

May 14, 1997

Martin J. Chávez, Mayor

Tom Mann, P.E.
Engineering & Surveying Associates Inc.
5312 Noreen Drive NE
Albuquerque, New Mexico 87111

**RE: Grading and Drainage Plan for Western Glass & Panels, Lot 18A, Meridian Business Park
(K10/D23A) Engineer's Stamp Dated 4/11/97.**

Dear Mr. Mann:

Prior to approval for Site Development Plan for Building Permit for the above referenced Lot, the plan must be revised to address following comments:

1. Provide the street grade elevations along Bluewater to demonstrate that flows from Bluewater do not enter the site.
2. What is the status of the off-site improvements? The diversion ditches and ponds on the adjacent Lots must be in place prior to development of this site. They should be shown on the plan.
3. The plan identifies an existing 12" storm drain. Has the storm drain system identified in the Master Plan been constructed? All off-site street and drainage improvements must be in place, or they must be bonded with this project.
4. It does not appear that a curb opening is provided for the runoff from Basin B. The curb opening for Basin A is not labeled.
5. Is the elevation in the southwest corner of the building correct?

If Lot 18 is to be subdivided, then the lot split must go to DRB for Plat action. If you should have any questions regarding these comments, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: George Brunacini, Owner
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





June 13, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Tom Mann, P.E.
Engineering & Surveying Associates Inc.
5312 Noreen Drive NE
Albuquerque, New Mexico 87111

RE: Grading and Drainage Plan for Western Glass & Panels, Lot 18A, Meridian Business Park (K10/D23A) Submitted for Site Development Plan for Building Permit Approval, Engineer's Stamp Dated 6/3/97.

Dear Mr. Mann:

Based on the information provided in the submittal of June 4, 1997, the above referenced plan is approved for Site Plan for Building Permit approval. This plan is also approved for Building Permit release.

As you are aware, the off-site street and storm drain improvements must be in place prior to release of the Certificate of Occupancy for this site. The engineer's certification of this approved plan must also be submitted to and approved by this office prior to Certificate of Occupancy release.

If you should have any questions, or if I may be of further assistance to you, please do not hesitate to call me.

Sincerely,

A handwritten signature in cursive script that reads 'Susan Calongne'.

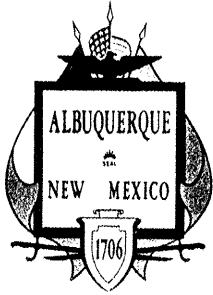
Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
George Brunacini, Owner
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 1997

Tom Mann, P.E.
Engineering & Surveying Associates Inc.
5312 Noreen Drive NE
Albuquerque, New Mexico 87111

RE: Engineer's Certification for Western Glass & Panels, Lot 18A, Meridian Business Park (K10/D23A) Submitted for Certificate of Occupancy Approval, Engineer's Stamp Dated 11/21/97.

Dear Mr. Mann:

The above referenced Engineer's Certification for the Western Glass, located at 7551 Bluewater Road NW, is acceptable for release of the Certificate of Occupancy for this site.

As you are aware, the Letter of Map Revision (LOMR) from FEMA dated October 3, 1997 removed the 100-year floodplain from this site. If you need a copy of the LOMR, please let me know.

If I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
George Brunacini, Owner
File



City of Albuquerque

July 19, 2000

Jean J. Bordenave, P.E.
c/o Engineering & Surveying Associates, Inc.
5312 Noreen Drive NE
Albuquerque, NM 87111

RE: ENGINEER'S CERTIFICATION FOR WESTERN GLASS , (K-10/ D023A),
ENGINEER'S STAMP DATED 03/09/00, CERTIFICATION DATED
07/08/2000.

Dear Mr. Bordenave,

Based upon the information provided in your submittal dated July 8, 2000, the Engineering Certification for Certificate of Occupancy for the project referred to above is approved.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓ File

DRAINAGE INFORMATION SHEET

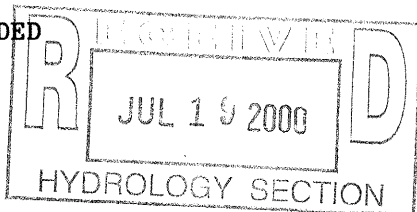
PROJECT TITLE: WESTERN GLASS ZONE ATLAS/DRNG. FILE #: K10/D23A
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: LOT 18A, MERIDIAN BUSINESS PARK
 CITY ADDRESS: 4551 BLUEWATER NW
 ENGINEERING FIRM: ENGR & SURV. ASSOC CONTACT: J. BORDENAVE
 ADDRESS: 5312 NOREEN NE PHONE: 298-4651
 OWNER: WESTERN GLASS CONTACT: UNKNOWN
 ADDRESS: 4551 BLUEWATER NW PHONE: _____
 ARCHITECT: JLS CONTACT: RAMON SARASEN
 ADDRESS: 1600 RIO GRANDE NW PHONE: 246-0870
 SURVEYOR: ENGR & SURV ASSOC CONTACT: T. MANN
 ADDRESS: 5312 NOREEN NE PHONE: 298-4651
 CONTRACTOR: UNKNOWN CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
 ___ DRAINAGE PLAN
 ___ CONCEPTUAL GRADING & DRAINAGE 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. PERMIT APPROVAL
 ___ SECTOR PLAN APPROVAL
 ___ FINAL PLAT APPROVAL
 ___ FOUNDATION PERMIT APPROVAL
 ___ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
 ___ GRADING PERMIT APPROVAL
 ___ PAVING PERMIT APPROVAL
 ___ S.A.D. DRAINAGE REPORT
 ___ DRAINAGE REQUIREMENTS
 ___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 07/17/00
 BY: [Signature]



City of Albuquerque

March 28, 2000

Tom Mann, P.E.
Engineering & Surveying Associates, Inc.
5312 Noreen Drive, NE
Albuquerque, NM 87111

RE: GRADING & DRAINAGE PLAN FOR WESTERN GLASS (K-10/D023A)
ENGINEERS STAMP DATED 3/9/00 SUBMITTED FOR BUILDING PERMIT
APPROVAL

Dear Mr. Mann,

Based upon the information provided in your March 10, 2000, submittal, the project referred to above 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 release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

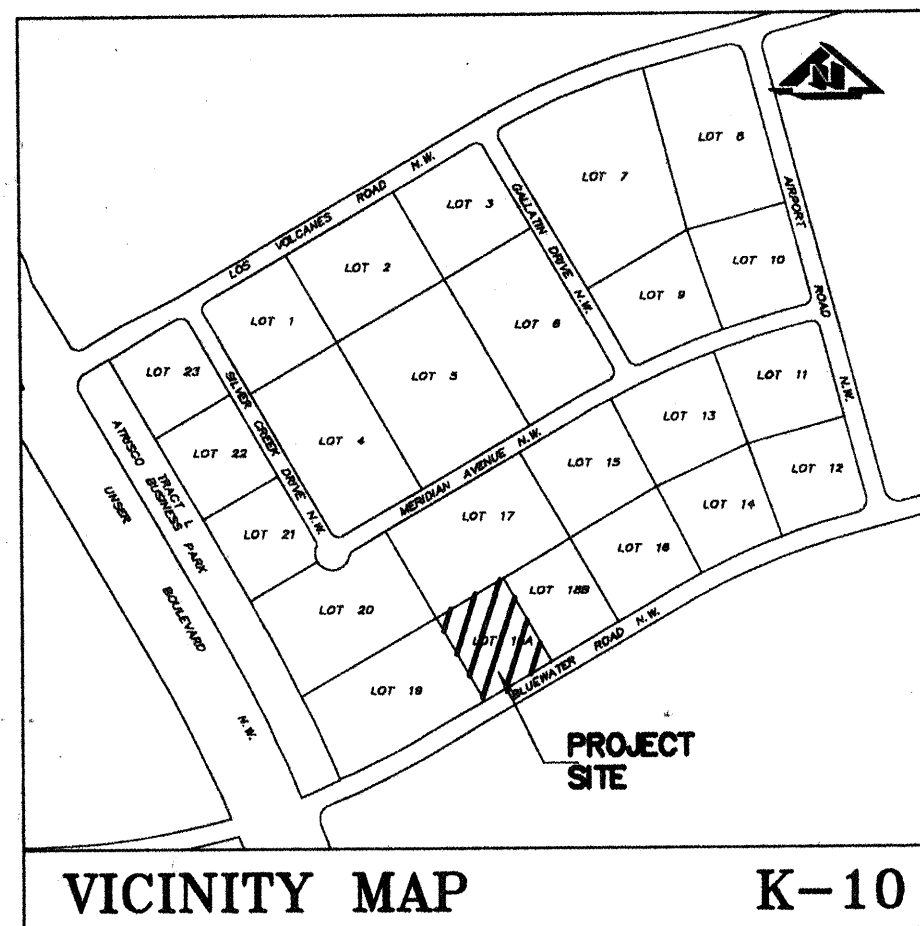
If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
✓ file



LEGAL DESCRIPTION

LOT 18A, MERIDIAN BUSINESS PARK

ADDRESS

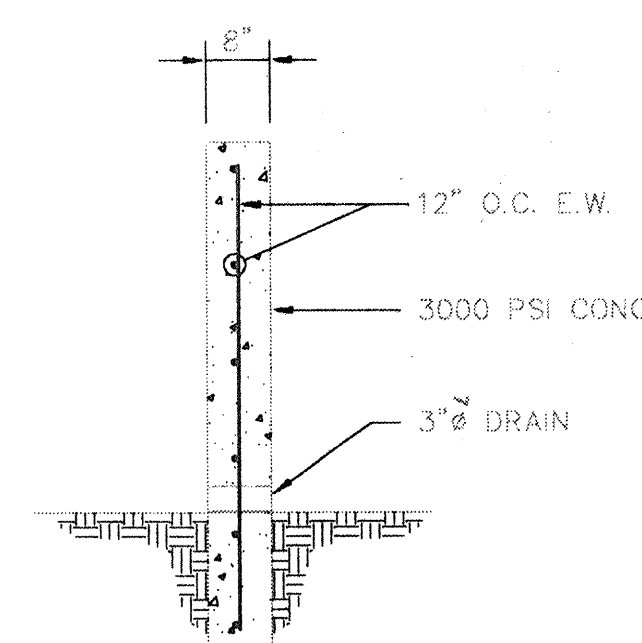
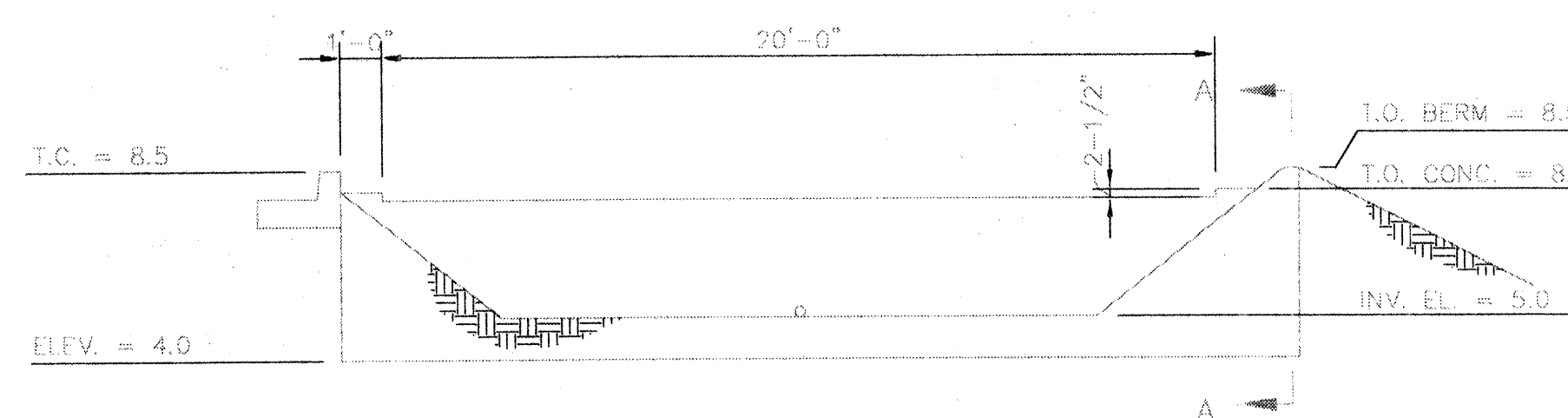
4551 BLUEWATER ST. N.W.

BENCHMARK

ALBUQUERQUE CONTROL SURVEY MONUMENT "10-K10" LOCATED AT THE S.E. CORNER OF UNSER BLVD. AND LOS VOLCANES ROAD N.W. ELEVATION= 5142.79 (SLD 1929)

LEGEND

- 60.25 EXISTING SPOT ELEVATION
- 62.50 NEW SPOT ELEVATION
- 59 --- EXISTING CONTOUR
- 61 --- NEW CONTOUR
- SWALE
- ✓ VERIFIED ELEVATION
- 62.70 AS BUILT ELEVATION



GRADING AND DRAINAGE PLAN SITE DEVELOPMENT WESTERN GLASS AND PANEL

DRAINAGE PLAN

The following items concerning the Western Glass & Panels Grading and Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the north side of Bluewater Road NW one lot east of Unser Boulevard NW. The site is undeveloped. The existing land slopes from northwest to southeast at a slope of approximately 1.5%. The site is technically in a flood plain. However, the Unser Diversion Channel construction is substantially complete and the purpose of that project is to remove this and other nearby sites from the flood plain.

The Master Drainage Plan for the Meridian Subdivision was prepared by Eastering and Associates, Inc. That plan established a discharge rate of 0.10 cfs per acre. The Master Drainage Plan and subsequent construction drawings indicate that temporary diversion ditches and ponds will be constructed on Lots 17, 19 and 20 which will deter runoff from upland sites from entering this site. Therefore, offsite runoff entering this site will be negligible.

This site is approximately the west one half of Lot 18. Lot 18 will be divided into two lots prior to issuance of a building permit.

The Grading Plan shows 1) existing and proposed grades, indicated by spot elevations and contours at 1'-0" intervals, 2) continuity between existing and proposed elevations, 3) the limit and character of existing improvements and 4) the limit and character of proposed improvements. As shown by this plan, the proposed improvements consist of a warehouse, office, associated parking and dock areas and landscaping. The site is divided into two drainage basins. The runoff from Basin A is conveyed to a pond along the northeast side of the site. The pond will drain into the pond constructed for Basin B. The Basin B pond will drain into the private storm drain system that parallels Bluewater Drive. All outlet pipes and orifices are designed to conform with the discharge limit of 0.10 cfs per acre.

The calculations, which appear below, analyze the existing and proposed conditions for the 6 hour, 100 year rainfall event. The analysis is in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the rate and volume of runoff will increase. The increased runoff will be detained in ponds and released at a rate of 0.10 cfs per acre. This plan conforms with the requirements of the Master Drainage Plan.

CALCULATIONS

Precipitation Zone = 1

Area = 1.95 acres

Existing Conditions

Land Treatment A = 100%

E = 0.44*1.00 = 0.44 inches

V = 0.44*1.95/12 = 0.07 acre feet

Q = 1.29*1.95 = 2.51 cfs

Developed Conditions

Basin A Area = 0.95 acres

Land Treatment B = 12% D = 88%

E = 0.67*0.12+1.97*0.88 = 1.81 inches

V = 1.81*0.95/12 = 0.14 acre feet

Q = (2.03*0.12+4.37*0.88)*0.95 = 3.88 cfs*

Pond Volume = (2.5*0.5+1.0*(2.5+5.2)/2+0.8*(5.2+20.2)/2)/400/43560

= 0.14 acre feet, WS Elev = 5107.8

Weir Capacity = 2.9*20*0.17*1.5 = 4.07 cfs

Basin B Area = 1.00 acres

Land Treatment B = 26% D = 74%

E = 0.67*0.26+1.97*0.74 = 1.63 inches

V = 1.63*1.00/12 = 0.14 acre feet

Q = (2.03*0.26+4.37*0.74)*1.00 = 3.76 cfs*

Pond Volume = (4.7*0.5+1.0*(4.7+15.7)/2+0.2*(15.7)/2)/400/43560

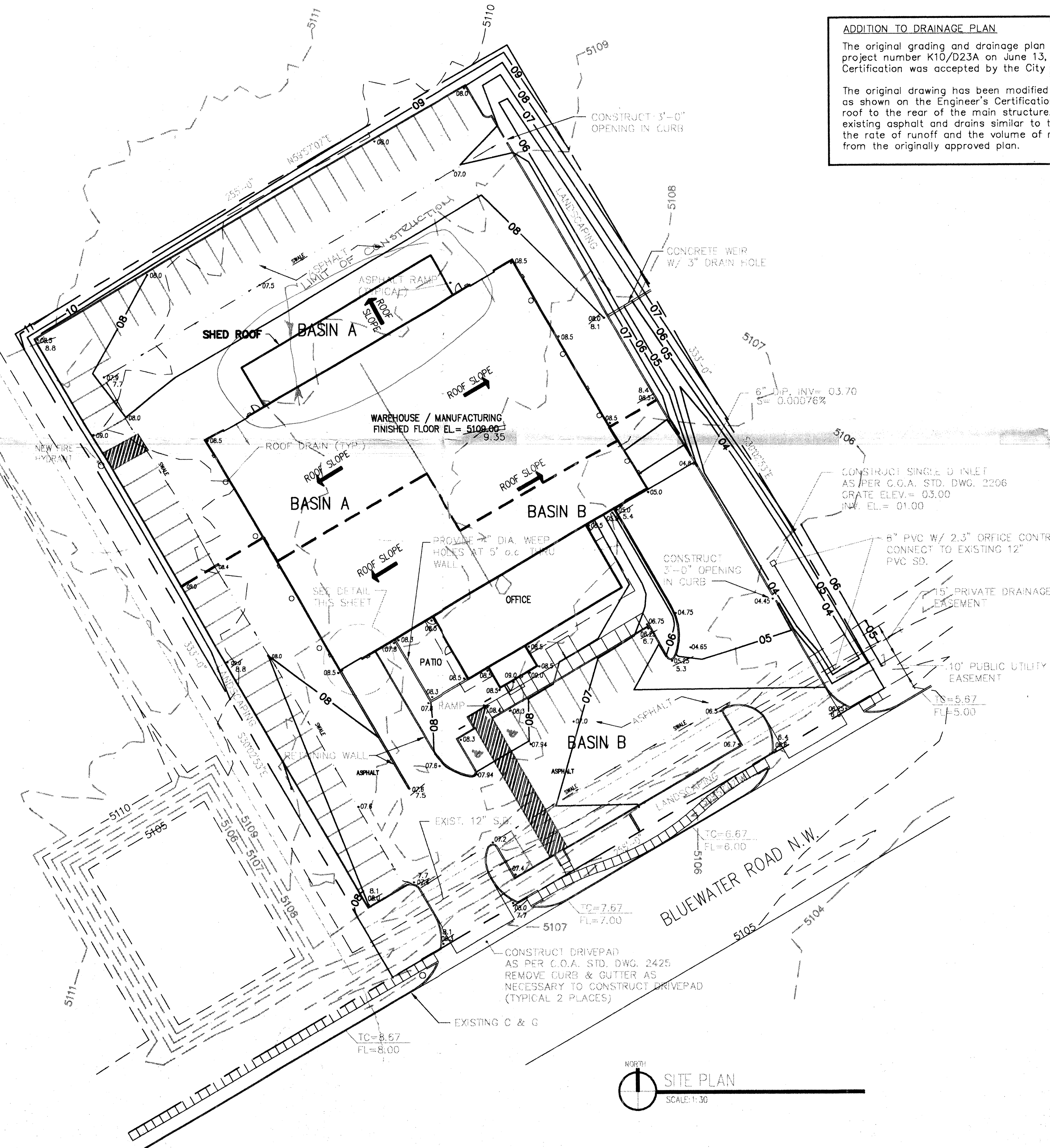
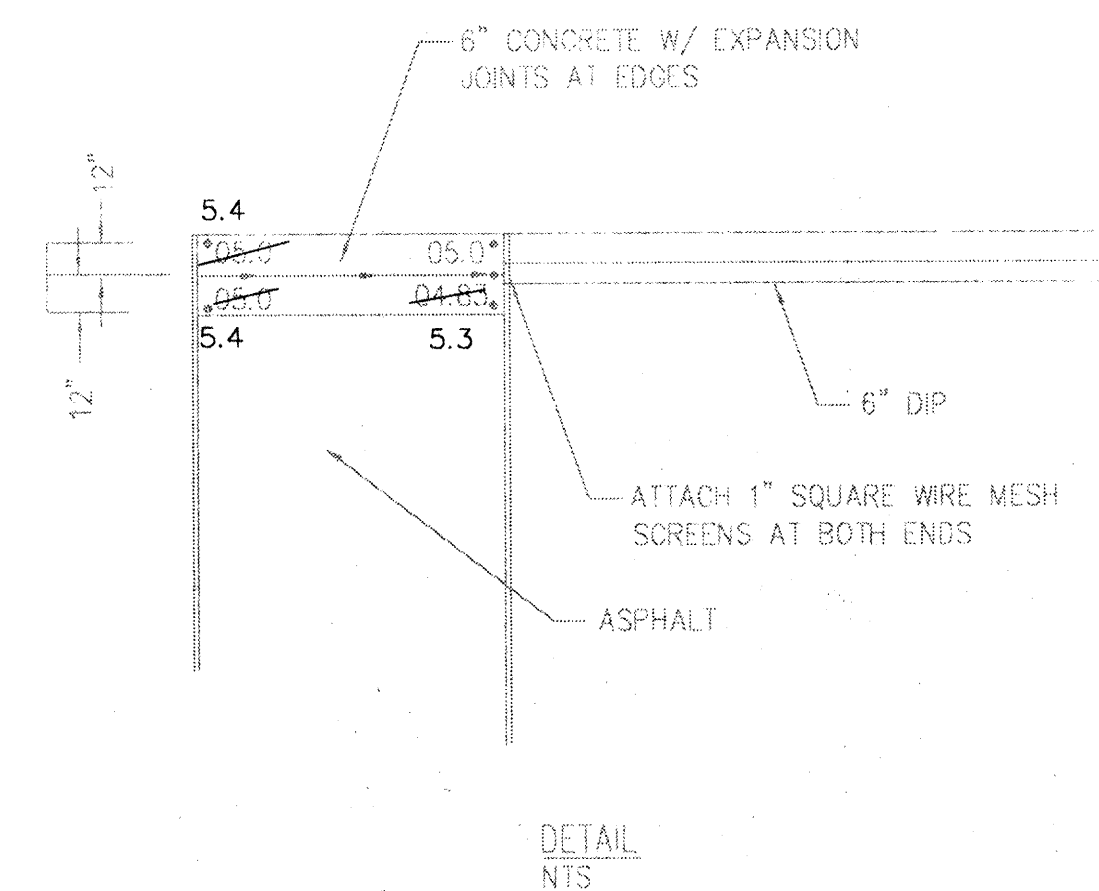
= 0.14 acre feet, WS Elev = 5105.2

* Discharge Rate = 0.10 cfs/ac per Master Drainage Plan

Orifice Diameter

Q = CA(2CH)^{0.5} Where Q = 0.20 cfs H = 2.0'

Dia = 2.30 inches



SITE PLAN
SCALE: 1" = 30'

Thomas T. Mann, Jr.
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS T. MANN, JR.
3792
3/9/00

DRAWING SCALE: 1" = 30'

Engineering & Associates, Inc.
5312 Norcross Drive NE • Albuquerque, NM 87111
(505) 298-4651

1
SHEET NO.