CITY OF ALBUQUERQUE



August 17, 2011

Samuel Sterling, R.A. Sam Sterling Architecture LLC 924 2nd St. NW Albuquerque, NM 87102

Re: Nexus Brewery, 4730 Pan American Freeway NE Suite D, Permanent Certificate of Occupancy – Transportation Development Architect's Stamp dated 08-12-11 (F16-D002) Certification dated 08-12-11

Dear Mr. Sterling,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 08-16-11, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy.

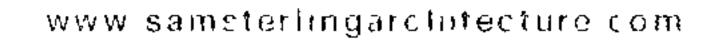
This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3630.

Mo Salgado-Fernandez, P.E. Senior Traffic Engineer, Planning Dept.

Development and Building Services

CO Clerk File



City of Albuquerque Traffic Certification

DATE: August 12, 2011

PROJECT: Nexus Brewery

4730 Pan American Freeway Albuquerque, NM 87109

I, Sam Sterling, AIA, of the firm Sam Sterling Architecture, IIc, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA or TCL approved plan dated May 19, 2011. The record information edited onto the original design document has been obtained by Eliza Linde of the firm Sam Sterling Architecture, IIc. I further certify that I have personally visited the project site on July 28, 2011 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Certification of Occupancy.

This letter addresses the following items:

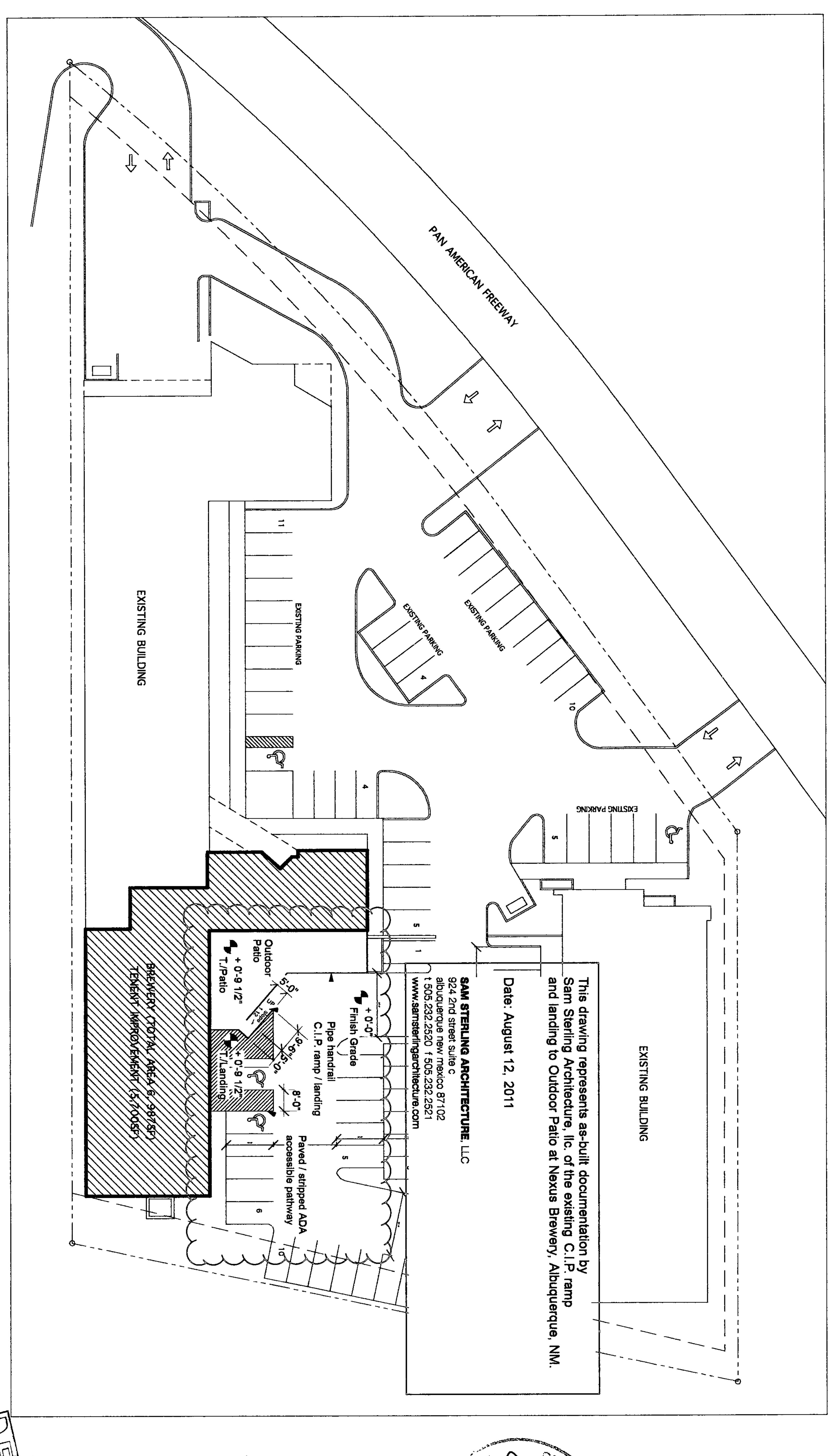
- 1. The six-foot wide, ADA accessible pathway from the handicapped parking stalls to the entrance of the brewery has been smoothly paved and clearly stripped.
- 2. See attached document 'As-Built Ramp Drawing' for as-built documentation of cast-in-place concrete ramp and landing built at the entrance to the Brewery.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

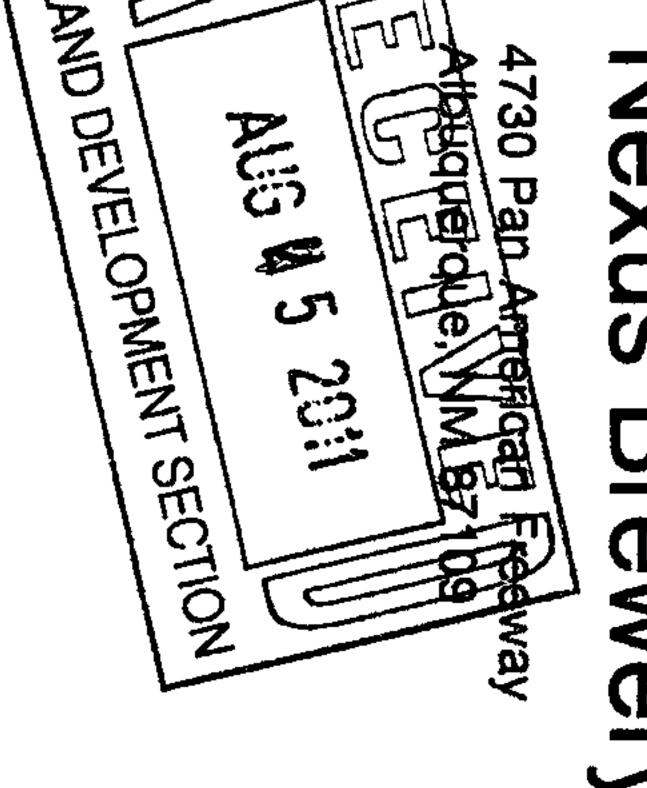
Signature of Architect



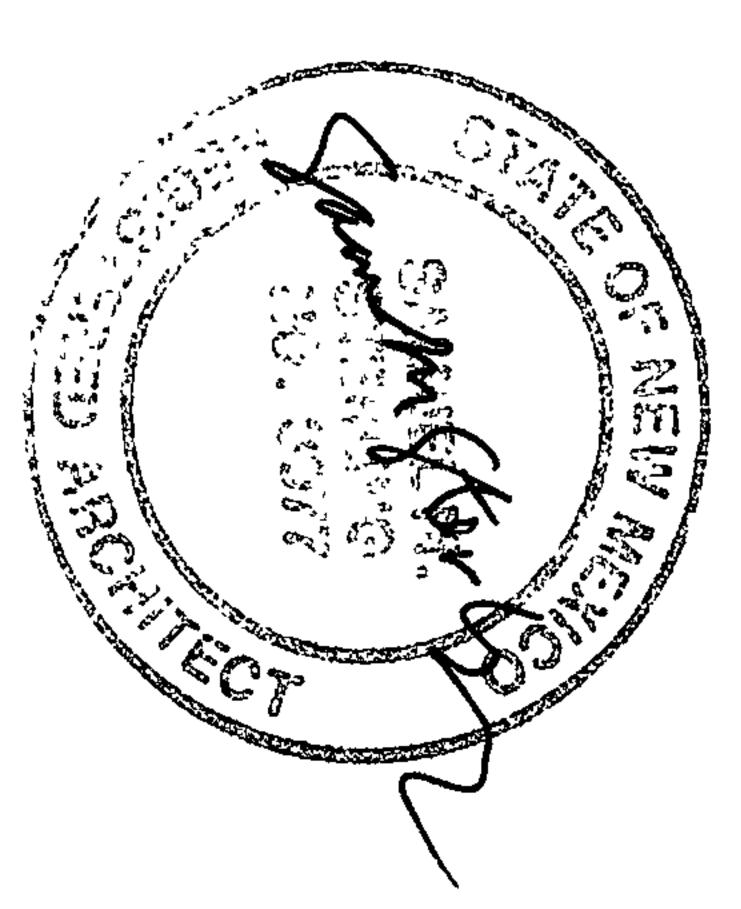




SCALE: 1" = 20'-0"



As-Built Ramp Drawing



Lic. #81402

SUNBELT PROPERTIES, INC.

Robert J. Ruth

President

3029 Rio Grande Blvd. NW ► Albuquerque, NM 87107 (505) 480-8159 ► Fax: (505) 508-0453 E-mail: rjruthsb@gmail.com

City of Albuquerque Traffic Certification

DATE: August 12, 2011

PROJECT: Nexus Brewery

4730 Pan American Freeway Albuquerque, NM 87109

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This letter addresses the following items:

- 1. The six-foot wide, ADA accessible pathway from the handicapped parking stalls to the entrance of the brewery has been smoothly paved and clearly stripped.
- 2. See attached document 'As-Built Ramp Drawing' for as-built documentation of cast-in-place concrete ramp and landing built at the entrance to the Brewery.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Signature of Architect

Sun 18 Conling

7-16-1000°

LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE



May 20, 2011

Tafazzul Hussain, R.A. Afra Construction and Design 2501 Yale Blvd SE Suite 102 Albuquerque, NM 87112

Re: Nexus Brewery, 4730 Pan American Freeway NE Suite D,

Temporary Certificate of Occupancy – Transportation Development

Architect's Stamp dated 01-12-11 (F16-D002)

Certification dated 05-19-11

Dear Mr. Hussain,

PO Box 1293

Based upon the information provided in your submittal received 05-19-11, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

NM 87103

The six-foot wide, ADA accessible pathway from the handicapped parking stalls to the building must be smoothly paved and clearly striped, as shown on the approved traffic circulation layout.

www.cabq.gov

• The ramp built at the entrance of the Brewery was not built to the approved plan. Please show the revised ramp on the plan at resubmittal.

Once the items have been addressed please resubmit for Permanent Certificate of Occupancy.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: NEXUS BREWERY	F-16/D ZONE MAP:
DRB#:EPC#:	WORK ORDER#:
LEGAL DESCRIPTION:	
	FRICAN FRWY N.E.
STED.	
ENGINEERING FIRM:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
OWNER: Ken Carson	CONTACT:
ADDRESS: A-CEBVIA ESCONOIDA	4 NW PHONE:
CITY, STATE: 🔨	ZIP CODE: 87/04
ARCHITECT: Afra Const. & Design	CONTO A COT.
ADDRESS: 2501 YALES	CONTACT: PHONE: 242.1745
CITY, STATE: ALBIQ NM STITE	ZIP CODE: 87/06
CITTOTALE.	ZIP CODE
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR: SUNDOLT PURPLITIES	
CONTRACTOR: SUNDALT PURBLITES ADDRESS: 3019 210 GAMMES NOW	CONTACT:
CITY, STATE: ALB., NM 07/07	PHONE:
CITT, STATE: //C/S., / CV CONTO	ZIP CODE:
TYPE OF SUBMITTAL: CHECK TYPE	OF APPROVAL SOUGHT:
	FINANCIAL GUARANTEE RELEASE
	LIMINARY PLAT APPROVAL
	EV. PLAN FOR SUB'D APPROVAL
	EV. FOR BLDG. PERMIT APPROVAL
	FOR PLAN APPROVAL
EROSION CONTROL PLAN FINA	L PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY) FOUR	NDATION PERMIT APPROVAL
CLOMR/LOMRBUIL	DING PERMIT APPROVAL.
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ENGINEER'S CERT (TCL) CERT	FIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN) GRAJ	DING PERMIT APPROVAL
OTHER (SPECIFY) PAVI	NG PERMIT APPROVAL
· · · · · · · · · · · · · · · · · · ·	K-ORDER APPROVAL
OTH	ER-(SPECIFY)
	I Character and the second sec
VAS A PRE-DESIGN CONFERENCE ATTENDED:	4 0 2011
YES	MAY 1 9 2011
NO	
COPY PROVIDED	HYDNOLOGY
	SECTION
ATE SUBMITTED:	BY:

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.

AFRA CONSTRUCTION, LLC

2501 YALE BLVD. SE, SUITE 102 ALBUQUERQUE, NM 87106 PHONE: 505-242-1745

FAX: 505-242-1737

EMAIL: thussain@afra-design.com

TRAFFIC CERTIFICATION

NMRA FIRM-AFRA CONST & DESIGNHEREBY CERTIFY THAT SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TLC APPROVED PLAN DATED 01-13-11 RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THUSSAIN OF THE FIRM AFFA COUST. FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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 SUBMITTED INSUPPORT OF FOR OCCUPANCY CERTIFICATE (CO).

(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

(DESCRIBE ANY DEFICIENCES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH.)

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer of Architect

ENGINEER'S OR ARCHITECT'S STAMP

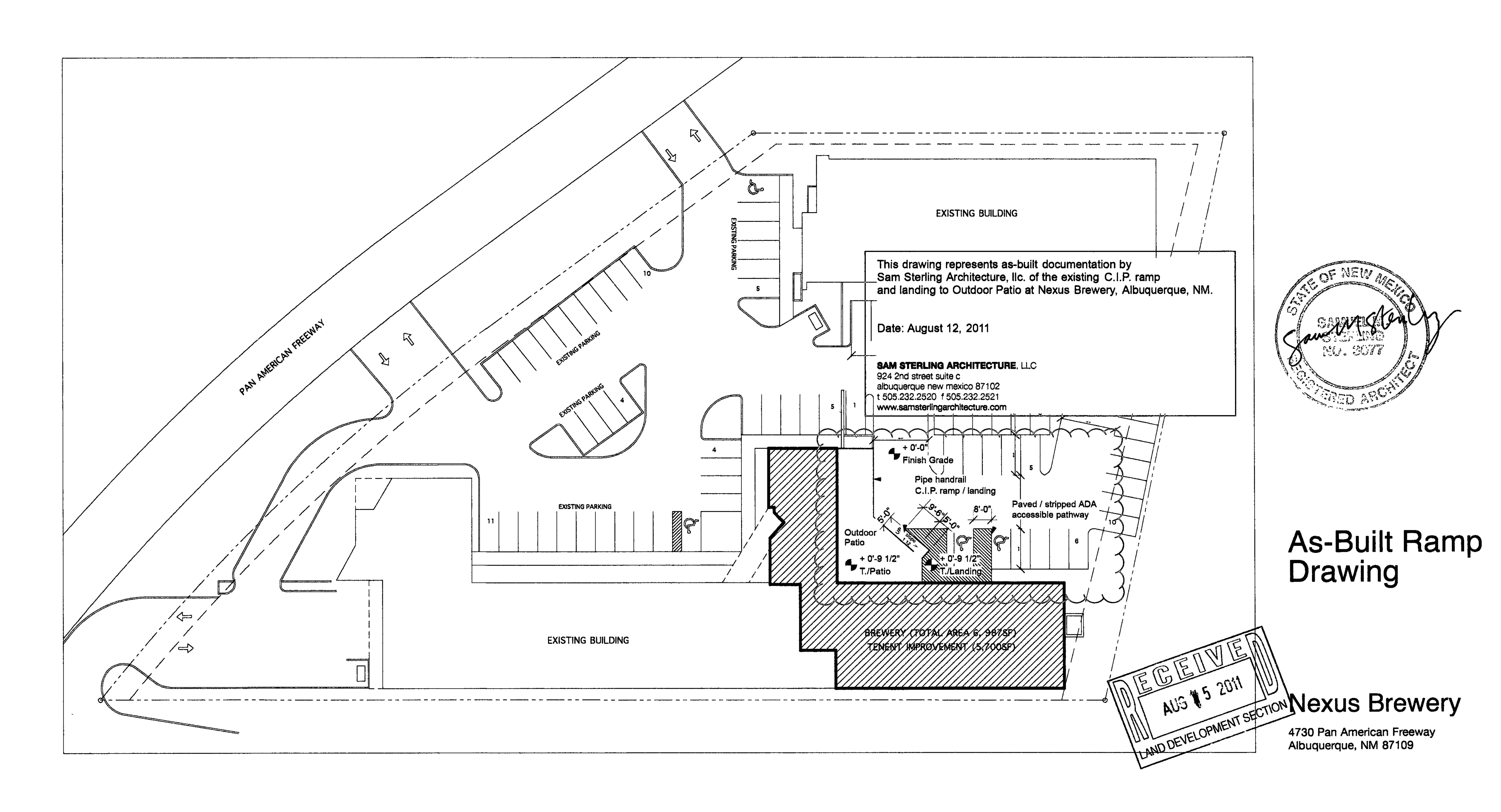
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5/19/2011 Date

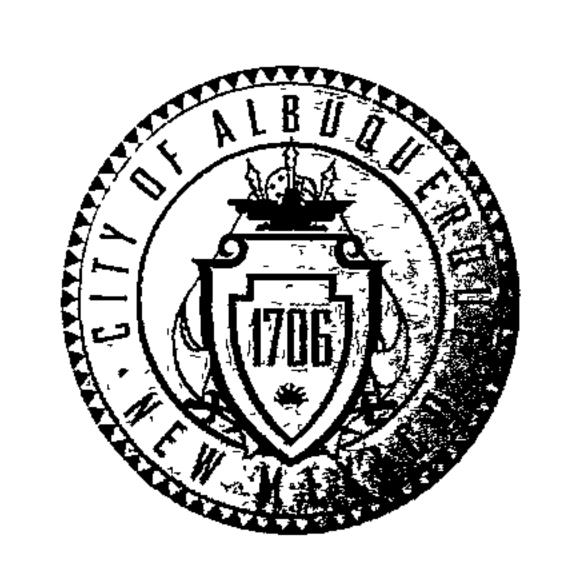
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NEXUS BREWERY 05/20/11
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John John

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CITY OF ALBUQUERQUE



May 20, 2011

Tafazzul Hussain, R.A. Afra Construction and Design 2501 Yale Blvd SE Suite 102 Albuquerque, NM 87112

Re: Nexus Brewery, 4730 Pan American Freeway NE Suite D,

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Architect's Stamp dated 01-12-11 (F16-D002)

Certification dated 05-19-11

Dear Mr. Hussain,

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Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- The six-foot wide, ADA accessible pathway from the handicapped parking stalls to the building must be smoothly paved and clearly striped, as shown on the approved traffic circulation layout.
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Once the items have been addressed please resubmit for Permanent Certificate of Occupancy.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



(4)







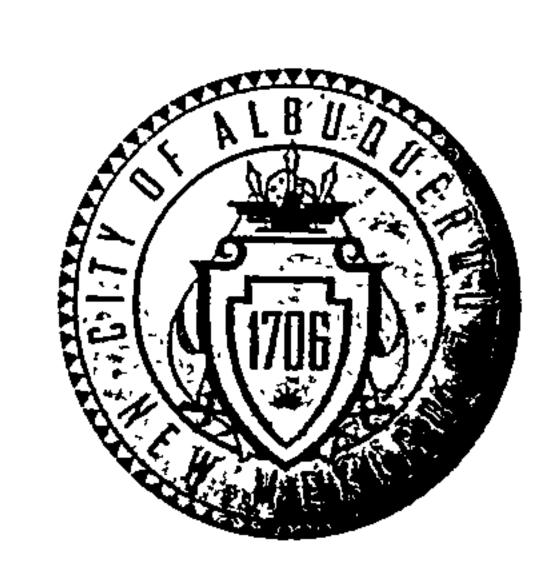








CITY OF ALBUQUERQUE



January 13, 2011

Tafazzul Hussain, R.A. Afra Construction and Design 2501 Yale Blvd SE Suite 102 Albuquerque, NM 87112

Re:

Nexus Brewery, 4730 Pan American Freeway, Traffic Circulation Layout Architect's Stamp dated 01-12-11 (F16-D002)

Dear Mr. Hussain,

The TCL submittal received 01-12-11 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C:

File

	DRAINAGE AND TRANS	POPTATION INDOMA	TIANT CHIEFTIAN
		(REV 12/2005)	TION SEEDT
		(1007)	I-16/0002
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	DRB#:		ORDER#:
			OIODIGA.
	LEGAL DESCRIPTION: LOT 611	MANITODIMERY	COMPIES TEACHE
		MERICAN FWY	2-109
			1 ARRI
	ENGINEERING FIRM: SONALYS	TS. TNC	CONTACT: FEIGHT
	ADDRESS: 4242 PALL	MERICAN NE	
	CITY, STATE: ALBUQUERO		
		(225	
	OWNER: KEN CAKS	D1	CONTACT: KEN CARSO
	ADDRESS: 916 AGEQU	. 1 3	PHONE: 4-80.4960
	CITY, STATE: ALBUQUEF		ZIP CODE: 97104
			一人 ドムフフ い
	ARCHITECT: AFRA CONSTRU	CTIONEDES	CONTACT: LUSSALVI
	ADDRESS: 2501 (ALE		PHONE: 315-14-82
	CITY, STATE: ALBIAQUE	ROUE, LIM	ZIP CODE:
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FLAT	SURVEYOR: SURVEYOR: SURVEYOR		CONTACT: PATRICK
	ADDRESS: 330 LONAC		
	CITY, STATE: ALPMALLES	XUE > IVI	ZIP CODE: 87102
	CONTRACTOR: SUNDELT PROP	ERTIES, INC	CONTACT: ROPERT BU
	ADDRESS: 2020 RIO GRA		
	CITY, STATE: A-LIBUUER	QUE NM	ZIP CODE: <u>9-110-1</u>
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	DRAINAGE PLAN RESUBMITTAL		R SUB'D APPROVAL
	CONCEPTUAL G & D PLAN		G. PERMIT APPROVAL
•	GRADING PLAN	SECTOR PLAN A	
	EROSION CONTROL PLAN	FINAL PLAT APP	
	ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PE	RMIT APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

TRAFFIC CIRCULATION LAYOUT

ENGINEER'S CERT (DRB SITE PLAN)

ENGINEER'S CERT (TCL)

YES

CLOMR/LOMR

OTHER (SPECIFY)

COPY PROVIDED

DATE SUBMITTED:

BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP)

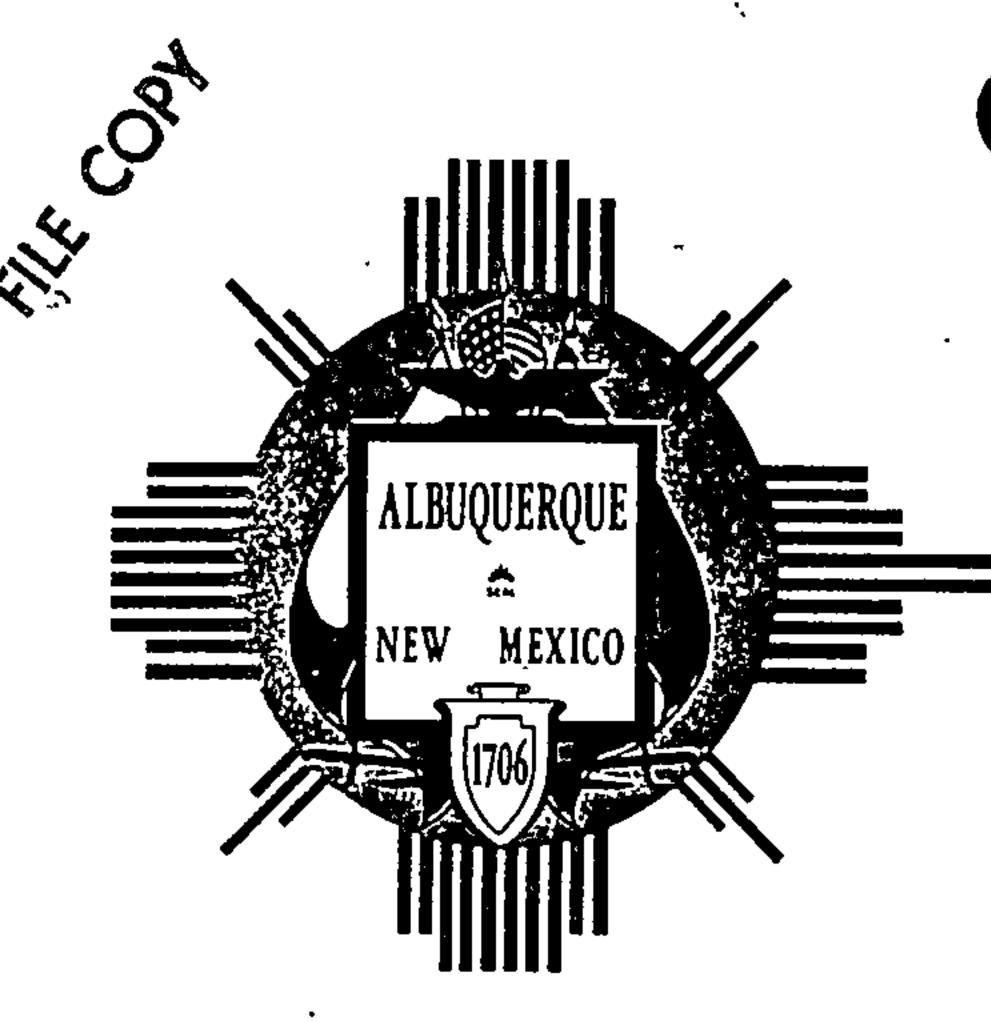
GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL

WORK ORDER-APPROVAL OTHER (SPECIFY) JAN 1 2 2011 HYDE TLOGY SECTION

LBY:

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KEN SCHULTZ

MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 13, 1988

Douglas W. Copeland, P.E. Easterling & Associates, Inc. 5643 Paradise Boulevard, NW Albuquerque, New Mexico 87114

RE: RE-GRADING PLAN FOR LOTS 1 AND 2 TRACT E
MONTGOMERY COMPLEX (F-16/D2) RECEIVED SEPTEMBER 1, 1988

Dear Mr. Copeland:

A preliminary review of your submittal for Building Permit and Grading/Paving Permit approval has shown that the following information is lacking for this section to begin the review process.

- 1. We will need existing spot elevations along with the proposed.
- 2. Downstream capacity analysis is needed. How did you determine that the existing two 30" RCP's are adequate? The Renaissance Master Plan will probably give you the information.
- 3. State Highway concurrence for the proposed 4' concrete rundown is also required prior to Building Permit and Grading/Paving Permit release (any work done in their right-of-way will require their concurrence).
- 4. Please show calculations for the existing and proposed flow rates and volumes.

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

Cordially,

Jesnie J. Montoya, C.E.

Engineering Assistant

BJM/bsj (WP+847)

Easterling & Associates, Inc.

5643 Paradise Boulevard, NW Albuquerque, New Mexico 87114 (505) 898-8021

SEP 0 1 1988

August 30, 1988

HYDROLOGY SECTION

Mr. Fred Aguirre

Hydrologist

Hydrology Section

Utility Development Division

Public Works Department

City of Albuquerque

P. O. Box 1293

Albuquerque, NM 87103

RE: RE-GRADING PLAN -- LOTS 1 AND 2, TRACT E, MONTGOMERY COMPLEX -- ZONE ATLAS PAGE F16

Dear Fred:

As you know, the above-referenced project was approved for construction by City Hydrology on March 12, 1976 (see enclosed documentation). The approved plan shows two on-site detention ponds. However, my field inspection of the site, on August 15, 1988, shows that the ponds do not exist. The owner of the property proposes to reconstruct the parking lot in accordance with the enclosed grading plan.

The proposed parking lot reconstruction will incorporate additional landscaped median islands and provide an additional driveway at the southwest corner of Lot 2. It is proposed that free discharge be allowed such that on-site developed runoff be directed into existing two 30" RCP culvert pipes under I-25. It is felt that this is an acceptable redevelopment strategy for the following reasons:

- 1. Downstream drainage conditions have been improved since 1976 with construction of a storm drain system west of I-25.
- 2. There are no ponds currently existing, and from conversations with John Andrews, it was determined that downstream storm drain facilities were sized assuming free discharge from the subject site.
- 3. Amount of impervious area will be reduced with the addition of landscaped medians.
- 4. Existing dirt channels in highway right-of-way will be replaced with landscape sod and concrete valley gutters to limit transportation of silt into the storm drain system.

Mr. Fred Aguirre September 1, 1988 Page 2

The owner will be responsible for obtaining a driveway permit from the New Mexico State Highway and Transportation Department prior to start of construction. It is felt that the proposed plan will enhance the property as well as provide safer alternative access into and out of the site.

Should you have any questions, please do not hesitate to call.

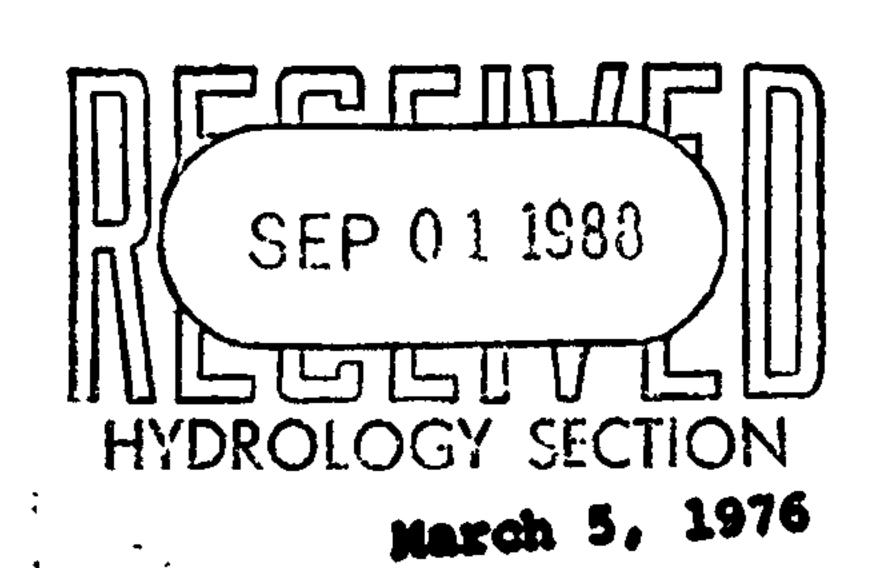
Sincerely,

Douglas W. Copeland, P.E.

Project Engineer

DWC/dlh Job No. 2151A

cc: Mr. Dave Cook, The Boehning Partnership, Inc.



gardner, sweenhart, inc.

__ consulting engineers

Rieston H. Laws
Asst. City Engineer-Hydrology
P.O. Box 1293
Albuquerque, Hew Mexico 87103

Dear Electon:

Transmitted herewith are two copies of the storm drainers report for Lots 1 and 2, Tract "E" of Montgomery Complem. Your immediate approval on this report will be greatly appreciated.

If you should have any questions, please call our office et

sincerely.

GARDESE, SWEETEART, INC.

Gilbert D. Gardner, P.E.

President

gpg:tdr

7833 LOMAS BLVD., N.E., SUITE 23 / ALBUQUERQUE, N.M. / MIN SHARM

RECOMMENDATIONS:

On the basis of this study, it is concluded that the area under construction can be developed as proposed. The use of parking areas will keep the generated flows leaving the area within the allowable limits.

sincerely.

CARDIER, MERICART, INC.

Gilbert D. Gardner, P.E.
President

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BIGNATURE

APPROVED FOR DRAINAGE

CONLINCENCIES

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9467 EDECH

DRAINAGE AREA "B"

Time of concentration
Rainfall intensity

Runoff coefficient
Flow

Total volume of water

DEATHER AREA "C"

Area

Time of duration

Rainfall intensity

Accumulated depth

Infiltration

Area swailable for ponding

Accumulated depth in ponding area

20 minutes

4.57 inches/new

1.52 unches

1.0 inches/new

350 aguste Seet

26 inches

0.15 acres

0.90

0.95 cfs

2 minutes

7.0 inches/hour

740 cubic feet

Time for complete infiltration

STORM DRAINAGE STUDY
FOR
LOTS 1 AND 2, TRACT "E"
MONTGOMERY COMPLEX
ALBUQUERQUE, NEW MEXICO

I. CERL

This drainage report is to present the data and storm drainage analysis resulting from a study made relative to Lots 1 and 2, Tract "E", Montgomery Complex.

In gameral, the area included in this report is bound on the east by the Albuquerque Metropolitan Area Flood Control Authority - North Diversion Channel and on the test by the East Frontage Road - Interstate 25.

II. FUSTING DEATHAGE CONDITIONS

- A. General: Lot 1 of the report area is presently developed with an existing building and the adjacent parking area covering approximately 95% of the total area. Lot 2 is presently undeveloped, the surface being smoothly graded with little vegetation. There is an existing thirty (30) inch concrete pipe culvert structure crossing under the frontage road on the west side of the study area.
- B. Contributing Drainage Areas: The study area is bounded by the North Diversion Channel on the east side and by the existing asphalt parking area of Lot no. 1. Lot 1 is presently developed and presents no drainage problems, this study will be limited to the proposed development of Lot 2.

road drain approximately eleven (11) acres. The area is bounded on the north by the South line of the Elena Gallegos Great - on the south by Montgomery Boulevard - on the west by the Frantage road and on the east by the Albuquerque Metropolitan Area Flood Control Authority - North Diversion Channel. At the present, approximately eight (8) acres are undeveloped. Using a runoff coefficient of 0.5, the existing flows approximated to be thirty (30) cubic feet per second.

III. PROPOSED DRAINAGE PLANS

The tract under consideration in this report is proposed to be developed with office and storage buildings including parking areas.

In accordance with the Resolution Eo. 1972-3, Allegarque Metropolitan Arroyo Flood Control Authority, this study excessed that the storm drainage be controlled by use of pending areas as shown on the grading plan in the appendix.

STORM DRAINAGE ANALYSIS

Included herein is a storm drainage analysis to determine drainage requirements for the area under study.

A. Criteria:

- 1. General Resolution No. 1972-2, Albuquerque Metropolitan Arroyo Plood Control Authority.
- 2. Project Storm 100 year frequency
- 3. Nathod of determining storm water runoff-Retional Formula
- 4. Values of constants used -Ma0.015 - Concrete channel E-0.015 - Asphalt street

B. Tochnicul References:

- 1. Master Plan of Drainage, City of Albuquerque, New Mexico and Environs, 1961.
- 2. Time of Concentration Nomograph based on study by P.Z. Pirpich published in Civil Engineering. June 1940, and also included in the USDA Soil Conservation Service, National Engineering Handbook, Section 4, Hydrology (Supplement A), as figure' 3.1503.

EXTERIES DEATHLOS AREA

	0.93 65260
ATOR .	103.50
High elevation point. Low elevation point.	98.50
Elevation difference from	
high point to low point or	g.o feet
drainago	450 foot
watershed length	2 minutos
Time of concentration	
	7.0 inches/hour
Rainfall intensity	0.40
Runoff coefficient	
	2.74 cfs
Plow (Q)	2150 cubic feet
Total volume of water (based on average rainfall (based on average rainfall	

of 4.57 inches/hour for 20 minutes)

Indinge Area "R"

THATHINGE AREA "R"	
Aras	0.669 acres
Euroff coafficient	0.90
Time of duration	20 minutes
average intensity	44.57 1: at 1: au / 120 line
Averenda Ilun (m)	2.151 (10
TOTAL VOLUME OF WATER	Jath Cankr Lowin
Mexican pormissuls outflow rate	1.8 cís
Total.volume of water allowed to leave the presided	1410 culic fast
Regulered atorage for intiltration.	1990 cabic fact
Additional scorege required for controlled outflow	762 Culic Edde
Aran available for ponding .	I4JU B.E.
Depth of Infiltistion Load	1.42 Lust
Depth of tagarary storage	U.5d Kawk
Freelmard	u.54 lest
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invert of 6" outlat pipe	5098.42 .
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	5099.50
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