



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 14, 2002

Frank Lovelady, PE
300 Alamosa NW
Albuquerque, NM 87107

**Re: Harwood Engineering Grading and Drainage Plan
Engineer's Stamp Dated 3-13-02, (G14/D67)**

Dear Mr. Lovelady,

Based on the information contained in your submittal dated 3-13-02, you are approved for Building Permit.

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

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

If you have any questions, you can contact me at 924-3984.

Sincerely,


Leslie Romero

Engineering Associate, PWD
Development and Building Services

c: Terri Martin, Hydrology
~~File (2)~~

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: OFFICE/MAINTENANCE FACILITY
HARWOOD ENGINEERING ZONE MAP/DRG. FILE #: G-14/D67
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 23 SHROPSHIRE ADDITION
CITY ADDRESS: _____

ENGINEERING FIRM: FRANK D. LOVELADY, PE
ADDRESS: 300 ALAMOSA NW
CITY, STATE: ALBUQUERQUE NM

CONTACT: FRANK LOVELADY
PHONE: 345-2267
ZIP CODE: 87107

OWNER: STRUCTURAL SERVICES, INC.
ADDRESS: 3520 4TH ST. NW
CITY, STATE: ALBUQUERQUE NM

CONTACT: GEORGES. BOSILJEVAC
PHONE: 345-0838
ZIP CODE: 87107

ARCHITECT: WAYNE ANDREWS
ADDRESS: 4001 JUAN TABO SUITE A
CITY, STATE: ALBUQUERQUE NM

CONTACT: WAYNE ANDREWS
PHONE: 275-1764
ZIP CODE: 87111

SURVEYOR: FRANK D. LOVELADY, PE
ADDRESS: 300 ALAMOSA NW
CITY, STATE: ALBUQUERQUE NM

CONTACT: FRANK LOVELADY
PHONE: 345-2267
ZIP CODE: 87107

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

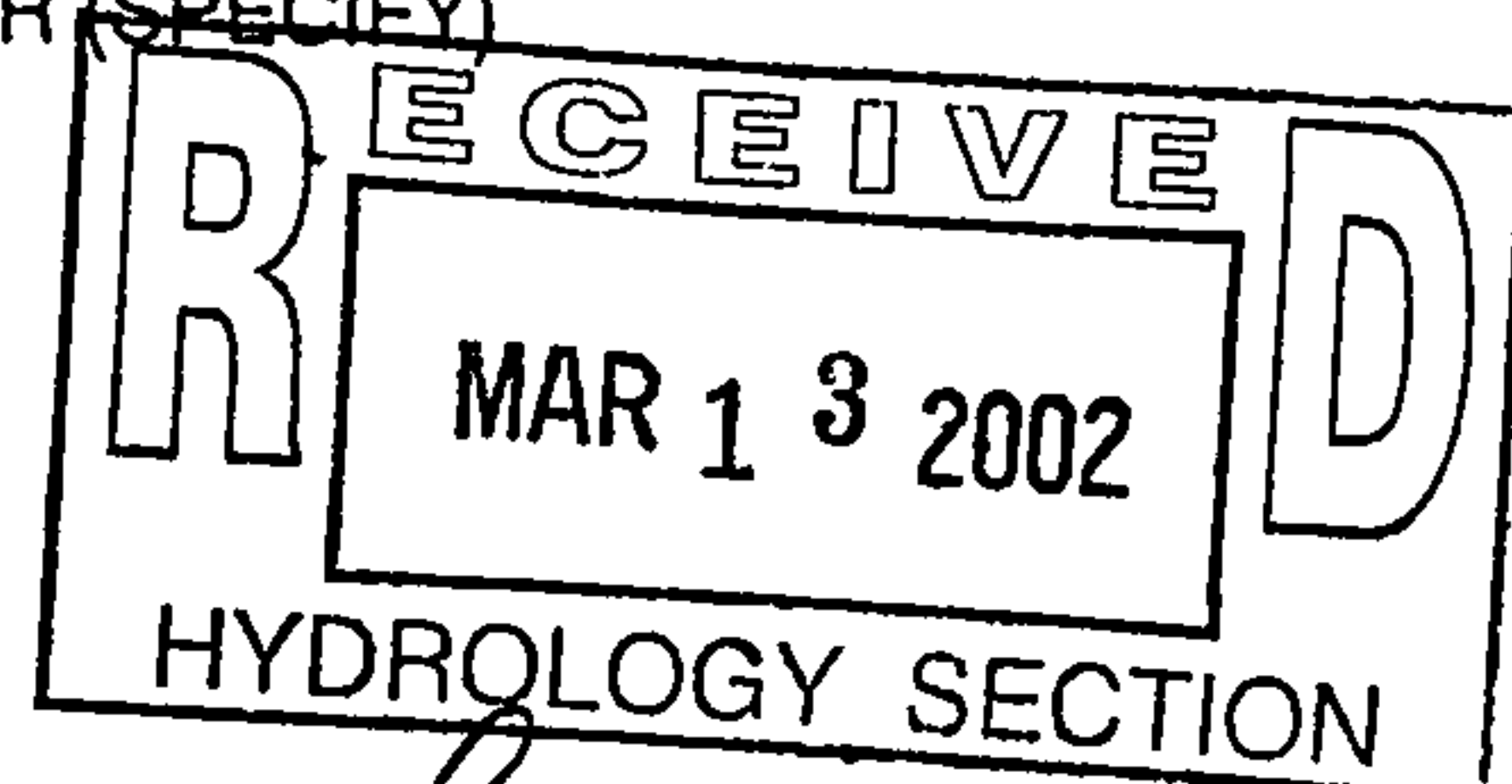
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 03/13/02 BY: Frank D. Lovelady

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Frank D. Lovelady, PE

300 ALAMOSA ROAD NW
ALBUQUERQUE, NM 87107

Telephone (505)345-2267 Fax(505)345-2115

March 13, 2002

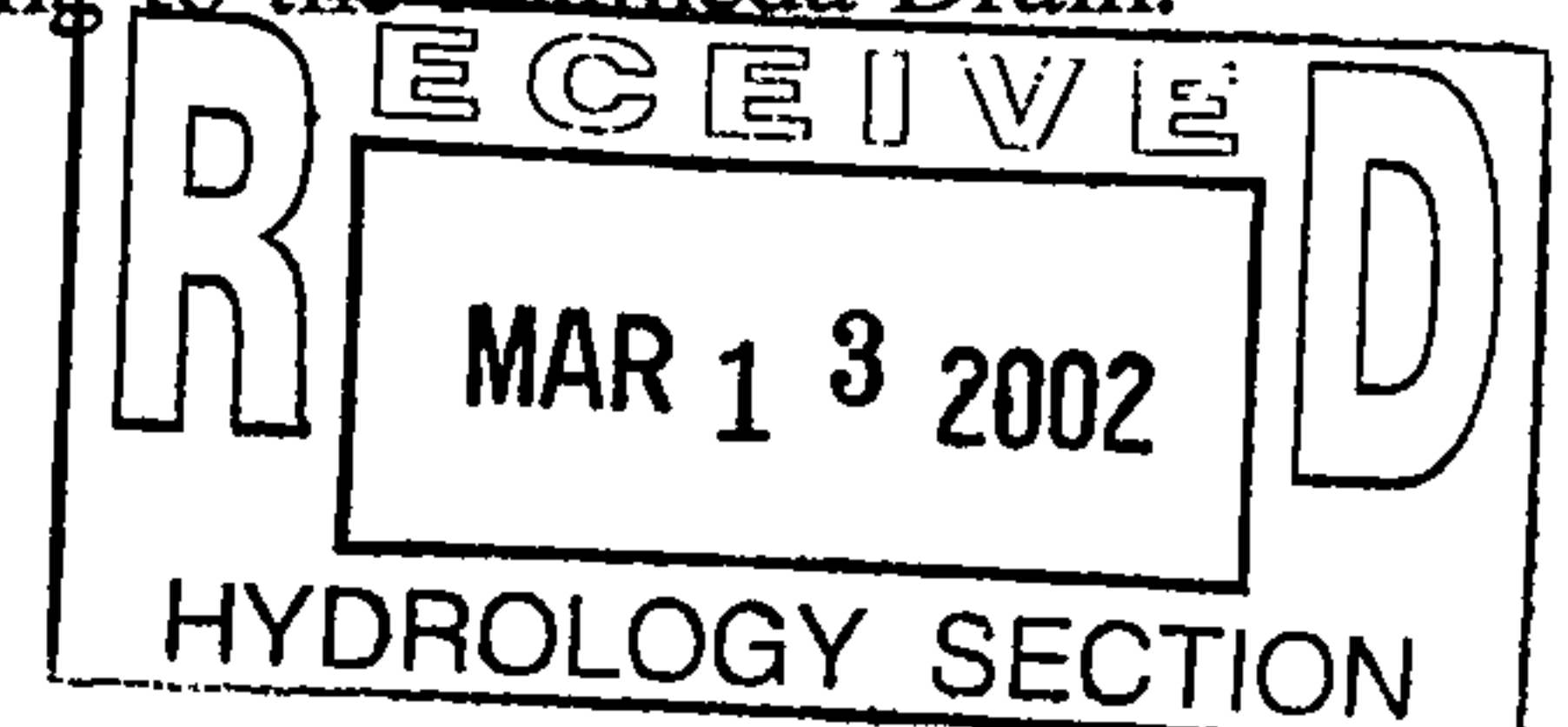
Carlos A. Montoya, PE
City Floodplain Administrator, PWD
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

REL: Harwood Engineering Grading and Drainage Plan, With Engineer's Stamp Dated 2-13-02 and revision date of 3-13-02.

Dear Mr. Montoya:

In response to your letter of February 25, 2002, the referenced plan is resubmitted with this letter for your review. In speaking with the owner, the actual company name that he wants the plans to reflect is Structural Services, Inc.

- ◆ The property to the west of the site is owned by Structural Services, Inc. Any flow generated from this property flows into the existing street.
- ◆ I spoke with you about the water block. I originally revised the plan to show the 1' water block and then, after further thought, I realized that it really was not necessary to have a water block that high because the water is carried in the center of the street by inverted crown and the curbs are similar to estate type curbs, only flat concrete and no 8" curb height. I went back to Plaza del Sol to talk to you about it but you were out in the field. So I talked to Brad Bingham. He concurred that a 4" water block would be adequate.
- ◆ More spot elevations have been shown on the plan. The building finish floor has been raised 6" to facilitate drainage. The valley gutter has been routed to the NE corner of the site where all site drainage leaves the site.
- ◆ I talked to you before about showing more spot elevations in the street. The existing spot elevations shown along both sides of the street show that the flow is from West to East. There is an inlet, with "trench grate" approximately 200 feet East of the site and the storm drainage sectionals show an 18" RCP extending to the Alameda Drain. This information has been noted on the plan.

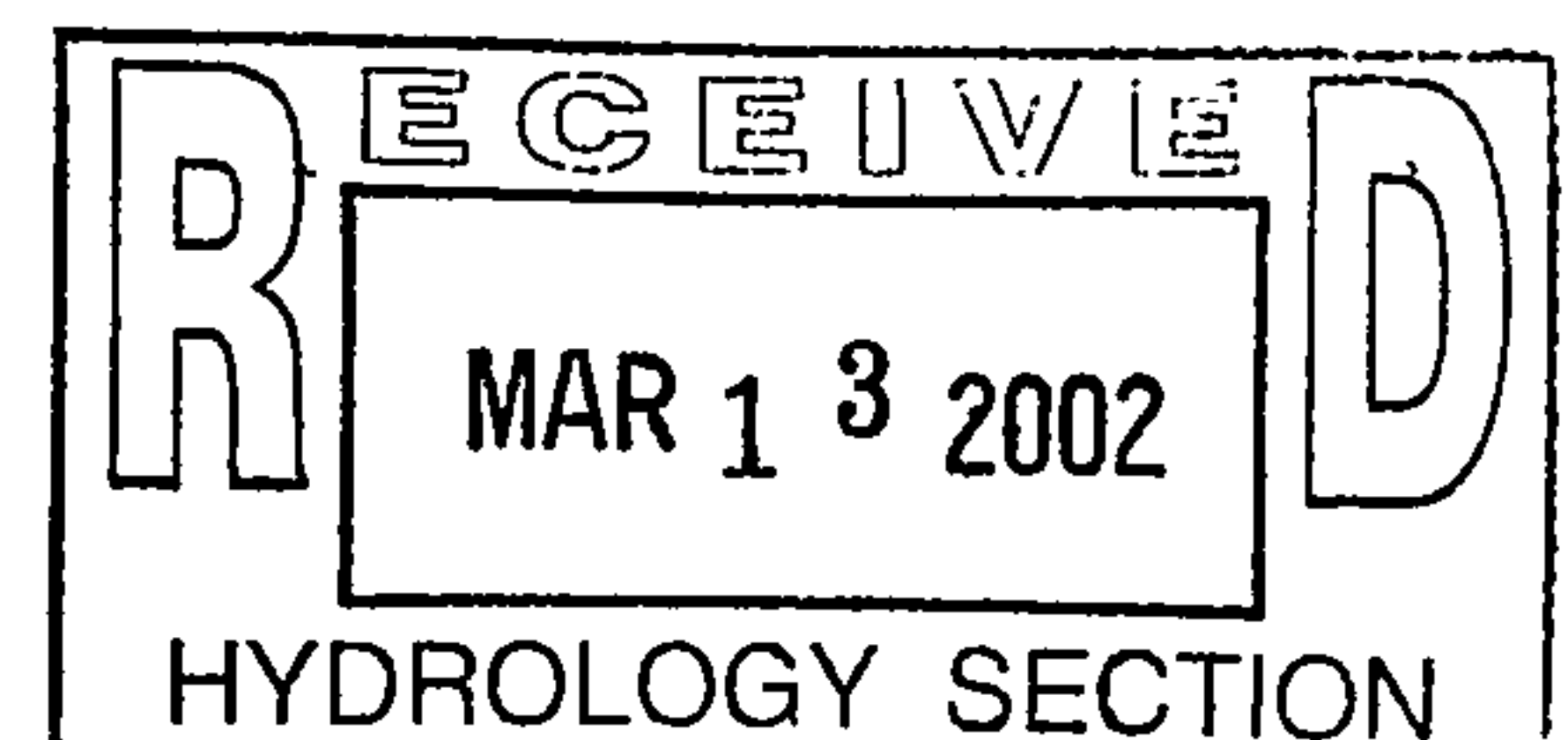


Carlos A. Montoya, PE
City Floodplain Administrator, PWD
Development and Building Services

The revised plan is attached. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,


Frank D. Lovelady, PE





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 25, 2002

Frank Lovelady, PE
300 Alamosa NW
Albuquerque, NM 87107

**Re: Harwood Engineering Grading and Drainage Plan
Engineer's Stamp Dated 2-13-02, (G14/D67)**

Dear Mr. Lovelady,

Based on the information contained in your submittal dated 2-14-02, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Please state if there are any offsite flows on the west side of the project. If there are none, state as such in the commentary.
- Please identify a 1-foot water block at entrance.
- Please show more proposed spot elevations on site.
- Please show more spot elevations on the street to verify how runoff will flow east to the Alameda Drain.

If you would like to meet again to discuss my comments, I can be reached at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator, PWD
Development and Building Services

c: Terri Martin, Hydrology
File (2)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

G-14/D67

PROJECT TITLE: OFFICE/MAINTENANCE FACILITY
DRB #: _____ EPC#: _____ ZONE MAP/DRG. FILE #: G-14/D67
WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 23 SHROPSHIRE ADDITION
CITY ADDRESS: 3520 4TH NW

ENGINEERING FIRM: FRANK D. LOVELADY, PE
ADDRESS: 300 ALAMOSIA NW
CITY, STATE: ALBUQUERQUE NM

CONTACT: FRANK LOVELADY
PHONE: 345-2267
ZIP CODE: 87107

OWNER: HARWOOD ENGINEERING
ADDRESS: 3520 4TH NW
CITY, STATE: ALBUQUERQUE

CONTACT: WAYNE ANDREWS
PHONE: 345-0505
ZIP CODE: 87107

ARCHITECT: WAYNE ANDREWS
ADDRESS: 4001 JUAN TABO SUITE A
CITY, STATE: ALBUQUERQUE NM

CONTACT: WAYNE ANDREWS
PHONE: 275-1764
ZIP CODE: 87111

SURVEYOR: FRANK D. LOVELADY PE
ADDRESS: 300 ALAMOSIA NW
CITY, STATE: _____

CONTACT: FRANK LOVELADY
PHONE: 345-2267
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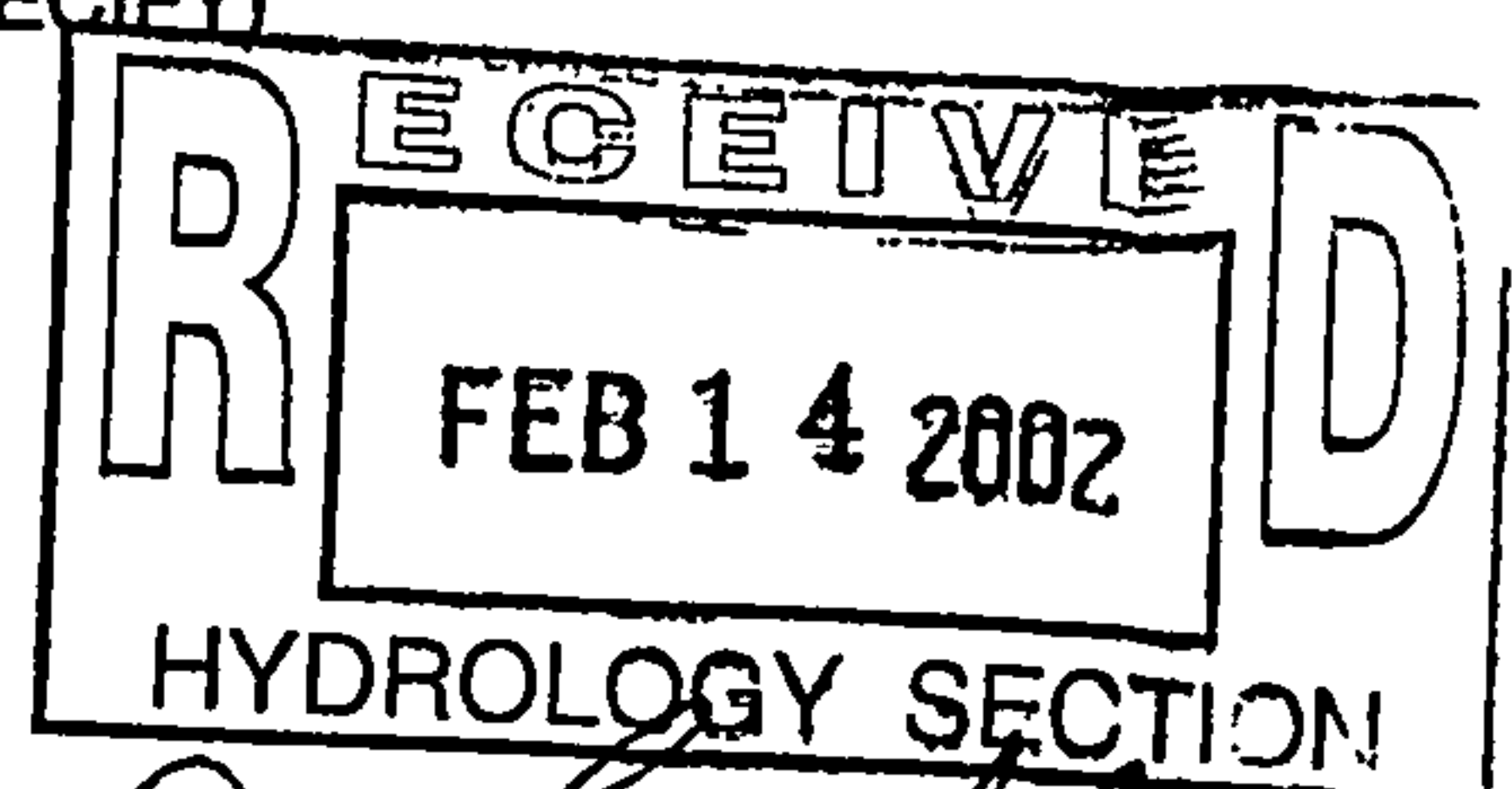
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WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 02/14/02 BY: Frank D. Lovelady

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

February 18, 2002

Wayne Andrews, Reg. Architect
Wayne Andrews Architect
4001 Juan Tabo
Suite A
Albuquerque, NM 87111

Re: TCL Submittal for Building Permit Approval for Harwood Engineering Office/
Maintenance Facility - [G14 / D067]
3520 Fourth Street N.W.,
No dated Architect's Stamp.

Dear Mr. Andrews:

The location referenced above, dated Feb. 14, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) for approval prior to Building Permit release. Modify per Development Process Manual (DPM) requirements, as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with the checklist and include all current and past red-lined, mark-up copies.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

FOURTH & NEW.doc
G-14/D67

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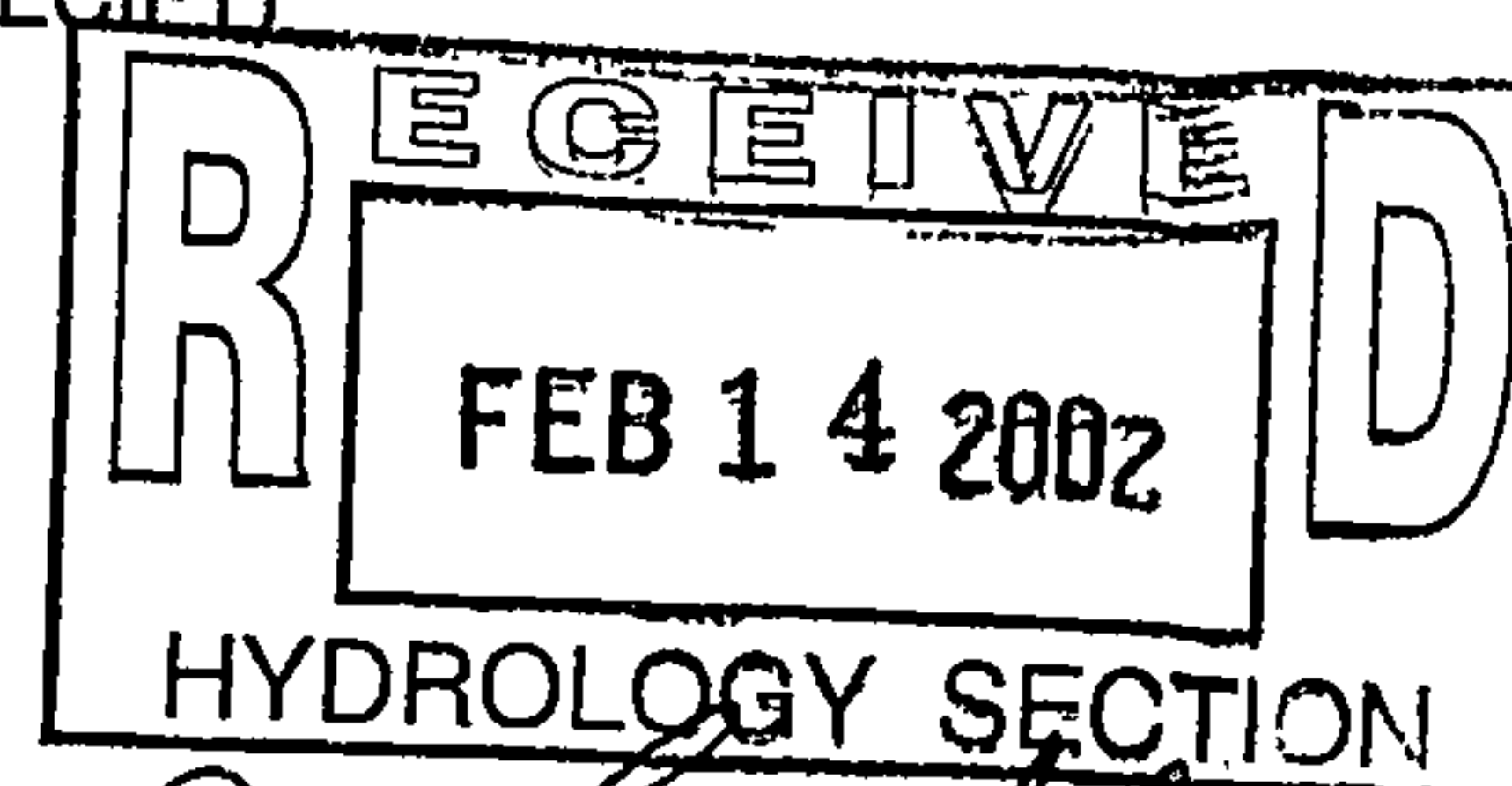
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2/18/02 - Diss'd T.C.L.; Cld Arch. 2/18; A. logged in