City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 12, 2002

Shahab Biazar PE
Advanced Engineering and Consulting
10205 Snowflake Ct NW
Albuquerque, NM 87114

Re: Office Warehouse @ 2519 Madison NE Grading and Drainage Plan
Engineer's Stamp dated 8-25-02 (H17/D99)

Dear Mr. Biazar,

Based upon the information provided in your submittal dated 8-26-02, the above referenced plan is 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 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, PWD
Development and Building Services

C: file

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 5, 2002

Shahab Biazar PE
Advanced Engineering and Consulting
10205 Snowflake Ct NW
Albuquerque, NM 87114

Re: Office Warehouse @ 2525 Madison NE Drainage Report
Engineer's Stamp dated 5-15-02 (H17/D99)

Dear Mr. Biazar,

Based upon the information provided in your submittal dated 5-16-02, the above referenced report is approved for Preliminary Plat action by the DRB. It is also 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 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, PWD
Development and Building Services

C: file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: AN OFFICE WAREHOUSE FOR ISABEL GARCIA ZONE ATLAS/DRG. FILE #: H-17 / D99

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

LEGAL DESCRIPTION: LOTS 9 & 10, TRACT 3, OF CHAVEZ TIMOTEO ADDITION

CITY ADDRESS: 2525 MADISON ST NE

ENGINEERING FIRM: *Advanced Engineering and Consulting, LLC* CONTACT: Shahab Biazar
ADDRESS: 10205 Snowflake Ct. NW PHONE: (505) 899-5570
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87114

OWNER: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- _____ YES
- X NO
- _____ COPY PROVIDED

RECEIVED
MAY 16 2002
HYDROLOGY SECTION

DATE SUBMITTED: 05 / 15 / 2002 BY: Shahab Blazar, P.E.

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 submittals 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
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 containing five (5) acres or more

DRAINAGE REPORT
FOR

AN OFFICE WAREHOUSE FOR ISABEL GARCIA

2525 MADISON ST NE, ALBUQUERQUE, NM

Prepared by:

ADVANCED ENGINEERING and CONSULTING, LLC

10205 Snowflake Ct. NW
Albuquerque, New Mexico 87114

Prepared For:
ROGER CINELLI & ASSOCIATES, INC.
1716 San Patricio Rd., SW
Albuquerque, NM 87104

May, 2002

SHAHAB BIAZAR NEW MEXICO 13479 REGISTERED PROFESSIONAL ENGINEER 5/15/02

Shahab Biazar
PE NO. 13479

RECEIVED
MAY 16 2002
HYDROLOGY SECTION

Location

The Office/Warehouse For Isabel Garcia will be located at 2525 Madison Street. NW. See attached Zone Atlas page number H-17-Z for exact location.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed sites. We are requesting rough grading and building permit and preliminary/final plat approval.

Existing Drainage Conditions

The site is fully paved and slopes from east to west. The runoff at a flow rate of 1.54 cfs drains to the existing alley located on the west side of the property and then to Prospect Avenue to the existing inlet just west of the Alley. No offsite runoff enters the site. The site does not fall within a 100 year floodplain.

Proposed Conditions and On-Site Drainage Management Plan

The runoff on site will continue to drain to the existing Alley to the west. The runoff discharges to the Alley at flow rate of 1.51 cfs under the developed conditions. Then from there the runoff drains to the existing inlet on located just west of the Alley on Prospect Avenue.

Calculations

City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section, revised January, 1993, was used for runoff calculations. See this report for the Summary Table on the runoff results , the AHYMO input, AHYMO summary output files for the runoff.

RUNOFF CALCULATIONS

The site is @ Zone 2

DEPTH (INCHES) @ 100-YEAR STORM

P_{60} = 2.01 inches

P_{360} = 2.35 inches

P_{1440} = 2.75 inches

DEPTH (INCHES) @ 10-YEAR STORM

P_{60} = 2.01 x 0.667
= 1.34 inches

P_{360} = 1.57

P_{1440} = 1.83

See the summary output from AHYMO calculations.

Also see the following summary tables.

RUNOFF CALCULATION RESULTS

BASIN	AREA (SF)	AREA (AC)	AREA (MI^2)
LOTS 9 AND 10	14200.00	0.3260	0.000509

HISTORICAL

BASIN	Q-100 CFS	Q-10 CFS
LOTS 9 AND 10	0.51	0.12

EXISTING

BASIN	Q-100 CFS	Q-10 CFS
LOTS 9 AND 10	1.54	1.02

PROPOSED

BASIN	Q-100 CFS	Q-10 CFS
LOTS 9 AND 10	1.51	0.98

AHYMO INPUT FILE

```
*
* ZONE 2
*
**********************************************************
*      100-YEAR, 6-HR STORM (UNDER HISTORICAL CONDITIONS)       *
**********************************************************
START                 TIME=0.0
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=2.01 IN RAIN SIX=2.35 IN
                      RAIN DAY=2.75 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=101.0 AREA=0.000509 SQ MI
                      PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
                      TP=0.1333 HR MASS RAINFALL=-1
**********************************************************
*       10-YEAR, 6-HR STORM (UNDER HISTORICAL CONDITIONS)       *
**********************************************************
*
START                 TIME=0.0
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=1.34 IN RAIN SIX=1.57 IN
                      RAIN DAY=1.83 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=101.0 AREA=0.000509 SQ MI
                      PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
                      TP=0.1333 HR MASS RAINFALL=-1
**********************************************************
*       100-YEAR,  6-HR STORM (UNDER EXISTING CONDITIONS)       *
**********************************************************
START                 TIME=0.0
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=2.01 IN RAIN SIX=2.35 IN
                      RAIN DAY=2.75 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=101.0 AREA=0.000509 SQ MI
                      PER A=0.00 PER B=0.00 PER C=0.00 PER D=100.00
                      TP=0.1333 HR MASS RAINFALL=-1
**********************************************************
*        10-YEAR,  6-HR STORM (UNDER EXISTING CONDITIONS)       *
**********************************************************
START                 TIME=0.0
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=1.34 IN RAIN SIX=1.57 IN
                      RAIN DAY=1.83 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=101.0 AREA=0.000509 SQ MI
                      PER A=0.00 PER B=0.00 PER C=0.00 PER D=100.00
                      TP=0.1333 HR MASS RAINFALL=-1
**********************************************************
*       100-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)       *
**********************************************************
START                 TIME=0.0
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=2.01 IN RAIN SIX=2.35 IN
                      RAIN DAY=2.75 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=101.0 AREA=0.000509 SQ MI
                      PER A=0.00 PER B=5.00 PER C=0.00 PER D=95.00
                      TP=0.1333 HR MASS RAINFALL=-1
**********************************************************
*        10-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)       *
**********************************************************
START                 TIME=0.0
RAINFALL              TYPE=1 RAIN QUARTER=0.0 IN
                      RAIN ONE=1.34 IN RAIN SIX=1.57 IN
                      RAIN DAY=1.83 IN DT=0.03333 HR
COMPUTE NM HYD        ID=1 HYD NO=101.0 AREA=0.000509 SQ MI
                      PER A=0.00 PER B=5.00 PER C=0.00 PER D=95.00
                      TP=0.1333 HR MASS RAINFALL=-1
**********************************************************
FINISH
```

SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - - VERSION: 1997.02d RUN DATE (MON/DAY/YR) =05/14/2002
INPUT FILE = 200217 USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION	
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	2.350
COMPUTE NM HYD	101.00	-	1	.00051	.51	.014	.53121	1.533	1.578	PER IMP=	.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	1.570
COMPUTE NM HYD	101.00	-	1	.00051	.12	.003	.12517	1.533	.378	PER IMP=	.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	2.350
COMPUTE NM HYD	101.00	-	1	.00051	1.54	.057	2.11537	1.500	4.729	PER IMP=	100.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	1.570
COMPUTE NM HYD	101.00	-	1	.00051	1.02	.036	1.33765	1.500	3.125	PER IMP=	100.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	2.350
COMPUTE NM HYD	101.00	-	1	.00051	1.51	.056	2.04851	1.500	4.623	PER IMP=	95.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	1.570
COMPUTE NM HYD	101.00	-	1	.00051	.98	.035	1.28468	1.500	3.021	PER IMP=	95.00
FINISH											

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

May 30, 2002

Roger Cinelli, Registered Architect
1716 San Patricio S.W.
Albuquerque, NM 87104

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for Office/Warehouse - Isabel Garcia, [H17 / D099]
2507 Madison N.E.
Architect's Stamp Dated 05/30/02

Dear Mr. Cinelli:

The TCL submittal, dated May 30, 2002, is sufficient for acceptance by this office and was stamped and signed as such. Four copies are routinely required: two for submittal of building permit plans. One copy was made for this office and one is to be kept by you to be used for certification of the site for final C.O. for Transportation/Hydrology.

When the superintendent of this project calls for a Temporary C.O. immediate issuance is no longer possible at the time of the call. An acceptable copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of the Temporary C.O. Letter or TCL, or both, must be stamped with the designer's seal for the certification. Seal must be signed and dated for that certification. This and all documentation must be submitted with a completed Drainage and Transportation Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.
When site is complete and a Final C.O. is needed, a Letter of Certification, stating (including the word "Certify/Certification") that the site was built in substantial compliance, needs to be attached to an *exact* copy of the stamped, approved TCL. Another copy similar to the TCL is acceptable, however, more time will be required to verify the copy before issuing the Final C.O. DRB Site Plans must be *exact* copy, with DRB signature block. Letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that certification. Submit with a completed Drainage and Transportation Information Sheet to Hydrology.

MADISON/NEW2 Ro Ci

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.

Sincerely,

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

c: Engineer
Hydrology file
Mike Zamora

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

To City Traffic Engineer:

I ISABEL GARCIA am the owner of the property at 2519 MADISON NE, adjacent to 2505 MADISON NE the owner of property requesting a variance to the location requirements of the Curb Cut Ordinance. I understand that this Ordinance required a minimum separation of 2.5 feet from the property line to the beginning of the drivepad transition. My neighbor is seeking a variance to begin the construction of the drivepad at 2'-9" from the property line. I have no objection to this variance.

Signature of Adjacent Property Owner

Signature of Applicant

RECEIVED
MAY 23 2002

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

May 28, 2002

Roger Cinelli, Reg. Architect
Roger Cinell & Associates
1716 San Patricio S.W.
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for
Office/Warehouse for Isabel Garcia
2507 Madison N.E., [H17 / D099]
Architect's Stamp Dated 05/09/02

Dear Mr. Cinelli:

The location referenced above, dated May 9, 2002, 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. Completion of some comments will allow further evaluation of that area of concern.

Please resubmit revised TCL after addressing marked up comments, along with checklist and all current and past red-lined, mark-up copies. Submit package with fully completed Drainage and Transportation Information Sheet. Complete the Information Sheet for every submittal or make a copy of the first sheet completed before it is stamped at the front counter here. Copies of this form, for this project, can be made for each subsequent submittal.

Sincerely,

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

c: Engineer
Hydrology file
Mike Zamora