADAMS STREET NE	. <u>-</u>		· · - ·
ENGINEERING FIRM: MCDOWELL ENGINEERING,	INC.	_CONTACT:_	JACKIE MCDOWELL
ADDRESS: 7200 VALLEY FORGE PL. NE		PHONE:	828-2430
OWNER: BDA ARCHITURE	<u> </u>	_CONTACT:_	WAYNE USIAK
ADDRESS: 6000 UPTOWN BLVD. NE, STE	#314	PHONE:	266-0593
ARCHITECT: BDA ARCHITURE		_CONTACT:_	WAYNE USIAK
ADDRESS: 6000 UPTOWN BLVD. NE, STE	#314	_PHONE:	266-0593
SURVEYOR:		_CONTACT:_	<u> </u>
ADDRESS:		_PHONE:	
CONTRACTOR:		_CONTACT:_	- · · · · · · · · · · · · · · · · · · ·
ADDRESS:		PHONE:	
TYPE OF SUBMITTAL: DRAINAGE REPORT Y DRAINAGE DLAN	SI	KETCH PLA	F APPROVAL SOUGHT: F APPROVAL F APPROVAL
			Y PLAT APPROVAL
			FOR SUB'D APPROVAL
GRADING PLAN EROSION CONTROL PLAN			FOR BLDG PMT APPR.
			N APPROVAL
ENGINEER'S CERTIFICATION			APPROVAL DEDOTATE
OTHER			PERMIT APPROVAL
PRE-DESIGN MEETING:			ERMIT APPROVAL CCUPANCY APPROVAL
			RMIT APPROVAL
X YES NO			VIT APPROVAL
NO COPY PROVIDED			INAGE REPORT
COPI PROVIDED			•
			EQUIREMENTS
		THER	(SPECIFY)
DATE SUBMITTED: NOVEMBER 21, 1994			
		NO.	v 2 2 1994
BY: JACKIE S. MCDOWELL, P.E.		· -	• • • • • • • • • • • • • • • • • • •

McDowell Engineering, Inc.

Jackie Sedillo McDowell, P.E. Civil Engineering Consultant

November 21, 1994

Mr. John Curtin, P.E.
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: GRADING & DRAINAGE PLAN FOR BDA OFFICE BUILDING (C-17/D2A10)

Dear Mr. Curtin:

We are in receipt of your comments dated November 8, 1994, and offer the following modifications to the grading and drainage plan.

- 1. A statement has been added to the plan indicating that downstream systems proposed by the Master Plan are in place and there are no apparent problems. The Master Plan was prepared for the Richfield Park Addition by Espey-Huston and dated August 1, 1986.
- There are no offsite flows entering the property. An erosion control note has been added to the plan.
- 3. Existing contours extend 25' beyond the property. Existing top of curb and flowline elevations have been added to Adams Street and Washington Street. Flowline elevations have been added at the entrances to verify that an adequate water block is provided.

Your timely approval of this plan is greatly appreciated.

Sincerely,

MCDOWELL ENGINEERING, INC.

Jackie S. McDowell, P.E.

cc: Mr. Wayne Usiak, BDA Architecture



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 8, 1994

Jackie McDowell, P.E. McDowell Engineering, Inc 7200 Valley Forge Pl NE Albuquerque, N.M. 87109

RE: GRADING & DRAINAGE PLAN FOR BDA OFFICE BLDG (C-17/D2A10)
RECEIVED OCTOBER 25, 1994 FOR S DEV PLAN, FOUNDATION & BLDG PRMT APPROVAL
ENGINEER'S STAMP DATED 10-24-94

Dear Ms. McDowell:

Based on the information included in the submittal referenced above, City Hydrology approves this project for Site Development Plan for B.P. and Foundation Permit.

The following comments must be addressed prior to Building Permit approval:

- 1. Verify the downstream capacity. A statement on the Plan that the downstream system proposed by the Master Plan is in place and no problems are apparent will be sufficient. Identify the Master Plan by name & file number.
- 2. Identify whether there are any off-site entering the site or not. Include the Erosion Control Plan on the Plan.
- 3. Existing contours must extend at least 25' beyond the property line on all sides. Provide existing Top of Curb & Flowline elevations on Adams & Washington streets. Include flowline elevations at the entrances to verify that an adequate water block has be provided.

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

amil autoi

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

c: Fred Aguirre
Andrew Garcia

WPHYD/8947/jpc

PROJECT TITLE: BDA OFFICE BLDG. ZONE	ATLAS/DRNG. FILE #: C-17/D-2A 20
DRB #: EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: LOT 18, RICHFIELD PA	RK_SUBDIVISION .
CITY ADDRESS: XXXX ADAMS STREET NE	
ENGINEERING FIRM: MCDOWELL ENGINEERING,	INC. CONTACT: JACKIE MCDOWELL
ADDRESS: 7200 VALLEY FORGE PL. NE	PHONE: 828-2430
OWNER: BDA ARCHITURE	CONTACT: WAYNE USIAK
ADDRESS: 6000 UPTOWN BLVD. NE, STE	#314 PHONE: 266-0593
ARCHITECT: BDA ARCHITURE	CONTACT: WAYNE USIAK
ADDRESS: 6000 UPTOWN BLVD. NE, STE	#314 PHONE: 266-0593
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
X_DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAIN. PLAN	S.DEV PLAN FOR SUB'D APPROVAL
GRADING PLAN	X S.DEV PLAN FOR BLDG PMT APPR.
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	Yx FOUNDATION PERMIT APPROVAL
	<u>Nx</u> BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	CERT. OF OCCUPANCY APPROVAL
X_YES	GRADING PERMIT APPROVAL
NO	PAVING PERMIT APPROVAL
X_COPY PROVIDED	S.A.D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
	OTHER(SPECIFY)
DATE SUBMITTED: OCTOBER 24, 1994	OCT 2 5 1901
BY: JACKIE S. MCDOWELL, P.E.	

8947

Project No.: BDA0194L

24-Oct-94

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the

Development Process Manual, Volume 2, Design Criteria for the

City of Albuquerque, New Mexico, January 1993 - basins < 40 acres*.

Precipitation Zone = 2

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

P =

2.35 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

7*SQR((N*N) + (5*N))

where N = units/acre

N = -----, ok < 6

N =

0.00

Therefore Percent Treatment D =

0.00%

(includes local streets)

Areas: (acres)		
	Existing	Proposed
Treatment A	0.47	0.00
Treatment B	0.00	0.13
Treatment C	0.00	0.00
Treatment D	0.00	0.34
Total (acres) =	0.47	0.47

2870

72%

Volume	100 year	100 year	10 year	10 year	2 year	2 year
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Volume (acre-feet) =	0.02	0.07	0.01	0.04	0.00	0.02
Volume (cubic feet) =	904	2,985	222	1,786	0	984

Total Q(p), cfs:						
	100 year	100 year	10 year	10 year	2 year	2 year
	Existing	Proposed	Existing	Proposed	Existing	Proposed
	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A	Q(p)*A
Treatment A	0.73	0.00	0.18	0.00	0.00	0.00
Treatment B	0.00	0.30	0.00	0.12	0.00	0.01
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	1.60	0.00	1.07	0.00	0.63
Total Q (cfs) =	0.73	1.89	0.18	1.19	0.00	0.64

