

ABQ ENGINEERING, INC.

Engineers•Planners•Construction Services

8102 Menaul Blvd NE Suite D

Albuquerque, New Mexico 87110

(505) 255-7802 Fax (505) 255-7902

jib/1097

TRANSMITTAL LETTER

TO: Development & Building Services Division

ATTN: Shahab Biazar, P.E.

PROJECT: NMAS

DATE: 12/4/2013

WE TRANSMIT:

☒ (x) herewith ☐ () under separate cover via
☐ () in accordance with your request

FOR YOUR:

☐ () approval ☐ () distribution to parties ☐ () information
☐ () review & comment ☐ () record
☒ (x) use ☐ () _____

THE FOLLOWING:

☒ (x) drawings ☐ () shop drawing prints ☐ () samples
☐ () specifications ☐ () shop drawing reproducible ☐ () product literature
☐ () change order ☒ (x) Submittals ☐ () CD's

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
2	10/24/13		As-Built Drawings for Drainage	E

ACTION CODE:

- A. Action indicated on item transmitted
B. No action required
C. For signature and return
D. For signature and forwarding
E. For your use

REMARKS

Copies To: 11-080

By:JS

:

Biazar, Shahab

From: Biazar, Shahab
Sent: Tuesday, November 26, 2013 2:16 PM
To: 'Craig Hagelgantz'; 'Carlos Conroy'
Subject: RE: NMAS Apartments Certificate of Occupancy (J13/D097)

Hi,

It appears that you replaced the original stamp. Please keep the original stamp (8/27/2012) and place the new stamp by the certification.

Thanks

Shahab Biazar, P.E.

Principal Engineer
Planning Department
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864

From: Craig Hagelgantz [mailto:chagelgantz@abqeng.com]
Sent: Tuesday, November 26, 2013 2:03 PM
To: 'Carlos Conroy'
Cc: Biazar, Shahab
Subject: RE: NMAS Apartments Certificate of Occupancy (J13/D097)

Carlos

An updated print of the drawing with a new stamp is available for you to pick up at the front desk of my office.

Craig Hagelgantz PE

ABQ Engineering, Inc.
Engineers • Planners • Construction Services

8102 Menaul Blvd. NE, Suite D
Albuquerque, NM 87110
505 255-7802

From: Biazar, Shahab [mailto:sbiazar@cabq.gov]
Sent: Tuesday, November 26, 2013 11:31 AM
To: Craig Hagelgantz
Cc: Sims, Timothy E.
Subject: NMAS Apartments Certificate of Occupancy (J13/D097)

Hi,

Thank you for sending the as-built for NMAS Apartments. We require that the plan have a new engineer's stamp with the certification note instead of the engineer's stamp on the letter. I did provide verbal approval so the contractor will be able to obtain Certification of Occupancy. If you would please submit a plan including the stamp.

Thanks and have a nice day.

Shahab Biazar, P.E.

Principal Engineer

Planning Department

Development & Building Services Division

600 2nd St. NW, Suite 201

Albuquerque, NM 87102

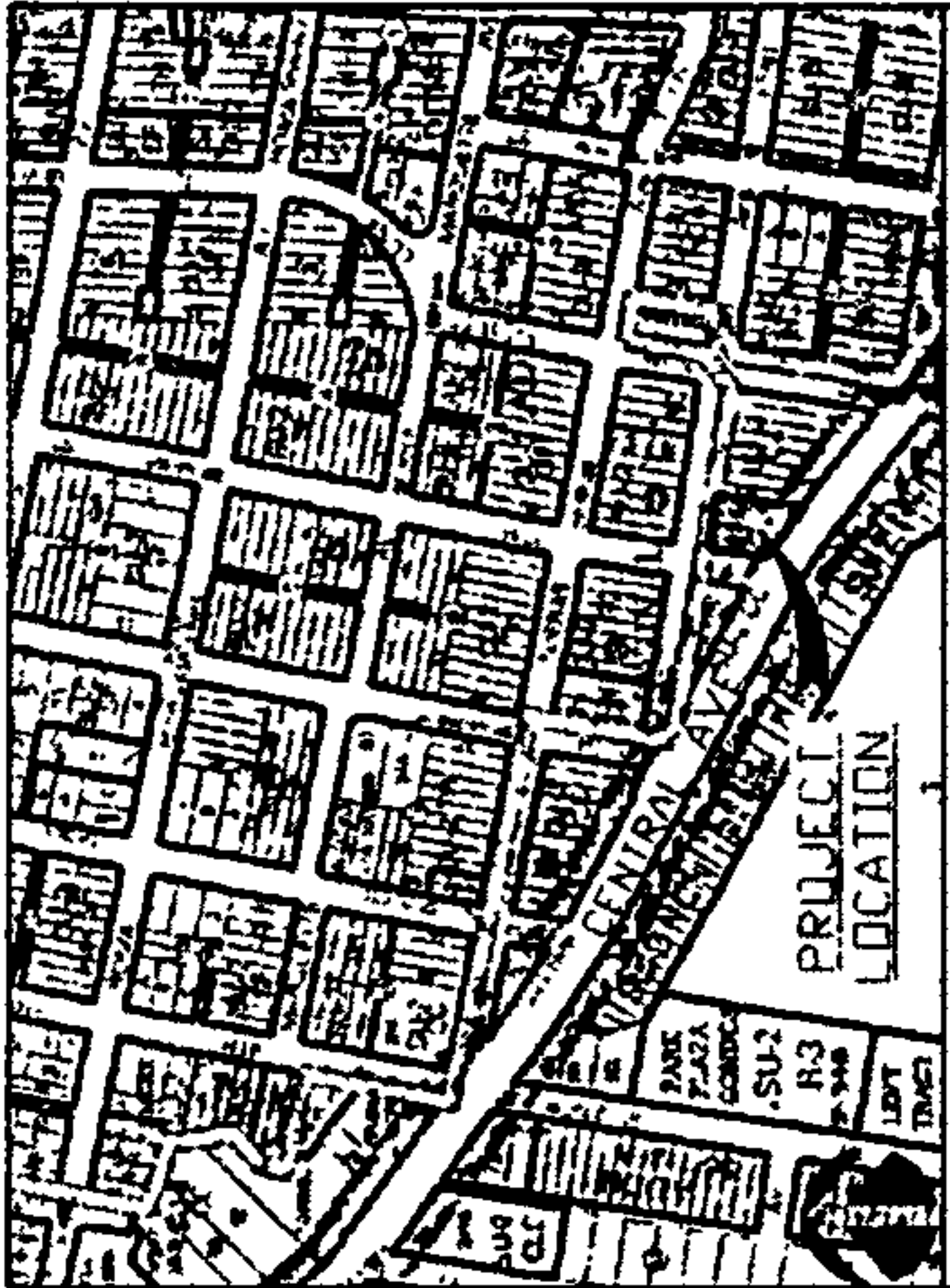
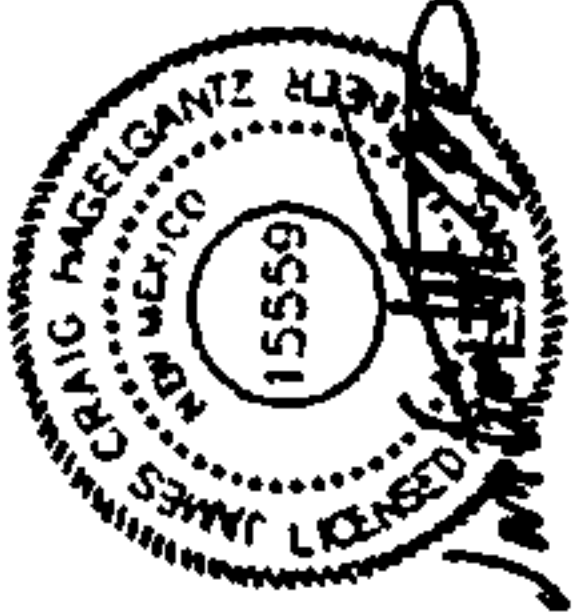
t 505-924-3695

f 505-924-3864

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3426 / Virus Database: 3629/6868 - Release Date: 11/26/13



SCALE: NONE
ZONE MAP NO. J-13
PROJECT LOCATION

DRAINAGE NARRATIVE

THE SITE FOR THIS GRADING PLAN IS LOTS 9 THROUGH 12, BLOCK 56 OF ALBUQUERQUE, NEW MEXICO. THE SITE IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF 11TH STREET AND CENTRAL AVENUE NW. THE SITE CONTAINS APPROXIMATELY 0.52 ACRES AND IS CURRENTLY OCCUPIED BY BUILDINGS AND A PARKING LOT.

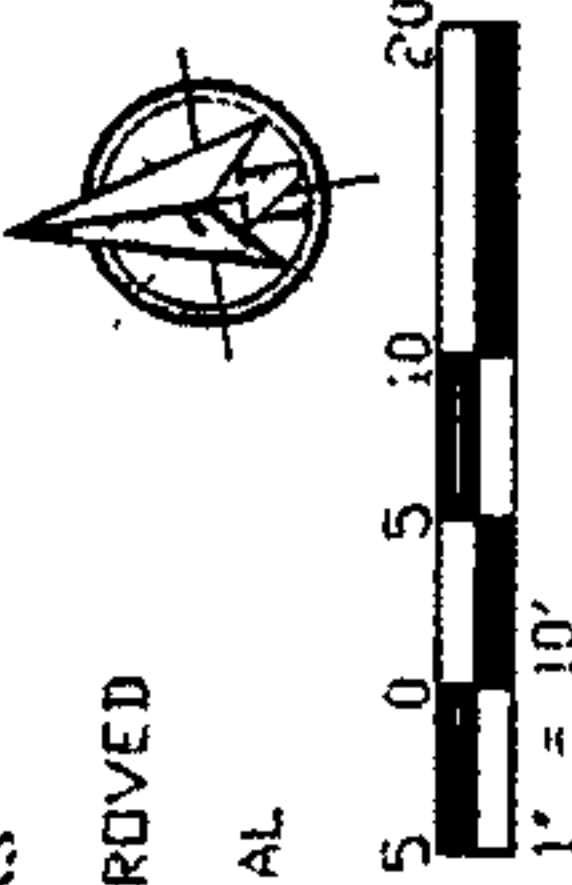
WITH THIS DEVELOPMENT, THE EXISTING BUILDING ALONG THE NORTHERN SITE BOUNDARY WILL REMAIN AND BE RENOVATED WITH EXISTING ROOF DRAINAGE MAINTAINING HISTORICAL FLOW PATTERN. THE REMAINDER OF DRAINAGE WILL BE SHOWN ON THIS PLAN. THE EXISTING PARKING AREA WILL BE REPLACED WITH CONCRETE WALKWAYS AND DEEPRESSED PLANTING AREAS. THE MAJORITY OF THE SITE HISTORICALLY DRAINED TOWARD CENTRAL AVENUE. WHILE THE NEW GRADING MAINTAINS THE HISTORICAL DRAINAGE PATTERN, THE ADDITION OF THE DEEPRESSED PLANTING AREAS WILL CAPTURE MOST RUNOFF FROM IMPERVIOUS AREAS PREVENTING IT FROM DRAINING ONTO THE ROADWAY. THE SITE DOES NOT ACCEPT OFFSITE FLOODS AND IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.

DRAINAGE CALCULATIONS

NMMAS		Hydrology Calculations	
DPA - Section 22.2		Volume 2, January 1990	
Precipitation Zone		2	
10-Year Storm Depth, P (860)		2.35	
Treatment Area		Acres	
Type "C" (Unimproved Roadway)		0.03	
Type "B" (Improved Roadway)		0.04	
Type "A" (Unimproved)		0.00	
Total (Acres)		0.07	
Excess Precipitation (in)		1.97	
Volume (100% of Volume (10% of C (100% of C (100% of C (100% of C		2282.91 1529.55 1.43 0.94	
Excess Precipitation (in)		1.97	
Volume (100% of Volume (10% of C (100% of C (100% of C (100% of C		2282.91 1529.55 1.43 0.94	

LEGEND

4975	EXISTING INDEX CONTOUR
4975	NEW INDEX CONTOUR
4975	NEW INTERIM CONTOUR
4975	NEW SPOT ELEVATION
4975	EXISTING SPOT ELEVATION
TV	TOP OF WALL
BV	BOTTOM OF WALL
TC	TOP OF CURB
FL	FLOW LINE
FF	FINISH FLOOR ELEVATION
FF	DIRECTION OF FLOW
FF	EXISTING FIRE HYDRANT



ONSITE DRAINAGE RETENTION:

STORAGE REQUIRED BY CUA HYDROLOGIST:

PROVIDE STORAGE FOR FIRST 1/2" DEPTH OF 100 YR STORM

THEREFORE 1/2" OF 195' = 0.51195 = 0.25% = 25.62

0.25% x 2282.91 CF = 580.6 CF REQUIRED UNSITE STORAGE

STORAGE PROVIDED ON SITE:

4" DEEPRESSED PLANTING AREAS

1762.18 CF x 4" = 580.6 CF x 580.6 CF REQUIRED OK

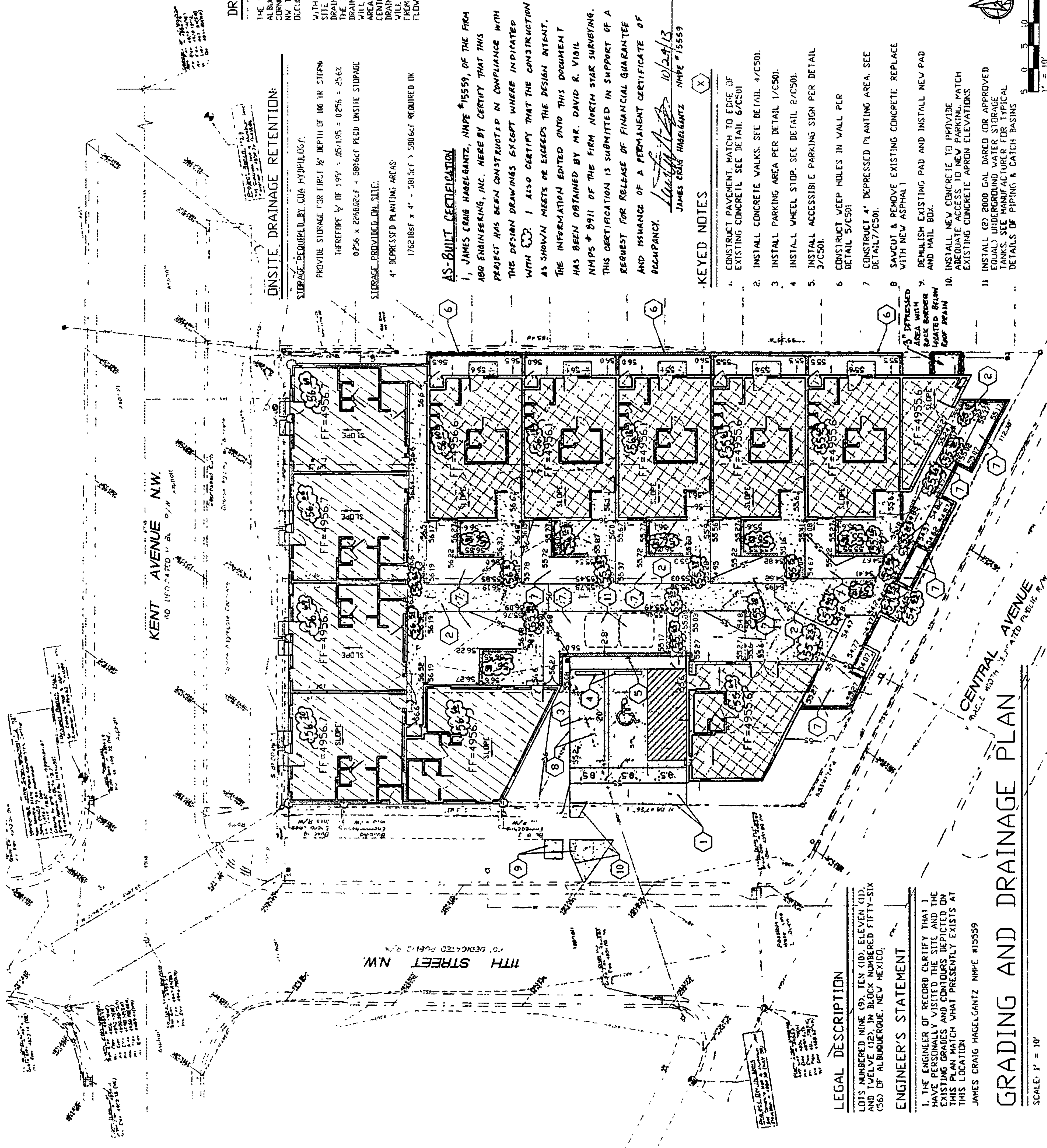
AS-BUILT CERTIFICATION

I, JAMES CRAIG HAGELGANTZ, NMPE #15559, OF THE FIRM ABO ENGINEERING, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN COMPLIANCE WITH THE DESIGN DRAWINGS EXCEPT WHERE INDICATED WITH. I ALSO CERTIFY THAT THE CONSTRUCTION AS SHOWN MEETS OR EXCEEDS THE DESIGN INTENT. THE INFORMATION EDITED ONTO THIS DOCUMENT HAS BEEN OBTAINED BY MR. DAVID R. VIGIL NMPS # 0911 OF THE FIRM NORTH STAR SURVEYING. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR RELEASE OF FINANCIAL GUARANTEE AND ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

10/24/13
JAMES CRAIG HAGELGANTZ NMPE #15559

KEYED NOTES

1. CONSTRUCT PAVEMENT MATCH TO EDGE OF EXISTING CONCRETE SEE DETAIL 6/C501
2. INSTALL CONCRETE WALKS. SEE DETAIL 4/C501.
3. INSTALL PARKING AREA PER DETAIL 1/C501.
4. INSTALL WHEEL STOP. SEE DETAIL 2/C501.
5. INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 3/C501.
6. CONSTRUCT WEEP HOLES IN WALL PER DETAIL 5/C501
7. CONSTRUCT 4" DEEPRESSED PLANTING AREA. SEE DETAIL 7/C501.
8. SAWCUT & REMOVE EXISTING CONCRETE REPLACE WITH NEW ASPHALT
9. DEMOLISH EXISTING PAD AND INSTALL NEW PAD
10. ADEQUATE ACCESS TO NEW PARKING. WATCH EXISTING CONCRETE APRON ELEVATIONS
11. INSTALL (2) 2000 GAL DARED (OR APPROVED EQUAL) UNDERGROUND WATER STORAGE TANKS. SEE MANUFACTURER FOR TYPICAL DETAILS OF PIPING & CATCH BASINS



LEGAL DESCRIPTION

LOTS NUMBERED NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12) IN BLOCK NUMBERED FIFTY-SIX (56) OF ALBUQUERQUE, NEW MEXICO.

ENGINEER'S STATEMENT

I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION
JAMES CRAIG HAGELGANTZ NMPE #15559

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

Biazar, Shahab

From: Biazar, Shahab
Sent: Tuesday, November 26, 2013 11:31 AM
To: 'Craig Hagelgantz'
Cc: Sims, Timothy E.
Subject: NMAS Apartments Certificate of Occupancy (J13/D097)

Hi,

Thank you for sending the as-built for NMAS Apartments. We require that the plan have a new engineer's stamp with the certification note instead of the engineer's stamp on the letter. I did provide verbal approval so the contractor will be able to obtain Certification of Occupancy. If you would please submit a plan including the stamp.

Thanks and have a nice day.

Shahab Biazar, P.E.

Principal Engineer
Planning Department
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864

October 24, 2013

City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102
Attn: Mr. Curtis A. Cherne, PE

RE: NMAS 1023 Central Ave, Albuquerque NM - COA Permit #T201292613

Dear Mr. Cherne:

Submitted herewith are the final hydrology as-built certifications for the NMAS Apartments Project. The project is located at 1023 Central Ave SW, at the northeast corner of Central Ave. and 11th St. in Albuquerque, New Mexico. We requested that the certified as-built grading and drainage plan being submitted be approved for permanent certificates of occupancy.

If you have any questions or require additional information, please call me at 255-7802.

Sincerely,
Craig Hagelgantz PE
ABQ Engineering Inc.

Civil/Structural E.O.R
NMAS Apartments
COA Permit #T201292613



10-24-13

October 24, 2013

City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102
Attn: Mr. Curtis A. Cherne, PE

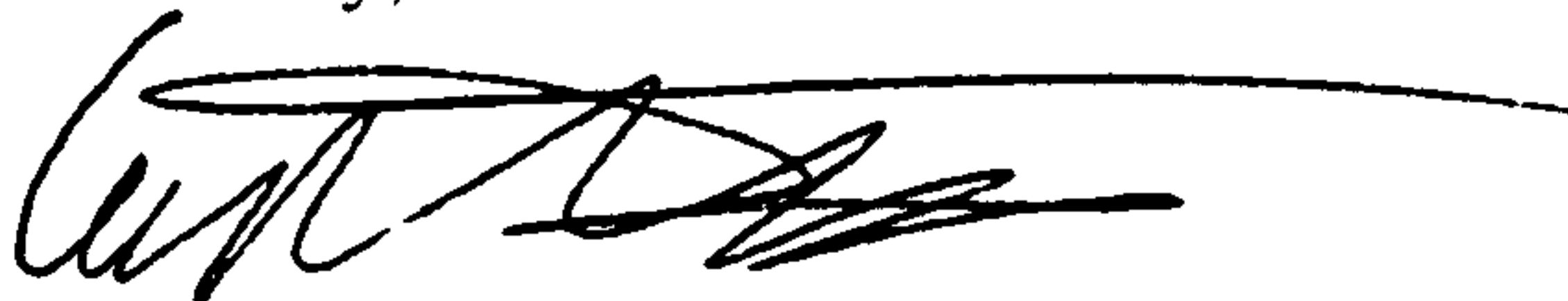
RE: NMAS 1023 Central Ave. Albuquerque NM - COA Permit #T201292613

Dear Mr. Cherne:

Submitted herewith are the final hydrology as-built certifications for the NMAS Apartments Project. The project is located at 1023 Central Ave SW, at the northeast corner of Central Ave. and 11th St. in Albuquerque, New Mexico. We requested that the certified as-built grading and drainage plan being submitted be approved for permanent certificates of occupancy.

If you have any questions or require additional information, please call me at 255-7802.

Sincerely,

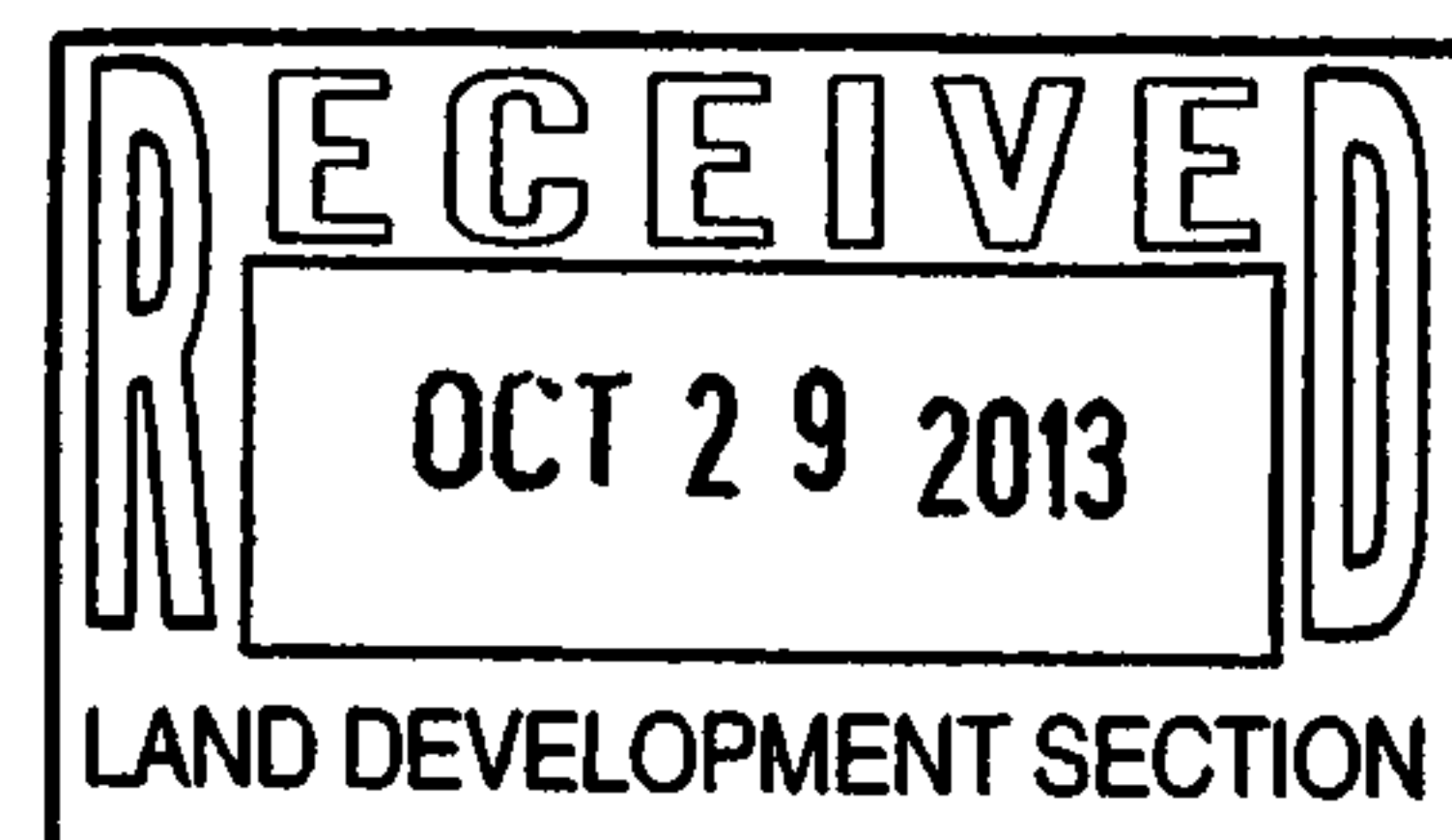


Craig Hagelgantz PE
ABQ Engineering Inc.

Civil/Structural E.O.R.
NMAS Apartments
COA Permit #T201292613

Verbal - Temp.

Carlos Conroy
505.800.3146



October 24, 2013

City of Albuquerque Development Services
600 2nd Street NW
Albuquerque, NM 87102
Attn: Mr. Curtis A. Cherne, PE

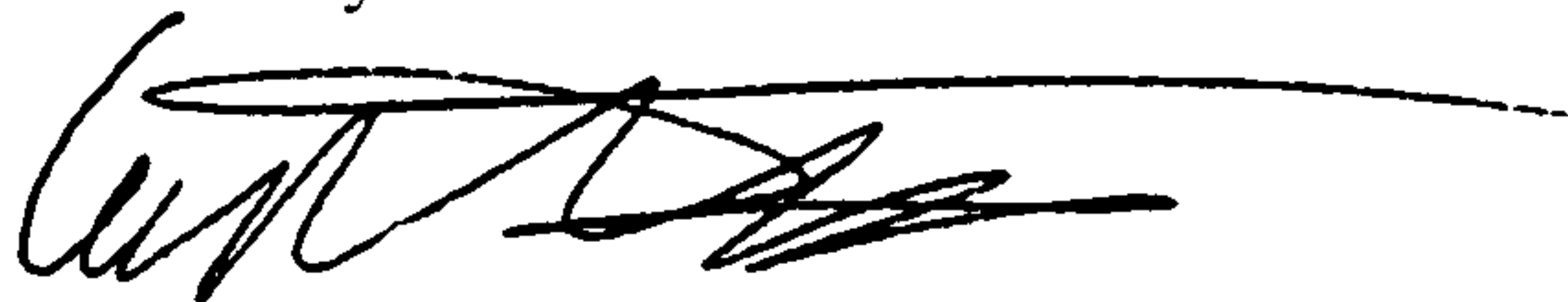
RE: NMAS 1023 Central Ave, Albuquerque NM - COA Permit #T201292613

Dear Mr. Cherne:

Submitted herewith are the final hydrology as-built certifications for the NMAS Apartments Project. The project is located at 1023 Central Ave SW, at the northeast corner of Central Ave. and 11th St. in Albuquerque, New Mexico. We requested that the certified as-built grading and drainage plan being submitted be approved for permanent certificates of occupancy.

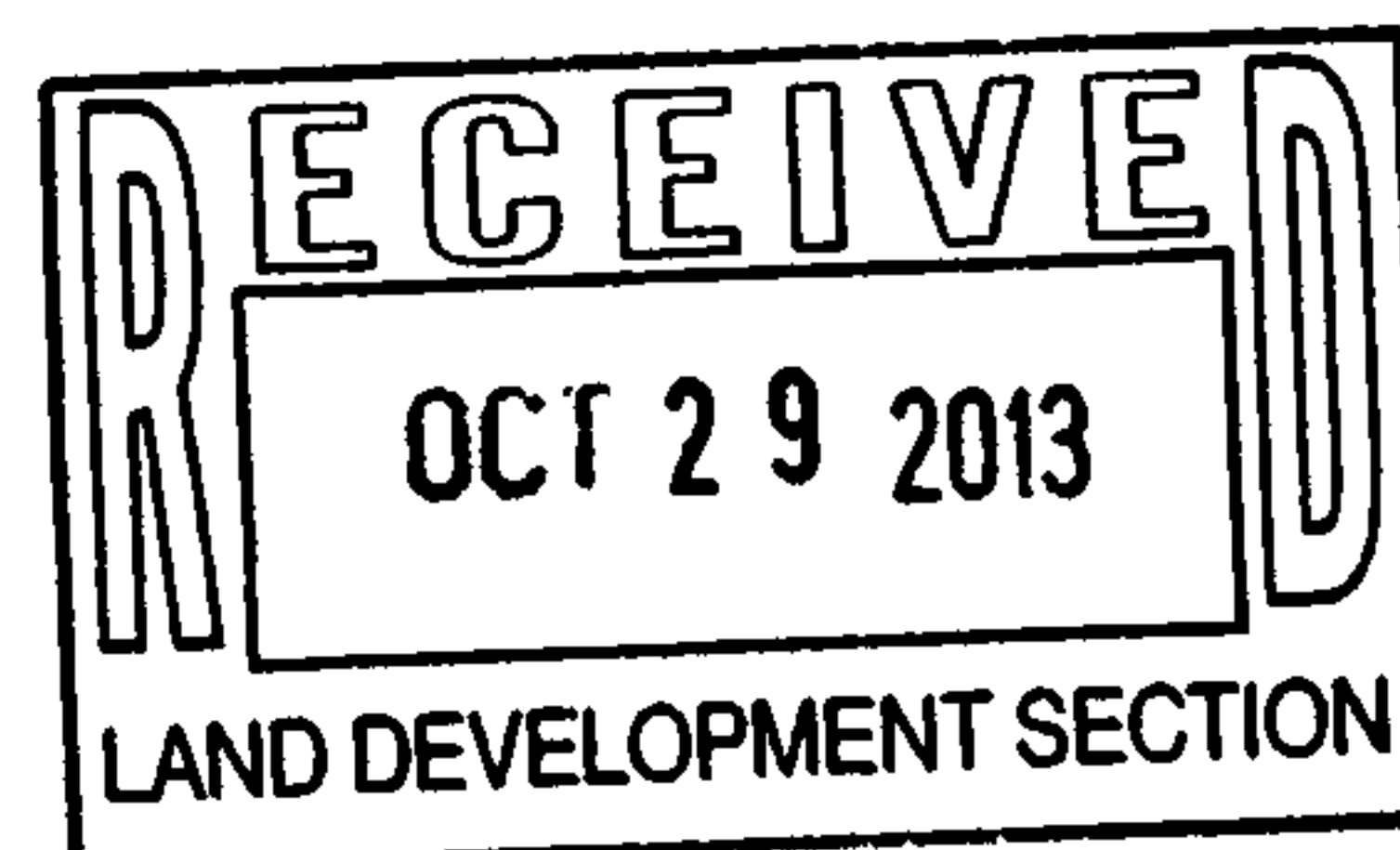
If you have any questions or require additional information, please call me at 255-7802.

Sincerely,



Craig Hagelgantz PE
ABQ Engineering Inc.

Civil/Structural E.O.R
NMAS Apartments
COA Permit #T201292613



CITY OF ALBUQUERQUE



January 28, 2013

James C. Hagelgantz, P.E.
ABQ Engineering
6739 Academy Rd. NE.
Albuquerque, NM 87109

Re: NMAS Housing Project
Grading and Drainage Plan
Engineer's Stamp date 8-27-12 (J13/D097)

Dear Mr. Hagelgantz,

Based upon the information provided in your submittal received 1-17-13, 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.

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 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RR/SB
e-mail

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 1-10-13
CONFERENCE RECAP

ZONE ATLAS PAGE NO: 513
DRAINAGE FILE: 513/P097
ZONING: _____
DRB: _____
SUBJECT: Re development or 1023
STREET ADDRESS (IF KNOWN): 1021 Central Ave NW
SUBDIVISION NAME: _____

APPROVAL REQUESTED: BLDg, Punt

ATTENDANCE: Craig Hagelgantz

FINDINGS:

Site is to discharge at a rate of
2.75 cfs/ac or retain the first
 $\frac{1}{2}$ " of the storm.

Can use a portion of the underground
water storage tanks or towards retention
requirements.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED: Craig Hagelgantz
NAME (PRINT): Craig Hagelgantz

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

J-13/D097

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 1-10-13
CONFERENCE RECAP

ZONE ATLAS PAGE NO: 513

DRAINAGE FILE: _____

ZONING: _____

DRB: _____

SUBJECT: Re development or 1023

STREET ADDRESS (IF KNOWN): 1021 Central Ave NW

SUBDIVISION NAME: _____

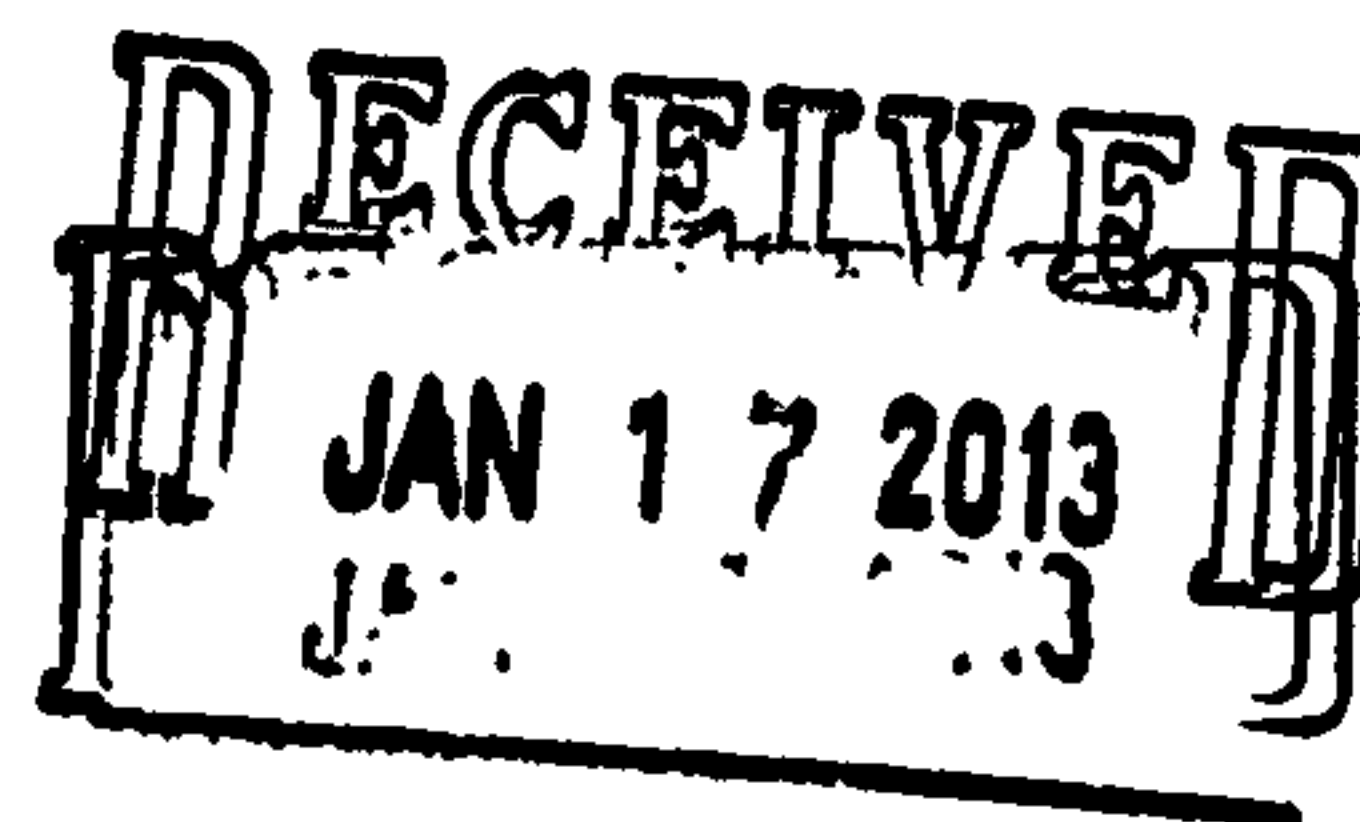
APPROVAL REQUESTED: Bldg Permit

ATTENDANCE: Craig Hagelgantz

FINDINGS:

Site is to discharge at a rate of
2.75 cfs/ac or retain the first
 $\frac{1}{2}$ " of the storm.

Can use a portion of the underground
water storage tanks & tower's retention
requirements.



THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Chene
NAME (PRINT): Curtis A. Chene

SIGNED: Craig Hagelgantz
NAME (PRINT): Craig Hagelgantz

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