



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 15, 1995

Tom Mann, P.E.
Engineering & Surveying Assoc.
5312 Noreen NE
Albuquerque, New Mexico

RE: ENGINEER'S CERTIFICATION FOR BRUNACINI WAREHOUSE, LOT 6, RICHFIELD PARK
(C17/D2A12) SUBMITTED FOR CERTIFICATE OF OCCUPANCY RELEASE,
ENGINEER'S STAMP DATED 11/14/95.

Dear Mr. Mann:

I have received a request for a variance from Mr. George Brunacini, the owner of the above referenced property. Based on the fact that the owner is aware that the floor elevation was constructed one foot below the elevation on the approved plan, I will accept your Engineer's Certification and release the Certificate of Occupancy for Lot 6 in Richfield Park (4704 Columbine NE).

If I can be of further assistance to you, please do not hesitate to call me at 768-2666.

Sincerely,

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

c: Andrew Garcia, City Hydrology
George Brunacini, Owner

File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Brunacini Warehouse : ZONE ATLAS/DRNG. FILE #: C-17/D2A12
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Lot 6 Richfield Park
 CITY ADDRESS: 4704 Columbine NE
 ENGINEERING FIRM: Engineering & Surveying Assoc CONTACT: Tom Noren
 ADDRESS: 5312 Noreen NE PHONE: 298-4651
 OWNER: George Brunacini CONTACT: George Brunacini
 ADDRESS: _____ PHONE: 263-7777
 ARCHITECT: Claudio Vigli CONTACT: Claudio Vigli
 ADDRESS: 1305 Tigras NW PHONE: 842-1113
 SURVEYOR: Engineering & Surveying Assoc CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: George Brunacini CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
 ____ DRAINAGE PLAN
 ____ CONCEPTUAL GRADING & DRAINAGE PLAN
 ____ GRADING PLAN
 ____ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
 ____ OTHER _____

PRE-DESIGN MEETING:

____ YES
 ____ NO
 ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
 ____ PRELIMINARY PLAT APPROVAL
 ____ S. DEV. PLAN FOR SUB'D. APPROVAL
 ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
 ____ SECTOR PLAN APPROVAL
 ____ FINAL PLAT APPROVAL
 ____ FOUNDATION PERMIT APPROVAL
 ____ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
 ____ GRADING PERMIT APPROVAL
 ____ PAVING PERMIT APPROVAL
 ____ S.A.D. DRAINAGE REPORT
 ____ DRAINAGE REQUIREMENTS
 ____ SUBDIVISION CERTIFICATION
 ____ OTHER _____ (SPECIFY)

DEC 14 1995

DATE SUBMITTED: 11/14/95
 BY: Tom Noren

George Brunacini Construction Co., Inc.
PO Box 6363
Albuquerque, New Mexico 87197

December 7, 1995

Susan M. Calongne, P.E.
City/County Flood plain Administrator
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Ms. Calongne:

Subject: Brunacini Warehouse, lot 6 Richfield Park (C17/D2A12)

This letter is a request for a variance to allow a certificate of occupancy for the building on Lot 6, Richfield Park. I acknowledge that the building was constructed approximately one (1) foot lower than the plan indicated. However, the asphalt slopes away from the building and drains as indicated by the plan. Also, it is my understanding that in reality the flood plain infringing on the lot has been reduced, but that the paperwork necessary to officially reduce the flood plain has not been completed.

Therefore, I request that the approval for occupancy be issued since the potential for flooding is minimal and since I am aware of the finish elevation.

Sincerely,



JAB/Jab



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 29, 1995

Tom Mann, P.E.
Engineering & Surveying Assoc.
5312 Noreen NE
Albuquerque, New Mexico

RE: ENGINEER'S CERTIFICATION FOR BRUNACINI WAREHOUSE, LOT 6, RICHFIELD PARK
(C17/D2A12) SUBMITTED FOR CERTIFICATE OF OCCUPANCY RELEASE

Dear Mr. Mann:

The Engineer's Certification for the above referenced project is not in compliance with the D.P.M. requirements and is therefore not approved. The certification statement must indicate that the construction is in substantial compliance with the approved drainage plan. The statement must also be signed and dated.

Because no map revision has been obtained for this area, the property remains within a 100-year floodplain and will be subject to flood insurance. Insurance rates are based on the elevation of the finish floor in relation to the base flood elevation (which in this case is one foot above adjacent ground). Rates are generally much higher for lower floor elevations. The above referenced plan indicates that the finish floor elevation has been lowered one foot below the approved floor elevation. Please be sure that the owner is aware of this issue.

If you should have any questions, please call me at 768-2666.

Sincerely,

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

c: Andrew Garcia, City Hydrology
George Brunacini, Owner

File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Brunacini Warehouse ZONE ATLAS/DRNG. FILE #: C-17/D2A12

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 6 Richfield Park

CITY ADDRESS: 4704 Columbian NE

ENGINEERING FIRM: Engineering & Surveying Assoc CONTACT: Tom Mann

ADDRESS: 5312 Noreen NE PHONE: 298-4651

OWNER: George Brunacini CONTACT: George Brunacini

ADDRESS: _____ PHONE: 263-7777

ARCHITECT: Claudio Vigil CONTACT: Claudio Vigil

ADDRESS: 1305 Tigras NW PHONE: 842-1113

SURVEYOR: Engineering & Surveying Assoc CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: George Brunacini CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER _____

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

VERBAL
 30 DAY TEMP
 11/21/95
 LAM

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11/14/95

BY: Tom Mann

NOV 15 1995



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 15, 1995

Tom Mann
Engineering & Surveying Assoc.
5312 Noreen NE
Albuquerque, New Mexico 87111

RE: GRADING AND DRAINAGE PLAN FOR BRUNACINI WAREHOUSE, LOT 6,
RICHFIELD PARK, (C17-D2A12), SUBMITTED FOR SITE DEVELOPMENT PLAN
AND BUILDING PERMIT, ENGINEER'S STAMP DATED 1/25/95.

Dear Mr. Mann:

Based on the information provided in the above referenced resubmittal of January 26, 1995, the plan is approved for Building permit release.

Please be advised that prior to Certificate of Occupancy release, the Engineer's Certification per the D.P.M. checklist will be required.

Please note that although storm drainage improvements have been made in the area, no request for a Letter of Map Revision has been sent to FEMA, therefore the floodplain technically still remains and the owner may be subject to flood insurance.

Please call me if you have any questions.

Sincerely,

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

c: Andrew Garcia, City Hydrology
George Brunacini, Owner
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 23, 1995

Tom Mann
Engineering & Surveying Assoc.
5312 Noreen NE
Albuquerque, New Mexico 87111

RE: GRADING AND DRAINAGE PLAN FOR BRUNACINI WAREHOUSE, LOT 6,
RICHFIELD PARK, (C17-D2A12), SUBMITTED FOR SITE DEVELOPMENT PLAN
AND BUILDING PERMIT, ENGINEER'S STAMP DATED 1/9/95.


Dear Mr. Mann:

Prior to approval of the above referenced plan, the following comments must be addressed:

1. Although storm drainage improvements have been constructed in the area, this site remains in a designated flood hazard area according to FEMA. Please show the limits of the 100-year floodplain on the site plan and reference the FIRM panel number. Also delineate the lot on the FEMA map. A note should be added to the plan stating that a Letter of Map Revision has not been ~~obtained from FEMA and that the property owner may be subject to the flood insurance regulations established by the National Flood Insurance Program.~~
2. The plan mentions that a Master Plan has been approved for the subdivision. Please reference the Master plan. Was it prepared using new hydrology? ✓
3. It appears that off-site flows enter the site from the east side. Please delineate the off-site basin and calculate the off-site flows which impact this site. ✓
4. Please label the adjacent lots and identify any existing easements adjacent to the property, if any. ✓

If you should have any questions, please do not hesitate to call me.

Sincerely,


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

c: Andrew Garcia, City Hydrology
George Brunacini, Owner
File