

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 1, 2001

Mike Walla, P.E.
Walla Engineering
6100 Indian School Rd NE Suite 210
Albuquerque, NM 87110

RE: NEW MEXICO MORTGAGE FINANCE AUTHORITY (K-14/D73)
(344 4th St SW)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 4/10/2001
ENGINEERS CERTIFICATION DATED 4/10/2001

Dear Mr. Walla:

Based upon the information provided in your submittal dated 12/29/2000, the above referenced site is approved for Certificate of Occupancy.

Note: On future submittals, the Engineers Certification **MUST** be made on the original grading and drainage plan which was approved for building permit showing the original engineers stamp date verses replotting the grading and drainage plan with all new asbuilt data. The original elevations are crossed out, with the asbuilt elevations then inserted on the grading and drainage plan. Any submittals which do not follow the above criteria will add time and concerns to the process.

If I can be of further assistance, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Senior Civil Engineer, PWD

C: Vickie Chavez, COA
Teresa Martin, COA
file

DRAINAGE INFORMATION SHEET

K14/D73

* PROJECT TITLE: NM MFA ZONE MAP/DRG. FILE #: K-14-2
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

* LEGAL DESCRIPTION: LOTS 15-24 AND PARCELS BLOCK 31 New Mexico Town Company's Original Town Site
 * CITY ADDRESS: 544 7th Street SW A13 NM 87102

* ENGINEERING FIRM: WALLA ENGINEERING LTD CONTACT: _____
 * ADDRESS: 6100 Indian School Road NE Suite 210 PHONE: _____
 CITY, STATE: A13 NM 87110 ZIP CODE: _____

* 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: Tut Construction Inc CONTACT: _____
 * ADDRESS: 728 US Highway 314 NE PHONE: _____
 CITY, STATE: LOS ALAMOS NM 87031 ZIP CODE: _____
ROY 991-3502

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ CLOMR/LOMR
- ☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

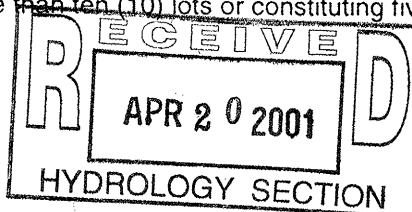
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) XXXXXXXXXX

DATE SUBMITTED: 4-20-01 BY: Royce Smith

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 submittal 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 and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

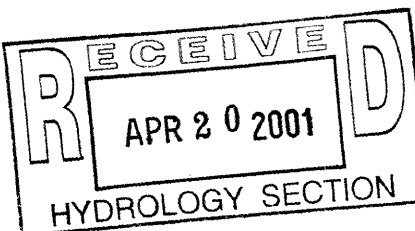


KEYED NOTES

1. HEADER CURB - SEE SITE PLAN
2. CONCRETE SIDEWALK - SEE SITE PLAN
3. NEW ASPHALT - SEE SITE DETAILS FOR PAVING SECTION
4. NEW REFUSE ENCLOSURE - SEE SITE PLAN
5. NEW DRIVE PAD PER CITY OF ALBUQUERQUE STANDARD DRAWING 2426
6. 1 FT WATER BLOCK
7. DROP INLET PER DETAIL 1/C2
8. 12" DIA. PVC STORM DRAIN. CONNECT TO EXISTING STORM INLET PER CITY OF ALBUQUERQUE STANDARD DRAWING 2231

LEGEND

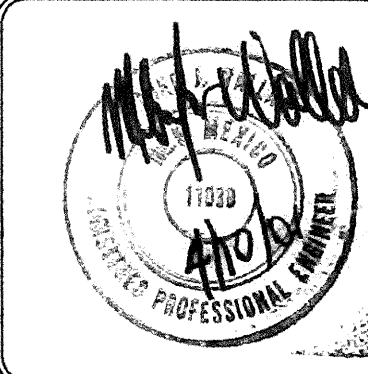
4951	EXISTING CONTOUR
50	PROPOSED CONTOUR
FG	FINISHED GRADE
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
TA	TOP OF ASPHALT
FL	FLOWLINE
DC	DRIVE CUT
BC	BACK OF CURB
TG	TOP OF GRATE
INV	INVERT
	FLOW DIRECTION
	SWALE
5150	PROPOSED SPOT ELEVATION
50.77	EXISTING SPOT ELEVATION
	ROOF DRAIN



APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		
PERMIT NO.	MAP NO.	
	K-14-Z	

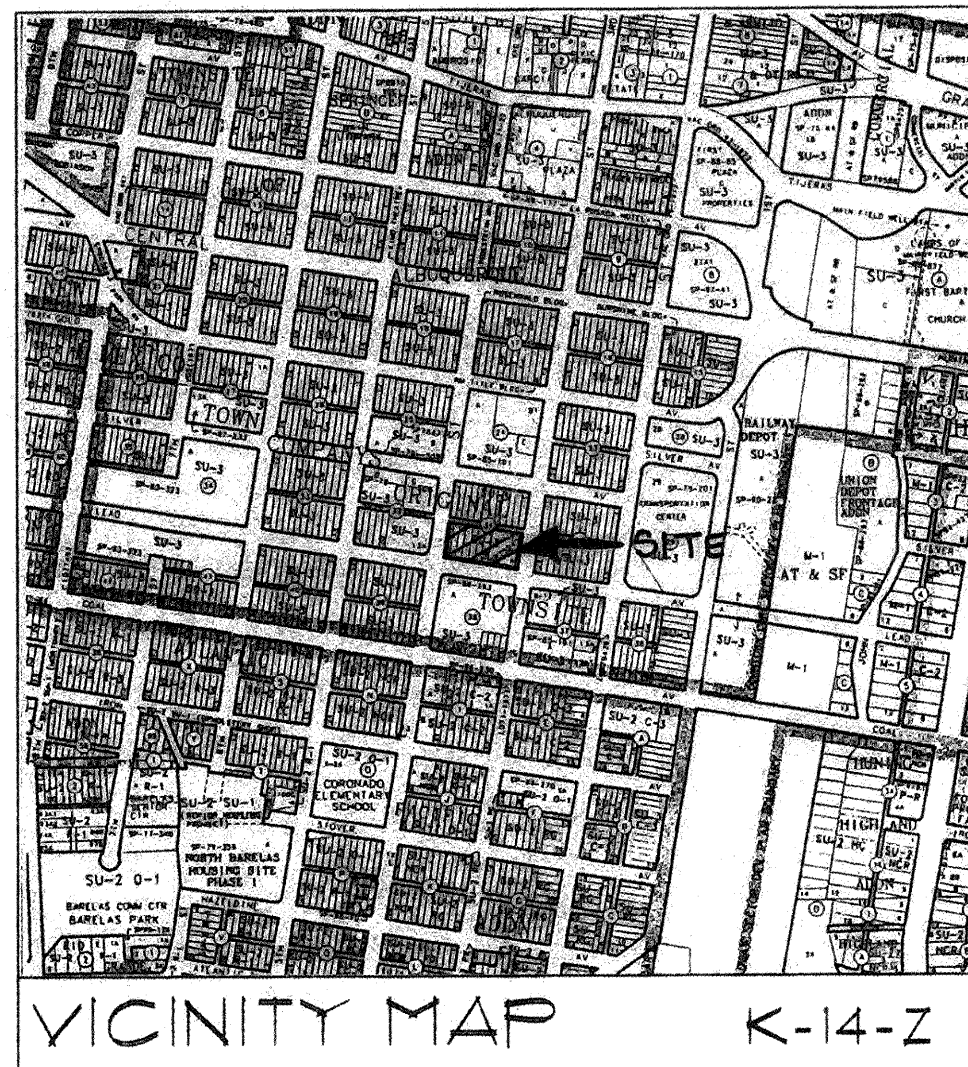
Walla Structural Engineering
Civil Engineering
6100 Indian School Road NE, Suite 210
Albuquerque, New Mexico 87110
881-3008 • Facsimile 884-5390

job title	NM MFA	job no	99099	date	01/04/00
PROJECT MANAGER	NICK PIRKL				
SHEET TITLE	GRADING and DRAINAGE PLAN	by	NEL		



de la torre architects, p.a. ala
2400 louisiana blvd. ne
building 3, suite 110
albuquerque n.m. 87110 / 505.883.7918

sheet -
C-2
of -



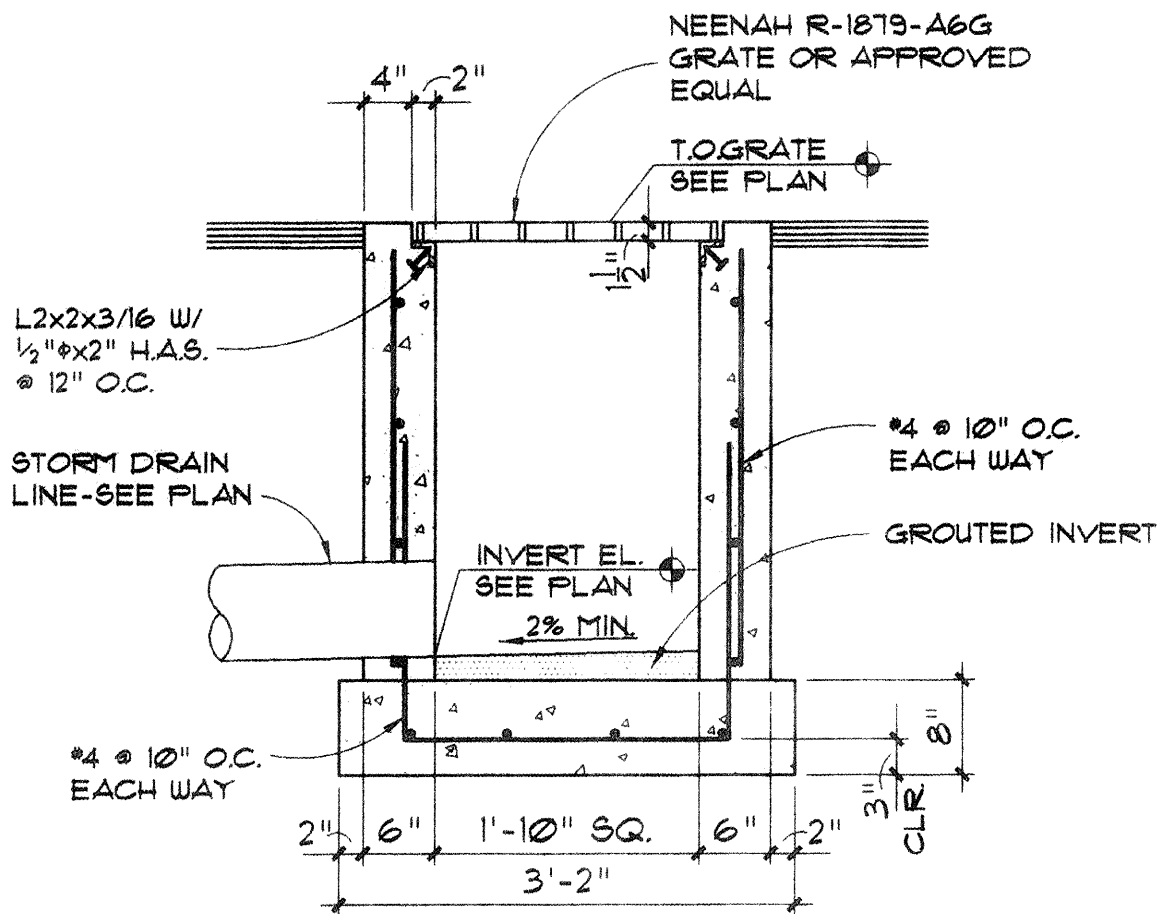
AS-BUILT SURVEY

"AS-BUILT" ELEVATIONS INDICATED ON THIS DRAWING WERE PROVIDED BY THOMAS D. JOHNSTON NMLS #4269 OF WAYJOHN SURVEYING INC. THIS WORK WAS PERFORMED AFTER SUBSTANTIAL COMPLETION OF CONSTRUCTION ON APRIL 3, 2001.

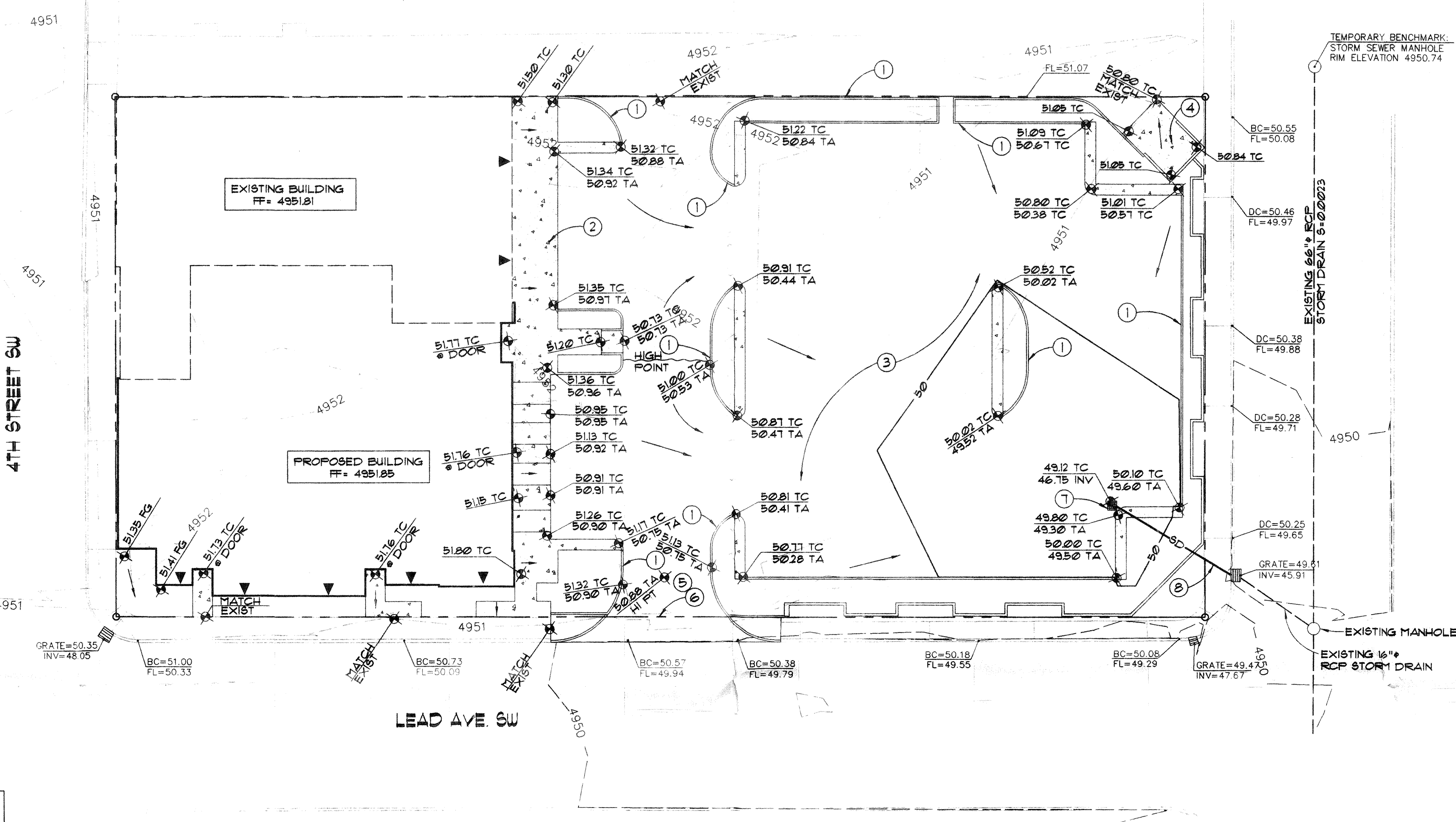
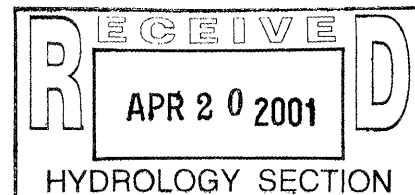
ENGINEER'S CERTIFICATION

I, MIKE J. WALLA P.E., DO HEREBY CERTIFY THAT I HAVE REVIEWED THE "AS-BUILT" TOPOGRAPHIC SURVEY INFORMATION PROVIDED HERE AND PERFORMED A SITE VISIT TO VERIFY THE CONSTRUCTION OF SITE IS IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE ORIGINAL GRADING AND DRAINAGE PLAN. REVISIONS TO THE ORIGINAL DESIGN WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORIGINAL APPROVED DESIGN.

MIKE J. WALLA, P.E. #1030
DATE 4/10/01



1
C2 DROP INLET SECTION
3/4" = 1'-0"



GRADING and DRAINAGE PLAN
SCALE: 1"=20'-0"

HYDROLOGY CALCULATIONS

ALBUQUERQUE, NM DFM (JANUARY, 1993) CRITERIA - SIMPLE PROCEDURE
PRECIPITATION ZONE 2 - PER DFM 222

100 - YR Design Storm (P) Depth (in)	6hr	24hr	48hr	10day
2.01	2.35	2.75	3.30	3.95
EXISTING CONDITIONS				
TREATMENT	TRMT	AREA	P6	Q
CLASS	%	(AC)	(IN/AC)	(CF8/AC)
A	0	0.53	0.53	156
B	5.8	0.057	0.78	228
C	0	0	1.13	314
D	94.2	0.319	2.12	4.70
TOTALS:	100	0.916		4.45
PROPOSED CONDITIONS				
TREATMENT	TRMT	AREA	P6	Q
CLASS	%	(AC)	(IN/AC)	(CF8/AC)
A	0	0.53	0.53	156
B	13.3	0.130	0.78	228
C	0	0	1.13	314
D	86.7	0.846	2.12	3.98
TOTALS:	100	0.916		4.21

OUTLET PIPE FLOW CALCULATIONS
PER MANNINGS EQUATION: S=1.5%
12" PVC Qmax = 5.67 CFS

DESIGN NARRATIVE:

THE NEW BUILDING ADDITION WILL REPLACE SOME EXISTING PAVED PARKING ON THE SITE. THE NEW PAVED PARKING ON THE EAST END OF THE SITE IS REPLACING AN ABANDONED SERVICE STATION WHICH HAS ALREADY BEEN DEMOLISHED. THE NET CHANGE TO DEVELOPED RUNOFF WILL BE MINIMAL AND THE SITE IMPROVEMENTS WILL DIRECT FLOWS DIRECTLY TO EXISTING STORM FACILITIES IN 3RD STREET. THIS INFILL PROJECT IS BEING CONSTRUCTED IN A FULLY DEVELOPED SECTION OF ALBUQUERQUE.

PERMANENT BENCHMARK

CITY OF ALBUQUERQUE CONTROL STATION "3-K14", HAVING A MEAN SEA LEVEL ELEVATION OF 4950.564 FEET ABOVE SEA LEVEL

TEMPORARY BENCHMARK

RIM ELEVATION OF STORM SEWER MANHOLE IN 3RD STREET EAST OF NORTHEAST PROPERTY CORNER

LEGAL DESCRIPTION

LOTS 18 THRU 24 AND PARCEL "A", BLOCK 31 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE

PUBLIC R.O.W. CONSTRUCTION NOTES

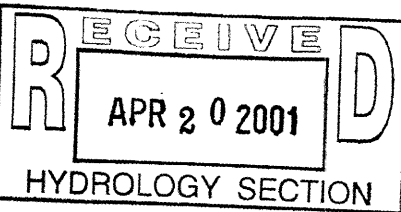
1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THE CONTRACT SHALL, EXCEPT AS OTHERWISE STATED, AND PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION 1988"
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 260-1930, FOR LOCATION OF EXISTING LINES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
4. BACK FILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE (ARTERIAL/COLLECTOR).
5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

KEYED NOTES

1. HEADER CURB - SEE SITE PLAN
2. CONCRETE SIDEWALK - SEE SITE PLAN
3. NEW ASPHALT - SEE SITE DETAILS FOR PAVING SECTION
4. NEW REFUSE ENCLOSURE - SEE SITE PLAN
5. NEW DRIVE PAD PER CITY OF ALBUQUERQUE STANDARD DRAWING 2426
6. 1 FT WATER BLOCK
7. DROP INLET PER DETAIL 1/C2
8. 12" DIA. PVC STORM DRAIN, CONNECT TO EXISTING STORM INLET PER CITY OF ALBUQUERQUE STANDARD DRAWING 2237

LEGEND

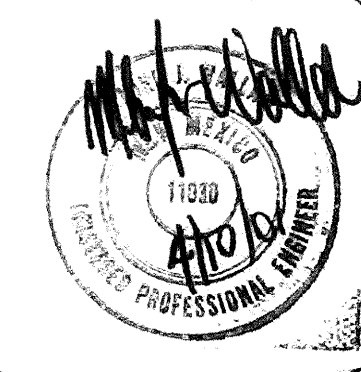
4951	EXISTING CONTOUR
50	PROPOSED CONTOUR
FG	FINISHED GRADE
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
TA	TOP OF ASPHALT
FL	FLOWLINE
DC	DRIVE CUT
BC	BACK OF CURB
TG	TOP OF GRATE
INV	INVERT
	FLOW DIRECTION
	SWALE
51.50	PROPOSED SPOT ELEVATION
50.77	EXISTING SPOT ELEVATION
	ROOF DRAIN



APPROVALS	NAME	DATE
HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		
PERMIT NO.	MAP NO.	
	K-14-Z	

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
6100 Indian School Road NE, Suite 210
Albuquerque, NM 87110
881-3008 • Facsimile 884-5390

job title	NM MFA
PROJECT MANAGER	NICK PIRKL
job no	99099
date	01/04/00
sheet title	GRADING AND DRAINAGE PLAN
by	NEL



de la torre architects, p.a. d/a
2400 louisiana blvd ne
building 3, suite 110
albuquerque nm 87110 / 505.883.7918

sheet -
C-2
of -



AS-BUILT SURVEY

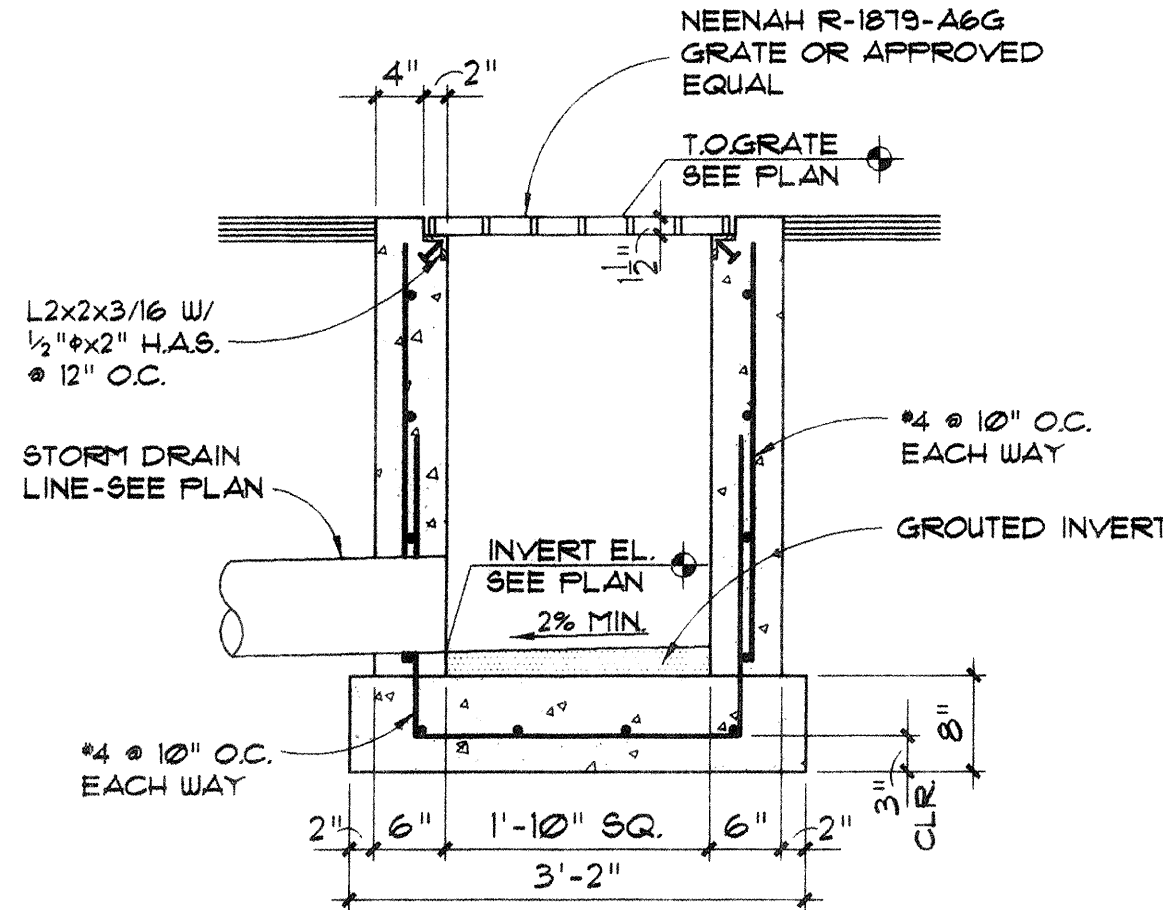
"AS-BUILT" ELEVATIONS INDICATED ON THIS DRAWING WERE PROVIDED BY THOMAS D. JOHNSTON NMLS #4269 OF WAYJOHN SURVEYING INC. THIS WORK WAS PERFORMED AFTER SUBSTANTIAL COMPLETION OF CONSTRUCTION ON APRIL 3, 2001.

ENGINEER'S CERTIFICATION

I, MIKE J. WALLA P.E., DO HEREBY CERTIFY THAT I HAVE REVIEWED THE "AS-BUILT" TOPOGRAPHIC SURVEY INFORMATION PROVIDED HERE AND PERFORMED A SITE VISIT TO VERIFY THE CONSTRUCTION OF SITE IS IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE ORIGINAL GRADING AND DRAINAGE PLAN. REVISIONS TO THE ORIGINAL DESIGN WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORIGINAL APPROVED DESIGN.

Mike J. Walla, PE #1030

4/10/01 DATE



DROP INLET SECTION

3/4" = 1'-0"

HYDROLOGY CALCULATIONS

ALBUQUERQUE, NM DFM (JANUARY, 1993) CRITERIA - SIMPLE PROCEDURE
PRECIPITATION ZONE 2 - PER DFM 22.2
100 - YR Design Storm (P) Depth (in)
1hr 6.17 24hr 2.47 4day 2.01 10day 2.35

EXISTING CONDITIONS	TREATMENT	TRMT	AREA	F6	Q	V6	V24	V4day	V10day
CLASS	%	(AC)	(IN/AC)	(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)
A	0	0.53	156	0	0	0	0	0	0
B	5.0	0.257	0.78	2.28	0.13	162	162	162	162
C	0	0	1.13	3.14	0	0	0	0	0
D	94.2	0.319	2.12	4.70	4.32	1072	9574	15578	17247
TOTALS:	100	0.976			4.45	1234	9736	15740	17409
PROPOSED CONDITIONS	TREATMENT	TRMT	AREA	F6	Q	V6	V24	V4day	V10day
CLASS	%	(AC)	(IN/AC)	(CFS/AC)	(CFS)	(CF)	(CF)	(CF)	(CF)
A	0	0.53	156	0	0	0	0	0	0
B	13.3	0.130	0.78	2.28	0.29	368	368	368	368
C	0	0	1.13	3.14	0	0	0	0	0
D	86.7	0.246	2.12	4.70	3.98	6511	8814	12039	15871
TOTALS:	100	0.976			4.27	6879	9182	12407	16245

OUTLET PIPE FLOW CALCULATIONS
PER MANNINGS EQUATION: S=1.5%
12" PVC Qmax = 5.67 CFS

DESIGN NARRATIVE:

THE NEW BUILDING ADDITION WILL REPLACE SOME EXISTING PAVED PARKING ON THE SITE. THE NEW PAVED PARKING ON THE EAST END OF THE SITE IS REPLACING AN ABANDONED SERVICE STATION WHICH HAS ALREADY BEEN DEMOLISHED. THE NET CHANGE TO DEVELOPED RUNOFF WILL BE MINIMAL AND THE SITE IMPROVEMENTS WILL DIRECT FLOWS DIRECTLY TO EXISTING STORM FACILITIES IN 3RD STREET. THIS INFILL PROJECT IS BEING CONSTRUCTED IN A FULLY DEVELOPED SECTION OF ALBUQUERQUE.

PERMANENT BENCHMARK

CITY OF ALBUQUERQUE CONTROL STATION "3-K14", HAVING A MEAN SEA LEVEL ELEVATION OF 4950.564 FEET ABOVE SEA LEVEL

TEMPORARY BENCHMARK

RIM ELEVATION OF STORM SEWER MANHOLE IN 3RD STREET EAST OF NORTHEAST PROPERTY CORNER

LEGAL DESCRIPTION

LOTS 18 THRU 24 AND PARCEL "A", BLOCK 31 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 11, 2001

Mike Walla, P.E.
Walla Engineering Ltd.
6100 Indian School Rd NE Suite 210
Albuquerque, New Mexico 87110

RE: N.M. Mortgage Finance Authority - 344 4th St. SW (K-14/D73)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS CERTIFICATION DATED 4/10/2001

Dear Mr. Walla:

Based on the information provided on your submittal dated April 10, 2001, the above referenced project **can not** be approved for a Certificate of Occupancy at this time.

The S.O. #19 on the Engineers Certification requires the City's storm drainage inspector's signature prior to approval of the Permanent Certificate of Occupancy as per the Design Process Manual (DPM) Chapter 17 "Private Storm Drain Facilities within a City Right-of-Way and/or Easement"

When the signature of the City's storm drainage maintenance inspector has been obtained and submitted to the City's Hydrology Division for approval, we will take every measure to expedite this submittal, so that a permanent Certificate of Occupancy can be issued.

Note: For future reference, the Engineers Certification *must* be made on the original grading and drainage plan which was approved for building permit showing the original engineers stamp date verses replotting the grading and drainage plan with all new asbuilt data; The original elevations are crossed out, with the asbuilt elevations then inserted on the grading and drainage plan. (For this project, the as-built elevations dated 4/10/2001 should have been made on the approved plan dated 2/9/2000). Without this process, it takes considerable time to review both sets of grading and drainage plans.

Any questions, please feel free to contact me at 924-3980.

Sincerely,

Bradley L. Bingham, P.E.
Senior Civil Engineer, Hydrology
Public Works Department

c: Teresa Martin, COA
File



City of Albuquerque

February 25, 2000

Mike Walla, P.E.
Walla Engineering
6100 Indian School Road. NE
Suite 210
Albuquerque, NM 87110

RE: NEW MEXICO MORTGAGE FINANCE AUTHORITY (K14-D73). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED FEBRUARY 9, 2000.

Dear Mr. Walla:

Based on the information provided on your February 9, 2000 submittal, the above referenced project is approved for Building Permit. See also C.O.A. Letter dated January 28, 2000.

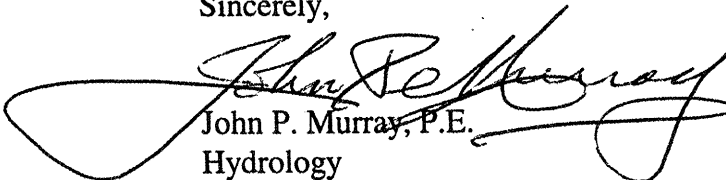
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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: Pam Lujan
D. Salas, St. Maint.
Whitney Reiersen
✓ File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 28, 2000

Mike Walla, P.E.
Walla Engineering
6100 Indian School Road. NE
Suite 210
Albuquerque, NM 87110

RE: NEW MEXICO MORTGAGE FINANCE AUTHORITY (K14-D73). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JANUARY 4, 2000.

Dear Mr. Walla:

Based on the information provided on your January 4, 2000 submittal, the above referenced project is approved for Building Permit.

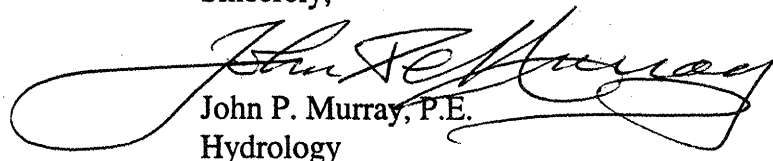
Before the D.R.C.process, please add the standard SO#19 notes and signature block.. Also expand the Design Narrative as to the existing drainage conditions, that the area is fully developed, and show the size, etc. of the storm drain that this project ties into through the existing catch basin.

Then attach a copy of this updated/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: WR
File