City of Albuquerque

December 16, 1999

Shahab Biazar, P.E.
Advanced Engineering & Consulting, LL
10205 Snowflack Ct. NW
Albuquerque, NM 87114

RE: SHIPLEY DO-NUTS, PRINCESS JEANNE PARK (J21-D19B). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED NOVEMBER 16, 1999. G&D Plan APRIL 22, 1999.

Dear Mr. Biazar:

Based on the information provided on your November16, 1999 submittal, the above referenced project is approved for Certificate of Occupancy,.

The Drainage Information Sheet has check off lines for "Engineer's Certification" (which is the G&D as-built) and for "Certificate of Occupancy Approval." For the Record Plan, the SO#19 Signature Block should be executed,

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: Shipley Do-Nuts ZONE ATLAS/DRNG. FILE #: J21/D19B

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

LEGAL DESCRIPTION: Tract D-2, Block 7, Princess Jeanne Park

CITY ADDRESS: 1450 Eubank Blvd., NE, Albuquerque, NM 87112

ENGINEERING FIRM: *Advanced Engineering and Consulting, LL* CONTACT: Shahab Biazar

ADDRESS: 10205 Snowflake Ct. NW, Alb., NM 87114 PHONE: (505) 899-5570

OWNER: Mr. Santos Abeyta CONTACT: Santos Abeyta

ADDRESS: 1450 Eubank Blvd., NE Alb., NM 87112 PHONE: (505) 362-2640

ARCHITECT: John Briscoe AIA, P.C. Architecture CONTACT: John Briscoe

ADDRESS: 718 Adams, NE, Alb., Nm 87110 PHONE: (505) 262-0193

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 ✓

X OTHER AS-BUILT GRDING PLAN

PRE-DESIGN MEETING:

_____ YES

X NO

_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAN 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

X Other Final Certificate Of Occupany

DATE SUBMITTED: 11/16/99

BY: Shahab Biazar, P.E.

RECEIVED
NOV 16 1999
HYDROLOGY SECTION

ADVANCED ENGINEERING and CONSULTING, LLC

Consulting
Design
Development
Management
Inspection

November 16, 1999

Mr. John Murray, P.E.
City of Albuquerque
Hydrology Department
Post Office Box 1293
Albuquerque, New Mexico 87103

RE: **Final Certificate of Occupancy for Shipley Do-Nuts, Princess Jeanne Park (J21-D19B), 1450 Eubank Blvd., NE, Albuquerque New Mexico 87112**

Dear Mr. John Murray:

Enclosed please find one set of the as-built Grading Plan, showing the grades for above mentioned site. We are requesting Final Certificate of Occupancy for the above referenced project. The site has been completed and inspected by our office. The contractor verified that flow can reach the drainage facilities, as designed, by testing and flowing a water tank on site. The landscaping for the site is also completed.

Should you require additional information, please do not hesitate to contact me. Thank you for your cooperation.

Sincerely,

Shahab Biazar, P.E.

Enclosure

JN: 9902A
sb

9902 9902-Final-certif.wpd

RECEIVED
NOV 16 1999
HYDROLOGY SECTION

10205 Snowflake Court N.W., Albuquerque, N.M. 87114 PH (505) 899-5570 FAX (505) 897-4996 EMAIL AECLLC@aol.com

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 25, 1999

Shahab Biazar, P.E.
Advanced Engineering & Consulting, LL
10205 Snowflack Ct. NW
Albuquerque, NM 87114

RE: SHIPLEY DO-NUTS, PRINCESS JEANNE PARK (J21-D19B). GRADING AND DRAINAGE PLAN, and DRAINAGE REPORT FOR BUILDING PERMIT , GRADING PERMIT, AND SO#19 PERMIT APPROVALS. ENGINEER'S STAMP DATED APRIL 22, 1999.

Dear Mr. Biazar:

Based on the information provided on your April 26, 1999 submittal, the above referenced project is approved for Building Permit, Grading Permit and SO#19 Permit. See also the copy of City Consultant's letter dated June 22, 1999 (attached).

The Site Plan for the Traffic Circulation Layout also has been reviewed.

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: Arlene Portillo
D. Salas, St. Maint.
File

PUBLIC WORKS DEPARTMENT

JULY 2, 1999

INTEROFFICE CORRESPONDENCE HYDROLOGY DIVISION

TO: Desiderio Salas, Street Maintenance Division

FROM: John Murray , City Hydrologist, Hydrology, PWD

SUBJECT: **PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY DRAINAGE FILE NUMBER (J21-D19B).**

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

Smith Engineering Company
A Full Service Engineering Company

June 22, 1999

Mr. Fred Aguirre, P.E. & Mr. John Murry P.E.
Hydrologist
City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

RE: Drainage Report for Shipley Do-Nuts, Tract D2, Block 7, Princes Jeanne Park

Prepared by Advanced Engineering and Consulting, LLC (stamped by Shahab Biazar, P.E. on 4-22-99)

19B

Approval Sought - Building Permit Approval
Grading Permit
S.O. 19

Drainage File - J-21-z / D037

Dear Mr. Aguirre & Mr. Murry,

Smith Engineering Company (SEC) is pleased to review the referenced submittal.
My review comments are as follows:

The grading and drainage plan provides for free discharge which complies with the Master Plan for the development (Grading and Drainage Plan - Princess Jeanne Shopping Center, Stamped by Jeff Mortensen, P.E. October, 1987) and this is an infill site. The increase in peak discharge from the existing condition (mostly asphalt) and the proposed full development is 0.5 cfs. Note that this site will directly discharge to several storm drain inlets in the adjacent streets. Therefore, the peak discharge from this site will have come and gone before upstream flows reach those same inlets.

Conclusion -

The grading and drainage plan is acceptable.

Please call me if you need to discuss this further at telephone number 994-1902, or my FAX number is 994-1921.

Sincerely,

Smith Engineering Company
Pat Stovall, P.E.

O: \ 100 \ 198624b \ b38.doc

1316 Jackie Rd. Suite 850 Rio Rancho, NM 87124 Telephone 505/994-1902 Fax 505/994-1921
E-mail SECRR@worldnet.att.net

Smith Engineering Company

A Full Service Engineering Company

FAX

DATE 6-22-99 TIME 2:30

NUMBER OF PAGES INCLUDING THIS PAGE 2

TO: JOHN MURRY

FAX NUMBER: 924-3864

Advance & Eng & Consult Pager 460-2188 PH/FAX is 899-5570

FROM - PAT STOVALL

Rio Rancho Office

FAX No. (505) 994-1921

TEL. No. (505) 994-1902

REGARDING --- GRADING & DRAINAGE PLAN APPROVAL FOR.

SHIPLEY DO-NUTS

REMARKS :

Urgent____ For your review ✓ Reply ASAP ____ Please Comment____

1316 Jackie Road, Suite 850 Rio Rancho, New Mexico 87124 E-mail SECRR@worlnet.att.net Telephone 505/994-1902 Fax 505/994-1921

Virgil 1089

2800 Vassa

FAX

897-49

96

6/23

ALSO

Mark

Apts.

~~H.O.~~ 2

ct for

SO #9

FAX

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
(ONE STOP SHOP)
600 2ND STREET - PLAZA DEL SOL - 2ND FLOOR WEST
FAX NO. 924-3864

DATE: 25 June 1999

TIME: 2:15 PM

NO. OF PAGES: 3
(INCLUDING COVER PAGE)

TO: S. Bigzad PE

FROM: AP Murray, Hydrology

COMMENTS:

Shipley Do-Nut

Smith Engineering Company

A Full Service Engineering Company

June 22, 1999

Mr. Fred Aguirre, P.E. & Mr. John Murry P.E.
Hydrologist
City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

RE: Drainage Report for Shipley Do-Nuts, Tract D2, Block 7, Princes Jeanne Park

Prepared by Advanced Engineering and Consulting, LLC (stamped by Shahab Biazar, P.E. on 4-22-99)

Approval Sought - Building Permit Approval
Grading Permit
S.O. 19

Drainage File - J-21-z / D037

Dear Mr. Aguirre & Mr. Murry,

Smith Engineering Company (SEC) is pleased to review the referenced submittal.
My review comments are as follows:

The grading and drainage plan provides for free discharge which complies with the Master Plan for the development (Grading and Drainage Plan - Princess Jeanne Shopping Center, Stamped by Jeff Mortensen, P.E. October, 1987) and this is an infill site. The increase in peak discharge from the existing condition (mostly asphalt) and the proposed full development is 0.5 cfs. Note that this site will directly discharge to several storm drain inlets in the adjacent streets. Therefore, the peak discharge from this site will have come and gone before upstream flows reach those same inlets.

Conclusion -

The grading and drainage plan is acceptable.

Please call me if you need to discuss this further at telephone number 994-1902, or my FAX number is 994-1921.

Sincerely,

Smith Engineering Company
Pat Stovall, P.E.

O: \ 100 \ 198624b \ b38.doc

1316 Jackie Rd. Suite 850 Rio Rancho, NM 87124 Telephone 505/994-1902 Fax 505/994-1921
E-mail SECRR@worldnet.att.net

Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 97-06-1075P

The Honorable Martin J. Chavez
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Community: City of Albuquerque, New Mexico
Community No.: 350002
Panels Affected: 35001C0356 D and 0357 D
Effective Date of This Revision: SEP 15 1997

102-D-A

Dear Mayor Chavez:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Bernalillo County, New Mexico and Incorporated Areas (the effective FIRM for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated July 30, 1997, Ms. Susan M. Calongne, P.E., City/County Floodplain Administrator, City of Albuquerque/Bernalillo County, requested that FEMA revise the FIRM to show the effects of the Princess Jeanne Storm Drain System on the street flooding along Hannett and Aspen Avenues, Eubank Boulevard, and Moon Street. The storm drain system includes inlets, pipes varying in diameter from 3 feet to 5 feet, and a 3.5-foot by 6.5-foot box culvert at the outlet into Arroyo del Embudo.

All data required to complete our review of this request were submitted with Ms. Calongne's July 30 letter.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the elevations, floodplain boundary delineations, and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Hannett and Aspen Avenues, Eubank Boulevard, and Moon Street. As a result of the modifications, the base flood elevations (BFEs) of the street flooding decreased and the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, decreased. The base flood is contained within the storm drain system and the right-of-way for the aforementioned streets. The zone designation in the project area was revised from Zone AO (Depth 1), the area that would be inundated by the base flood with an average depth of 1 foot, to Zone X (unshaded), an area outside the SFHA. The modifications are shown on the enclosed annotated copies of FIRM Panels 35001C0356 D and 35001C0357 D. This Letter of Map Revision (LOMR) hereby revises the above-referenced panels of the effective FIRM dated September 20, 1996.

The modifications are effective as of the date shown above. The map panels as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)#	Modified BFE (feet)#
Street flooding along Hannett Avenue from Arroyo del Embudo to Eubank Boulevard	1	None

#Depth in feet above ground

Public notification of the modified BFEs will be given in the *Albuquerque Journal* on or about October 7 and October 14, 1997. A copy of this notification is enclosed. In addition, a notice of changes will be published in the *Federal Register*. Within 90 days of the second publication in the *Albuquerque Journal*, a citizen may request that FEMA reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs presented in this LOMR may itself be modified.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the culvert rests with your community.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local

requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR.

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by contacting the Director, Mitigation Division of FEMA in Denton, Texas, at (817) 898-5127. If you have any technical questions regarding this LOMR, please contact Mr. Alan Johnson of our staff in Washington, DC, either by telephone at (202) 646-3403 or by facsimile at (202) 646-4596.

Sincerely,

Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosures

cc: Ms. Susan M. Calongne, P.E.
City/County Floodplain Administrator
City of Albuquerque/Bernalillo County

Mr. Stephen P. Kemna, P.E.
Smith Engineering Company

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On September 20, 1996, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Albuquerque, Bernalillo County, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Directorate has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified base flood elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate the construction of the Princess Jeanne Storm Drain System and has resulted in a decrease in SFHA width and decreased BFEs for the street flooding along Hannett and Aspen Avenues, Eubank Boulevard, and Moon Street. The base flood is contained within the storm drain system and right-of-way for the aforementioned streets. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)#	Modified BFE (feet)#
Street flooding along Hannett Avenue from Arroyo del Embudo to Eubank Boulevard	1	None

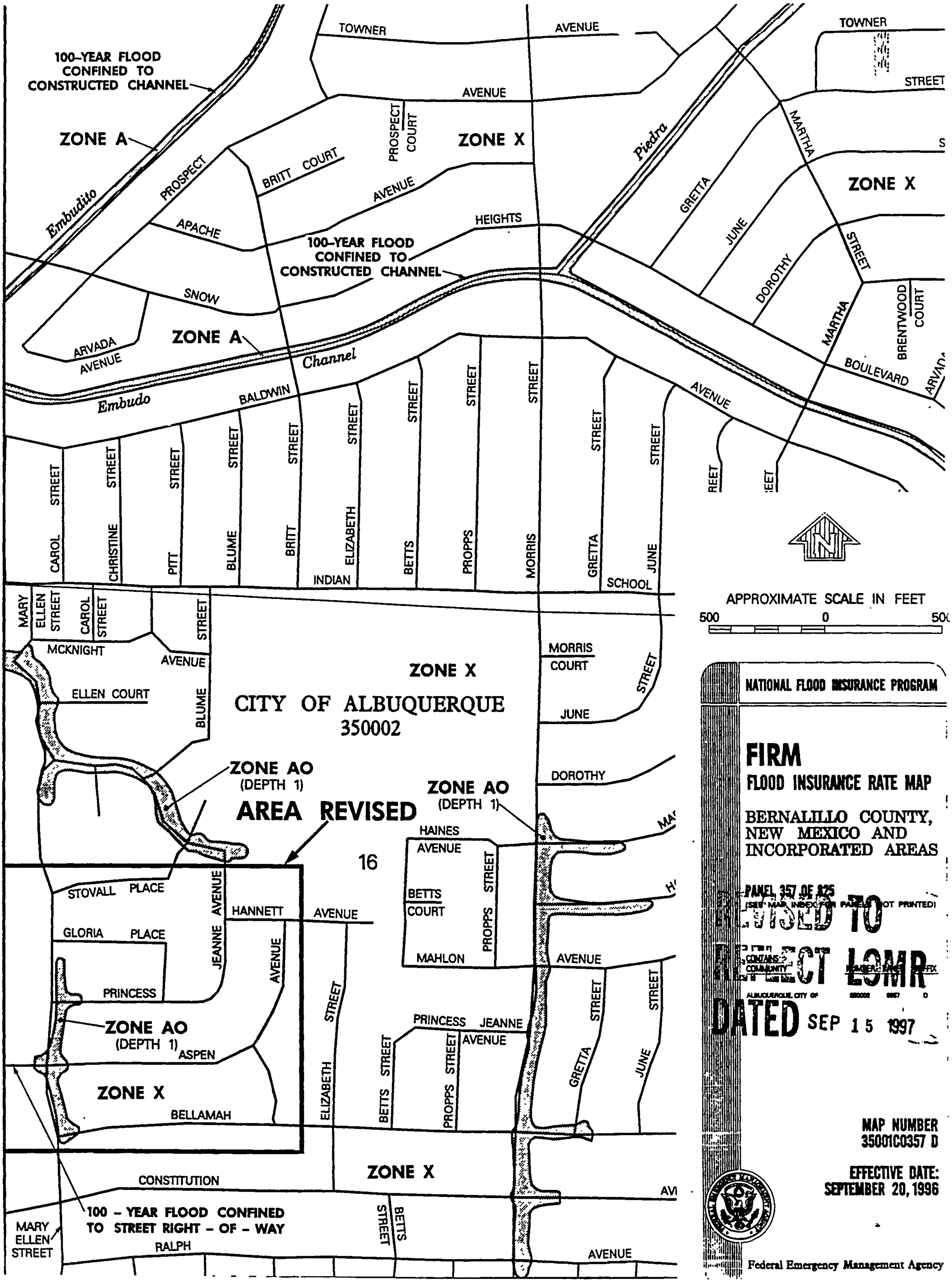
#Depth in feet above ground

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Martin J. Chavez
Mayor, City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 357 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS COMMUNITY
ALBUQUERQUE, CITY OF 350002 0357 D

REVISED TO REFLECT LOMR DATED SEP 15 1997

MAP NUMBER
35001C0357 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996

Federal Emergency Management Agency

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 10 NORTH, RANGE 4 EAST.

CITY OF ALBUQUERQUE
350002

ZONE X

ZONE A

REVISED AREA

ZONE AO
(DEPTH 1)

100-YEAR FLOOD CONFINED TO CONSTRUCTED CHANNEL

100 - YEAR FLOOD CONFINED TO STREET RIGHT - OF - WAY

LIMIT OF DETAILED STUDY

Embudito Channel

Embudo Channel

Arroyo Del Embudo

APPROXIMATE SCALE IN FEET
1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 356 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0356	D

REVISED TO:

REVISED TO:

DATED SEP 15 1997

MAP NUMBER
35001C0356 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996

Federal Emergency Management Agency

JOINS PANEL 0368

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 17, 1999

John Briscoe, AIA, P.C. Architecture,
718 Adams N.E.,
Albuquerque, New Mexico 87110

Re: Site Plan submittal for building permit approval for Shipley Donuts, 1450 Eubank Blvd. N.E. Princess Jeanne Park Subdivision, Tract D2, Bolck 7,Architect's Stamp dated 4/19/99.

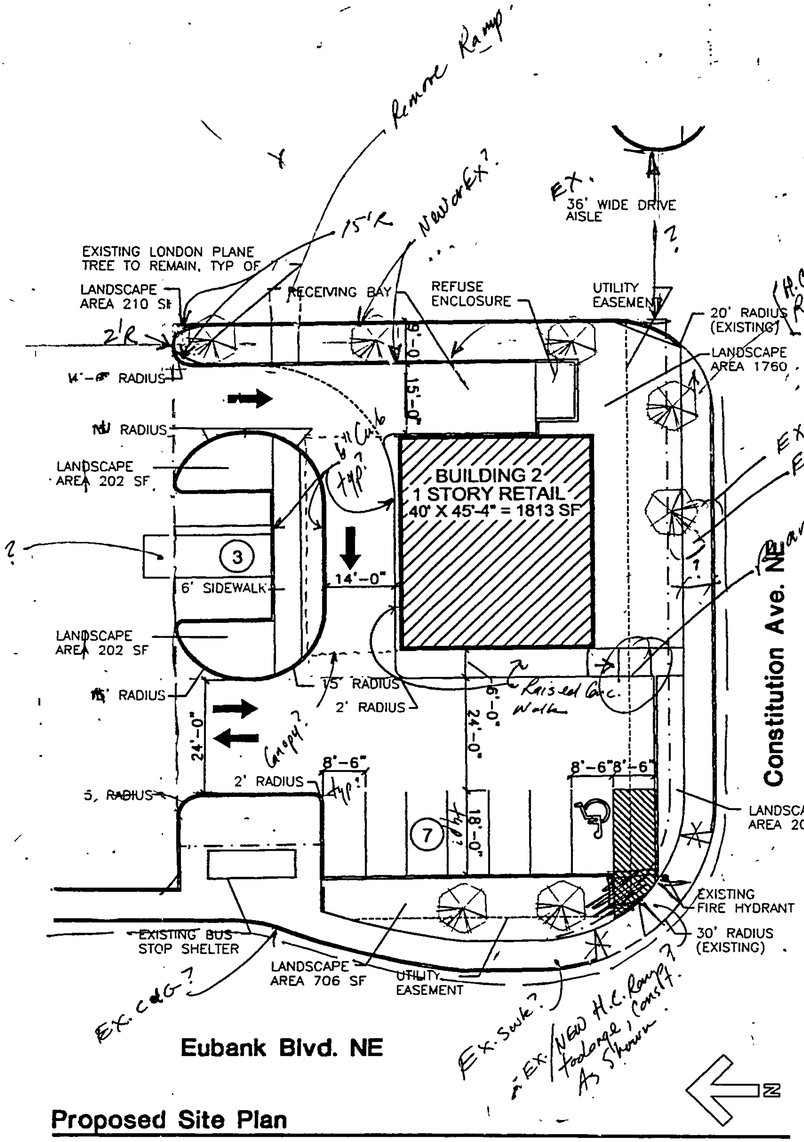
Dear Mr. Briscoe,
The above referenced plan requires modification to the Site Plan prior to Building Permit release as follows:

- Note on Site Plan: ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O., WILL BE SCHEDULED.
- Comments have been noted and original submittal is red-lined. Please return marked up plan with second submittal.
- For future reference place on Site Plan: vicinity map & Zone Atlas number. State how site is zoned. Show full width of all streets.
- Landscaped island on east side, Show new and/or existing accurately?
- New and existing elements noted on the Site Plan must be shown, labelled, and dimensioned correctly and accurately, this includes street sidewalks and curb & gutter, all drive aisles, etc.__Need to see clear differentiation between new construction and existing on Site Plan.
- Show building "footprint" including canopy over drive-thru.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- In General Note, state that all existing street sidewalk and C&G in disrepair affecting safe pedestrian and/or vehicle travel will be removed and replaced.
- Linework on Drainage Plan must match Site Plan exactly.
- Label curbing at all individual locations or show double-lined curb line type and label curb type and material. Label " typical" or refer to detail used - ". . . typical".
- Label R/W and property lines.
- Sidewalk must be in City property. If applicable, R/W line may need to be adjusted on plat to reflect this.
- Label new and existing asphalt surface, show clear limits of construction.__Label thickness of asphalt parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing.
- Signs needed at entrance to one-way drive aisle.__Label to paint arrows.
- Refuse Enclosure on Site Plan-- will need to see approval from Solid Waste.
- Only one SitePlan is needed per Permit submittal. Any excess SitePlans will need to match the Approved Site Plan exactly.
- Clearly show point of transition from one type of surface to the other(ramps, concrete/asphalt, etc.) on Site Plan or on detail.__Show, label and dimension all new and existing HC.ramps or reference detail. and show sloping of ramps using arrows.__Show and label H.C. signs.
- Minim. 5'wide sidewalk needed at stalls along front of building, raised 6"above parking surface. Show, label and dimension.
- Pedestrian access from City sidewalk through proposed HC. access aisle near corner HC.ramp cannot be allowed, continue concrete curbing. Seems to be provided further east.

Please provide revised Site Plan reflecting above requirements and copy of replat for my files. Also verification from stated sections is needed, including Zoning regarding Rio Grande Cooridor. If you have questions please come by so I can clarify as necessary.

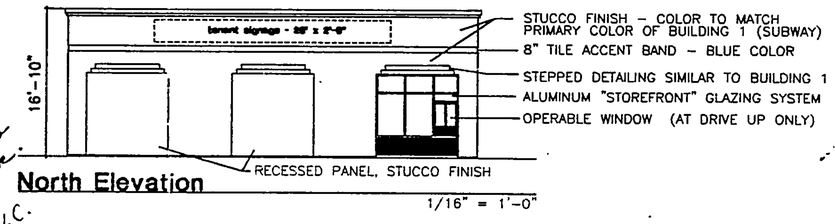
Sincerely,

Mike Zamora,
Commercial Plan Checker



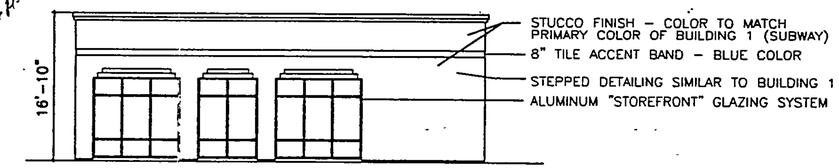
Proposed Site Plan

1" = 30'-0"



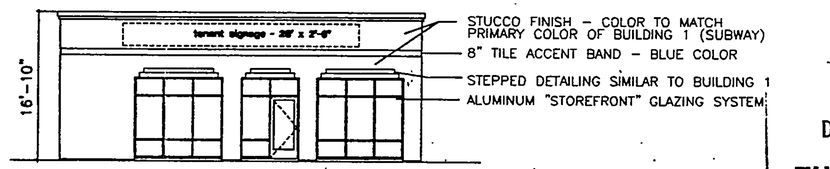
North Elevation

1/16" = 1'-0"



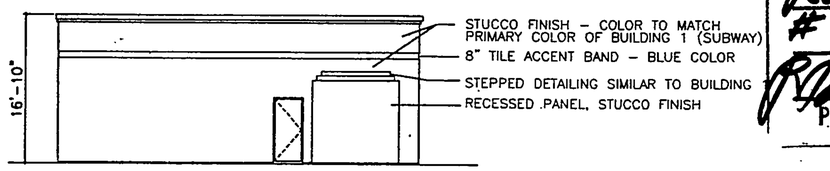
South Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"



East Elevation

1/16" = 1'-0"

STATE OF NEW MEXICO
JOHN A. BRISCOE
NO. 2306
REGISTERED ARCHITECT
4.19.99

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
AA-99-77
FILE NO. Z 875.2
Revision Bldg-PWD #2
2/9/99
PLANNING DIRECTOR DATE

4 Revised Building 2 from 3100 sf retail to 1813 sf with drive-up window no change to overall parking count,
Landscaped area is 2,581 sf
Lot area - 5610 sf - 1813 sf building - 3,797 sf net site
3,797 x 15% - 570 sf landscape requiement

Princess Jeanne Shopping Center
Site Development Plan Ammendment

RECEIVED
APR 26 1999
HYDROLOGY SECTION
Rec'd 4/29 - Trans. - Dng

JANUARY 20, 1999

PRELIMINARY NOT FOR CONSTRUCTION

JOHN BRISCOE AIA, P.C.
ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY
718 ADAMS ST. NE ALBUQUERQUE, NM 87110-6234
V: 505.262.0193 F: 505.262.1405 E: briscoe@msn.com

Shipley Do-Nuts
Princess Jeanne Shopping Center
1450 Eubank Blvd. NE
Albuquerque, NM J-21

SHEET NO. 1

Rvid + Chkd - JdM (PWD)
2/9/99

J-21-Z

DRAINAGE INFORMATION SHEET

PROJECT TITLE: SHIPLEY DO-NUTS ZONE ATLAS/DRNG. FILE #: J-21-Z 0193

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

LEGAL DESCRIPTION: Tract D2, BLOCK 7, PRINCE JEANNE PARK

CITY ADDRESS: 1450 EUBANK BLVD., NE, ALBUQUERQUE, NM 87114

ENGINEERING FIRM: *Advanced Engineering and Consulting, LL* CONTACT: Shahab Biazar

ADDRESS: 10205 Snowflake Ct. NW, Alb., NM 87114 PHONE: (505) 899-5570

OWNER: Tlmad land Company CONTACT: _____

ADDRESS: 4720 N. Campbell Ave., Unit M, Tucsan AZ PHONE: _____

ARCHITECT: John Briscoe AIA, P.C. Architecture CONTACT: John Briscoe

ADDRESS: 718 Adams, NE, Alb., NM 87110 PHONE: (505) 262-0193

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

- _____ YES
- X NO
- _____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- _____ SKETCH PLAN 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
- X BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY APPROVAL
- X GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ S. A. D. DRAINAGE REPORT
- _____ DRAINAGE REQUIREMENTS
- X Other S.O. 19

DATE SUBMITTED: 04/22/99

BY: Shawn Biazar

RECEIVED
APR 26 1999
HYDROLOGY SECTION

DRAINAGE REPORT
FOR

SHIPLEY DO-NUTS

TRACT D2, BLOCK 7, PRINCES JEANNE PARK

Prepared by:

ADVANCED
ENGINEERING
and CONSULTING, LLC

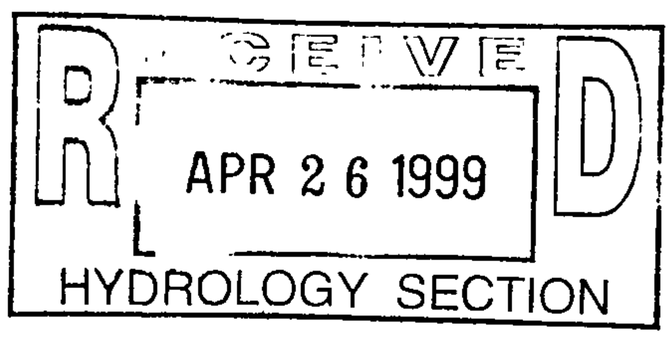
10205 Snowflake Ct. NW
Albuquerque, New Mexico 87114

Prepared For:

John Brjscoe AIA, P.C. Architecture
718 Adams, NE
Albuquerque, New Mexico 87110

April, 1999

Shahab Biazar
PE NO. 13479



GRAPHIC SCALE IN FEET

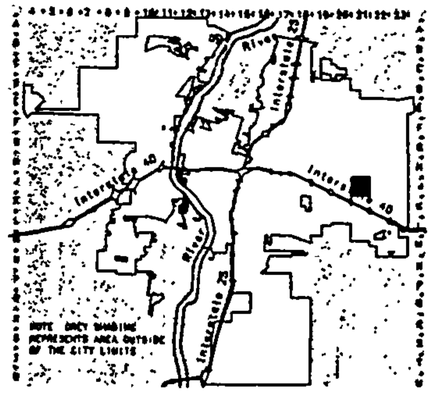
250 0 500 1000

CITY OF Albuquerque

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

Map Amended through September 01, 1995



LEGAL DESCRIPTION

TION

R4E

SEC 16

UNIFORM PROPERTY CODE

1-021-068

J-21-Z

Location

Shipley Do-Nuts falls within Tract D2, Block 7, Princes Jeanne Park. This site is at the northeast corner of Eubank Boulevard NE and Constitution Avenue NE and contains 5,610 sf. See attached Zone Atlas page J-21-Z for site location.

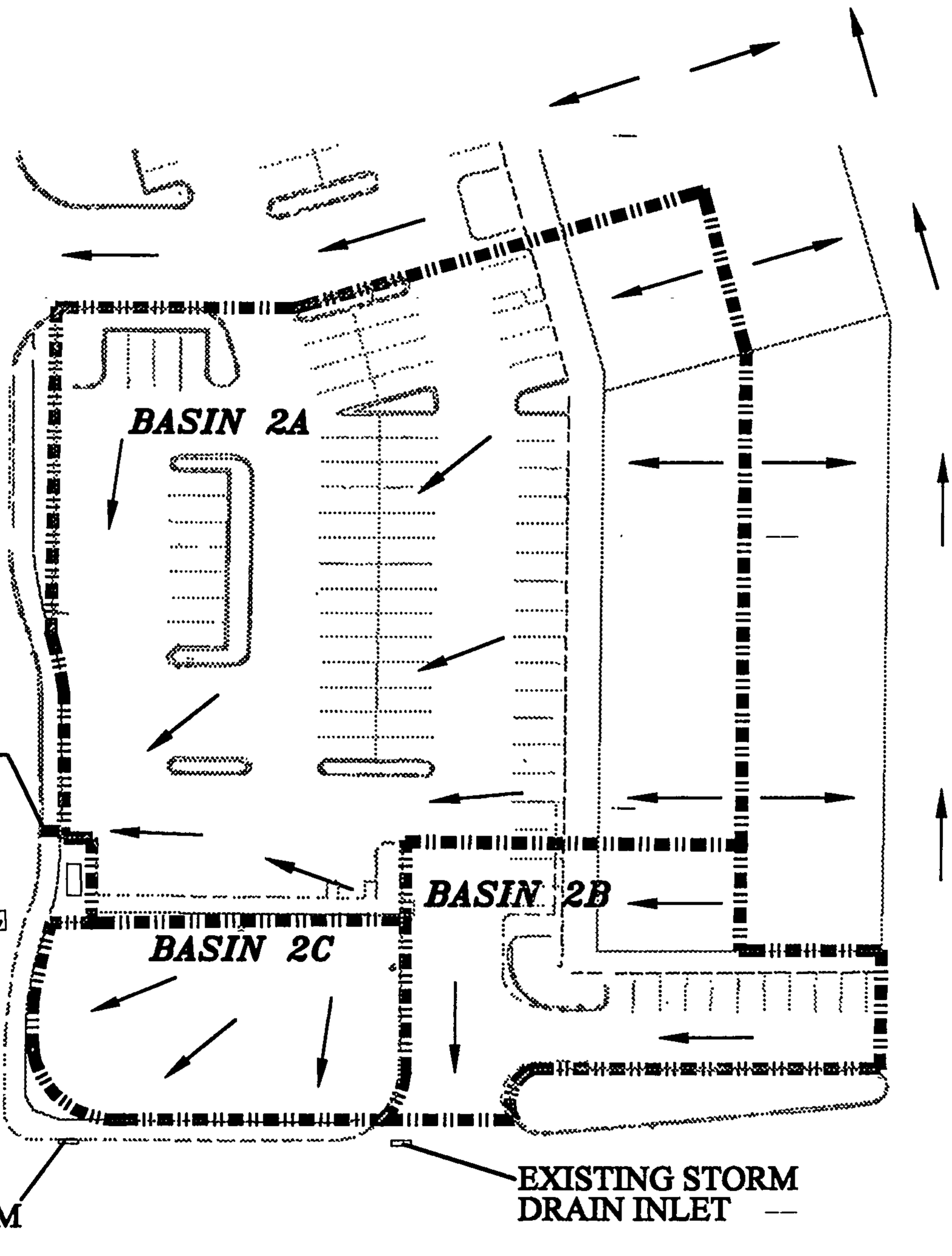
Purpose

Advanced Engineering and Consulting, LLC on behalf of John Briscoe AIA, P.C. has prepared this grading and drainage plan for the proposed building and parking addition to this site. This grading and drainage plan is prepared to obtain grading approval and building permit approval.

Existing Drainage Conditions

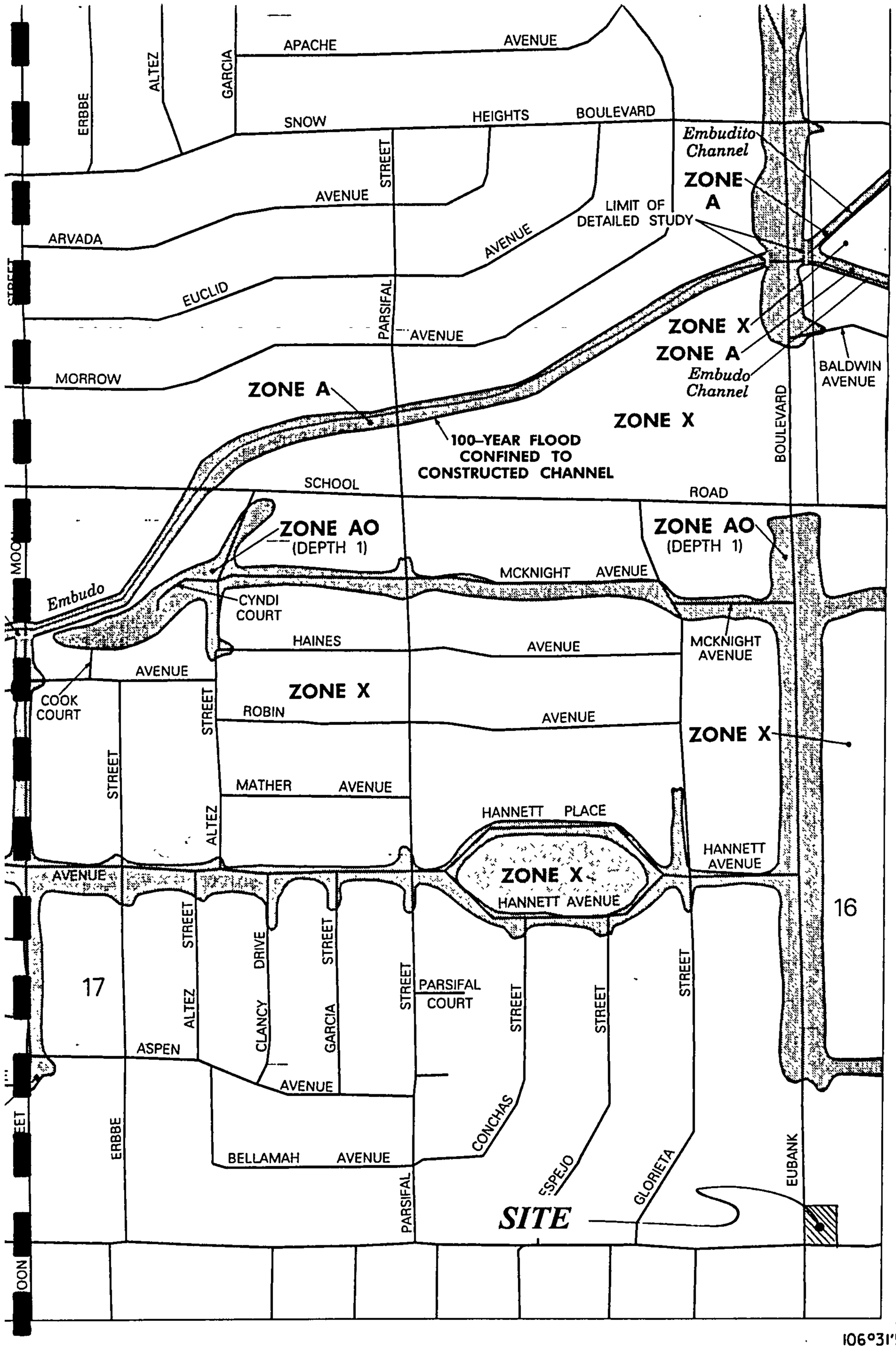
The Shipley Do-Nuts site falls from east to west to Constitution Avenue NE and north to south to Eubank Boulevard NE. This site falls within the master drainage plan prepared by Jeff Mortensen & Associates, Inc. (Basin 2) under City Drainage Number J-21/D19. A copy of this Grading and Drainage Plan is enclosed in the map pocket. In order to analyze this site, Basin 2 has been broken down in three smaller basins 2A, 2B, and 2C. Basin 2A drains west at a flow rate of 6.18 cfs to an existing sidewalk culvert (a 2-2' sidewalk culvert). From there, the runoff drains to Eubank Boulevard and then to an existing inlet just to the south. Basin 2B, at a flow rate of 1.45 cfs, drains west and then south to Constitution via the entrance. From there, the runoff drains to an existing inlet located at the entrance. Basin 2C (Shipley Do-Nuts site) sheet

Eubank Blvd. N.E.



Constitution Ave. N.E.

EXISTING BASIN LAYOUT



FIRM MAP 35001C0356 D

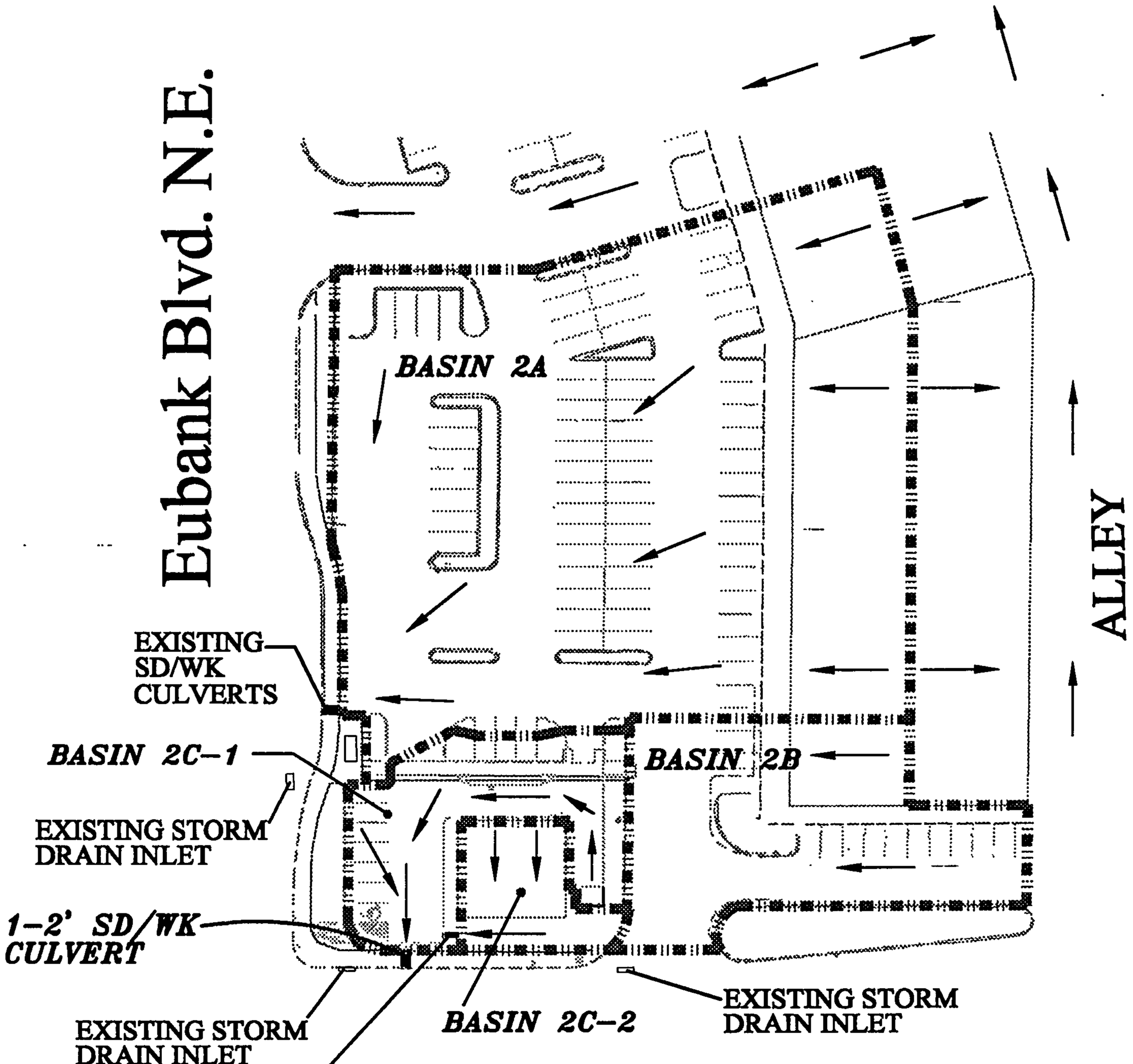
flows from east to west to Constitution Avenue NE and north to south to Eubank Boulevard NE a flow rate of 0.73 cfs. See the Existing Basin Layout exhibit for drainage patterns and basin locations.

As shown on the attached FIRM Map number 35001C0356-D, the site does not fall within a 100-year flood plain.

Proposed Conditions and On-Site/Offsite Drainage Management Plan

The drainage patterns, for Basin 2, for the most part will remain the same. The runoff from Basin 2A will continue to drain to the existing sidewalk culvert. Basin 2B will drain to Constitution Avenue. Basin 2C, under developed conditions, has been broken down to two smaller basins 2C-1 and 2C-2. Basin 2C-2, at a developed runoff rate of 0.35 cfs, drains south and then west to Basin 2C-1 via 2-4" PVC pipe. Basin 2C-1, at a flow rate of 0.88 cfs, along with the runoff from Basin 2C-2 will drain to Constitution Avenue (via 1-2' sidewalk culvert) at a total runoff rate of 1.23 cfs. Then from there the runoff will drain to an existing inlet found just to the west. This site is located at the immediate area of the existing storm sewer inlets within Eubank Boulevard and Constitution Avenue. Therefore, the runoff enters and leaves the inlet prior to any other offsite runoff within the street and will have no impact on the capacity of the inlets. The increase in the runoff, under developed conditions, is only 0.50 cfs. See this report for the capacity calculations for the 2-4" PVC pipes as well as the 1-2' sidewalk culvert. Also see this report for the Proposed Basin Layout exhibit for the drainage patterns as well as the basin locations under the developed conditions.

Eubank Blvd. N.E.



Constitution Ave. N.E.

PROPOSED BASIN LAYOUT

Calculations

City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section, revised January 1993, was used for the runoff calculations. The site falls under Zone 2 based on Figure A-1 of page A-1.

Emergency Provisions

In case of a larger storm (larger than a 100-year runoff) or clogging of the 2-4" PVC pipes or the 1-2' sidewalk culvert the runoff will overflow into the Constitution Avenue.

RUNOFF CALCULATIONS

The site is @ Zone 4

DEPTH (INCHES) @ 100-YEAR STORM

P_{60} = 2.23 inches

P_{360} = 2.90 inches

P_{1440} = 3.65 inches

DEPTH (INCHES) @ 10-YEAR STORM

P_{60} = 2.23 x 0.667
= 1.49 inches

P_{360} = 1.93

P_{1440} = 2.43

See the summary output from AHYMO calculations.

Also see the following summary tables.

RUNOFF CALCULATION RESULTS

PROPOSED

BASIN	AREA (SF)	AREA (AC)	AREA (MI^2)
2A	51609.67	1.1848	0.001851
2B	12408.69	0.2849	0.000445
2C-1	7480.81	0.1717	0.000268
2C-2	2891.32	0.0664	0.000104

EXISTING

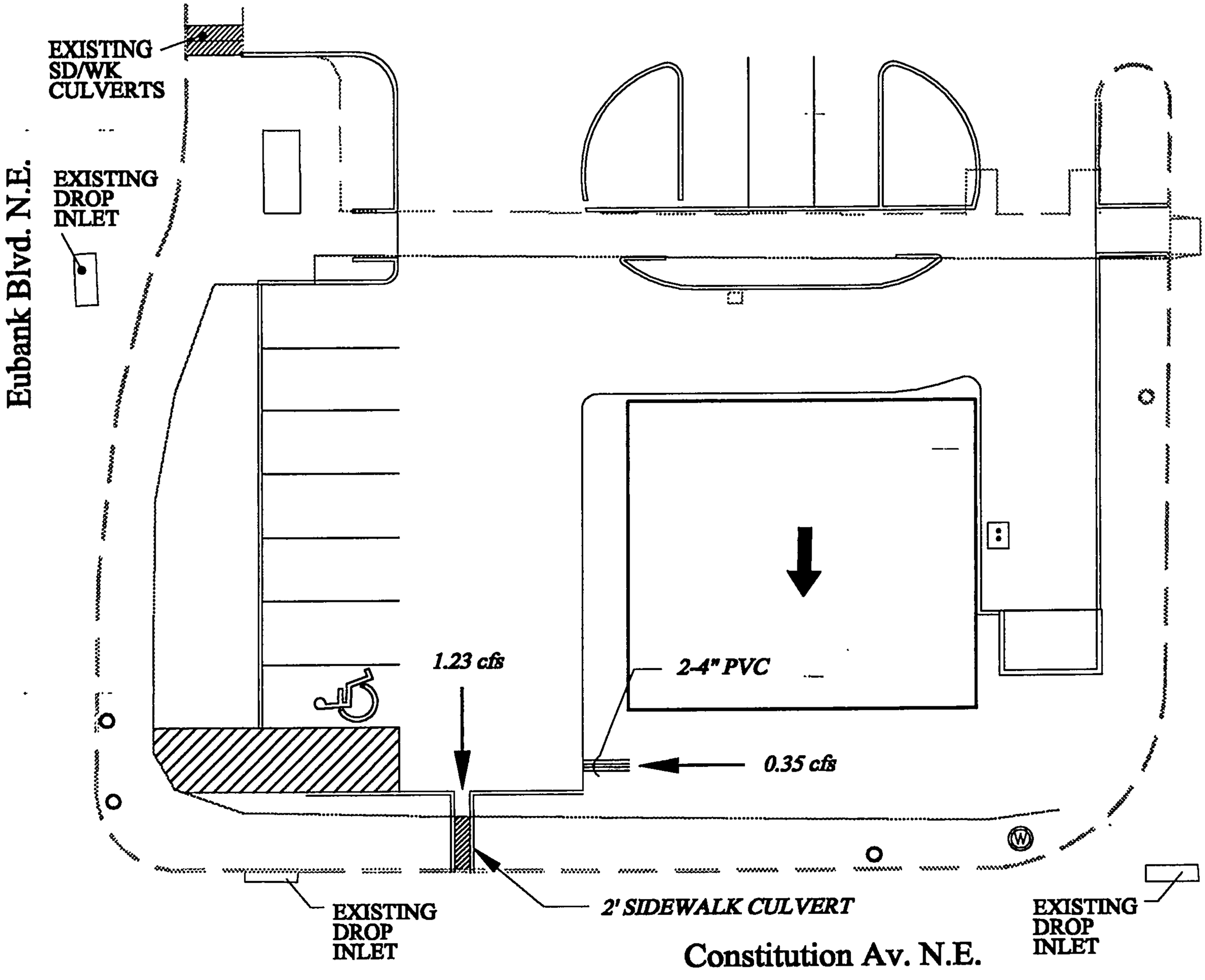
BASIN	AREA (SF)	AREA (AC)	AREA (MI^2)
2A	53589.76	1.2303	0.001922
2B	12408.69	0.2849	0.000445
2C	9115.65	0.2093	0.000327

PROPOSED

BASIN	Q-100 CFS	Q-10 CFS	TREATMENT A, B, C, D
2A	5.95	3.90	0%, 10%, 0%, 90%
2B	1.45	0.95	0%, 10%, 0%, 90%
2C-1	0.88	0.57	0%, 10%, 0%, 90%
2C-2	0.35	0.23	0%, 10%, 0%, 90%

EXISTING

BASIN	Q-100 CFS	Q-10 CFS	TREATMENT A, B, C, D
2A	6.18	4.05	0%, 10%, 0%, 90%
2B	1.45	0.95	0%, 10%, 0%, 90%
2C	0.73	0.70	0%, 50%, 45%, 5%

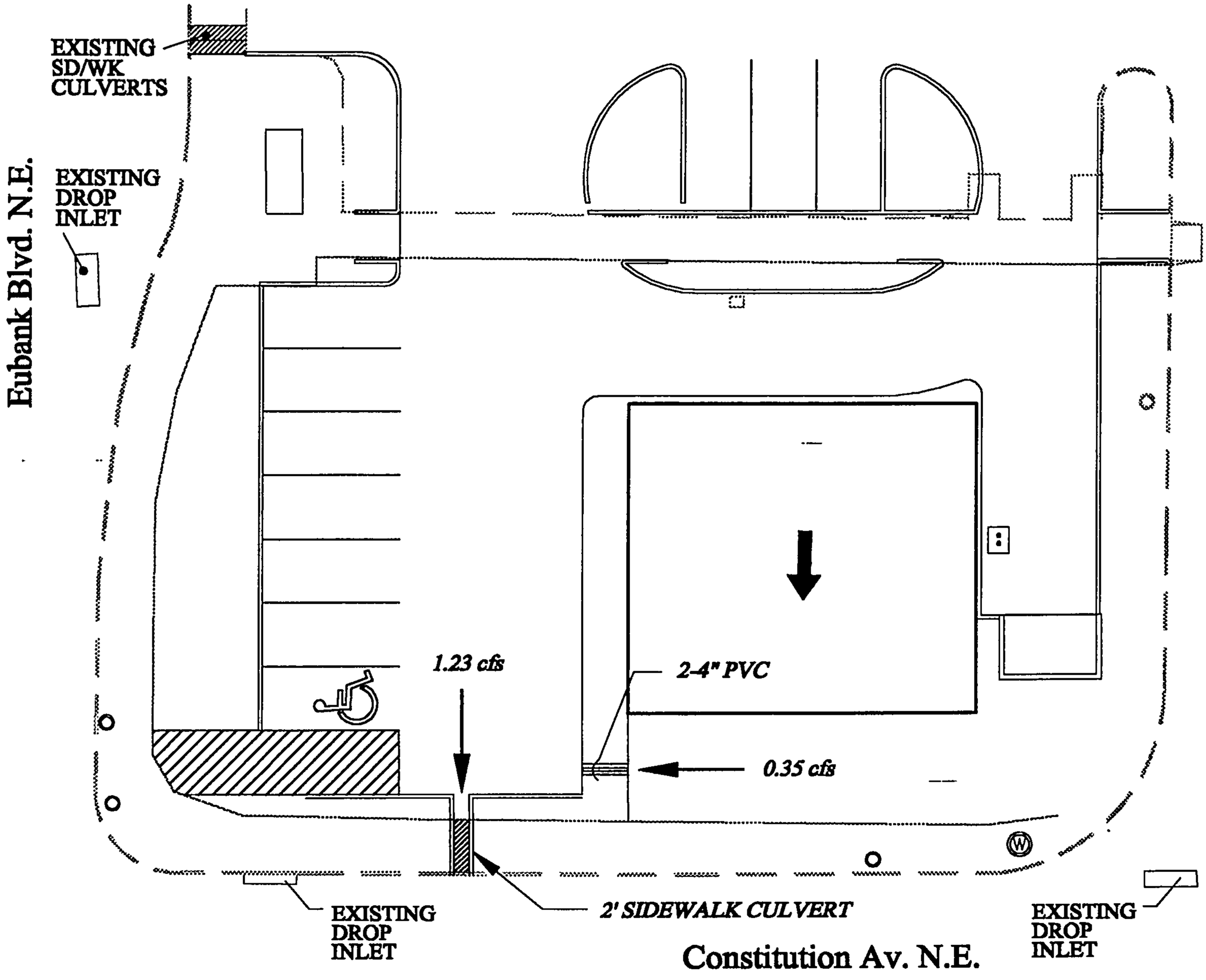


2-4" Pipe Flow Capacity Using Orifice Equation

Orifice Equation: $Q=CA\sqrt{2gh}$

Q = ? cfs (maximum runoff)
C = 0.60
A = $2\pi r^2$ (for 2-4" pipe A = 0.35 sf)
g = 32.20
h = 0.50' (maximum head at the pipe, against the sidewalk)

$Q = 0.60 \times 0.35 \times \sqrt{(2 \times 32.2 \times 0.5)}$
$= 1.19$ cfs > 0.35 cfs OK



1-2' Sidewalk Culvert Flow Capacity Using Orifice Equation

Orifice Equation: $Q=CA\sqrt{2gh}$

Q = ? cfs (maximum runoff)
C = 0.60
A = 0.5 x 2' = 1 sf
g = 32.20
h = 0.50' (maximum head at the pipe, against the sidewalk)

$Q = 0.60 \times 1 \times \sqrt{(2 \times 32.2 \times 0.5)}$
$= 3.40$ cfs > 1.23 cfs OK

```
*
* ZONE 4
*
*********************************************************************
*        100-YEAR,  6-HR STORM (UNDER PROPOSED CONDITIONS)          *
*********************************************************************
*
START
RAINFALL            TYPE=1 RAIN QUARTER=0.0 IN
                    RAIN ONE=2.23 IN RAIN SIX=2.90 IN
                    RAIN DELAY=3.65 IN DT=0.03333 HR
*
* BASIN 2A
*
COMPUTE NM HYD      ID=1 HYD NO=101.0 AREA=0.001851 SQ MI
                    PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                    TP=0.1333 HR MASS RAINFALL=-1
*
* BASIN 2B
*
COMPUTE NM HYD      ID=1 HYD NO=102.0 AREA=0.000445 SQ MI
                    PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                    TP=0.1333 HR MASS RAINFALL=-1
*
* BASIN 2C-1
*
COMPUTE NM HYD      ID=1 HYD NO=103.0 AREA=0.000268 SQ MI
                    PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                    TP=0.1333 HR MASS RAINFALL=-1
*
* BASIN 2C-2
*
COMPUTE NM HYD      ID=1 HYD NO=104.0 AREA=0.000104 SQ MI
                    PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                    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=1.49 IN RAIN SIX=1.93 IN
                    RAIN DAY=2.43 IN DT=0.03333 HR
*
* BASIN 2A
*
COMPUTE NM HYD      ID=1 HYD NO=111.0 AREA=0.001851 SQ MI
                    PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                    TP=0.1333 HR MASS RAINFALL=-1
*
* BASIN 2B
*
COMPUTE NM HYD      ID=1 HYD NO=112.0 AREA=0.000445 SQ MI
                    PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                    TP=0.1333 HR MASS RAINFALL=-1
*
* BASIN 2C-1
*
COMPUTE NM HYD      ID=1 HYD NO=113.0 AREA=0.000268 SQ MI
```

```
                PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                TP=0.1333 HR MASS RAINFALL=-1


 BASIN 2C-2
*
COMPUTE NM HYD      ID=1 HYD NO=114.0 AREA=0.000104 SQ MI
                PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                TP=0.1333 HR MASS RAINFALL=-1
*
**********************************************************************
*       100-YEAR,  6-HR STORM (UNDER EXISTING CONDITIONS)            *
**********************************************************************

START
RAINFALL            TYPE=1 RAIN QUARTER=0.0 IN
                RAIN ONE=2.23 IN RAIN SIX=2.90 IN
                RAIN DELAY=3.65 IN DT=0.03333 HR
*
* BASIN 2A

COMPUTE NM HYD      ID=1 HYD NO=105.0 AREA=0.001922 SQ MI
                PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                TP=0.1333 HR MASS RAINFALL=-1

* BASIN 2B
*
COMPUTE NM HYD      ID=1 HYD NO=106.0 AREA=0.000445 SQ MI
                PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                TP=0.1333 HR MASS RAINFALL=-1

 BASIN 2C
*
COMPUTE NM HYD      ID=1 HYD NO=107.0 AREA=0.000327 SQ MI
                PER A=0.00 PER B=50.00 PER C=45.00 PER D=5.00
                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=1.49 IN RAIN SIX=1.93 IN
                RAIN DAY=2.43 IN DT=0.03333 HR
*
* BASIN 2A

COMPUTE NM HYD      ID=1 HYD NO=101.0 AREA=0.001922 SQ MI
                PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                TP=0.1333 HR MASS RAINFALL=-1

* BASIN 2B
*
COMPUTE NM HYD      ID=1 HYD NO=102.0 AREA=0.000445 SQ MI
                PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
                TP=0.1333 HR MASS RAINFALL=-1

 BASIN 2C
*
COMPUTE NM HYD      ID=1 HYD NO=103.0 AREA=0.000327 SQ MI
```

PER A=0.00 PER B=10.00 PER C=0.00 PER D=90.00
TP=0.1333 HR MASS RAINFALL=-1

****

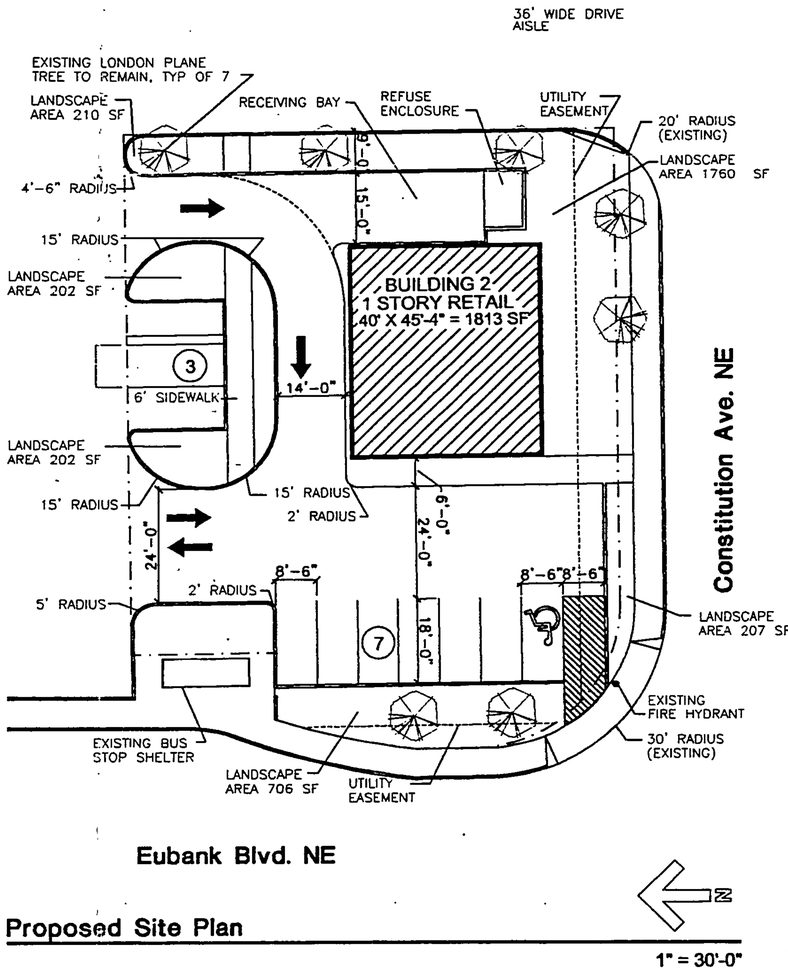
*

INISH

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994 RUN DATE (MON/DAY/YR) =04/22/1999

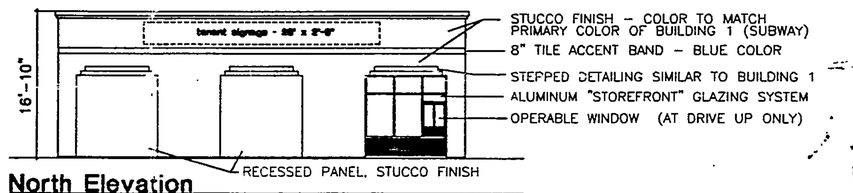
INPUT FILE = 9902

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=	2.900
COMPUTE NM HYD	101.00	-	1	.00185	5.95	.245	2.48487	1.500	5.025	PER IMP=	90.00
COMPUTE NM HYD	102.00	-	1	.00045	1.45	.059	2.48487	1.500	5.086	PER IMP=	90.00
COMPUTE NM HYD	103.00	-	1	.00027	.88	.036	2.48487	1.500	5.105	PER IMP=	90.00
COMPUTE NM HYD	104.00	-	1	.00010	.35	.014	2.48487	1.500	5.206	PER IMP=	90.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	1.930
COMPUTE NM HYD	111.00	-	1	.00185	3.90	.154	1.55658	1.500	3.290	PER IMP=	90.00
COMPUTE NM HYD	112.00	-	1	.00045	.95	.037	1.55658	1.500	3.325	PER IMP=	90.00
COMPUTE NM HYD	113.00	-	1	.00027	.57	.022	1.55658	1.500	3.338	PER IMP=	90.00
COMPUTE NM HYD	114.00	-	1	.00010	.23	.009	1.55658	1.500	3.406	PER IMP=	90.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	2.900
COMPUTE NM HYD	105.00	-	1	.00192	6.18	.255	2.48487	1.500	5.025	PER IMP=	90.00
COMPUTE NM HYD	106.00	-	1	.00045	1.45	.059	2.48487	1.500	5.086	PER IMP=	90.00
COMPUTE NM HYD	107.00	-	1	.00033	.73	.023	1.31138	1.500	3.471	PER IMP=	5.00
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	1.930
COMPUTE NM HYD	101.00	-	1	.00192	4.05	.160	1.55658	1.500	3.290	PER IMP=	90.00
COMPUTE NM HYD	102.00	-	1	.00045	.95	.037	1.55658	1.500	3.325	PER IMP=	90.00
COMPUTE NM HYD	103.00	-	1	.00033	.70	.027	1.55658	1.500	3.333	PER IMP=	90.00
FINISH											



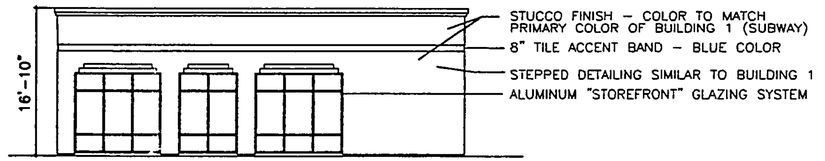
Proposed Site Plan

1" = 30'-0"



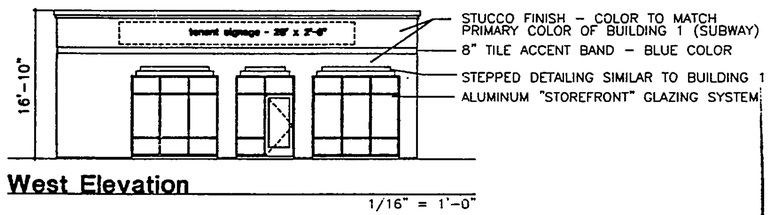
North Elevation

1/16" = 1'-0"



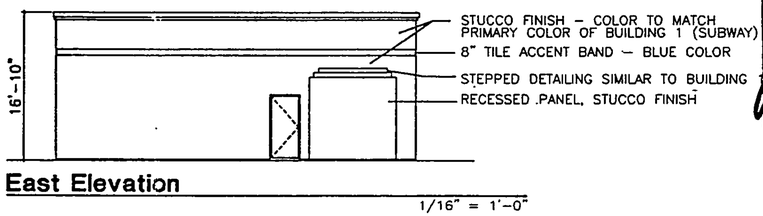
South Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"



East Elevation

1/16" = 1'-0"

STATE OF NEW MEXICO
JOHN A. BRISCOE
NO. 2306
REGISTERED ARCHITECT
4.19.99

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
AA.99.11
FILE NO. Z 875.2
Revision BLDG PAD #2
2/9/99
PLANNING DIRECTOR DATE

4 Revised Building 2 from 3100 sf retail to 1813 sf with drive-up window no change to overall parking count,
Landscaped area is 2,581 sf
Lot area = 5610 sf - 1813 sf building = 3,797 sf net site
3,797 x 15% = 570 sf landscape requiement

Princess Jeanne Shopping Center
Site Development Plan Ammendment

RECEIVED
APR 26 1999
HYDROLOGY SECTION

JANUARY 20, 1999

PRELIMINARY NOT FOR CONSTRUCTION

JOHN BRISCOE AIA, P.C.
ARCHITECTURAL SERVICES FOR THE COMMERCIAL DEVELOPMENT COMMUNITY
719 ADAMS ST. NE ALBUQUERQUE, NM 87110-6224
V: 505.262.0193 F: 505.262.1405 E: briscoe@rmci.com

Shipley Do-Nuts
Princess Jeanne Shopping Center
1450 Eubank Blvd. NE
Albuquerque, NM

SHEET NO. 1

Rvid + Cmt - JdM (PWD)
2/9/99