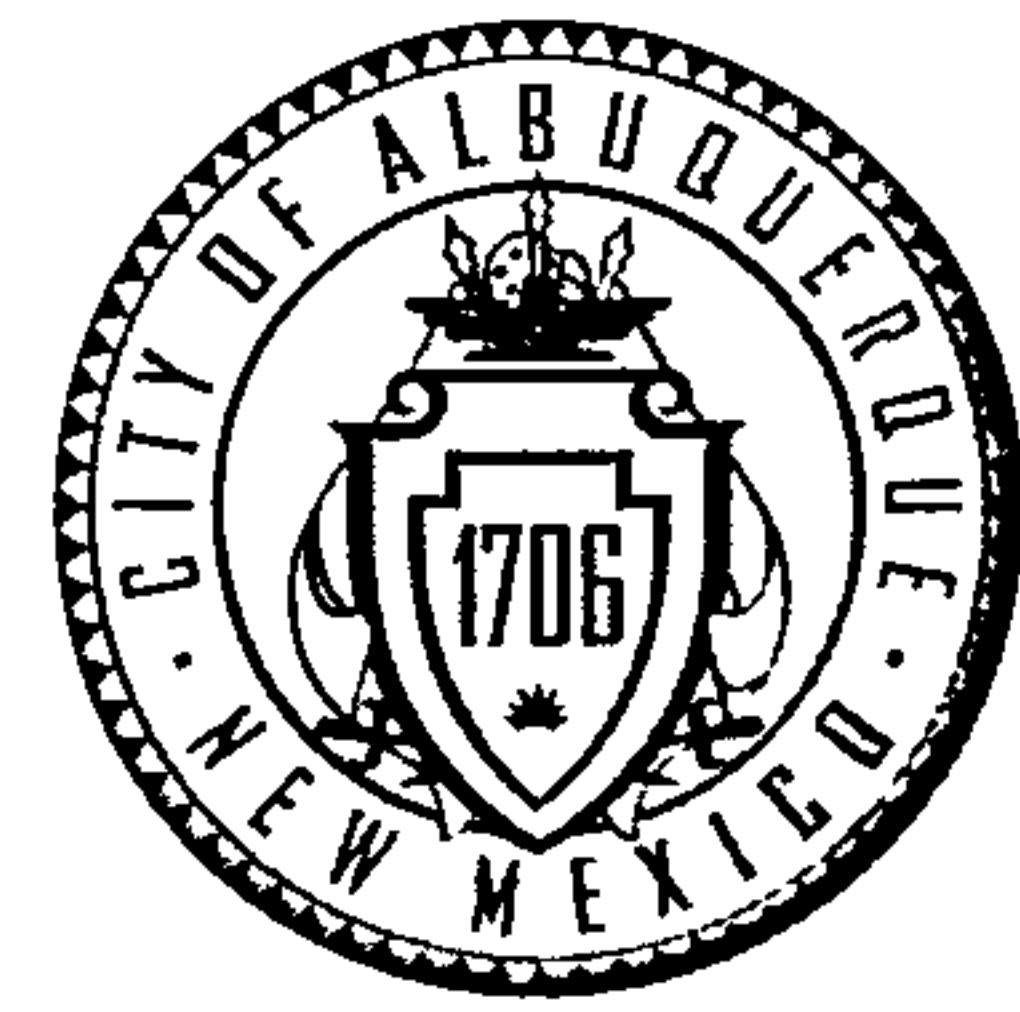


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



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October 5, 2015

Hugh Floyd, PE
Floyd Development Services, LLC
918 Pinehurst Rd. Suite 101
Rio Rancho, NM 87124

Richard J. Berry, Mayor

**RE: New Office Warehouse for Purvis Industries (E17D041F)
Singer Blvd. & Midway Park Blvd.
Conceptual Grading and Drainage Plan
Engineer Stamp Date: 9/2/15**

Dear Mr. Floyd,

Based upon the information provided in your submittal received 9/2/15, the above referenced plan is approved for DRB Action on the Site Plan for Building Permit. However, prior to Building Permit approval, the following comments must be addressed:

1. In the narrative, indicate the Drainage File number of all reports that are used to research this site, ie. Singer Business Park DMP is E17D041F; Montessori School is also E17D041F
2. The Singer Business Park Drainage Plan (1984) is missing basin maps but the narrative explains the drainage scheme and this information should be summarized in the narrative. Indicate how basins 1-B and 2-B were intended to drain, and how flows ultimately discharged to Midway and then to a channel. Also state the developed discharge from this site, as the downstream channel would have been sized based on this amount.
3. The Montessori School Drainage Plan (1989) is referenced in the narrative and states that the site was developed according to the plan. However, comparison of aerial views to the plan do not match. What portions of this plan were constructed? How do present day lot lines compare to those of this plan? What happened to the concrete alley gutter which accepted flows from the lot to the east? It is not evident in the aerial view? How much flow did it accept? What was the discharge?
4. An exhibit showing existing and proposed lot lines would be helpful. Also show existing building, and indicate those intended to be demolished.
5. Provide information or excerpts from the lots to the east (F17D058 and F17D054) to determine how the drainage of these lots will be directed south through the new swale. The last paragraph of the narrative should be labeled "OFFSITE FLOWS" and be presented before "Proposed Conditions" in the narrative. Since existing off site flows to the east are intended to flow south to the existing SW culvert, show that the swale and existing SW culvert have sufficient capacity.
6. How much flow will be directed from the existing valley gutter to the north (Lot 8B) to the proposed SW Culvert? Show capacity calculations for the SW culvert.
7. Provide calculations to determine the amount of First flush that must be retained for each sub-basin.

PO Box 1293

Albuquerque

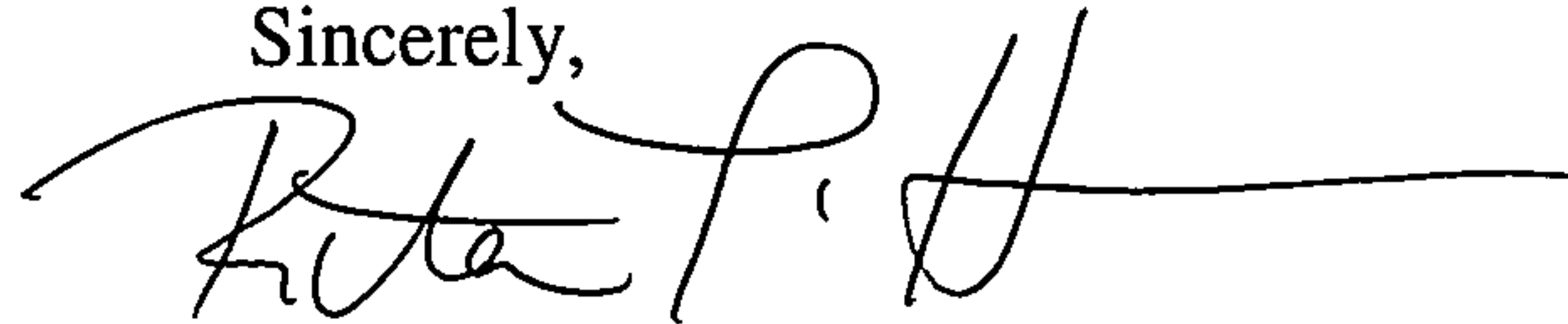
New Mexico 87103

www.cabq.gov

8. Calculations for concrete swale at NW entrance show 0.3 cfs, but the peak flow rate is 7.27 cfs. Verify the swale is sized correctly.
9. Pond Volume calculations need only be to 2 significant digits.
10. How will the "first flush" from Sub-basin 1 enter Pond 1? Show openings intended to direct flows to both Pond 1 and 2.
11. Show rip-rap or concrete pads below roof drains, and show how discharge will either be directed to Pond 3 or the swale on the east side of the pond.
12. Call out the 18" pipe culvert on the plan view. Is there sufficient cover for this culvert?
13. Show erosion protection between Pond 2 and 3.
14. If drive pads or other infrastructure is intended to be built via Work Order, indicate so with a note. Otherwise all drive pads must be sufficiently detailed on the grading plan (quarter points, flowline elevations, etc.)
15. If this project does not go thru the DRC (Work Order) process, the proposed sidewalk culvert will require an SO-19 Permit, and SO-19 notes will need to be on the plans, as well as 2 copies of the plans.
16. Depress landscaped areas within parking islands. Provide spot elevations within the parking island to ensure they are depressed. It seems that parking islands can be used as an opportunity to capture first flush flows by showing a curb cut on the high side.
17. Provide a FIRMette or a description of the flood zone and what map the info came from.
18. Provide a bench mark.
19. Provide build notes/details for the 3' x 0.5' concrete weir at Pond 2.

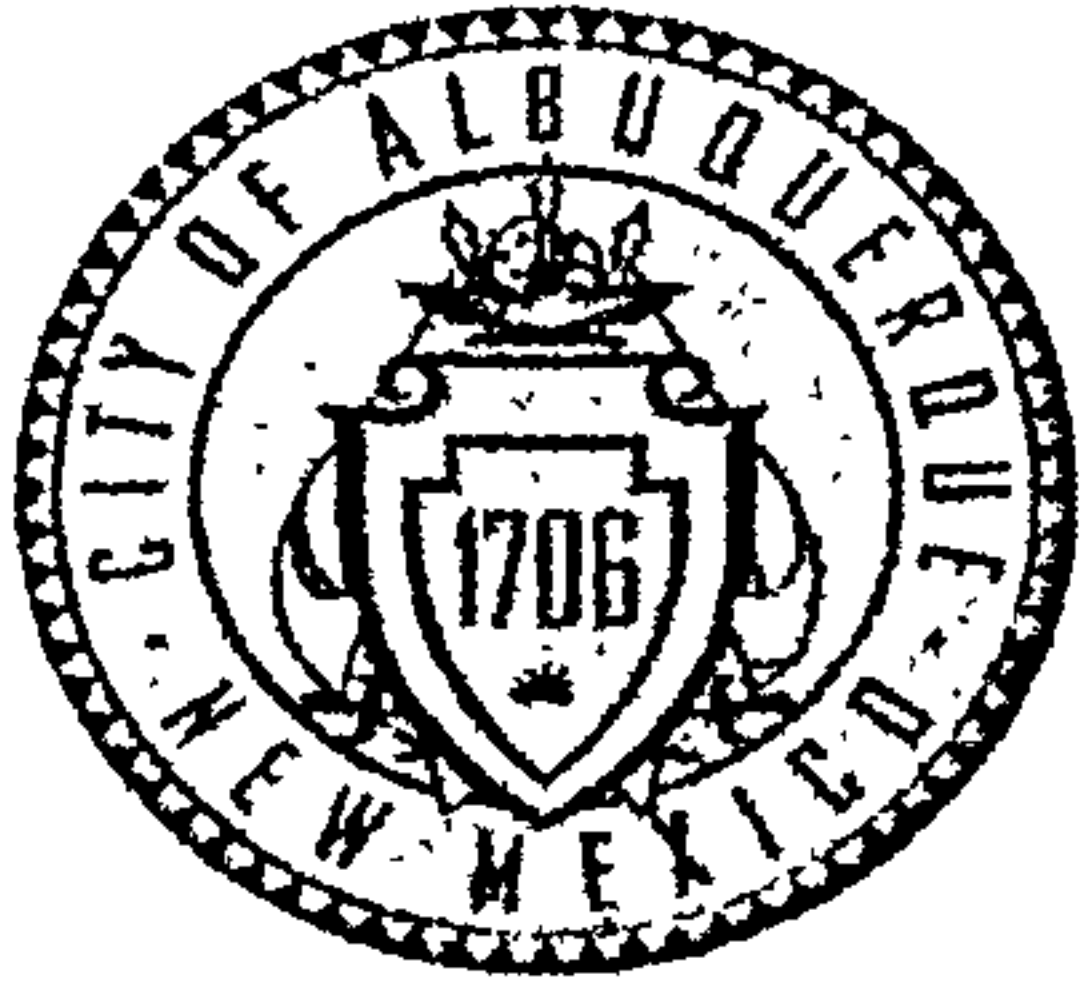
If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,



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

Orig: Drainage file
c.pdf: via Email: recipient



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

For more developed
Plan a later submittal
made.
call Hugh

Project Title: New Office/Warehouse for Purvis Industries Building Permit #: _____ City Drainage #: E17D041F

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

Legal Description: Lots 6-B-1-A, 7-B-1, and 8-B, Midway Business Park

City Address: Singer Blvd. & Midway Park Blvd.

Engineering Firm: Floyd Development Services, LLC Contact: Hugh Floyd

Address: 918 Pinehurst Rd. Suite 101, Rio Rancho NM 87124

Phone#: (505) 366-4187 Fax#: _____ E-mail: Hugh@developnm.com

Owner: Purvis Industries Contact: Bob Purvis

Address: 10500 North Stemmons Frwy, Dallas TX 75220

Phone#: (214) 358-5500 Fax#: (214) 358-5515 E-mail: _____

Architect: PSRBB Industrial Group, Inc. Contact: Tom Prestidge

Address: 1845 Northwestern Drive, Suite A, El Paso TX 79912

Phone#: (915) 877-2020 Fax#: (915) 877-2998 E-mail: _____

Surveyor: Precision Surveys, Inc. Contact: Larry Medrano

Address: 5571 Midway Park Place NE, Albuquerque NM 87199

Phone#: (505) 856-5700 Fax#: (505) 856-7900 E-mail: _____

Contractor: Reid and Associates Contact: Philip Tenorio

Address: 6300 Riverside Plaza NW Suite 200, Albuquerque NM 87120

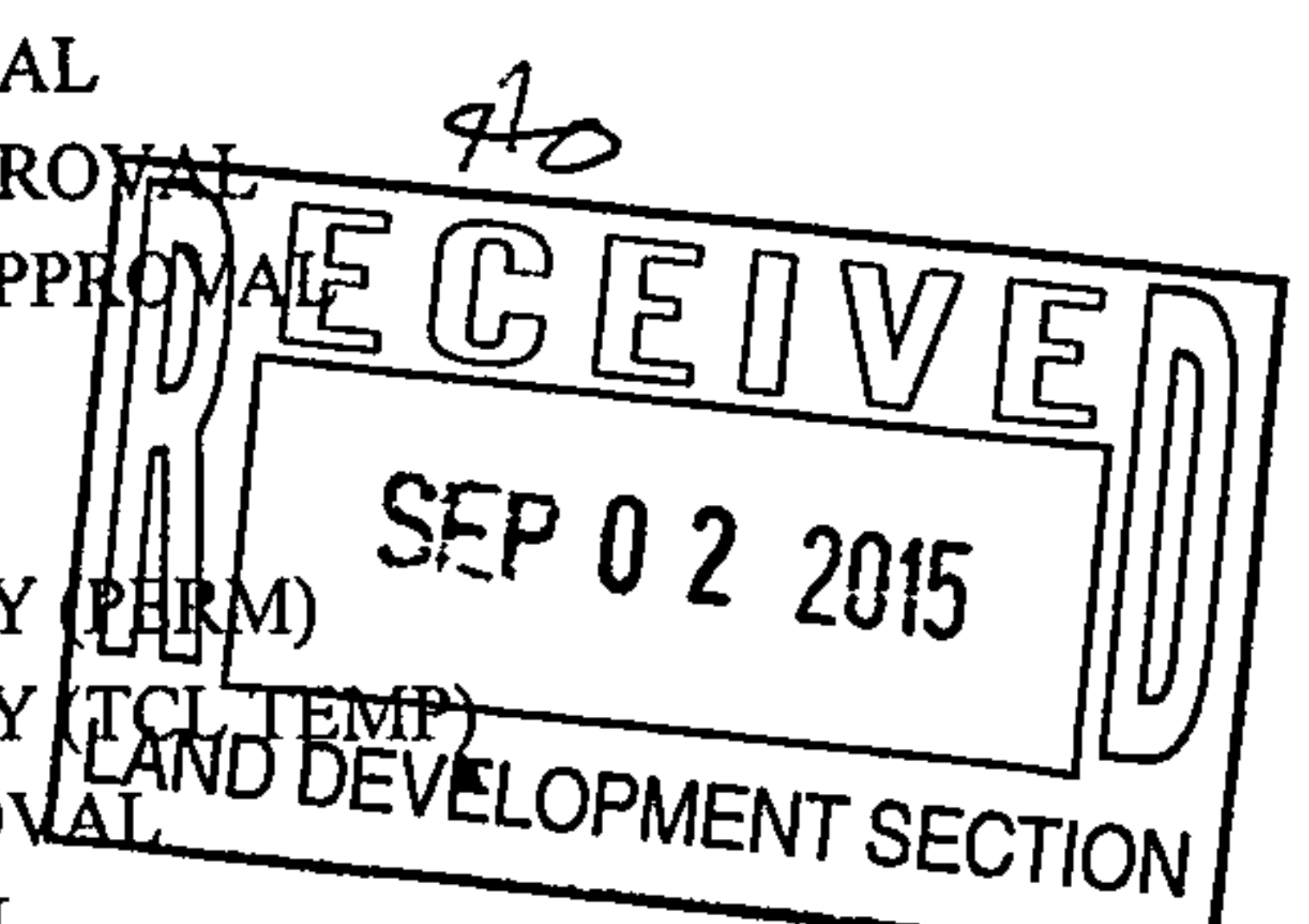
Phone#: (505) 8912528 Fax#: (505) 8921489 E-mail: _____

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) _____



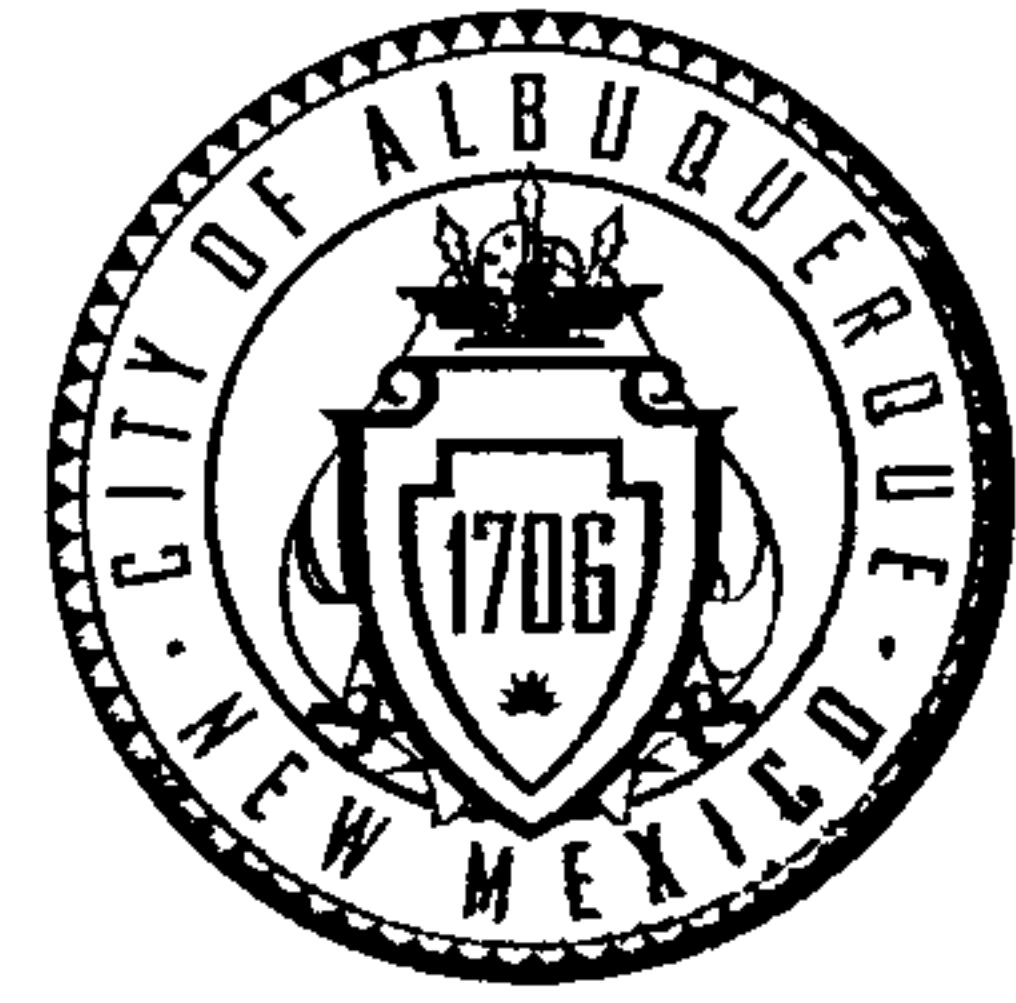
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 9/2/2015 By: Floyd Development Services

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

CITY OF ALBUQUERQUE



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July 29, 2016

Tom Prestidge, R.A.
PSRBB Industrial Group, Inc.
1845 Northwestern Dr Suite A.
El Paso, TX 79912

Re: Warehouse for Purvis Industries – 3815 Singer Blvd NE
Request for Certificate of Occupancy- Transportation Development
Architect's Stamp dated 10-23-15 (E17D041F)
Certification dated 07-22-16

Dear Mr. Prestidge,

Based upon the information provided in your submittal received 07-25-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File

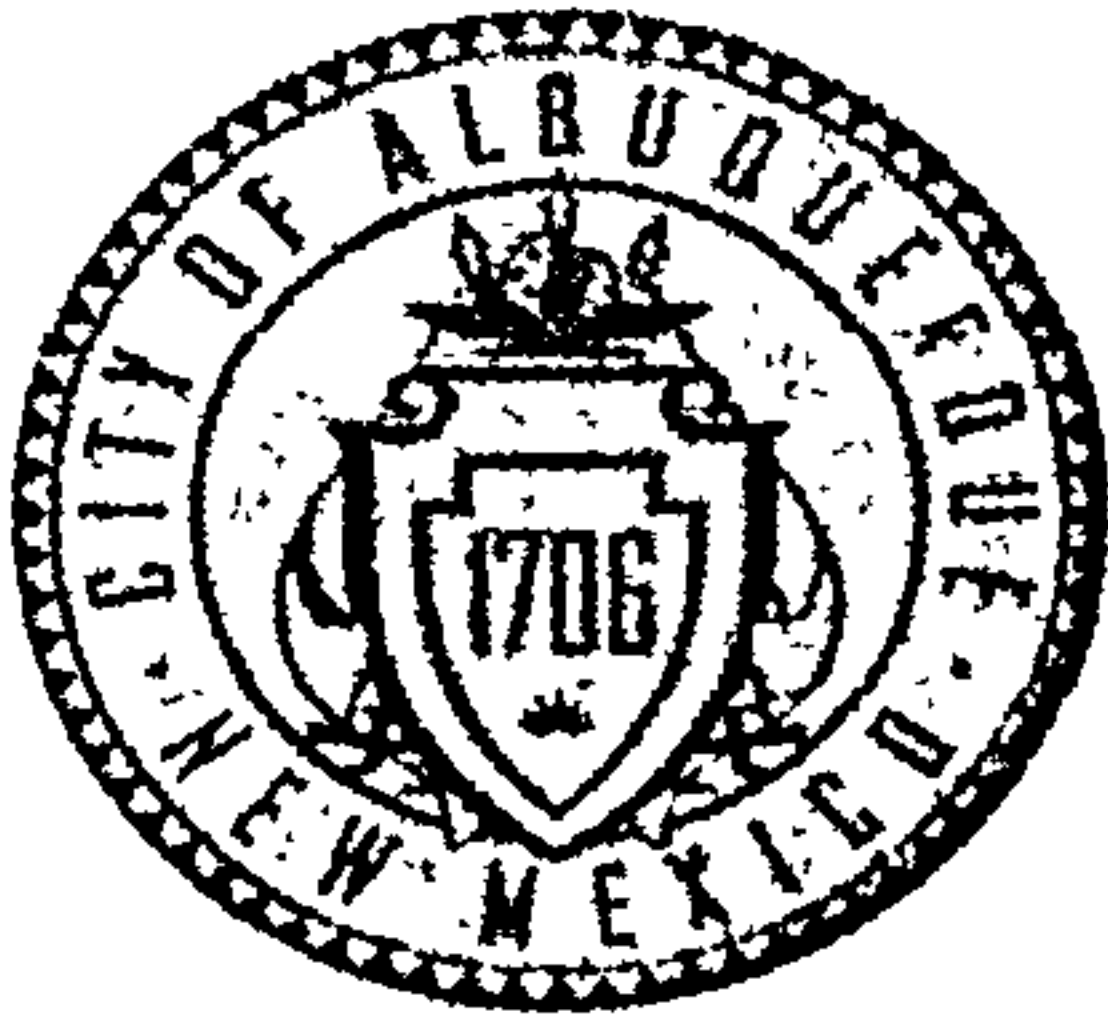
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: New Office/Warehouse for Purvis Industries Building Permit #: _____ City Drainage #: ENDD041F
DRB#: 1007442 EPC#: _____ Work Order#: _____
Legal Description: Lots 6-B-1-A, 7-B-1, and 8-B; Midway Business Park
City Address: 3815 Singer Blvd. NE; Albuquerque, NM 87109

Engineering Firm: RESPEC (formerly Floyd Development Services, LLC) Contact: Hugh Floyd
Address: 6808 Academy Parkway East NE, Building C2; Albuquerque, NM 87109
Phone#: (505) 253-9810 Fax#: (505) 998-9038 E-mail: hugh.floyd@respec.com

Owner: Purvis Industries Contact: Bob Purvis
Address: 10500 North Stemmons Frwy; Dallas, TX 75220
Phone#: (214) 358-5500 Fax#: (214) 358-5515 E-mail: _____

Architect: PSRBB Industrial Group, Inc. Contact: Tom Prestidge
Address: 1845 Northwestern Drive, Suite A; El Paso, TX 79912
Phone#: (915) 877-2020 Fax#: (915) 877-2998 E-mail: _____

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

Check all that Apply:

DEPARTMENT:
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:
☒ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

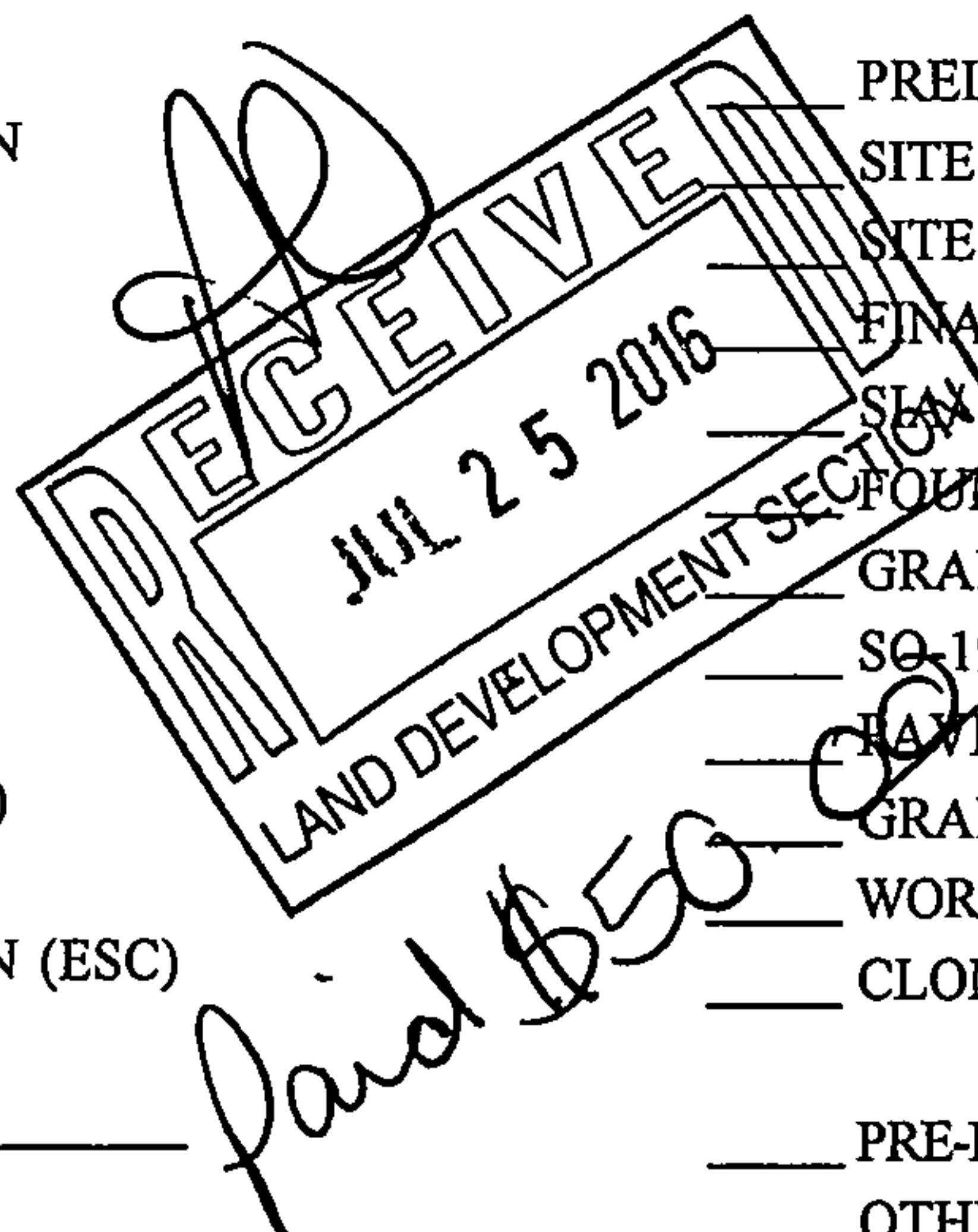
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SLA RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SQ-19 APPROVAL
☐ HAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

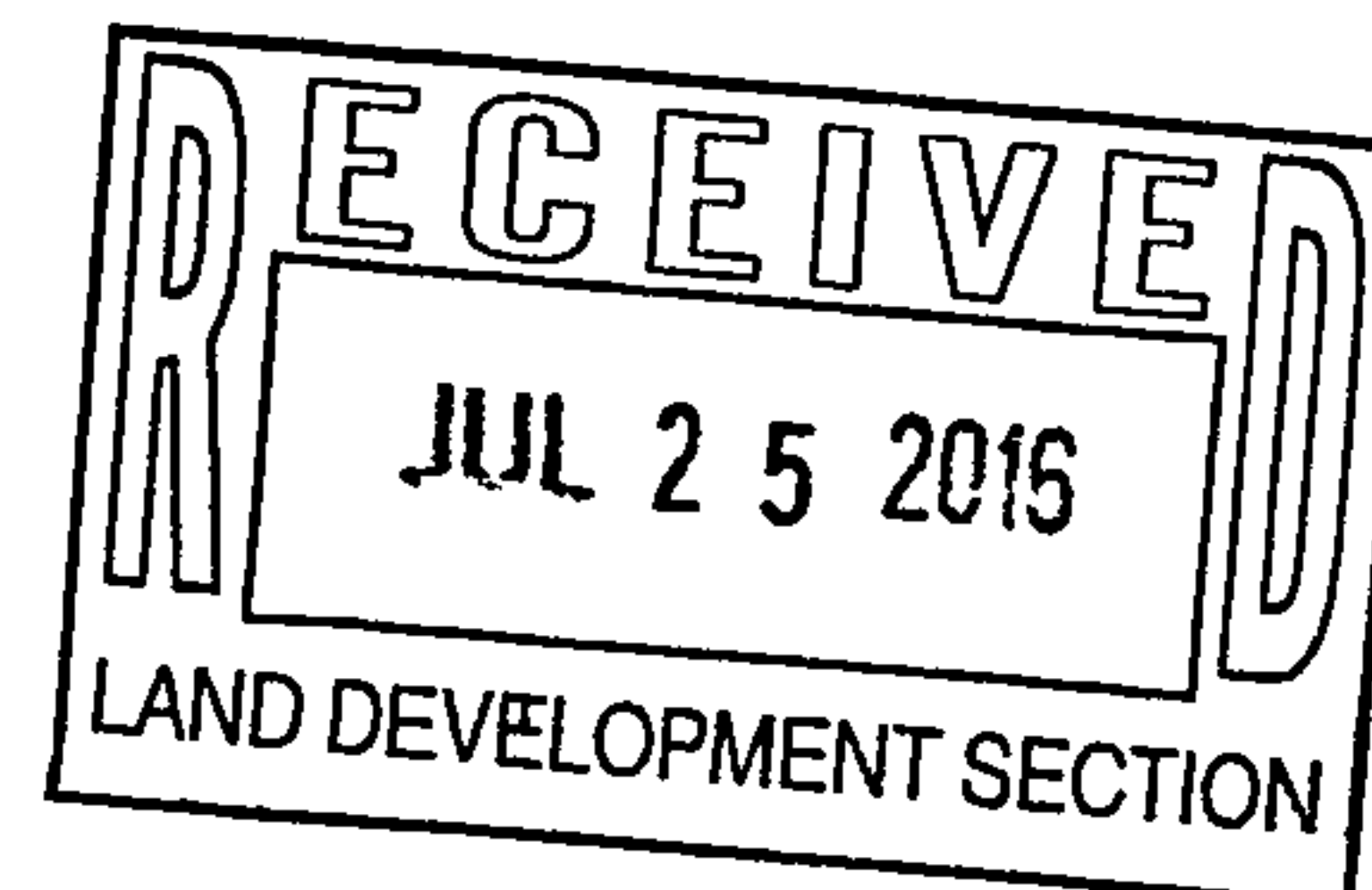
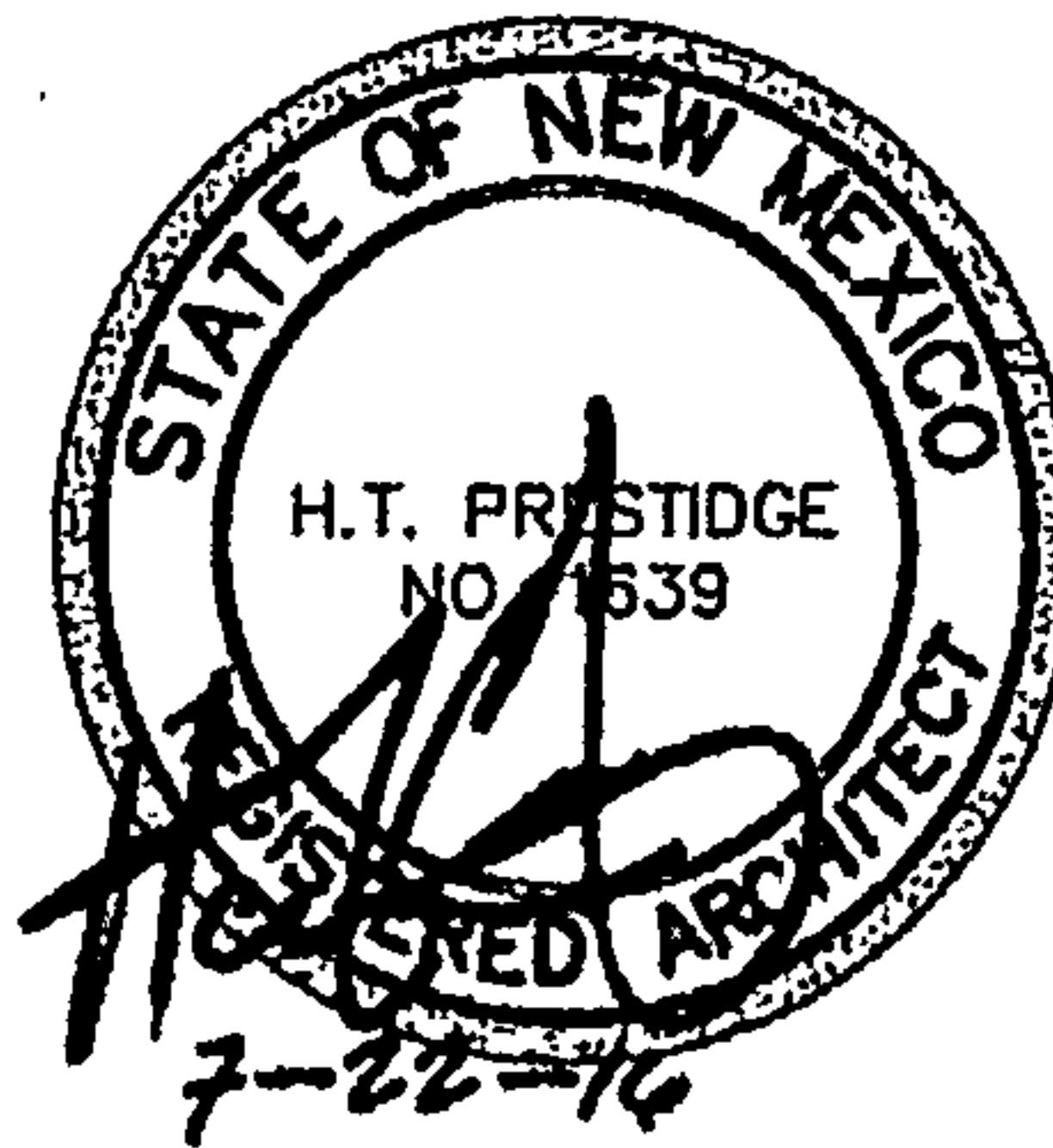
DATE SUBMITTED: 7/20/2016 By: PSRBB Industrial Group, Inc.

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



I, Harold Thomas Prestidge, NMRA No. 1639 of the architectural firm PSRBB Industrial Group, Inc., hereby certify that this project is in substantial compliance and in accordance with the design intent of the TCL approved plan (architectural site plan) dated December 14, 2015. The record information edited into the original design document has been obtained by Harold Thomas Prestidge of PSRBB Industrial Group, Inc. I further certify that I have personally visited the project site on Monday, July 19th, 2016 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 to a request for a Certificate of Occupancy for the project.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects for Purvis Industries new facility. Any entity who may be relying on the record document are advised to obtain independent verification of its accuracy before using it for any other intended purpose.



CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

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July 27, 2016

Hugh Floyd, PE
Floyd Development Services, LLC
918 Pinehurst Rd. Suite 101
Rio Rancho, NM 87124

**Re: New Office Warehouse for Purvis Industries
3815 Singer Blvd. NE
Request Permanent C.O. - Accepted (E17D041F)
Engineer Stamp Dated 10/30/15**

Dear Mr. Floyd,

PO Box 1293

Based on the Certification received 7/25/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

New Mexico 87103 Sincerely,

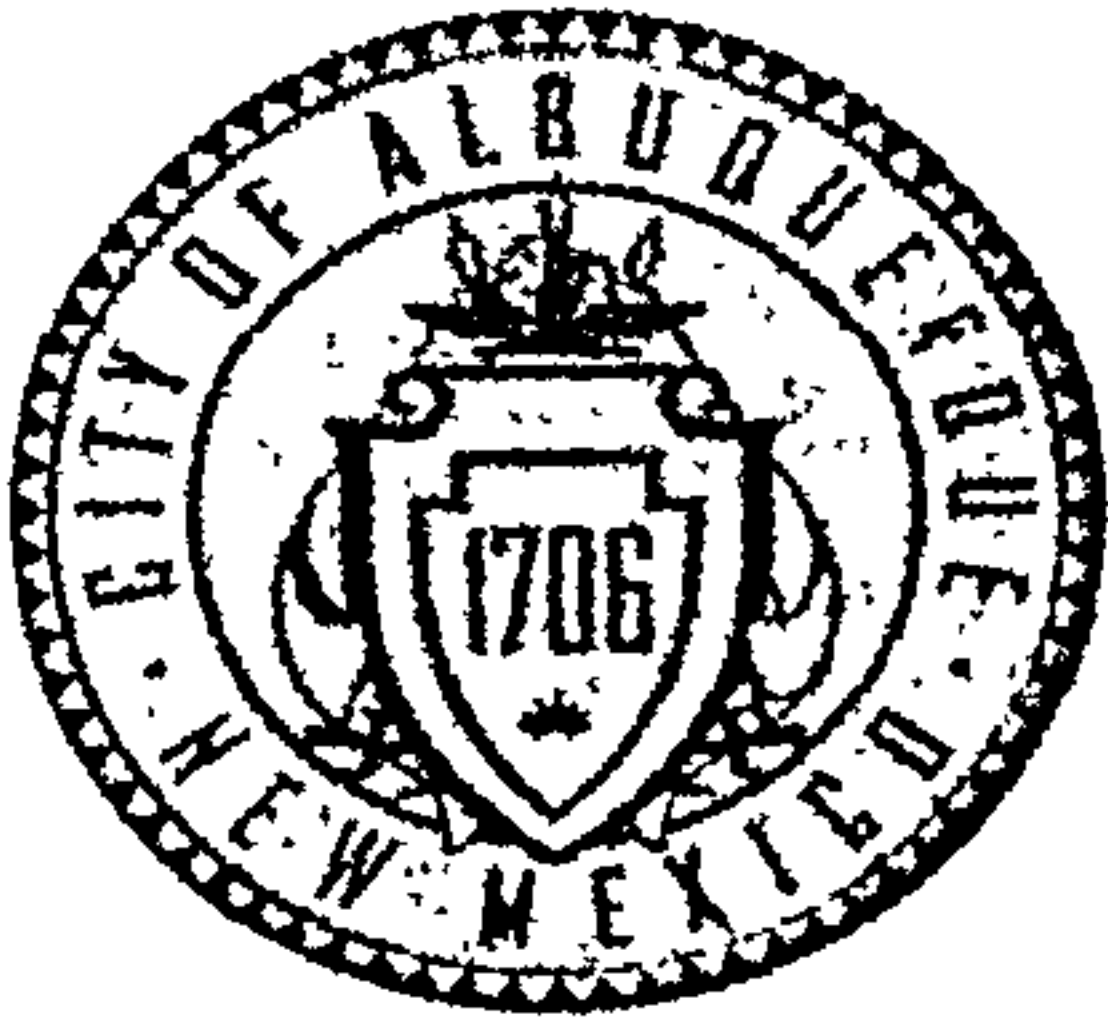
www.cabq.gov

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

TE/RH

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: New Office/Warehouse for Purvis Industries Building Permit #: _____ City Drainage #: E17 D041F
DRB#: 1007442 EPC#: _____ Work Order#: _____
Legal Description: Lots 6-B-1-A, 7-B-1, and 8-B; Midway Business Park
City Address: 3815 Singer Blvd. NE; Albuquerque, NM 87109

Engineering Firm: RESPEC (formerly Floyd Development Services, LLC) Contact: Hugh Floyd
Address: 6808 Academy Parkway East NE, Building C2; Albuquerque, NM 87109
Phone#: (505) 253-9810 Fax#: (505) 998-9038 E-mail: hugh.floyd@respec.com

Owner: Purvis Industries Contact: Bob Purvis
Address: 10500 North Stemmons Frwy; Dallas, TX 75220
Phone#: (214) 358-5500 Fax#: (214) 358-5515 E-mail: _____

Architect: PSRBB Industrial Group, Inc. Contact: Tom Prestidge
Address: 1845 Northwestern Drive, Suite A; El Paso, TX 79912
Phone#: (915) 877-2020 Fax#: (915) 877-2998 E-mail: _____

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

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

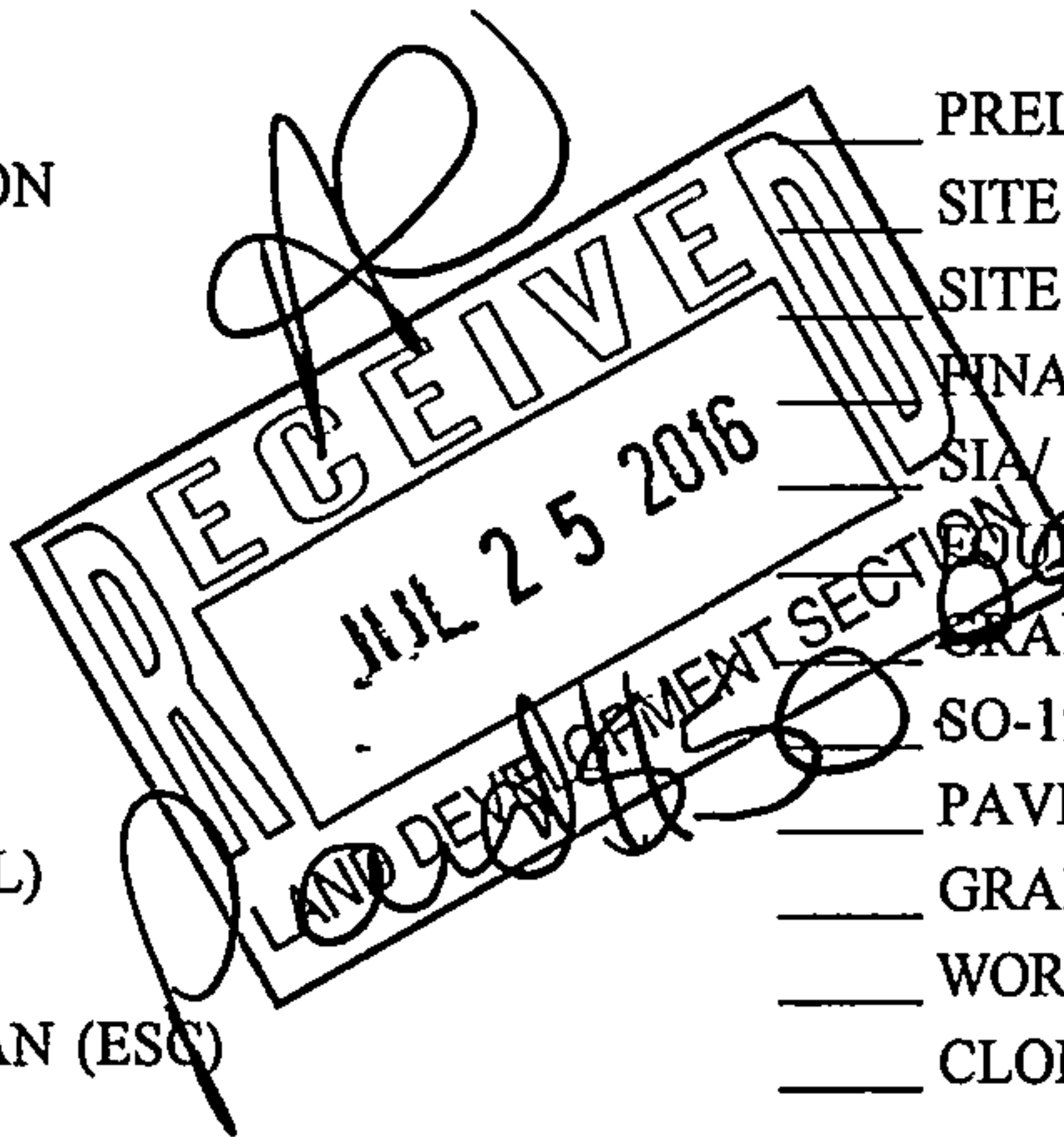
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

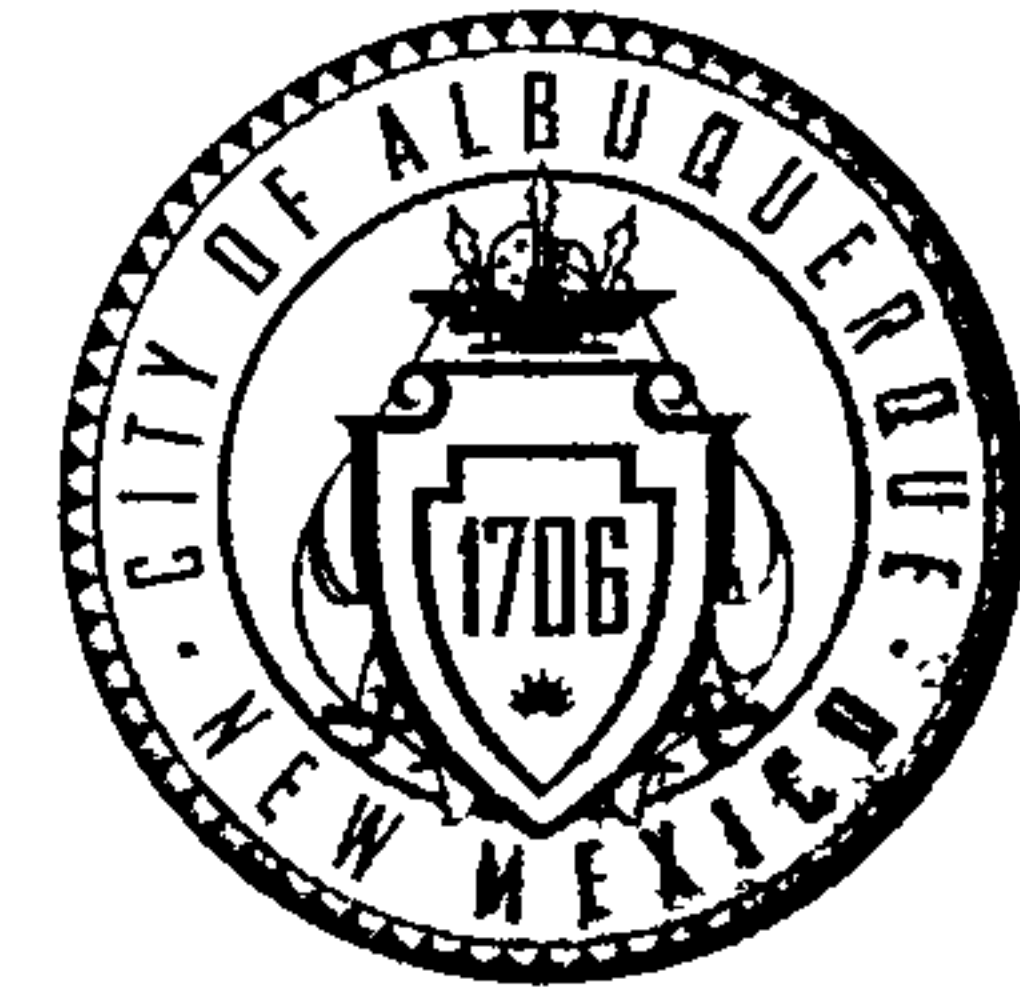
DATE SUBMITTED: 7/18/2016 By: RESPEC; Hugh Floyd

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 20, 2015

Hugh Floyd, PE
Floyd Development Services, LLC
918 Pinehurst Rd. Suite 101
Rio Rancho, NM 87124

Richard J. Berry, Mayor

**RE: New Office Warehouse for Purvis Industries (E17D041F)
Singer Blvd. & Midway Park Blvd.
Conceptual Grading and Drainage Plan
Engineer Stamp Date: 10-30-15**

Dear Mr. Floyd,

Based upon the information provided in your submittal received 11-2-15, the above referenced plan is approved for Building Permit and SO-19 Permit.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site.

Albuquerque

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

New Mexico 87103

www.cabq.gov

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

Sincerely,

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

Orig: Drainage file
c.pdf: via Email: recipient; Jason Rodriguez

Floyd Development Services, LLC

918 Pinehurst Road SE, Suite 101
Rio Rancho, NM 87124

Phone (505) 366-4187

October 7, 2015

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Board
Plaza del Sol
600 Second Street NW
Albuquerque, NM 87102

Re: New Office Warehouse for Purvis Industries
Singer Blvd. & Midway Park Blvd.
Grading and Drainage Plan

Dear Mrs. Harmon,

Based on the comments made regarding the drawings submitted 9/2/15, the following addresses those comments:

1. In the narrative, indicate the Drainage File number of all reports that are used to research this site, ie. Singer Business Park DMP is E17D041F; Montessori School is also E17D041F
See updated narrative on Drainage Sheet (C-1)
2. The Singer Business Park Drainage Plan (1984) is missing basin maps but the narrative explains the drainage scheme and this information should be summarized in the narrative. Indicate how basin 1-B and 2-B were intended to drain, and how flows ultimately discharged to Midway and then to a channel. Also state the developed discharge from this site, as the downstream channel would have been sized based on this amount.
See updated narrative on Drainage Sheet (C-1)
3. The Montessori School Drainage Plan (1989) is referenced in the narrative and states that the site was developed according to the plan. However, comparison of aerial views to the plan do not match. What portions of this plan were constructed? How do present day lot lines compare to those of this plan? What happened to the concrete alley gutter which accepted flows from the lot to the east? Is it not evident in the aerial view? How much flow did it accept? What was the discharge?
Please see the plans for the Montessori School Drainage plan from 1988 for existing conditions. The plans from 1989 were not constructed. The lot lines were adjusted for the plans made in 1988, however, since this construction never occurred, the lot line is simply returning to where it is located in the 1988 plan set. The narrative has been modified for clarity.

Floyd Development Services, LLC

4. An exhibit showing existing and proposed lot lines would be helpful. Also show existing building, and indicate those intended to be demolished.

See updated Grading Sheet (C-2)

5. Provide information or excerpts from the lots to the east (F17D058 and F17D054) to determine how the drainage of these lots will be directed south through the new swale. The last paragraph of the narrative should be labeled "OFFSITE FLOWS" and be presented before "Proposed Conditions" in the narrative. Since existing off site flows to the east are intended to flow south to the existing SW culvert, show that the swale and existing SW culvert have sufficient capacity.

See updated narrative on Drainage Sheet (C-1)

6. How much flow will be directed from the existing valley gutter to the north (Lot 8B) to the proposed SW Culvert? Show capacity calculations for the SW culvert.

See updated sheets

*need sht C-4
1.5'*

7. Provide calculations to determine the amount of First flush that must be retained for each sub-basin.

See updated sheets (Drainage, left side under "Water Quality First Flush Volumes Required")

8. Calculations for concrete swale at NW entrance show 0.3 cfs, but the peak flow rate is 7.27 cfs. Verify the swale is sized correctly.

See updated sheets. The 0.3 cfs calculations were in reference to the critical cross-section (A-A) in the landscaping swale. This has been made more specific in the narrative.

9. Pond Volume calculations need only be to 2 significant digits.

See updated Drainage Sheet

10. How will the "first flush" from sub-basin 1 enter Pond 1? Show openings intended to direct flows to both Pond 1 and 2.

See updated sheets

11. Show rip-rap or concrete pads below roof drains, and show how discharge will either be directed to Pond 3 or the swale on the east side of the pond.

See updated sheets

12. Call out the 18" pipe culvert on the plan view. Is there sufficient cover for this culvert?

See updated sheets. Yes, there is sufficient cover between the top of the culvert and the bottom of the concrete sidewalk. This area will only see foot traffic and no vehicle loads.

13. Show erosion protection between Pond 2 and 3.

See updated sheets

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Floyd Development Services, LLC

14. If drive pads or other infrastructure is intended to be built via Work Order, indicate so with a note. Otherwise all drive pads must be sufficiently detailed on the grading plan (quarter points, flowline elevations, etc.)

See updated sheets

15. If this project does not go thru the DRC (Work Order) process, the proposed sidewalk culvert will require an SO-19 permit, and SO-19 notes will need to be on plans, as well as 2 copies of the plans.

See updated sheets

16. Depress landscaped areas within parking islands. Provide spot elevations within the parking islands to ensure they are depressed. It seems that parking islands can be used as an opportunity to capture first flush flows by showing a curb cut on the high side.

See updated sheets

17. Provide a FIRMette or a description of the flood zone and what map the info came from.

See updated Drainage Sheet (C-1)

18. Provide a benchmark

See updated Grading Sheet (C-2)

19. Provide build notes/details for the 3' x 0.5' concrete weir and Pond 2.

See updated Grading Sheet (C-2)

If you have any further comments or concerns, feel free to contact me at 366-4187.

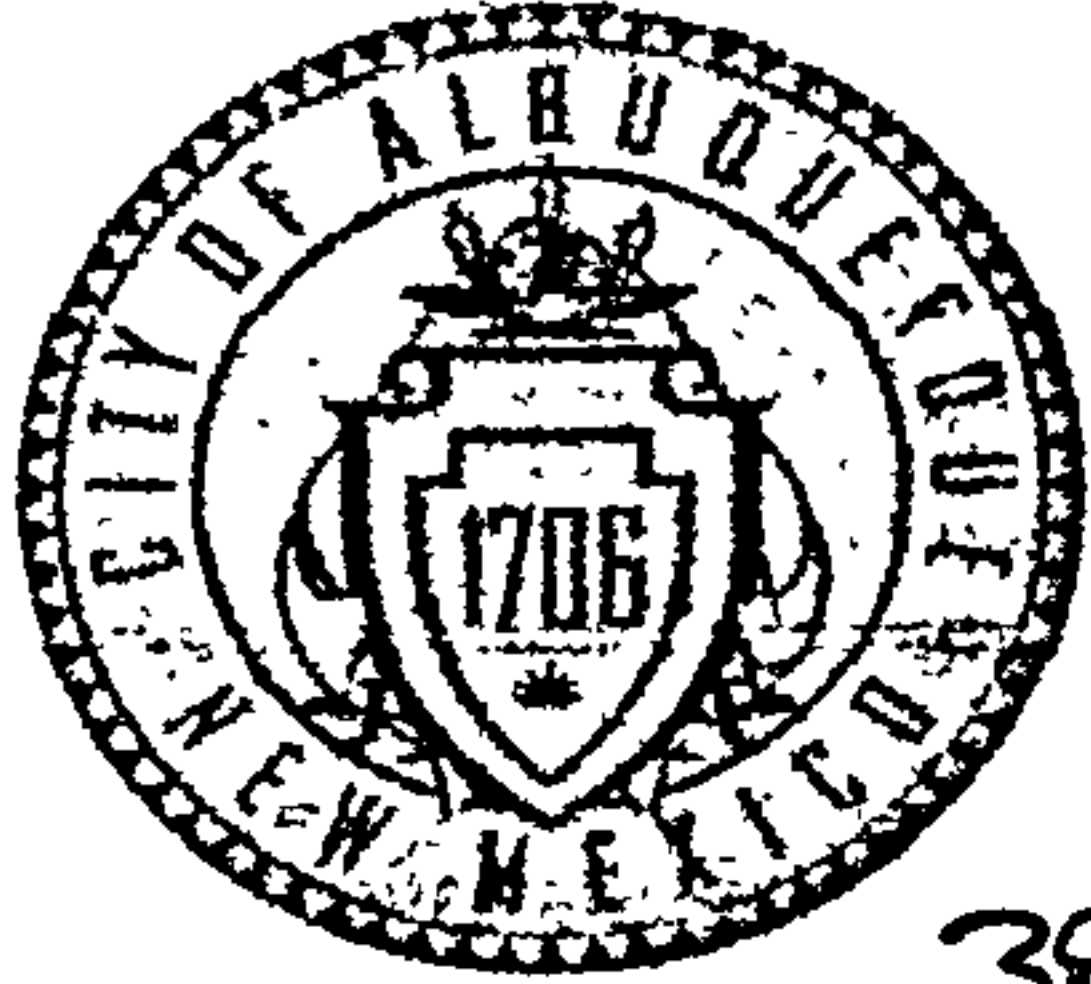
Sincerely,



Hugh W. Floyd
Project Engineer

Enclosures

Approved 0 11-16-15
verbally



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

3815 SINGER

Project Title: New Office/Warehouse for Purvis Industries Building Permit #: City Drainage #: EN10041F

DRB#: 1007442 EPC#: Work Order#:

Legal Description: Lots 6-B-1-A, 7-B-1, and 8-B; Midway Business Park

City Address: 3815 Singer Blvd. NE, Albuquerque NM 87109

Engineering Firm: Floyd Development Services, LLC Contact: Hugh Floyd

Address: 918 Pinehurst Road SE Suite 101, Rio Rancho NM 87124

Phone#: (505) 366-4187 Fax#: E-mail: Hugh@developnm.com

Owner: Purvis Industries Contact: Bob Purvis

Address: 10500 North Stemmons Frwy, Dallas TX 75220

Phone#: (214) 358-5500 Fax#: (214) 358-5515 E-mail:

Architect: PSRBB Industrial Group, Inc. Contact: Tom Prestidge

Address: 1845 Northwestern Drive Suite A, El Paso TX 79912

Phone#: (915) 877-2020 Fax#: (915) 877-2998 E-mail:

Other Contact: Reid and Associates Contact: Philip Tenorio

Address: 6300 Riverside Plaza NW Suite 200, Albuquerque NM 87120

Phone#: (505) 891-2528 Fax#: (505) 892-1489 E-mail:

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☒ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

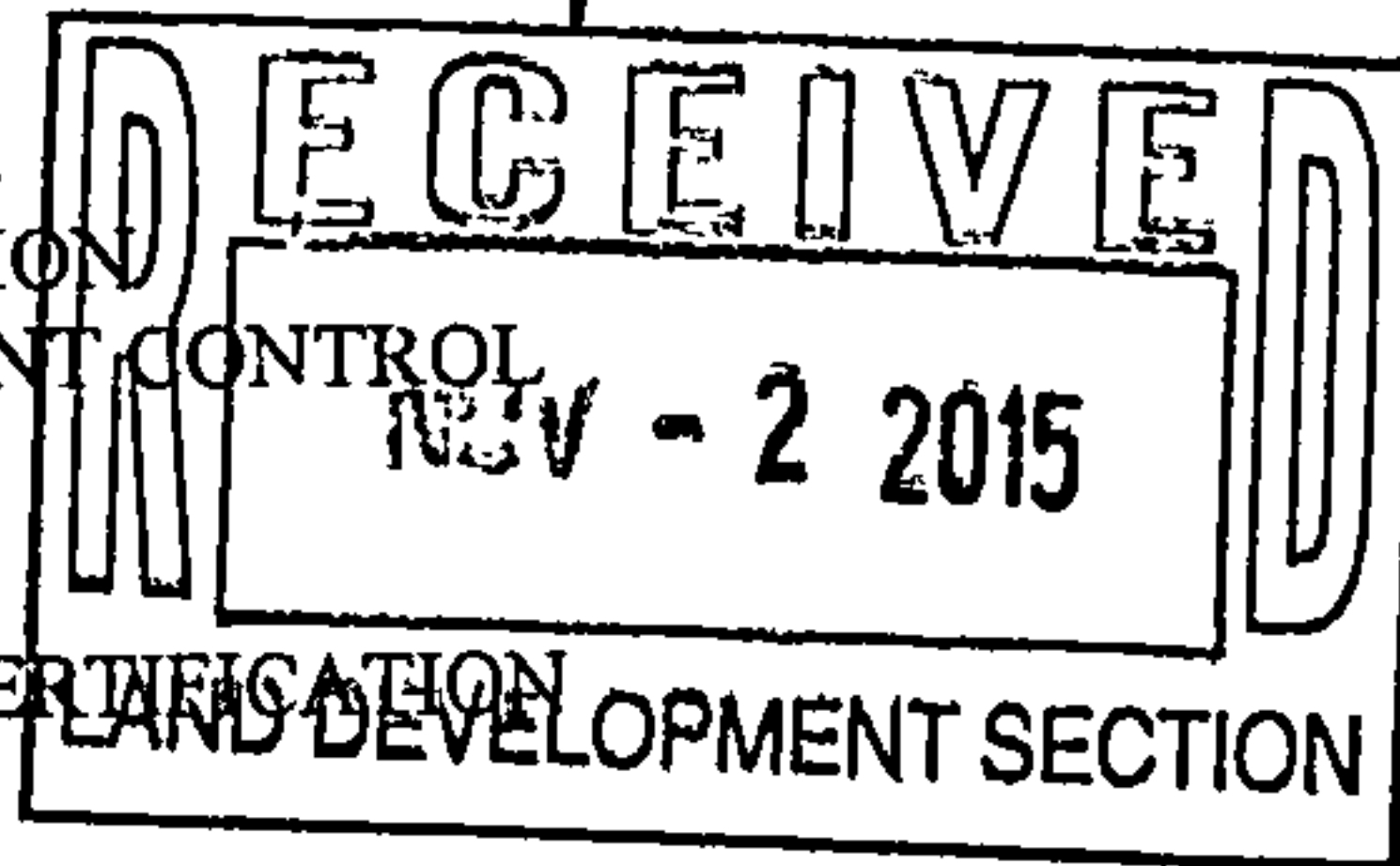
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11/02/2015 By: Hugh Floyd

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☒ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____





*
*
*
*
*

SUBDIVISION		Supplemental Form (SF)		ZONING & PLANNING	
☐	Major subdivision action	S	Z	☐	Annexation
☐	Minor subdivision action				
☐	Variance	V		☐	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐	Variance (Non-Zoning)			☐	Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN		P		☐	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
☒	for Subdivision				
☐	for Building Permit				
☐	Administrative Amendment (AA)				
☐	Administrative Approval (DRT, URT, etc.)	D		☐	Street Name Change (Local & Collector)
☐	IP Master Development Plan				
☐	Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...	
STORM DRAINAGE (Form D)				☐	Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
☐	Storm Drainage Cost Allocation Plan				

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Floyd Development Services, LLC PHONE: (505) 366-4187
ADDRESS: 918 Pinehurst Rd SE, Suite 101 FAX: _____
CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: Hugh@developnm.com
APPLICANT: Purvis Industries PHONE: (214) 358-5500
ADDRESS: 20500 North Stemmons Frwy FAX: (214) 358-5515
CITY: Dallas STATE TX ZIP 75220 E-MAIL: _____
Proprietary interest in site: _____ List all owners: Bob Purvis
DESCRIPTION OF REQUEST: Rough Grading Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 6-B-1-A, 7-B-1, & 8-B Block: _____ Unit: _____
Subdiv/Addn/TBKA: Midway Business Park
Existing Zoning: IP Proposed zoning: N/A MRGCD Map No N/A
Zone Atlas page(s): E17/F17 UPC Code: ABQ48131

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.164
LOCATION OF PROPERTY BY STREETS: On or Near: NE corner of Singer Blvd and Midway Park Blvd
Between: _____ and _____
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 7/30/2015

SIGNATURE

DATE 11/2/2015
(Print Name) Hugh Floyd Applicant ☒ Agent ☐

FOR OFFICIAL USE ONLY

Revised: 11/2014

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	_____	_____	_____	\$ _____
☐ All fees have been collected	_____	_____	_____	\$ _____
☐ All case #s are assigned	_____	_____	_____	\$ _____
☐ AGIS copy has been sent	_____	_____	_____	\$ _____
☐ Case history #s are listed	_____	_____	_____	\$ _____
☐ Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date _____			\$ _____

Project # _____

Staff signature & Date _____

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

November 3, 2015

Hugh Floyd, PE
Floyd Development Services, LLC
918 Pinehurst Rd. Suite 101
Rio Rancho, NM 87124

**Re: New Office Warehouse for Purvis Industries
Singer Blvd. & Midway Park Blvd.
Grading & Drainage Plan (E17D041F)
Engineer Stamp Dated 9/2/15**

Dear Mr. Floyd,

Based upon the information provided in your submittal received 11/2/15, the above referenced plan is approved for a Rough Grading Permit only. Before a building permit can be approved by the Hydrology section a full review of the Grading and Drainage plan needs to be accomplished.

PO Box 1293

Rough Grading only, can be accomplished with this approval letter.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: New Office/Warehouse for Purvis Industries **Building Permit #:** _____ **City Drainage #:** ET10041F
DRB#: 1007442 **EPC#:** _____ **Work Order#:** _____
Legal Description: Lots 6-B-1-A, 7-B-1, and 8-B; Midway Business Park
City Address: 3815 Singer Blvd. NE, Albuquerque NM 87109

Engineering Firm: Floyd Development Services, LLC **Contact:** Hugh Floyd
Address: 918 Pinehurst Road SE Suite 101, Rio Rancho NM 87124
Phone#: (505) 366-4187 **Fax#:** _____ **E-mail:** Hugh@developnm.com

Owner: Purvis Industries **Contact:** Bob Purvis
Address: 10500 North Stemmons Frwy, Dallas TX 75220
Phone#: (214) 358-5500 **Fax#:** (214) 358-5515 **E-mail:** _____

Architect: PSRBB Industrial Group, Inc. **Contact:** Tom Prestidge
Address: 1845 Northwestern Drive Suite A, El Paso TX 79912
Phone#: (915) 877-2020 **Fax#:** (915) 877-2998 **E-mail:** _____

Other Contact: Reid and Associates **Contact:** Phillp Tenorio
Address: 6300 Riverside Plaza NW Suite 200, Albuquerque NM 87120
Phone#: (505) 891-2528 **Fax#:** (505) 892-1489 **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

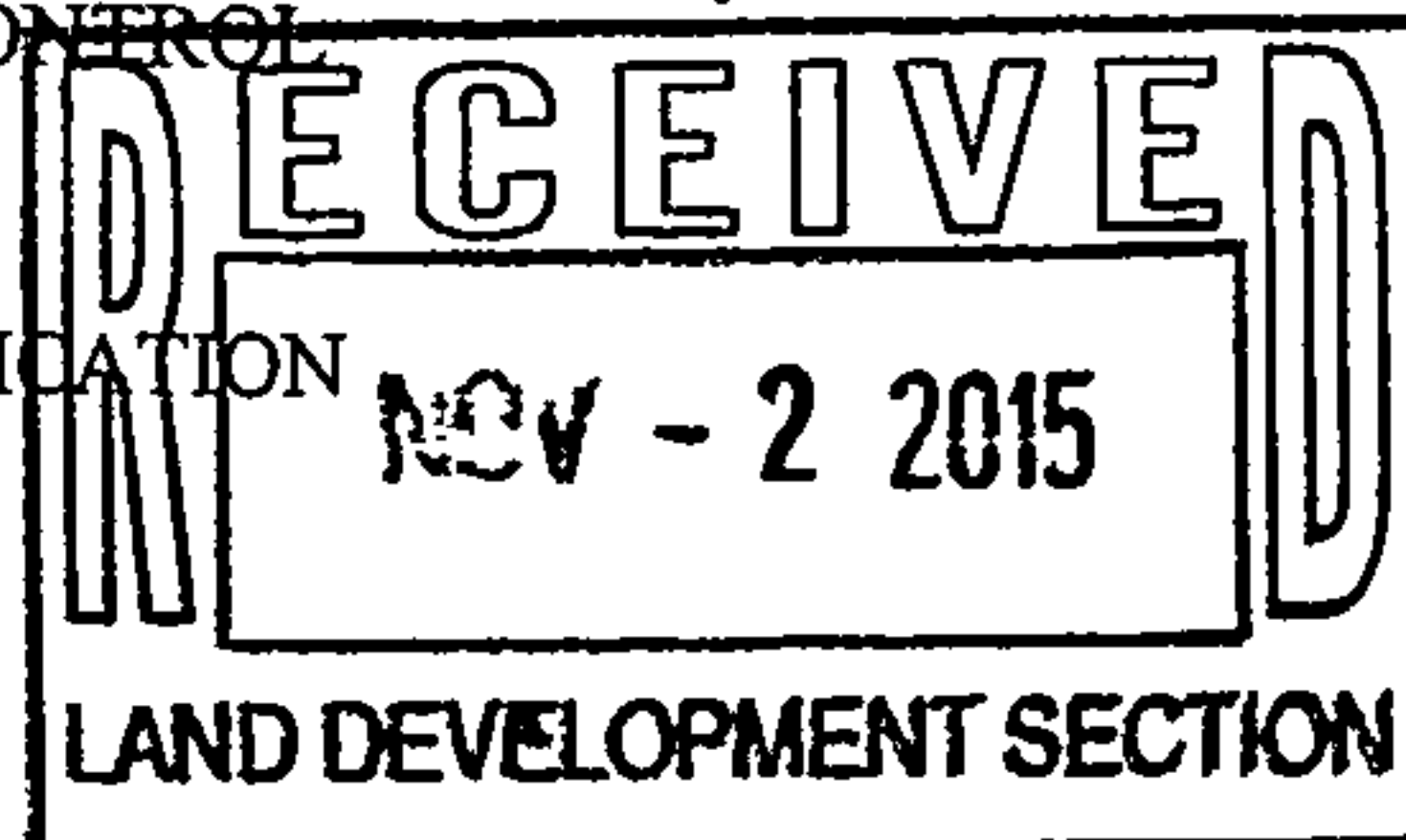
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL (Rough)
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 11/02/2015 By: Hugh Floyd

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



SUBDIVISION

____ Major subdivision action

____ Minor subdivision action

____ Vacation

____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

☒ for Subdivision

____ for Building Permit

____ Administrative Amendment (AA)

____ Administrative Approval (DRT, URT, etc.)

____ IP Master Development Plan

____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

____ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

____ Annexation

V ____ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P ____ Adoption of Rank 2 or 3 Plan or similar

____ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

____ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Floyd Development Services, LLC PHONE: (505) 366-4187

ADDRESS: 918 Pinehurst Rd SE, Suite 101 FAX: _____

CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: Hugh@developnm.com

APPLICANT: Purvis Industries PHONE: (214) 358-5500

ADDRESS: 20500 North Stemmons Frwy FAX: (214) 358-5515

CITY: Dallas STATE TX ZIP 75220 E-MAIL: _____

Proprietary interest in site: _____ List all owners: Bob Purvis

DESCRIPTION OF REQUEST: Grading and Drainage sheets resubmittal for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ____ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 6-B-1-A, 7-B-1, & 8-B Block: _____ Unit: _____

Subdiv/Addn/TBKA: Midway Business Park

Existing Zoning: IP Proposed zoning: N/A MRGCD Map No N/A

Zone Atlas page(s): E17/F17 UPC Code: ABQ48131

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.164

LOCATION OF PROPERTY BY STREETS: On or Near: NE corner of Singer Blvd and Midway Park Blvd

Between: _____ and _____

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 7/30/2015

SIGNATURE _____ DATE 11/2/2015

(Print Name) Hugh Floyd Applicant ☒ Agent ☐

FOR OFFICIAL USE ONLY

Revised: 11/2014

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING	_____	_____	_____	\$ _____
☐ All checklists are complete	_____	_____	_____	\$ _____
☐ All fees have been collected	_____	_____	_____	\$ _____
☐ All case #s are assigned	_____	_____	_____	\$ _____
☐ AGIS copy has been sent	_____	_____	_____	\$ _____
☐ Case history #s are listed	_____	_____	_____	\$ _____
☐ Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
☐ F.H.D.P. density bonus	_____	_____	_____	Total
☐ F.H.D.P. fee rebate	_____	_____	_____	\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 12, 1985

Mr. Tucker Green
Engineering Associates
532 Adams NE
Albuquerque, NM 87102

REF: DRAINAGE PLAN FOR SINGER BUSINESS PARK (E17/D41F) RECEIVED JULY
8, 1985

Dear Mr. Green:

The referenced plan dated July 8, 1985 is approved for Building Permit
sign-off.

Please attach a copy of this approved plan along with the appropriately
approved "Drainage Facilities Within City Right-of-Way" document to both
sets of construction plans prior to sign-off by Hydrology.

If you have any questions or comments regarding this project, please call
me at 766-7644.

Cordially,

Carlos A. Montoya
Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 765-7467

AN EQUAL OPPORTUNITY EMPLOYER

RECEIVED
SEP 02 2015

LAND DEVEL

Engineering Associates
532 Adams NE, Albuquerque, NM 87108
(505) 265-6545

July 8, 1985

Mr. Carlos Montoya, PE
City of Albuquerque
Design Hydrology Section
123 Central NW
Albuquerque, NM 87102

REF: DRAINAGE PLAN FOR SINGER BUSINESS PARK (E17-D41F)

Dear Mr. Montoya:

We have revised slightly the drainage and grading plan for Singer in response to your comments of June 14, 1985.

(1) The first item regarded showing that the developed site is legally one site and that there be no flow across lot lines. (The legal description on the drainage plan is given as Lots 6-B-2, 7A, and 8 of Midway Business Park). It is my understanding that at the time of the original submittal the sale of the site had not been closed. DuBose Tappan, agent for the new owners, has since arranged for a replat and we will send a copy as soon as it is available. We hope we can proceed now to the stage of lacking only that item for Building Permit Approval.

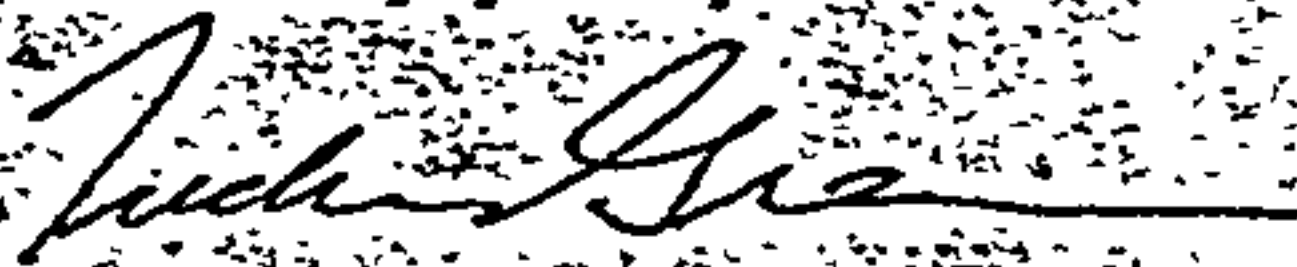
(2) We have added a number of spot elevations for top of curb and flow line elevations for Midway Park and Singer Boulevard. The original plan identified contours in both roadways but did not identify the curb as existing 8-inch concrete, which would have permitted grade identification.

(3) At the time of the original submittal the owners thought there was a "master variance" for Midway Business Park (in which the site is located) and that sidewalks were not needed. Thus we showed the swale east of Building 1 as discharging over the curb. We have been unable to verify the existence of such a variance and have therefore added concrete sidewalks with their property-line side elevations 1.8 feet above the adjacent gutter flow line.

One result is minor changes in grade at the proposed driveways; spot elevations on the new plan make the new grades clear. The major impact is on flow from the south part of the east swale. The upstream slope has been flattened and the downstream steepened. Flow is routed under the sidewalk through a short concrete channel, and out a curb cut to the street. Sections at the sidewalk and the curb are shown on the plans. The enclosed calculation sheet demonstrates the adequacy of the revised sections.

(4) Flow from the site enters the existing channel on the north property line via overland flow. To clarify this all the contours in the channel have been labelled.

Sincerely yours,



Tucker Green

DRAINAGE INFORMATION SHEET
RESUBMITTAL / REVISION / ADDENDUM

ATTENTION: CARLOS MONTOYA

PROJECT TITLE: Singer Business Park ZONE ATLAS / DRNG FILE: E-17-~~3~~-F-17 /D416

LEGAL DESCRIPTION: Lots 6-B-2, 7A, and 8, Midway Business Park

CITY ADDRESS: Singer Boulevard NE and Midway Park Boulevard

ENGINEERING FIRM: Engineering Associates

ADDRESS: 532 Adams NE 87102

OWNER: Moerner Properties

ADDRESS: 1720 Louisiana Blvd. NE 87110

ARCHITECT: Jan Grierson

ADDRESS: 5740 Balcones Dr. Austin Tx 78731

SURVEYOR: Andrews, Ashbury, and Robert

ADDRESS: 149 Jackson NE 87108

CONTRACTOR: Chant Corporation

ADDRESS: 5647 Kircher Blvd NE

CONTACT: Tucker Green

265.
PHONE: 865-6545

CONTACT: DuBose Tappan

PHONE: 265-1110

CONTACT: Jan Grierson

PHONE: (512) 451-8101

CONTACT: John Robert

PHONE: 265-6631

CONTACT:

PHONE: 345-2641

PREDESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP SHEET
PROVIDED

TYPE OF SUBMITTAL:

☒ DRAINAGE REPORT

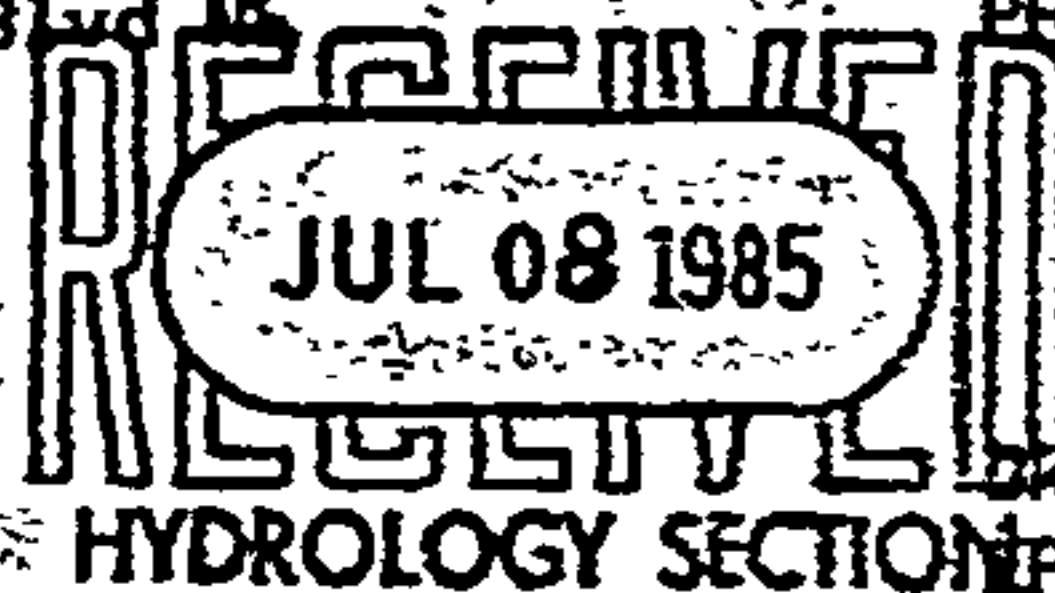
☒ DRAINAGE PLAN

☒ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☒ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION



CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT

☐ PRELIMINARY PLAT

☐ SITE DEVELOPMENT PLAN

☐ FINAL PLAT

☒ BUILDING PERMIT

☐ CERTIFICATE OF OCCUPANCY

☐ ROUGH GRADING PERMIT

☐ GRADING/PAVING PERMIT

☐ OTHER (SPECIFY)

DATE SUBMITTED:

BY:



City of Albuquerque

P.O. BOX 1293 - ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

June 14, 1985

Mr. Tucker Green
Engineering Associates
532 Adams NE
Albuquerque, NM 87102

REF: DRAINAGE PLAN FOR SINGER BUSINESS PARK (E17-D41F) RECEIVED MAY 16, 1985

Dear Mr. Green:

I have reviewed the referenced plan and forward the following comments:

1. Please submit a plat showing the lot line removal for flows across lot lines.
2. Please show top of curb and flow line elevations for Midway Park and Singer Boulevard.
3. Flows on the east property line swale are going over the sidewalk to Singer Boulevard. Please correct the outlet point to an approved method of discharge.
4. Please address how flows from the site enter the existing concrete channel on the north property line.

If you should have any questions, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Singer Business Park ZONE ATLAS / DRNG FILE: E-17/8-F-17
D41F

LEGAL DESCRIPTION: Lots 5-B-2, 7A, and 8, Midway Business Park

CITY ADDRESS: Singer Boulevard NE and Midway Park Boulevard

ENGINEERING FIRM: Engineering Associates

CONTACT: Tucker Green

ADDRESS: 532 Adams NE 87102

PHONE: 865-6545

OWNER: Woerner Properties

CONTACT: DuBose Tappan

ADDRESS: 1720 Louisiana Blvd. NE 87110

PHONE: 265-1110

ARCHITECT: Jan Grierson

CONTACT: Jan Grierson

ADDRESS: 5740 Balcones Dr, Austin Tx 78731

PHONE: (512) 451-8101

SURVEYOR: Andrews, Asbury, and Robert

CONTACT: John Robert

ADDRESS: 149 Jackson NE 87108

PHONE: 265-6631

CONTRACTOR: Chant Corporation

CONTACT:

ADDRESS: 5647 Kircher

PHONE: 345-2641

PREDESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP SHEET
PROVIDED

TYPE OF SUBMITTAL:

☒ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☒ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT

☐ PRELIMINARY PLAT

☒ SITE DEVELOPMENT PLAN

☐ FINAL PLAT

☐ BUILDING PERMIT

☐ CERTIFICATE OF OCCUPANCY

☐ ROUGH GRADING PERMIT

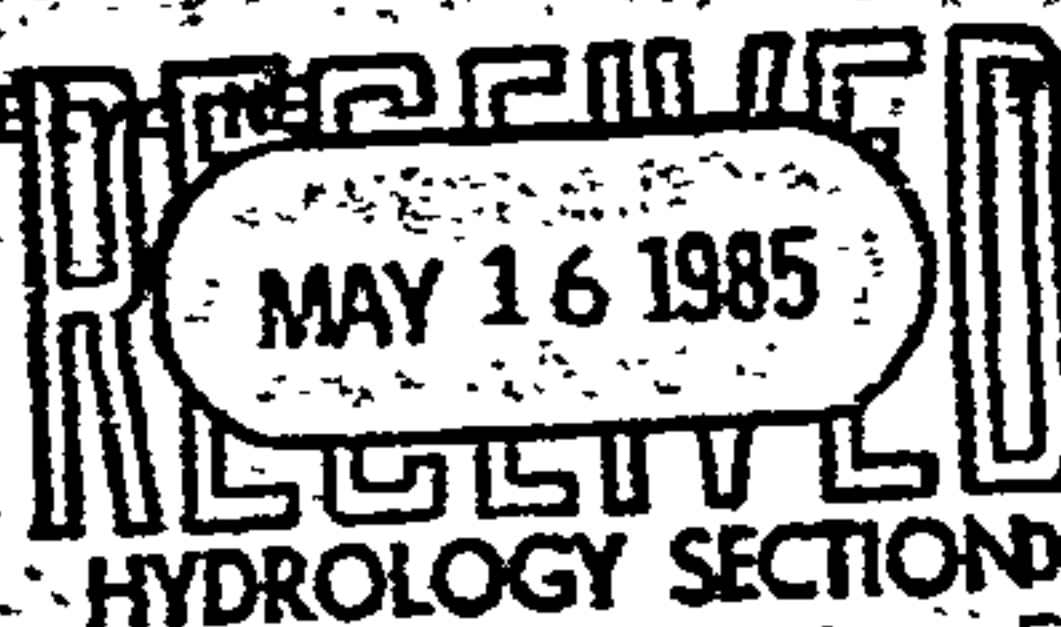
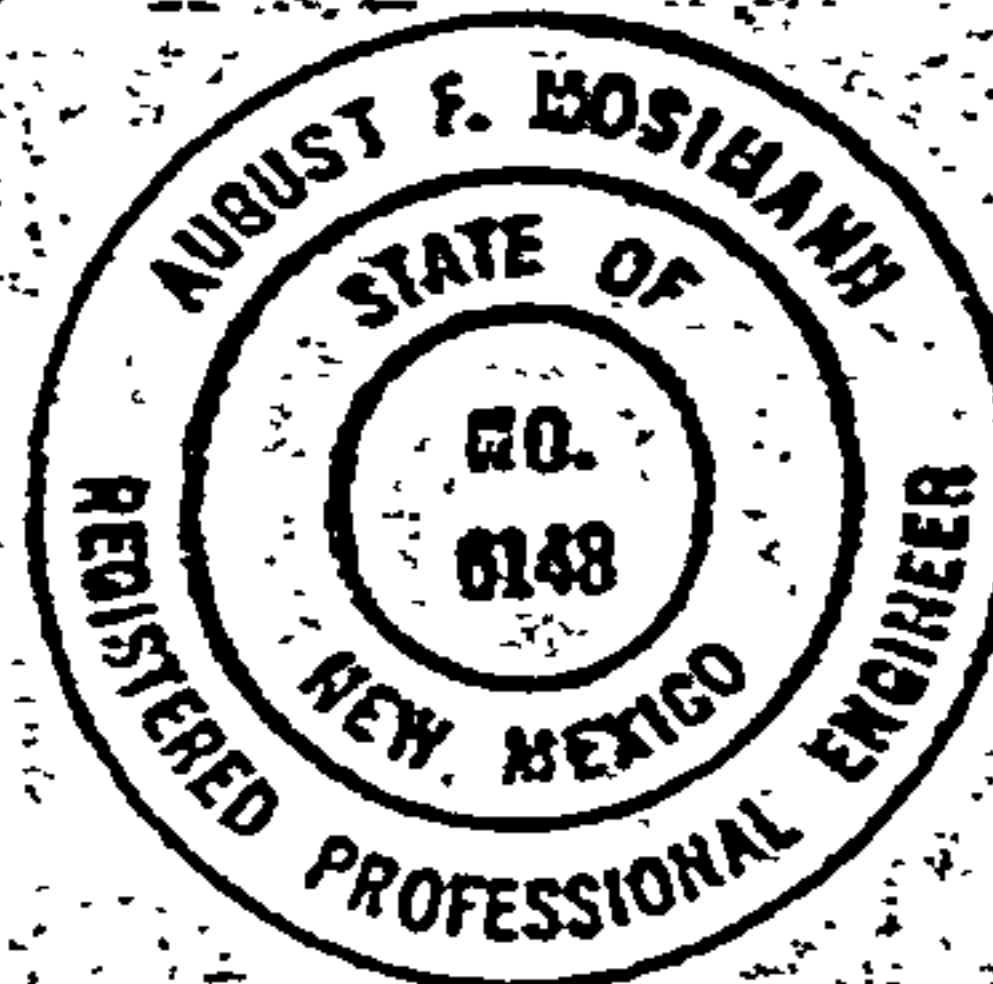
☐ GRADING/PAVING PERMIT

☐ OTHER (SPECIFY)

RESUBMITTED

DATE SUBMITTED:

BY: 5/16/85



BY AKC DATE 7-5
 CHKD. BY DATE

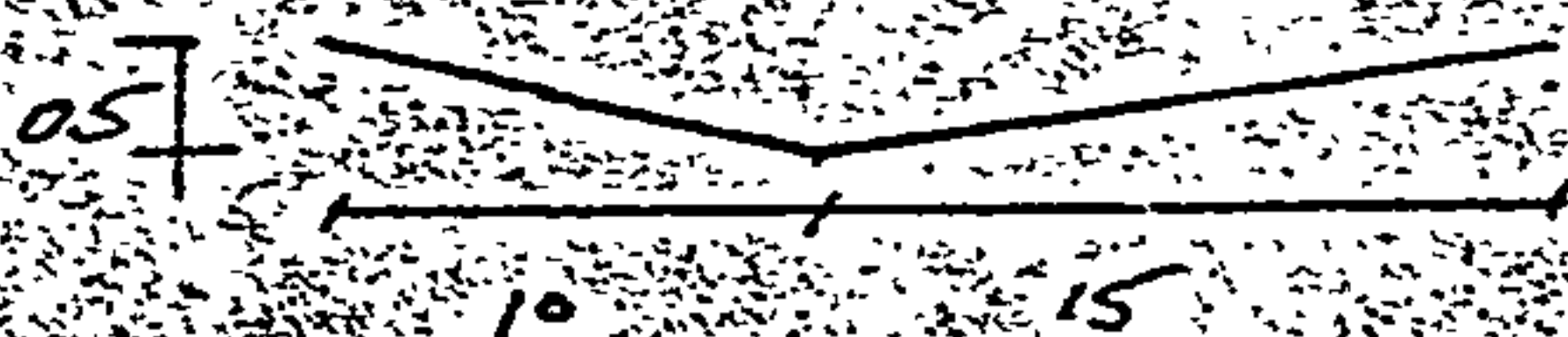
SUBJECT ADDED SWALES
 CLIENT SINGER BR /
LIBRARY PRP

SHEET NO. OF
 JOB NO.

engineering associates, inc. • 532 Adams Street, NE • Albuquerque, NM 87108 • (505) 265-6545

CAPACITY OF SECTIONS MANDATED BY ADDITION
 OF SIDE WALKS
 BEHIND E SIDE OF MAIN BLOCK
 SIDEWALK CHANNEL

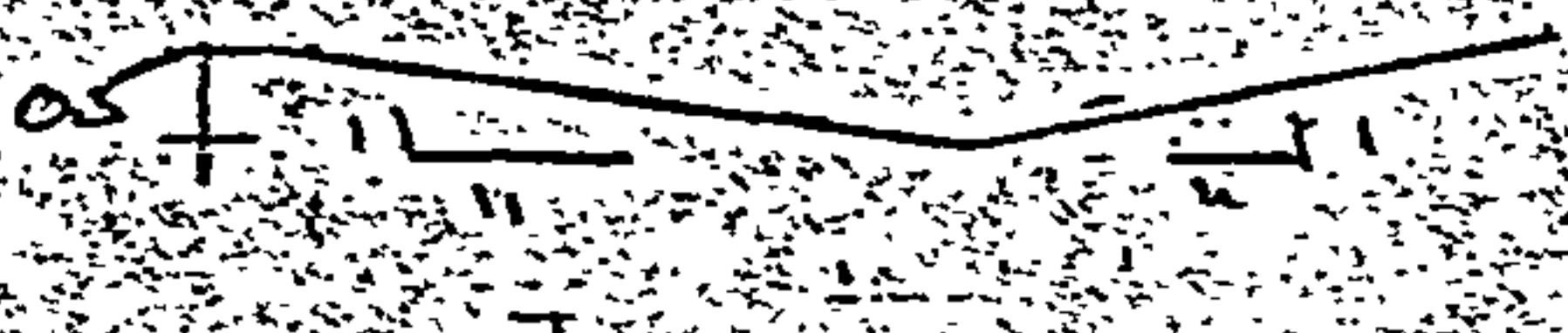
- (1) SLOPE AT REAR OF BLOCK - NEW SLOPE = $0.5/175 = .002857$
 OFFSIDE (RT) + AREA (L) TOT = $2.1 + 2.7 = 4.8$
 REQUIRED SECTION 5



$n = 0.040$ $S = .002857$ ($\approx 2.9\%$)

$Q = 4.936 > 4.8 = Q_{required}$ OK

- (2) THIS SWALE STEEPENS AND NARROWS SLIGHTLY
 AT THE SOUTH END OF BLOCK 1



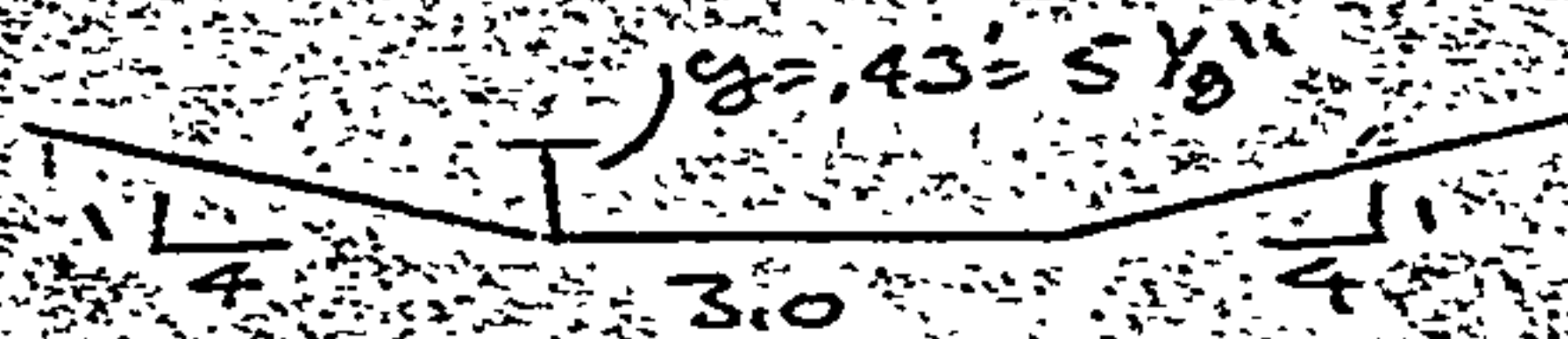
$n = 0.040$

$S = 0.5/95 = 0.005263$ ($\approx 0.5\%$)

$y = 0.5$

$Q = 5.745 > 4.8$ OK

- (3) FROM THERE TO THE PL SIDE OF THE SIDEWALK
 STEEPENS & NARROWS



$S = 0.50/26 = 0.0223$

$n = 0.040$

$Q = 4.94 > 4.8$ OK @ $y = .42$

$= 9.26 > 7.96$ @ $y = .59 = 7'$

- (4) SECTION UNDER SIDEWALK $n = 0.13$ CONCRETE



APPROX AS



$y = .42$ $S = .02$ $Q = 2 \times Q_{1/2} = 6.78$ 7.8 $.02 =$ $\approx$ 5% $\approx$ 5% $\approx$ 5%

$S = (18.92 - 18.67)/10 = .25/10 = 2.5\%$

$Q = 2 \times Q_{1/2} = 7.53$ OK $2.5\% =$ $\approx$ 5% $\approx$ 5% $\approx$ 5%

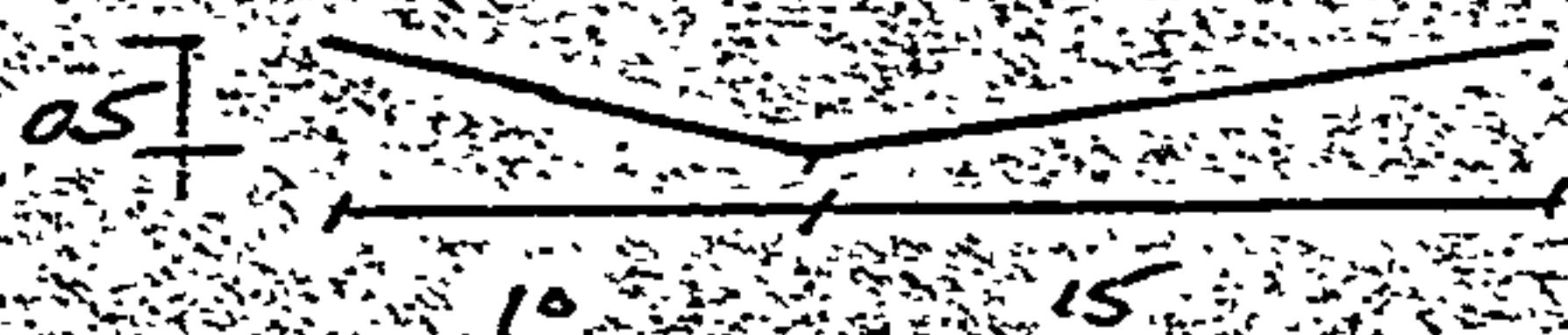
back of sidewalk

BY MAC DATE 7-5 SUBJECT 2 DDED SWALES SHEET NO. OF
 CHKD BY DATE CLIENT SINGER BP / JOB NO.
WATERWAY PROJ

engineering associates, inc. • 532 Adams Street, NE • Albuquerque, NM 87106 • (505) 265-6545

CAPACITY OF SECTIONS MANIPULATED BY ADDITION
 OF SIDE WALKS
 BEHIND E. SIDE OF MAIN BLOG
 SIDEWALK CHANNEL

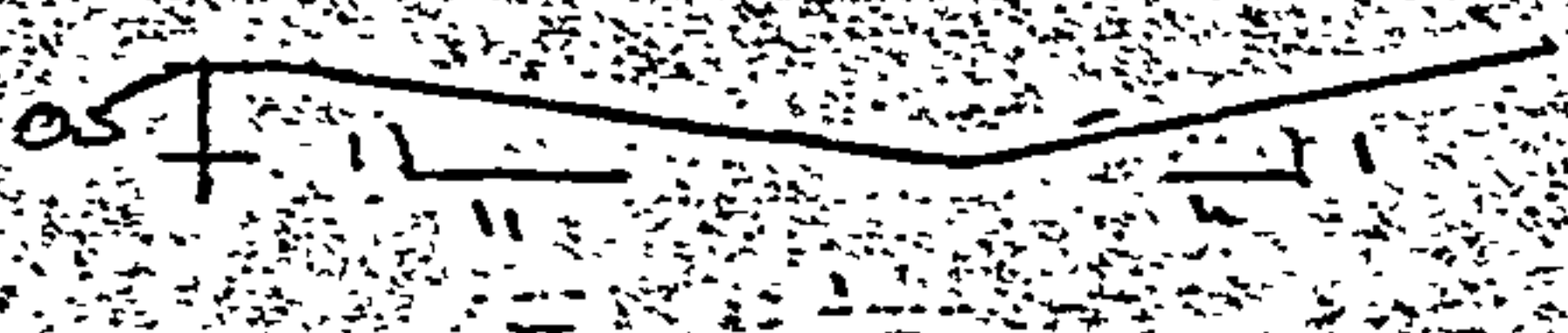
- (1) SLOPE AT REAR OF BLOG - NEW SLOPE = $0.5/175 = .002857$
 OFFSIDE (RT) + AREA (L) RT = $2.1 + 2.7 = 4.8$
 REDUCE SECTION 5



$$n = 0.040 \quad S = .002857 \quad (2.9\%)$$

$$Q = 4.936 > 4.8 = Q_{min} \quad \text{OK}$$

- (2) THIS SWALE STEEPENS AND NARROWS SLIGHTLY
 AT THE SOUTH END OF BLOG 1



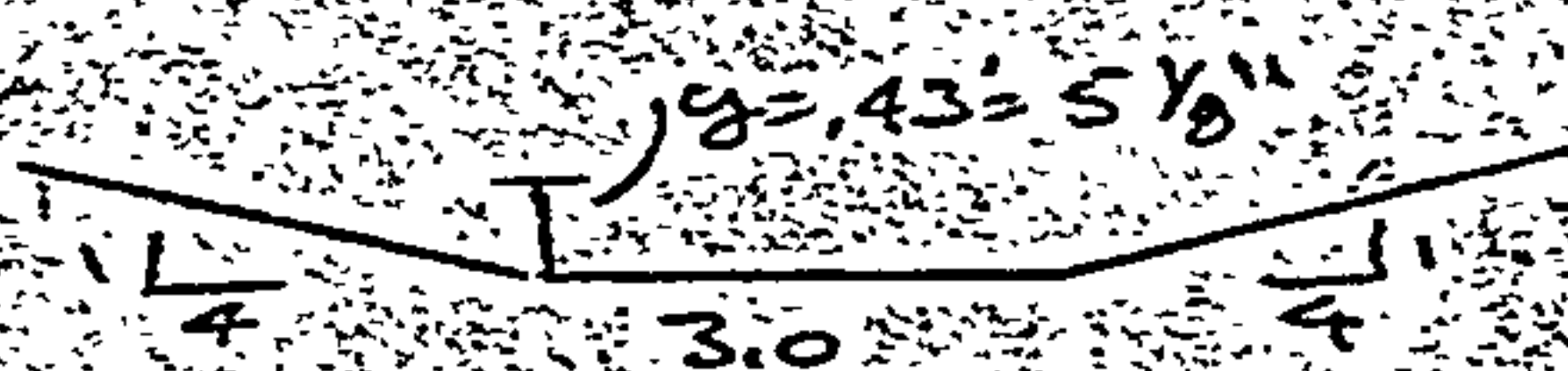
$$n = 0.040$$

$$S = 0.5/95 = 0.005263 \quad 2.005\%$$

$$y = 0.5$$

$$Q = 5.745 > 4.8 \quad \text{OK}$$

- (3) FROM THERE TO THE PL SIDE OF THE SIDEWALK
 STEEPENS & NARROWS



$$S = 0.58/26 = 0.0223$$

$$n = 0.40$$

$$Q = 4.94 > 4.8 \quad \text{OK} \quad @ y = .42$$

$$= 4.26 > 4.8 \quad @ y = .59 = 7\%$$

- (4) SECTION UNDER SIDEWALK $n = 0.13$ CONCRETE



APPROX 15



$$y = .42 \quad S = .02 \quad Q = 2 \times Q_{12} = 6.78 \times 1.02 = 6.91 \quad \text{Swale across sidewalk}$$

$$= .42 \quad S = (19.92 - 19.67)/10 = .25/10 = 2.5\%$$

$$Q = 2 \times Q_{12} = 7.53 \quad \text{OK} \quad 2.5\% = \text{Sav from back of sidewalk}$$

DRAINAGE AND EROSION CONTROL REPORT

FOR

SINGER BUSINESS PARK

LOTS 6-B-2, 7A, AND 8, MIDWAY BUSINESS PARK, ALBUQUERQUE, NEW MEXICO
SINGER BOULEVARD AND MIDWAY PARK BOULEVARD MAP NO. S E-17 & F-17

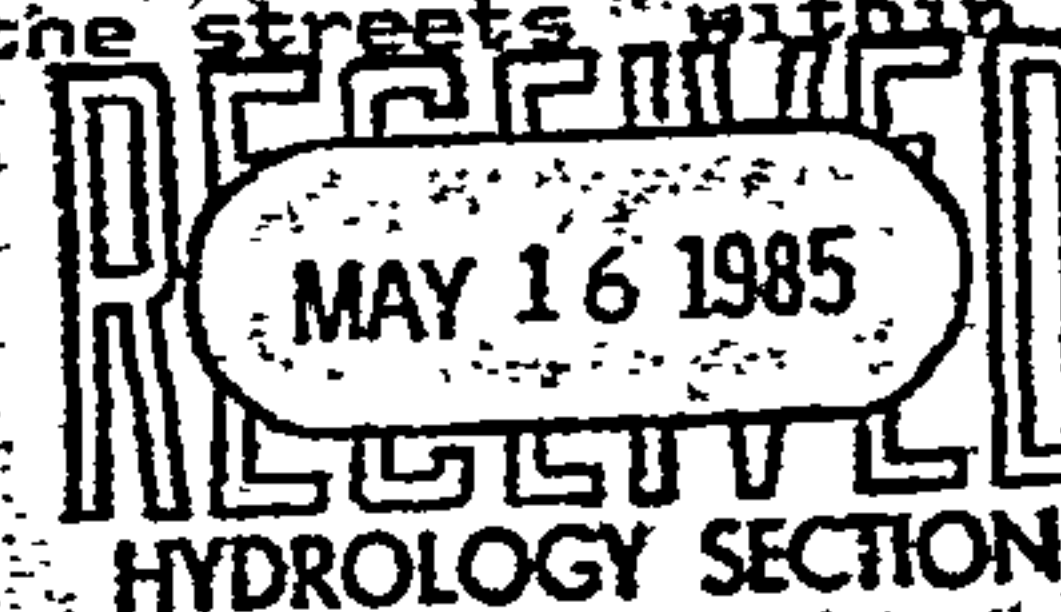
PROJECT DESCRIPTION

Two office/warehouse buildings, 49,932 and 25,440 sf, will be constructed on a 4.907 acre site in Midway Business Park, with tenant development to follow. The lot is roughly 600 feet long, in the north-south direction, by 360 feet wide. It is located on the northeast corner of Singer Blvd. and Midway Park Blvd. There will be approximately 1.3 acres of landscaping on site and on the adjacent road right-of-way. There are utility easements on the south, west, and north sides of the site, including a PNM easement (overhead power lines) extending 108 in from the west property line. Utility stubs are already provided to the site. There are no existing buildings within 100 feet of the site.

Much of the site is covered by abandoned alfalfa fields which terrace down to the west. The rest of the site has a fairly uniform slope of about 2.5 % westward. Offsite drainage facilities, essentially access to AMAFCA North Diversion Channel, have previously been built in accordance with Midway Business Park Master Drainage Plan (E17-D41) prepared by Andrews, Asbury, and Roberts in 1983 and revised for this area in 1984.

The pre-design conference permits free discharge to the streets within the limits set by the master plan.

The site is not in a 100-year flood hazard area.



EXISTING CONDITIONS

The site is currently undeveloped and consists of approximately 40 % terraced abandoned alfalfa fields and 60 % natural terrain. The alfalfa fields have borders and presumably do not contribute to runoff. However, for simplicity of on-site calculation, it is conservatively assumed that they contribute in proportion to their area.

EXISTING CONDITIONS (CONT.)

The flow area is 213,736 sq. ft. or 4.907 acres.
The flow area is 0 % impervious
The soil is Group B, Type EmB (SCS Soil Survey Sheet 21)
The "C" factor is 0.34 (DPM Pl. 22.2 C-1)
The runoff Length L is 375 ft.
The slope S is 2.5 % (approx.)
The time of concentration T_c is $0.0078(L^{.77})/(S^{.385}) = 3.10$ min
(Use 10 minutes minimum to calculate I)
The average velocity is $L / (T_c \times 60) = 2.0$ ft/sec.
The 100-yr 6-hr precipitation amount AMT is 2.2 in (Pl 22.2 D-1)
The 100-yr intensity I is $2.11 \times 2.2 = 4.65$ in/hr (Pl 22.2 D-2)
The 100-yr flow rate is $CIAC = 0.34 \times 4.65 \times 4.907 = 7.758$ cfs.
The 100-yr volume is $0.34 \times 0.192 \times 213,736 = 13,953$ cu. ft.
The 10-yr values are 65.7 % of the 100-yr values
for amount, intensity, rate, and volume. (Pl 22.2 D-1)

OFFSITE FLOW

Because of existing topography, of the three contiguous lots only the one directly to the east can contribute flow in the undeveloped condition. Clearly the portion of that site which consists of fields with bermed borders to contain irrigation waters will not yield runoff, so the calculations below pertain only to the untilled eastern portion which has a continuous westward slope. The site plan does provide for routing similar amounts of flow from the other portion, but only as a matter of conservative design.

Under developed conditions, approximately 17.5 cfs of offsite runoff is expected to be routed to the concrete channel in the north easement, in accord with the master plan. No further provision need be made for this flow. Also, under developed conditions the lot on the east will no longer direct flow to the site.

The flow area is 56,875 sq. ft. or 1.306 acres.
The flow area is 0 % impervious
The soil is Group B, Type EmB (SCS Soil Survey Sheet 21)
The "C" factor is 0.34 (DPM Pl. 22.2 C-1)
The runoff Length L is 333 ft.
The slope S is 1.8 % (approx.)
The time of concentration T_c is $0.0078(L^{.77})/(S^{.385}) = 3.20$ min
(Use 10 minutes minimum to calculate I)
The average velocity is $L / (T_c \times 60) = 1.72$ ft/sec.
The 100-yr 6-hr precipitation amount AMT is 2.2 in (Pl 22.2 D-1)
The 100-yr intensity I is $2.11 \times 2.2 = 4.65$ in/hr (Pl 22.2 D-2)
The 100-yr flow rate is $CIAC = 0.34 \times 4.65 \times 1.31 = 2.07$ cfs.
The 100-yr volume is $0.34 \times 0.192 \times 56,875 = 3545$ cu. ft.
The 10-yr values are 65.7 % of the 100-yr values
for amount, intensity, rate, and volume. (Pl 22.2 D-1)

PROPOSED CONDITIONS

Some of the proposed landscaping is not on the site proper but on the adjoining street right-of-way. Also, the landscaped areas (north and west sides) involving trees with gravel over plastic for ground cover are considered as only 10 % pervious; this accounts for interception and depression storage. The "C" factor given below reflects these distinctions.

In no case will the cover over the existing utility easements be reduced, except where the driveways slope up from the street.

The flow area is 213,736 sq. ft. or 4.907 acres.

The flow area is 83 % impervious

The soil is Group B, Type EmB (SCS Soil Survey Sheet 21)

The "C" factor is 0.79 (DPM Pl. 22.2 C-1)

The runoff Length L is 790 ft.

The slope S is 0.85 % (approx.)

The time of concentration T_c is $0.0078(L^{.77})/(S^{.385}) = 8.3$ min
(Use 10 minutes minimum to calculate I)

The average velocity is $L / (T_c \times 60) = 1.59$ ft/sec.

The 100-yr 6-hr precipitation amount AMT is 2.2 in (Pl 22.2 D-1)

The 100-yr intensity I is $2.11 \times 2.2 = 4.65$ in/hr (Pl 22.2 D-2)

The 100-yr flow rate is $CIA = 0.79 \times 4.65 \times 4.907 = 18.03$ cfs.

The 100-yr volume is $0.34 \times 0.192 \times 213,736 = 32,420$ cu. ft.

The 10-yr values are 65.7 % of the 100-yr values
for amount, intensity, rate, and volume. (Pl 22.2 D-1)

Note that the master drainage plan (Maps 3 & 3 revised, calculation sheets 3 & 3 revised) allows a peak runoff rate of 18.71 cfs from the site itself, based on a "C" factor of 0.82. Since the right-of-way areas will be completely pervious except for the driveways, their contribution should be less than allowed by the master plan.

RUNOFF CONTROL

As noted above, the 100-year peak runoff rate will be less than that allowed by the master drainage plan for the area. The site will be graded as shown on the plans and the roofs will drain in the directions shown on the plans. Calculated offsite flow from the east will be routed to Singer Blvd. via a swale at the back of Building 1. Any (unlikely) additional offsite flow from the rest of the lot to the east will be routed by a similar swale to the concrete channel in the drainage easement at the north of the lot.

Runoff from roughly the eastern one-third of the lot will flow into Singer Blvd and around the corner into Midway Blvd. Most of the rest of the site drains out the north drive into Midway, but flow from the north roof of Building 1 drains to the channel in the easement at the north end. All of the flow crosses Midway at approximately the north end of the lot and enters another channel built under the Midway master plan; this leads to AMAFCA North Diversion Channel approximately 400 feet to the west.

Calculations demonstrating the adequacy of the drainage sections used are included in the appendix. For simplicity and conservatism in these calculations on-site "C" is taken as 1.0.

As mentioned earlier, existing cover over utility easements is maintained or increased, except for a slight reduction as the driveways slope in from the streets.

EROSION CONTROL

To prevent erosion during the construction period, berms and settling areas will be constructed as shown on the plans. In brief, these consist of a berm behind building 1 to deal with offsite flow and protect the footings, two retention areas between buildings 1 & 2 with an overflow on the south, and two berms near the property line on the west. Runoff is directed to these berms by swales. If any of these facilities is damaged during construction it shall be repaired promptly.

Note that the runoff calculations presented above for existing, offsite, and proposed conditions show that runoff velocities are 2.0 feet per second or less, based on the calculated time of concentration T_c , and are higher than velocities calculated using the 10 minute minimum T_c . Thus these erosion control measures should be seen more as precautions than as necessities.

Additionally, the contractor is directed to control dust during construction by wetting or other appropriate means.

END OF REPORT

*
*
*
*

APPENDIX

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: E-17 DATE: 5/9/85
PLANNING DIVISION NOS. EPC: _____ DRB: _____
SUBJECT: Singer Business Park
LEGAL DESCRIP.: _____

APPROVAL REQUESTED

____ PRELIMINARY PLAT _____ FINAL PLAT
☒ SITE DEVELOPMENT PLAN ☒ BUILDING PERMIT
____ ROUGH GRADING _____

WHO: _____ REPRESENTING: _____
ATTENDANCE: Tucker Green
Billy Goolsby

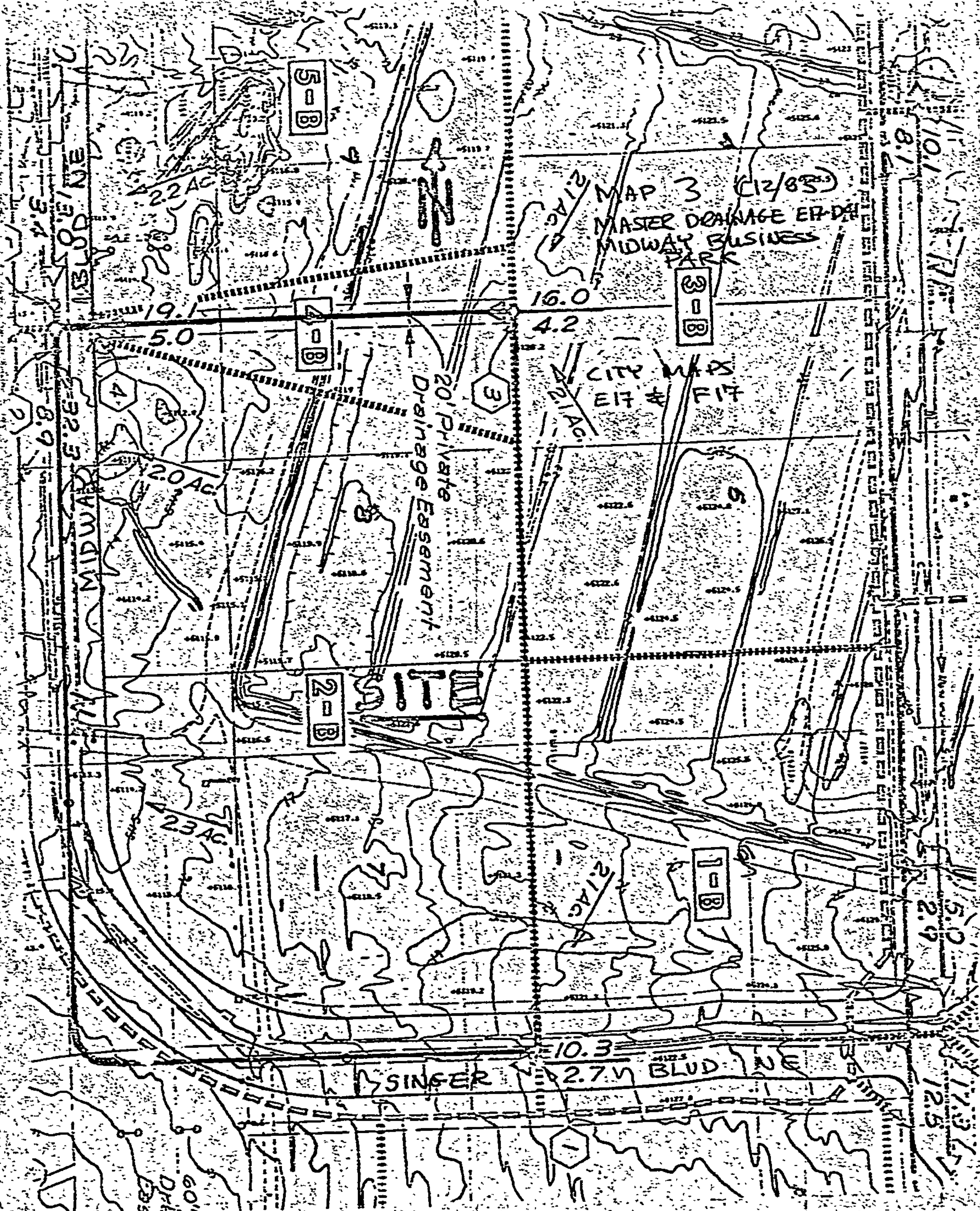
- ☒ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.
☒ Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.
____ Subdivision Improvements Agreement or Financial Security required.

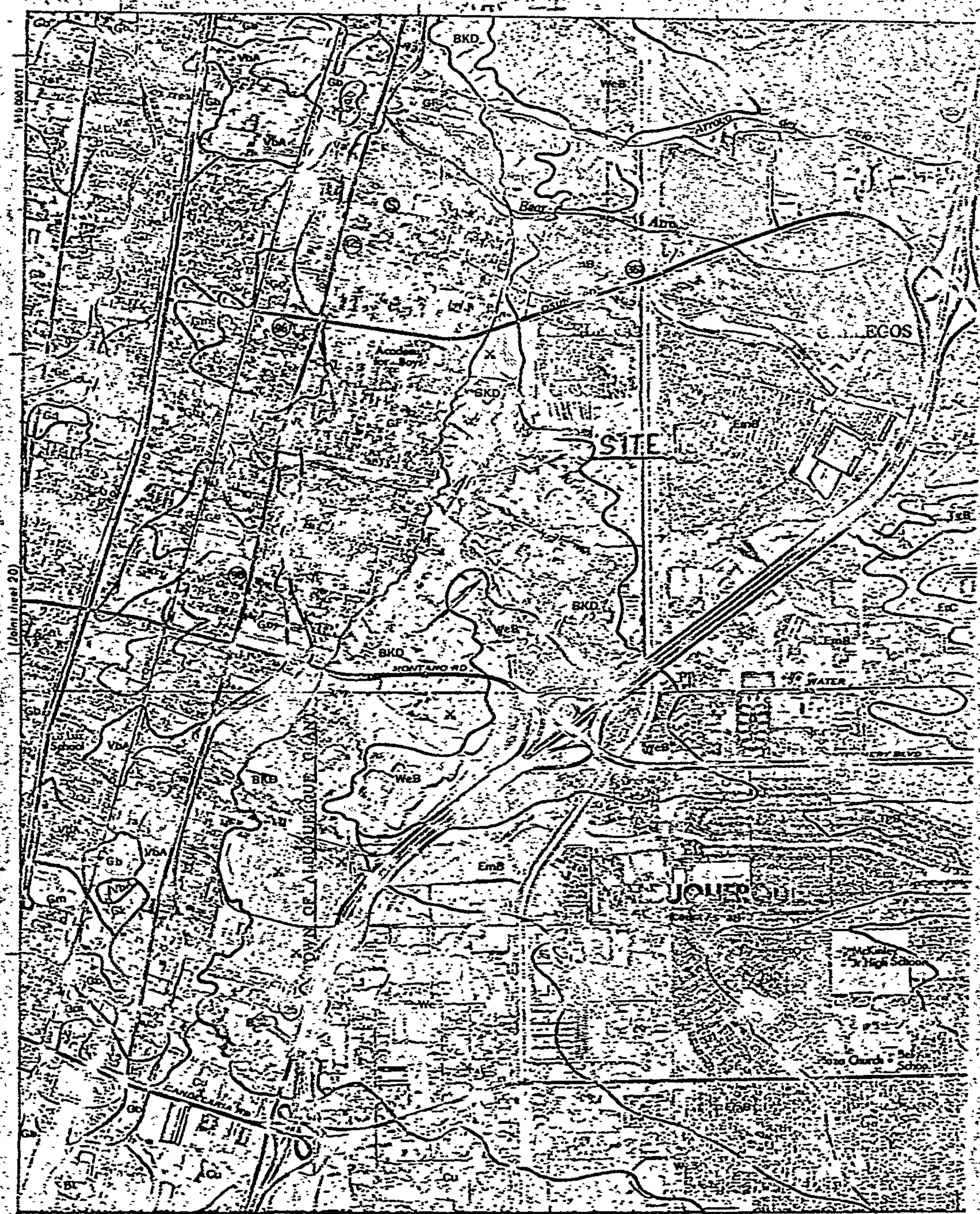
FINDINGS: 1) Compliance with Midway Business Park Master Plan is required. 2) Erosion control plan for the period of construction will be required.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Billy G. Goolsby SIGNED: [Signature]
TITLE: CE/Design Hydrology TITLE: CE/Assoc
DATE: 5/9/85 DATE: 5-9-85

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL





DATE _____ SUB NO. _____
 CHKD. BY _____ DATE _____ CLIENT _____ JOB NO. _____

engineering associates, inc. • 532 Adams Street, NE • Albuquerque, NM 87106 • (505) 242-7522

RUNOFF RATES PERMITTED

MASTER PLAN
 E17-D4

ANDREWS ASBURY & ROBERTS
 MAP 3 & MAP 3 REUSED 7/24/94
 MIDWAY BUSINESS PARK

SITE CONSISTS OF PORTIONS SUBAREAS
 2-B, 4-B, & 1-B

LOTS 6-B-2, 7A, & 8

FROM MAPS 3 & 3R, & CALC SHEETS 3 & 3R
 $I = 4.65$, $C = 0.82$

(SUBAREAS INCLUDE STREETS TYPICALLY)

BECAUSE OF REPLATS ETC GET AREAS BY
 COMBINING MAPS 3 & 3R
 R = REUSED
 O = ORIGINAL

$$(1-B O \quad 2:1 A \Rightarrow 8.01 \text{ CFS})$$

$$\text{CONTRIB TO 20' EASEMENT } \frac{22}{24} \times 3.1 = 2.91 \text{ CFS} \quad \text{ALLOWED}$$

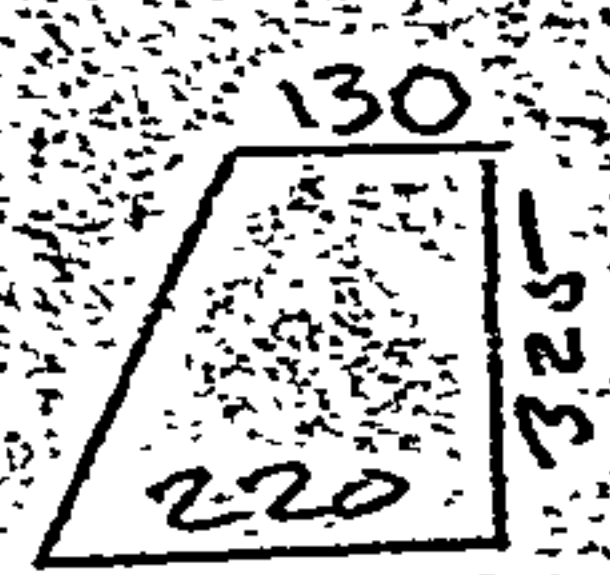
$$(A = 22 \times 359.22 \times \frac{1}{2} = 3951.4 \text{ sf} = 0.0907 \text{ AC}) \quad \text{TO EMT}$$

$$\left[\begin{array}{l} 359.22 \times 595 = 213,736 \text{ sf} = 4.907 \text{ AC} \\ 4.907 \times 4.95 \times 0.92 = 18.71 \text{ CFS} \end{array} \right. \quad \begin{array}{l} \text{CENTRE LOT} \\ \text{ALLOWED TOTAL} \end{array}$$

CHKD. BY _____ DATE _____ CLIENT DRAINAGE JOB NO. _____

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OFFSITE FLOW FROM TERRACED PORTION OF LOT 1-B-02151NR



$$(130 + 220) \times \frac{1}{2} \times 325 = 56,875 \text{ sf} = 1.3657 \text{ Ac}$$

Emb 0.90 imperv C=0.34

$$L_h = 330 \quad \Delta E1 = 6' \pm 5' = 0.0182 = 1.82\%$$

$T_c = 3.2 \text{ min}$ use 10 min minimum for I

$$V = 1.72 \text{ fps}$$

$$6.62 = 2.2 \text{ in} \quad I = 2.1 \text{ in } 2.2 = 1.65$$

$$Q_{100} = 0.34 \times 1.65 \times 1.31 = 2.07 \text{ cfs} \approx 2.1$$

$$V_{100} = 0.34 \times 2.2 / 12 \times 56,875 = 3545 \text{ cu ft}$$

RAIN FALLING ON TERRACED PORTION RETAINED DOES NOT CONTRIBUTE TO OFFSITE RUNOFF

DATE _____ CLIENT _____ JOB NO. _____
 engineering associates, inc. • 532 Adams Street, NE • Albuquerque, NM 87106 • (505) 242-7522

DEPTH OF FLOW IN SINGER (N SIDE)

MAP 3 ORIGINAL: OFFSITE 10.3 CFS
 (INCLUDES BOTH SIDES OF SINGER
 UPSTREAM OF SIE)

ASSUME SITE AREA CONTRIBUTING, INC 1/2 STREET
 N.R. TO SOUTH SIDE OF WEST BUILDING
 STREET E TO JOG IN WEST BUILDING

$$A = 250 \times 305 = 76250 \text{ sf} = 1.7505 \text{ mi}^2 \text{ say } 1.75 \text{ A}$$

$$C = .82 \quad I = 4.65 \quad Q_{100} = .82 \times 4.65 \times 1.75 = 6.673 \text{ cfs}$$

$$10.3 + 6.7 = 17 \text{ CFS}$$

ADD 50% OF ONSITE TO CHECK AT DRIVE
 NEAREST CORNER $17 + 6.7/2 = 20.35$

$$\text{AV SLOPE } \frac{1}{100} = 2.222\%$$

$$\text{MIN } \frac{1}{40} = 2.5\% \quad \text{SAY } 2.9\%$$

$$\frac{1}{2} \text{ PAVE WIDTH} = 30'$$

1ST STREET CONTOUR SET E OF E TRNS

$$17 + \frac{25}{47} \times 1 = 17.532 \quad \text{E}$$

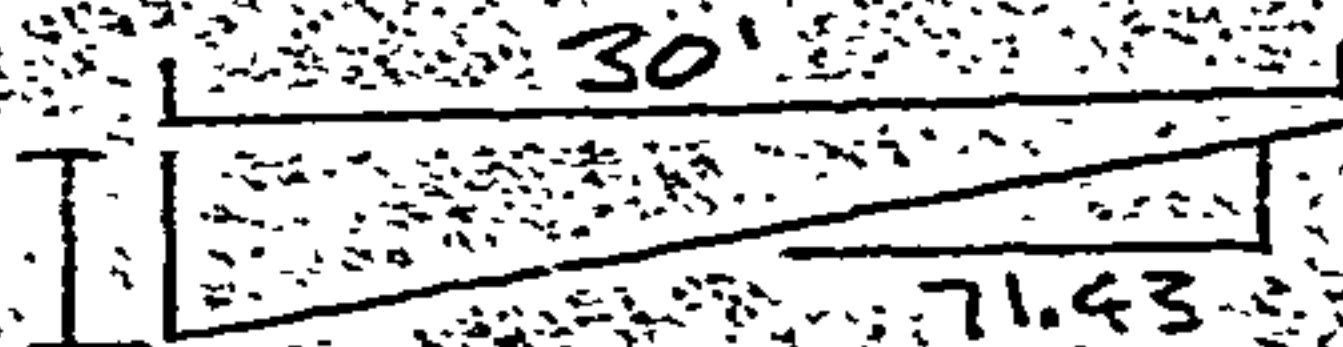
$$16.83 + \frac{7}{50} \times 1 = 17.11$$

$$17.53 - 17.11 = 0.42'$$

$$\text{NOTE: } 0.2 \times 30 = 0.6 > .42$$

USE: $y = 0.42$ AT CURB

$y_{\text{MAX}} = .42$



167 CURB

192 FLOW MAY ABOVE FL

25 BELOW CURB AT

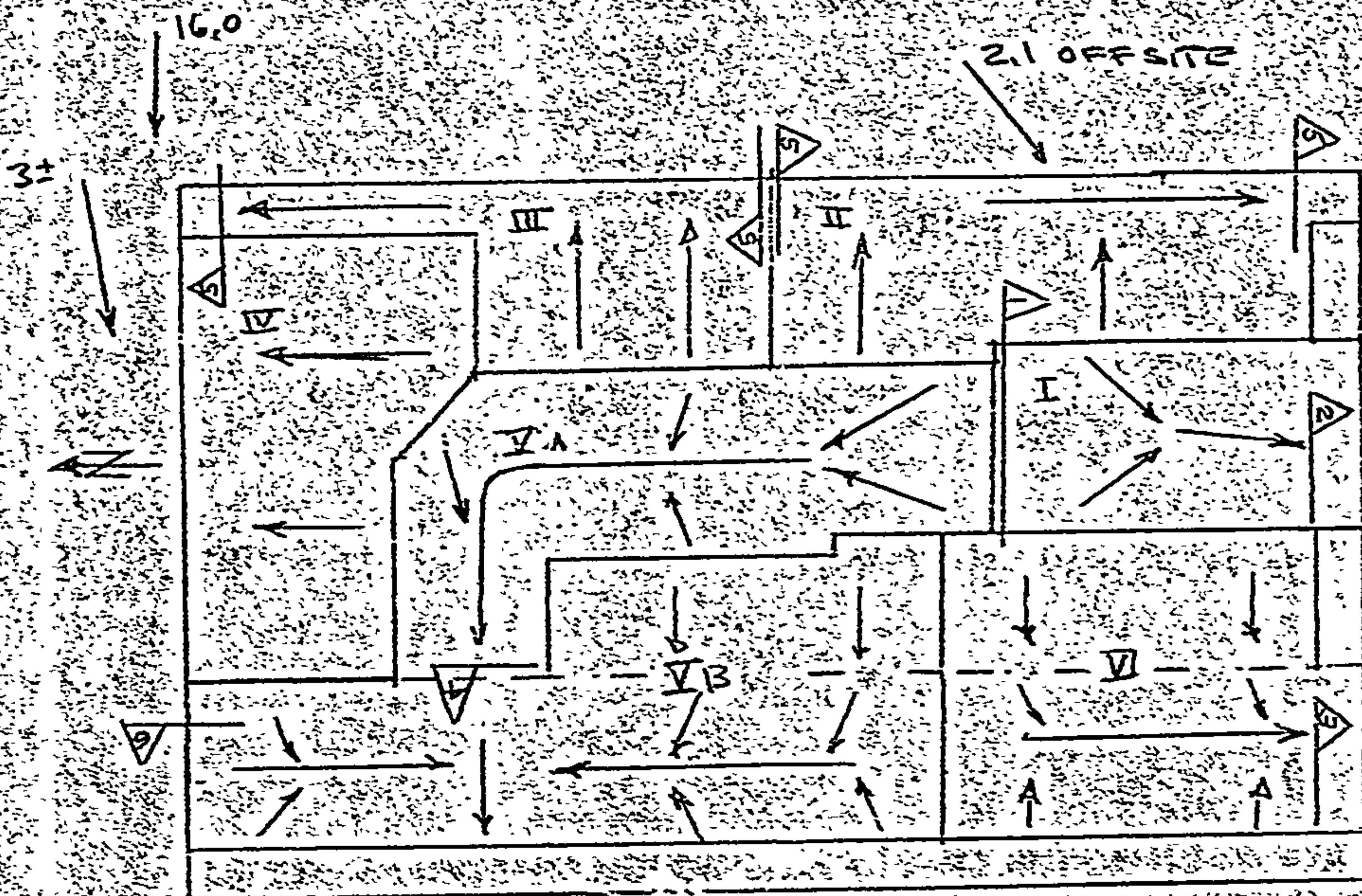
DRIVES

y	25'	33	42	38
Q	6.85	14.36	27.32	20.92
y	35	36	40	
Q	16.8	18.11	24.0	

DATE _____ CLIENT _____ JOB NO. _____
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APPROXIMATE FLOW REGIONS FOR CALCULATING
 FLOW CAPACITIES IN SWALES ETC.

G = 1.0 - CONSERVATIVE ASSUMPTION I = 4.65
 SHT 4A FOR AREA CALCULATIONS



I	A = 16,625 SF =		$Q_{100} = 1.78$ CFS
II	25,250		2.70
III	18,210		1.94
IV	21,822	0.501	2.33
VA	33,003	0.738	3.52
VB	48,450	1.112	5.17
VI	31,790	0.730	3.39
			8.69

CHKD BY _____ DATE _____ CLIENT _____ JOB NO _____

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$$I \quad A = 175 \times 95 = 16,625 \text{ sf} = 0.392$$

$$II \quad A = 300 \times 25 + 125 \times 70 + 150 \times 60 = 25,250 \text{ sf} = 0.590 \text{ Ac}$$

$$III \quad A = 300 \times 25 + (300 - 147) \times 70 = 18,210 \text{ sf} = 0.418 \text{ Ac}$$

$$IV \quad A = 225 \times 90 + 42 \times 70 + 42 \times 42 \times \frac{1}{2} = 21,822 \text{ sf} = 0.501 \text{ Ac}$$

$$VA \quad A = 90 \times 85 + 225 \times 95 - 42 \times 42 \times \frac{1}{2} + 60 \times 91 = 33,003 \text{ sf} = 0.755 \text{ Ac}$$

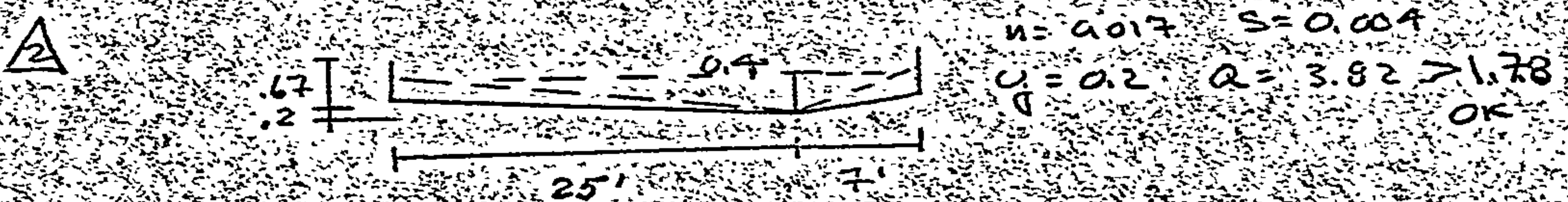
$$VB \quad A = 85 \times 385 + 215 \times 60 + 90 \times 10 = 48,450 \text{ sf} = 1.112 \text{ Ac}$$

1.070 Ac tot

$$VI \quad A = 25 \times 156 - 25 \times 70 = 3,790 \text{ sf} = 0.73$$

DATE _____ CLIENT _____ JOB NO. _____
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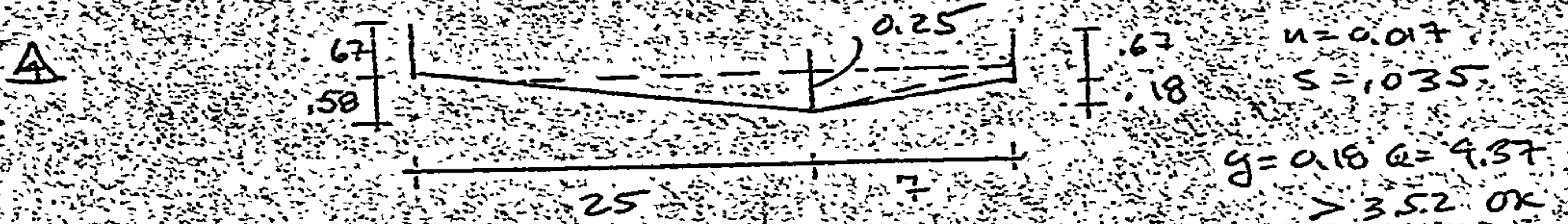
SECTION CAPACITIES



IF APPROX AS DASHED AREA $Q = 0.4$ $Q = 12.2 > 1.78$
 OK, TOO



APPROX AS DASHED AREA $Q = 0.2$ $Q = 3.89 > 3.39$
 OK



APPROX AS DASHED AREA $Q = 0.25$ $Q = 10.50 > 3.52$
 OK

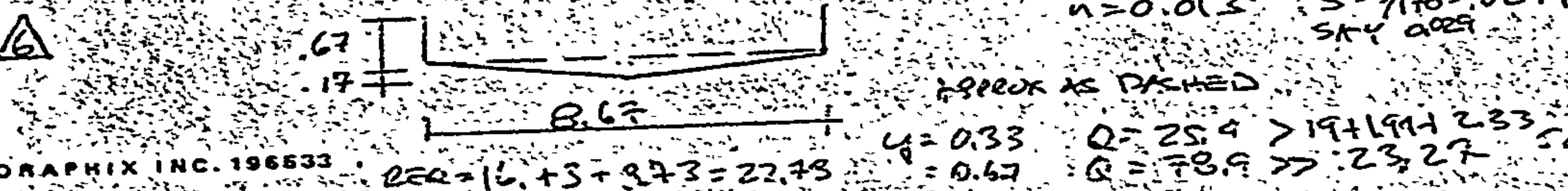


TABLE 2. ON-SITE DEVELOPED CONDITIONS PEAK RATES
Refer to Map No. 3 for location of Drainage Areas & Analysis Points

ANALYSIS POINT	DRAINAGE AREA DESIGNATION	AREA (Ac.)	LENGTH TRAVEL (Ft.)	SLOPE (%)	VELOCITY (FPS)	TRAVEL TIME (T _T) (Mins.)	C	I ₁₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
①	1-B	3.6	350 320 st.	1.2 2.8	1.5 4.5	3.9 1.2 use 10	0.82	3.06	4.65	9.0	13.7
	2-B	4.9	220 st. 610 st.	1.5 0.5	3.3 1.9	1.1 5.3 use 10	0.82	3.06	4.65	12.3	18.7
②	1-B & 2-B	8.5	—	—	—	5.1+6.4 11.5 min.	0.82	2.84	4.33	19.8	30.2
③	3-B	4.2	430	0.6	1.1	6.5 use 10	"	3.06	4.65	10.5	16.0
	4-B	0.8	360	—	—	1.3 use 10	"	3.06	4.65	2.0	3.1
④	3-B & 4-B	5.0	—	—	—	6.5+1.3 use 10	"	3.06	4.65	12.5	19.1
⑤	5-B	2.2	460	2.1	1.9	4.0 use 10	"	3.06	4.65	5.5	8.4
⑥	1-B thru 5-B	15.7	—	—	—	11.5 min.	"	—	4.33	36.6	55.7
	6-B	0.7	350	2.3	4.2	1.4 use 10	"	3.06	4.65	1.8	2.7
⑦	1-B thru 6-B	16.4	—	—	—	11.5+1.4 12.9 min.	"	—	4.08	36.1	54.9
	7-B	3.8 0.6 } 4.4	600	0.2	2.5	4.0 use 10	"	3.06	4.65	11.0	16.8
⑧	1-B thru 7-B	20.8	—	—	—	12.9+4.0 16.9	"	—	3.56	39.9	60.7
	8-B	3.2	420	0.2	2.5	2.8 use 10	"	3.06	4.65	8.0	12.2
⑨	1-B thru 8-B	24.0	—	—	—	16.9+2.8 19.7	"	—	3.29	—	64.7

ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
160 Jackson, N.E., Albuquerque, N.M. 87108
Telephone (505) 265-6531

Project: WILLOWY BUSINESS Sheet 3R
Parcel: (REVISOR) Job No. 303
By: JH Date: 7-16-84
CND

Project: MIDWAY BUSINESS
 Job No. 303
 Date 12-5-83
 BY J.A. CHND

ANDREWS, ASBURY & ROBERT, INC.
 CONSULTING ENGINEERS
 149 Jackson, N.E., Albuquerque, N.M. 87108
 Telephone (505) 285-0031

TABLE 2. ON SITE-DEVELOPED CONDITIONS- PEAK RATES
 Refer to Map No. 3 for location of Drainage Areas & Analysis Points

ANALYSIS POINT	DRAINAGE AREA (Ac.)	LENGTH (Ft.)	SLOPE (%)	VELOCITY (FPS)	TRAVEL TIME (S)	C	I ₁₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
1	1-B	460	1.4	1.8	4.3	0.82	3.06	4.65	6.8	10.3
2	2-B	175	2.8	4.7	0.6	0.82	3.06	4.65	15.5	23.6
2	1-B & 2-B	8.9	—	—	6.7+4.3	0.82	2.91	4.43	21.2	32.3
3	3-B	430	0.6	1.1	6.5	3.06	3.06	4.65	10.5	16.0
4	4-B	360	3.0	4.6	1.3	3.06	3.06	4.65	2.0	3.0
4	3-B & 4-B	5.0	—	—	6.5+1.3	3.06	3.06	4.65	12.5	19.1
5	5-B	460	2.1	1.9	4.0	3.06	3.06	4.65	8.5	13.0
6	1-B thru 5-B	173	—	—	11 min	3.06	2.91	4.43	41.3	62.8
7	1-B thru 6-B	18.0	—	—	11+1.4	3.06	2.74	4.17	40.5	61.6
7	7-B	3.8	0.6	4.0	12.4 min	3.06	3.06	4.65	11.0	16.8
8	1-B thru 7-B	22.4	—	—	12.4+4.0	3.06	2.37	3.61	43.6	66.3
8	8-B	420	0.2	2.5	2.8	3.06	2.19	3.33	8.0	12.2
9	1-B thru 8-B	25.6	—	—	16.4+2.8	3.06	2.19	3.33	45.9	69.9

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 10, 1989

Chris Weiss, P.E.
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AN ADDITION TO MONTESSORI SCHOOL
ENGINEER'S STAMP DATED JANUARY 3, 1989
RECEIVED JANUARY 3, 1989 (P-17/D58)
E17/041F

Dear Mr. Weiss:

Based on the information provided on your submittal of January 3, 1989, listed are concerns that will need to be addressed prior to final approval.

1. Please provide me with a copy of the replat showing the removal of the lot lines (most recent replat).
2. If replat does not provide for cross-lot-line drainage, we will need a replat indicating a blanket easement for drainage from Lot 6-B-1 onto Lot 7-B.
3. Plan on file for Lot 6-B-1 does not correspond with what your submittal indicates. Please provide me with a copy of the drainage plan for Phases I and II.
4. Your plan indicates contours in the 5,300 range and your T.B.M. shows 5,100 range; please address.
5. Your plan indicates the proposed grading for the future Phase IV and playing field area will be sloped towards Midway Boulevard. Erosion and sediment concerns will need to be addressed. No sediment from unimproved areas are allowed to go across public sidewalks into the street.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
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BJM/bsj
(WP+114)