



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 5, 1995

Frank Lovelady
Lovelady & Assoc.
300 Alamosa NW
Albuquerque, NM 87107

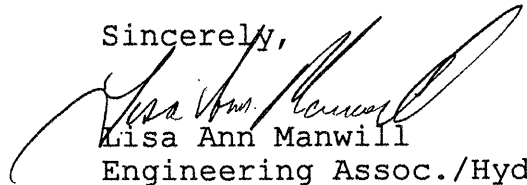
**RE: OFFICE WAREHOUSE FOR BRITTON CONSTRUCTION (K18-D67)
ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY.
ENGINEER'S CERTIFICATION DATED 11-17-95. ENGINEER'S STAMP
DATED 10-16-95,**

Dear Mr. Lovelady:

Based on the additional information provided (green tag) to this office on December 5, 1995, you are approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: OFFICE/WAREHOUSE FOR BRITTON CONST. ZONE ATLAS/DRNG. FILE K18/D67

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

LEGAL DESCRIPTION: LOTS 1 & 2 BLOCK 15, FAIRGROUNDS ADDN

CITY ADDRESS: _____

ENGINEERING FIRM: FRANK LOVELADY CONTACT: FRANK LOVELADY

ADDRESS: 300 ALAMOSA NW 87107 PHONE: 345-2267

OWNER: BRITTON CONSTRUCTION CONTACT: RICK BRITTON

ADDRESS: 9910 TRUMBULL SE PHONE: 275-2626

ARCHITECT: JACK HARRIS, ARCHITECT CONTACT: JACK HARRIS

ADDRESS: 4706 LOMAS NE 87108 PHONE: 266-6667

SURVEYOR: ELDER COMPANY CONTACT: ROSS ELDER

ADDRESS: 816 MORNINGSIDE NE PHONE: 268-1830

CONTRACTOR: BRITTON CONSTRUCTION CONTACT: RICK BRITTON

ADDRESS: _____ PHONE: 275-2626

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: NOV 17 1995

BY: Frank D. Lovelady

R-18/1067

ENGINEER'S CERTIFICATION:

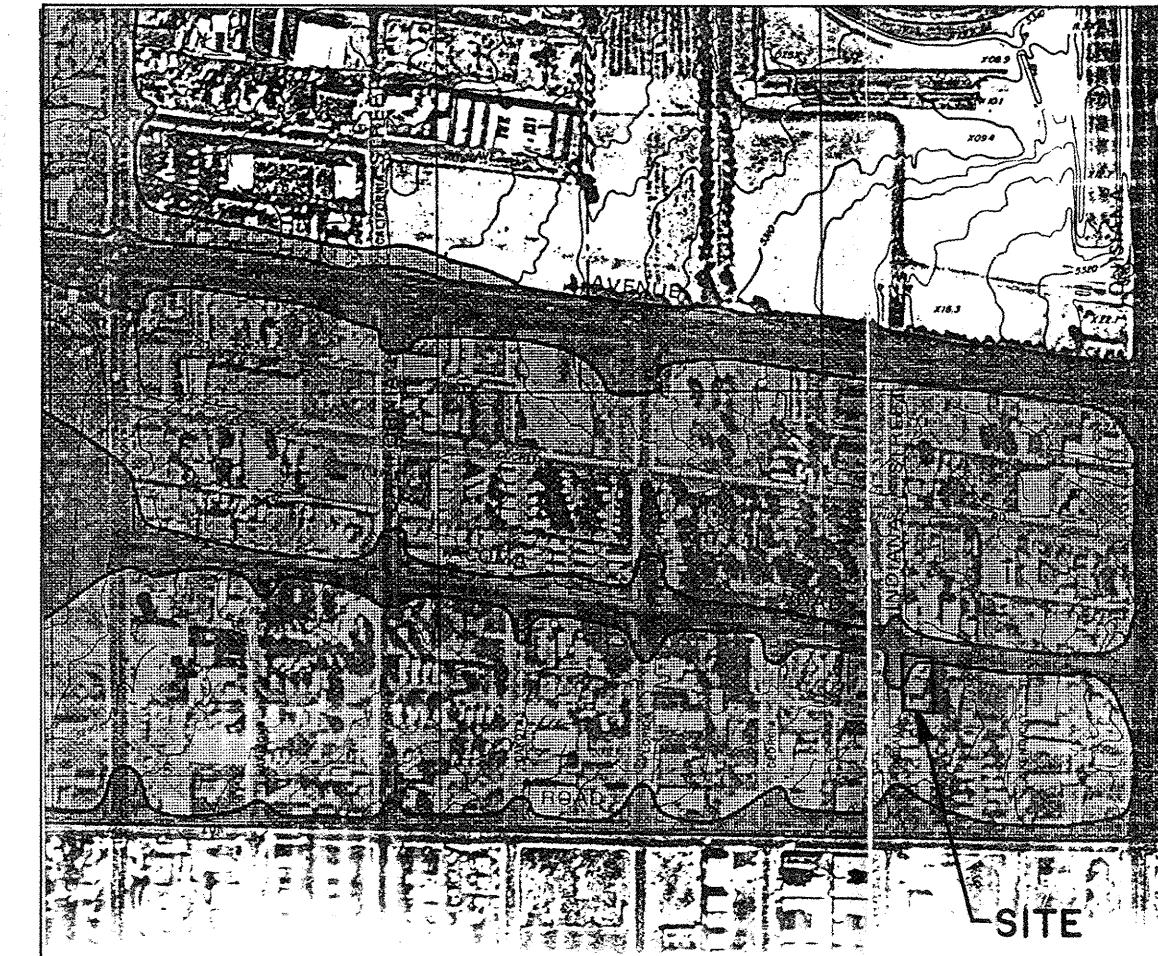
Having reinspected the site after completion of the sidewalk culvert and having taken as-constructed spot elevations at tops of new pavement and other critical points, I hereby certify that the as-constructed site is in substantial conformance with the approved grading and drainage plan with engineer's stamp dated 5/22/95.

Frank D. Lovelady, N.M.P.E. 6512

11/17/95
Date

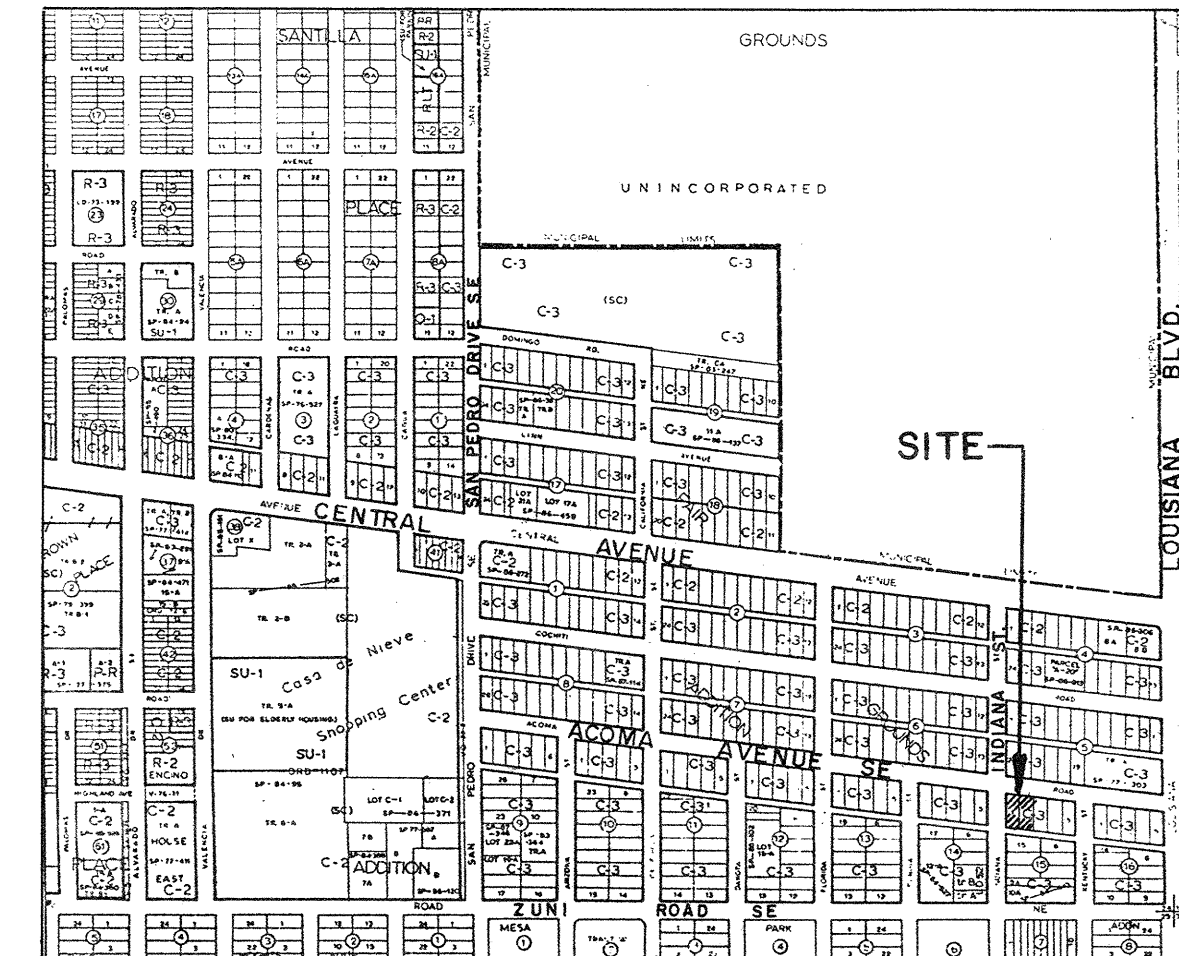
LEGEND

SYMBOL DESCRIPTION
 --- 5309 EXIST. CONTOUR
 --- 09 NEW CONTOUR
 --- EXIST. SPOT ELEV.
 --- 09.80 NEW SPOT ELEV.
 --- PROPERTY LINE
 --- SHEET FLOW
 --- SWALE
 TC TOP OF CURB
 FL FLOW LINE
 AS-CONSTRUCTED SPOT ELEV.
 OR
 LINE DRAWN THROUGH EXIST. ELEV AND NEW ELEV WRITTEN ABOVE.



FLOODWAY MAP

PANEL 30 OF 50



VICINITY MAP

K-18

DRAINAGE CALCULATIONS

EXISTING CONDITIONS:

The site is located at the corner of Acoma Avenue and Indiana Street at the S.E. corner of the intersection. Both streets are paved with standard curb and gutter. There is an alley adjacent to the south boundary of the site. The alley is paved with asphalt but it does not appear to be paved to City of Albuquerque Standards, i.e., with alley gutter and edge curb. The site has a natural slope from east to west and all runoff currently enters Indiana Avenue.

PROPOSED CONDITIONS:

It is proposed to develop the site as shown on the plan. The alley will be used for drainage from the south side of the new building but the alley will not be used for access. Runoff entering the alley from the building will flow west in the alley to Indiana Street without entering adjacent private property.

DRAINAGE CRITERIA:

The calculations shown on this plan were prepared in accordance with Section 22.2, Hydrology, of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority, January 1993.

PRECIPITATION ZONE:

The site is east of San Mateo Boulevard but west of Eubank Boulevard and is, therefore, in Precipitation Zone 3.

LAND TREATMENTS, EXCESS PRECIPITATION AND UNIT PEAK DISCH.

The peak discharge per acre and excess precipitation are shown for the four land treatments in Zone 2 in the table below, the values contained in which are from the City of Albuquerque, D.P.M.

Land Treatment	EXCESS PRECIPITATION (E) AND UNIT PEAK DISCHARGE (q)			
	q(cfs/acre)	E(inches)	100-year	10-year
A	1.87	0.58	0.68	0.19
B	2.60	1.19	0.92	0.36
C	3.45	2.00	1.29	0.62
D	5.02	3.39	2.36	1.50

EXISTING AND DEVELOPED LAND TREATMENT PERCENTAGES:

Land Treatments	Existing Land Treat. Areas		Developed Land Treat. Areas	
	Percent of Site	Sq. Ft. Acres	Percent of Site	Sq. Ft. Acres
A	-	-	13.8	2,130 0.049
B	-	-	21.6	3,348 0.077
C	54.2	8,388 0.193	64.6	10,000 0.229
D	45.8	7,090 0.162	-	-
TOTALS	100.0	15,478 0.355	100.0	15,478 0.355

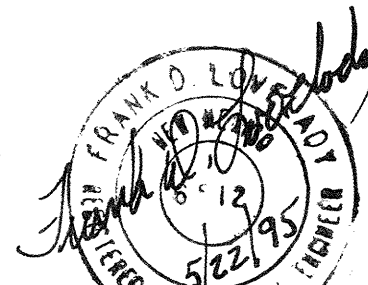
BENCHMARK:

All elevations shown on this plan are based on ACS bench mark 7-K19, a brass cap set in concrete cylinder in the ground stamped "7-K19, 1974 ACS", 65.5 feet east of the centerline on Louisiana Boulevard and 25.7 feet south of the centerline on the westbound lanes of Central Avenue, Elevation 5323.308 feet.

LEGAL DESCRIPTION:

Lot numbered one (1) and Lot numbered (2) in Block numbered 15 of the Fairgrounds Addition, Albuquerque, New Mexico.

REVISED 11/17/95
REVISED 10/23/95



REVISED 6/28/95
REVISED 10/16/95

FRANK D. LOVELADY P.E. 300 ALAMOSA ROAD N.W. ALBUQUERQUE, N.M. 87107 (505) 345-2267			BRITTON CONSTRUCTION-OFFICE BLDG. GRADING & DRAINAGE PLAN			Sheet C-2
Designed: FDL	Drawn: STAFF	Checked: FDL	Scale: 1"=10'	Date: 5/95	Job: 484	

WEIGHTED UNIT PEAK DISCHARGE VALUES:
 Existing $Q_{W100} = 0.542 \times 3.45 + 0.458 \times 5.02 = 4.57$ cfs/acre
 $Q_{W10} = 0.542 \times 2.00 + 0.458 \times 3.39 = 2.64$ cfs/acre

Developed $Q_{W100} = 0.138 \times 2.60 + 0.216 \times 3.45 + 0.646 \times 5.02 = 4.35$ cfs/acre
 $Q_{W10} = 0.138 \times 1.19 + 0.216 \times 2.00 + 0.646 \times 3.39 = 2.79$ cfs/acre

WEIGHTED EXCESS PRECIPITATION:
 Existing $E_{W100} = 0.542 \times 1.29 + 0.458 \times 2.36 = 1.78$ in.
 $E_{W10} = 0.542 \times 0.62 + 0.458 \times 1.50 = 1.02$ in.

Developed $E_{W100} = 0.138 \times 0.92 + 0.216 \times 1.29 + 0.646 \times 2.36 = 1.93$ in.
 $E_{W10} = 0.138 \times 0.36 + 0.216 \times 0.62 + 0.646 \times 1.50 = 1.15$ in.

SUMMARY OF VOLUMES AND PEAK DISCHARGE RATES

	V100	V10	Q100	Q10
EXISTING	2,295	1,316	1.48	0.93
DEVELOPED	2,489	1,483	1.54	0.99

DOWNSTREAM CAPACITY:

There is an AO flood zone in Acoma Avenue. The definition of and AO flood zone is as follows: "Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown but no flood hazard factors are determined". A flood zone also exists on San Pedro Street but storm drainage improvements have been made in San Pedro. The site is an infill site. The increase in runoff resulting from development is very small, 1.48 cfs existing vs. 1.54 cfs developed. Ponding with controlled discharge is really not justified for such a small increase in peak discharge.

DESIGN OF FINISH FLOOR ELEVATION:

The proposed building is at the far south end of the lot, over 100' from the street. The existing building is at elevation 5309.51 and the new building finish grade is proposed to be 5310.00 which is 2' above the point on the flowline of Acoma Street approximately mid-way between the east property line and Indiana Street. The usual method of establishing the finish floor elevation 2' above the flowline in the street at a point opposite the upstream end of the building was not used because of the unusually large setback of the new building.

OFF-SITE FLOW:

The site has minimal off-site flow from the lot to the east. The flow is estimated to be approximately 1.5 CFS. This off-site flow is accepted.

CITY OF ALBUQUERQUE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY (S.O. 19) NOTICE TO CONTRACTORS

- 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.
- ALL WORK DETAILED ON THIS PLAN TO BE PERFORMED UNDER CONTRACT, EXCEPT AS STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988, AS REVISED.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC., 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- THE ADDRESS OF THE PROPERTY SERVED IS 304 INDIANA STREET, N.E.

APPROVALS:
 HYDROLOGY _____ NAME _____ DATE _____
 INSPECTOR _____ NAME _____ DATE _____
 CONSTRUCTION _____ NAME _____ DATE _____