

Cherne, Curtis

From: Graeme Means [GMeans@highmesacg.com]
Sent: Friday, October 23, 2009 4:54 PM
To: Cherne, Curtis
Subject: Dions Pipe Capacity
Attachments: FlowMaster Report.pdf

Curtis,

Please see attached.

A 12" pipe with $n=0.013$ can carry 8.2 cfs. Q100 for the site is 7.1.

This is based on curb height at the inlet and a free outlet in the inlet we are connecting to.

Please stick this in the file.

Let me know if you have any questions.

Graeme



J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

10/27/2009

Worksheet

Worksheet for Pressure Pipe

Project Description	
Worksheet	Pressure Pipe
Flow Element	Pressure Pipe
Method	Manning's Forr
Solve For	Discharge

Input Data	
Pressure at 1	1.17 psi
Pressure at 2	0.00 psi
Elevation at 1	91.00 ft
Elevation at 2	90.20 ft
Length	56.00 ft
Mannings Coeff	0.013
Diameter	12 in

Results	
Discharge	8.20 cfs
Headloss	3.50 ft
Energy Grade at	95.39 ft
Energy Grade at	91.90 ft
Hydraulic Grade :	93.70 ft
Hydraulic Grade :	90.20 ft
Flow Area	0.8 ft ²
Wetted Perimeter	3.14 ft
Velocity	10.44 ft/s
Velocity Head	1.70 ft
Friction Slope	0.053011 ft/ft

CITY OF ALBUQUERQUE



June 28, 2010

J. Graeme Means, P.E.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

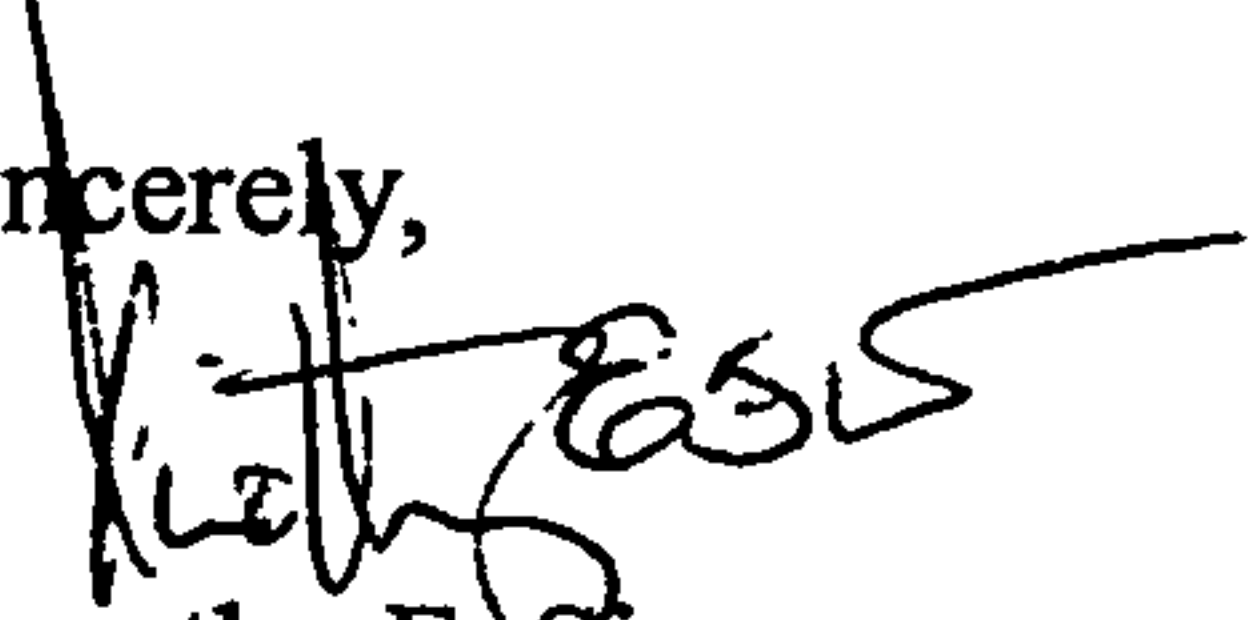
**Re: Dion's Restaurant #NM 14, 1600 Towne Center Lane SE,
Request for Permanent C.O.—Approved
Engineer's Stamp dated: 10-22-09 (L-15/D055A)
Certification dated: 6-25-10**

Dear Mr. Means,

Based upon the information provided in the Certification received 6-28-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,


Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Dion's Restaurant # NM14 ZONE MAP: L-15/D055 A
 DRB#: 1005243 EPC#: 09 DRB 70287 WORK ORDER#: _____
 LEGAL DESCRIPTION: Tract 5, Broadstone Towne Center
 CITY ADDRESS: 1600 Towne Center Lane SE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Peter-Defries Corp. (Dion's) CONTACT: Alex Harrison
 ADDRESS: 8525 Jefferson NE PHONE: 858-1010
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Alex Harrison CONTACT: Alex
 ADDRESS: 8525 Jefferson NE PHONE: 858-1010
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Charles Cala, #11184
 ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Gerald Martin Construction CONTACT: Chuck
 ADDRESS: _____ PHONE: 401-4662
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

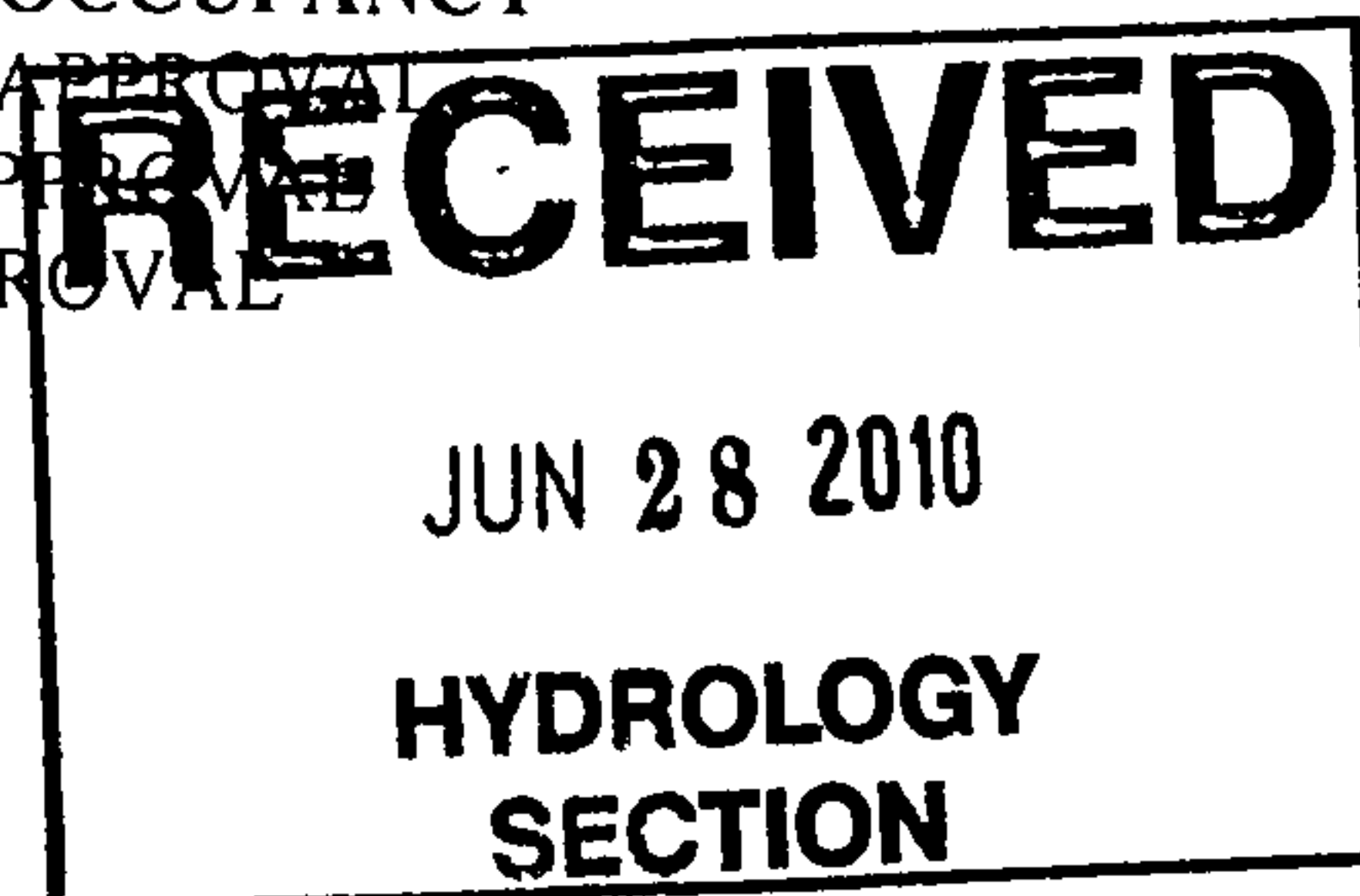
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: June 28, 2010 BY: J. Graeme Means

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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:

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



June 10, 2010

Alexander Harrison, R.A.
Alexander Harrison - Architect
8525 Jefferson St. NE
Albuquerque, NM 87113

**Re: Dion's at Broadstone Towne Center, 1600 Towne Center Lane SE,
~~Temporary~~ Certificate of Occupancy – Transportation Development
DRB Project Number 1005243 (L15-D055A)
Certification dated 06-10-10**

Dear Mr. Harrison,

Based upon the information provided in your submittal received 06-10-10, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



June 7, 2010

Alexander Harrison, R.A.
Alexander Harrison - Architect
8525 Jefferson St. NE
Albuquerque, NM 87113

**Re: Dion's at Broadstone Towne Center, 1600 Towne Center Lane SE,
Temporary Certificate of Occupancy – Transportation Development
DRB Project Number 1005243 (L15-D055A)
Certification dated 06-03-10**

Dear Mr. Harrison,

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 06-04-10, Transportation Development has no objection to the issuance of a 90-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 90-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- The traffic certification must be stamped, signed, and dated.

If you have any questions, you can contact me at 924-3991.

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

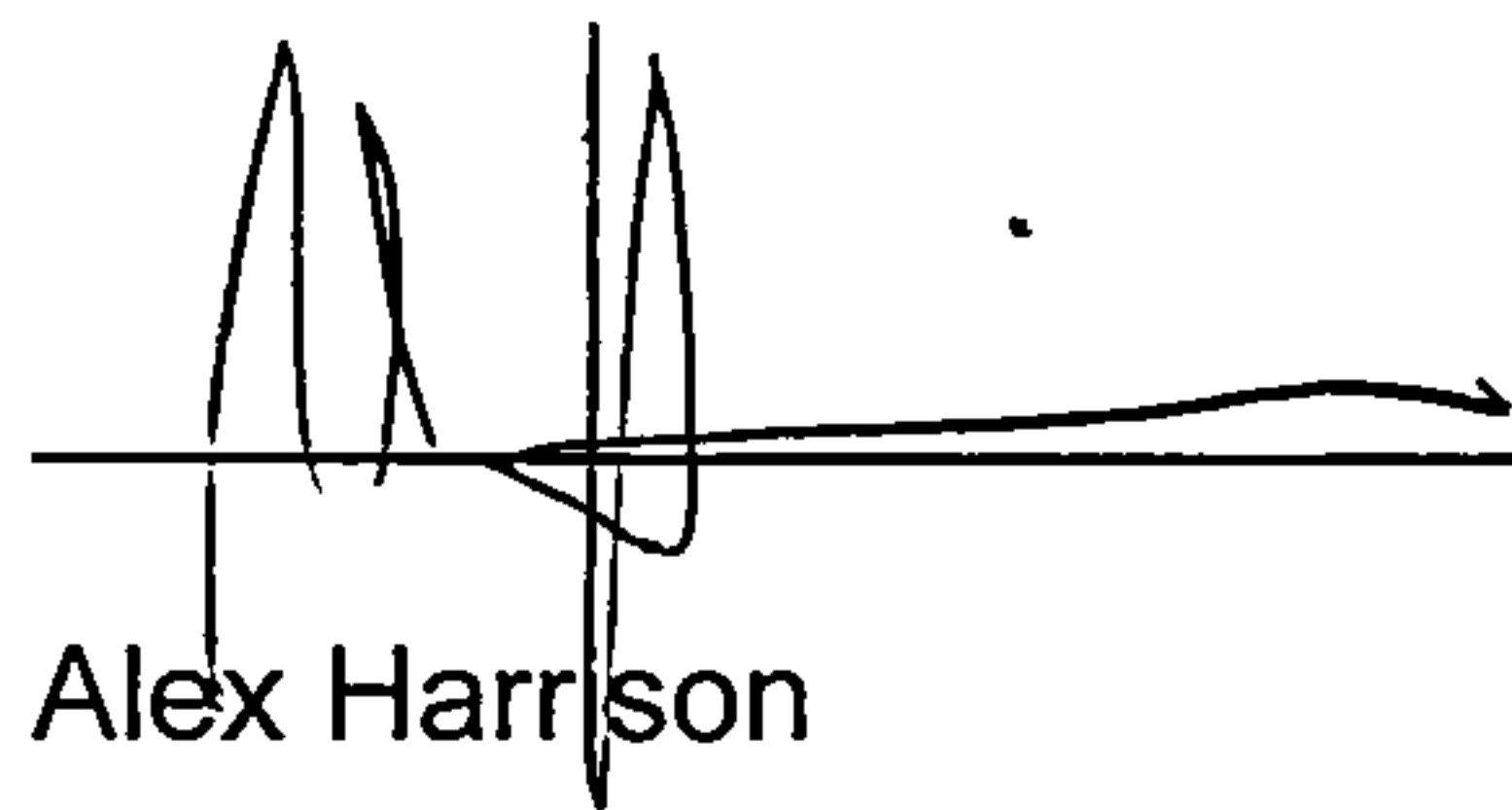
ALEXANDER HARRISON - ARCHITECT

8525 Jefferson Street NE, Albuquerque, New Mexico 87113, 505-858-1010

TRAFFIC CERTIFICATION

I, Alex Harrison, NMRA #1507, of the firm Alexander Harrison – Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 9/9/09. The record information edited onto the original design document has been obtained by Alex Harrison, of the firm Alexander Harrison – Architect. I further certify that I have personally visited the project site on 6/3/10 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy – Permanent.

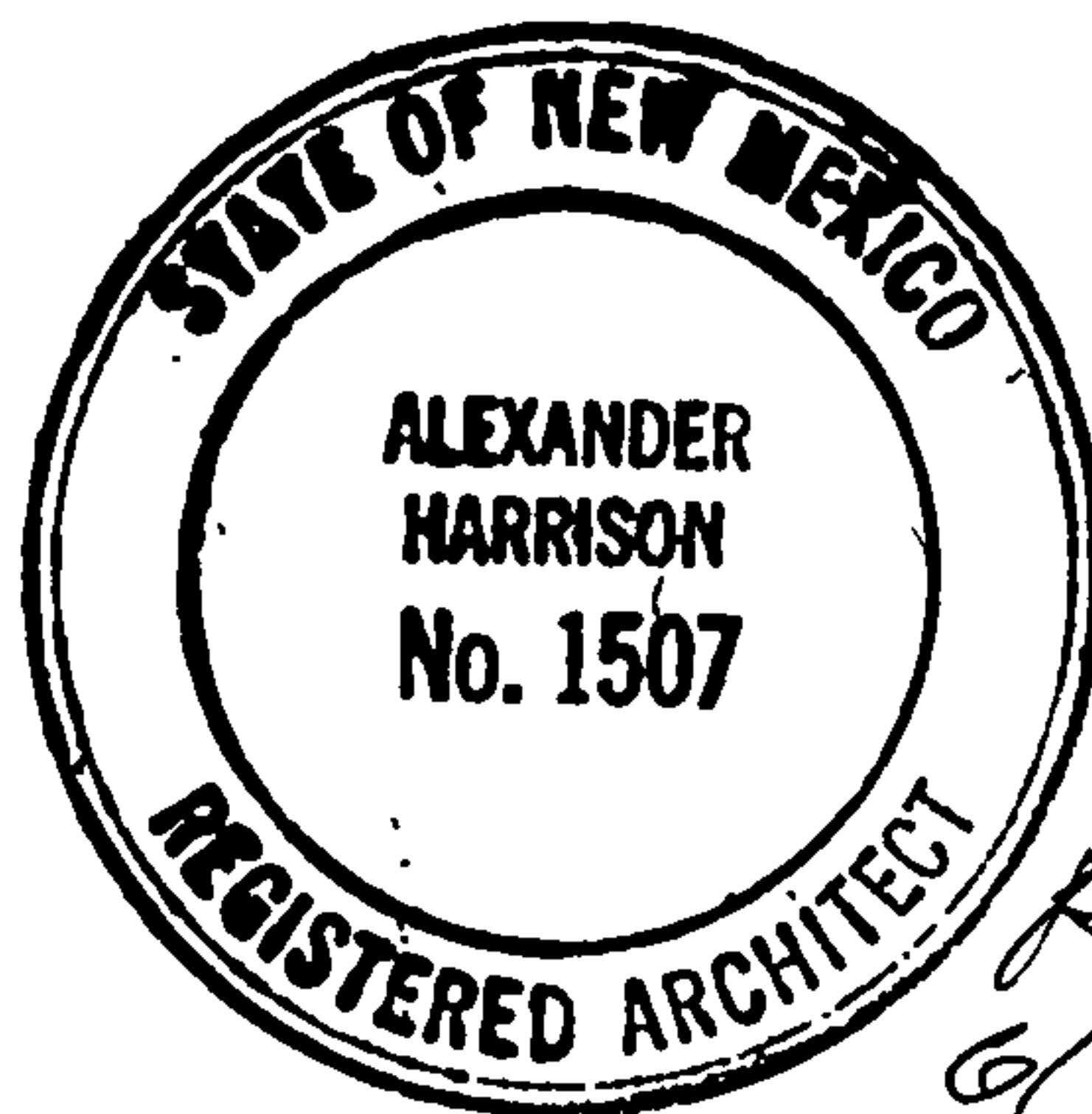
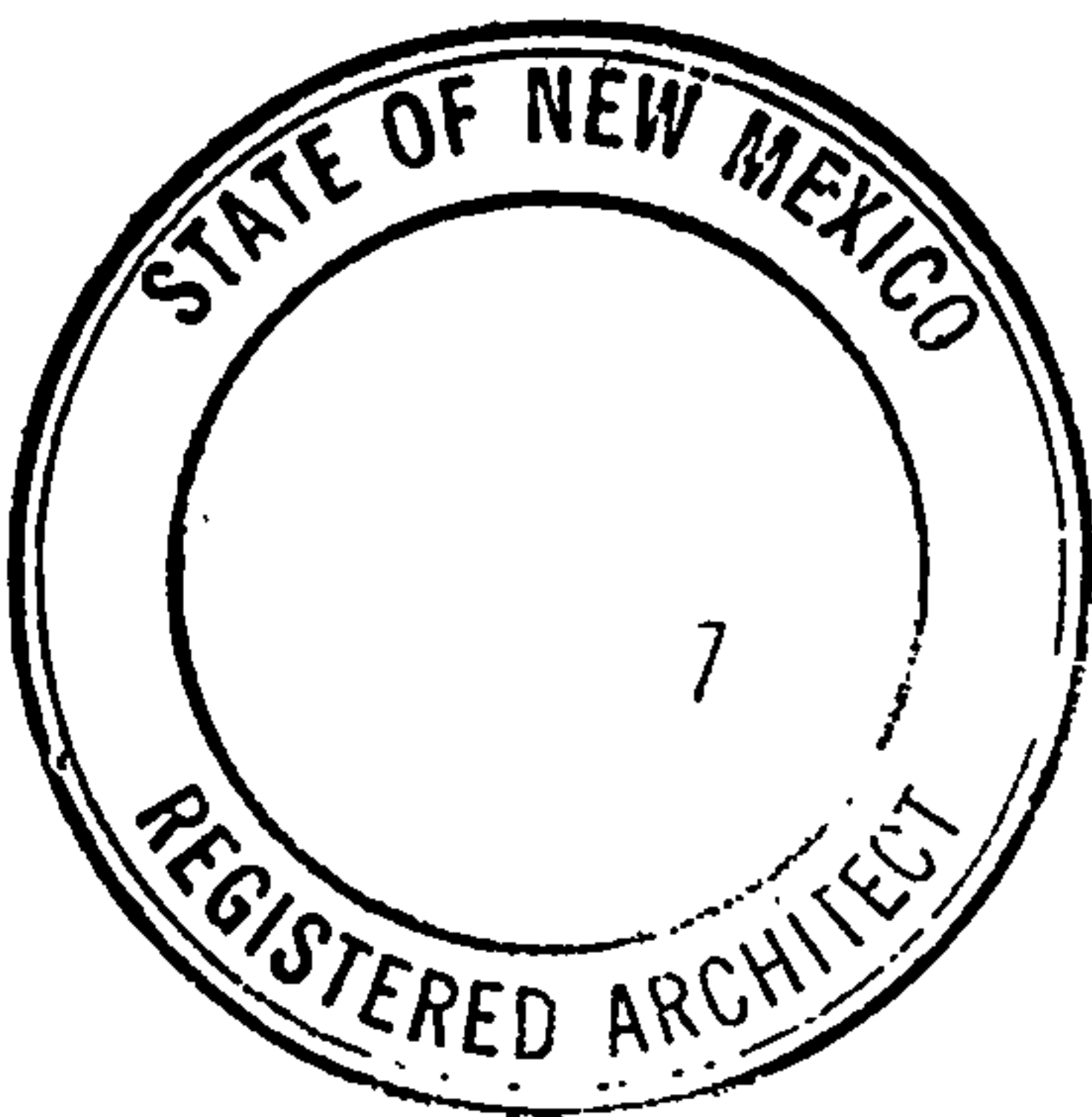
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



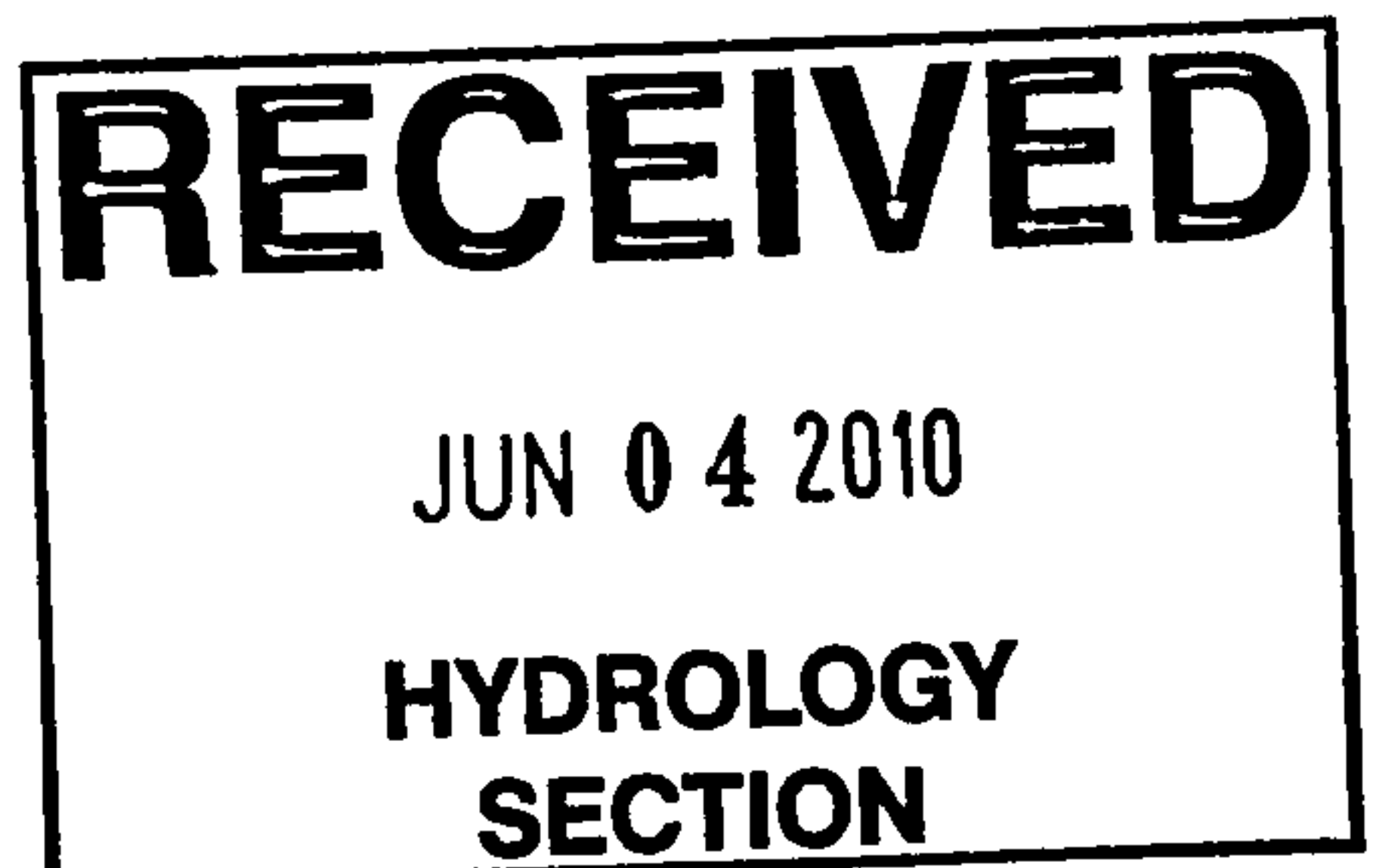
Alex Harrison

6/3/10

Date



AK
6/10/10



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

L-15/D055A

PROJECT TITLE: DION'S #14 AT BROADSTONE ZONE MAP: L-152
 DRB#: 1005243 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS, BROADSTONE TOWNE CENTER
 CITY ADDRESS: 1000 TOWNE CENTER LANE SE, ALBU, NM 87106

ENGINEERING FIRM: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

OWNER: DION'S CONTACT: DOUG MORSE
 ADDRESS: 8525 JEFFERSON NE PHONE: 858-1010
 CITY, STATE: ALBU NM ZIP CODE: 87113

ARCHITECT: ALEX HARRISON CONTACT: ALEX HARRISON
 ADDRESS: 8525 JEFFERSON NE PHONE: 858-1010
 CITY, STATE: _____ ZIP CODE: 87113

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

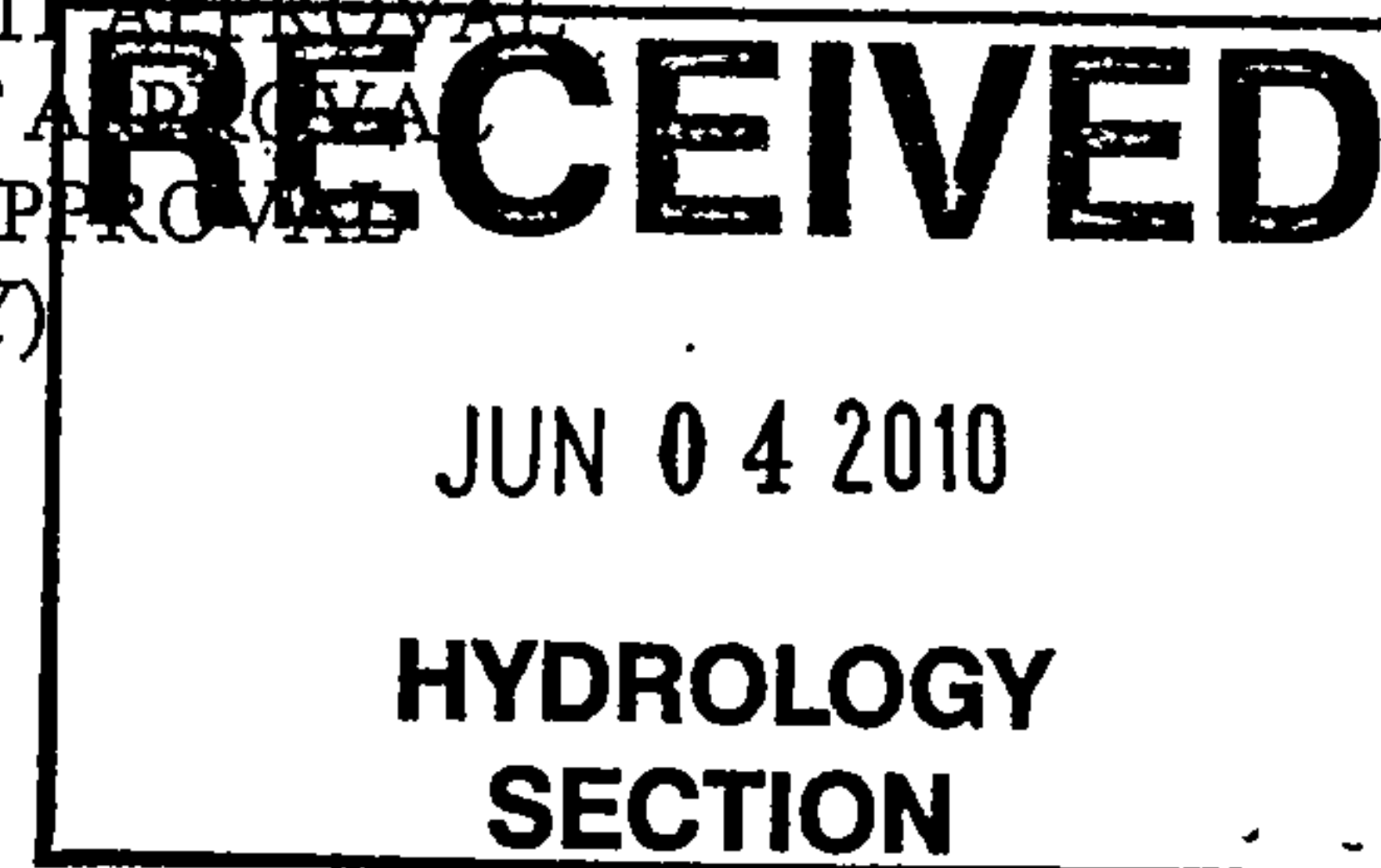
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 6/4/10 BY: ALEX HARRISON

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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:

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6-4-10
4-90 DAY Temp
2009.013.2

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 01/06 - KDM)

PROJECT TITLE: Dion's Restaurant # NM14 ZONE MAP: L-15/D05A
DRB#: 1005243 EPC#: 09 DRB 70287 WORK ORDER#: _____
LEGAL DESCRIPTION: Tract 5, Broadstone Towne Center
CITY ADDRESS: 1600 Towne Center Lane SE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Peter-Defries Corp. (Dion's) CONTACT: Alex Harrison
ADDRESS: 8525 Jefferson NE PHONE: 858-1010
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

ARCHITECT: Alex Harrison CONTACT: Alex
ADDRESS: 8525 Jefferson NE PHONE: 858-1010
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Charles Cala, #11184
ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
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CONTRACTOR: Gerald Martin Construction CONTACT: Chuck
ADDRESS: _____ PHONE: 401-4662
CITY, STATE: _____ ZIP CODE: _____

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☐ DRAINAGE PLAN RESUBMITTAL
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☐ CLOMR/LOMR
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☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

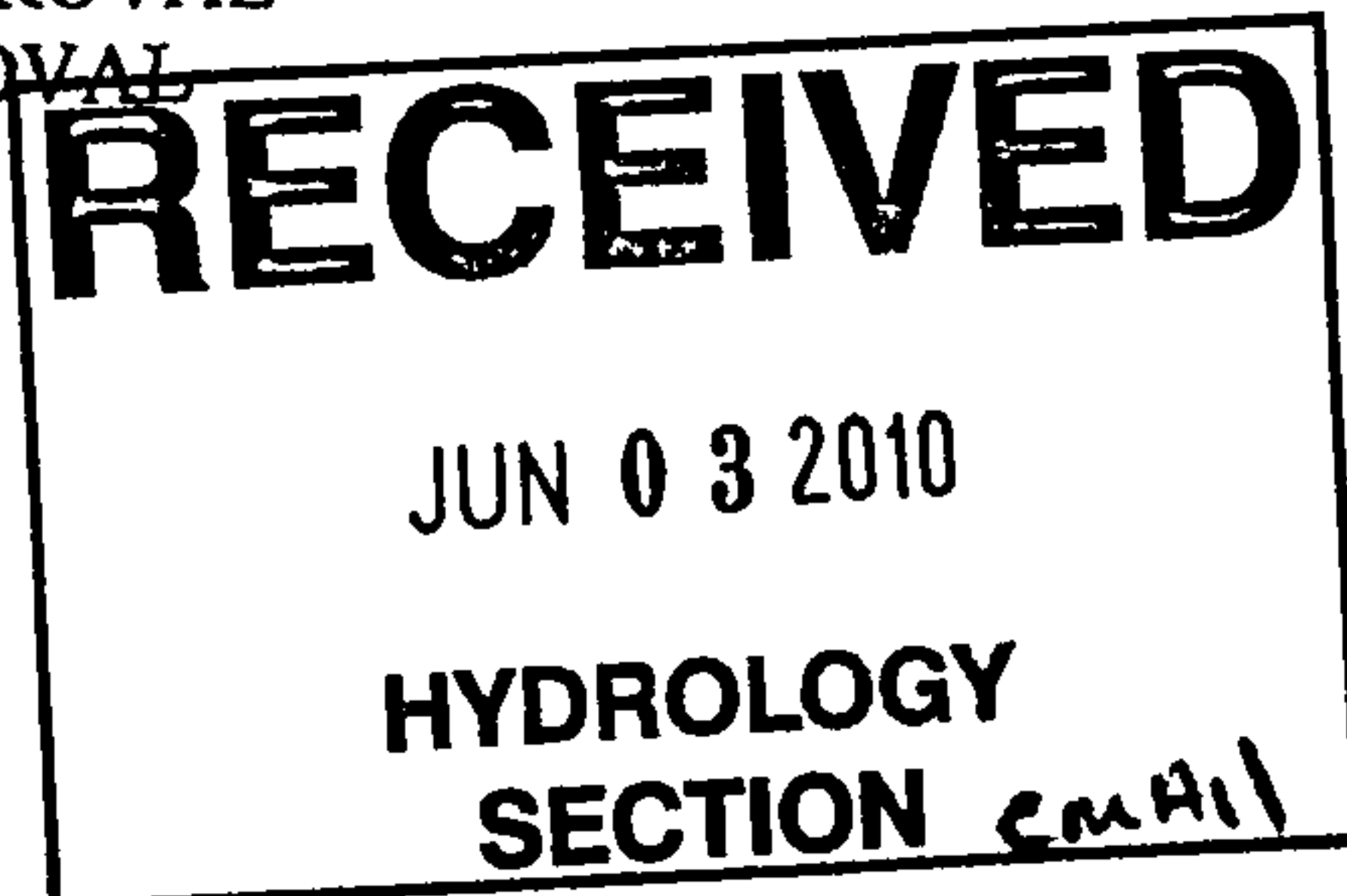
CHECK TYPE OF APPROVAL SOUGHT:
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☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 06/03/2010 BY: J. Graeme Means

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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:

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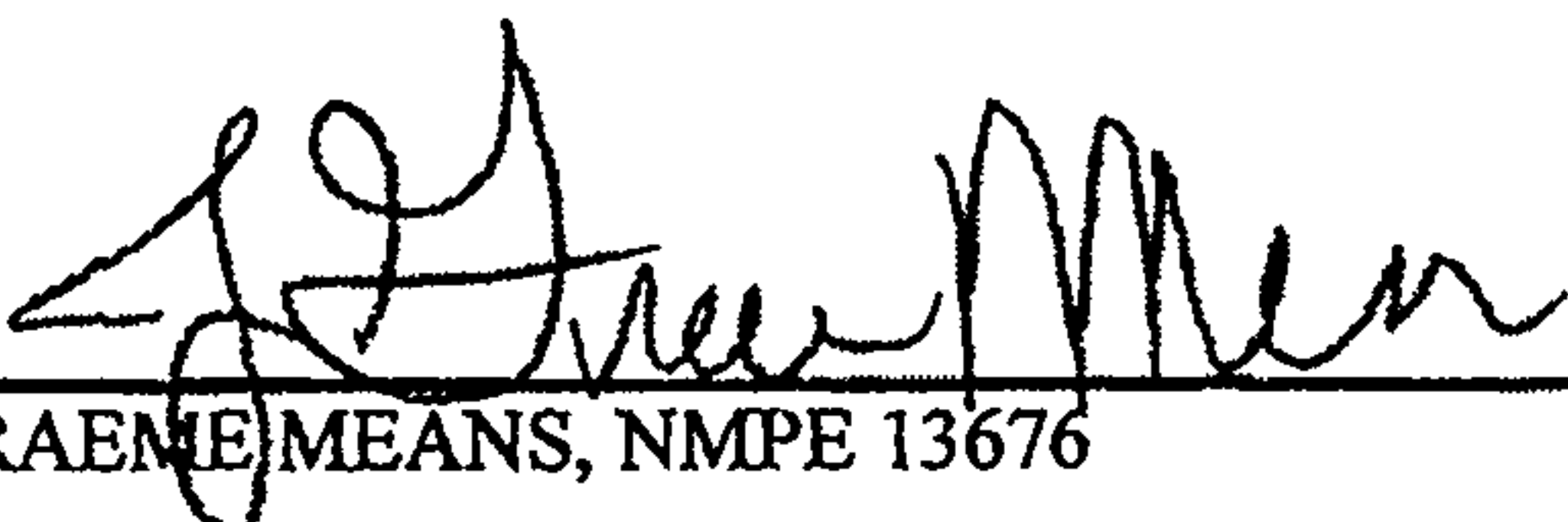


ENGINEER'S CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP, HEREBY CERTIFY THAT I VISITED THE SUBJECT SITE ON JUNE 1ST, 2010 AND DID NOT VISUALLY NOTE ANY EVIDENCE THAT WOULD LEAD ME TO SUSPECT THAT THE PROJECT HAS NOT BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/22/2009. A HIGH MESA SURVEY CREW IS SCHEDULED TO CONDUCT A GRADING VERIFICATION SURVEY NEXT MONDAY, JUNE 7TH TO COLLECT AS-CONSTRUCTED DATA AS REQUIRED BY THE D.P.M.

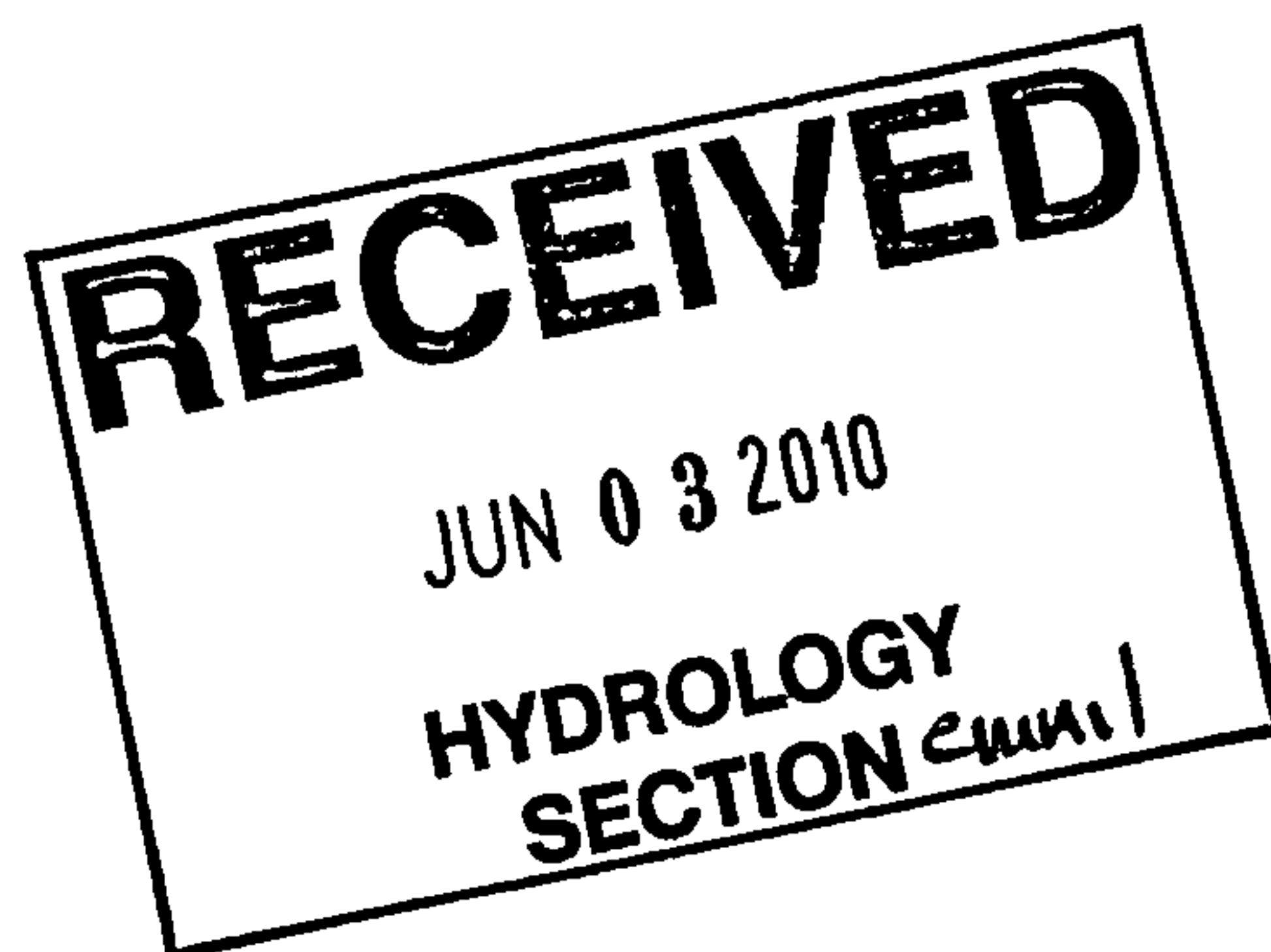
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY CONTINGENT UPON VERIFICATION FROM THIS OFFICE THAT THE FIELD WORK FROM THE GRADING CERTIFICATION SURVEY DOES NOT REVEAL SIGNIFICANT DEFICIENCIES.

IT IS ACKNOWLEDGED AND UNDERSTOOD THAT A FORMAL SUBMITTAL OF AN AS-CONSTRUCTED PLAN WILL STILL BE REQUIRED TO SUPPORT AN UPCOMING REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.


J. GRAEME MEANS, NMPE 13676



06/03/10
DATE



Sims, Timothy E.

From: Graeme Means [GMeans@highmesacg.com]
Sent: Thursday, June 03, 2010 3:14 PM
To: Sims, Timothy E.
Cc: Charles G. Cala
Subject: Dion's NM#14, 1600 Towne Center Lane SE, File L-15/D055
Attachments: Dions.pdf

Tim,

As discussed earlier today, I visited the site Tuesday and it looked like all was in order subject to verification of the grades. We have a survey crew scheduled for next Monday to conduct a grading verification survey.

The client is planning to open the restaurant on Friday, June 11th. I will be on vacation next week and therefore will not be able to review the survey and submit a standard certification with a surveyed as-constructed plan in time for their opening. As discussed, I request your consideration for allowing a temporary C.O. until such time as we can prepare and submit a formal certification.

Attached herewith is an information sheet and a certification for temp CO contingent upon our completion of field work and subsequent follow-up verification to you from our office that the results of the survey did not reveal any drainage deficiencies that would preclude a temp CO.

We appreciate your cooperation in this matter and someone will contact you early next week to verify that a temp CO is appropriate.

I will follow up with you on my return to update you on the timing of the final submittal.

Thanks,

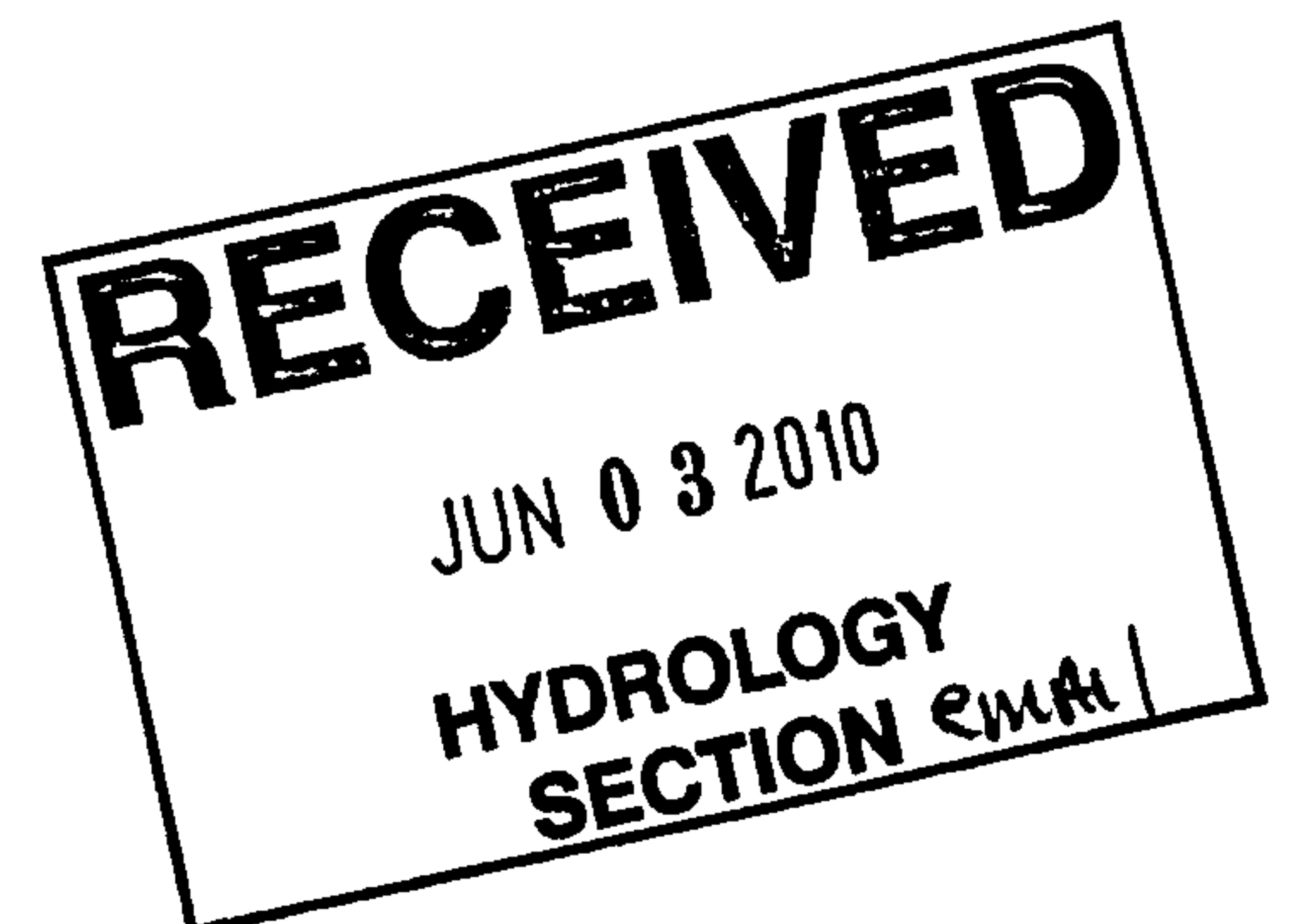
Graeme Means

**HIGH
MESA Consulting Group**

J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com



6/3/2010

CITY OF ALBUQUERQUE



October 28, 2009

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Dion's Restaurant at Broadstone Towne Center Grading Plan
Engineer's Stamp date 10-22-09 (L15/D055A)

Dear Mr. Means,

Based upon the information provided in your submittal received 10-23-09, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

The developed runoff and volume calculations are incorrect as they do not include the 0.13 acres of Land Treatment B. This should be updated on the Certification.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge.

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Kathy Verhage, DMD

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

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 DRB#: 1005243 EPC#: 09 DRB 70287 WORK ORDER#: _____
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 CITY ADDRESS: 1600 Towne Center Lane SE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
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 ADDRESS: _____ PHONE: _____
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☐ PAVING PERMIT APPROVAL
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☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 10/23/2009 BY: J. Graeme Means

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