



City of Albuquerque

March 15, 2000

Jackie McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

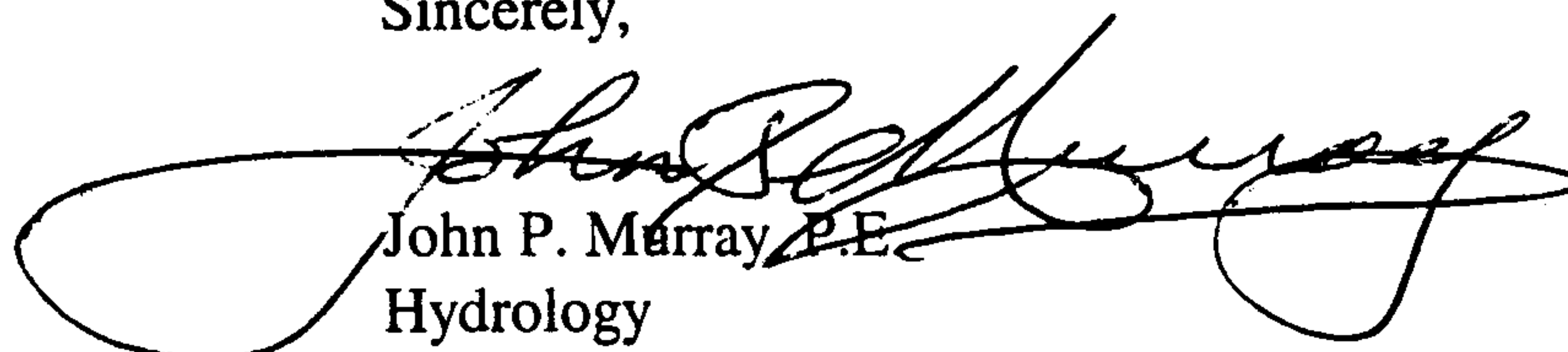
**RE: STEWART DEVELOPMENT (J14-D131). ENGINEER'S CERTIFICATION FOR
CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED
SEPTEMBER 3, 1999. ARCHITECT'S LETTER DATED FEBRUARY 15, 2000.**

Dear Ms. McDowell:

We have placed the Architect's submittal of February 24, 2000 with your earlier submittal of September 3, 1999 to complete the data needed for the Certificate of Occupancy. The above referenced project is hereby approved for Certificate of Occupancy.

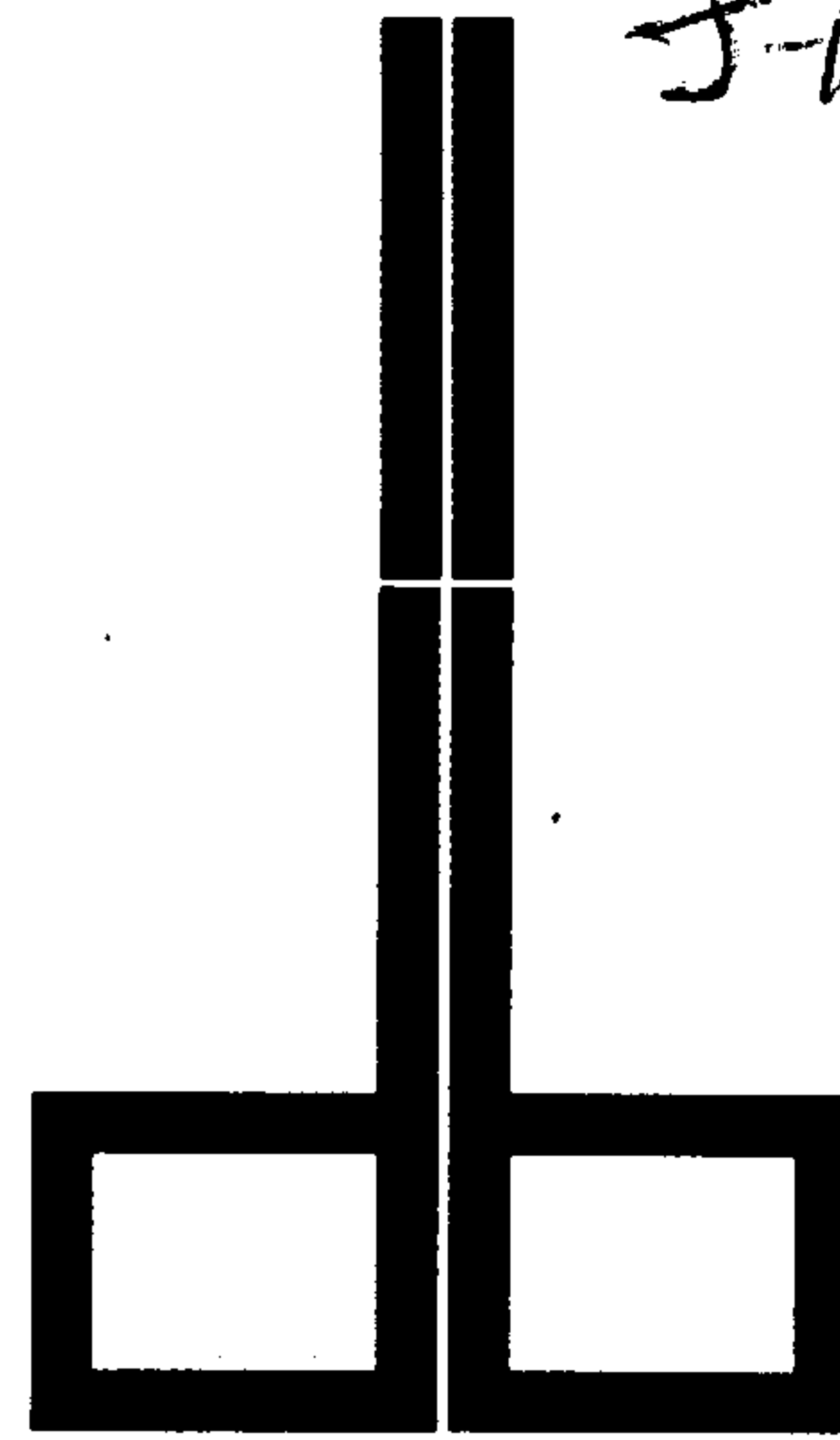
If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: J. Foss, Dura Bilt
Whitney Reiersen
✓ File

J-14/D131



DURA BILT
PRODUCTS, INC.
Design/Builder

February 15, 2000

John P. Murray, P.E.
City of Albuquerque Hydrology Dept.
200 2nd Street SW
Albuquerque, NM. 87103

Re: Stewart Development (J14-D131). 1521 2nd Street N.W.

Dear Mr. Murray,

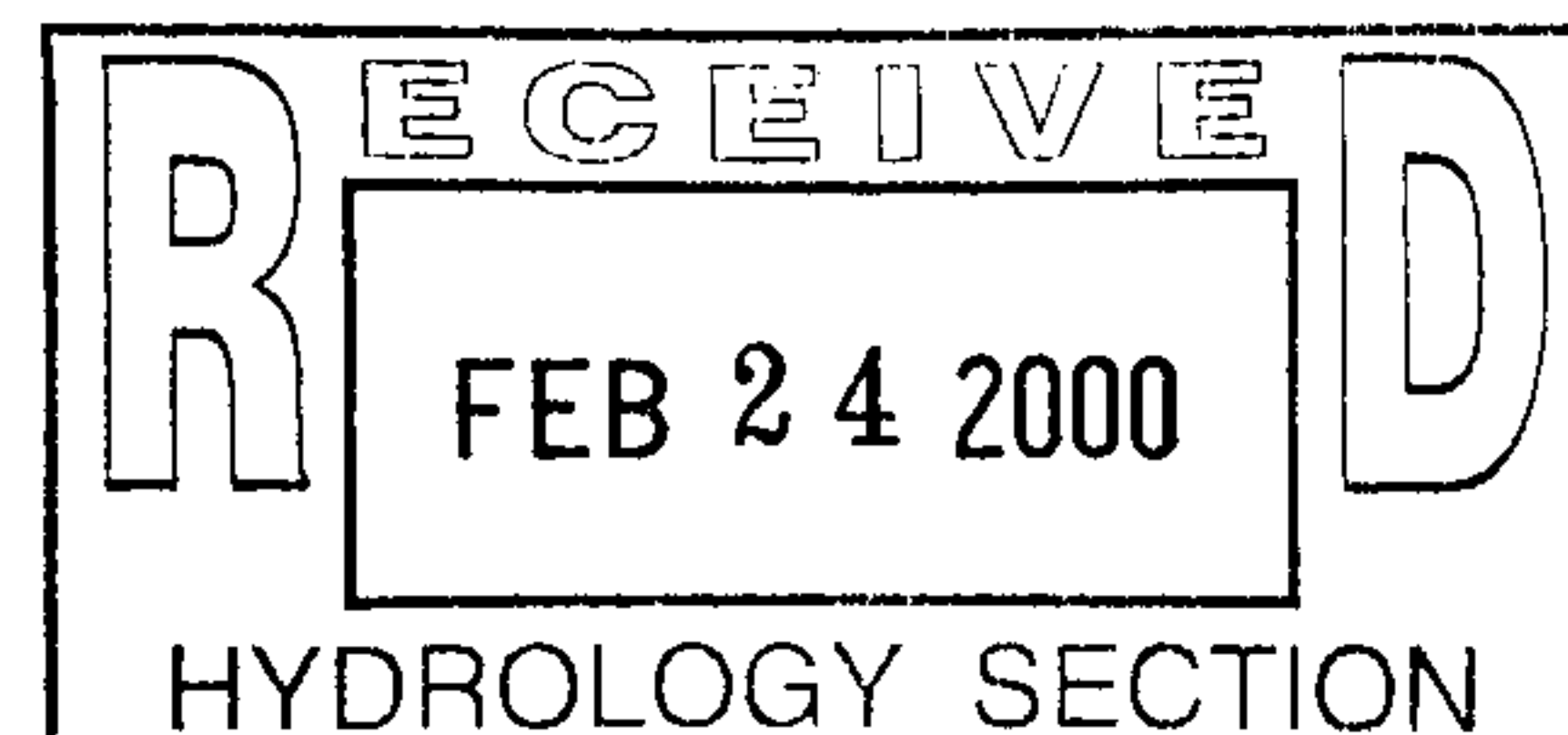
I am writing you in concern of getting approval from you regarding the above referenced job for a Certificate of Occupancy. Back in September you forwarded a letter to Jackie McDowell, which I have attached a copy, stating this project is conditionally approved but lacking the SO#19 Signature Block to be signed Streets and Maintenance Dept. I myself set up a re-inspection with Mary Ann with Streets, again to re-review the sidewalk culvert regarding your comment/concern. She proceeded to give me a new green tag of which I am forwarding you a copy, and stated that this signature block is an internal City process and cannot be completed in the field by me. She said this should be internally circulated from you to here dept. for signature and then be sent back to you for your files and approval on final C.O.

I apologize because several months have gone by since I have tried to deal with this problem again, but this is something I need to clear up with you soon before Vicki in the C.O. Dept. rings my neck. I am forwarding all the information I have, but could you please let me know what I need to do to clear this up as soon as possible. Jackie McDowell informed me this is my responsibility to clear this issue so could you please help me out. Kim Kemper typically does this work for us and I am not used to taking care of this process, so in short I am lost.

Thank you for your help and please don't hesitate to call me at 883-9100. Look forward to talking with you soon.

Sincerely,


Jeff Foss
Architectural Supervisor





City of Albuquerque

September 30, 1999

Jackie McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

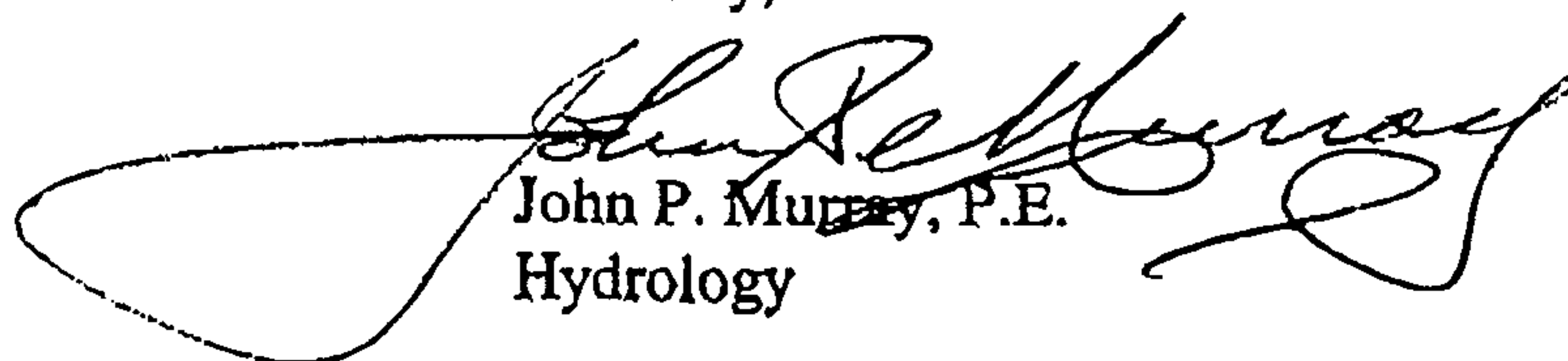
**RE: STEWART DEVELOPMENT (J14-D131). ENGINEER'S CERTIFICATION
FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP
DATED SEPTEMBER 3, 1999.**

Dear Ms. McDowell:

Based on the information provided on your September 3, 1999 submittal, the above referenced project is approved **CONDITIONALLY** for Certificate of Occupancy. Please complete the SO#19 Signature Block - sidewalk culvert at 2nd & Constitution - for the Record Drawings.

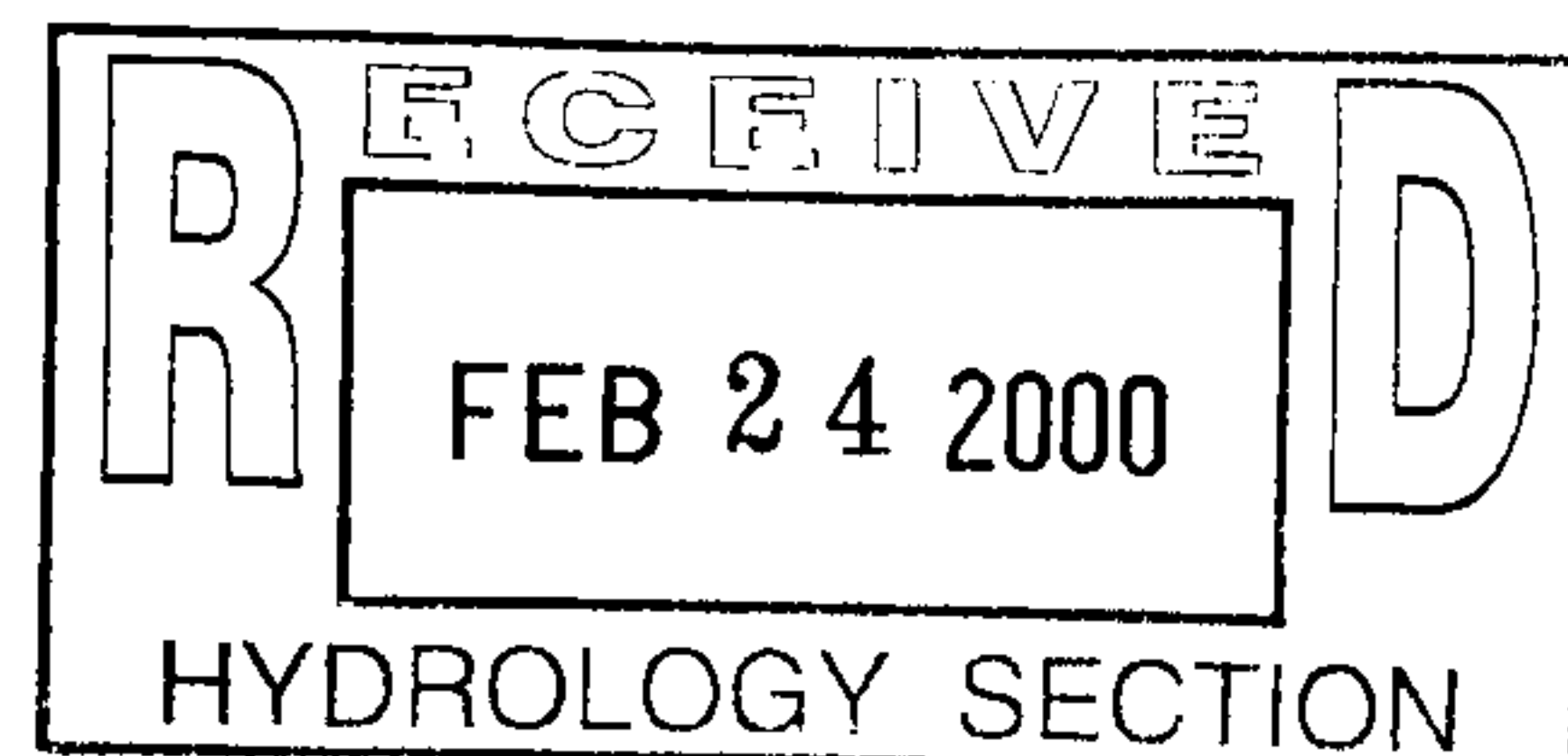
If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

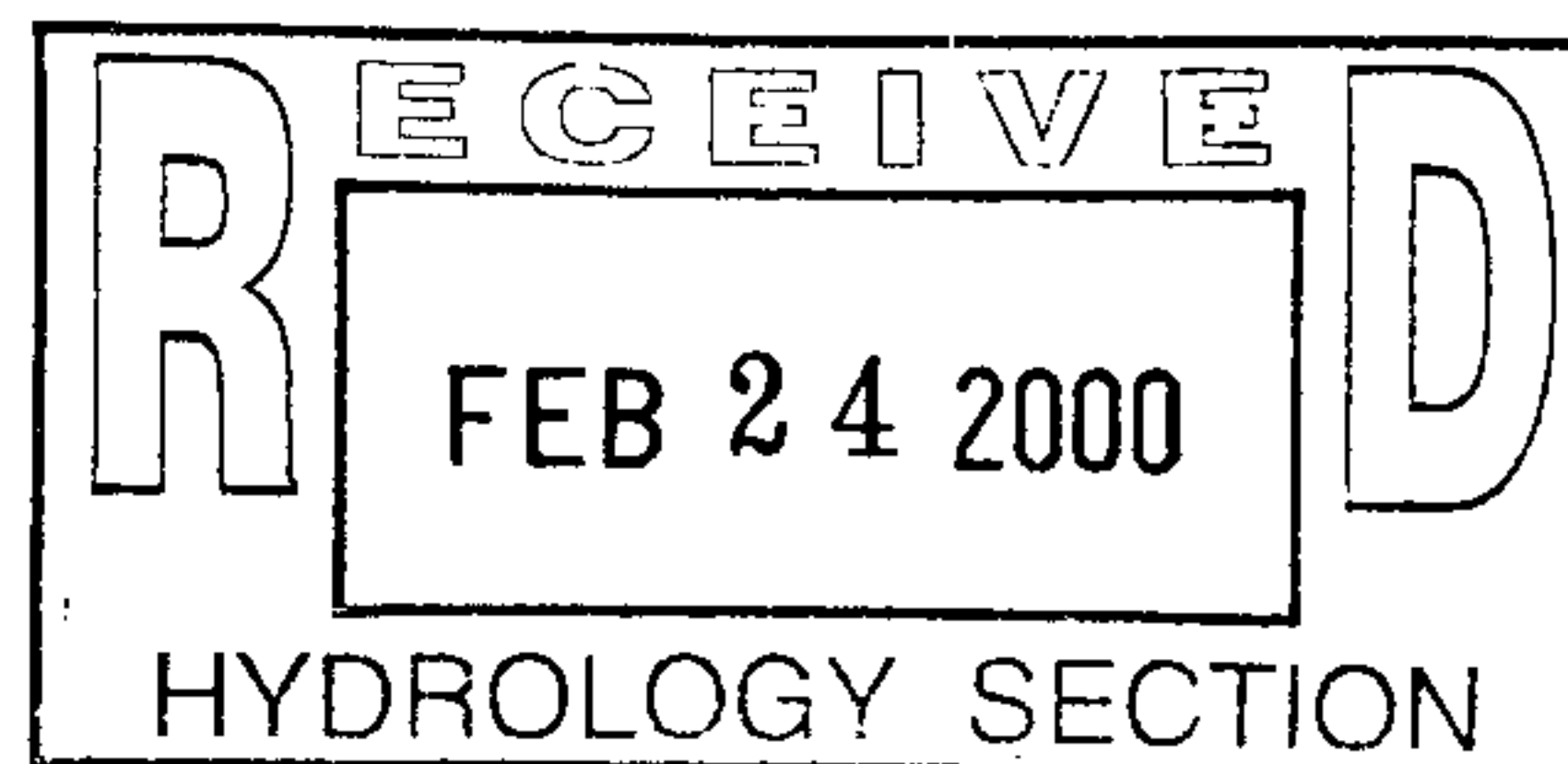


John P. Murray, P.E.
Hydrology

c: WR
File



Date 11-4-99 Permit No. 2022187
Contractor Cleopax
Location 521 N. 100
Time 10:20

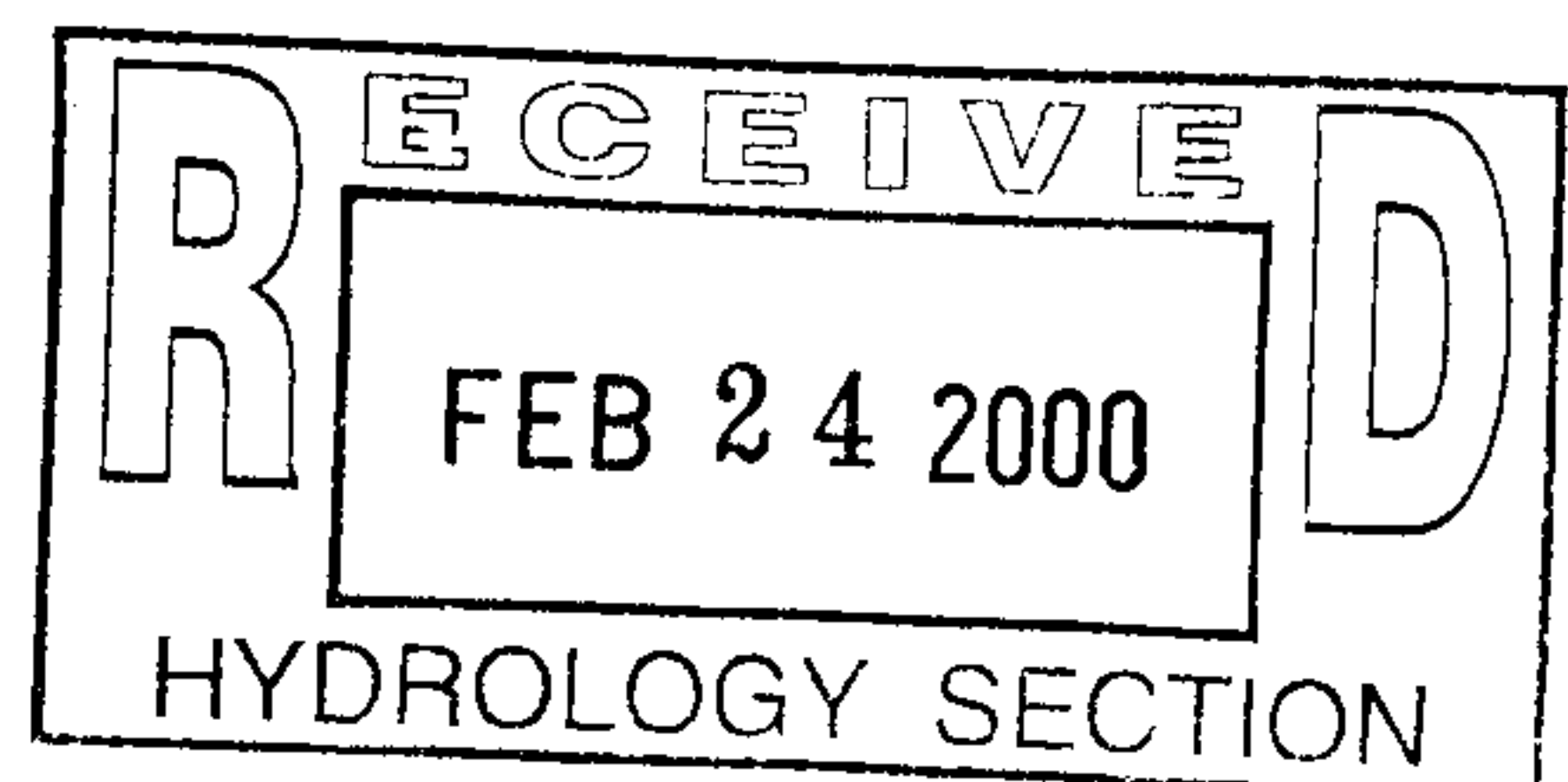


PUBLIC WORKS DEPARTMENT
SIDEWALK & DRIVEPAD INSPECTION

APPROVED

Monahan

Inspector: *Monahan*
Dispatch: *Monahan*
Permits: *Monahan*
Phone: 768-2551
Insp. Office: 857-8036





City of Albuquerque

September 30, 1999

Jackie McDowell, P.E.
McDowell Engineering, Inc.
7820 Bevrly Hills Ave. NE
Albuquerque, NM 87122

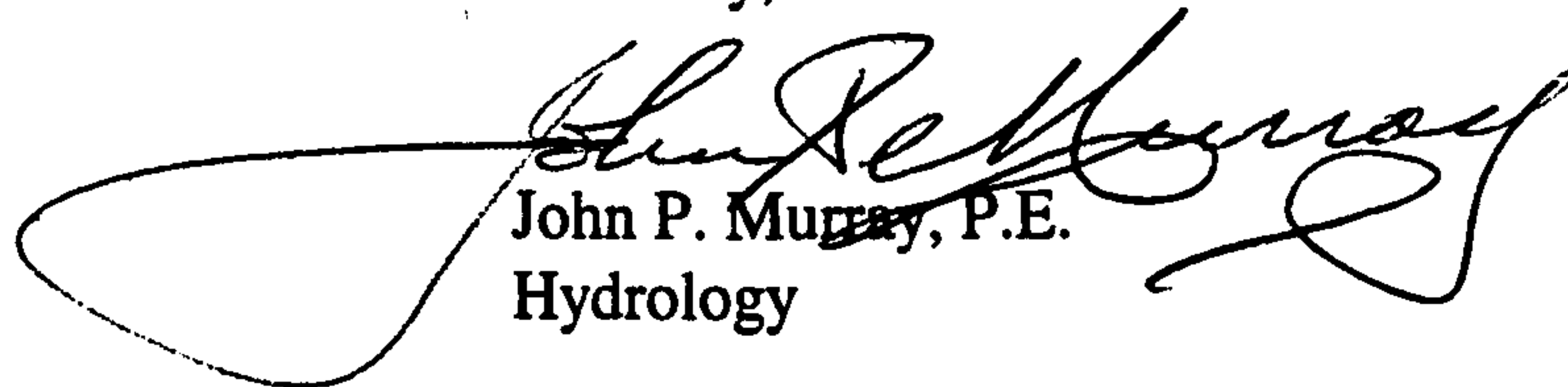
**RE: STEWART DEVELOPMENT (J14-D131). ENGINEER'S CERTIFICATION
FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP
DATED SEPTEMBER 3, 1999.**

Dear Ms. McDowell:

Based on the information provided on your September 3, 1999 submittal, the above referenced project is approved **CONDITIONALLY** for Certificate of Occupancy. Please complete the SO#19 Signature Block - sidewalk culvert at 2nd & Constitution - for the Record Drawings.

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

Sincerely,



John P. Murray, P.E.
Hydrology

c: ☒ WR
☒ File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: STEWART DEVELOPMENT ZONE ATLAS/DRNG. FILE #: J-14 / D0131
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOTS 1-6 & 15-18, BLOCK 7, PARIS ADDITION
CITY ADDRESS: SECOND STREET NW
ENGINEERING FIRM: MCDOWELL ENGINEERING, INC. CONTACT: JACKIE MCDOWELL
ADDRESS: 7820 BEVERLY HILLS AVE. NE, 87122 PHONE: 828-2430
OWNER: TOM STEWART CONTACT: TOM STEWART
ADDRESS: 1501 SECOND ST. NW PHONE: 243-3736
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: MARQUEZ SURVEYING COMPANY CONTACT: GEORGE MARQUEZ
ADDRESS: 902 FIFTH STREET PHONE: 876-2684
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

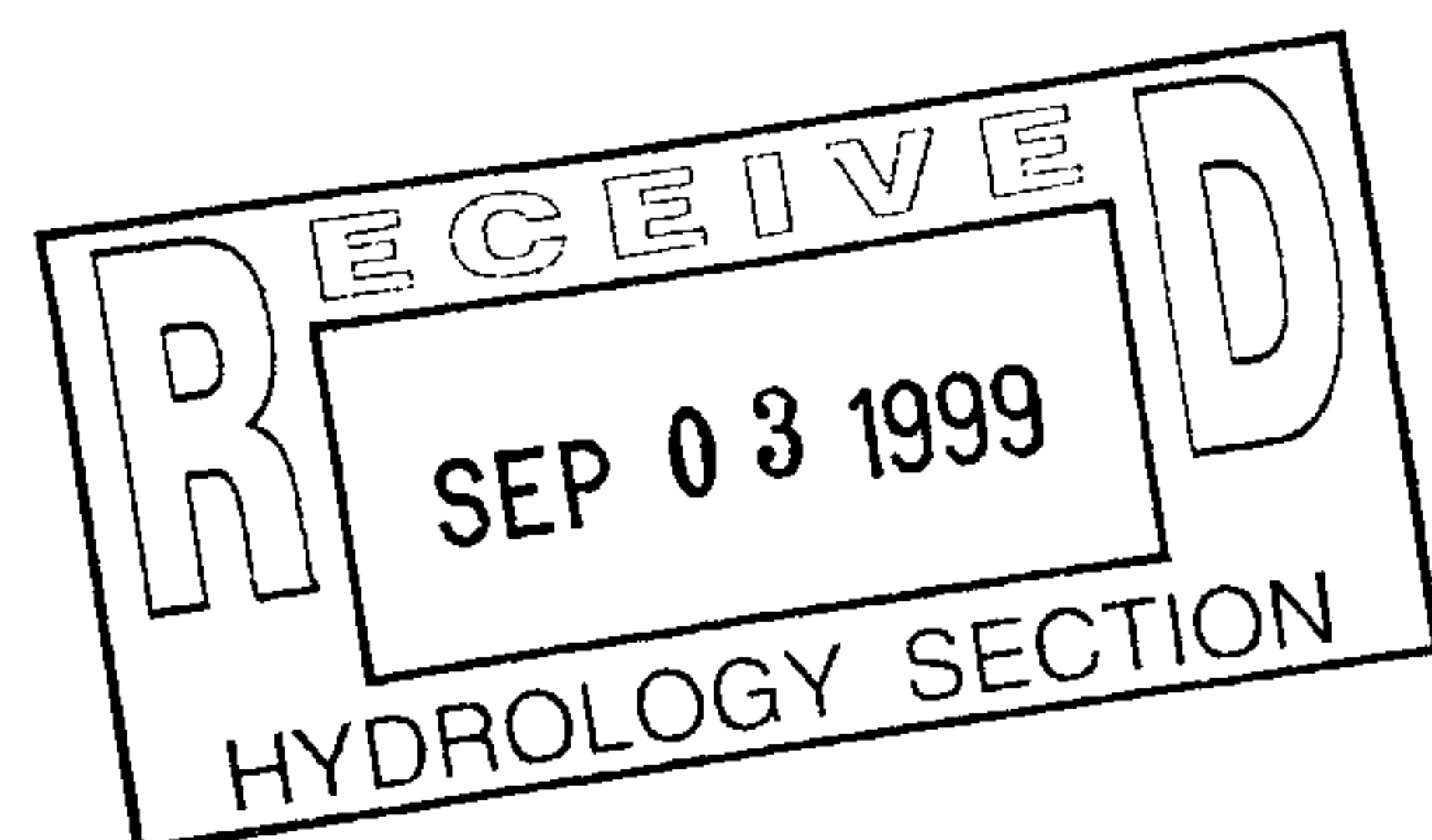
☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: SEPTEMBER 3, 1999

BY: JACKIE S. MCDOWELL, P.E.





Professional Courier

P.O. Box 35315 • Albuquerque, NM 87176
505-884-5806

INVOICE

DATE

7-3-99

Shipper Name

Phone

Street

City and State

Zip Code

Consignee Name

Phone

Street

City and State

Zip Code

Number of Pieces

Pick-up

Delivery

Declared Value

Description

Shipper's Signature

Base Charge

Other

Tax

Total Charges

For Office Use Only

CONDITIONS OF CONTRACT: Declared Value - Unless a greater value is declared in the declared value box, the shipper hereby declares the released value of each package or article, covered by this receipt to be as follows, \$50.00 for each package or article. Valuations in excess of \$50.00 will be insured at the rate of \$.50 per \$50.00 over and above the original \$50.00 amount. Claim for loss or damage must be made within 9 months from the date of this receipt. A claim not made within the time limit specified is deemed waived. Consequential Damage - G&L Professional Courier will not be responsible or liable for any loss or damage resulting from delay, non-delivery or damage to a package or article except as noted above. This includes loss of sales, profit, income, interest, attorneys fees and other declared value cannot exceed \$500.00 (RECEIVED IN GOOD ORDER EXCEPT AS NOTED)

Consignee's Signature

Date

Time

X [Signature] 7/3/99 4:00



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 25, 1999

Jackie McDowell, P.E.
McDowell Engineering, Inc.
7820 Bevrly Hills Ave. NE
Albuquerque, NM 87122

***RE: STEWART DEVELOPMENT (J14-D131). GRADING & DRAINAGE PLAN FOR
PRELIMINARY PLAT, FINAL PLAT, BUILDING AND SO#19 PERMIT
APPROVALS. ENGINEER'S STAMP DATED NOVEMBER 30, 1998.***

Dear Ms. McDowell:

Based on the information provided on your December 8, 1998 submittal and supplemental data of January 25, 1999, the above referened project is approved for Preliminary and Final Plats, and for Building Permit.

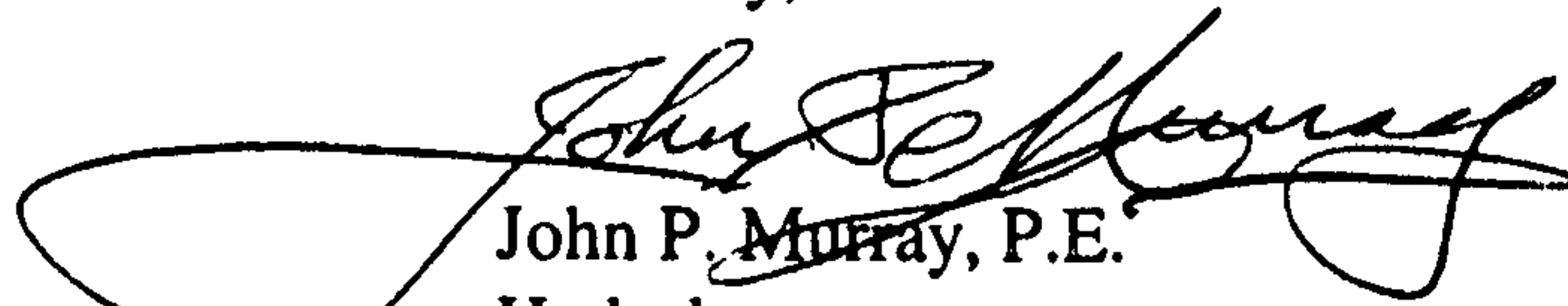
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the Excavation Permit.

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: Arlene Portillo
D. Salas, St. Maint.
Andrew Garcia
✓ File

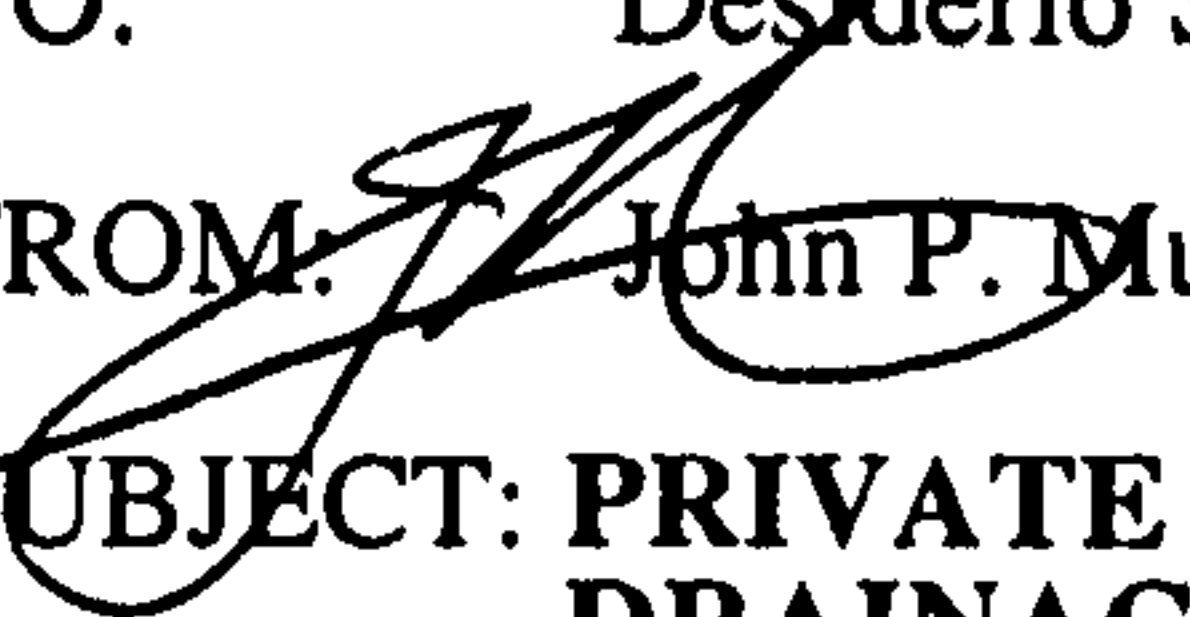
PUBLIC WORKS DEPARTMENT

JANUARY 25, 1999

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO: Desiderio Salas, Street Maintenance Division

FROM:  John P. Murray, P.E., Hydrology, PWD

SUBJECT: **PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY
DRAINAGE FILE NUMBER (J14-D131).**

Transmitted herewith is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

McDowell Engineering, Inc.

7820 Beverly Hills Ave. NE
Albuquerque, New Mexico 87122
Telephone: (505)828-2430 Fax: (505)821-4857

LETTER OF TRANSMITTAL

TO: JOHN MURRAY
COA HYDROLOGY
PLAZA DEL SOL

DATE: 1-25-99
PROJ. NO.: _____

RE: STEWART BUILDING DEVELOPMENT

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via delivery the following items:

COPIES	DATE	DESCRIPTION
1		Info. sheet
1		Sub-basin (worst case) w/ calculations
1		Extra copy of S&D Plan for SOI.9

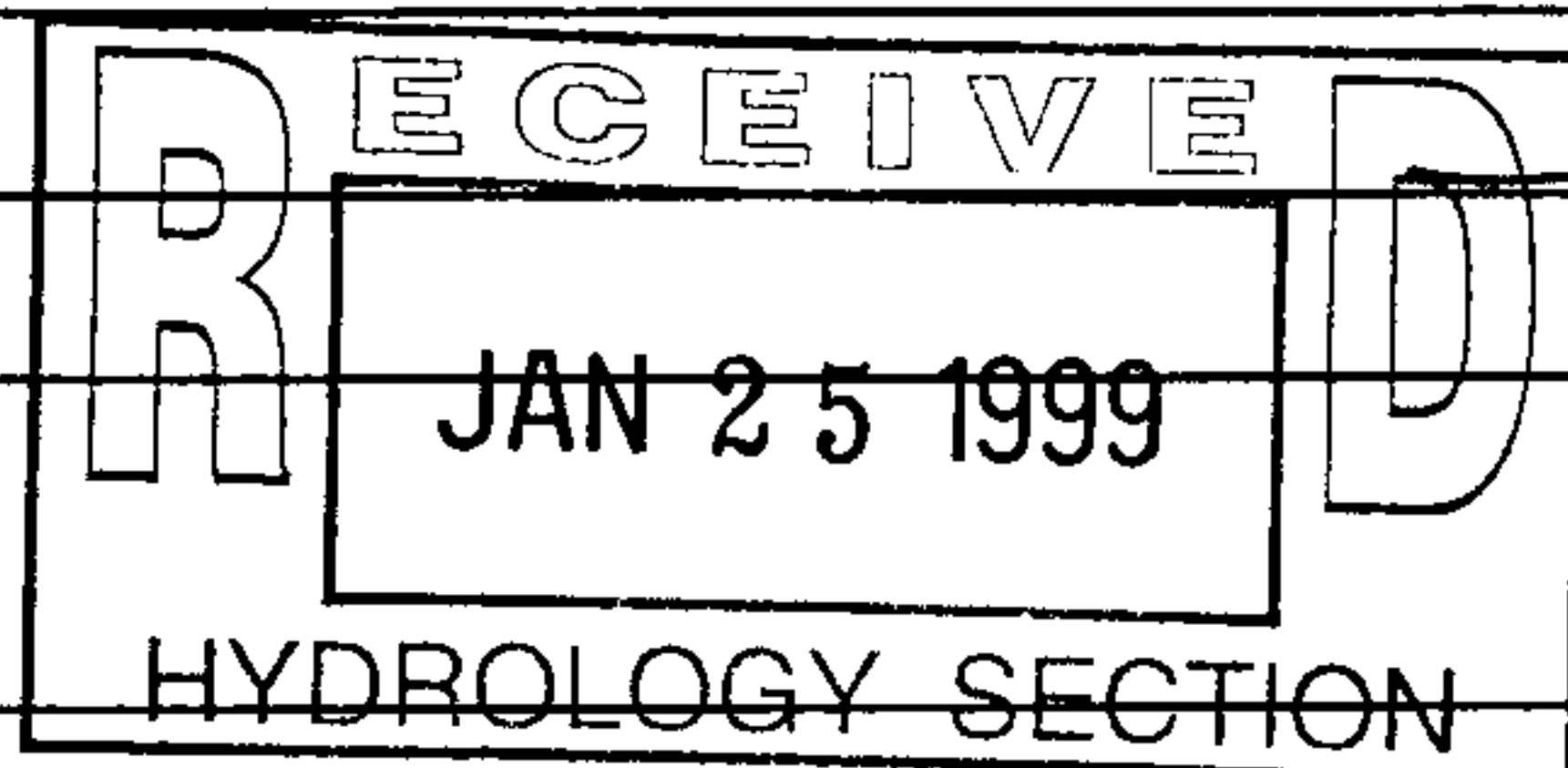
THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ For your use ☐ As requested ☐ For review and comment

☐ Other _____

REMARKS: John, attached is the additional
information you requested.

COPY TO: file



Thanks,

SIGNED: Jackie S. McDowell
Jackie S. McDowell, P.E.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: STEWART DEVELOPMENT ZONE ATLAS/DRNG. FILE #: J-14
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOTS 1-6 & 15-18, BLOCK 7, PARIS ADDITION
CITY ADDRESS: SECOND STREET NW
ENGINEERING FIRM: MCDOWELL ENGINEERING, INC. CONTACT: JACKIE MCDOWELL
ADDRESS: 7820 BEVERLY HILLS AVE. NE, 87122 PHONE: 828-2430
OWNER: TOM STEWART CONTACT: TOM STEWART
ADDRESS: 1501 SECOND ST. NW PHONE: 243-3736
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: MARQUEZ SURVEYING COMPANY CONTACT: GEORGE MARQUEZ
ADDRESS: 902 FIFTH STREET PHONE: 876-2684
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

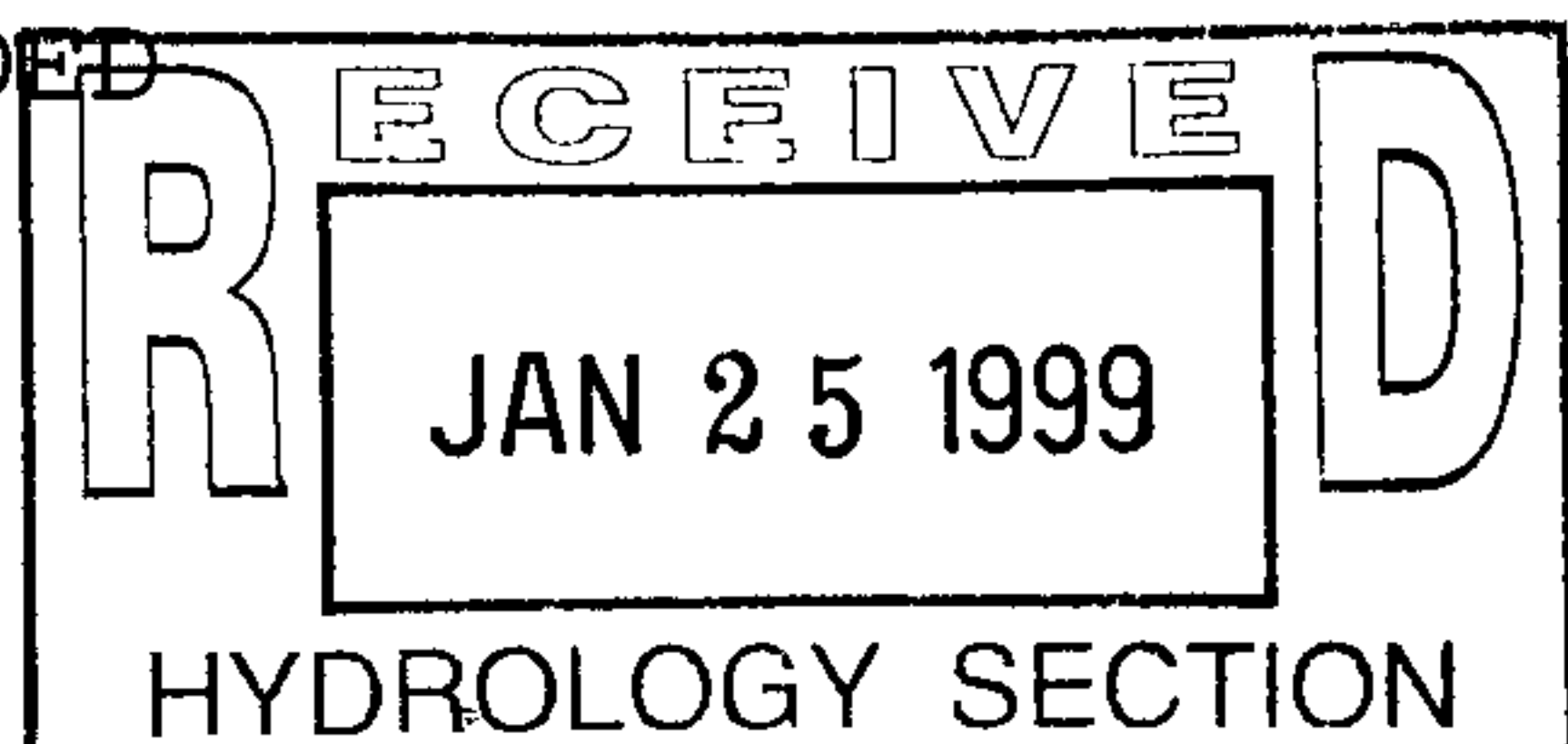
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAIN. PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

☐ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL
☐ S.DEV PLAN FOR SUB'D APPROVAL
☐ S.DEV PLAN FOR BLDG PMT APPR.
☐ SECTOR PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERT. 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: JANUARY 22, 1999

BY: JACKIE S. MCDOWELL, P.E.

*Extra
Copy for
S.B. 19*

Project: STEWART BUILDING DEV. 0N-SITE WORST CASE BASIN TO 1' WIDE OPENING

22-Jan-99

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 2

Depth at 100-year, 6-hour storm: (Table A-2)

P = 2.35 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$7 \cdot \text{SQR}((N \cdot N) + (5 \cdot N))$

where N = units/acre

N = ----- = -----, ok < 6

N = 0.00

Therefore Percent Treatment D = 0.00%

(includes local streets)

Areas: (acres)	Existing	Proposed
Treatment A	0.13	0.00
Treatment B	0.00	0.00
Treatment C	0.00	0.00
Treatment D	0.00	0.13
Total (acres) =	0.13	0.13

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.01	0.02	0.00	0.01	0.00	0.01
Volume (cubic feet) =	250	1,000	61	632	0	373

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.20	0.00	0.05	0.00	0.00	0.00
Treatment B	0.00	0.00	0.00	0.00	0.00	0.00
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00
Treatment D	0.00	0.61	0.00	0.41	0.00	0.24
Total Q (cfs) =	0.20	0.61	0.05	0.41	0.00	0.24

McDowell Engineering, Inc.

7820 Beverly Hills Ave. NE
Albuquerque, New Mexico 87122
Tele: (505)828-2430
Fax: (505)821-4857

Project: Stewart Dev.

Project No: STE 0199L Date: 1-22-99

Subject: 1' wide curb opening calcs.

By: JAM Sheet 1 of 1

Max Flow to 1' wide curb openings:

$$Q_{max} = 0.61 \text{ cfs.}$$

(See attached calc. sheet
for sub basin = 0.13 ac.)

Capacity of 1' wide curb opening:

$$Q = CLH^{3/2}$$

$$\text{Where } C = 3.0$$

$$L = 1$$

$$H = 0.5$$

$$\therefore Q = 1.06 \text{ cfs} > 0.61 \text{ cfs} \checkmark$$

OK

DRAINAGE INFORMATION SHEET

PROJECT TITLE: STEWART DEVELOPMENT ZONE ATLAS/DRNG. FILE #: J-14 / 131
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOTS 1-6 & 15-18, BLOCK 7, PARIS ADDITION
CITY ADDRESS: SECOND STREET NW
ENGINEERING FIRM: MCDOWELL ENGINEERING, INC. CONTACT: JACKIE MCDOWELL
ADDRESS: 7820 BEVERLY HILLS AVE. NE, 87122 PHONE: 828-2430
OWNER: TOM STEWART CONTACT: TOM STEWART
ADDRESS: 1501 SECOND ST. NW PHONE: 243-3736
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: MARQUEZ SURVEYING COMPANY CONTACT: GEORGE MARQUEZ
ADDRESS: 902 FIFTH STREET PHONE: 876-2684
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

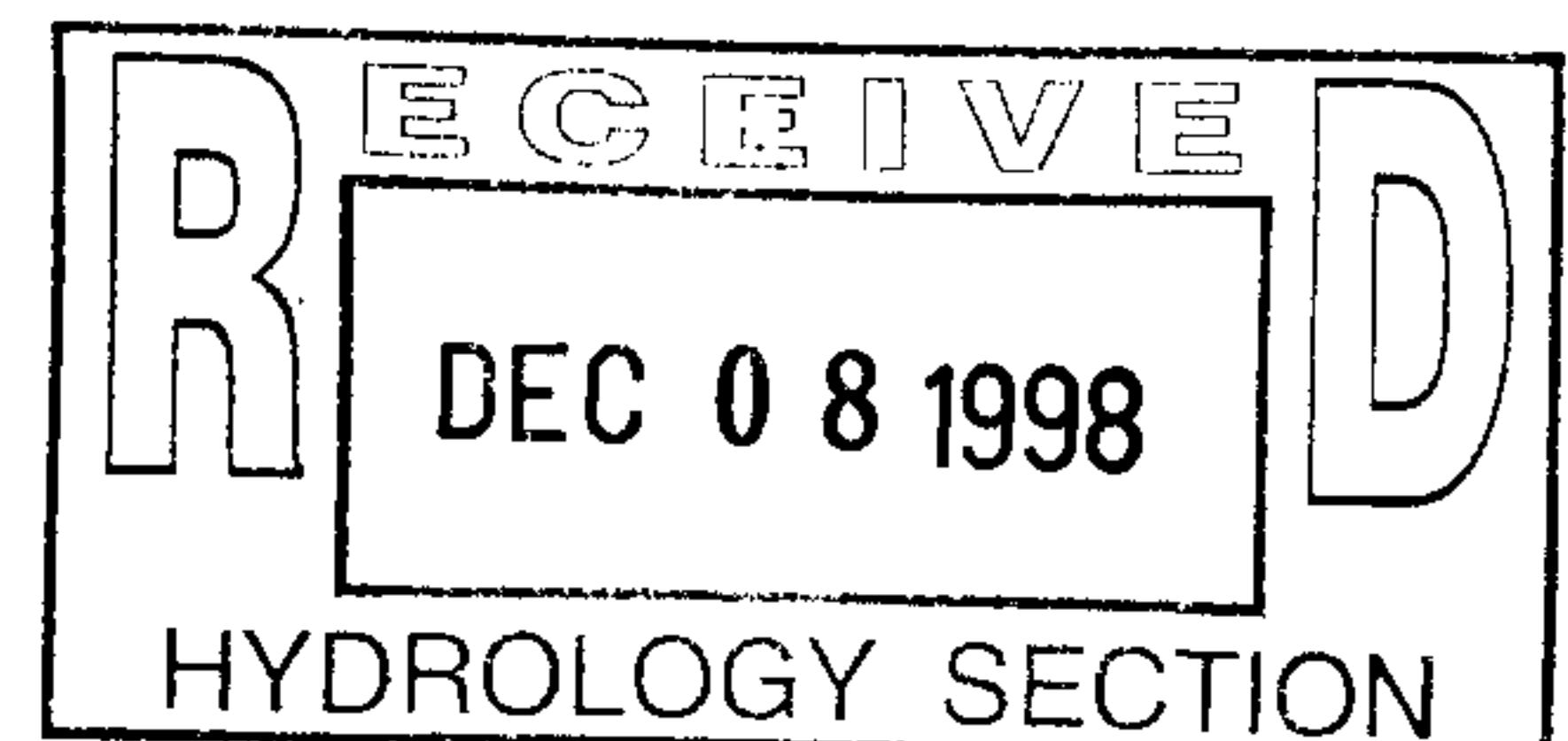
☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL
☐ S.DEV PLAN FOR SUB'D APPROVAL
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☐ CERT. OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☒ OTHER SO# 19 (SPECIFY)

DATE SUBMITTED: DECEMBER 1, 1998

BY: JACKIE S. MCDOWELL, P.E.



Project: STEWART BUILDING DEVELOPMENT ON-SITE CALCULATIONS

30-Nov-98

Calculations: Total Basin

Calculations are based on "Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, New Mexico, January 1993 - basins < 40 acres".

Precipitation Zone = 2

Depth at 100-year, 6-hour storm: (Table A-2)

P = 2.35 inches

Land Treatments:

From Table 5 - Percent Treatment D

Single Family Residential =

$$7 * \text{SQR}((N * N) + (5 * N))$$

where N = units/acre

N = ----- = -----, ok < 6

N = 0.00

Therefore Percent Treatment D = 0.00%

(includes local streets)

Areas: (acres)	Existing	Proposed
Treatment A	0.00	0.00
Treatment B	0.00	0.11
Treatment C	0.33	0.00
Treatment D	0.45	0.67
Total (acres) =	0.78	0.78

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.11	0.13	0.06	0.08	0.03	0.04
Volume (cubic feet) =	4,817	5,468	2,812	3,371	1,470	1,929

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00
Treatment B	0.00	0.25	0.00	0.10	0.00	0.01
Treatment C	1.04	0.00	0.56	0.00	0.20	0.00
Treatment D	2.12	3.15	1.41	2.10	0.84	1.25
Total Q (cfs) =	3.15	3.40	1.98	2.21	1.04	1.26

