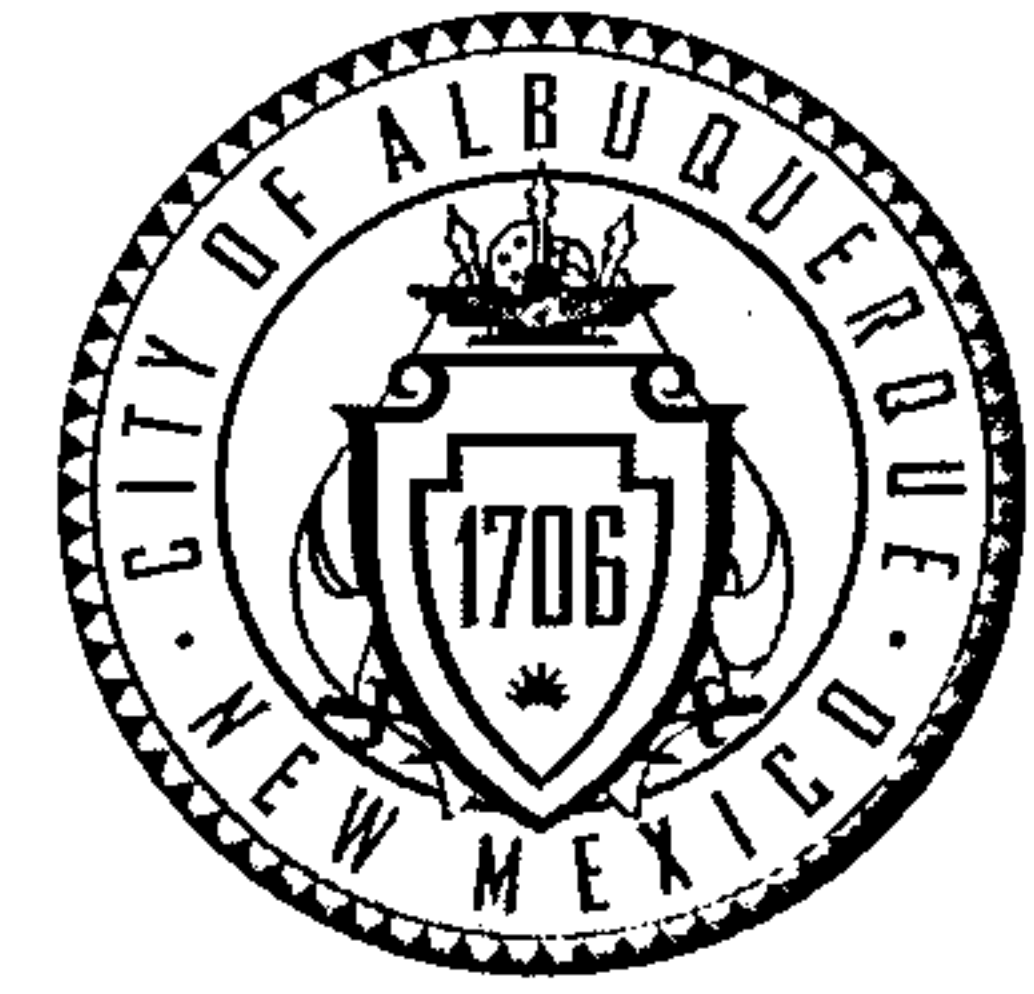


CITY OF ALBUQUERQUE



March 17, 2015

Mike Balaskovits, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**Re: Yearout Mechanical
8433 Washington Pl NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 12-3-14 (C17D1U5)
Certification dated: 3-12-15**

Dear Mr. Balaskovits,

Based on the Certification received 3/12/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

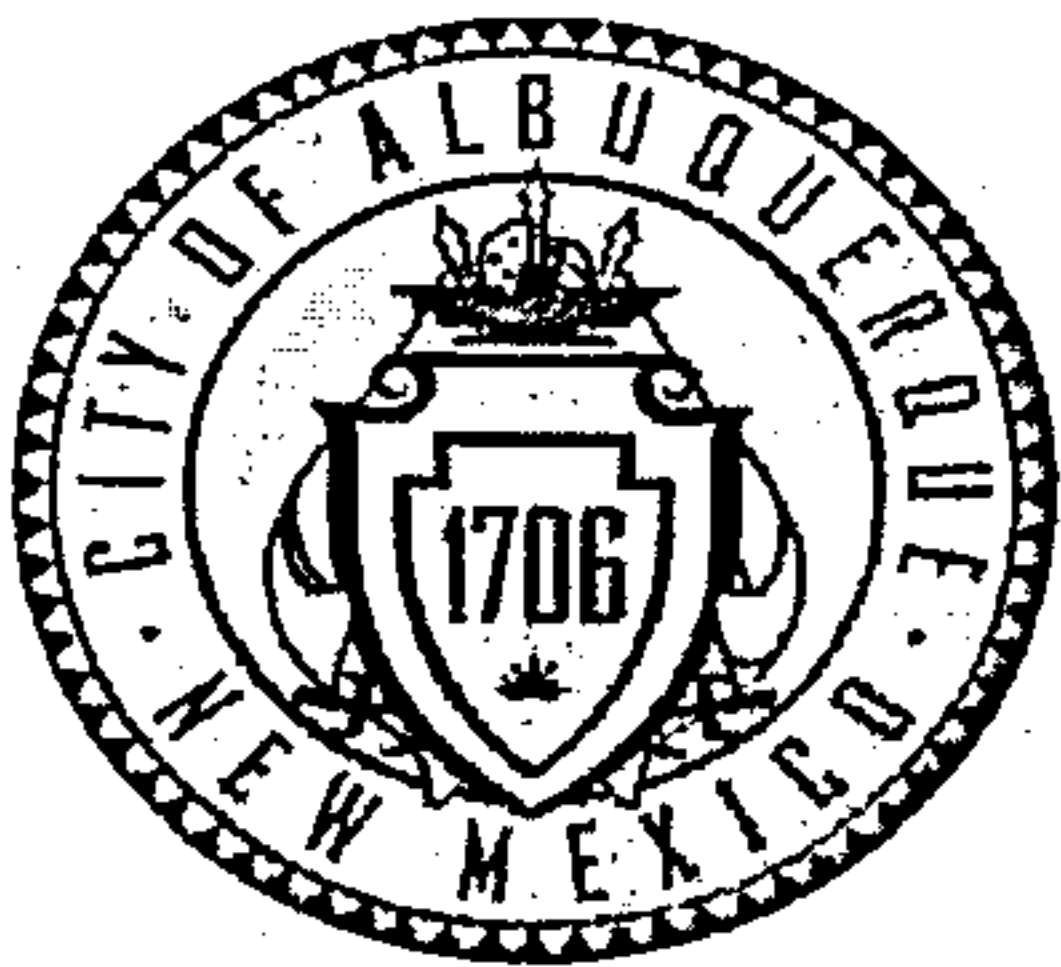
New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer,
Planning Department

www.cabq.gov

C: RR/CC
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Yearout Mechanical 8433 Washington Place NE Abq. NM 87113 Building Permit #: _____ City Drainage #: C-17/D1U5

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 9, tract B-3, Washington Business Park

City Address: 8433 Washington Place NE Abq, NM 87113

Engineering Firm: Bohannon Huston, Inc. Contact: Mike Balaskovits

Address: 7500 Jefferson St NE Courtyard 1

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: mbalaskovits@bhinc.com

Owner: Yearout Mechanical Contact: Kevin Yearout

Address: 8501 Washington NE

Phone#: 505-884-0994 Fax#: _____ E-mail: kevin@yearout.com

Architect: Dekker Perich Sabatini Contact: Anthony Jaramillo

Address: 7601 Jefferson St NE

Phone#: 505-761-9700 Fax#: _____ E-mail: anthonyj@dpsdesign.org

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

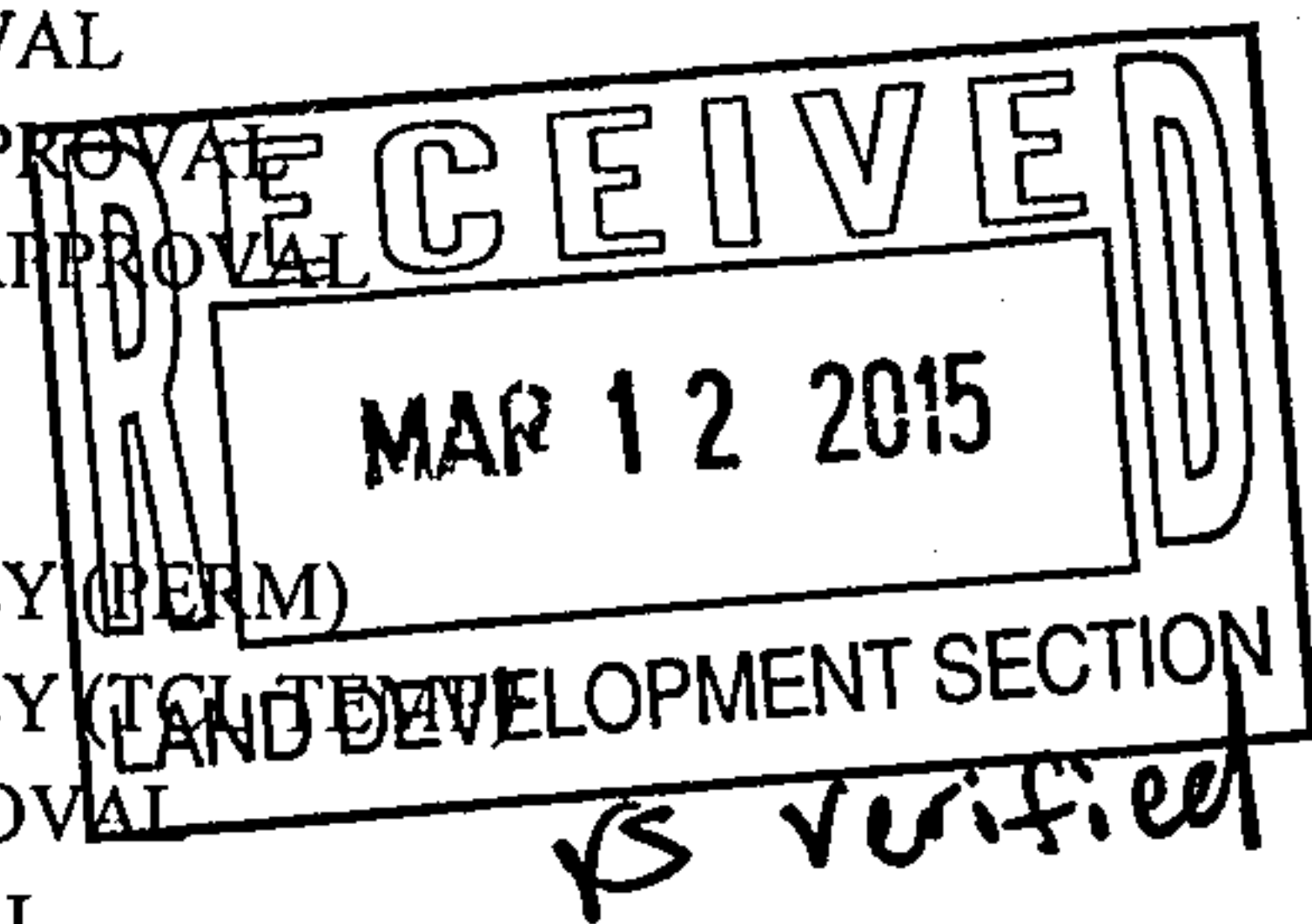
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: March 12, 2015 By: Michael Balaskovits

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 defines 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Michael Balaskovits

From: Michael Balaskovits
Sent: Thursday, March 12, 2015 10:40 AM
To: Harmon Rita T. (rharmon@cabq.gov); 'mortiz@cabq.gov'
Subject: Drainage Certification for Yearout Mechanical (C-17/D1U5)
Attachments: C-17 D1U5-Drainage Cert 20150312.pdf; DRAINAGE INFO SHEET.pdf

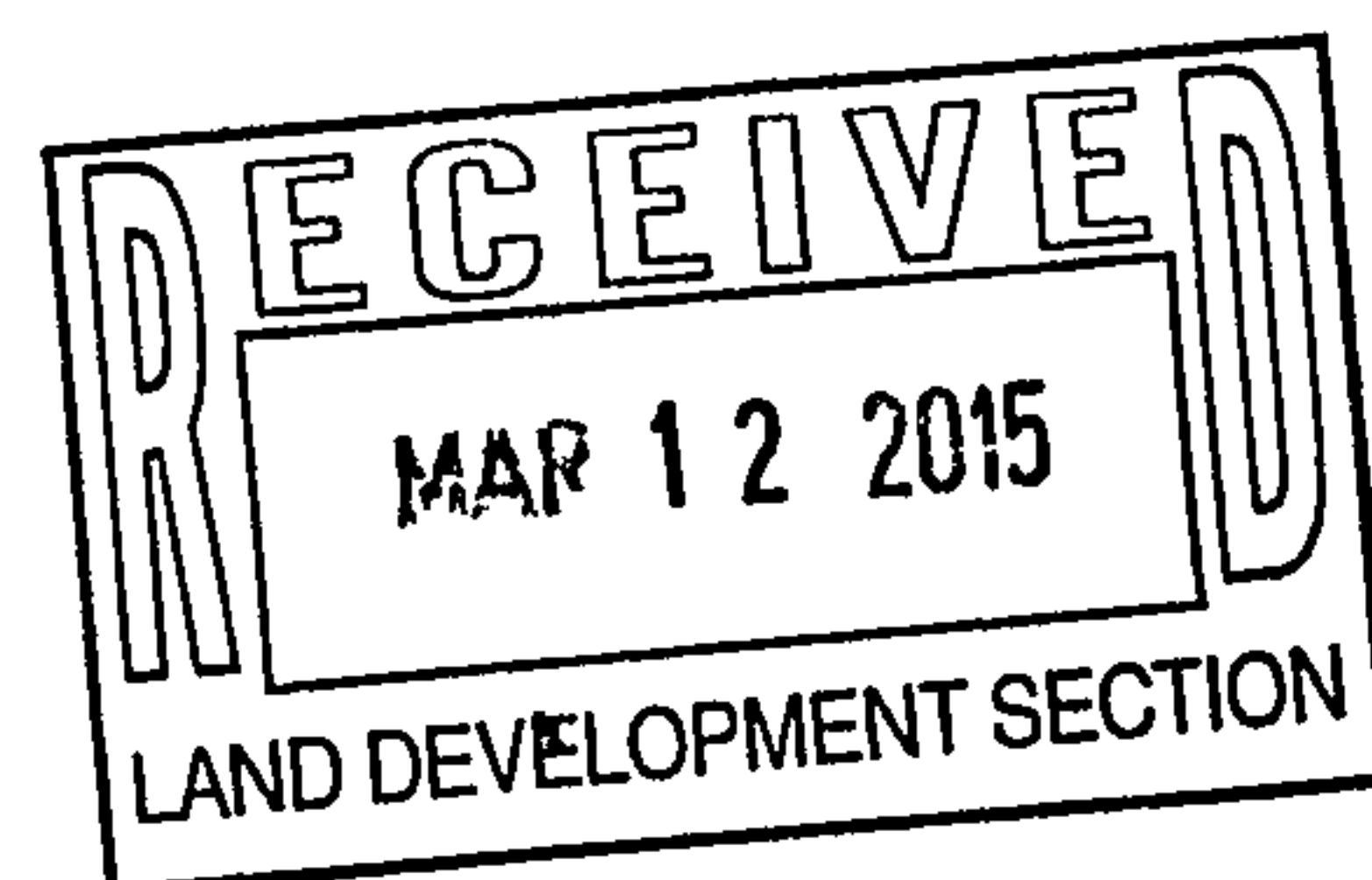
Rita/Monica, please see attached for the drainage certification associated with the Yearout Mechanical Building located at 8433 Washington Place NE. I am headed your way to submit this plan for Permanent CO. Please let me know if you have any questions or comments. Thanks.

Mike Balaskovits, P.E., LEED AP
Project Manager
Community Development and Planning

Bohannon  Huston

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

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 4, 2014

Michael Balaskovits, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Yearout Mechanical – 833 Washington Place
Grading Management Plan and Grading and Drainage Plan
Engineer's Stamp Date 12-3-2014 (File: C17D001U5)**

Dear Mr. Balaskovits:

Based upon the information provided in your submittal received 12-3-14, the above referenced plans are approved for Building Permit, Grading Permit, and Paving Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient, Monica Ortiz



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Yearout Mechanical 8433 Washington Place NE Abq. NM 87113 Building Permit #: _____ City Drainage #: C-17/D1U5
DRB#: _____ EPC#: _____ Work Order#: _____
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Address: 7500 Jefferson St NE Courtyard 1
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Owner: Yearout Mechanical Contact: Kevin Yearout
Address: 8501 Washington NE
Phone#: 505-884-0994 Fax#: _____ E-mail: kevin@yearout.com

Architect: Dekker Perich Sabatini Contact: Anthony Jaramillo
Address: 7601 Jefferson St NE
Phone#: 505-761-9700 Fax#: _____ E-mail: anthonyj@dpsdesign.org

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

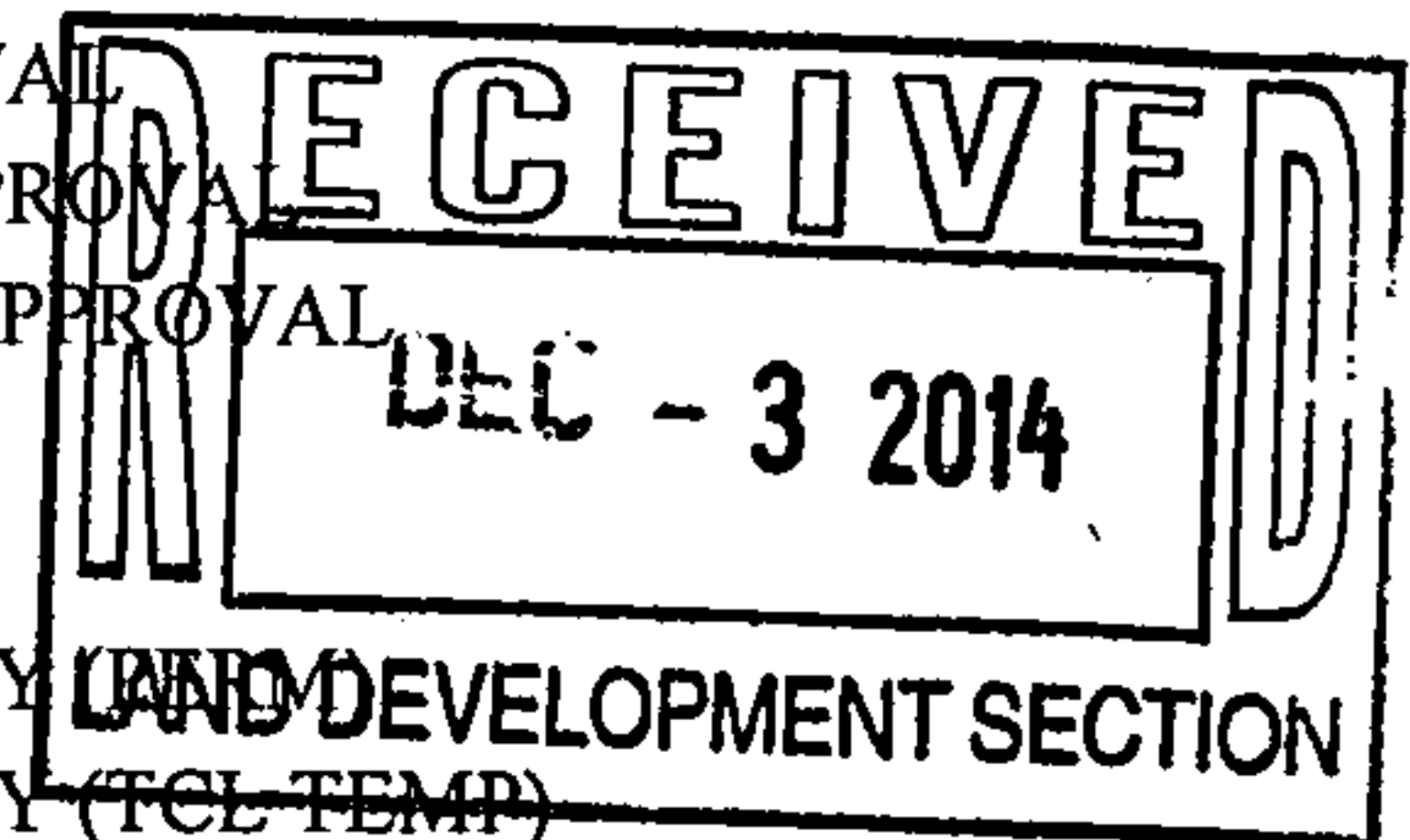
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
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- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

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- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (LAND DEVELOPMENT SECTION)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: December 3, 2014 By: Michael Balaskovits

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

DRAINAGE PLAN

The following items concerning the Ground Water Grading and Drainage Plan are contained herein:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the vicinity map, the site is located west of Washington Street N.E. adjacent to the north side of Washington Place N.E. At present, the site is undeveloped. The surrounding area to the north and east is undeveloped. The sites which lie to the west of the site are developed commercially. Washington Place N.E. is fully developed and lies along the south property line of the site. The proposed improvements consist of paving, new building construction, and landscaping.

As shown by Panel 9 of the Federal Emergency Management Agency Flood Boundary and Floodway Map, dated October 14, 1983, this site does not lie within a designated Flood Hazard Zone. Furthermore, the site does not appear to contribute runoff to an existing flood hazard area. Based on a telephone conversation on June 24, 1988 with Patricia J. Montoya, C.E. of the City of Albuquerque Hydrology Section, the allowable 100-year free discharge rate from this site is 4.6 cfs as per the Drainage Report for the Washington Business Park.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1' intervals, 2) continuity between existing and proposed grades, and 3) the limit and character of the proposed improvements. Presently, flows generally flow from east to west. There is an existing swale on the west side of the site which directs runoff from south to north. Offsite flows from the north are directed away from the site. No offsite flows are anticipated to enter the site from the west or from Washington Place N.E. on the south. Some offsite flows will enter the site from the east and have been quantified in the calculations. These flows will be directed through the site along with the developed runoff.

As shown by this plan, the runoff generated by the proposed buildings and asphalt paving will be directed by swales to the southwest corner of the site. A temporary swale will be constructed along the north side of the proposed building to direct the Phase I roof runoff to the parking area on the south side of the building. The swale will be removed when the future building is constructed. The roof runoff from both buildings will then be directed, via a roof gutter on the north side of the future building, to the swale running along the east side of the site. The dirt strip on the north side of the site will continue to drain onto the adjacent property as before, however the runoff will be largely reduced due to the reduction of the area presently draining into the adjacent lot. A detention pond will be constructed within the paved area at the southwest corner of the site to reduce the discharge rate. The pond will discharge through a 4" PVC drainline as shown. When the water level reaches 31.67 ft. the excess water will discharge into Washington Place N.E. via the driveway located at the southwest corner of the site.

The calculations which appear herein analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, the 100-year discharge rate is 5.3 cfs for the fully developed condition. The pond will reduce the discharge rate from this site to 3.0 cfs which is less than the allowable discharge rate of 4.6 cfs. The proposed improvements fully developed will result in a net increase in peak runoff by 2.6 cfs.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey, Plate 11: EMB - Embudo gravelly fine sandy loam
Hydrologic Soil Group: B
Existing Pervious C_i = 79 (DPH Plate 22.2 C-2)
Pasture or Range Land: poor condition
Developed Pervious C_d = 41 (DPH Plate 22.2 C-2)
Open Spaces: good condition

Time of Concentration/Time to Peak

$$T_c = 0.0078 L^{.77} / S^{.385} \text{ (Kirpich Equation)}$$

$$T_p = T_c = 16 \text{ min.}$$

Point Rainfall

$$P_6 = 2.2 \text{ in. (DPH Plate 22.2 D-1)}$$

Rational Method

$$\text{Discharge } Q = CIA$$

where C varies

$$I = P_6 (4.84) T_c^{-.01} = 4.65 \text{ in/hr}$$

$$P_6 = 2.2 \text{ in (DPH Plate 22.2D-1)}$$

$$T_c = 16 \text{ min (minimum)}$$

$$A = \text{area, acres}$$

SCS Method

$$\text{Volume } V = 3630(DRO)A$$

Where DRO = Direct runoff in inches
A = area, acres

Existing Condition

A_{total} = 52,265 sf = 1.43 Ac
Undeveloped area = 52,265 sf (1.0)
C = 0.45 (Weighted Average per Emergency Rule, 1/14/86)
Q₁₀₀ = CIA = 0.40(4.65)(1.43) = 2.7 cfs
A_{imp} = 0.0 sf: 1 impervious = 0.01
Composite C_i = 79 (DPH Plate 22.2 C-3)
DRO = 0.64 in (DPH Plate 22.2 C-4)
V₁₀₀ = 3630 (DRO)A = 3320 cf

Developed Condition (Excluding Future Building)

A_{total} = 52,265 sf = 1.43 Ac
Roof area = 15,470 sf (0.25)
Paved area = 21,080 sf (0.34)
Landscaped area = 21,715 sf (0.41)
C = 0.65 (Weighted Average per Emergency Rule, 1/14/86)
Q₁₀₀ = CIA = 0.65(4.65)(1.43) = 4.3 cfs
A_{imp} = 36,550 sf: 1 impervious = 591
Composite C_i = 83 (DPH Plate 22.2 C-3)
DRO = 0.83 in (DPH Plate 22.2 C-4)
V₁₀₀ = 3630 (DRO)A = 4310 cf

Developed Condition (Including Future Building)

A_{total} = 52,265 sf = 1.43 Ac
Roof area = 29,470 sf (0.47)
Paved area = 21,080 sf (0.34)
Landscaped area = 21,715 sf (0.39)
C = 0.72 (Weighted Average per Emergency Rule, 1/14/86)
Q₁₀₀ = CIA = 0.72(4.65)(1.43) = 5.3 cfs
A_{imp} = 50,550 sf: 1 impervious = 81.4
Composite C_i = 91 (DPH Plate 22.2 C-3)
DRO = 1.34 in (DPH Plate 22.2 C-4)
V₁₀₀ = 3630 (DRO)A = 6955 cf

Offsite Contributing Area

A_{total} = 80,640 sf = 1.85 Ac
Undeveloped area = 80,640 sf (1.0)
C = 0.40 (Weighted Average per Emergency Rule, 1/14/86)
Q₁₀₀ = CIA = 0.40(4.65)(1.85) = 3.4 cfs
A_{imp} = 0.0 sf: 1 impervious = 0.01
Composite C_i = 79 (DPH Plate 22.2 C-3)
DRO = 0.64 in (DPH Plate 22.2 C-4)
V₁₀₀ = 3630 (DRO)A = 4,300 cf

Comparison

Excluding Future Building
Q₁₀₀ = 4.3 - 2.7 = 1.6 cfs (increase)
V₁₀₀ = 4,310 - 3,320 = 990 cf (increase)

Including Future Building
Q₁₀₀ = 5.3 - 2.7 = 2.6 cfs (increase)
V₁₀₀ = 6,955 - 1,320 = 5,635 cf (increase)

Pond Volume

$$V = 1/2 (A_{top} + A_{bottom})(\text{Elev}_{top} - \text{Elev}_{bottom})$$

$$= 1/2 (3950 + 0)(31.67 - 31.00)$$

$$= 1,300 \text{ cf}$$

$$Q_p = Q_{100} \cdot 3.3 \text{ cfs}$$

$$V_{100} = 6955 \text{ cf}$$

$$V_i = 1/2 (10) (60) (5.3) = 1590 \text{ cf}$$

$$V_e = V_{100} - V_i = 5365$$

$$V_e = 1/2 T_c 60 Q_{100}$$

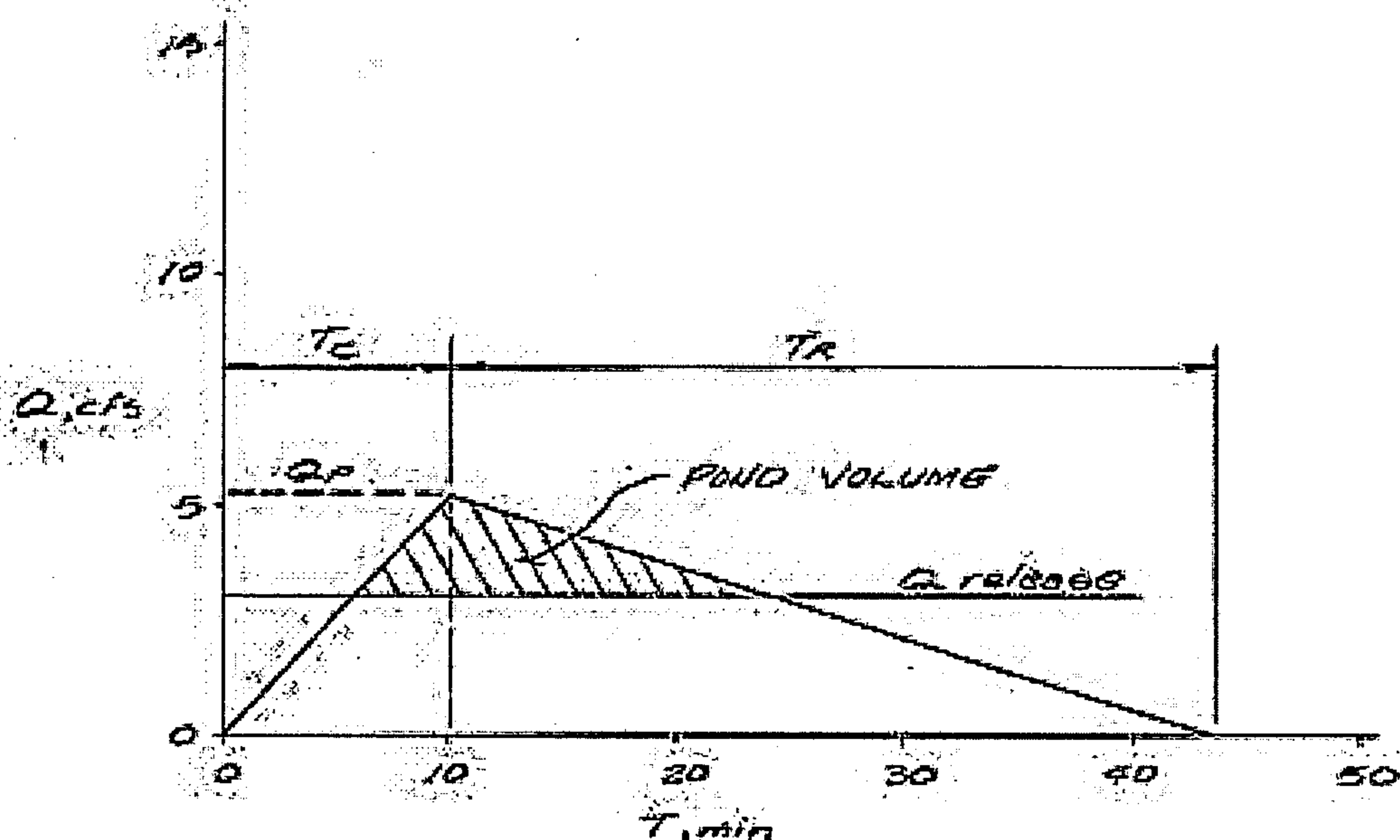
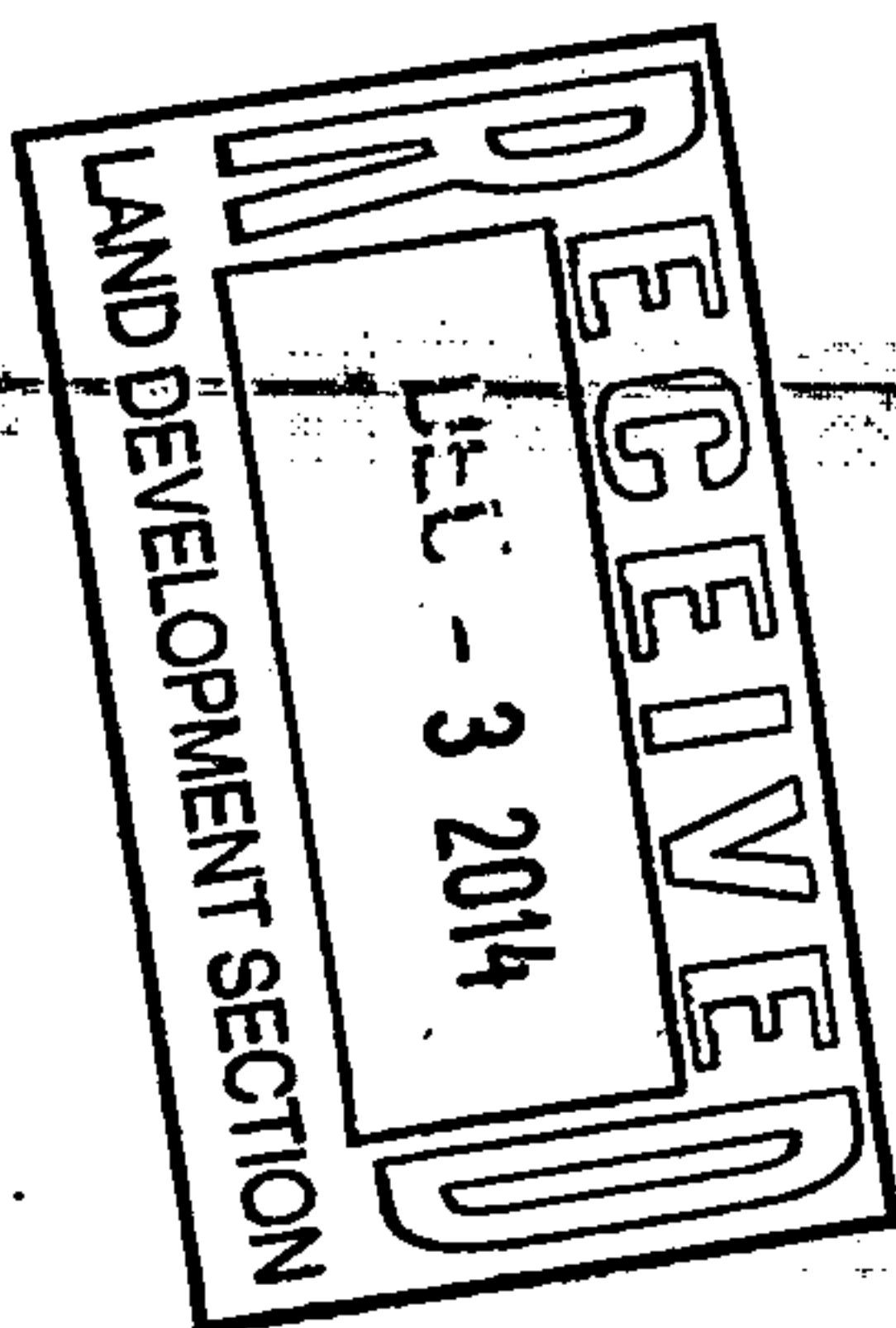
$$TR = 2V_e / Q_{100} (60)$$

$$= 2(5365) / 5.3(60) = 33.7 \text{ min.}$$

$$Q_{release} = Q_{100} \left[\frac{V_{pond}(2) Q_{100}}{(T_c + TR) 60} \right]^{1/2}$$

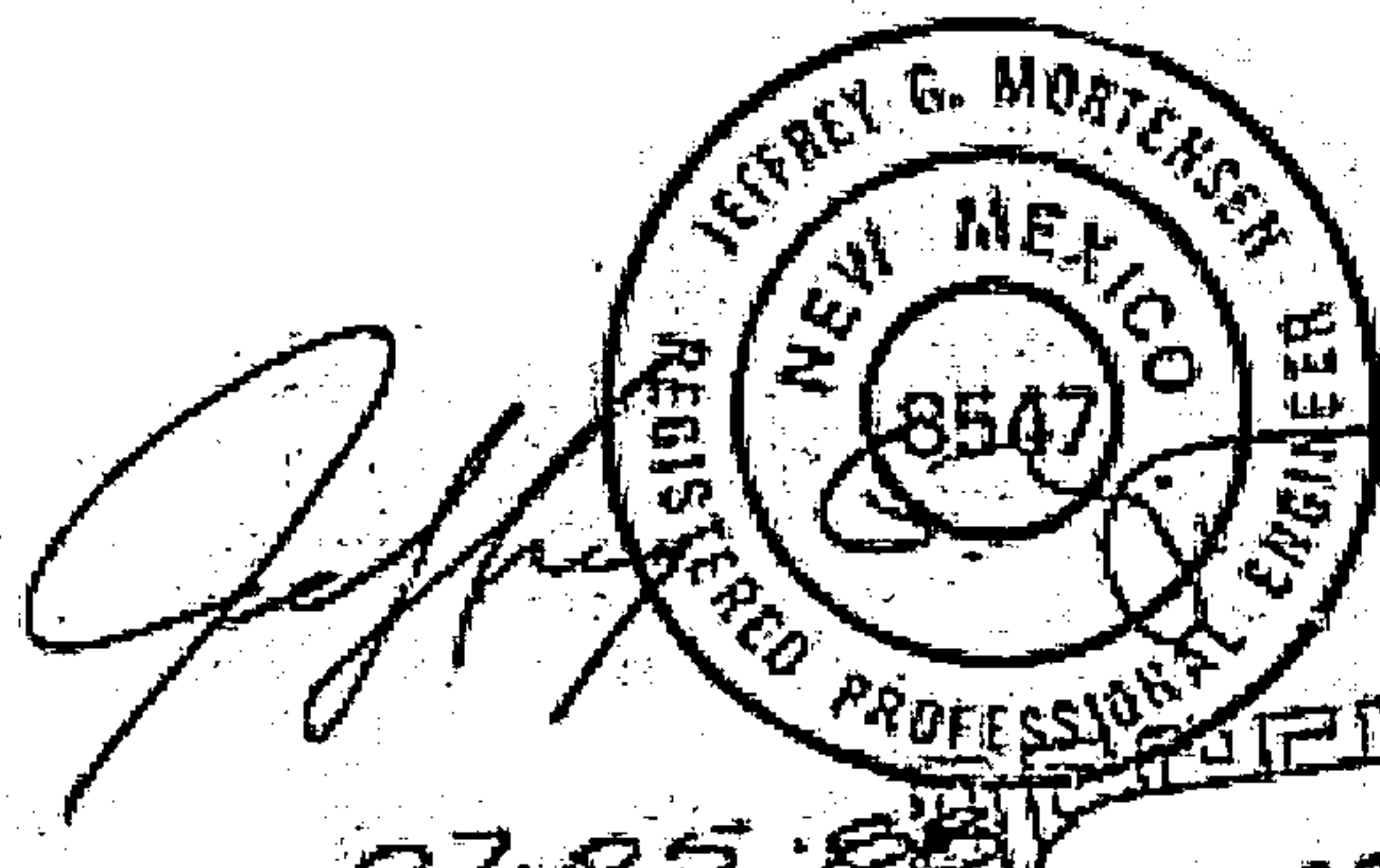
$$= 5.3 \left[\frac{1300(2) 5.3}{43.7(60)} \right]^{1/2}$$

$$= 3.0 \text{ cfs} < Q_{allowable} = 4.6 \text{ cfs}$$



HYDROGRAPH

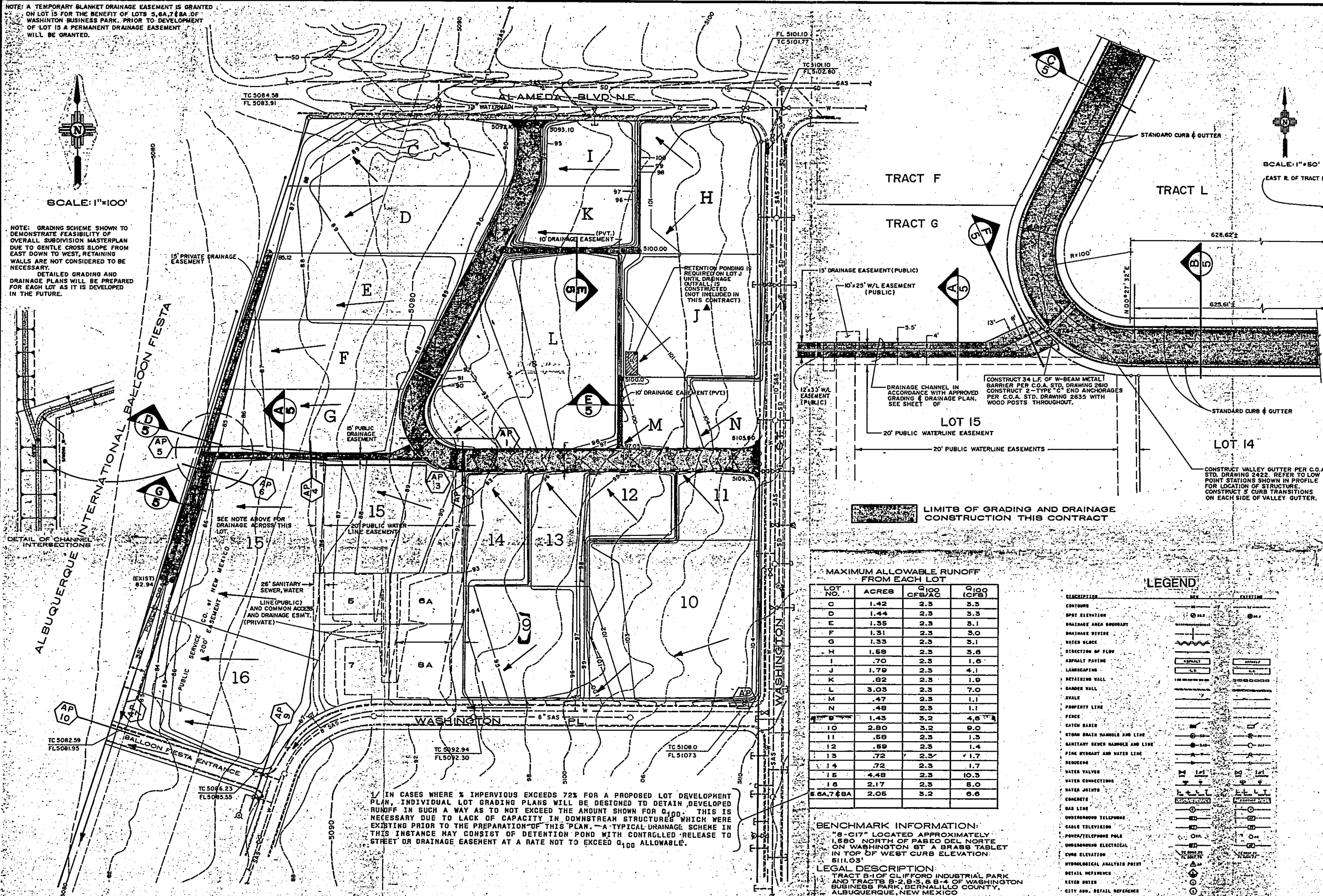
EXIST 6" 6" MANHOLE
RIM = 31.62
INV. = 31.72



NOTE: A TEMPORARY BLANKET DRAINAGE EASEMENT IS GRANTED ON LOT 15 FOR THE BENEFIT OF LOTS 5, 6A, 7, 8A & 9 OF WASHINGTON BUSINESS PARK. PRIOR TO DEVELOPMENT OF LOT 15 A PERMANENT DRAINAGE EASEMENT WILL BE GRANTED.

SCALE: 1"=100'

NOTE: GRADING SCHEME SHOWN TO DEMONSTRATE FEASIBILITY OF OVERALL SUBDIVISION MASTERPLAN DUE TO GENTLE CROSS SLOPE FROM EAST DOWN TO WEST, RETAINING WALLS ARE NOT CONSIDERED TO BE NECESSARY. DETAILED GRADING AND DRAINAGE PLANS WILL BE PREPARED FOR EACH LOT AS IT IS DEVELOPED IN THE FUTURE.



1/ IN CASES WHERE % IMPERVIOUS EXCEEDS 72% FOR A PROPOSED LOT DEVELOPMENT PLAN, INDIVIDUAL LOT GRADING PLANS WILL BE DESIGNED TO DETAIN DEVELOPED RUNOFF IN SUCH A WAY AS TO NOT EXCEED THE AMOUNT SHOWN FOR Q₁₀₀. THIS IS NECESSARY DUE TO LACK OF CAPACITY IN DOWNSTREAM STRUCTURES WHICH WERE EXISTING PRIOR TO THE PREPARATION OF THIS PLAN. A TYPICAL DRAINAGE SCHEME IN THIS INSTANCE MAY CONSIST OF DETENTION POND WITH CONTROLLED RELEASE TO STREET OR DRAINAGE EASEMENT AT A RATE NOT TO EXCEED Q₁₀₀ ALLOWABLE.

MAXIMUM ALLOWABLE RUNOFF FROM EACH LOT

LOT NO.	ACRES	Q ₁₀₀ CFS/AC	Q ₁₀₀ (CFS)
C	1.42	2.3	3.3
D	1.44	2.3	3.3
E	1.35	2.3	3.1
F	1.31	2.3	3.0
G	1.33	2.3	3.1
H	1.58	2.3	3.6
I	.70	2.3	1.6
J	1.79	2.3	4.1
K	.62	2.3	1.9
L	3.05	2.3	7.0
M	.47	2.3	1.1
N	.48	2.3	1.1
5	1.43	3.2	4.6
10	2.80	3.2	9.0
11	.58	2.3	1.3
12	.59	2.3	1.4
13	.72	2.3	1.7
14	.72	2.3	1.7
15	4.48	2.3	10.3
16	2.17	2.3	5.0
5, 6A, 7 & 8A	2.05	3.2	6.6

BENCHMARK INFORMATION:

"B-CITY" LOCATED APPROXIMATELY 1,580' NORTH OF PASEO DEL NORTE ON WASHINGTON ST. AT BRASS TABLE IN TOP OF WEST CURB ELEVATION: 5111.05'

LEGAL DESCRIPTION:

TRACT B-4 OF CLIFFORD INDUSTRIAL PARK AND TRACTS B-1, B-2, B-3 & B-4 OF WASHINGTON BUSINESS PARK, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

LEGEND

DESCRIPTION	SYMBOL	EXISTING
CONTIGUOUS	---	---
SPOT ELEVATION	⊙	⊙
DRAINAGE AREA BOUNDARY	---	---
DRAINAGE DIVIDE	---	---
WATER BLOCK	---	---
DIRECTION OF FLOW	---	---
APPROVAL PAVING	---	---
LANDSCAPING	---	---
RETAINING WALL	---	---
CATCH BASIN	---	---
STONE DRAIN HATCHOLE AND LINE	---	---
SANITARY SEWER HATCHOLE AND LINE	---	---
FIRE HYDRANT AND WATER LINE	---	---
RELOCATED	---	---
WATER VALVE	---	---
WATER CONNECTIONS	---	---
WATER JOINTS	---	---
CONCRETE	---	---
SOIL LINE	---	---
UNDERGROUND TELEPHONE	---	---
CABLE TELEVISION	---	---
POWER/TELEPHONE POLE	---	---
UNDERGROUND ELECTRICAL	---	---
CONTOUR ELEVATION	---	---
HYDROLOGICAL ANALYSIS POINT	---	---
DETAILED REFERENCE	---	---
CITY AND DETAIL REFERENCE	---	---

HYDROLOGY

ANALYSIS POINT	DESCRIPTION	ACREAGE	Q ₁₀₀ /ACRE *	Q ₁₀₀	CAPACITY PROVIDED
1	PRESIDENT ST. & TRACTS H, I, K & L	7.1	2.3	16.4	24.1
2	WILSHIRE AVE. & TRACTS J, M & N AND LOTS H, I, K & L	6.3	2.3	14.5	24.4
3	EAST HALF OF LOT 15 & LOTS 5, 6A, 7 & 8A	3.5	2.3 & 3.2	9.9	19.4
4	TOTAL OF AP 1, 2 & 3	16.9	2.3 & 3.2	40.8	67.9
5	TRACTS D, E, F & G	5.4	2.3	12.5	25.1
6	TOTAL OF AP 4 & 5	22.3	2.3 & 3.2	53.3	93.0
7	WEST HALF OF LOT 15 & LOT 16	4.9	2.3	11.3	22.9
8	LOTS 9 & 10	4.2	3.2	13.5	27.0
9	LOTS 9 & 10 AND LOTS ON S. SIDE OF WASHINGTON PLACE N.E.	13.5	3.2	43.2	86.0
10	TOTAL OF ABOVE	40.7	2.3 & 3.2	107.8	205.9

* PEAK RATES ACQUIRED FROM BOHANNAN-HUSTON INC. AUG 1982 - SEE NOTES FOR FULL EXPLANATION.

SOILS INFORMATION FROM SOIL SURVEY U.S.D.A., S.C.S.

SOIL SERIES AND MAP SYMBOLS	DEGREE AND KIND OF LIMITATIONS FOR						SUITABILITY AS SOURCE OF—				SOIL FEATURES AFFECTING—		HYDROLOGIC SOIL GROUP
	SEPTIC TANK ABSORPTION FIELDS	SEWAGE LAGOONS	SHALLOW EXCAVATIONS	WELLINGS (WITHOUT BATTERMENTS)	SANITARY LANDFILL (TRENCH TYPE)	LOCAL ROAD AND STREETS	ROAD FILL	SAND	GRAVEL	TOPSOIL	POND RECEPTION AREAS	DITCHES, LEVEES, AND OTHER ENHANCEMENTS	
*Embudo: Emb, EIC, etc. For Tjona part of EIC, see Tjona series.	Slight	Severe: seepage.	Moderate: erosion.	Slight	Severe: seepage.	Slight	Good	Poor: excess sand.	Poor: excess fines.	Poor: small stones.	Seepage	Piping, compressible	B
*Wink: Wab, Wb, B, WM. For Embudo part of Wb, see Embudo series; for Wink part of WM, see Wink series.	Slight	Severe: seepage.	Slight	Slight	Severe: seepage.	Slight	Good	Fair: low strength.	Unlimited.	Good	Seepage	Piping, erosion (only)	B

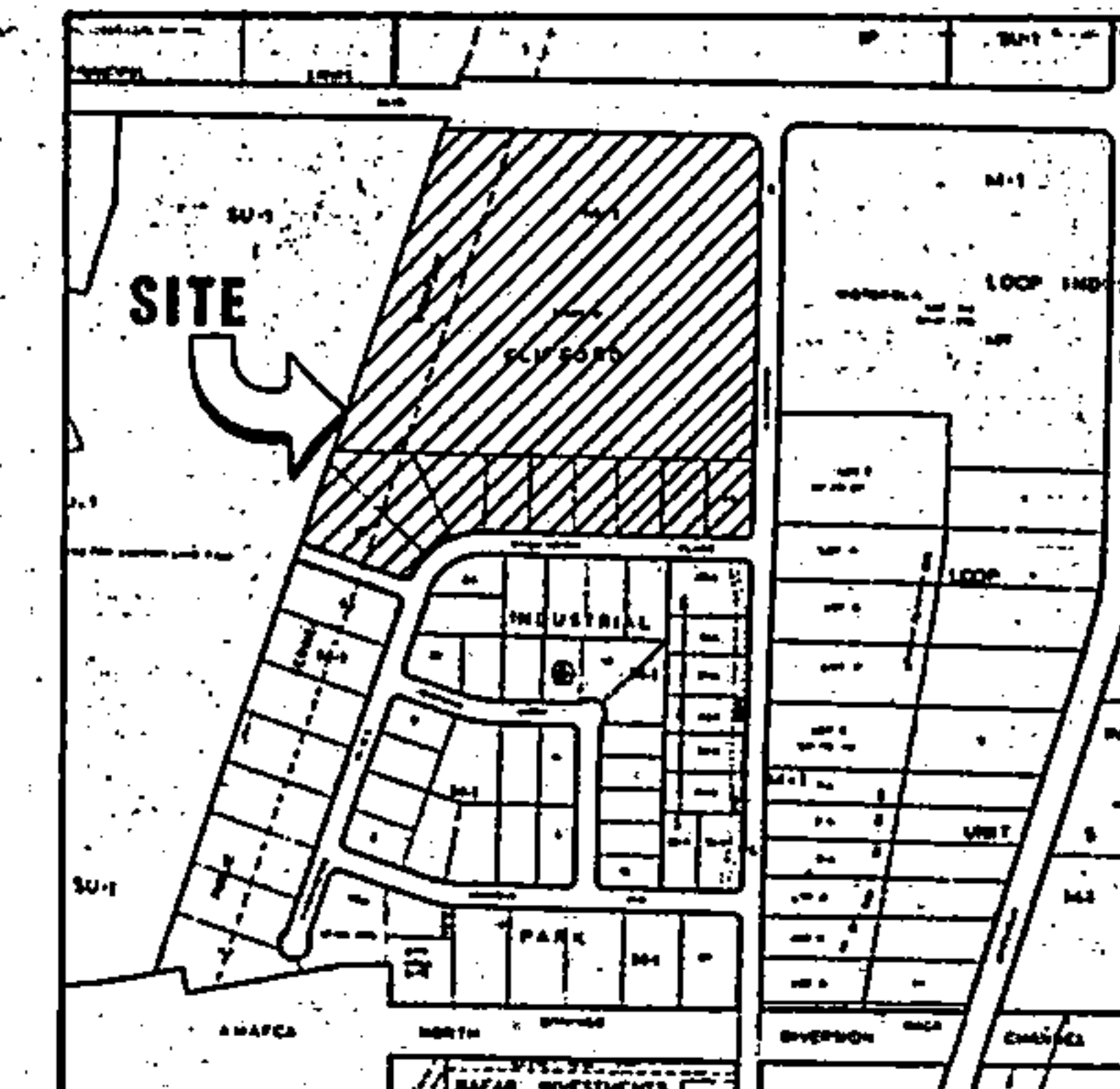
Emb—Embudo gravelly fine sandy loam, 8 to 5 percent slopes. This soil is used for waterfowl habitat, pasture, and cropland. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive.

Wink—Wink Embudo complex, 8 to 5 percent slopes. This soil is used for waterfowl habitat, pasture, and cropland. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive.

Wab—Wab Embudo complex, 8 to 5 percent slopes. This soil is used for waterfowl habitat, pasture, and cropland. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive.

Wm—Wm Embudo complex, 8 to 5 percent slopes. This soil is used for waterfowl habitat, pasture, and cropland. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive. It is a very fertile soil and is highly productive.

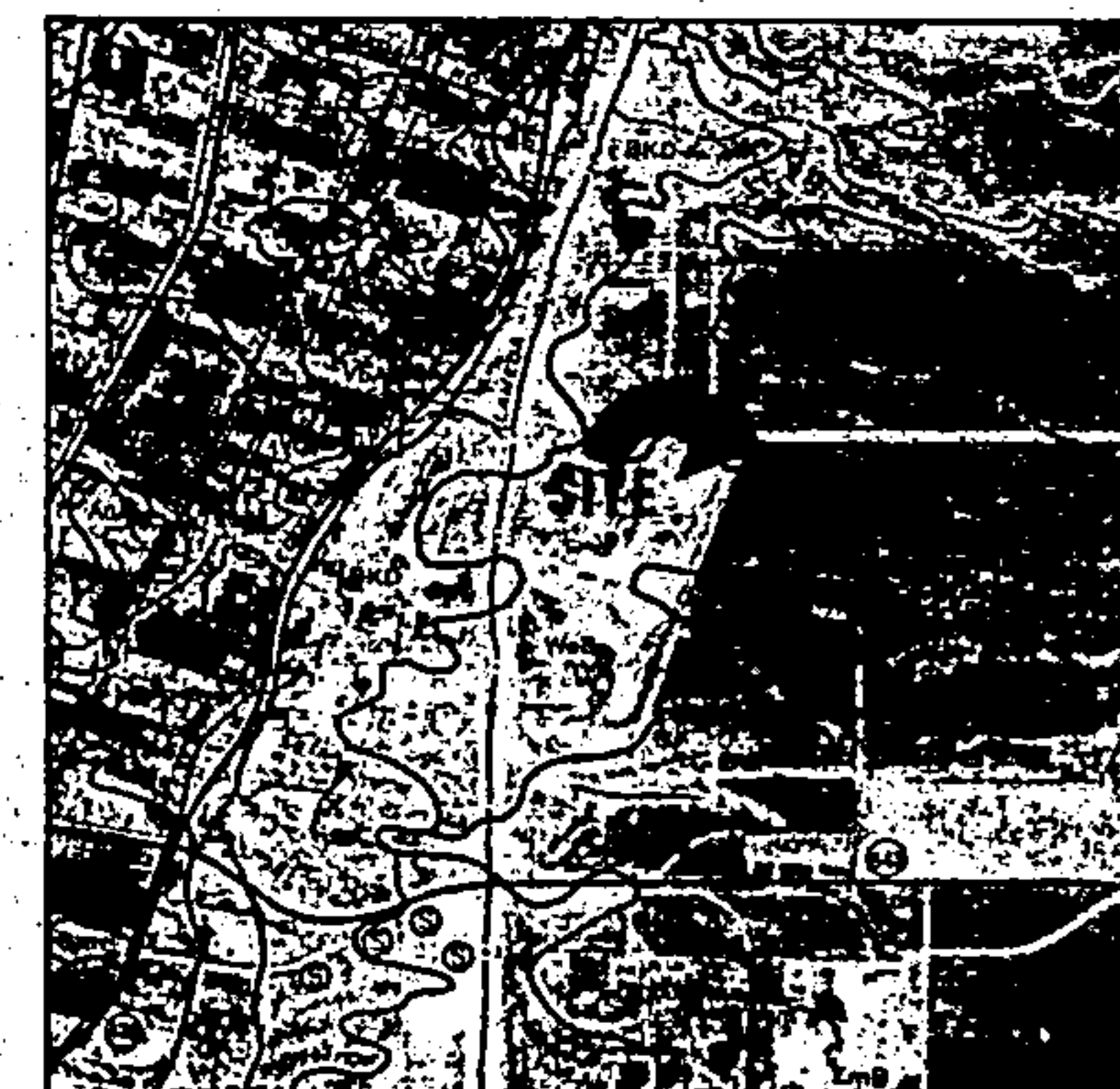
VICINITY MAP ZONE ATLAS MAP NO. C-172



NO. 9 FLOOD HAZARD MAP & OFF-SITE FLOWS FROM F.E.M.A.



NO. 11 SOILS MAP SOIL SURVEY U.S.D.A., S.C.S.



CLIFFORD INDUSTRIAL PARK TRACTS C-N & WASHINGTON BUSINESS PARK LOTS 5, 6A, 7, 8A & 9-16 GRADING & DRAINAGE REPORT

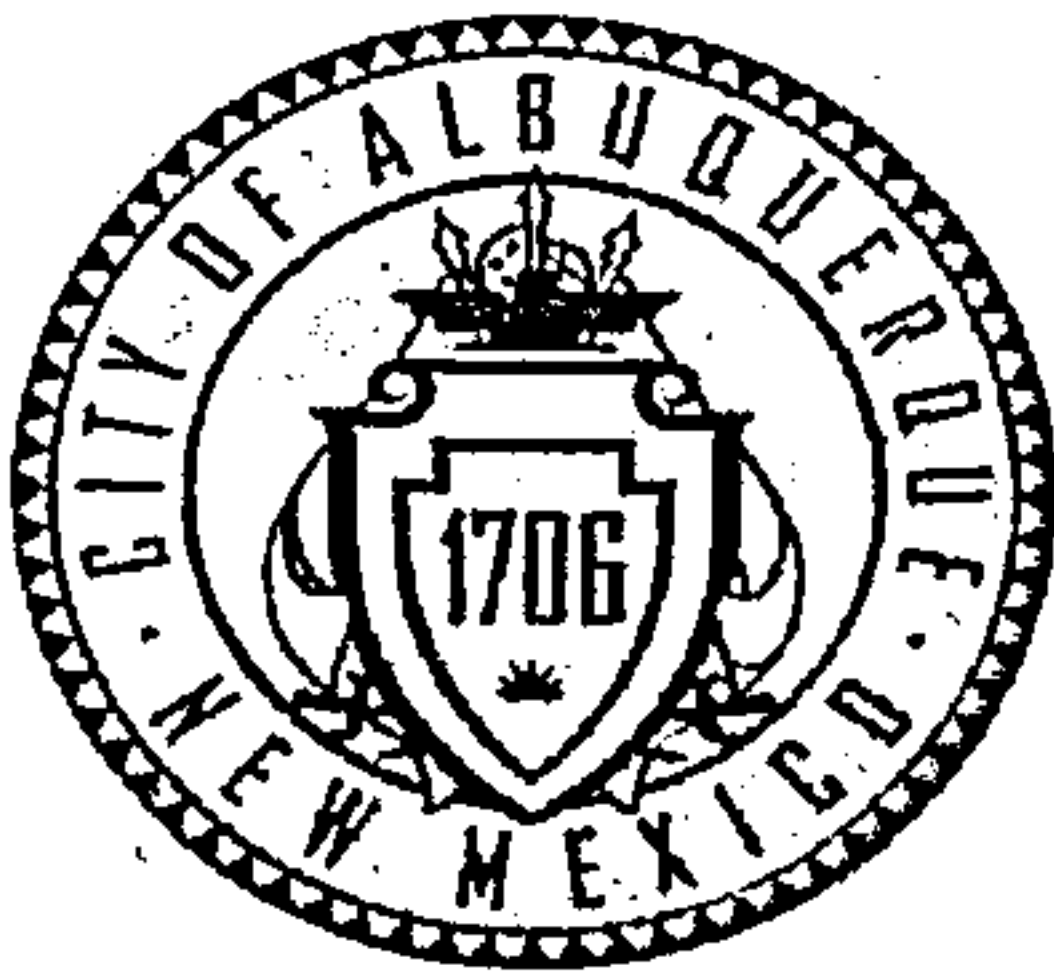
EASTERLING & ASSOCIATES, INC. CONSULTING ENGINEERS

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Designed: DLS Drawn: DLS Checked: DWS Sheet: 4

Job No.: 2281 Date: AUG 1988 of: 9

DRB-88-213



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

11/26
Verbal No
add first flush
pond

Project Title: Yearout Mechanical 8433 Washington Place NE Abq. NM 87113 Building Permit #: _____ City Drainage #: C-17/D1U5
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 9, tract B-3, Washington Business Park
City Address: 8433 Washington Place NE Abq, NM 87113

Engineering Firm: Bohannon Huston, Inc. Contact: Mike Balaskovits
Address: 7500 Jefferson St NE Courtyard 1
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: mbalaskovits@bhinc.com

Owner: Yearout Mechanical Contact: Kevin Yearout
Address: 8501 Washington NE
Phone#: 505-884-0994 Fax#: _____ E-mail: kevin@yearout.com

Architect: Dekker Perich Sabatini Contact: Anthony Jaramillo
Address: 7601 Jefferson St NE
Phone#: 505-761-9700 Fax#: _____ E-mail: anthonyj@dpsdesign.org

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

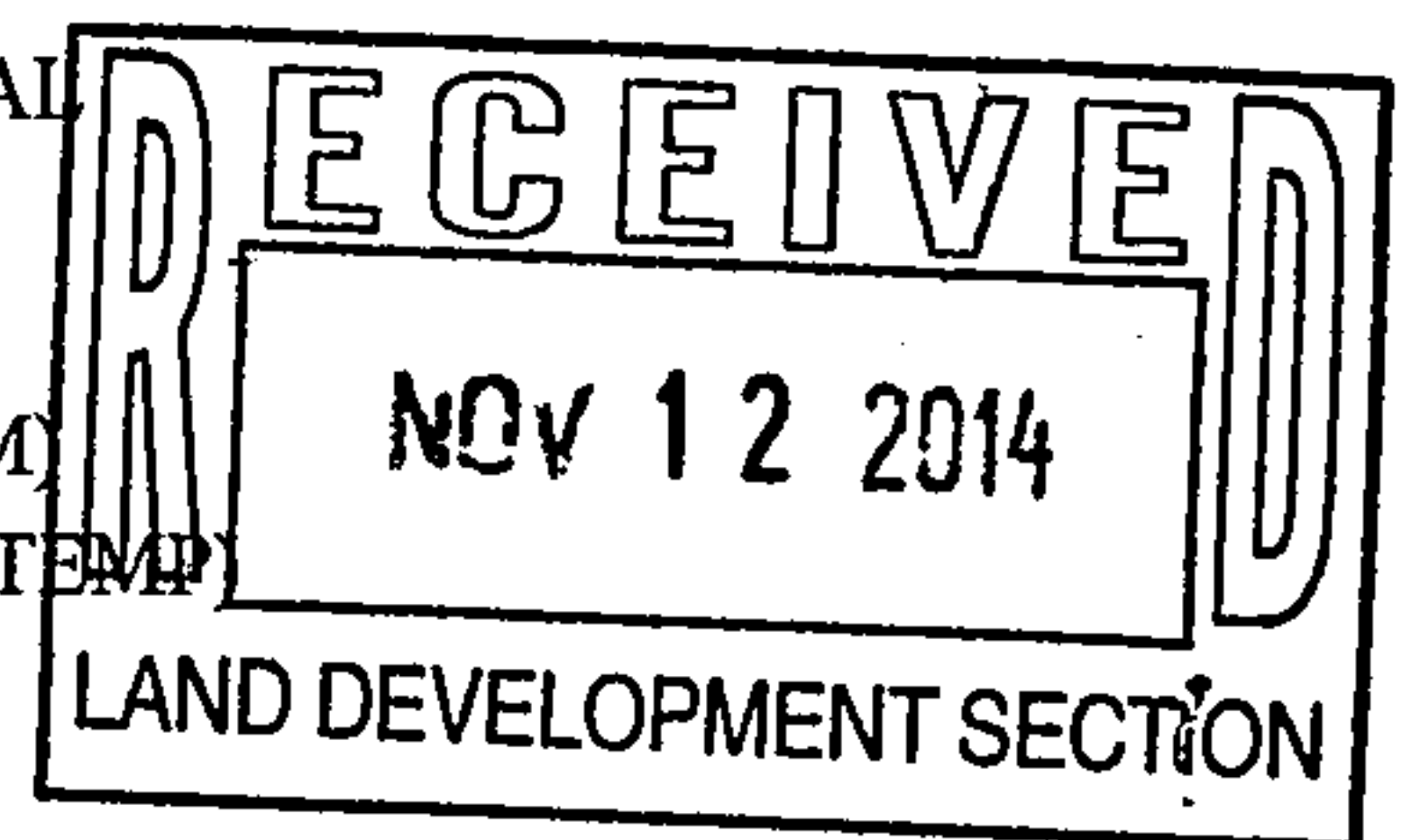
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: November 12, 2014

By: Michael Balaskovits

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 defines 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Michael Balaskovits

From: Michael Balaskovits
Sent: Wednesday, November 12, 2014 4:09 PM
To: Harmon Rita T. (rharmon@cabq.gov)
Cc: 'mortiz@cabq.gov'
Subject: Yearout Mechanical Drainage submittal (COA Hydro File # C-17/D1U5)
Attachments: DRAINAGE INFO SHEET.pdf; C-001 2014-11-05.pdf; C-100 2014-11-05.pdf

Please see attached for our submittal for building permit approval for the Yearout Mechanical site improvements. This email includes the following.

Drainage and transportation information sheet – DRAINAGE INFO SHEET.pdf
Drainage management plan – C-001 2014-11-05.pdf
Grading and drainage plan – C-100 2014-11-05.pdf

Please let me know if you have any questions or comments. Thanks.

Mike Balaskovits, P.E., LEED AP
Project Manager
Community Development and Planning

Bohannon  Huston

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

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Mtg w/ Mike Balaskovits 10/16/2004

Yearout Mechanical Site

C17D001U5

- not in file (cl'd out?)

Yearout Mech. (C17D1U10)

to Norton

Master Plan - (C17D1U) Clifford Indust. Park

LOT 9

- To drain to Washington R.

- $A_2 = 1.43$

- $Q_{100} = 3.2 \text{ cfs/Acre}$

$= 4.10 \text{ cfs}$

o 72% impervious

- if exceeding that amount, then
need to detain.

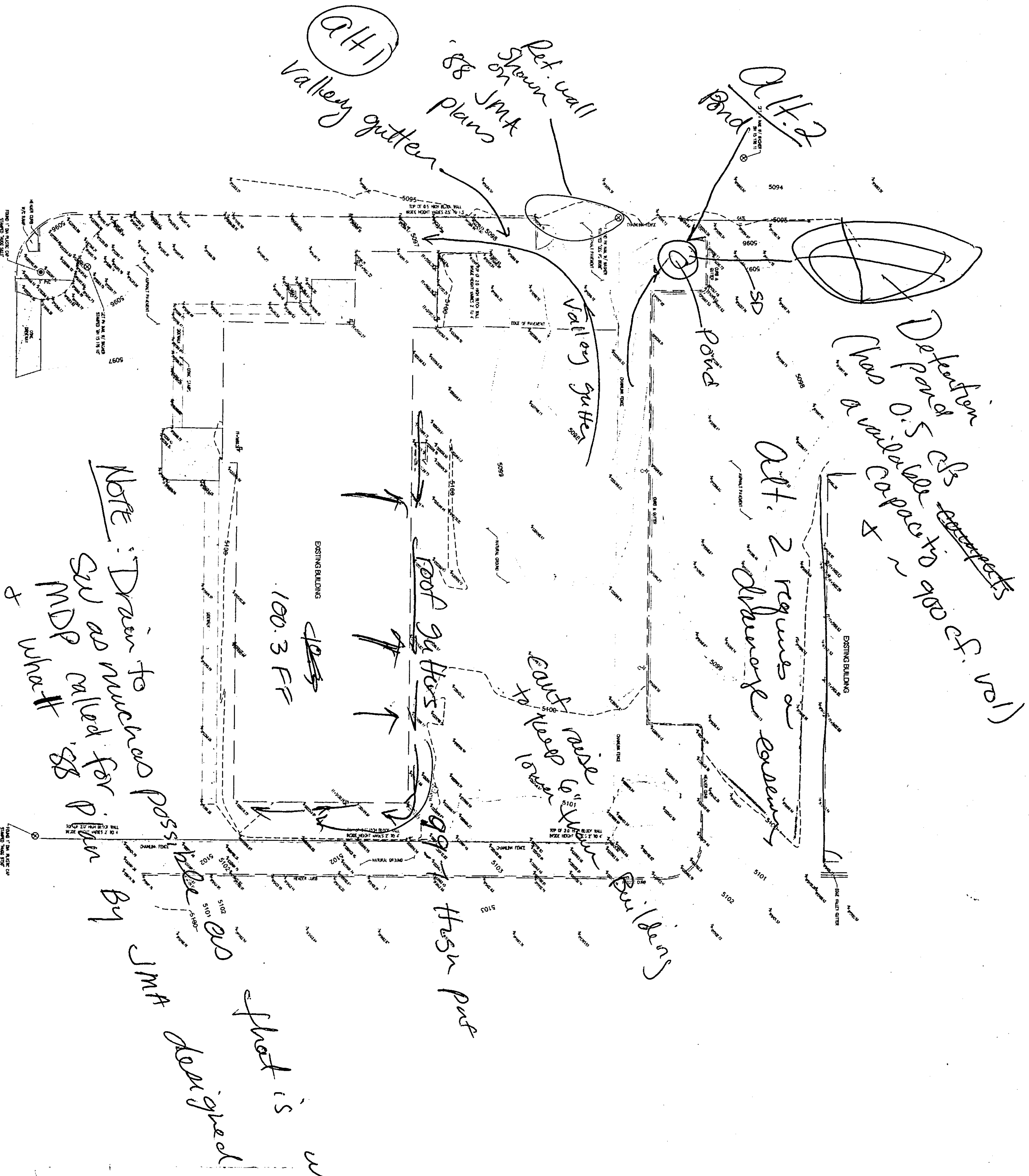
Problem: "future Bldg" from '88 Plan by JMA (C17D001U5)

~~Resolution~~ is to be parking lot but cannot
drain parking lot to east as there is not
enough fall.

Proposed Resolution - Roof Gutters on Existing Building
to follow intended drainage Path

- Parking area ~ 2.0 cfs.

alt. ① Build Valley gutter to direct flow to SW
corner + close access gate (never built as ret. wall



LEGEND	
⊙	WIRE
⊙	BUILDING FINISHED FLOOR
⊙	GROUND SPOT (SPOT ELEVATION)
⊙	TOP OF PARKING (SPOT ELEVATION)
⊙	LIGHT POLE
⊙	ELECTRICAL TRANSFORMER
⊙	POLE-CORNER
⊙	W/D WHEELCHAIR
—	GATE
—	BLOCK WALL
—	CHAINLINK FENCE
—	EDGE-PAVED ROAD
—	LINE-STRIP GRASS
—	CURB & GUTTER
—	EXISTING BUILDING LINE
—	SEWER
—	CONCRETE PAD

