



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 25, 2001

Paul T. Brasher, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE, Bldg 1 Suite 220
Albuquerque, NM 87110

***RE: AMERICAN HOME FURNISHINGS, Warehouse Plus Addition (G15-D19A).
DRAINAGE REPORT, GRADING AND DRAINAGE PLAN FOR BUILDING
PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 10, 2001.***

Dear Mr.Brasher:

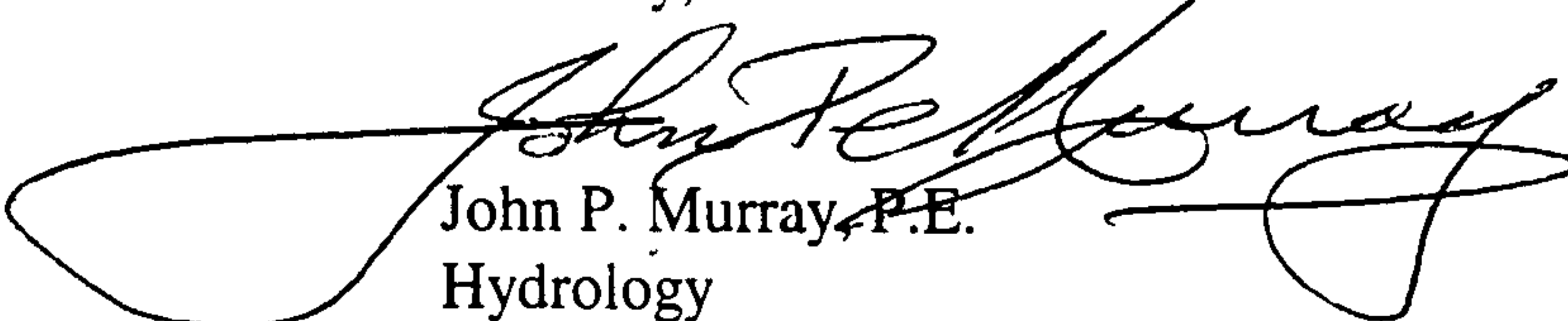
Based on the information provided on your July 12, 2001 submittal, the above referenced project is approved for Building Permit.

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

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

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

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
✓File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE ATLAS/DRNG. FILE#: G-15/D19A

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

LEGAL DESCRIPTION: LOT 3, J.R. NANCE ADDITION

CITY ADDRESS: 801 COMANCHE RD N.E.

ENGINEERING FIRM: Brasher & Lorenz, Inc.
2201 San Pedro NE Bldg. 1 Ste. 220
ADDRESS: Albuquerque, New Mexico 87110

CONTACT: PAUL BRASHER

PHONE: 888-6088 888-6188 (fax)

OWNER: TANAGER PARTNERSHIP

CONTACT: MARK SMITH

ADDRESS: 801 COMANCHE NE

PHONE: 228-6646

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

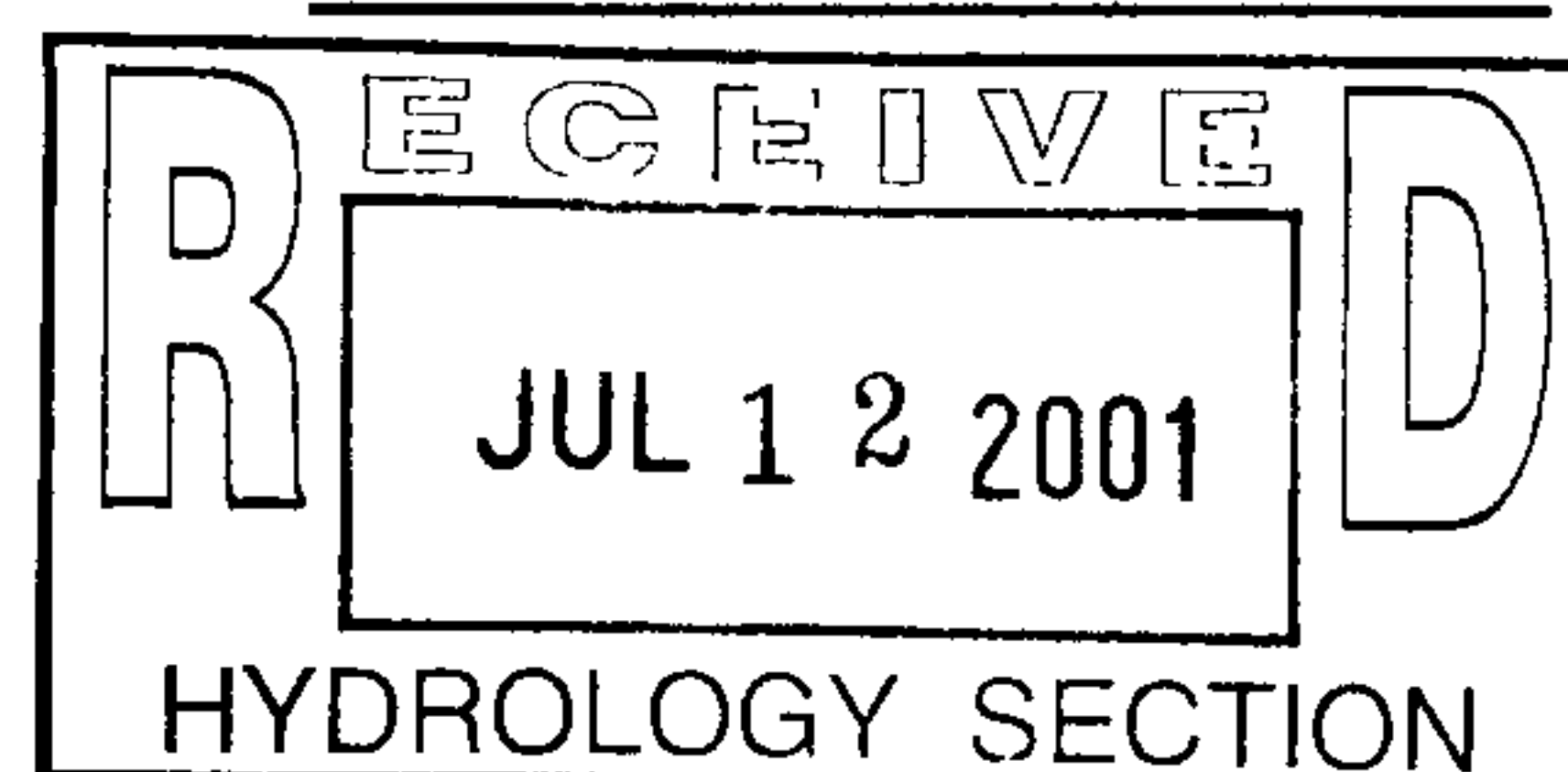
- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

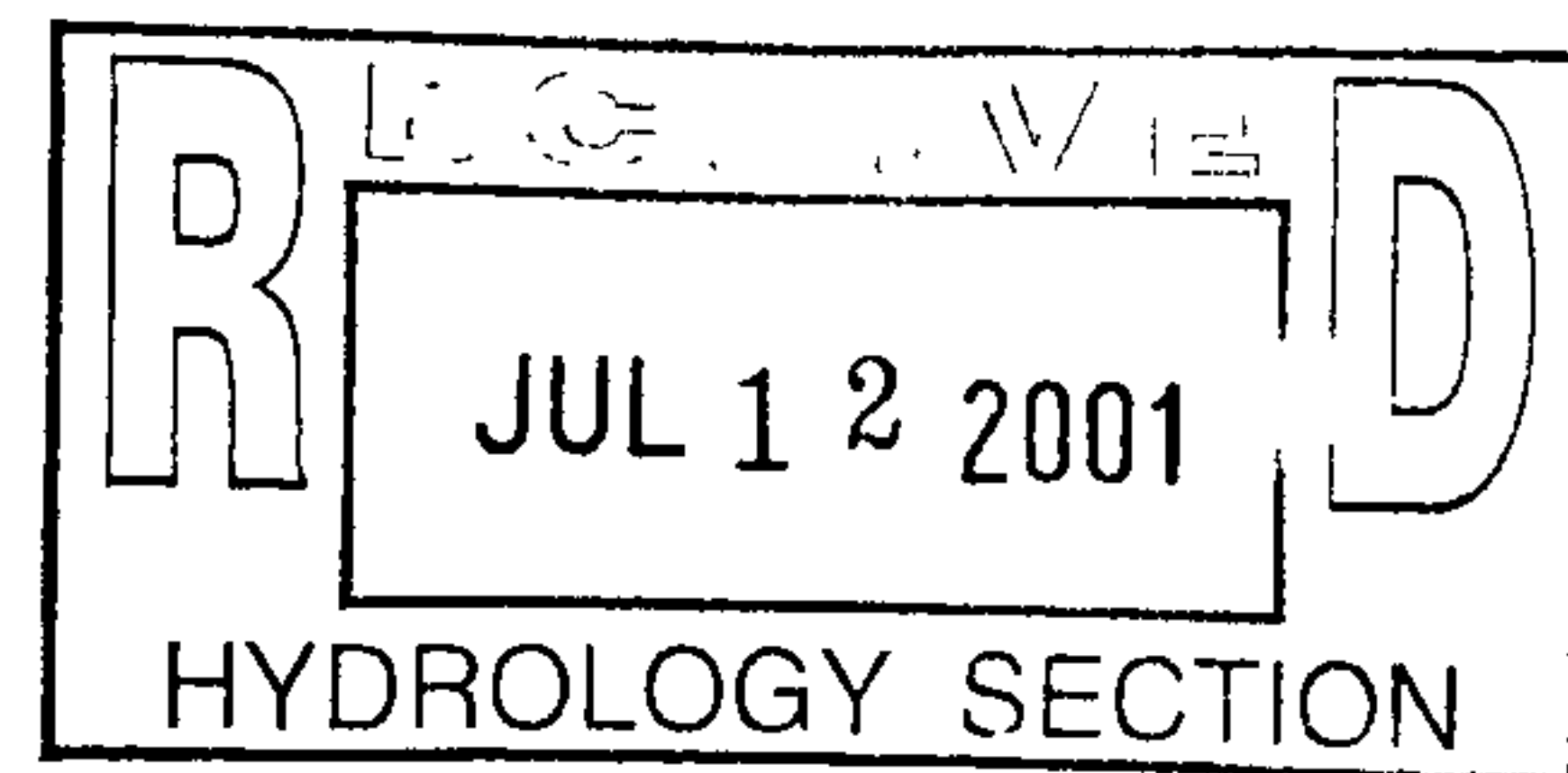
PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: Paul Brasher 7.10.01

BY: PAUL BRASHER

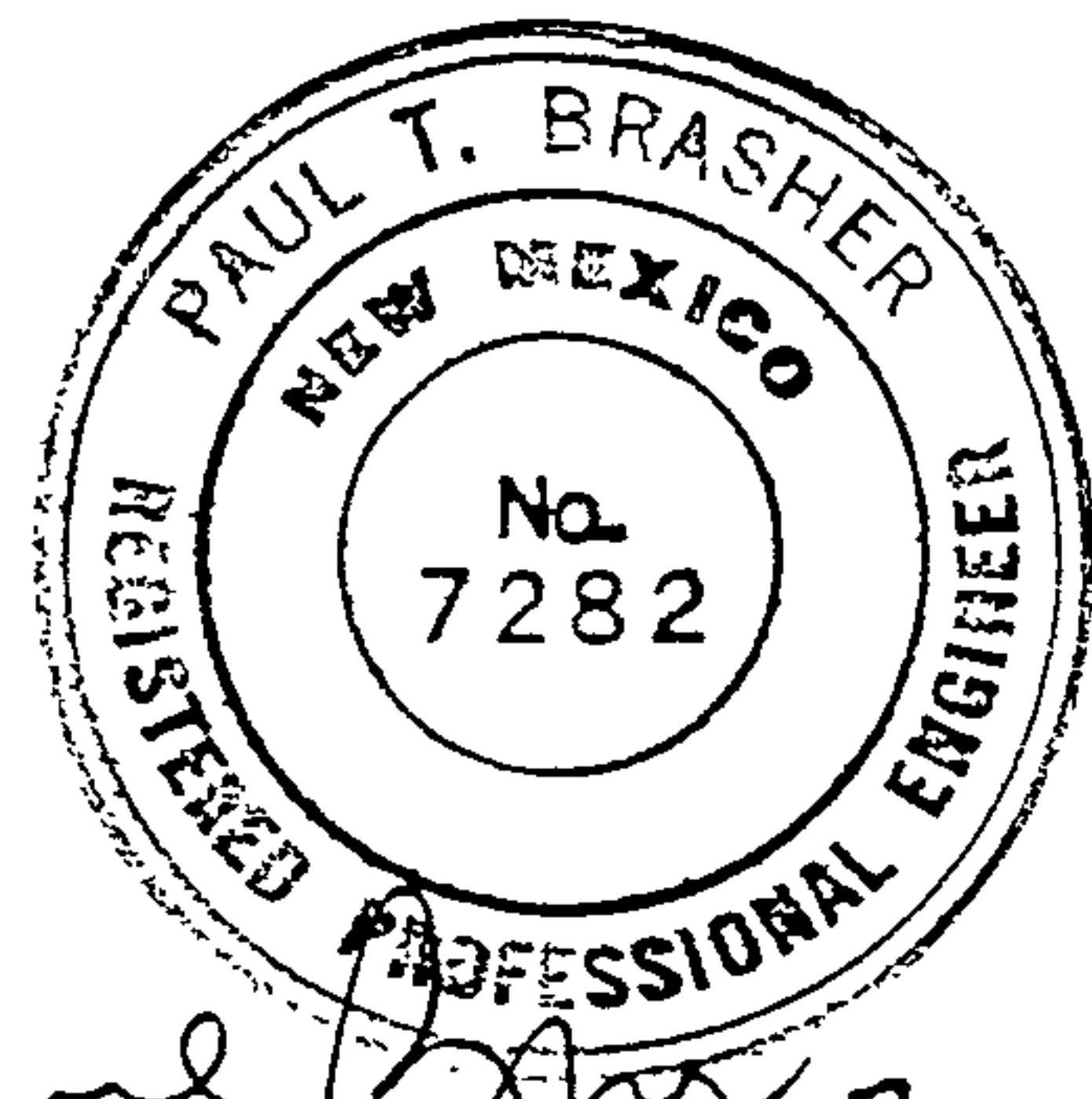





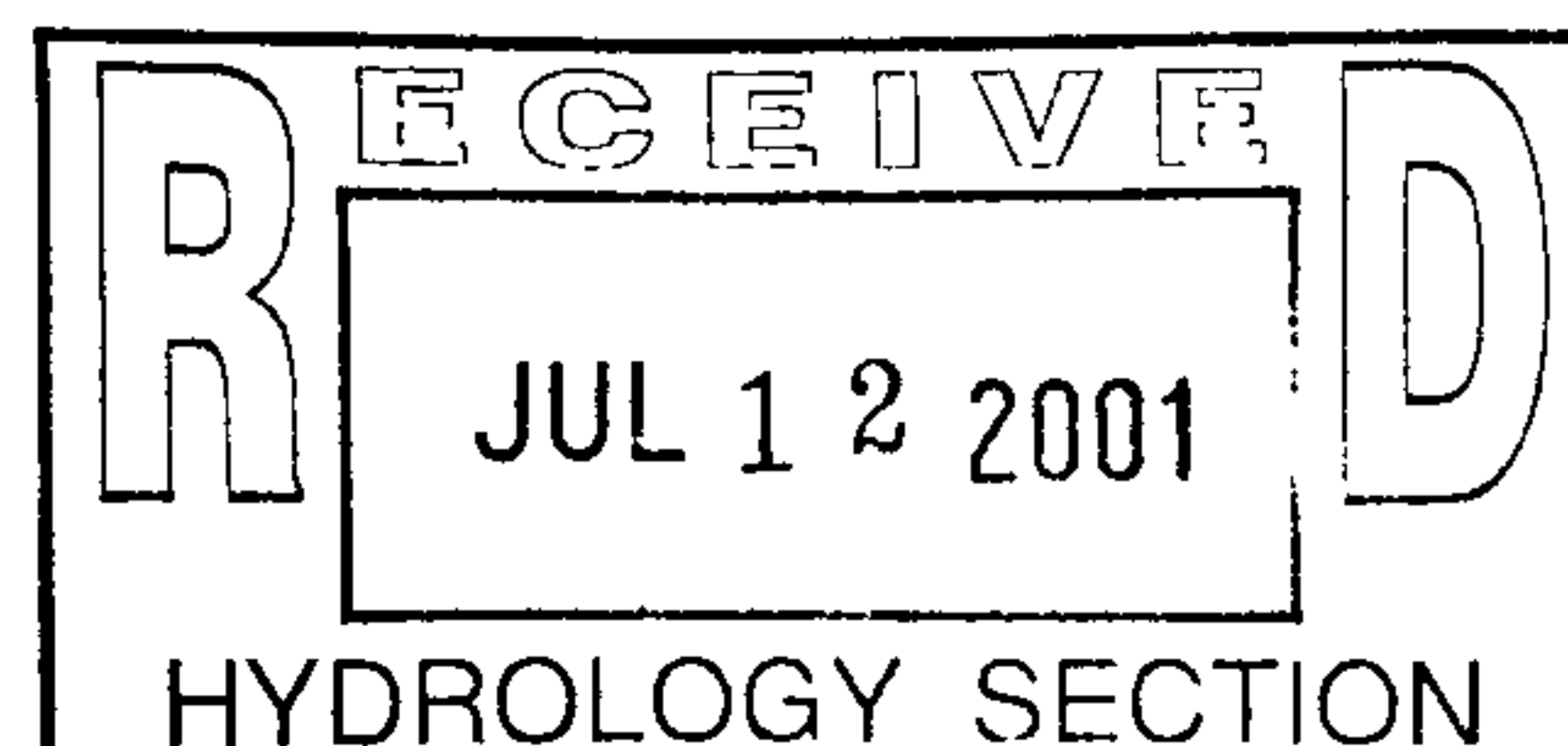
DRAINAGE REPORT
FOR
AMERICAN HOME FURNISHINGS
WAREHOUSE PLUS ADDITION
Albuquerque, New Mexico

Prepared For:
TANAGER CORP.
3535 Menaul Blvd. NE
Albuquerque, New Mexico 87107

Prepared By:
BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE, Bldg. 1, Ste 220
Albuquerque, New Mexico 87110



 7.10.01
Paul Brasher, PE
Principal



PURPOSE AND SCOPE

Pursuant to the established Drainage Ordinance for the City of Albuquerque and the Development Process Manual, this Drainage Report outlines the drainage management criteria for controlling developed runoff from the project site. The property is to be developed as a furniture warehouse and related parking and landscaping areas. Paving, landscaping, utility, grading and drainage improvements will be provided to support the project. The scope of this plan is to provide drainage criteria for the safe management of excess runoff, and illustrate the grading, drainage, and paving improvements required to support the project.

SITE DESCRIPTION

The project site is a 20-acre tract zoned M-2, located on the west side of Interstate 25 at Comanche, as shown on Exhibit A. The site is bounded on the south by Comanche, on the north by Carmony, on the east by Yale and I-25, and on the west by Alexander. The tract and the streets as they front the tract are all within the City limits. Yale, Comanche, and Carmony are public streets. Alexander is a private street within an easement. The north end of Alexander is crossed with a private rail spur which serves the existing American Home Furnishings warehouse. Yale and Carmony have been paved under SAD 83-1, with curb and gutter. Alexander is also paved with curb and gutter.

The tract is partially developed with a furniture warehouse, ancillary building, and related paved parking and landscaping improvements, contained primarily within the southern half of the property. Access to the warehouse is taken from Alexander, Comanche, and Yale. The north half of the property is undeveloped.

EXISTING CONDITIONS

Until recently, the north portion of the tract contained a detention pond which was located along the Carmony frontage between Yale and Alexander. Offsite runoff was intentionally routed through this pond via pipes beneath Yale at its east end. This had been the only offsite runoff which was routed through the property. The pond had been used to manage runoff from properties east of Yale and I-25. The joint City/County Special Assessment District (SAD) 83-1/216, now in progress, has to date completed the construction of an 84" storm drain in Carmony and Yale. These line segments have intercepted the upstream, offsite flows which until now have utilized the onsite pond. The SAD has removed the inlet and outlet piping to the pond, and constructed the connection between the Alexander storm drain to the new line in Carmony. The SAD has also constructed a new 36" stubout to the site along Carmony. The northernmost portion of the tract in which the pond was situated has been encumbered by a designated flood hazard zone. The extent of this flood hazard zone is shown on Exhibits E and F. The pond has been filled in and the site has been brought to nearly the grade required for expansion of the warehouse. In 1992, a

conditional letter of map revision was submitted and authorized by FEMA which effectively removed the flood hazard zone from the site, contingent upon successful completion of the SAD storm sewer facilities. The larger portion of the developed site is paved and sloped to drain to the area formerly occupied by the pond. The southernmost portion of the existing developed site drains south to Comanche.

A portion of the roof drainage of the existing building is piped directly to an existing closed conduit storm drain in Alexander, which formerly conveyed that water north in Alexander to the pond. Drop inlets along the Alexander line collect runoff from that street. The recently-constructed improvements in Alexander now receive all storm water drainage from Alexander. The storm drain in Alexander is privately-owned and maintained. Exhibit B shows the drainage patterns and facilities of the existing conditions.

PROPOSED CONDITIONS

The project proposed for this site is a 167,240 square-foot warehouse addition to the existing building. It includes landscaping and paving improvements, together with some utilities construction. The addition will be constructed connected to the north end of the existing building and extend north to within approximately 40 feet of Carmony right-of-way. The pond easement shown on a previous plat of the property is not designated as either public or private, nor identified with any named beneficiaries, but it will be vacated now that it is no longer necessary. The building will not encroach into the Alexander easement.

With the completion of the warehouse addition, the direction and magnitude of flows from the existing development onsite will not change. Drainage from the roof of the new building will be divided to the east and west. Runoff on the east side of the building, including certain roof area and parking lot, will flow to a new inlet in the parking lot east of the new warehouse. From there, stormwater will be conveyed by private underground storm drain to the stubout from the Carmony storm drain provided by the SAD. To manage roof drainage on the west side of the new warehouse, the existing storm sewer in Alexander will be extended south to within 80 feet of the existing building. Roof drains for the new building will drain directly to the pipe in Alexander. Exhibit C shows the drainage basins and facilities for the proposed conditions.

The new SAD storm sewers for Yale and Carmony are deep, and were sized based on assumptions of the land treatments, grading, and density of existing and ultimate buildouts for the developed and undeveloped lands within their drainage basins. For this tract, it was assumed that the ultimate surface treatment of the site would be on the order of 80% treatment type D, and 10% for each of types B and C. It also assumed that the south portion of the site would drain to Comanche and that the remainder would drain to Carmony. The new SAD storm sewer system was sized to accommodate the free discharge of runoff from lands within its basin, at rates

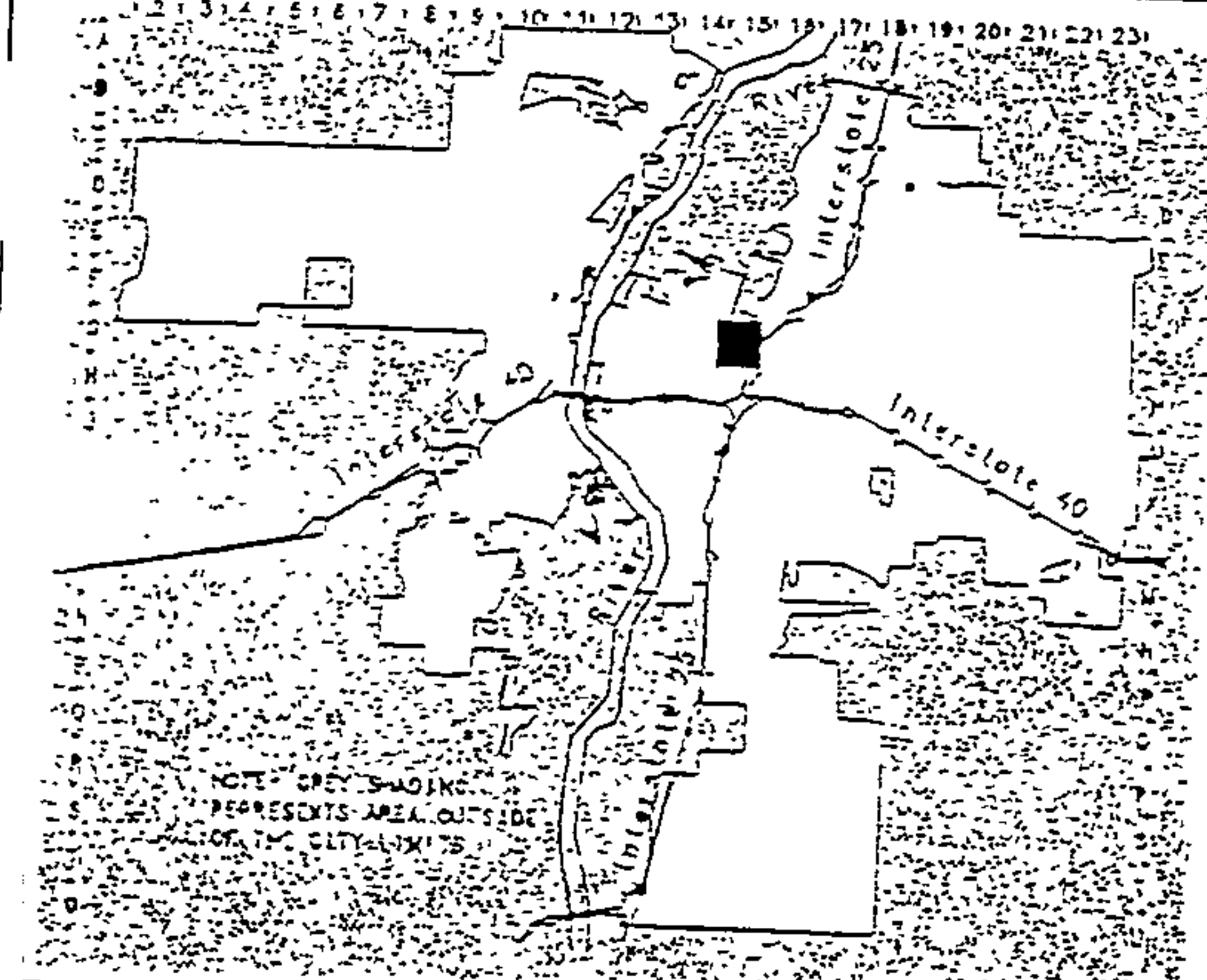
✓
calculated from these assumptions. The hydraulic grade line of the storm sewer system is expected to be maintained well within the pipe. From the site plan for the existing and proposed conditions, and application of appropriate land treatment values, the runoff generated by the ultimate buildout of this site is less than contemplated by the drainage study for the SAD. As a result, there will not be onsite detention ponding of developed runoff. Exhibit D shows the computations of runoff comparing the SAD drainage report assumed 80/10/10 flowrates with the project's flows from actual land treatment values.

Completion of the assessment district project, originally scheduled for March, 2001, is expected to occur in October, 2001. As of approximately February, 2001, all offsite runoff conveyed through the property has been diverted to the public storm sewer system, and there is now no offsite runoff entering the property. While the SAD has failed to provide for the reclamation of the pond, it does provide for the County's submittal to FEMA a letter of map revision demonstrating that the flood hazard has been eliminated. FEMA's official elimination of the flood hazard zone designation on this tract is expected, but will probably not occur before December, 2001.

Under the SAD, Yale, Carmony, and Comanche have been repaved and channelled with curb and gutter. Access to the site will be taken by new driveway openings constructed with the SAD along Yale; the existing entrances on Alexander and Comanche are to be reconstructed in their current locations.

TEMPORARY EROSION CONTROL PLAN

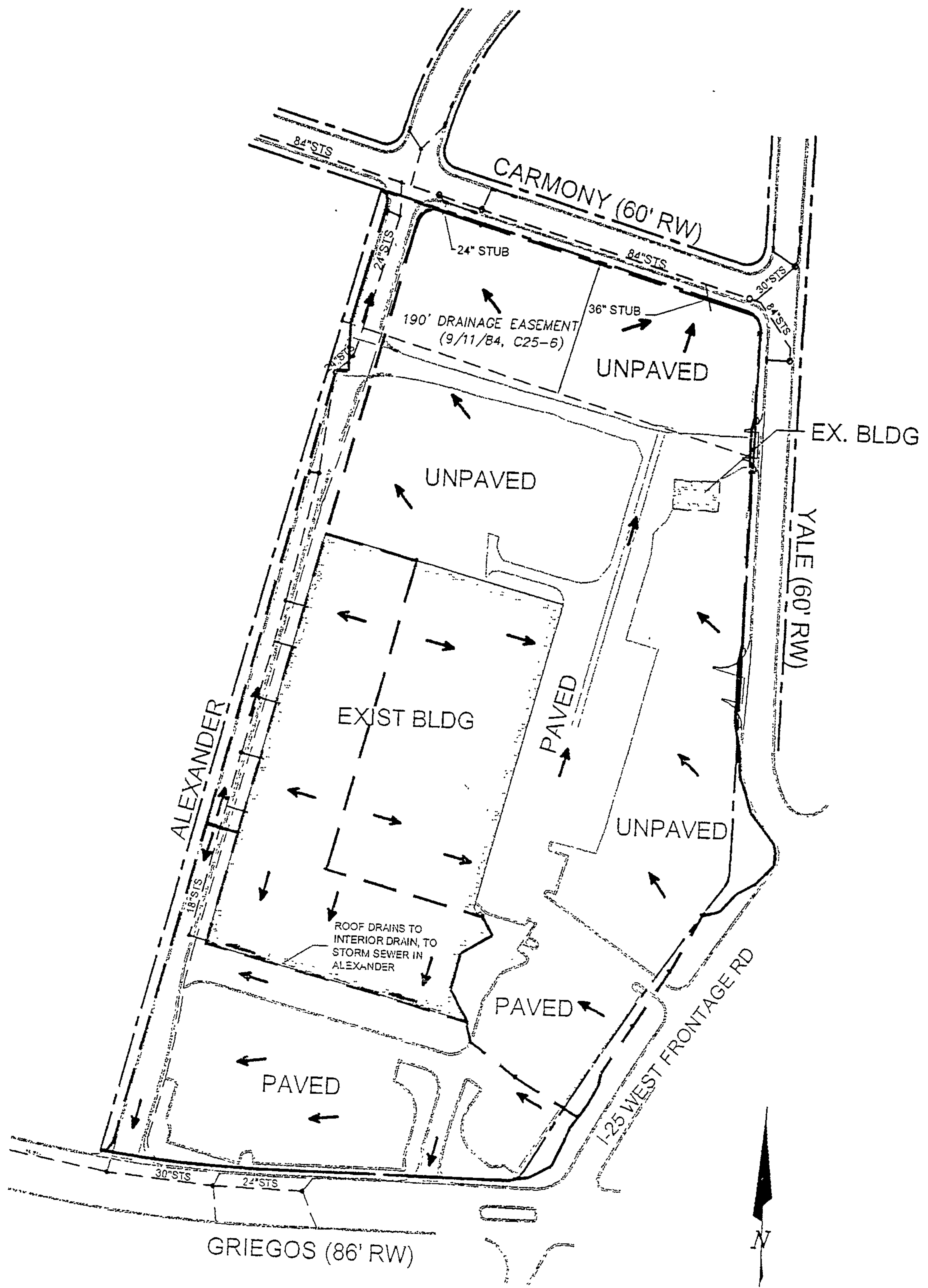
1. The intent of the Temporary Erosion Control Plan is to limit the discharge of sediment into the public street and/or storm drainage system, and to protect adjacent properties from excess runoff during construction.
2. The Contractor shall submit a Temporary Erosion Control Plan and obtain a Topsoil Disturbance Permit from the City Environmental Health Department prior to performing any earthwork-related operations.
3. After initial site clearing, the temporary erosion control facilities should be constructed pursuant to the Plan to direct excess runoff and sediment to the outfall locations.
4. It is the Contractor's responsibility to properly maintain all temporary erosion control facilities during the construction phase of the project.



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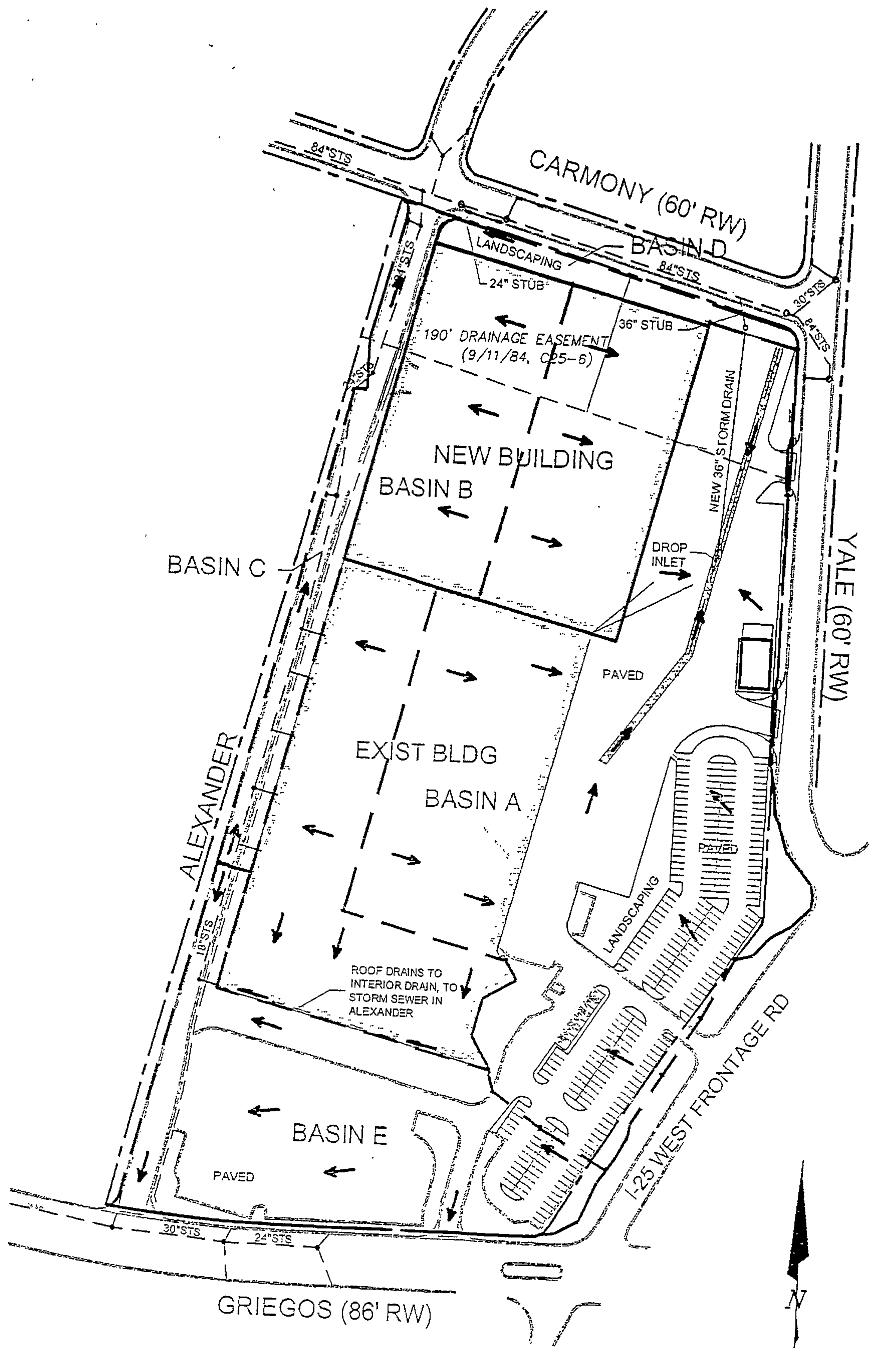
G-15-Z

Map Amended through July 28, 2000



SCALE: 1" = 200'

EXHIBIT B



SCALE: 1" = 200'

EXHIBIT C

PROJECT HYDROLOGY AMERICAN HOME FURNITURE		
ZONE:	2	
P ₆ HOUR	2.35	
P ₁₀ DAY	3.95	

UNDEVELOPED (ALLOWED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	Q (cfs)	VOL (ac ft)	FLOW DIR.
A	10.27	0.00	1.03	1.03	8.22	40.92	1.4854	N TO CARMONY SD
B	4.51	0.00	0.45	0.45	3.61	17.98	0.6524	N TO CARMONY SD
C	1.02	0.00	0.10	0.10	0.82	4.07	0.1474	N TO CARMONY SD
D	0.37	0.00	0.04	0.04	0.30	1.48	0.0531	N TO CARMONY SD
E	3.50	0.00	0.35	0.35	2.80	13.97	0.5068	S TO GRIEGOS SD
SUBTOTAL NORTH BASIN	16.17	0.00	1.62	1.62	12.94	64.45	2.3383	
SUBTOTAL SOUTH BASIN	3.50	0.00	0.35	0.35	2.80	13.97	0.5068	
TOTAL SITE	19.67	0.00	1.97	1.97	15.74	78.42	2.8451	

LAND TREATMENT
DISTRIBUTION PER
SAD B3-1 DRAINAGE
REPORT:
A = 0 C = 10%
B = 10% D = 80%

DEVELOPED (PROPOSED):								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	Q (cfs)	VOL (ac ft)	FLOW DIR.
A	10.27	0.00	0.05	1.37	8.85	42.72	1.5659	N TO CARMONY SD
B	4.51	0.00	0.00	2.82	1.69	15.51	0.5107	N TO CARMONY SD
C	1.02	0.00	0.04	0.32	0.66	3.90	0.1369	N TO CARMONY SD
D	0.37	0.00	0.03	0.28	0.06	1.13	0.0339	N TO CARMONY SD
E	3.50	0.00	0.35	0.53	2.63	13.70	0.4924	S TO GRIEGOS SD
SUBTOTAL NORTH BASIN	16.17	0.00	0.12	4.79	11.26	63.26	2.2474	
SUBTOTAL SOUTH BASIN	3.50	0.00	0.35	0.53	2.63	13.70	0.4924	
TOTAL SITE	19.67	0.00	0.47	5.32	13.89	76.96	2.7398	

ACTUAL LAND
TREATMENT VALUES
AS PROPOSED

EXHIBIT D

AHYMO PROGRAM (AHYMO_97) -
 RUN DATE (MON/DAY/YR) = 07/11/2001
 START TIME (HR:MIN:SEC) = 12:48:17
 9702c01000T35-AH
 INPUT FILE = C:\WINDOWS\DESKTOP\AMER.DAT
 - Version: 1997.02d
 USER NO.= AHYMO-I-

START
 RAINFALL

TIME=0.0 PUNCH CODE=0
 TYPE=1 RAIN QUARTER=0.0 RAIN ONE=1.87
 RAIN SIX=2.20 RAIN DAY=2.66 DT=0.03333

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2
 - PEAK AT 1.40 HR.

DT = .033330 HOURS			END TIME = 5.999400 HOURS			
.0000	.0016	.0033	.0050	.0067	.0085	.0103
.0122	.0141	.0160	.0180	.0201	.0222	.0243
.0266	.0289	.0312	.0337	.0362	.0388	.0415
.0443	.0472	.0502	.0534	.0567	.0601	.0637
.0675	.0715	.0758	.0809	.0865	.0924	.1050
.1334	.1771	.2398	.3254	.4379	.5814	.7600
.9780	1.1804	1.2649	1.3363	1.3997	1.4575	1.5106
1.5600	1.6061	1.6493	1.6900	1.7284	1.7646	1.7989
1.8314	1.8623	1.8915	1.9193	1.9456	1.9518	1.9576
1.9630	1.9682	1.9732	1.9780	1.9825	1.9869	1.9912
1.9953	1.9993	2.0031	2.0068	2.0104	2.0140	2.0174
2.0207	2.0240	2.0272	2.0303	2.0333	2.0363	2.0392
2.0420	2.0448	2.0475	2.0502	2.0528	2.0554	2.0580
2.0605	2.0629	2.0653	2.0677	2.0700	2.0723	2.0746
2.0768	2.0790	2.0812	2.0833	2.0855	2.0875	2.0896
2.0916	2.0936	2.0956	2.0976	2.0995	2.1014	2.1033
2.1051	2.1070	2.1088	2.1106	2.1124	2.1141	2.1159
2.1176	2.1193	2.1210	2.1227	2.1244	2.1260	2.1276
2.1292	2.1308	2.1324	2.1340	2.1355	2.1371	2.1386
2.1401	2.1416	2.1431	2.1446	2.1460	2.1475	2.1489
2.1504	2.1518	2.1532	2.1546	2.1560	2.1573	2.1587
2.1600	2.1614	2.1627	2.1640	2.1654	2.1667	2.1680
2.1692	2.1705	2.1718	2.1731	2.1743	2.1756	2.1768
2.1780	2.1792	2.1804	2.1817	2.1829	2.1840	2.1852
2.1864	2.1876	2.1887	2.1899	2.1910	2.1922	2.1933
2.1944	2.1956	2.1967	2.1978	2.1989	2.2000	

* ALLOWED SITE BASIN A 101.0 10.27 ACRES
 COMPUTE NM HYD
 ID=1 HYD NO=101.0 DA=0.016048 SQ MI
 PER A=0 PER B=10 PER C=10 PER D=80
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 50.675 CFS UNIT VOLUME = .9992 B =
 526.28 P60 = 1.8700
 AREA = .012838 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .118456HR TP = .133330HR K/TP RATIO = .888442
 SHAPE CONSTANT, N = 3.992480
 UNIT PEAK = 8.5378 CFS UNIT VOLUME = .9989 B =
 354.67 P60 = 1.8700
 AREA = .003210 SQ MI IA = .42500 INCHES INF = 1.04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

PRINT HYD

ID=1 CODE=20

PARTIAL HYDROGRAPH 101.00

TIME	TIME	FLOW	TIME	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	HRS	CFS	HRS	CFS
	.000	.0		2.000	9.4	4.000	.2
5.999	.3			2.666	.8	4.666	.2
6.666	.0			3.333	.3	5.333	.2
	1.333	11.3					

RUNOFF VOLUME = 1.73552 INCHES = 1.4854 ACRE-Feet
 PEAK DISCHARGE RATE = 40.92 CFS AT 1.500 HOURS BASIN AREA =
 .0160 SQ. MI.

* ALLOWED SITE BASIN B 102.0 4.51 ACRES
COMPUTE NM HYD

ID=2 HYD NO=102.0 DA=0.007048 SQ MI
 PER A=0 PER B=10 PER C=10 PER D=80
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 22.256 CFS UNIT VOLUME = .9988 B =
 526.28 P60 = 1.8700
 AREA = .005638 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .118456HR TP = .133330HR K/TP RATIO = .888442
 SHAPE CONSTANT, N = 3.992480
 UNIT PEAK = 3.7496 CFS UNIT VOLUME = .9969 B =
 354.67 P60 = 1.8700
 AREA = .001410 SQ MI IA = .42500 INCHES INF = 1.04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

PRINT HYD

ID=2 CODE=20

PARTIAL HYDROGRAPH 102.00

TIME	TIME FLOW	FLOW	TIME	TIME FLOW	FLOW	TIME	FLOW
HRS	HRS CFS	CFS	HRS	HRS CFS	CFS	HRS	CFS
5.999	.000	.0	2.000	4.1		4.000	.1
	.1						
6.666	.667	.0	2.666	.4		4.666	.1
	.0						
	1.333	4.9	3.333	.1		5.333	.1

RUNOFF VOLUME = 1.73552 INCHES = .6524 ACRE-FEET
 PEAK DISCHARGE RATE = 17.98 CFS AT 1.500 HOURS BASIN AREA =
 .0070 SQ. MI.

* ALLOWED SITE BASIN C 103.0 1.02 ACRES

COMPUTE NM HYD

ID=3 HYD NO=103.0 DA=0.001592 SQ MI

PER A=0 PER B=10 PER C=10 PER D=80

TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 5.0271 CFS UNIT VOLUME = .9969 B =
 526.28 P60 = 1.8700
 AREA = .001274 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .118456HR TP = .133330HR K/TP RATIO = .888442
 SHAPE CONSTANT, N = 3.992480
 UNIT PEAK = .84697 CFS UNIT VOLUME = .9847 B =
 354.67 P60 = 1.8700
 AREA = .000318 SQ MI IA = .42500 INCHES INF = 1.04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

PRINT HYD

ID=3 CODE=20

PARTIAL HYDROGRAPH 103.00

TIME	TIME FLOW	FLOW	TIME	TIME FLOW	FLOW	TIME	FLOW
HRS	HRS CFS	CFS	HRS	HRS CFS	CFS	HRS	CFS
4.000	.000	.0	1.333	1.1		2.666	.1
	.0						
4.666	.667	.0	2.000	.9		3.333	.0
	.0						
		5.999	.0				

RUNOFF VOLUME = 1.73552 INCHES = .1474 ACRE-FEET
 PEAK DISCHARGE RATE = 4.07 CFS AT 1.500 HOURS BASIN AREA =
 .0016 SQ. MI.

* ALLOWED SITE BASIN D 104.0 0.37 ACRES
 COMPUTE NM HYD ID=4 HYD NO=104.0 DA=0.000574 SQ MI
 PER A=0 PER B=10 PER C=10 PER D=80
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 1.8125 CFS UNIT VOLUME = .9932 B =
 526.28 P60 = 1.8700
 AREA = .000459 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .118456HR TP = .133330HR K/TP RATIO = .888442
 SHAPE CONSTANT, N = 3.992480
 UNIT PEAK = .30538 CFS UNIT VOLUME = .9561 B =
 354.67 P60 = 1.8700
 AREA = .000115 SQ MI IA = .42500 INCHES INF = 1.04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

PRINT HYD

ID=4 CODE=20

PARTIAL HYDROGRAPH 104.00

TIME	TIME	FLOW	TIME	TIME	FLOW	TIME	FLOW
	FLOW			FLOW			
HRS	HRS	CFS	HRS	HRS	CFS	HRS	CFS
	.000	.0		1.333	.4	2.666	.0
4.000	.0	5.333		.0			
	.667	.0		2.000	.3	3.333	.0
4.666	.0	5.999		.0			

RUNOFF VOLUME = 1.73552 INCHES = .0531 ACRE-FEET
 PEAK DISCHARGE RATE = 1.48 CFS AT 1.500 HOURS BASIN AREA =
 .0006 SQ. MI.

* ALLOWED SITE BASIN E 105.0 3.50 ACRES
 COMPUTE NM HYD ID=5 HYD NO=105.0 DA=0.005475 SQ MI
 PER A=0 PER B=10 PER C=10 PER D=80
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 17.289 CFS UNIT VOLUME = .9988 B =
 526.28 P60 = 1.8700
 AREA = .004380 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
= .033330

K = .118456HR TP = .133330HR K/TP RATIO = .888442
SHAPE CONSTANT, N = 3.992480
UNIT PEAK = 2.9128 CFS UNIT VOLUME = .9958 B =
354.67 P60 = 1.8700
AREA = .001095 SQ MI IA = .42500 INCHES INF = 1.04000
INCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
= .033330

PRINT HYD

ID=5 CODE=20

PARTIAL HYDROGRAPH 105.00

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW
	FLOW		FLOW			
	HRS	CFS	HRS	CFS	HRS	CFS
HRS	CFS	HRS	CFS	HRS	CFS	
	.000	.0	2.000	3.2	4.000	.1
5.999	.1					
	.667	.0	2.666	.3	4.666	.1
6.666	.0					
	1.333	3.8	3.333	.1	5.333	.1

RUNOFF VOLUME = 1.73552 INCHES = .5068 ACRE-FEET
PEAK DISCHARGE RATE = 13.97 CFS AT 1.500 HOURS BASIN AREA =
.0055 SQ. MI.

* PROPOSED SITE BASIN A 101.1 10.27 ACRES

COMPUTE NM HYD

ID=6 HYD NO=101.1 DA=0.016048 SQ MI

PER A=0 PER B=0.5 PER C=13.3 PER D=86.2

TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 54.603 CFS UNIT VOLUME = .9992 B =
526.28 P60 = 1.8700
AREA = .013833 SQ MI IA = .10000 INCHES INF = .04000
INCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
= .033330

K = .106801HR TP = .133330HR K/TP RATIO = .801029
SHAPE CONSTANT, N = 4.471777
UNIT PEAK = 6.4028 CFS UNIT VOLUME = .9983 B =
385.48 P60 = 1.8700
AREA = .002215 SQ MI IA = .35543 INCHES INF = .84522
INCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
= .033330

PRINT HYD

ID=6 CODE=20

PARTIAL HYDROGRAPH 101.10

TIME	TIME	FLOW	TIME	TIME	FLOW	TIME	FLOW
	FLOW			FLOW			
HRS	HRS	CFS	HRS	HRS	CFS	HRS	CFS
	.000	.0		2.000	10.1	4.000	.2
5.999	.3			2.666	.9	4.666	.2
6.666	.0			3.333	.3	5.333	.2
	1.333	12.2					

RUNOFF VOLUME = 1.82951 INCHES = 1.5659 ACRE-Feet
 PEAK DISCHARGE RATE = 42.72 CFS AT 1.500 HOURS BASIN AREA =
 .0160 SQ. MI.

* PROPOSED SITE BASIN B 102.1 4.51 ACRES

COMPUTE NM HYD

ID=7 HYD NO=102.1 DA=0.007048 SQ MI
 PER A=0 PER B=0 PER C=62.5 PER D=37.5
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 10.432 CFS UNIT VOLUME = .9982 B =
 526.28 P60 = 1.8700
 AREA = .002643 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .105891HR TP = .133330HR K/TP RATIO = .794199
 SHAPE CONSTANT, N = 4.514851
 UNIT PEAK = 12.824 CFS UNIT VOLUME = .9995 B =
 388.14 P60 = 1.8700
 AREA = .004405 SQ MI IA = .35000 INCHES INF = .83000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

PRINT HYD

ID=7 CODE=20

PARTIAL HYDROGRAPH 102.10

TIME	TIME	FLOW	TIME	TIME	FLOW	TIME	FLOW
	FLOW			FLOW			
HRS	HRS	CFS	HRS	HRS	CFS	HRS	CFS
	.000	.0		2.000	2.9	4.000	.0
5.999	.1			2.666	.2	4.666	.0
6.666	.0			3.333	.1	5.333	.0
	1.333	2.9					

RUNOFF VOLUME = 1.35856 INCHES = .5107 ACRE-FEET
 PEAK DISCHARGE RATE = 15.51 CFS AT 1.500 HOURS BASIN AREA =
 .0070 SQ. MI.

* PROPOSED SITE BASIN C 103.1 1.02 ACRES
 COMPUTE NM HYD

ID=8 HYD NO=103.1 DA=0.001592 SQ MI
 PER A=0 PER B=3.5 PER C=31.5 PER D=65
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 4.0845 CFS UNIT VOLUME = .9965 B =
 526.28 P60 = 1.8700
 AREA = .001035 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .108404HR TP = .133330HR K/TP RATIO = .813048
 SHAPE CONSTANT, N = 4.397846
 UNIT PEAK = 1.5917 CFS UNIT VOLUME = .9927 B =
 380.88 P60 = 1.8700
 AREA = .000557 SQ MI IA = .36500 INCHES INF = .87200
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

PRINT HYD

ID=8 CODE=20

PARTIAL HYDROGRAPH 103.10

TIME	TIME	FLOW	TIME	TIME	FLOW	TIME	FLOW
	FLOW			FLOW			
HRS	HRS	CFS	HRS	HRS	CFS	HRS	CFS
	.000	.0		1.333	1.0	2.666	.1
4.000	.0	5.333		.0			
	.667	.0	2.000	.8	3.333	.0	
4.666	.0	5.999		.0			

RUNOFF VOLUME = 1.61197 INCHES = .1369 ACRE-FEET
 PEAK DISCHARGE RATE = 3.90 CFS AT 1.500 HOURS BASIN AREA =
 .0016 SQ. MI.

* PROPOSED SITE BASIN D 104.1 0.37 ACRES
 COMPUTE NM HYD

ID=9 HYD NO=104.1 DA=0.000574 SQ MI
 PER A=0 PER B=8.5 PER C=76.5 PER D=15
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420

UNIT PEAK = .33985 CFS UNIT VOLUME = .9664 B =
 526.28 P60 = 1.8700
 AREA = .000086 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .108404HR TP = .133330HR K/TP RATIO = .813048
 SHAPE CONSTANT, N = 4.397846
 UNIT PEAK = 1.3938 CFS UNIT VOLUME = .9909 B =
 380.88 P60 = 1.8700
 AREA = .000488 SQ MI IA = .36500 INCHES INF = .87200
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

PRINT HYD

ID=9 CODE=20

PARTIAL HYDROGRAPH 104.10

TIME	TIME	FLOW	TIME	TIME	FLOW	TIME	FLOW
HRS	FLOW	CFS	HRS	FLOW	CFS	HRS	CFS
4.000	.000	.0	1.333	.1	.0	2.666	.0
4.666	.667	.0	2.000	.2	.0	3.333	.0
	.0	5.999		.0			

RUNOFF VOLUME = 1.10696 INCHES = .0339 ACRE=FEET
 PEAK DISCHARGE RATE = 1.13 CFS AT 1.500 HOURS BASIN AREA =
 .0006 SQ. MI.

* PROPOSED SITE BASIN E 105.1 3.50 ACRES
 COMPUTE NM HYD

ID=10 HYD NO=105.0 DA=0.005475 SQ MI
 PER A=0 PER B=10 PER C=15 PER D=75
 TP=0.13333 HR MASS RAIN=-1

K = .072665HR TP = .133330HR K/TP RATIO = .545000
 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 16.208 CFS UNIT VOLUME = .9987 B =
 526.28 P60 = 1.8700
 AREA = .004106 SQ MI IA = .10000 INCHES INF = .04000
 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
 = .033330

K = .115943HR TP = .133330HR K/TP RATIO = .869594
 SHAPE CONSTANT, N = 4.085532
 UNIT PEAK = 3.7043 CFS UNIT VOLUME = .9969 B =
 360.83 P60 = 1.8700
 AREA = .001369 SQ MI IA = .41000 INCHES INF = .99800
 INCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
= .033330

PRINT HYD

ID=10 CODE=20

PARTIAL HYDROGRAPH 105.00

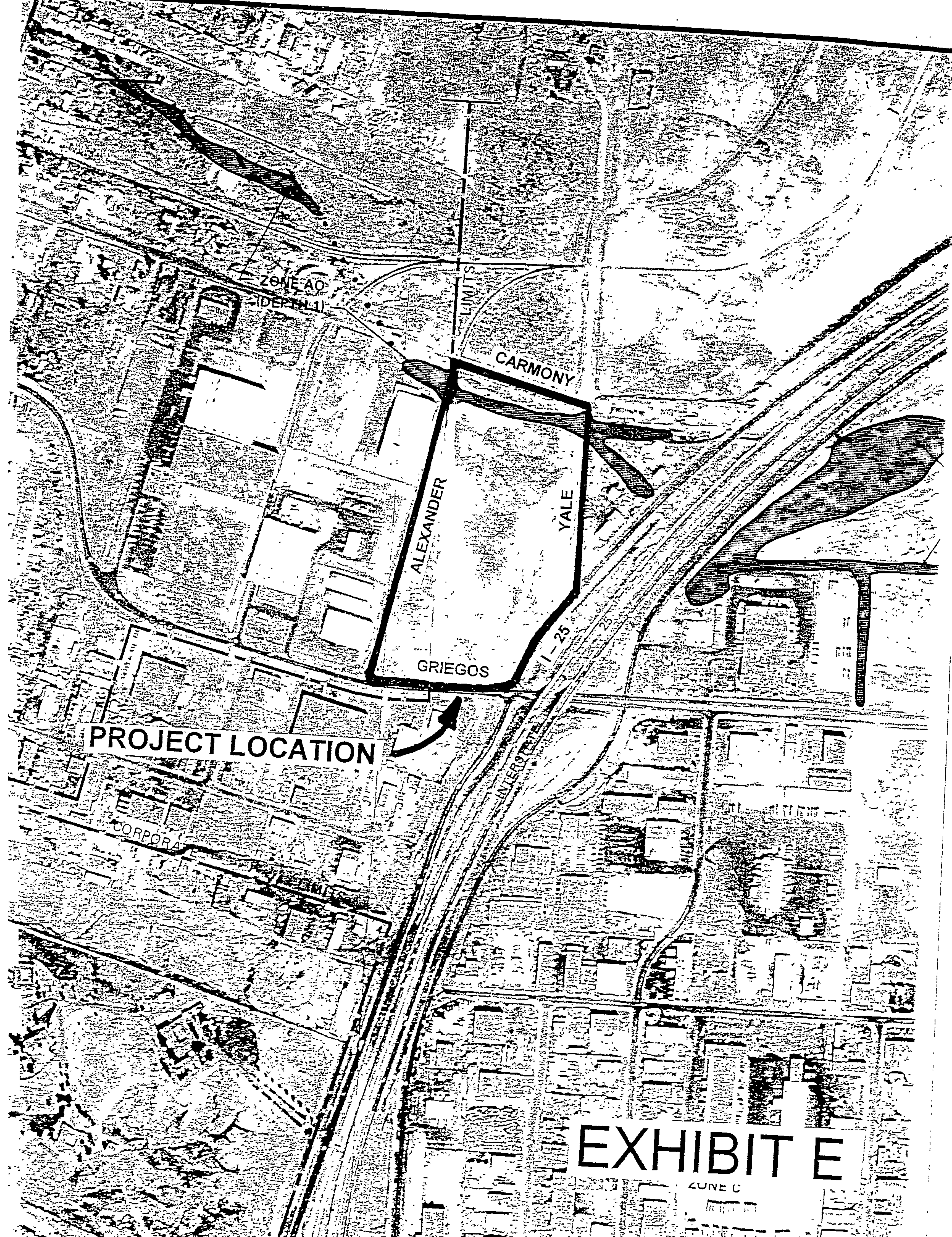
TIME	TIME FLOW HRS CFS	FLOW CFS	TIME HRS	TIME FLOW HRS CFS	FLOW CFS	TIME HRS	FLOW CFS
	.000	.0		2.000	3.1	4.000	.1
5.999	.1			2.666	.3	4.666	.1
6.666	.667	.0		3.333	.1	5.333	.1
	.0						
	1.333	3.6					

RUNOFF VOLUME = 1.68622 INCHES = .4924 ACRE-FEET
PEAK DISCHARGE RATE = 13.70 CFS AT 1.500 HOURS BASIN AREA =
.0055 SQ. MI.

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 12:48:18



ZONE AO
(DEPTH 1)

LIMITS

CARMONY

ALEXANDER

YALE

GRIEGOS

1 - 25

PROJECT LOCATION

CORPORA

EXHIBIT E

ZONE C

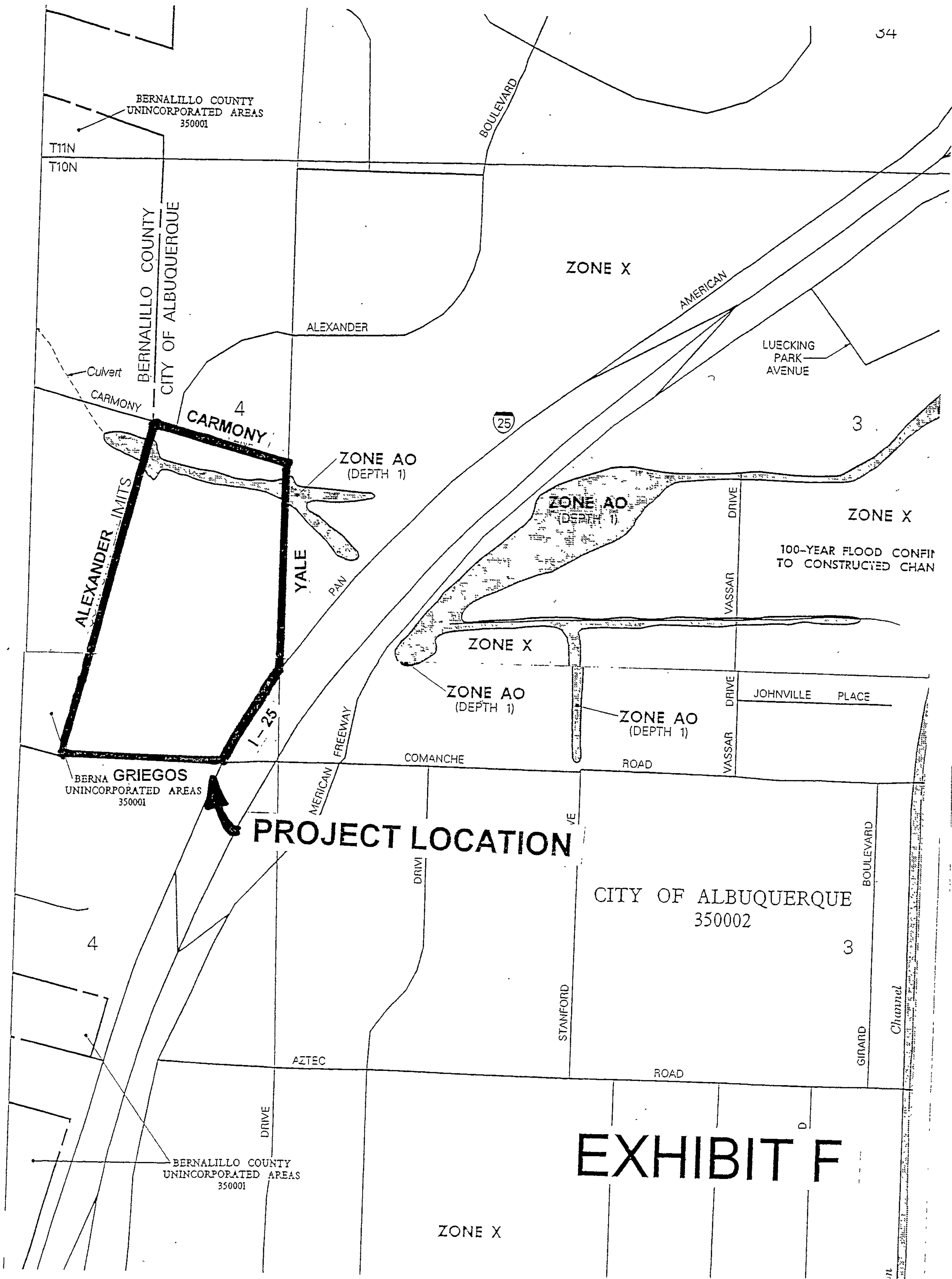


EXHIBIT F

ZONE X



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 7, 2002

Steve Morrow, P.E.
Brasher & Lorenz
2201 San Pedro NE Bldg 1 Suite 220
Albuquerque, New Mexico 87110

RE: AMERICAN HOME FURNISHINGS ADDN' (G-15/D19A)
(801 Comanche NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 7/10/2001
ENGINEERS CERTIFICATION DATED 7/24/2002

Dear Mr. Morrow:

Based upon the information provided in your Engineers Certification submittal dated 8/6/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department

C: Vickie Chavez, COA
✓ drainage file
approval file

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

G-15/D19A

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE MAP/DRG. FILE #: G-15
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT 3, LANDS OF J.R. NANCE
CITY ADDRESS: 801 COMANCHE ROAD NE

ENGINEERING FIRM: BRASHER AND LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE BLDG 1 STE 1200
CITY, STATE: ALBUQUERQUE, NM

CONTACT: STEVE MORROW
PHONE: 888-6088
ZIP CODE: 87110

OWNER: THE TANGER COMPANY
ADDRESS: P.O. BOX 3685
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK SMITH
PHONE: 883-2211
ZIP CODE: 87109

ARCHITECT: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

SURVEYOR: ALDRICH LAND SURVEYING
ADDRESS: 4109 MONTGOMERY NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TIM ALDRICH
PHONE: 884-1990
ZIP CODE: 87109

CONTRACTOR: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

CHECK TYPE OF SUBMITTAL

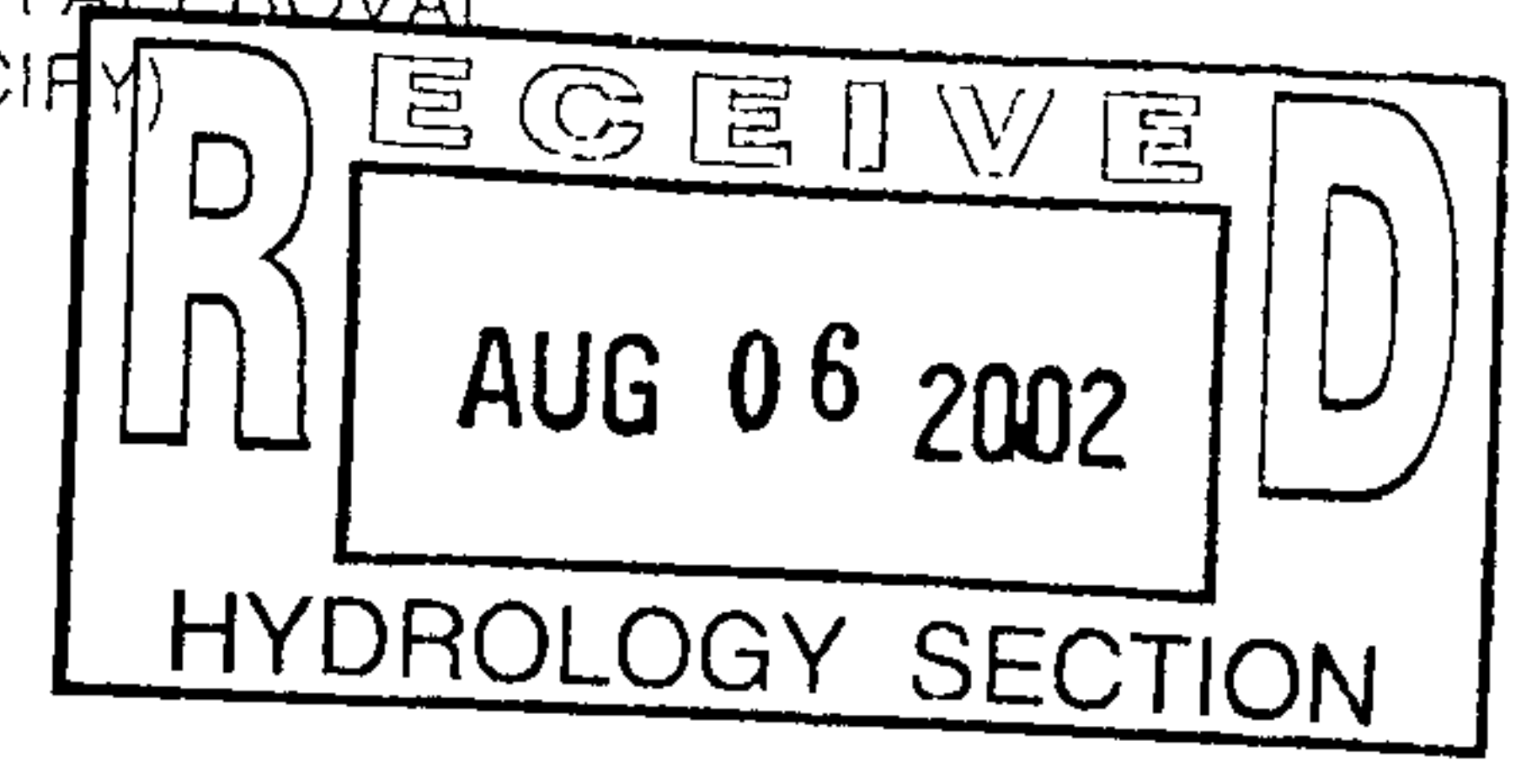
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
- ☐ OTHER

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
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ 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 8-6-02 BY STEVE MORROW

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 more



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

June 3, 2002

Steven Morrow, P.E.
Brasher/Lorenz, Inc.
2201 San Pedro, #1 N.E., Suite 1200
Albuquerque, NM 87110

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
American Home Furnishings - Warehouse Addition, [G15 / D019A]
801 Comanche Rd. N.E.
Engineer's Stamp Dated 01/29/02

Dear Mr. Morrow:

Based on the information provided on your submittal dated June 3, 2002, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues stated in the Statement of Certification on the TCL submitted, to be completed. When these issues have been fully completed in the time allowed, are in substantial compliance, and a Certification Package for Transportation has been resubmitted to the City's Hydrology office (at the front counter of Planning) for evaluation and approval, a Permanent C.O. will be issued.

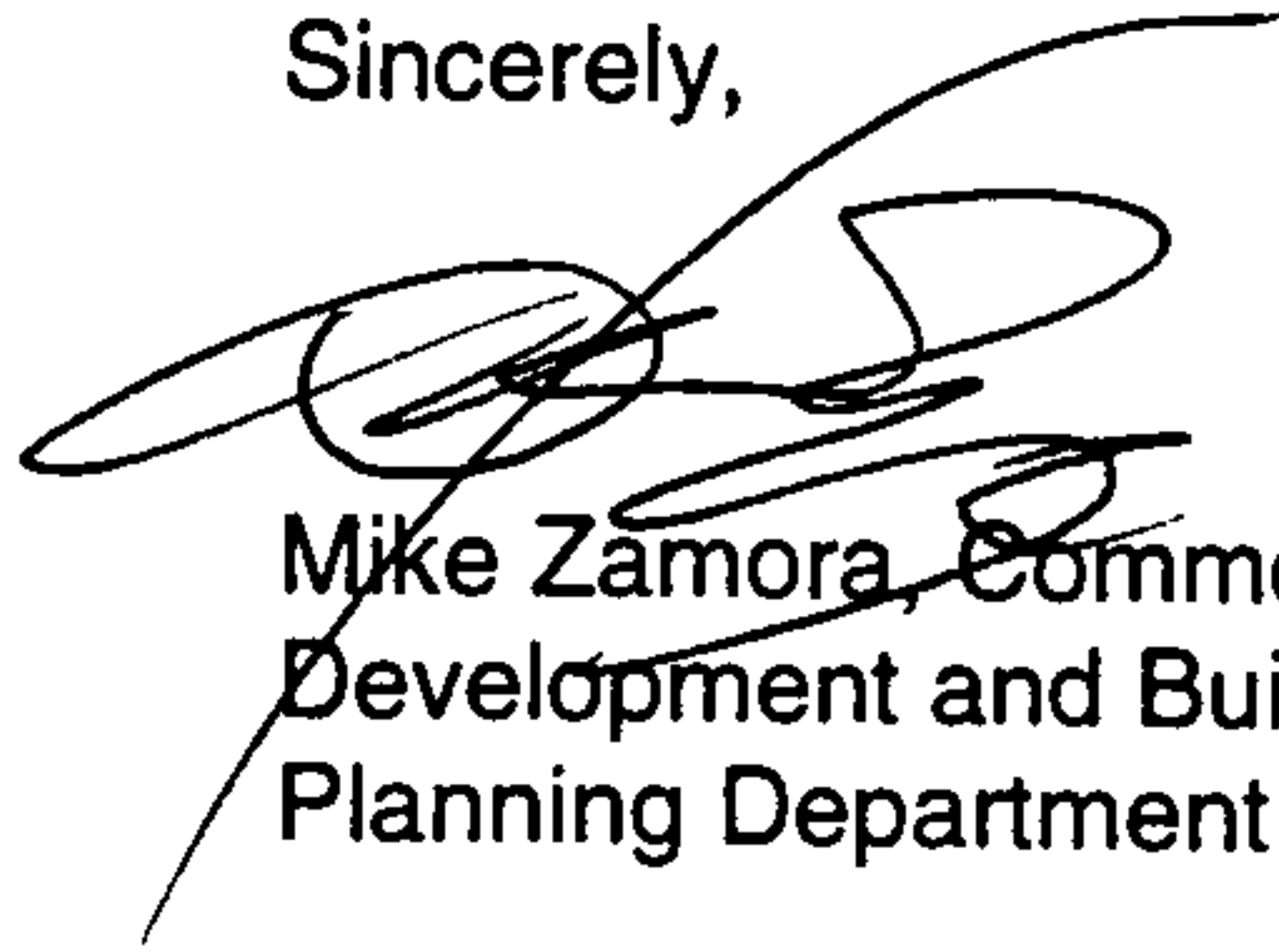
The "Cert" Package includes a Letter of Certification and the acceptable stamped, signed TCL. TCL and/or the letter needs to be stamped by the designer, signed and dated for that Certification. In addition to the need for the Certification package, issues to be resolved within this time period are: 1) Removal of all construction fencing and all equipment and refuse/compactors, in the traffic/pedestrian circulation areas. 2) Barricading on Site clearly separating construction-related vehicles and equipment from vehicles and pedestrians using this site. 3) Removal of all landscape material (gravel, bark, etc.) from parking stalls for Final C.O. From the time of this Temp C.O., up to Certification for Final C.O., make sure material is contained in single stall or stalls needed to hold landscape material, keeping surrounding area clean of this material, to relieve liability.

COMANCHE / NEW 4 STMOBL

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that Final C.O. has been issued to the superintendent, call Building Safety at 924-3306 2 to 3 days after submittal.

If you have any questions, please call me at 924-3620.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mike Zamora', written over the typed name and title.

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE MAP/DRG. FILE #: E15/D19A
DRB #: N/A EPC#: N/A WORK ORDER#: 673281

LEGAL DESCRIPTION: TRACT 3, LANDS OF J.R. NANCE
CITY ADDRESS: 801 COMANCHE ROAD NE

ENGINEERING FIRM: BRASHER & LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE #1, STE 1200
CITY, STATE: ALBUQUERQUE, NM 87109

CONTACT: STEVE MORROW
PHONE: 888-6088
ZIP CODE: 87110

OWNER: THE Tanager COMPANY
ADDRESS: P.O. Box 3685
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK SMITH
PHONE: 883-2211
ZIP CODE: 87109

ARCHITECT: J.R. TUTTLE CO
ADDRESS: P.O. Box 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

SURVEYOR: PRECISION ALDRICH LAND SURVEYING
ADDRESS: 4109 MONTGOMERY NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TIM ALDRICH
PHONE: 884-1990
ZIP CODE: 87109

CONTRACTOR: J.R. TUTTLE CO.
ADDRESS: P.O. Box 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

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

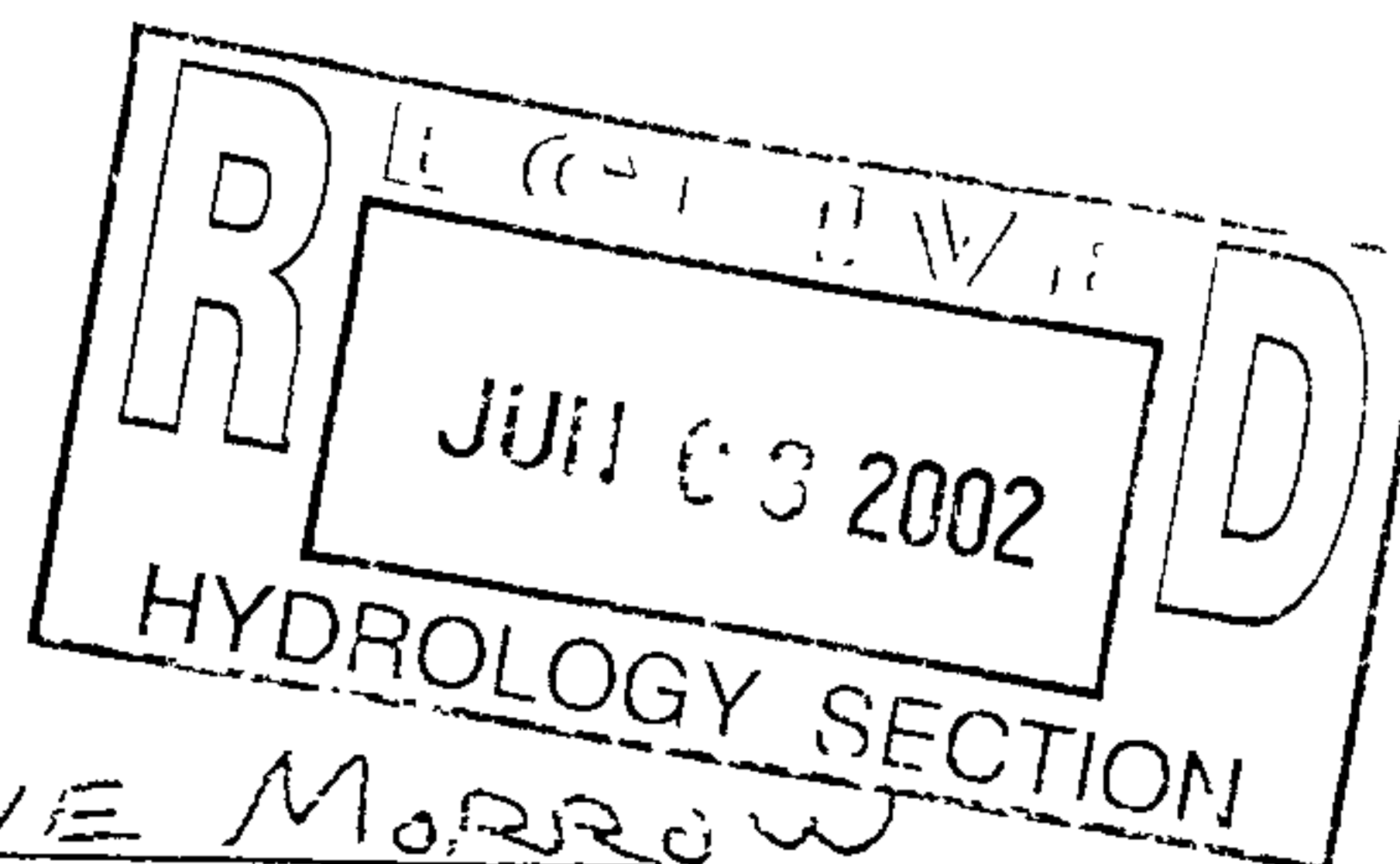
CHECK TYPE OF APPROVAL SOUGHT

- ☐ 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
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ 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 6-3-02 BY STEVE MORROW



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

6/3/02 - C'dm 306 + Vicki/a Bob W.); 6/5/02 - Sent letter Dated 6/3/02 ✓



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 3, 2002

Steve Morrow, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE Bldg. 1 Suite 210
Albuquerque, New Mexico 87110

RE: AMERICAN HOME FURNISHINGS ADDN' (G-15/D19A)
(801 Comanche NE)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary Extension*
ENGINEERS CERTIFICATION DATED 6/3/2002

Dear Mr. Morrow:

Based on the information provided in your letter dated July 3, 2002, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy Extension.

An extension of the Temporary Certificate of Occupancy has been issued for another 30 days, allowing the remaining drainage issues to be completed within this time scope.

Upon completion of the remaining drainage issues, final certification will be required for a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development and Building Services Division

c: Vickie Chavez, COA
/ Drainage file
Approval file

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 SAN PEDRO NE BUILDING 1 SUITE 210 ALBUQUERQUE, NM 87110 PHONE (505) 888-6088 FAX (505) 888-6188

July 3, 2002

City of Albuquerque
Public Works Department
600 2nd St. NW
Albuquerque, NM 87102

Attn: Carlos Montoya, City Floodplain Administrator
Re: American Home Furnishings

The owner of the subject project is requesting a second 30-day extension of the Temporary Certificate of Occupancy. The first extension expires today. You approved my Engineer's Certification (Hydrology) for Temporary Certificate of Occupancy on 6-3-02.

That certification states that the as-built condition of the site is in substantial compliance with the approved Grading and Drainage Plan dated 7/10/01 with the following exceptions: 1) Landscaping was not complete. 2) A portion of the 10-foot wide concrete drainage swale was not complete.

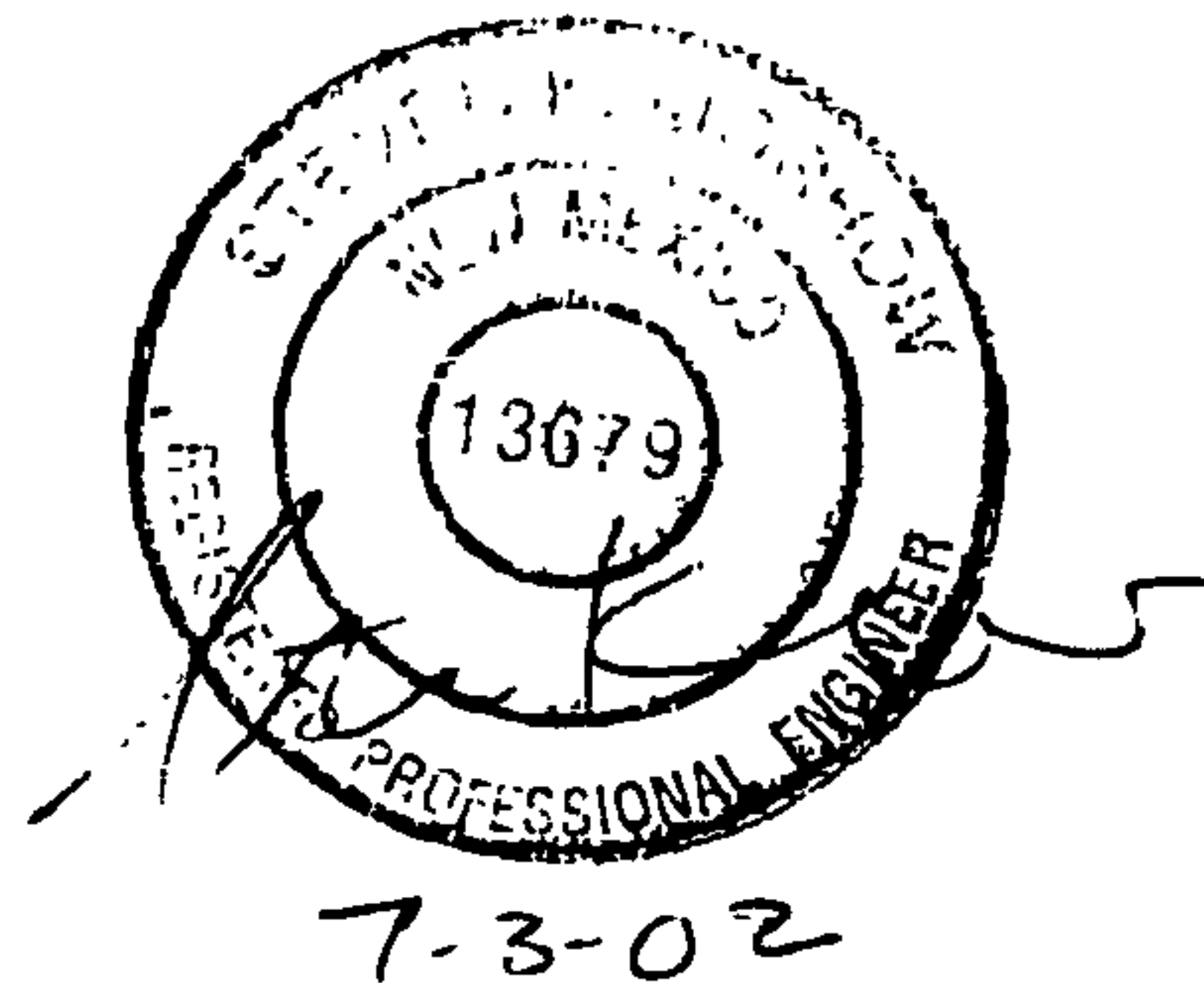
As of today, the drainage swale has been completed but the landscaping is still not in place.

Please let me know if you have any problems with the granting of a second 30-day extension. Otherwise, please tell Vicky that the hydrology is okay for the issuance of another 30-day temporary C.O.

Sincerely,



Steven K. Morrow, PE
Staff Engineer





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 3, 2002

Steve Morrow, P.E.
Brasher & Lorenz, Inc.
2201 San Pedro NE #1, Ste. 1200
Albuquerque, New Mexico 87110

RE: AMERICAN HOME FURNISHINGS (G-15/D019A)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS STAMP DATED 7/10/2001
ENGINEERS CERTIFICATION DATED 6/3/2002

Dear Mr. Morrow:

Based on the information provided in your June 3, 2002 submittal, the above referenced project is approved for a 30-day TEMPORARY Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing time for completion of the following drainage issues.

1. Landscape is not complete.
2. The southernmost 85 feet of the 10-foot wide drainage swale is still compacted dirt instead of concrete.

Upon completion of the remaining drainage issues, final certification will be required for a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

c: Vickie Chavez
Drainage file

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE MAP/DRG. FILE #: G15
DRB #: N/A EPC#: N/A WORK ORDER#: 673281

LEGAL DESCRIPTION: TRACT 3, LANDS OF J.R. NANCE
CITY ADDRESS: 801. COMANCHE ROAD NE

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: STEVE MORROW
ADDRESS: 2201 SAN PEDRO NE #1, STE 1200 PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NM 87110 ZIP CODE: 87110

OWNER: THE TANNER COMPANY CONTACT: MARK SMITH
ADDRESS: P.O. BOX 3685 PHONE: 883-2211
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

ARCHITECT: J.R. TUTTLE CO. CONTACT: KORY DINGLE
ADDRESS: P.O. BOX 41300 PHONE: (520) 624-9099
CITY, STATE: TUCSON, AZ ZIP CODE: 85717

SURVEYOR: PRECISION ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH
ADDRESS: 4109 MONTGOMERY NE PHONE: 884-1990
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: J.R. TUTTLE CO. CONTACT: KORY DINGLE
ADDRESS: P.O. BOX 41300 PHONE: (520) 624-9099
CITY, STATE: TUCSON, AZ ZIP CODE: 85717

CHECK TYPE OF SUBMITTAL

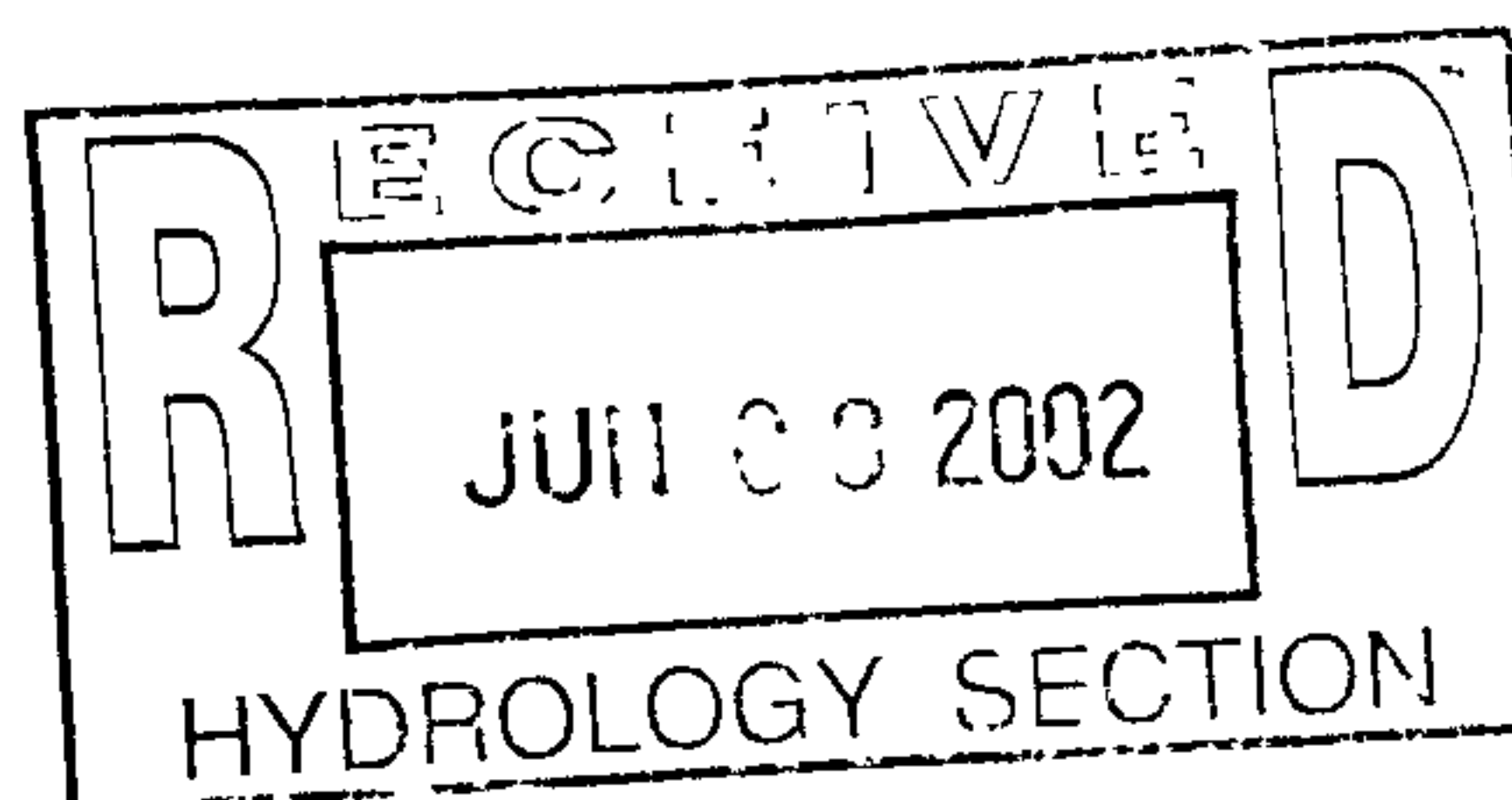
- ☐ DRAINAGE REPORT
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☐ TRAFFIC CIRCULATION LAYOUT (TCL)
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☐ ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED 6-3-02 BY STEVE MORROW

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:

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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

August 8, 2002

Steve Morrow, Registered Professional Engineer,
Brasher/Lorenz, Inc.
2201 San Pedro N.E.
Bldg. 1, Suite 1200
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
American Home Furnishings, [G-157-D019A]
801 Comanche Rd. N.E.
Engineer's Stamp Dated 08/06/02

Dear Mr. Morrow:

The TCL / Letter of Certification submitted on August 6, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Hydrology file
Mike Zamora

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

G-15/D19A

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE MAP/DRG. FILE #: G-15
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT 3, LANDS OF J.R. NANCE
CITY ADDRESS: 801 COMANCHE ROAD NE

ENGINEERING FIRM: BRASHER AND LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE BLDG 1 STE 1200
CITY, STATE: ALBUQUERQUE, NM

CONTACT: STEVE MORROW
PHONE: 888-6088
ZIP CODE: 87110

OWNER: THE TANGER COMPANY
ADDRESS: P.O. BOX 3685
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK SMITH
PHONE: 883-2211
ZIP CODE: 87109

ARCHITECT: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

SURVEYOR: ALDRICH LAND SURVEYING
ADDRESS: 4109 MONTGOMERY NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TIM ALDRICH
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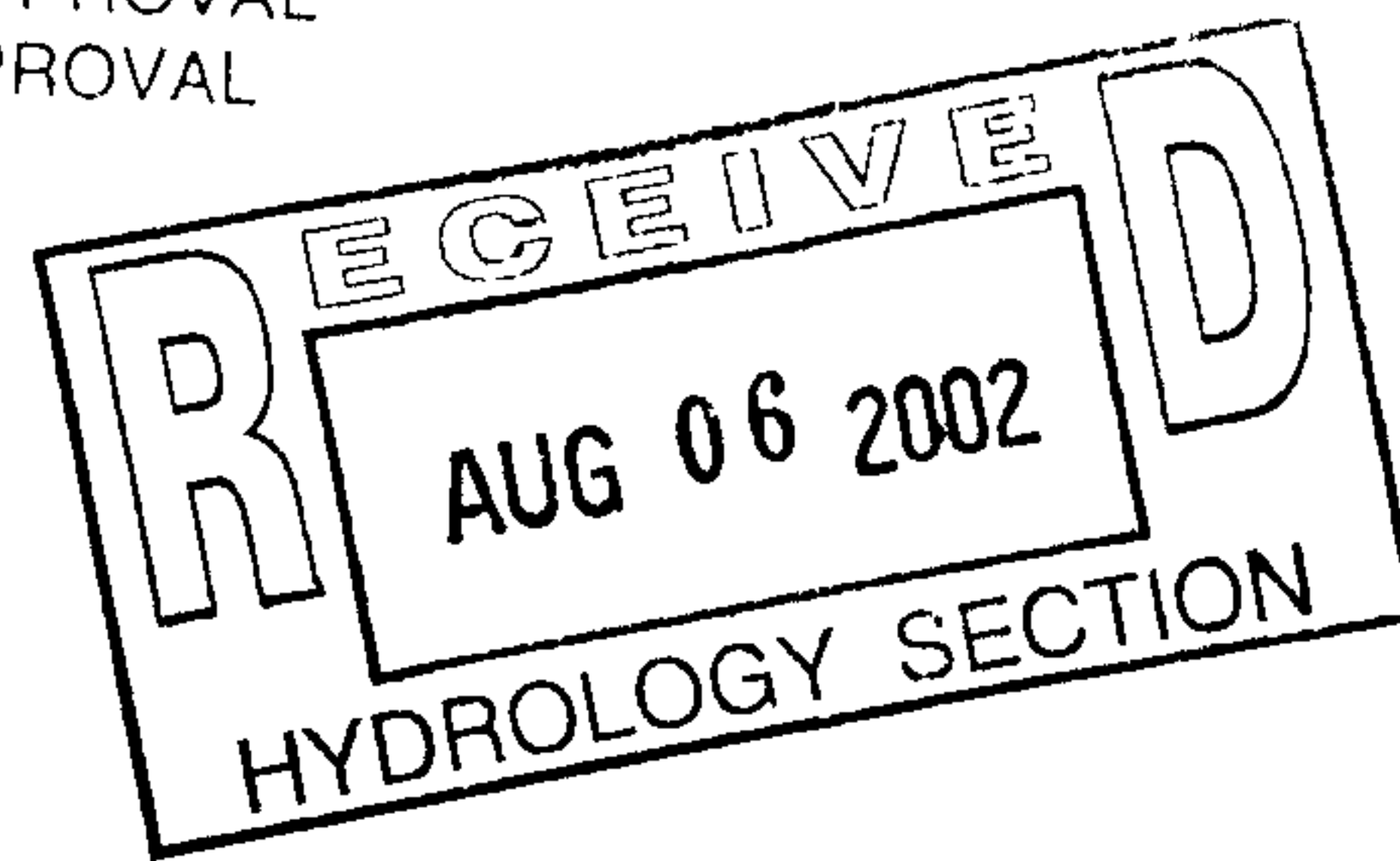
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- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED 8-6-02 BY STEVE MORROW

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:

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8/9/02 Clid GT to videi ; 8/2/02 - Sent letter (dated 8/8) ; Leggd



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

February 6, 2002

Kory Dingle for Steven K. Morrow, Registered Architect
J.R. Tuttle Co.
P.O. Box 41300
Tuscon, Ariz. 85717

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
American Home Furnishings Warehouse Addition, [G15 / D019A]
801 Comanche Rd. N.E.
Architect's Stamp Dated 01/29/02

Dear Mr. Dingle:

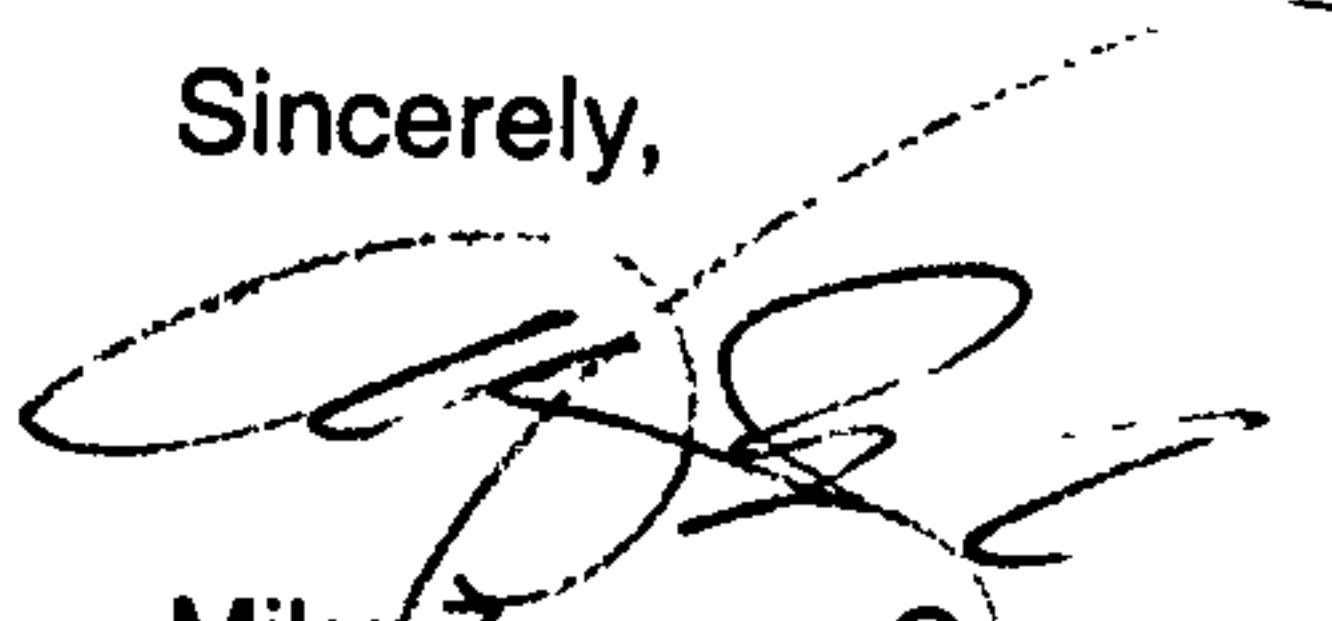
The TCL submittal, dated Jan. 29, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies of TCL were made: two for submittal with building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

When the superintendent of this project calls for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating how vehicles and pedestrians using this site will be separated from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of "Certification", stating that the site was built in substantial compliance with the approved plan, needs to be included with your copy of the TCL. A second option would be to place a typed or stamped Statement of Certification on the approved TCL copy, with the designer's seal, signed and dated for that certification. All documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Zamora', with a large, stylized flourish extending from the end of the signature.

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

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

G-15/D19A

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE MAP/DRG. FILE #: G-15
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT 3, LANDS OF J.R. NANCE
CITY ADDRESS: 801 COMANCHE ROAD NE

ENGINEERING FIRM: BRASHER AND LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE, BLDG 1, STE 220
CITY, STATE: ALBUQUERQUE, NM

CONTACT: STEVE MORROW
PHONE: 888-6088
ZIP CODE: 87110

OWNER: THE TANNER COMPANY
ADDRESS: P.O. BOX 3685
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK SMITH
PHONE: 883-2211
ZIP CODE: 87109

ARCHITECT: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

SURVEYOR: PRECISION SURVEYS
ADDRESS: 8414 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
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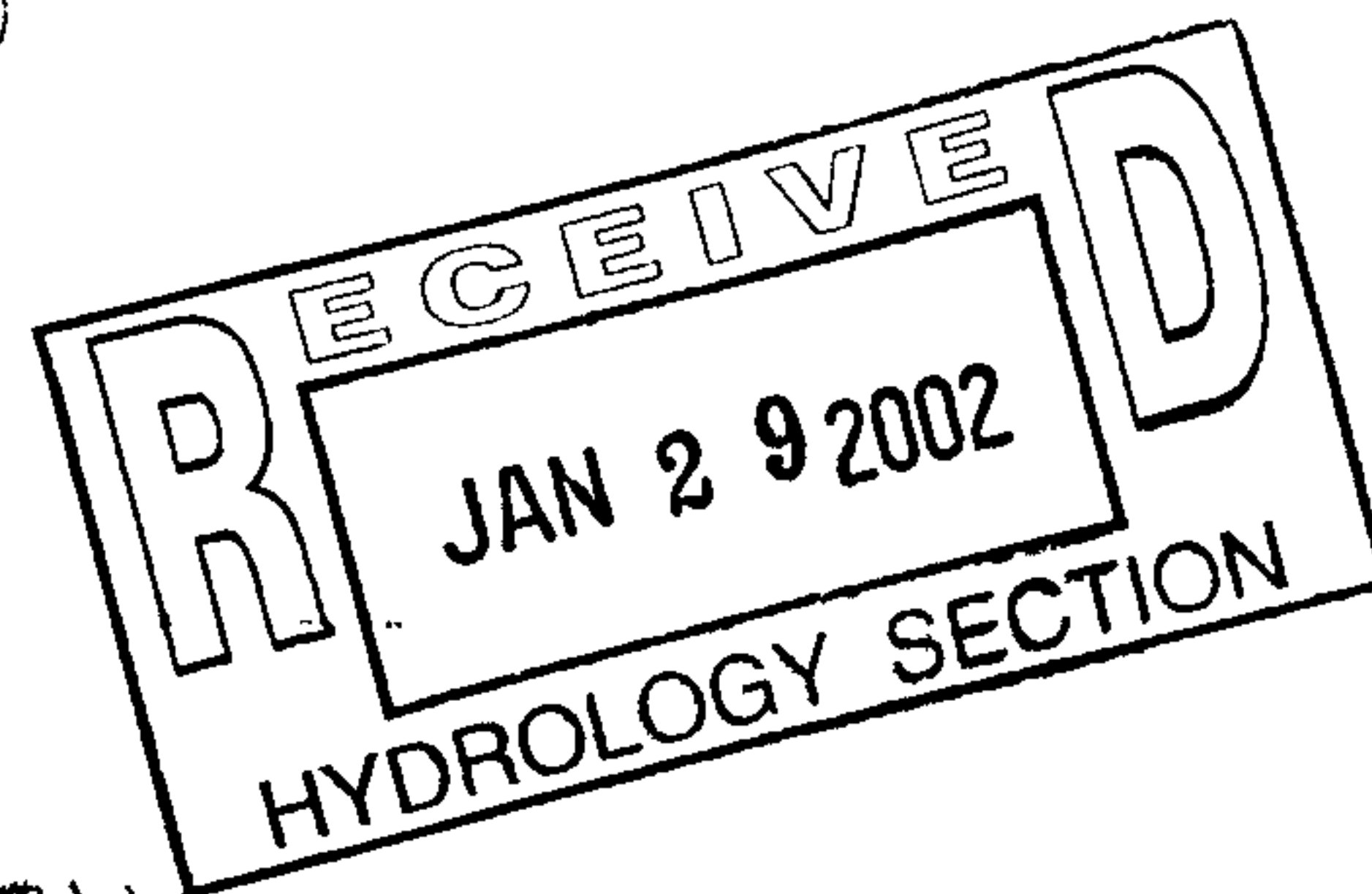
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- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED 1/29/02 BY: STEVE MORROW



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:

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2/6/02 - App'd T.C.L. - 2/6 - App'd Permit Set 2/10 - Sent letter (dated 2/6)
2/6/02 - logged in - T.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION
PO BOX 1293, ALBUQUERQUE, NM 87103

American Furniture Company requests a conditional use to allow uses or activities in a tent on Lot 3, J. R. Nance Addition, zoned M-2, and located at 801 Comanche, NE. (G-15)

Special Exception NO.: ZA-92-246
Hearing Date: 09-23-92
Closing of Public Record: 09-23-92
Date of Decision 09-23-92

STATEMENTS OF FACT: American Furniture Company requests a conditional use to allow uses or activities in a tent on Lot 3, J. R. Nance Addition, zoned M-2, and located at 801 Comanche, NE.

Based on an on-site visitation as well as testimony represented this morning I will render a determination of approval upon a finding that these activities numbering four (4) annually at each site will not cause injury to the neighborhood, adjacent property, or the community.

DECISION: Approved.

If you wish to appeal this decision you may do so by October 8, 1992 in the manner described below.

Appeal is to the Board of Appeals within 15 days of the decision.

A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of its filing. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval the applicant agrees in writing to return building permit or occupation tax number.

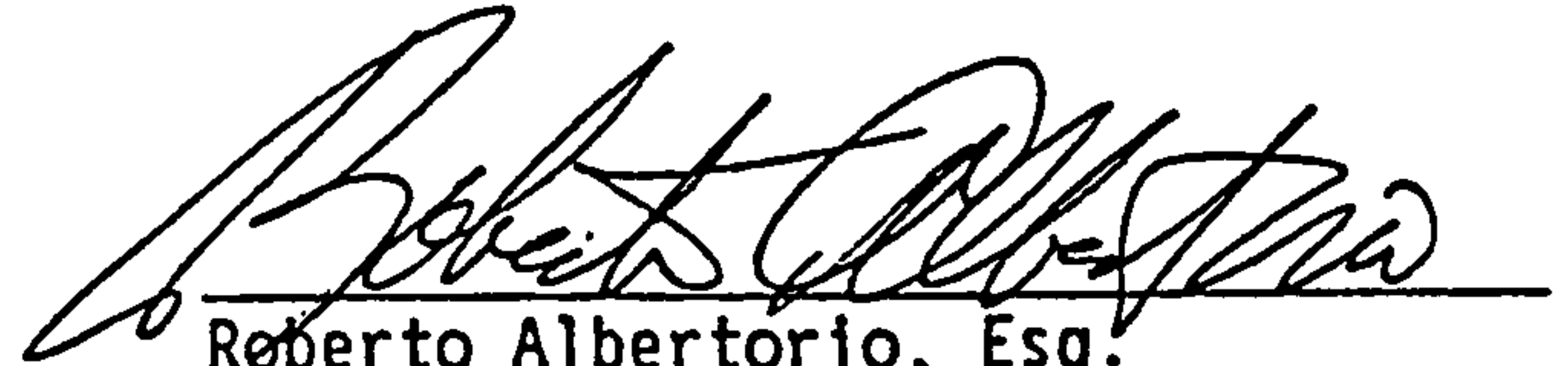
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

Official Notification

September 23, 1992

Page 2

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

A handwritten signature in black ink, appearing to read "Roberto Albertorio", is written over a horizontal line.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

tc:WPPPLN413811

cc: Robert E. Romero, Zoning Enforcement Officer
Tom Rojas, Assistant Planner
Michael L. Danoff, Esq., 604 Chama, NE; 87108

MEMO OF AGREEMENT

I, applicant for a building permit which is permissible only if a special exception to the City of Albuquerque's Comprehensive Zoning Ordinance is approved, hereby agree to surrender my building permit and cease such construction if a lawful appeal to the approval of the special exception is filed within the allowed fifteen (15) days from issuance of the decision.

Michael J. Darr, attorney
Applicant (who is owner or has power
of attorney for the owner)

9/23/92
Date

Subject Case: ZA-92-246

I have approved the requested special exception on _____
and agree to approve the building permit application as to zoning, subject to
the terms of this agreement.

Robert A. [Signature]
Zoning Hearing Examiner

PLCTR697



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

January 11, 2002

Steve Morrow, P.E., Registered Architect
Brasher/Lorenz, Inc.
2201 San Pedro N.E.
Bldg.1, Suite 220
Albuquerque, NM 87110

Re: TCL Submittal for Building Permit Approval for
American Home Furnishings-Warehouse Add'n, [G15 / D019A]
801 Comanche N.E.
Engineer's Stamp Dated 01/08/02

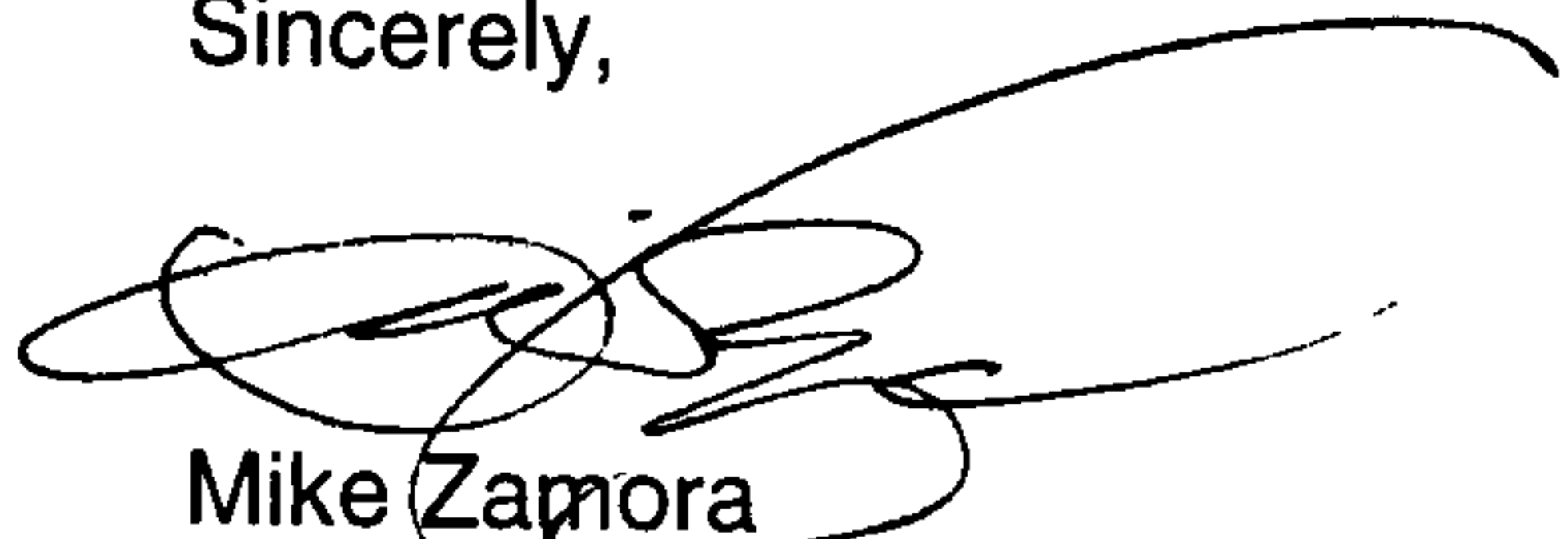
Dear Mr. Morrow:

The location referenced above is not yet acceptable and requires further modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the mark up of the revised TCL. A preliminary checklist was issued with the last package of comments, please return the checklist with next revision of TCL. Please pay attention to the original red-lined TCL markup for comments not yet addressed.

A copy of the variance with the Zoning Division regarding the allowance for a tent on the south parking lot was received by this office. However, the size and the location of the area referred to in this document needs to be more specifically stated or shown on a document which can be verified by this office.

Please submit revised TCL after marked up comments. Submit plan along with checklist and all red-lined, mark-up copies.

Sincerely,



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

c: ~~Engineer~~
Terri Martin, Hydrology
Office File

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

G-15/D19A

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE MAP/DRG. FILE #: G-15
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT 3, LANDS OF J.R. NANCE
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ADDRESS: 2201 SAN PEDRO NE, BLDG 1 STE 220
CITY, STATE: ALBUQUERQUE, NM

CONTACT: STEVE MORROW
PHONE: 888-6088
ZIP CODE: 87110

OWNER: THE TANGER COMPANY
ADDRESS: P.O. BOX 3655
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK SMITH
PHONE: 883-2211
ZIP CODE: 87109

ARCHITECT: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
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CONTACT: KORY DINGLE
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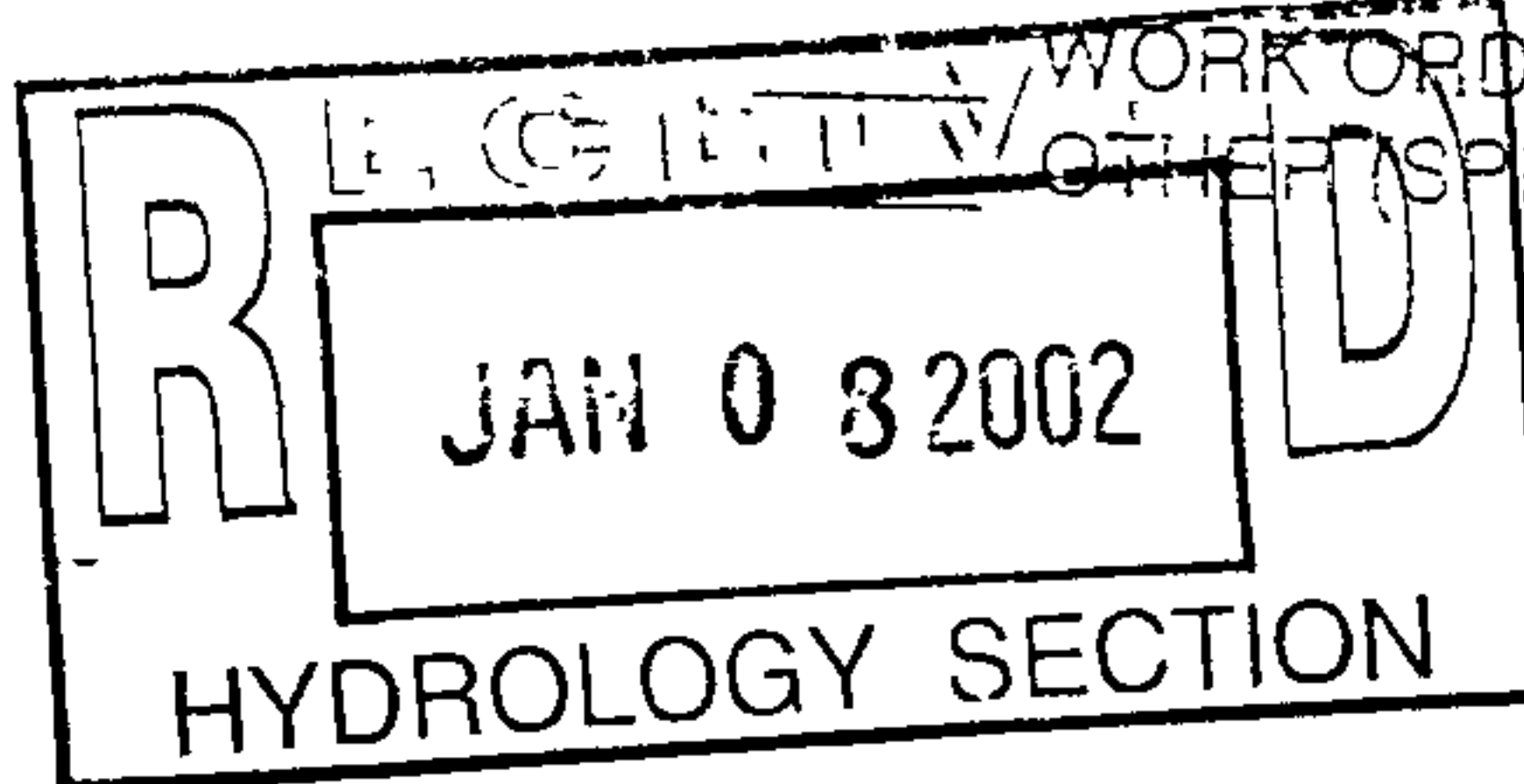
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☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☒ YES
☐ NO
☐ COP / PROVIDED



DATE SUBMITTED 1-8-02 BY STEVE MORROW

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1/11/02 - C'd of Steve Morrow, Eng.

00527

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

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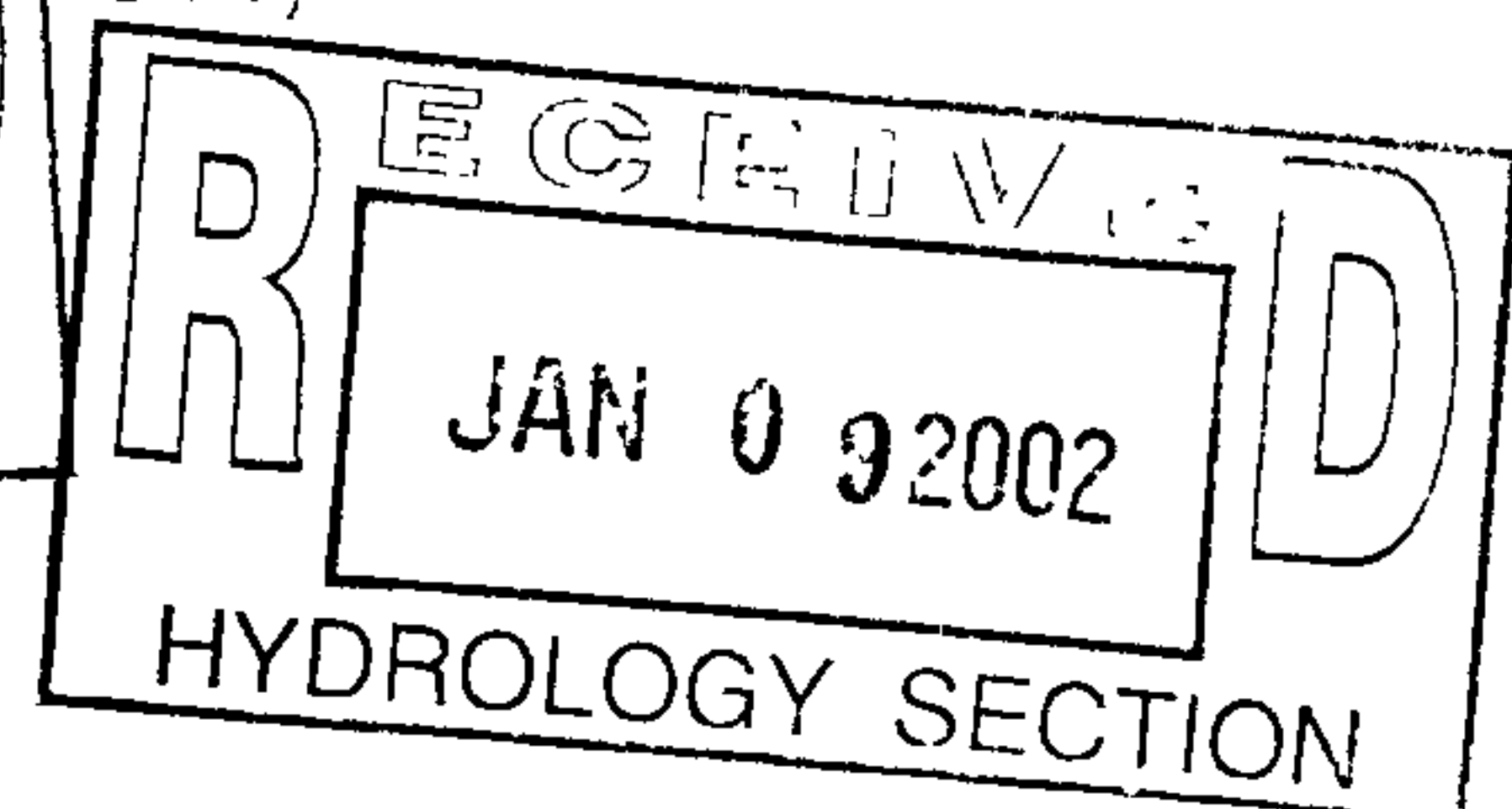
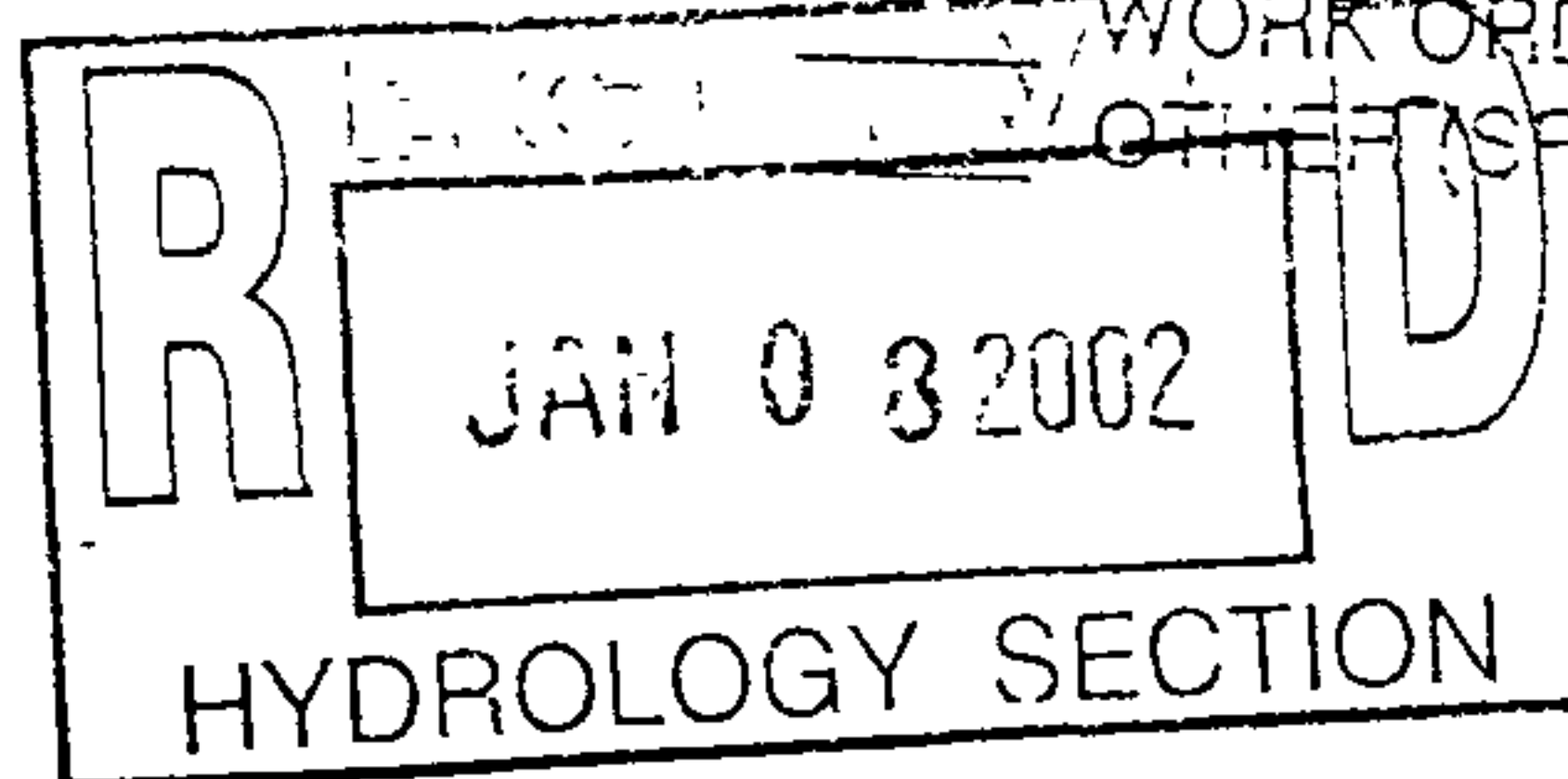
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☐ OTHER (SPECIFY)

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DATE SUBMITTED 1-8-02 BY STEVE MORROW

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MIKE ZAMORA

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

PROJECT TITLE: VARIANCE FOR CONDITIONAL USE OF M-2 FOR TENTS ON SOUTH PARKING LOT.
AMERICAN HOME FURNISHINGS

DRB #: _____ EPC#: _____ ZONE MAP/DRG. FILE #: _____
WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

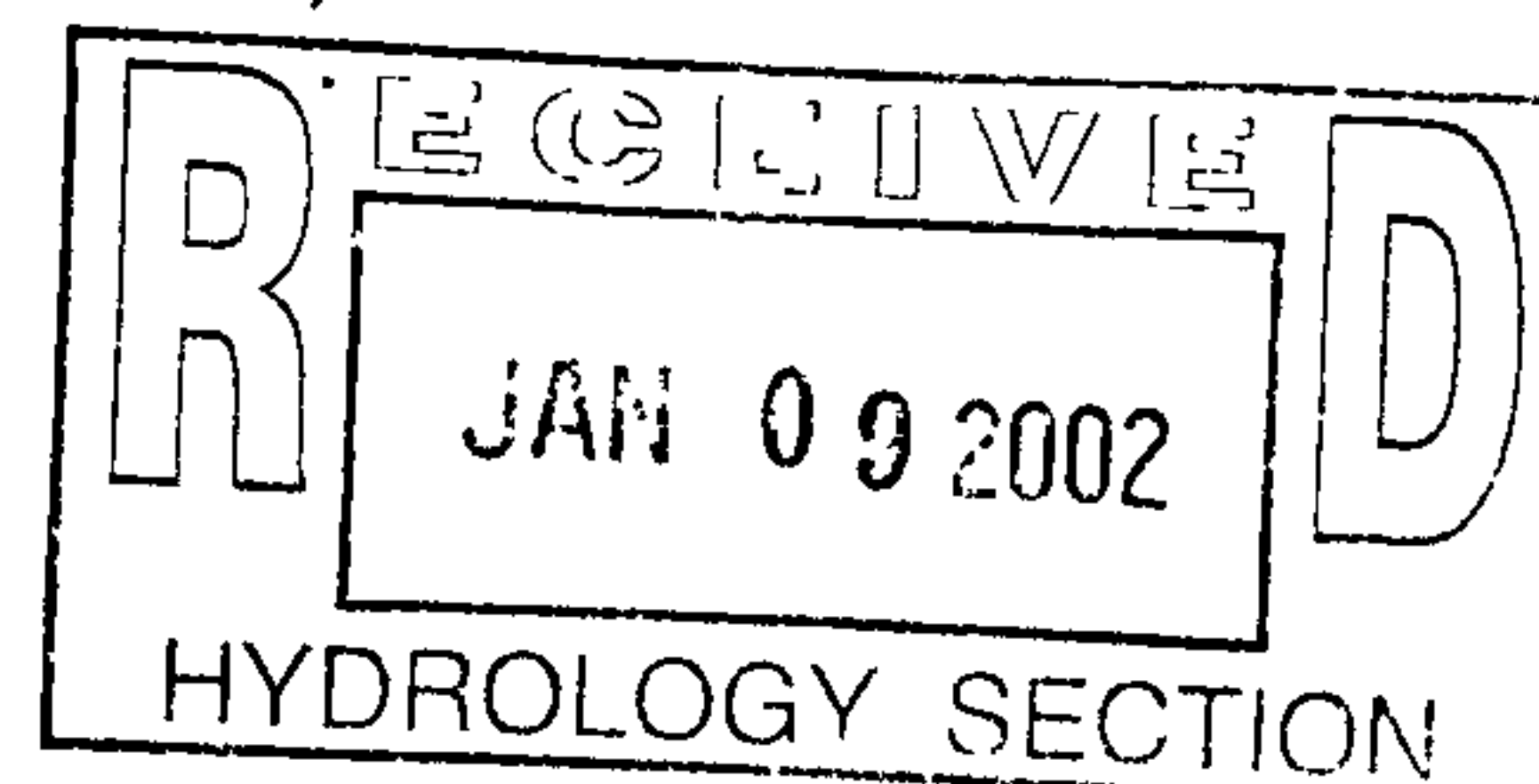
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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
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- ☐ FOUNDATION PERMIT APPROVAL
- ☐ 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: _____ 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 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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION
PO BOX 1293, ALBUQUERQUE, NM 87103

American Furniture Company requests a conditional use to allow uses or activities in a tent on Lot 3, J. R. Nance Addition, zoned M-2, and located at 801 Comanche, NE. (G-15)

Special Exception NO.: ZA-92-246
Hearing Date: 09-23-92
Closing of Public Record: 09-23-92
Date of Decision 09-23-92

STATEMENTS OF FACT: American Furniture Company requests a conditional use to allow uses or activities in a tent on Lot 3, J. R. Nance Addition, zoned M-2, and located at 801 Comanche, NE.

Based on an on-site visitation as well as testimony represented this morning I will render a determination of approval upon a finding that these activities numbering four (4) annually at each site will not cause injury to the neighborhood, adjacent property, or the community.

DECISION: Approved.

If you wish to appeal this decision you may do so by October 8, 1992 in the manner described below.

Appeal is to the Board of Appeals within 15 days of the decision.

A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of its filing. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval the applicant agrees in writing to return building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number.

MEMO OF AGREEMENT

I, applicant for a building permit which is permissible only if a special exception to the City of Albuquerque's Comprehensive Zoning Ordinance is approved, hereby agree to surrender my building permit and cease such construction if a lawful appeal to the approval of the special exception is filed within the allowed fifteen (15) days from issuance of the decision.

Michael J. Darnoff, attorney
Applicant (who is owner or has power
of attorney for the owner)

9/23/92
Date

Subject Case: ZA-92-246

I have approved the requested special exception on _____
and agree to approve the building permit application as to zoning, subject to
the terms of this agreement.

Robert A. Darnoff
Zoning Hearing Examiner

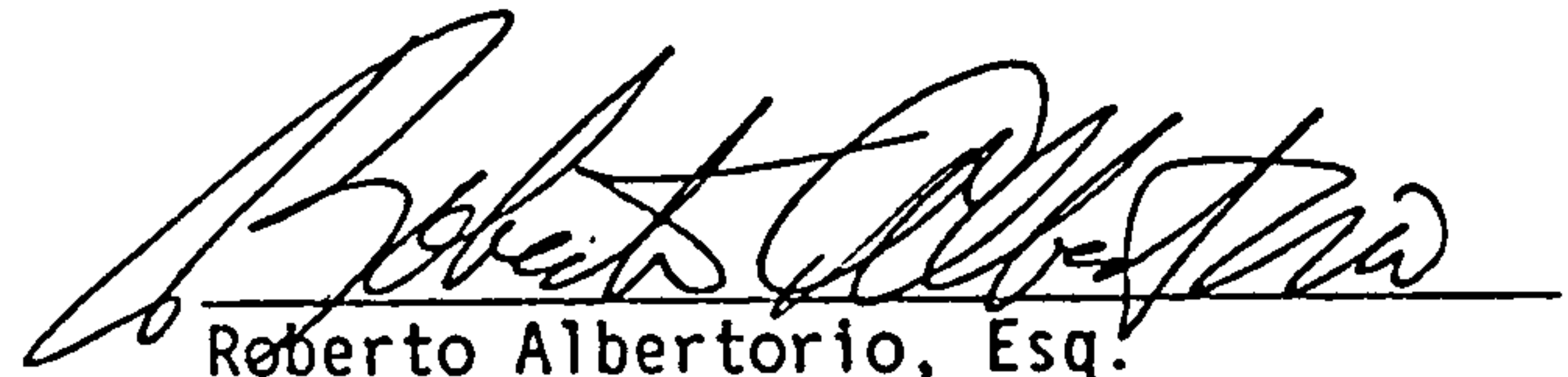
PLCTR697

Official Notification

September 23, 1992

Page 2

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.



Roberto Albertorio, Esq.
Zoning Hearing Examiner

tc:WPPPLN413811

cc: Robert E. Romero, Zoning Enforcement Officer
Tom Rojas, Assistant Planner
Michael L. Danoff, Esq., 604 Chama, NE; 87108



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

December 27, 2001

Steve Morrow, Registered Architect *Engineer*
Brasher and Lorenz Inc.
2201 San Pedro N.E.
Bldg. 1, Suite 220
Albuquerque, NM 87110

Re: TCL Submittal for Building Permit Approval for
American Home Furnishings, [G15 / D019A]
801 Comanche Rd. N.E.
Engineer's Stamp Undated

Dear Mr. Morrow:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

The designer's seal must be signed and dated.

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

Sincerely,

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

c: Terri Martin, Hydrology
Mike Zamora

CV Steve Morrow 12/27/01 L.M.P.

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

G-15/D19A

PROJECT TITLE: AMERICAN HOME FURNISHINGS ZONE MAP/DRG. FILE #: G-15
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: TRACT 3, LANDS OF J.R. NANCE
CITY ADDRESS: 801 COMANCHE ROAD NE

ENGINEERING FIRM: BRASHER AND LORENZ, INC.
ADDRESS: 2201 SAN PEDRO NE, BLDG 1, STE 220
CITY, STATE: ALBUQUERQUE, NM

CONTACT: STEVE MORROW
PHONE: 888-6088
ZIP CODE: 87110

OWNER: THE Tanager COMPANY
ADDRESS: P.O. BOX 3685
CITY, STATE: ALBUQUERQUE, NM

CONTACT: MARK SMITH
PHONE: 883-2211
ZIP CODE: 87109

ARCHITECT: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

SURVEYOR: PRECISION SURVEYS
ADDRESS: 8414 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: J.R. TUTTLE CO.
ADDRESS: P.O. BOX 41300
CITY, STATE: TUCSON, AZ

CONTACT: KORY DINGLE
PHONE: (520) 624-9099
ZIP CODE: 85717

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
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- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

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- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

RECEIVED
DEC 17 2001
HYDROLOGY SECTION

DATE SUBMITTED: 12-17-01 BY: STEVE MORROW

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:

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3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

DEVELOPMENT & BUILDING SERVICE CENTER

ONE STOP

600 SECOND ST. N.W./2ND FLOOR

ATTENTION: _____
505-924-3900

Records Withdrawal Form

Project No. G-15/819A

Date: 11-30-01

Project Title: AMERICAN FURNITURE Warehouse - ADDN'

- a. File b. Mylars c. Redlines/Comments
d. Other _____

Requested By: KORY DINGLE Phone No.: (520) 624-9099
Company _____

Comments: For Copies

Anticipated Return Date: _____

Receipt Acknowledged

I here by accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development & Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

Name: _____ Organization: _____
Print

Signed: _____ Date: _____
Phone No. _____

Office Use Only

Return Acknowledged

Received by: [Signature] K.A.D. Date: 11/30/01
Print Returned By

9-17-01
2:30

FIGURE 6
CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING
9-11-01
(DATE)

DRB NO: _____
PROJECT NO: 673281
ZONE ATLAS: 3-15

PROJECT NAME: American Home Furnishings
LOCATION: Comanche Extension & T-25

TYPE OF PROJECT: AHBA X CIP _____ PWC _____ SAD _____ ALL PRIVATE _____

Contact Person: Paul Brasher Phone: 888-6088
Firm: Brasher & Leroy

X Scheduled with the D.R.C. on 9-17-01 at 2:30 Plaza Del Sol/2nd Fl.
_____ No DRC Meeting Scheduled. Please return any comments by _____

The Project Is Scheduled For:

/ / Design Report Review / / Final Plan Review
/ / Pre-Design Meeting / / Signoff of Plans
/X/ Preliminary Plan Review / /

The Project Relates To: GAD - all final 5 sheets 9/17/01
/X/ Water / / San. Sewer / / Paving / / Storm Drainage /X/ Arch. Addn.
The Attached Package Includes:
/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings.

/D/ DRC Chairman	Project Review Section	All Drawings
/D/ Traffic Repres.	Transportation Development	All Drawings
/D/ Utility Dev.	Utility Design	All AHBA Drawings
/ / Utility Dev. (Billy G. <u>Murphy</u>)	Utility Design	All CIP Drawings
/D/ Hydro Repres.	Hydrology	All Drawings
/D/ Const. Repres.	Construction	All Drawings
/D/ Dave Harmon	Traffic Operations	All Drawings
/D/ Doug Dailey	Water (Shutoff Plan)	All Water Shutoff
/D/ Parks Repres.	Parks & Recreation	ALL Landscaping
/ / Andre Houle	Street Maintenance	All Paving
/ /	Utility Coordinator	ALL PWC & CIP
/ / Tom Murphy	Transit Department	All Drawings
/D/ Joe Luehring	Construction Coordinator	CIP/Memo
/ / Jim Fink	Line Maintenance	CIP & SAS/Memo
/ / George Gee	City Architect	Arch. Drawings
/ /	SAD Engineer	SAD/Memo
/ / Tom Ellis	Park Management	Parks/Community Ctrs/APS
/ / Gene Bustamante	General Services Dept.	Arch. Drawings
/ / Greg Smith	PWD/Legal	Specs Only
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Project Manager	CIP	CIP/Memos
/ / Donald Bartlett	Risk Management	Arch. Drawings
/ /		
/M/ <u>Master Schedule</u>		

DRCNOTIC. UPD 04/04/01

9-11-01 10:30 Notified Paul Brasher of 5-48 DRC date & time via Secretary

673281