

CITY OF ALBUQUERQUE



November 21, 2006

Mr. John MacKenzie, PE
MARK GOODWIN & ASSOCIATES
P.O. Box 90606
Albuquerque, NM 87199

Re: DWIGHT'S GLASS
4501 Alameda Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 05/19/2006 (C-17/D2A17)?
Certification dated 11/20/2006

P.O. Box 1293 Dear John:

Based upon the information provided in your submittal received 11/21/2006, the above
referenced certification is approved for release of Permanent Certificate of Occupancy by
Albuquerque Hydrology.

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

New Mexico 87103

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Reviewer, Planning Dept.-Hydrology
Development and Building Services

C: CO Clerk
File

CITY OF ALBUQUERQUE



May 30, 2006

John M. MacKenzie, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Dwight's Glass Grading and Drainage Plan
Engineer's Stamp dated 5-19-06 (C17/D2A17)

Dear Mr. MacKenzie,

P.O. Box 1293

Based upon the information provided in your submittal dated 5-23-06, the above referenced plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

New Mexico 87103

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

www.cabq.gov

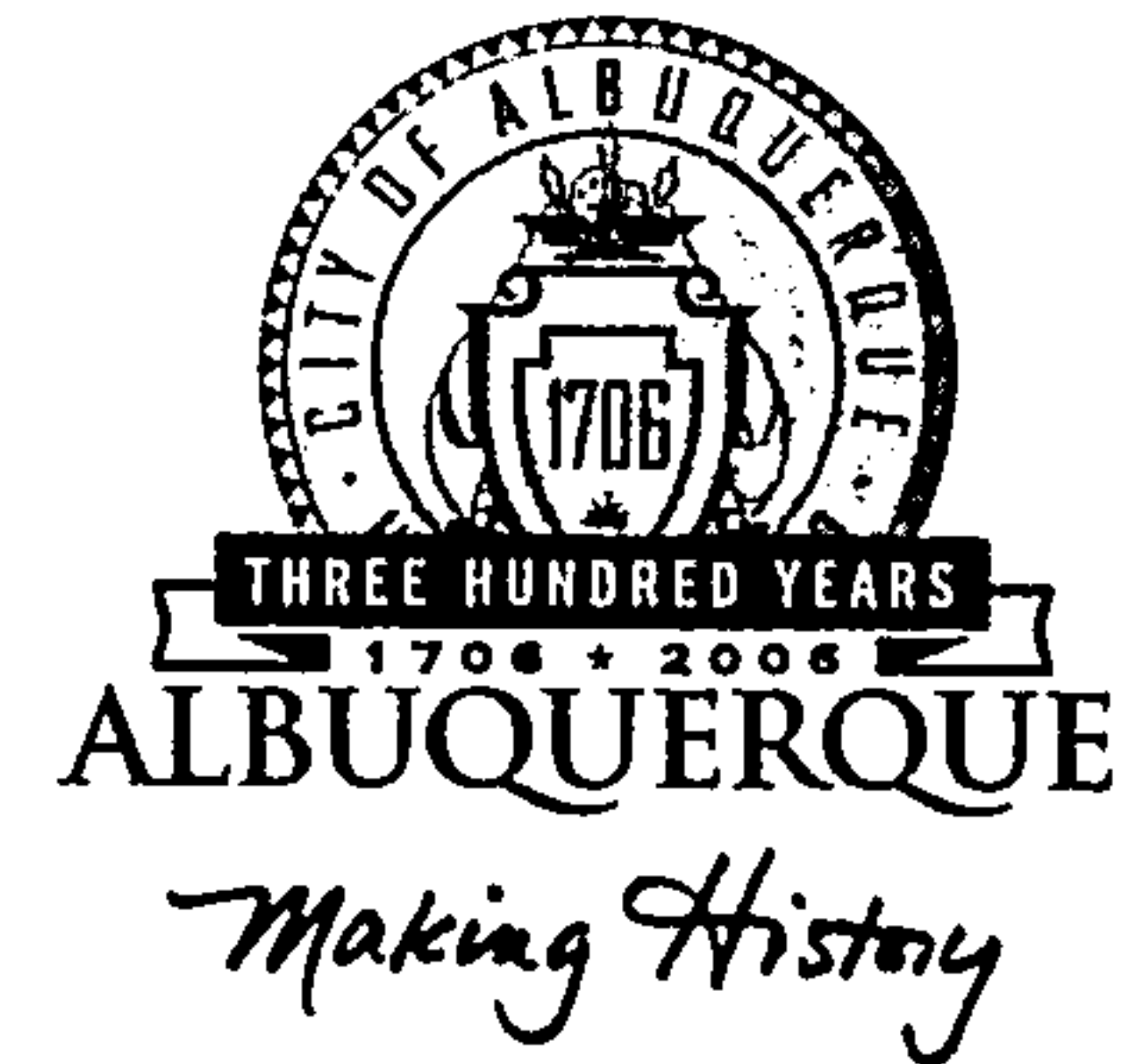
If you have any questions, you can contact me at 924-3695.

Sincerely,

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

C: file
Charles Caruso, DMD

CITY OF ALBUQUERQUE



October 13, 2005

John M. McKenzie, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

**Re: Dwights Glass Warehouse, 4501 Alameda Blvd NE,
Grading and Drainage Plan
Engineer's Stamp dated 9-26-05 (C17-D2A17)**

Dear Mr. McKenzie,

P.O. Box 1293

Based upon the information provided in your submittal received 10-12-05, the above referenced plan is approved for Site Development Plan for Building, Building Permit and Grading Permit.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Rudy E. Rael Associate Engineer
Planning Department.
Development and Building Services

C: Charles Caruso
CC: File

DRAINAGE REPORT
for
Dwight's Glass Office/Warehouse

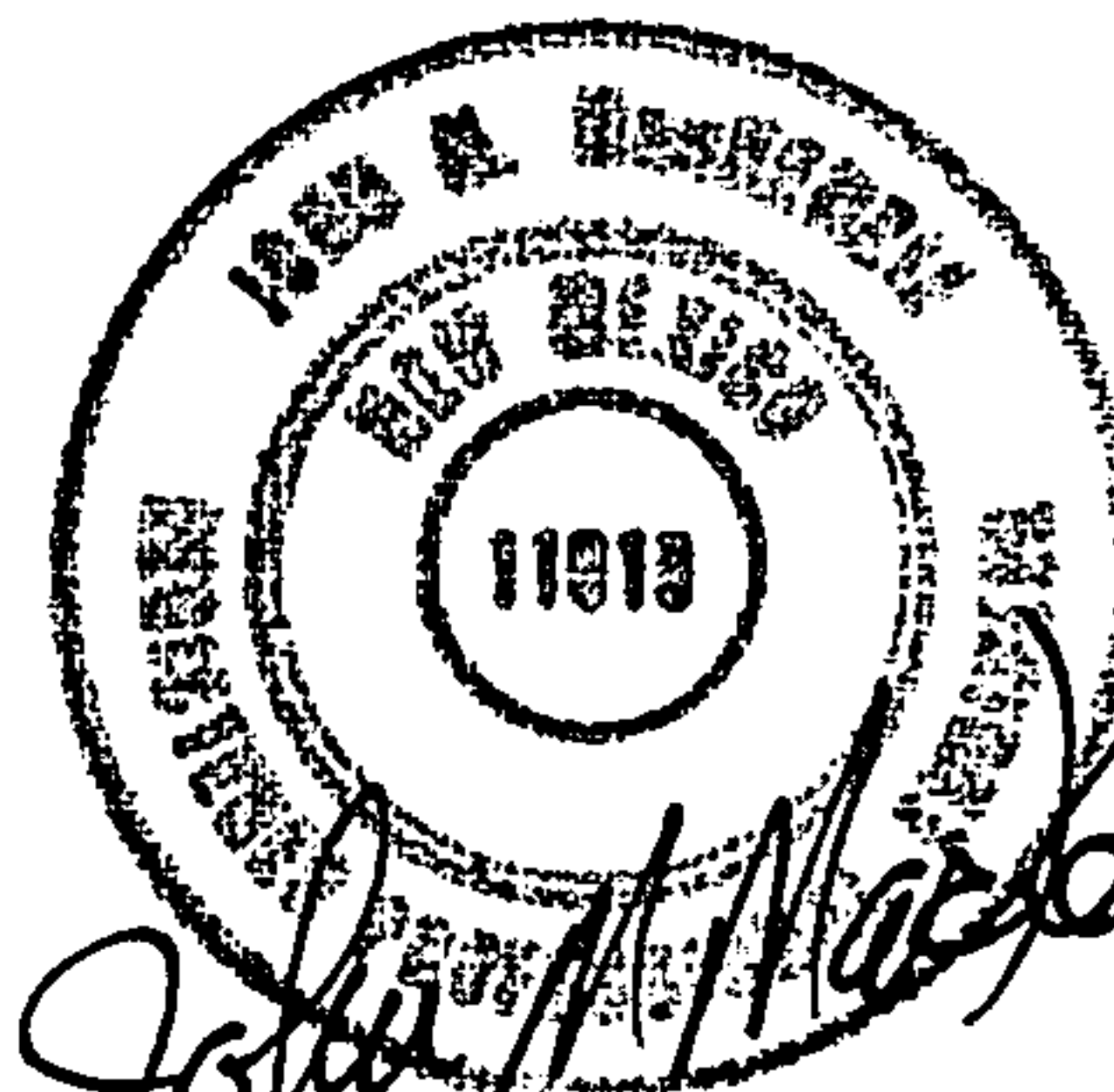
Prepared for

DWIGHT'S GLASS & MIRROR
4602 Lomas Blvd NE
Albuquerque, NM 87110

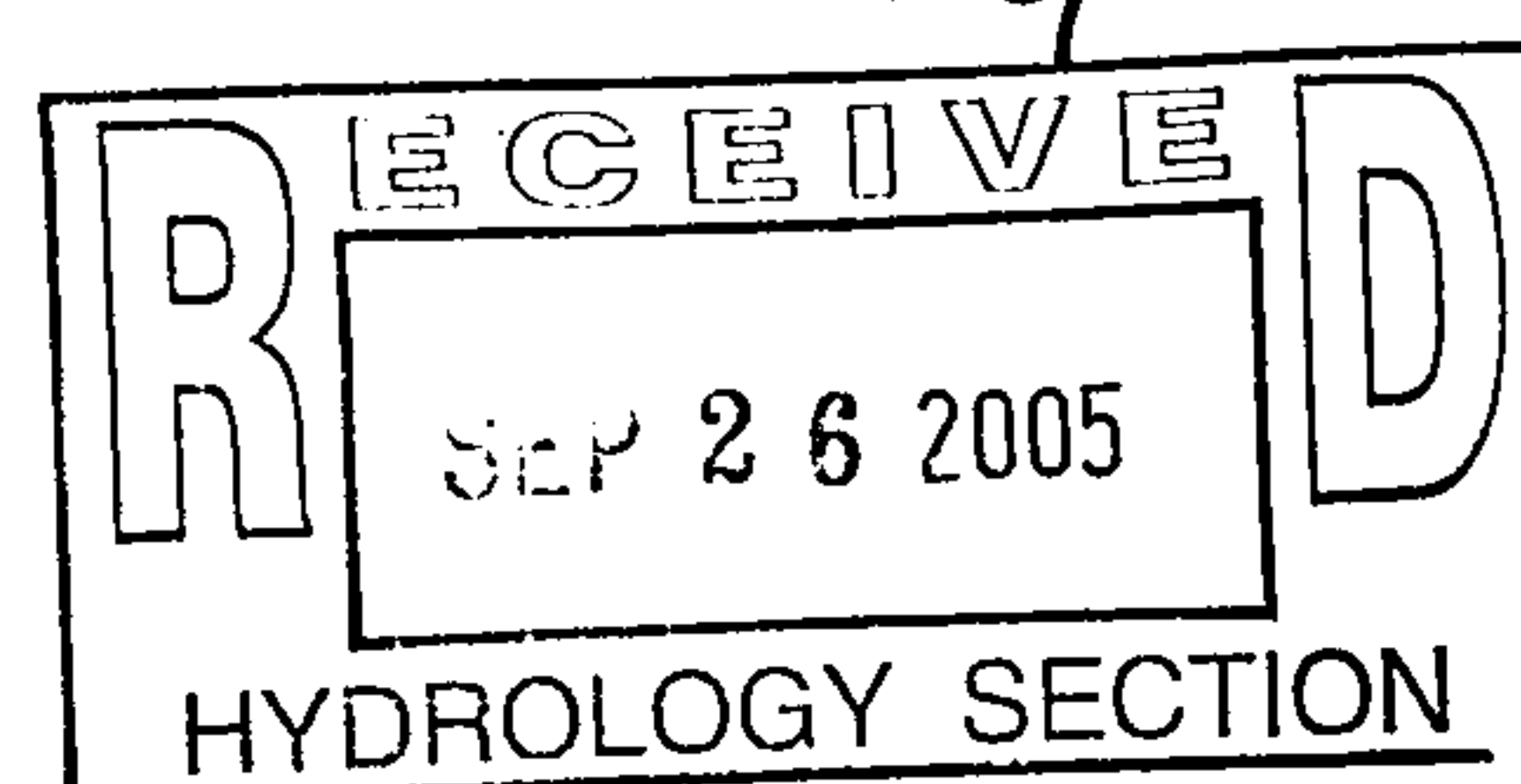
Prepared by

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200

September, 2005



9-26-05



A05015\Dwight's Glass\Drainage Report

I. PROJECT DESCRIPTION

The proposed site area comprises approximately 2.1 acres (1.1 acres for the office-warehouse building and about 1 acre remaining for future development) and is located on the NE corner of the intersection of Washington St. N.E and Alameda Blvd. N.E. The current legal description of the site is Lots 1 and 2 of the Richfield Park Subdivision.

The purpose of this report is to present the drainage management plan for the new office-warehouse building in order to obtain Grading and Drainage Plan approval for Building Permit and Conceptual Grading and Drainage Plan for Site Development Plan for Building Permit. All applicable ordinances, the DPM and AHYMO were utilized to prepare this plan.

NO FIRM

or master plan

II. DRAINAGE DESIGN CRITERIA

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual. The 100-year, 6-hour storm event was utilized to determine site runoff rates using $P(1 \text{ hr}) = 1.65"$, $P(6 \text{ hr}) = 2.22"$ and $P(24 \text{ hr}) = 2.55"$, obtained from the latest NOAA Precipitation Atlas. . The on-site land treatment values used were type B=14% and D=86% for Basin A (Office/Warehouse) and B=15% and D=85% for Basin B (Future Development). AHYMO printouts are provided in Appendix A.

III. EXISTING DRAINAGE CONDITION

The site presently consists of undeveloped land covered by native vegetation and open areas of the native sandy surface. Slope is predominantly toward the west. An existing asphalt drainage channel runs along the north side of the site. At the present time there is no offsite runoff entering the undeveloped portion of the site, although the north drainage channel does convey developed runoff to Washington Street from a property to the east. This channel exists within a private easement that was created with the original subdivision to drain the existing lots along Alameda Blvd. This channel conveys only private runoff.

Capacity?

IV. DEVELOPED DRAINAGE CONDITIONS

The total developed conditions flow from this site covering both lots is 7.36 cfs. The initial grading and drainage plan will act as a Master Grading and Drainage Plan for both the current and future development. As a result, we are proposing to split the site into 2 basins. According to AHYMO the individual basin flows generated within the site during the 100-year storm are 3.92 cfs for Basin 1 (Office and Warehouse) and 3.44 cfs for Basin 2 (Future Development). Both Basins 1 and 2 are to discharge into a new paved driveway along the north side of the office warehouse site. The south paved part of the existing concrete and asphalt drainage channel will be removed to facilitate a smooth transition into adjacent grades along the north side of the new office/warehouse building.

V. CONCLUSIONS

The proposed drainage scheme for the new buildings can be readily accommodated through the implementation of this plan. It has been adequately shown in this report that the internal conveyance of storm water to off-site facilities can be accomplished while meeting all current City requirements.

Confidence Limits		Seasonality		Location Maps		Other Info.		Grids		Maps		Help		Docs				
Precipitation Frequency Estimates (inches)																		
ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
2	0.21	0.32	0.39	0.53	0.65	0.78	0.83	0.97	1.06	1.19	1.32	1.61	1.81	1.98	2.46	2.91	3.54	4.08
5	0.28	0.43	0.53	0.72	0.89	1.04	1.09	1.25	1.36	1.50	1.66	1.98	2.21	2.42	2.99	3.50	4.22	4.86
10	0.34	0.51	0.64	0.86	1.06	1.24	1.30	1.47	1.58	1.74	1.93	2.27	2.51	2.77	3.38	3.94	4.70	5.42
25	0.41	0.63	0.78	1.04	1.29	1.52	1.58	1.76	1.88	2.07	2.28	2.65	2.92	3.23	3.89	4.48	5.29	6.09
50	0.47	0.71	0.88	1.19	1.47	1.73	1.80	1.99	2.10	2.31	2.54	2.95	3.22	3.58	4.25	4.86	5.68	6.54
100	0.53	0.80	0.99	1.34	1.65	1.96	2.03	2.22	2.33	2.55	2.81	3.25	3.52	3.92	4.61	5.23	6.04	6.96
200	0.59	0.89	1.11	1.49	1.85	2.19	2.26	2.45	2.56	2.80	3.08	3.54	3.81	4.26	4.94	5.57	6.34	7.32
500	0.67	1.01	1.26	1.70	2.10	2.50	2.58	2.77	2.86	3.12	3.43	3.94	4.19	4.70	5.35	5.97	6.68	7.73
1000	0.73	1.11	1.37	1.85	2.29	2.75	2.83	3.01	3.09	3.35	3.69	4.23	4.46	5.03	5.64	6.25	6.88	7.98

1

- VERSION: 1997.02d

AHYMO PROGRAM SUMMARY TABLE (AHYMO 97) -

COMMAND		HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START											
RAINFALL		TYPE= 1								TIME=.00	
COMPUTE NM HYD		100.20	-	2	.00170	3.92	.161	1.77208	1.499	3.602 PER IMP=	2.220
COMPUTE NM HYD		100.20	-	3	.00150	3.44	.141	1.75852	1.499	3.583 PER IMP=	86.00
FINISH											

AHYMO PROGRAM (AHYMO_97) - - Version: 1997.02d
RUN DATE (MON/DAY/YR) = 09/20/2005
START TIME (HR:MIN:SEC) = 10:33:13 USER NO.= AHYMO-I-9702dGoodwinM-AH
INPUT FILE = C:\DOCUME~1\pavan\Desktop\PAVAN\DWIGHT~1.TXT

START
TIME=0.0

***** AHYMO -DWIGHT'S GLASS OFFICE.DAT
***** September 20, 2005

***** HYDOLOGY FOR THE DWIGHT'S GLASS OFFICE

RAINFALL
TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.65 IN RAIN SIX=2.22 IN
RAIN DAY=2.55 IN DT=0.0333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.

DT =	.033300 HOURS	END TIME =	5.994000 HOURS
.0000	.0053	.0107	.0161
.0392	.0453	.0516	.0579
.0851	.0923	.0997	.1074
.1405	.1495	.1588	.1685
.2115	.2236	.2363	.2411
.2865	.3246	.3792	.4540
1.0248	1.2081	1.2832	1.3465
1.5444	1.5852	1.6234	1.6593
1.7844	1.8116	1.8375	1.8620
1.9034	1.9087	1.9138	1.9188
1.9375	1.9419	1.9462	1.9504
1.9664	1.9702	1.9740	1.9777
1.9920	1.9954	1.9988	2.0022
2.0152	2.0183	2.0214	2.0245
2.0365	2.0394	2.0423	2.0452
2.0564	2.0591	2.0618	2.0645
2.0751	2.0777	2.0802	2.0828
2.0928	2.0952	2.0976	2.1001
2.1096	2.1119	2.1142	2.1166
2.1257	2.1279	2.1301	2.1323
2.1411	2.1432	2.1454	2.1475
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2.1703	2.1723	2.1743	2.1762
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			2.1802
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			2.1842
			2.1862
			2.1882
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			2.1982
			2.2002
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2.1841 2.1861 2.1880 2.1899 2.1918 2.1937 2.1956
2.1975 2.1994 2.2013 2.2032 2.2050 2.2069 2.2087
2.2106 2.2124 2.2142 2.2161 2.2179 2.2197

***** BASIN A - (1.1039 ACRES)

COMPUTE NM HYD ID=2 HYD NO=100.2 AREA=0.0017 SQ MI
PER A=0 PER B=14 PER C=0 PER D=86
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 5.7721 CFS UNIT VOLUME = .9972 B = 526.28 P60 = 1.6500
AREA = .001462 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .57051 CFS UNIT VOLUME = .9767 B = 319.53 P60 = 1.6500
AREA = .000238 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=2 CODE=24

PARTIAL HYDROGRAPH 100.20

TIME	FLOW	TIME	FLOW	TIME	FLOW
TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
.000	.0	1.998	.9	3.996	.0
.666	.1	2.664	.1	4.662	.0
1.332	1.2	3.330	.1	5.328	.0

RUNOFF VOLUME = 1.77208 INCHES = .1607 ACRE-Feet
PEAK DISCHARGE RATE = 3.92 CFS AT 1.499 HOURS BASIN AREA = .0017 SQ. MI.

***** BASIN B - (1.0102 ACRES)

COMPUTE NM HYD ID=3 HYD NO=100.2 AREA=0.0015 SQ MI
PER A=0 PER B=15 PER C=0 PER D=85
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 5.0338 CFS UNIT VOLUME = .9972 B = 526.28 P60 = 1.6500
AREA = .001275 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .53934 CFS UNIT VOLUME = .9747 B = 319.53 P60 = 1.6500
AREA = .000225 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033300

PRINT HYD ID=3 CODE=24

PARTIAL HYDROGRAPH 100.20

TIME	FLOW	TIME	FLOW	TIME	FLOW
TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS
.000	.0	1.332	1.0	2.664	.1
5.328	.0				
	.666	1.998	.8	3.330	.0
5.994	.0				

RUNOFF VOLUME = 1.75852 INCHES = .1407 ACRE-FEET
PEAK DISCHARGE RATE = 3.44 CFS AT 1.499 HOURS BASIN AREA = .0015 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 10:33:13

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

November 7, 2006

Douglas Heller, Registered Architect
1015 Tijeras Ave NW, Ste. 220
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Dwight's Glass and Mirror, [C-17 / D2A17]
4501 Alameda NE
Architect's Stamp Dated 10/30/06

Dear Mr. Heller:

P.O. Box 1293

The TCL / Letter of Certification submitted on November 6, 2006 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,

New Mexico 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

October 30, 2006
November 3, 2006 (re-submittal)

Mr. Nilo Salgado-Fernandez, PE
Senior Engineer, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: **Permanent Certificate of Occupancy for Dwight's Glass and Mirror
4501 Alameda Boulevard NE**

Dear Nilo:

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated May 2, 2006. I further certify that I have personally visited the project site on October 24, 2006 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 Engineer's Certification (DRB Approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

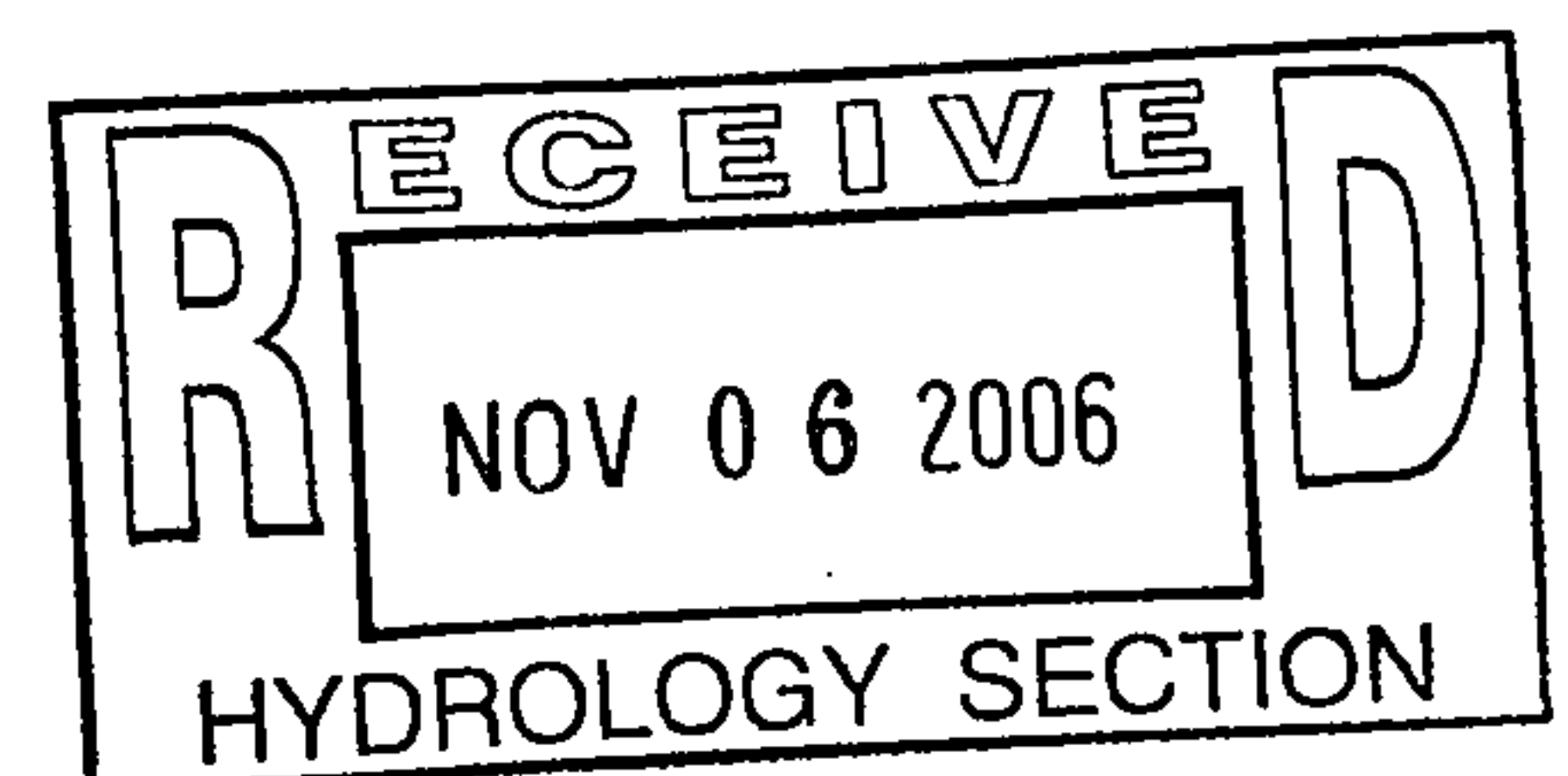
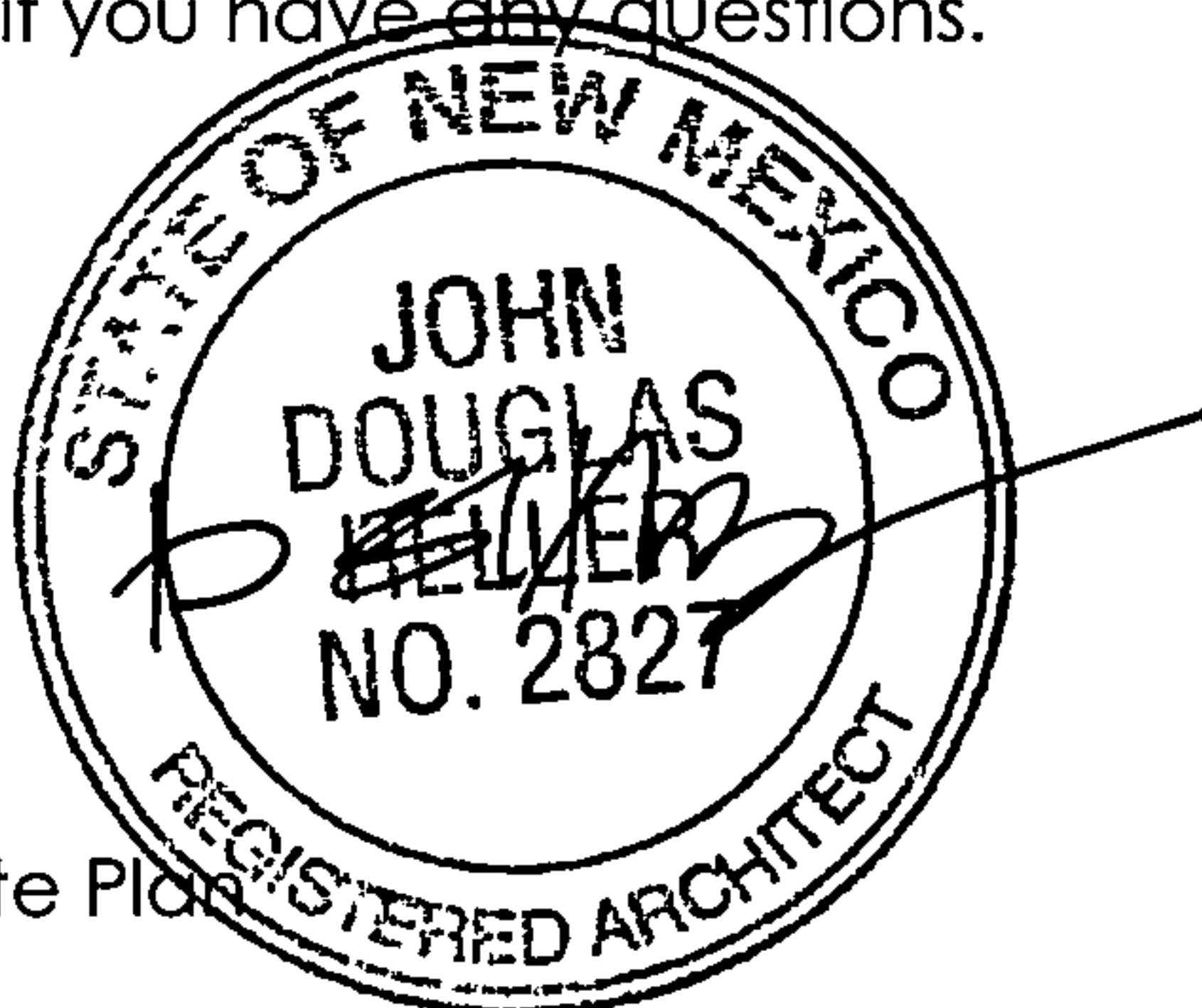
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA

Attachment: DRB Approved Site Plan



October 30, 2006

Mr. Nilo Salgado-Fernandez, PE
Senior Engineer, Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

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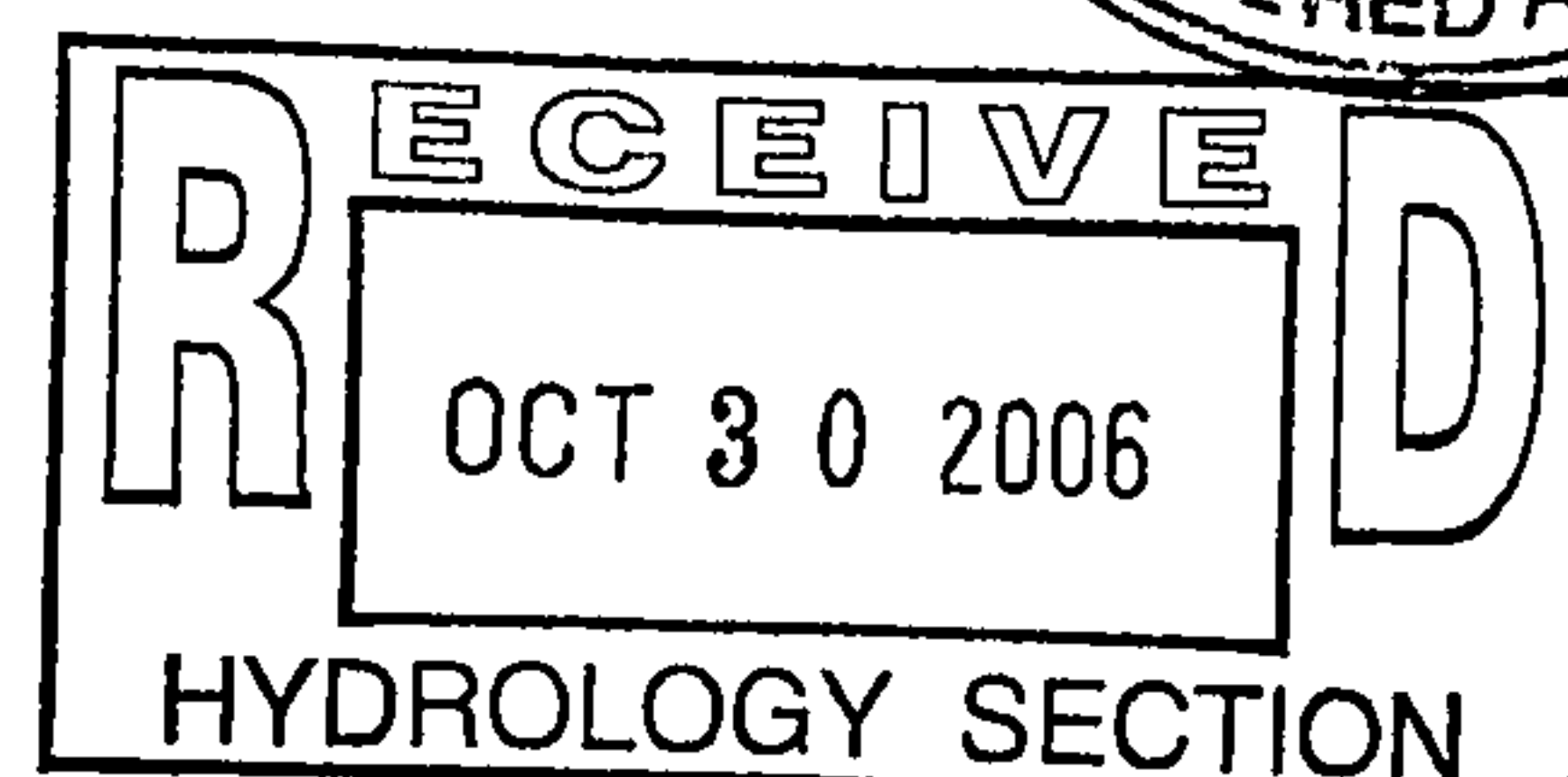
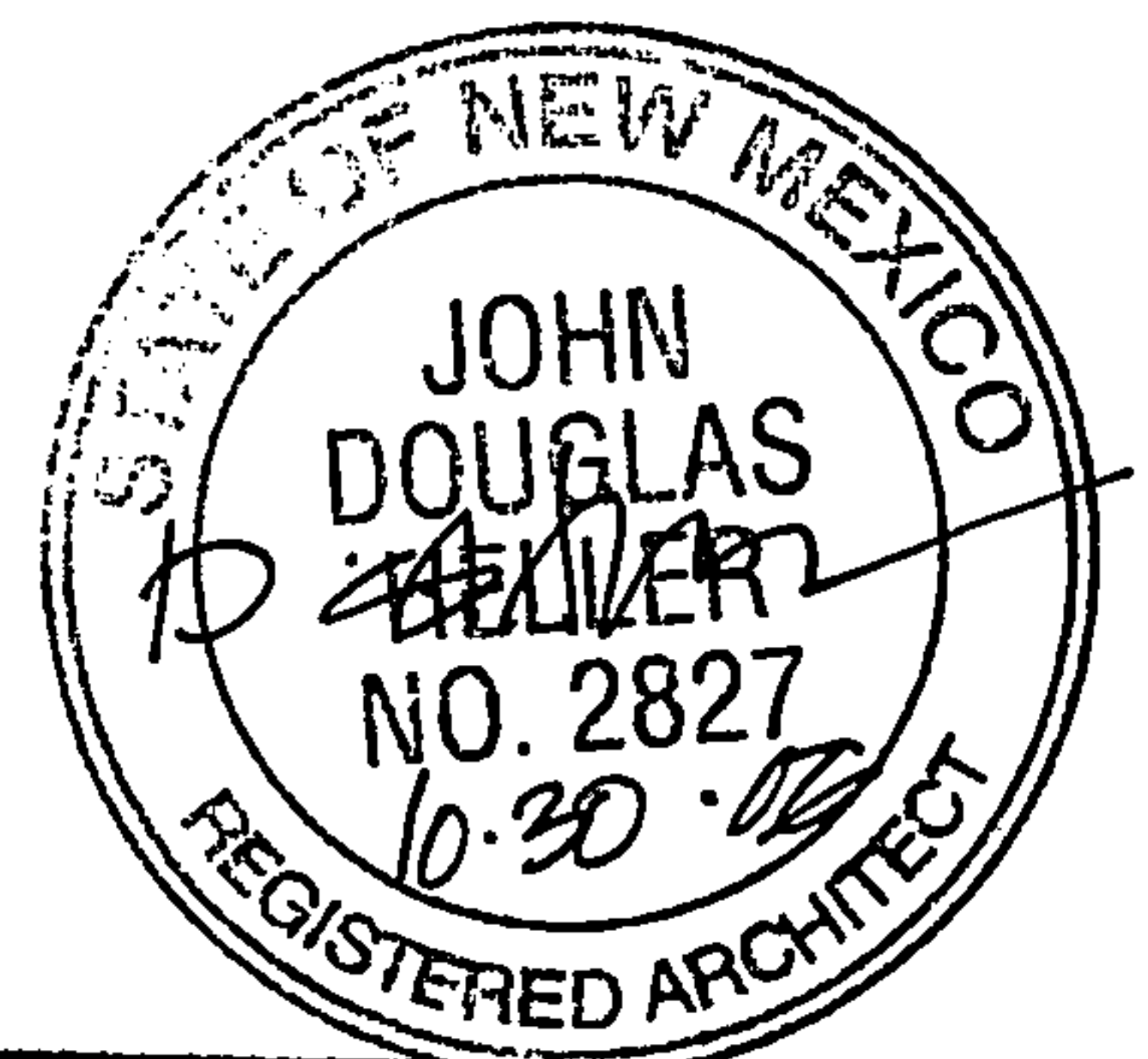
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Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA

Attachment: DRB Approved Site Plan





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 29, 1996

R.G. Lee
Lee Engineering
2316 Calle de Rafael NE
Albuquerque, NM 87109

RE: ENGINEER CERTIFICATION FOR ADAMS OFFICE/WAREHOUSE
(C17-D2A17) ENGINEER CERTIFICATION STATEMENT DATED
3/27/96.

Dear Mr. Lee:

Based on the information provided on your March 28, 1996
submittal, the above referenced site is acceptable for Engineer
Certification.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 22, 1995

R.G. Lee Jr.
Lee Engineering
2316 Calle de Rafael NE
Albuquerque, NM 87109

RE: DRAINAGE PLAN FOR ADAMS OFFICE/WAREHOUSE COMPLEX (C17-D2A17)
ENGINEER'S STAMP DATED 6/16/95.

Dear Mr. Lee:

Based on the information provided on your June 20, 1995
submittal, the above referenced site is approved for Site
Development and Building Permit.

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

Also, prior to Certificate of Occupancy release, Engineer
Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia

File