



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 3, 1999

Steve Knee
DSL Associates
4401 Silver SE
Albuquerque, NM 87108

**RE: ENGINEER'S CERTIFICATION FOR ALBUQUERQUE COUNTRY DAY
SCHOOL & CARMEL ENTERPRISES (C-18/D46) FOR TEMPORARY C.O.
ENGINEER'S STAMP DATED 4/4/99**

Dear Mr. Knee:

Based on the information included in the submittal referenced above, a 30 day temporary C.O. was released on 4/5/99. The following comments must be addressed before a permanent Certificate of Occupancy will be released:

Please include a copy of the recorded Private Drainage Easement in your next submittal. The finished floor elevation of the Office is one foot lower than the approved plan. Will this cause a problem? Sufficient as built grades must be provided to verify that the basins drain as planned. Pond volumes must be verified.

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

Sincerely,

John P. Curtin, P.E.
Project Manager, PWD/Hyd

c: Andrew Garcia

DRAINAGE INFORMATION SHEET

Carmel Office Complex

PROJECT TITLE: ALBUQUERQUE DAY SCHOOL ZONE ATLAS/DRNG. FILE #: C-18-7D46

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

LEGAL DESCRIPTION: LOT A & 20, BLK 16, TRACT A, UNIT 13, NAA

CITY ADDRESS: 5801 CARMEL AVE.

ENGINEERING FIRM: DSL ASSOCIATES CONTACT: STEVE KNEE

ADDRESS: 4401 SILVER S.E. PHONE: 255-7802

OWNER: MASTER HOMECRAFTERS CONTACT: JOHN SCHIFFER

ADDRESS: 11212 HOLLY AVE. PHONE: 263-1921

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: ANDREW MEDINA CONTACT: _____

ADDRESS: _____ PHONE: 828-0858

CONTRACTOR: _____ 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)

DATE SUBMITTED: 4/1/99

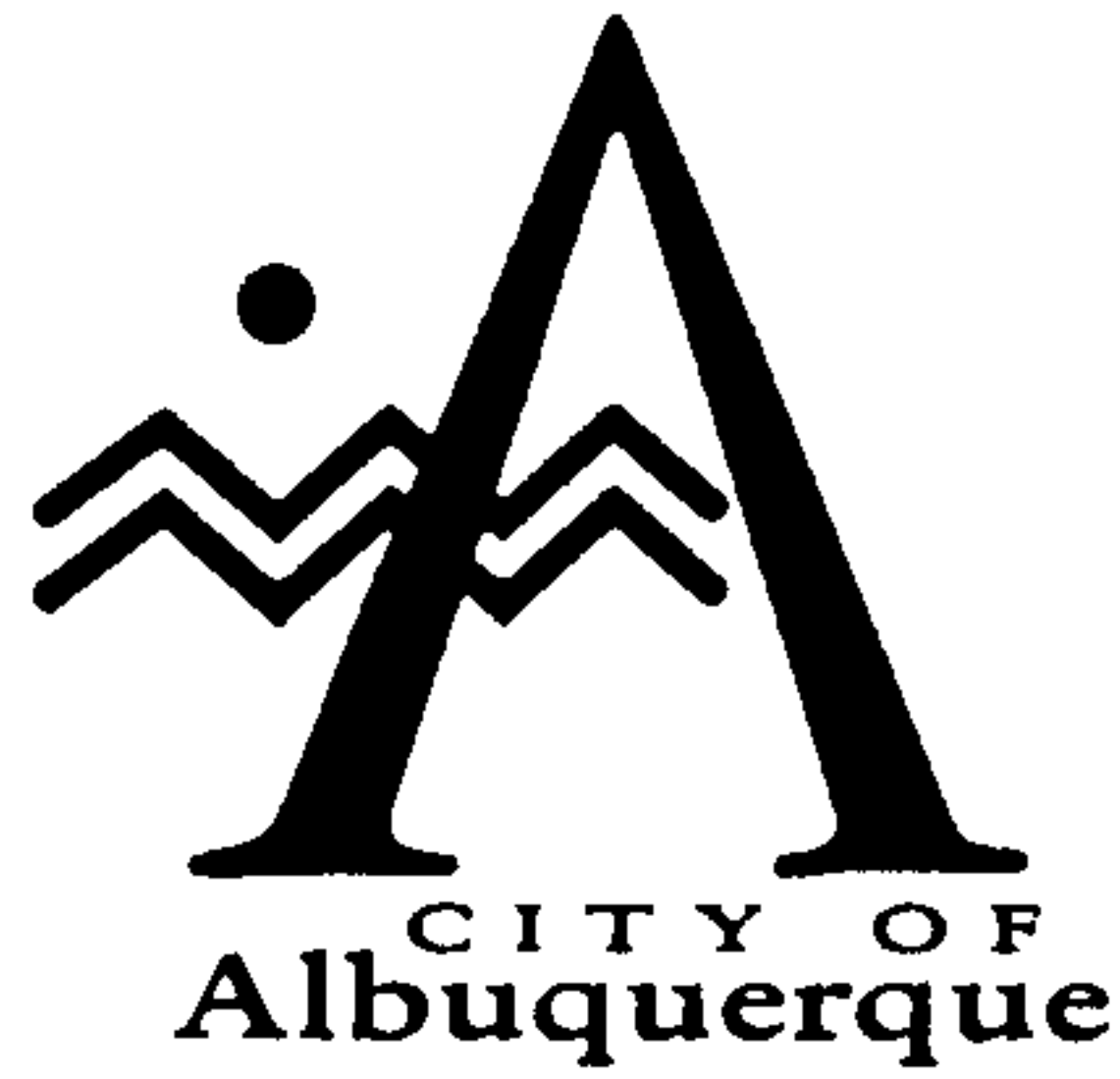
BY: Steve Knee

30 Day Term issued on 4/5/99

R **RECEIVED** **D**

APR 05 1999

HYDROLOGY SECTION



November 20, 1998

Wallace A. Bingham, P.E.
DSL Associates
4401 Silver SE
Albuquerque, NM 87108

**RE: ALBUQUERQUE COUNTRY DAY SCHOOL - LOT 19, BLOCK 16, TRACT A, UNIT B
AND CARMEL ENTERPRISES - LOT 20 (C18-D46) . REVISED GRADING AND
DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP
DATED NOVEMBER 13, 1998.**

Dear Mr. Bingham:

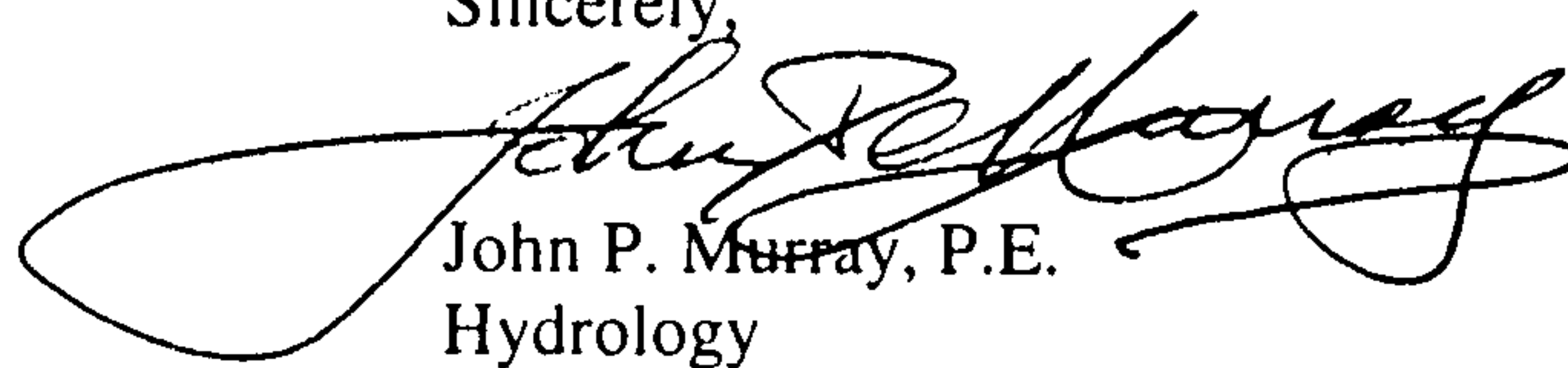
Based on the information provided on your November 13, 1998 submittal, the above referenced project is approved for Building Permit.

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

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

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

Sincerely,


John P. Murray, P.E.
Hydrology

c:  Andrew Garcia
File

Easement Dedication with G&DRpt.

Good for You, Albuquerque!





October 26, 1998

Wallace A. Bingham, P.E.
DSL Associates
4401 Silver SE
Albuquerque, NM 87108

*Combine with Carmel
Enterprises under
D-46 11/14/98.*

A 794
**RE: ALBUQUERQUE COUNTRY DAY SCHOOL - LOT 19, BLOCK 16, TRACT A, UNIT B
(C18-D46). GRADING AND DRAINAGE PLAN FOR FOUNDATION PERMIT
APPROVAL. ENGINEER'S STAMP DATED SEPTEMBER 8, 1998.**

Dear Mr. Bingham:

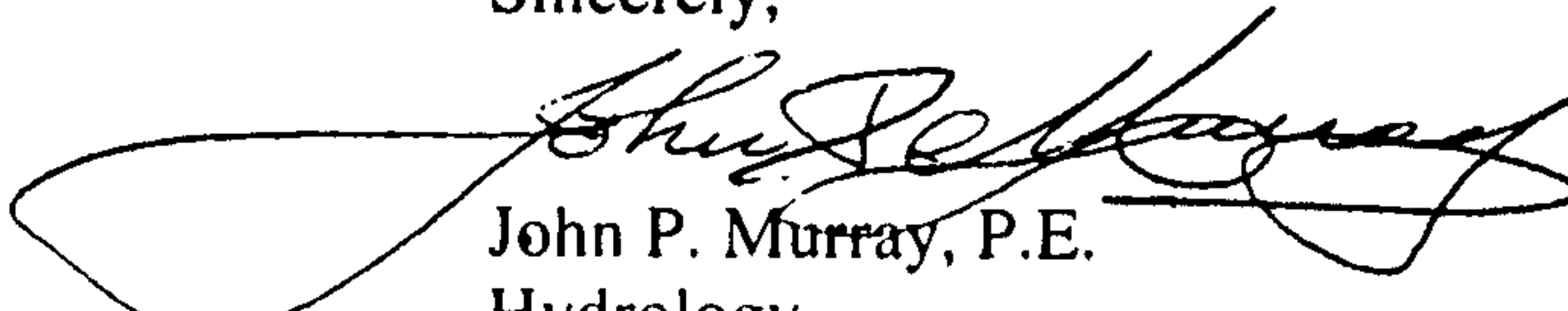
Based on the information provided on your September 30, 1998 submittal, City Hydrology has the following comments:

It would be well to include a narrative on the G&D Plan of existing and proposed conditions for this site. See also COA letter of October 23, 1998 on Carmel Enterprises (Lot 20).

Please refer to the Drainage Report and Drainage Plan Checklist (Section 22.7) in order to furnish the data and details necessary to complete the G & D Plan. For example, cross lot drainage onto and off Lot 19, direction of roof runoff from the proposed buildings, existing storm drainage infrastructure, capacity of street to accept discharge are needed.

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

Sincerely,


John P. Murray, P.E.
Hydrology

c: ☒ Andrew Garcia
☒ File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: JOHN SCHIFFER ZONE ATLAS/DRNG. FILE #: C-18-2 ^{New} DA7

DRB #: 98- EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 19 BLOCK 16 TRACT A UNIT B

CITY ADDRESS: 5801 CARMEL AVE

ENGINEERING FIRM: DSL ASSOCIATES CONTACT: ~~255-7802~~ TERRY LEACH

ADDRESS: 4401 SILVER AVE NE PHONE: 255-7802

OWNER: CHARLIE COMO CONTACT: ~~822-8198~~ CHARLIE

ADDRESS: _____ PHONE: 822-8198

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: MASTER HOMECRAFTERS INC CONTACT: JOHN SCHIFFER

ADDRESS: 11212 HOLLY AVE NE PHONE: 263-1921

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

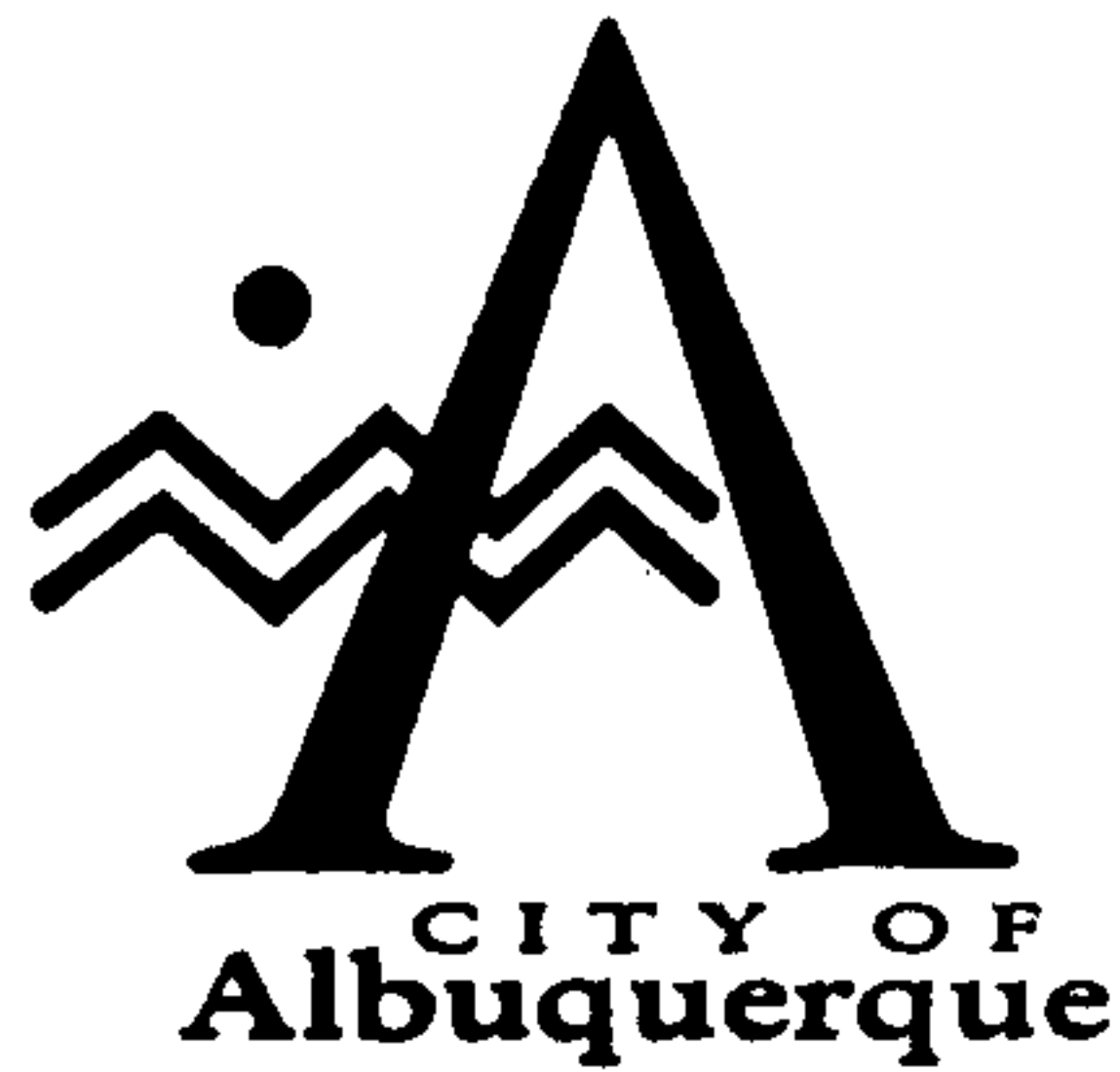
- PRE-DESIGN MEETING:
- ☐ YES
 - ☐ NO
 - ☐ COPY PROVIDED

- CHECK TYPE OF APPROVAL SOUGHT:
- ☐ SKETCH PLAT APPROVAL
 - ☐ PRELIMINARY PLAT APPROVAL
 - ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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 - ☐ CERTIFICATE OF OCCUPANCY APPROVAL
 - ☐ GRADING PERMIT APPROVAL
 - ☐ PAVING PERMIT APPROVAL
 - ☐ S.A.D. DRAINAGE REPORT
 - ☐ DRAINAGE REQUIREMENTS
 - ☐ SUBDIVISION CERTIFICATION
 - ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 9/30/98
 BY: John Schiffer

Revised 02/98

RECEIVE
 SEP 30 1998
 HYDROLOGY SECTION



October 23, 1998

Wallace A. Bingham, P.E.
DSL Associates
4401 Silver SE
Albuquerque, NM 87108

RE: CARMEL ENTERPRISES (C18-D46). GRADING AND DRAINAGE PLAN FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND GRADING PERMIT APPROVALS. ENGINEER'S STAMP DATED SEPTEMBER 15, 1998.

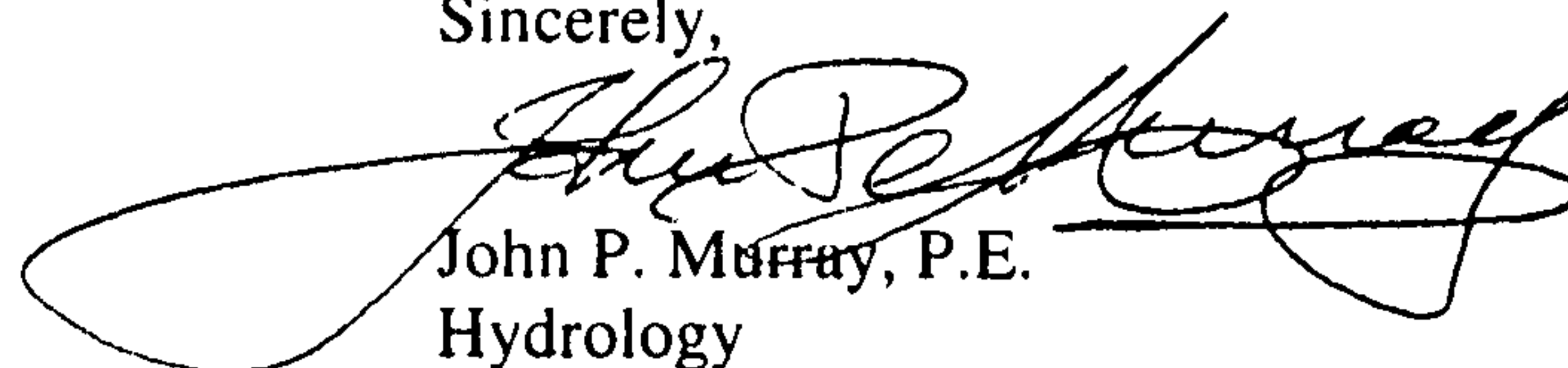
Dear Mr. Bingham:

Based on the information provided on your September 30, 1998 submittal, City Hydrology has the following comments:

Please refer to the Drainage Report and Drainage Plan Checklist (Section 22.7) in order to furnish the data and details necessary to complete the G & D Plan. For example, cross lot drainage onto and off Lot 20, direction of roof runoff from the proposed building, existing storm drainage infrastructure, capacity of street to accept discharge are needed.

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

Sincerely,


John P. Murray, P.E.
Hydrology

c:  Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

MRJ
C-18 D46

APPLICANT'S NAME: CARMEL ENTERPRISES. ZONE ATLAS/DRNG. FILE #: C-18 D46

DRB #: 98-333. EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT # 20 BILK # 16 TRACT A UNIT B OF NORTH ALBQ. ACRES SEC 13

CITY ADDRESS: 5711 CARMEL NE

ENGINEERING FIRM: DSL ASSOCIATES.

CONTACT: TERRY LEACH.

ADDRESS: 4401 SILVER SE ALBQ. NM 87108

PHONE: 255-7902.

OWNER: JOHN SCHIFFER.

CONTACT: JOHN SCHIFFER.

ADDRESS: 11212 HOLLY. NE. 87122

PHONE: 856-7262.

ARCHITECT: DSL ASSOCIATES.

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

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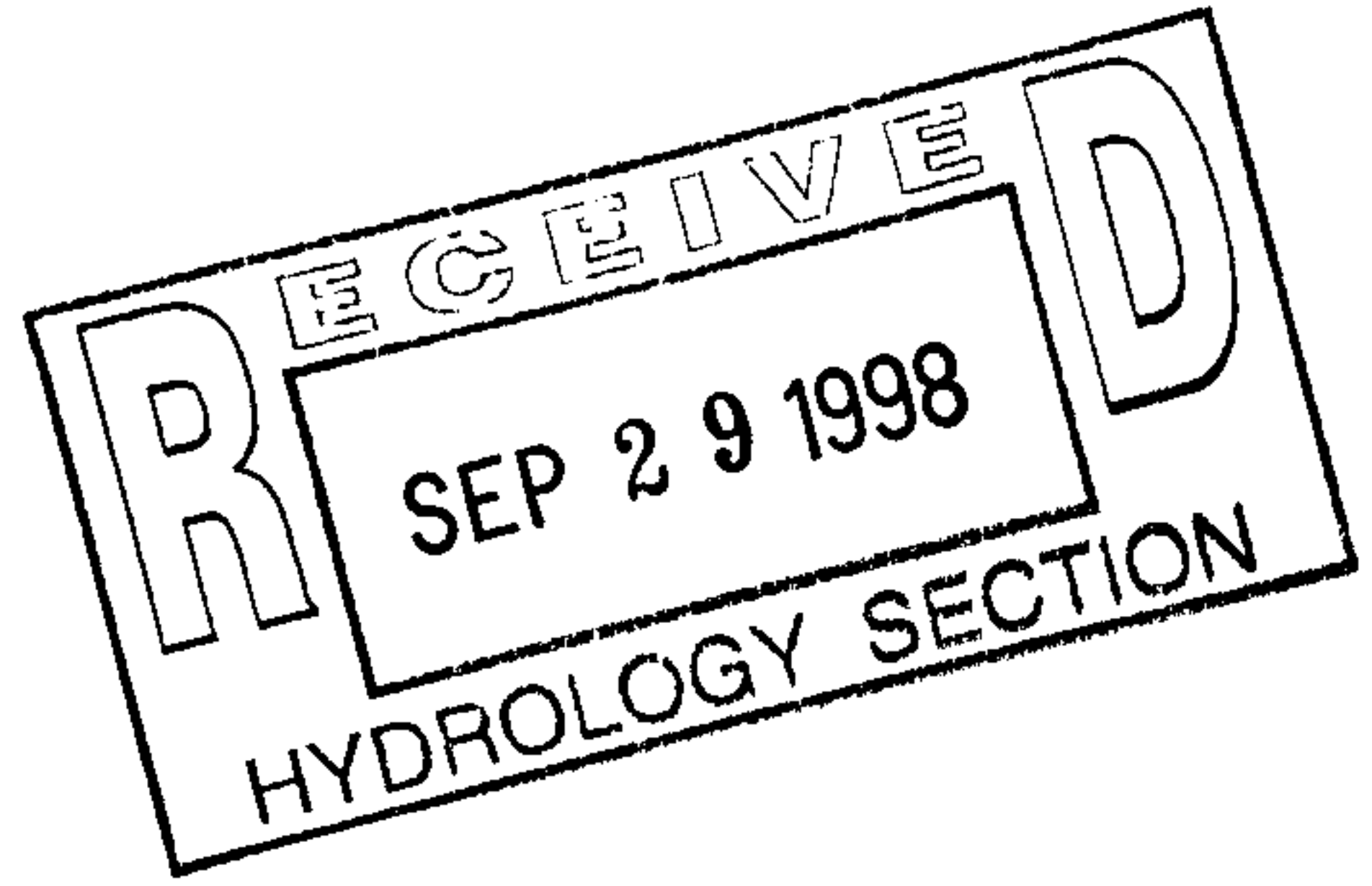
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- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9-30-98
BY: [Signature]



**DRAINAGE STUDY
ALBUQUERQUE DAY SCHOOL
AND
CARMEL OFFICE COMPLEX**

INTRODUCTION

This report documents calculations to determine the storm runoff from the Albuquerque Day School and The Carmel Office Complex.

PROJECT DESCRIPTION

The project entails development of two lots on Carmel Ave west of San Pedro. The east lot (19) is the site of the Day School a private institution for K thru 6 students. The West lot (20) will be the site of an office building. These sites were combined in this report because of dependency of lot 19 drainage on lot 20 development. If for some reason lot 20's development is delayed a temporary pond will be designed and constructed on one of the lots.

METHODOLOGY

The hydrology calculations are made according to Section 22.2 of the Albuquerque Development Process Manual and AHYMO Computer Program adapted from the HYMO Program to reflect conditions in the Rio Grande basin. The site soil is silty sand of the hydrologic type "B". The 100 year, 24-hour storm was used to compute the runoff hydrographs. Peak discharges from the site and the offsite contributory basins were computed and routed to the proposed ponds.

PROJECT DATA

The area of each project site is 0.89 acres. There are no offsite contributing area. The natural slope is from east to west at 2.4%. The project is not in nor adjacent to a flood hazard zone.

DRAINAGE COMPUTATIONS

The Soil treatment for the School is 0,45,10,45 and the office site 0,10,0,90. The rainfall zone is 3. The parking area for the school is allowed to discharge to the street while the larger rear portion is drainage to the office site to the west and then to the street through a drainage easement obtained for the purpose. The office site runoff is controlled by ponding in the parking areas. The maximum water depth in the rear parking area at the speed bump constriction is 0.33 ft. and 0.53 ft. In the front parking area. The undeveloped discharge from the site is 3.35 cfs and after ponding the developed discharge to the street is 2.32 cfs.

Stage Discharge Computations

6" PVC Culvert

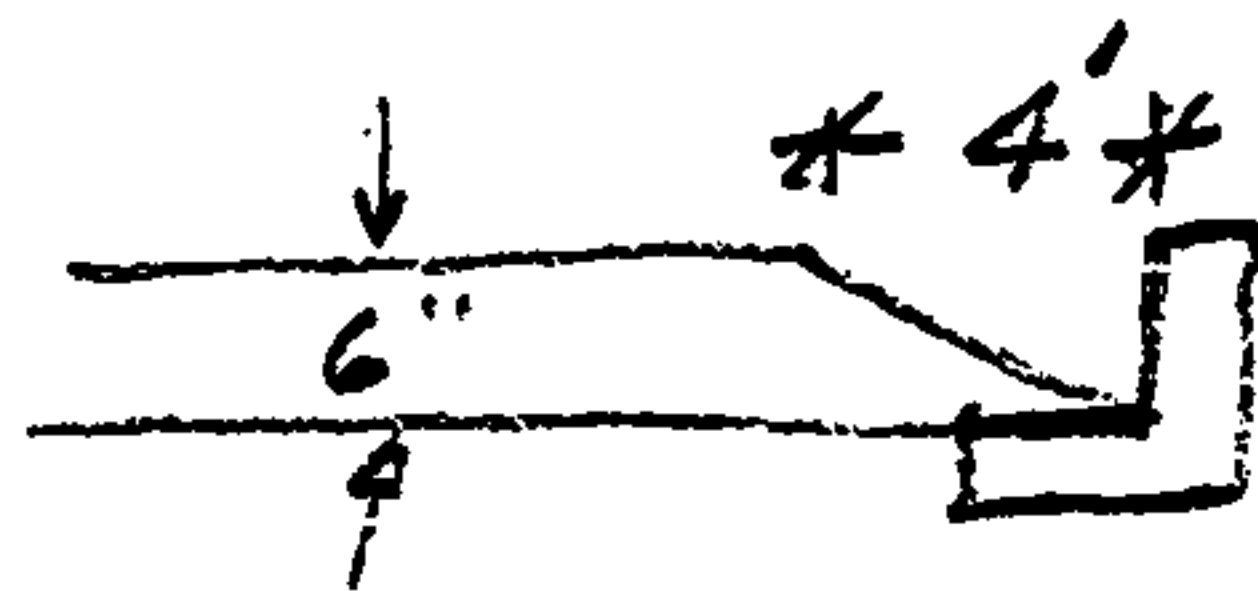
$$Q = .6 A \sqrt{2gh}$$

$$Q = \sqrt{2 \times 32.2 \times 1.5}$$

$$Q = 1.22 \text{ cfs}$$

6" Speed bump weir

Broad crested weir



$$Q = 2.6 W H^{3/2}$$

Correction for triangle

$$W = 8H$$

$$Q = 2.6 \int_0^5 8H^{5/2} dH$$

$$Q = \frac{2.6 \times 8}{7} H^{7/2}$$

evaluate from 0 to 5'

H	Q
.1	.001
.2	.011
.3	.046
.4	.123
.5	.27

EASEMENT DEDICATION

DEDICATION TO THE CITY OF ALBUQUERQUE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY AND THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE AND STORAGE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, MAINTENANCE, RECONSTRUCTION OR REPLACEMENT OF, AND ACCESS TO, SUCH FACILITIES, AND FOR SUBORDINATE RECREATIONAL USE AND ACCESS ON SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF THE CITY OF ALBUQUERQUE, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE CITY OF ALBUQUERQUE TO MAINTAIN ANY ARROYOS, DRAINAGE CHANNELS OR OTHER FACILITIES, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY. THE CITY OF ALBUQUERQUE SHALL ONLY MAINTAIN PROPERTY OR IMPROVEMENTS THAT IS SPECIFICALLY AGREES, IN WRITING, TO MAINTAIN. UNLESS GRANTEE SPECIFICALLY AGREES, BY SUCH WRITTEN AGREEMENT, TO MAINTAIN PROPERTY OR IMPROVEMENTS, SUCH MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. LANDSCAPING OR MAINTENANCE WORK, BY THE GRANTOR AND WITHIN THE EASEMENT HEREBY CONVEYED, SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE AS SOON AS PRACTICAL THEREAFTER. THE CITY OF ALBUQUERQUE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE REAL PROPERTY DESCRIBED HEREIN MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED HEREIN. ANY PORTION OF ANY LANDS, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS FOR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE CITY OF ALBUQUERQUE. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED.

LEGAL DESCRIPTION

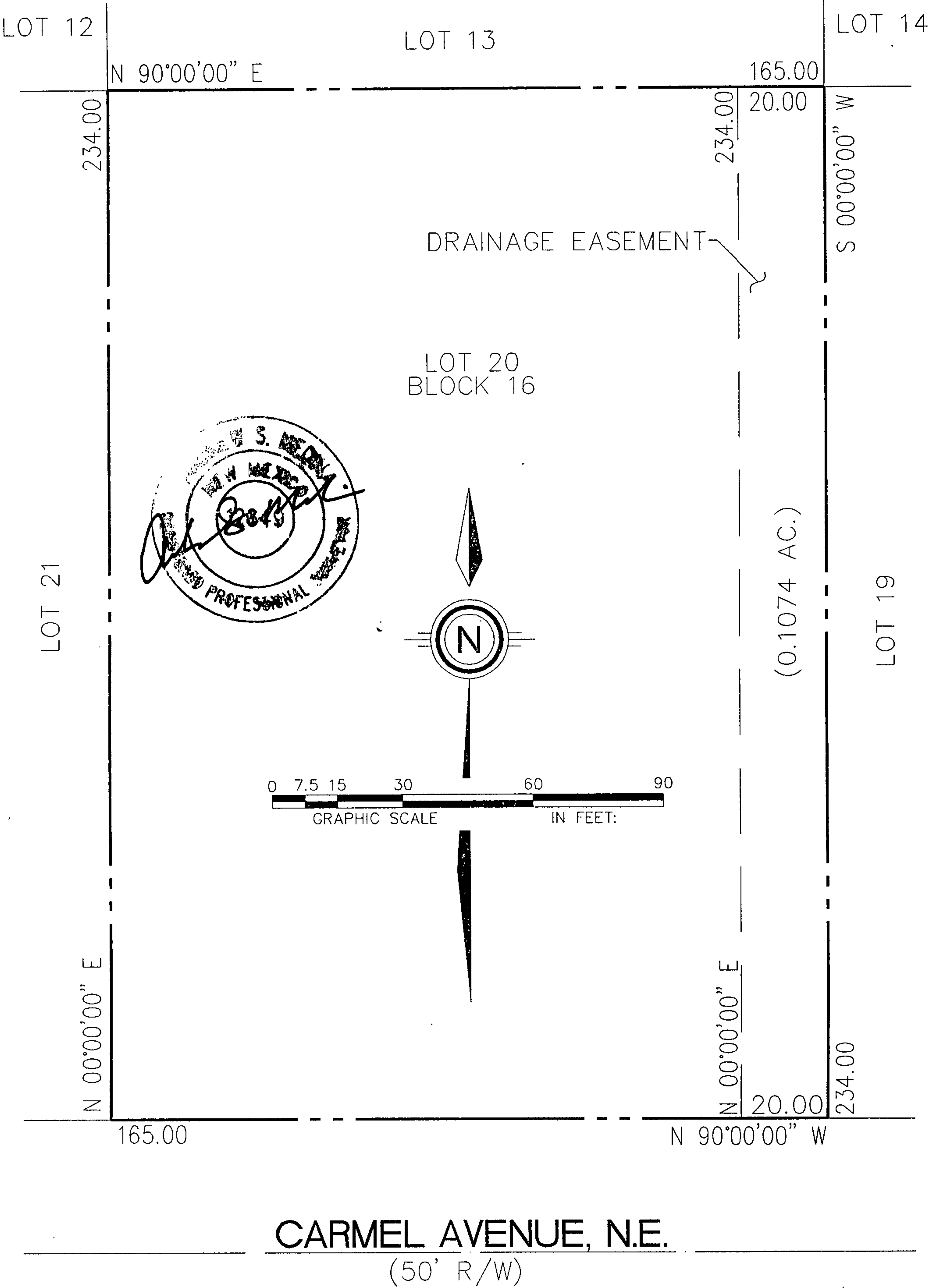
THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, KNOWN AS A PORTION OF LOT NUMBERED TWENTY (20), BLOCK NUMBERED SIXTEEN (16), OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936 AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF LOT TWENTY (20), THENCE N90°00'00"E, 20.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°00'00"E, 234.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF THE PARCEL HEREIN DESCRIBED; THENCE N90°00'00"E, 20.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S00°00'00"W, 234.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE TRUE POINT OF BEGINNING. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 0.1074 ACRES MORE OR LESS.

SEE ATTACHED EXHIBIT "A"



EXHIBIT "A"
LOT 20, BLOCK 16,
TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



ACKNOWLEDGMENT

IN WITNESS WHEREOF, the parties have set their hands and seals this 3 day of November, 1998.

GRANTOR: Owners Lot 20, Block 16, Tract A, Unit B,
North Albuquerque Acres

By: Carl R. Eloff

Print name: Justin F. Schaffer

By: Daniel W. Behr

Print name: DANIEL W. BALISE

STATE OF NEW MEXICO)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 3rd day of November, 1998, by Wanda Wood.

