



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 15, 1992

Jackie S. McDowell
Brasher Engineering Inc.
11930 Menaul NE Suite 113
Albuquerque, NM 87112

RE: ENGINEER CERTIFICATION FOR ORTH-MEDICS INCORPORATED (M16-D22)
CERTIFICATION STATEMENT DATED 12/9/92.

Dear Ms. McDowell:

Based on the information provided on your December 9, 1992 submittal Certification for the above referenced site is acceptable for final plat approval. The final plat will include a blanket easement for run-off from Basin 1 onto Basin 2.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,


Bernie J. Montoya, CE
Engineering Assistant

BJM/dl/WPHYD/7392

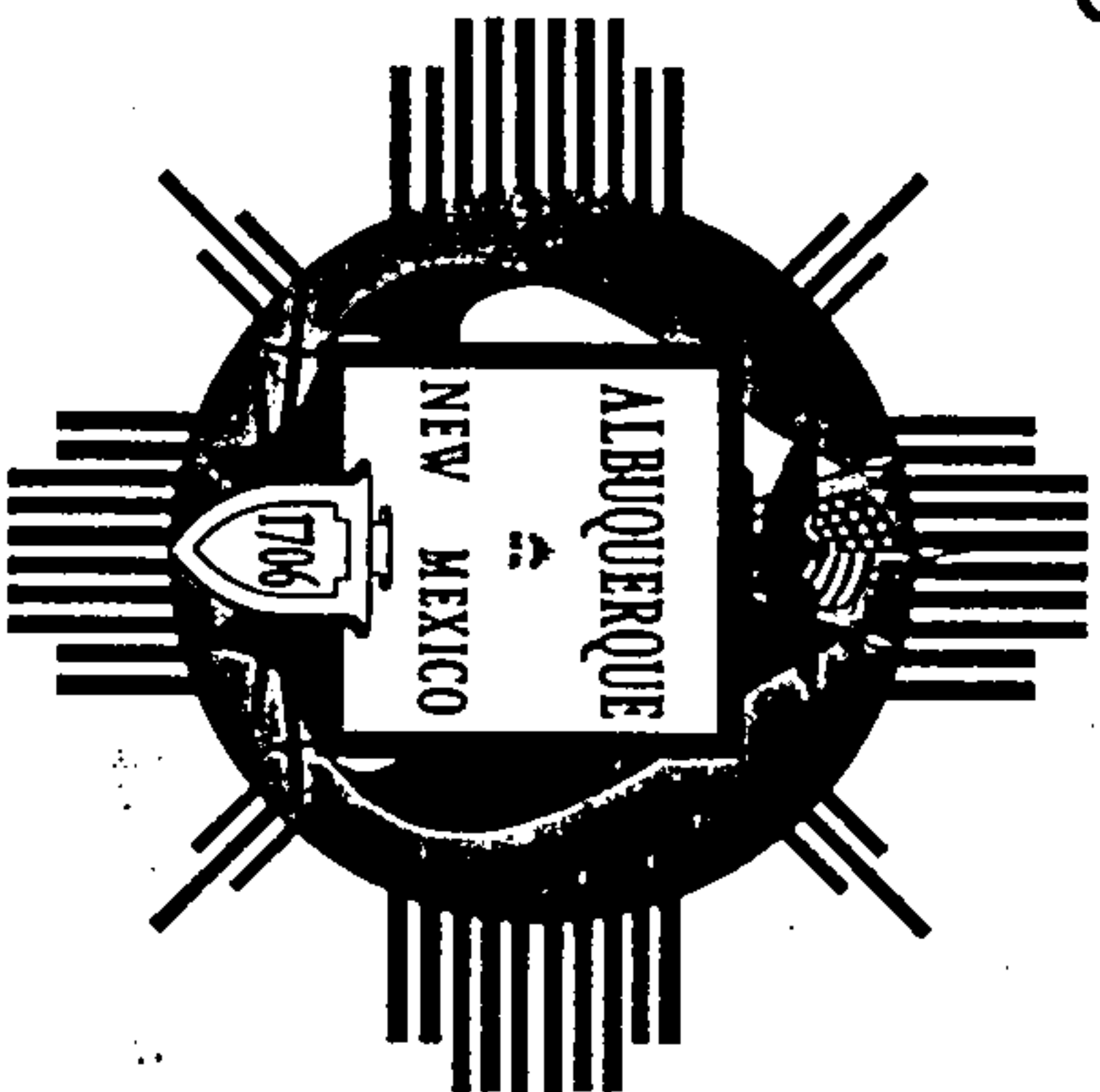
xc: Alan Martinez
Ron Bohannan
Tierra West Development
4600 Montgomery NE Suite 9
file

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500



City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR	CHIEF ADMINISTRATIVE OFFICER	DEPUTY CAO PUBLIC SERVICES	DEPUTY CAO PLANNING/DEVELOPMENT
KEN SCHULTZ	GENE ROMO	FRANK MARTINEZ	BILL MUELLER

February 8, 1988

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ORTHO-MEDICS, INC.
(M-16/D22) ENGINEER'S STAMP DATED JANUARY 27, 1988

Dear Mr. Mortensen:

Based on the information provided on your submittal of January 27, 1988, the above referenced plan is approved for Building Permit.

Please be advised that the building permit will not be released until the approved, filed copy of the replat is submitted to our office.

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

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: M16 DATE: 9/24/87

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Ortho Modic Inc

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Trinity A2 + A3 + A4 Airport Industrial FR

APPROVAL REQUESTED:

☐ PRELIMINARY PLAT	☐ FINAL PLAT
☐ SITE DEVELOPMENT PLAN	☒ BUILDING PERMIT
☐ OTHER	☐ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	<u>JEFF Mendenhall</u>	<u>Tom Mann</u>
	<u>FRED J. ASHMAN</u>	

FINDINGS:

- An APPROPRIATE DRAINAGE PLAN REQUIRED FOR SUBMIT REPORT
- Show existing lot lines on ~~the~~ DRAINAGE PLAN
- Review subdivision for fire discharge to DRAINAGE
- Fire discharge to DRAINAGE given. The existing SD is DRAINAGE and its other DRAINAGE
- Elevation of lot lines OK CROSS LOT LINES NOT EXISTING REPORTS FOR DISCHARGE AREAS (LOT LINES)

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: <u>[Signature]</u>	SIGNED: <u>[Signature]</u>
TITLE: <u>11</u>	TITLE: <u>11</u>
DATE: <u>9/24/87</u>	DATE: <u>09.24.87</u>

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: 1116-D22 DATE: 9/2/92

EPC NO.: _____ DRB NO.: 92-196 ZONE: _____

SUBJECT: _____

STREET ADDRESS: _____

LEGAL DESCRIPTION: Tract A2A Block Two, Airport Industrial Park

APPROVAL REQUESTED: ☒ PRELIMINARY PLAT ☒ FINAL PLAT

☐ SITE DEVELOPMENT PLAN ☐ BUILDING PERMIT

☐ GRADING/PAVING PERMIT ☐ OTHER

WHO

REPRESENTING

ATTENDANCE: Dennis Lantz _____

Fred J. Asvart _____

FINDINGS:

The proposed subdivision will require an
updated as-built drainage plan. The
updated plan should identify any discrepancies
with the approved plan dated 8-27-88
prepared by JEFF Morrison. Identify the
proposed private drainage easement that
will need to be granted with the plat
action above.

REGISTERED

REGISTERED

SEP 15 1992

OCT 19 1992

HYDROLOGY DIVISION

HYDROLOGY DIVISION

The undersigned agrees that the above findings are summarized accurately and are only
subject to change if further investigation reveals that they are not reasonable or that
they are based on inaccurate information.

SIGNED: [Signature] SIGNED: [Signature]

TITLE: _____ TITLE: _____

DATE: 9/2/92 DATE: 9-2-92

NOTE PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.



**Tierra West Development
Management Services**

December 3, 1992

Mr. Bernie Montoya
City of Albuquerque
Hydrology
Post Office Box
Albuquerque, New Mexico 87103

RE: Certification of Drainage Improvements - 2434 Baylor
Building

Dear Mr. Montoya:

This letter is certifying the drainage improvements for the above referenced project have been completed and are in substantial compliance with the plans and specification as referenced in our submittal of November 27, 1992. The maintenance agreement has been completed and the original will be forwarded to your office once it has been signed by the owner.

With the certification of the improvements and completion of the agreement, all of the conditions imposed on the subdivision under DRB #92-0196/V-92-30 have been met. If possible, please expedite by having the plat signed.

Should you have any questions concerning this certification or any other matter pertaining to the property, please do not hesitate to call me. Thank you for your time and cooperation in this matter.

Sincerely;

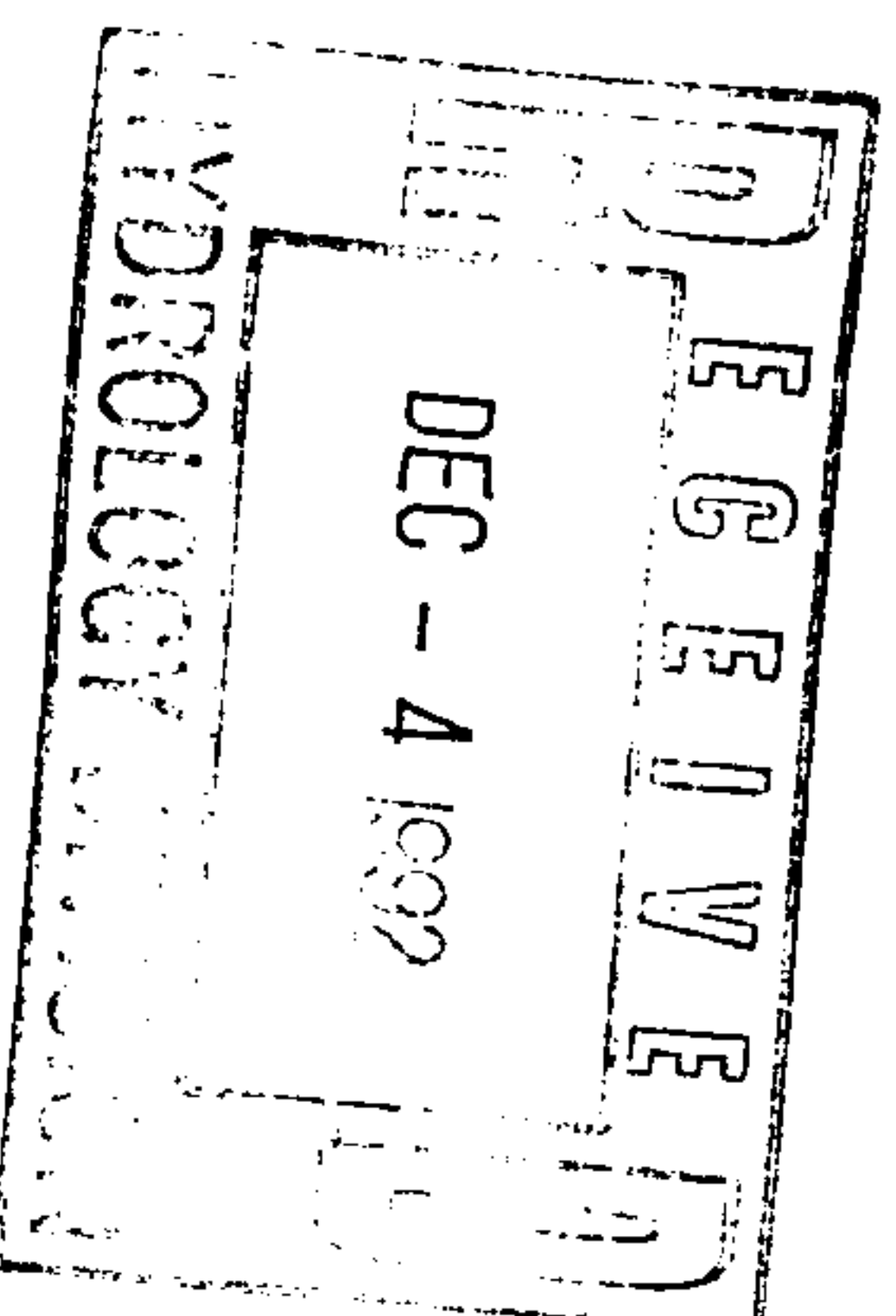


Ronald R. Bohannan, P.E.

Enclosure

cc: Mike Keller
John Salazar
Bernie Sites
Jackie McDowell

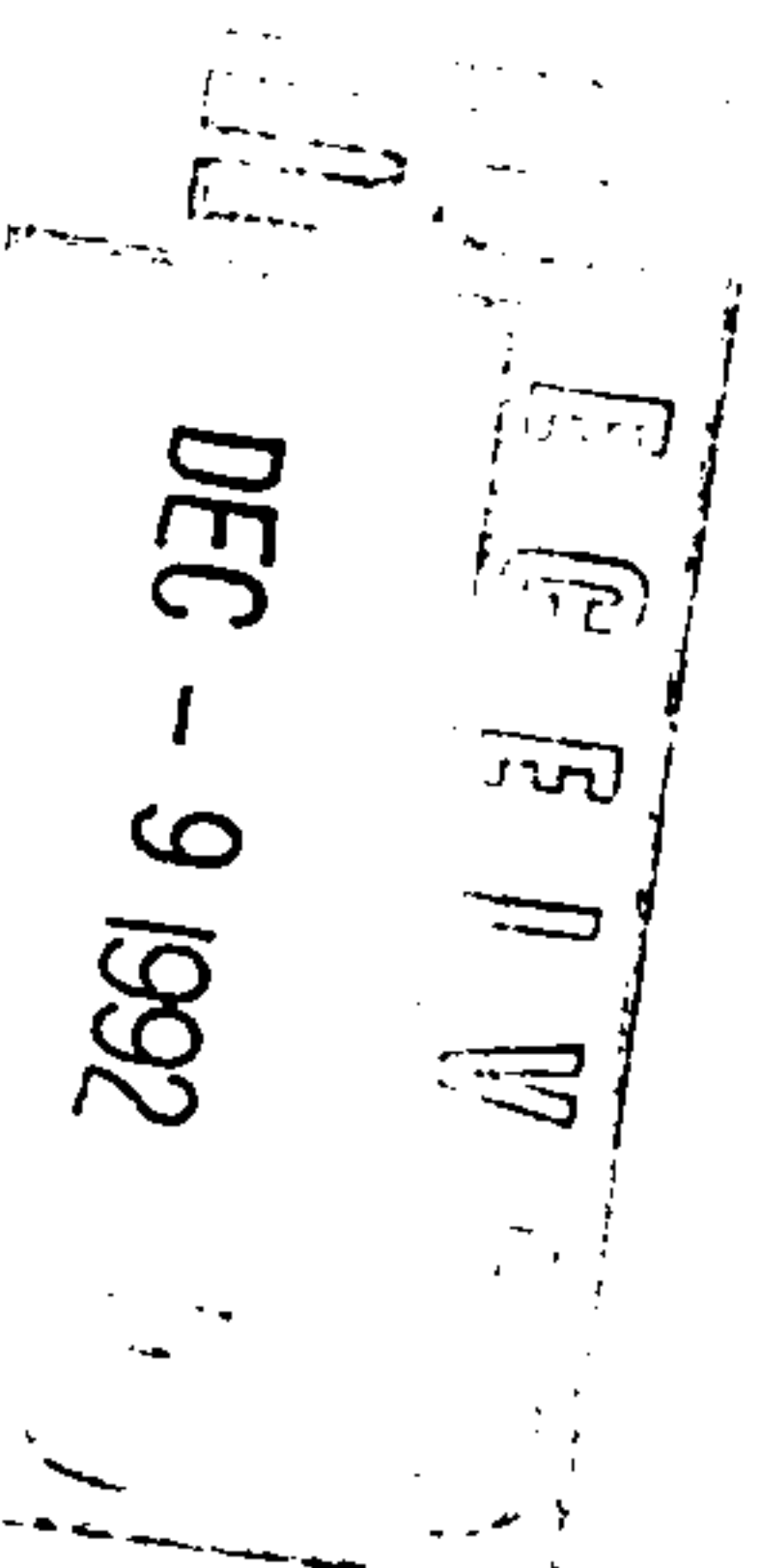
Job No. 920019
RRB/jl



BRASHER ENGINEERING INC.

December 9, 1992

Mr. Bernie Montoya
City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, New Mexico 87103



RE: Engineer's Certification for Ortho-Medics
Incorporated (M16-D22)

90312

Attached is a resubmittal of the certification for the referenced project. In response to your letter of November 2, 1992, we offer the following:

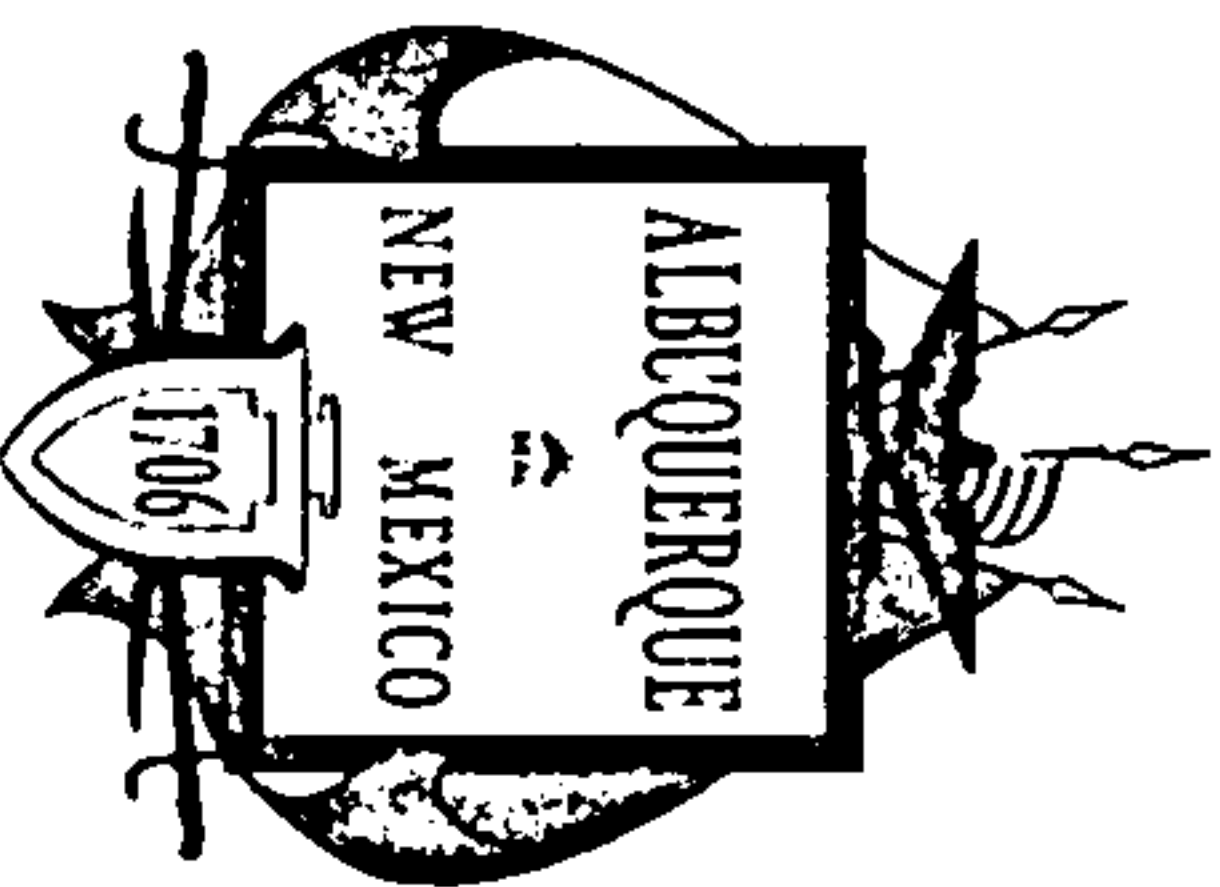
1. We have corrected the plan to indicate the current existing conditions. The existing as built finished floor elevation has been added to the plan (mean sea level).
2. The down spout on the west side of the building that drains onto Tract A-6 has been re-routed to the south, along the building, to a dry well (see attached letter from Mr. Ron Bohannan).
3. A blanket drainage easement will be provided from the proposed west lot to the proposed east lot on the replat for this property.

If you have any questions, or need additional information, please call me.

Sincerely,

BRASHER ENGINEERING, INC.

Jackie S. McDowell, P.E.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 15, 1992

Ron R. Bohannan
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: PRIVATE FACILITY DRAINAGE COVENANT FOR ORTHO-MEDICS INC. 2434
BAYLOR SE (M16-D22) RECEIVED 12/4/92.

Dear Mr. Bohannan:

Based on the information provided on your December 4, 1992 submittal, the covenant is acceptable.

Please be advised that after completion of the drywell, Engineer Certification will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Assistant

BJM/dl/WPHYD/7393
file

PUBLIC WORKS DEPARTMENT

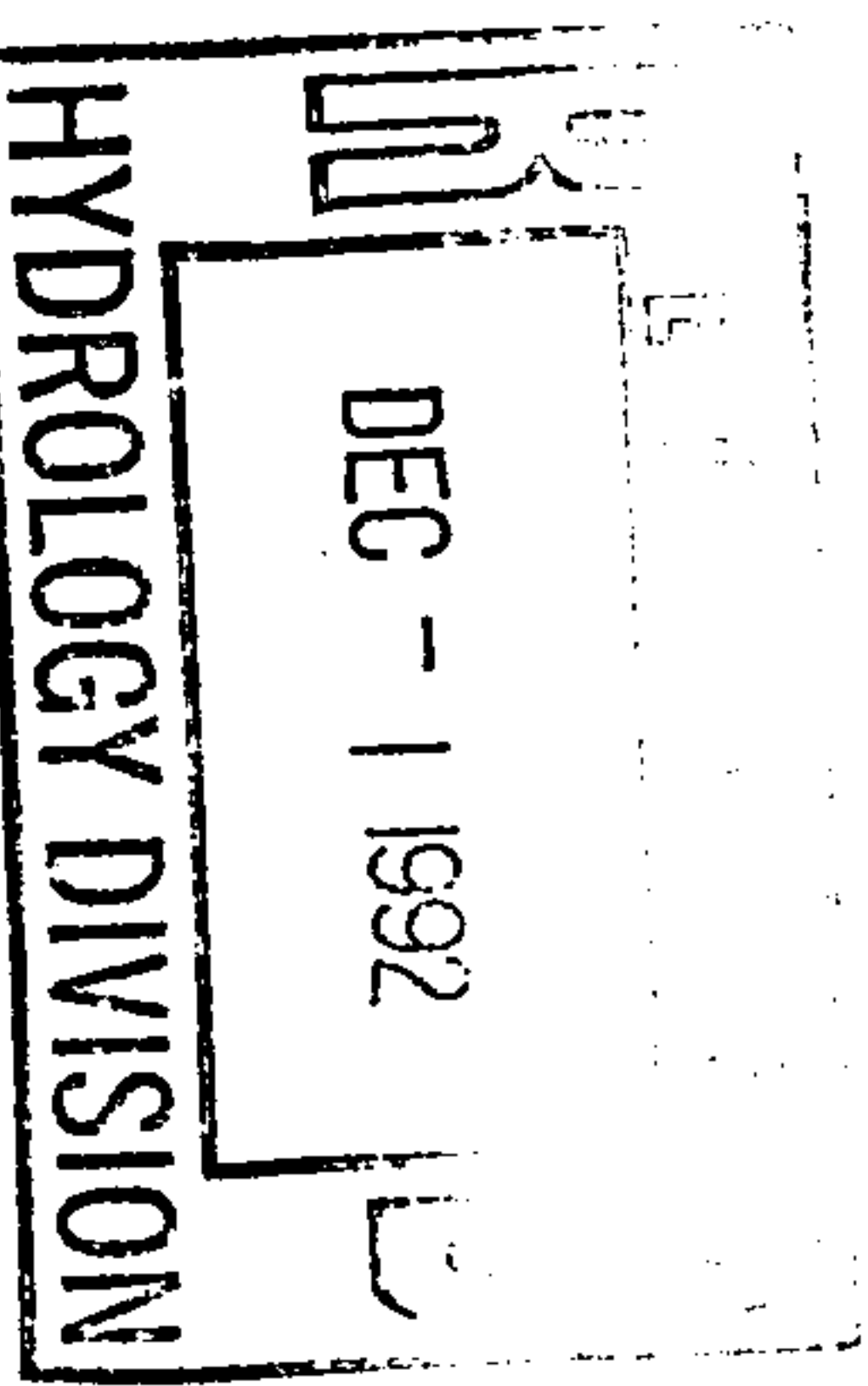
Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500



**Tierra West Development
Management Services**



November 27, 1992

Mr. Bernie Montoya
City of Albuquerque
Hydrology Division
Post Office Box 1293
Albuquerque, New Mexico 87103

Re: Roof Drainage, 2434 Baylor Avenue

Dear Mr. Montoya:

This letter is to serve as conformation of our phone conversation on November 25, 1992 regarding the roof drainage for the above referenced project. The roof drainage can be routed to a dry well which would be placed a minimum of fifteen feet from the foundation of the building.

Visual inspection of the site indicates ample room exists to have the dry well placed away from the building. Enclosed is a schematic of the volume the well will receive, as well as the details to be followed for the construction of the facility.

After the improvements have been constructed, we will be contacting you to complete the plating action associated with this parcel. In the meantime, should you have any questions concerning this letter or pertaining to the details proposed to this project, please do not hesitate to contact me.

Sincerely;



Ronald R. Bohannon, P.E.

Enclosure

cc: Mike Keller
John Salazar
Jackie McDowell

Job No. 920019
RRB/jl

JN 920019

Nov 30, 1992

Baylow Bldg.

Surface Area of lot draining to dry well is
 $72' \times 70' = 5040 \text{ ft}^2$

Volume of 100 year storm 2.6 inches six hour event.

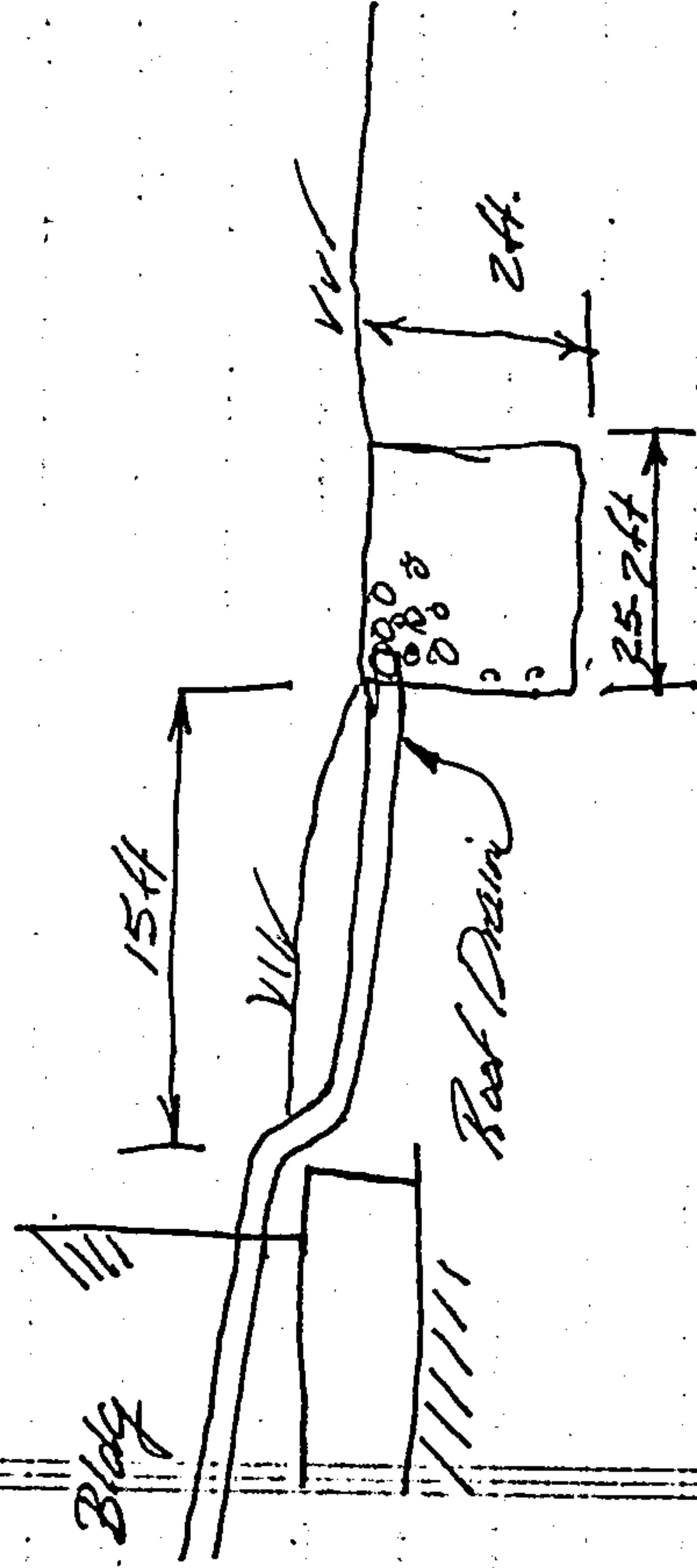
$$\frac{2.6 \text{ inches}}{12} = 0.22 \times 72' \times 70' = 1092 \text{ ft}^3$$

Percolation Rate of area moderate rate
 30 inches per minute. Using a two foot diameter
 hole area capacity is
 6 hour

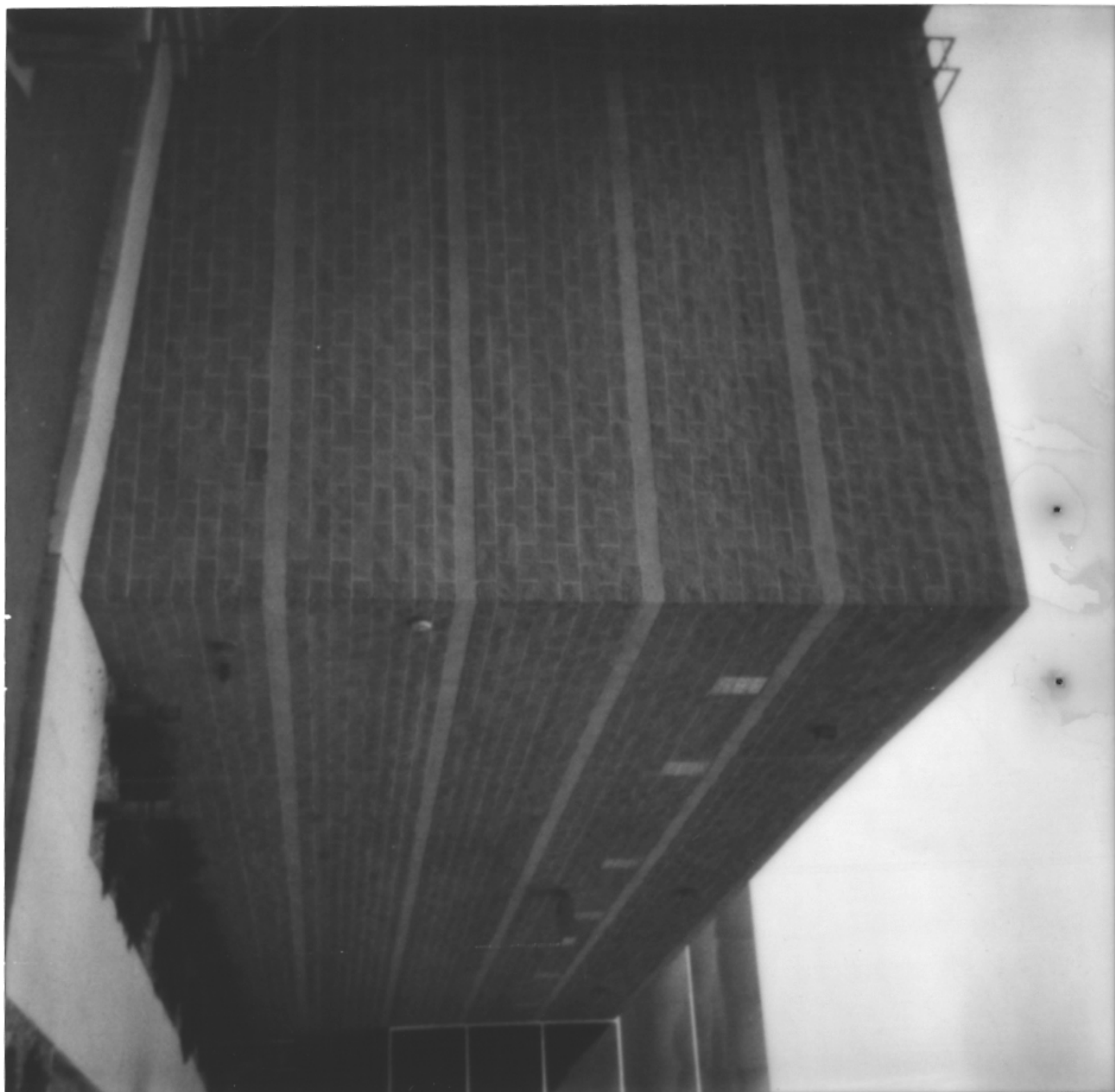
$$2.5 \text{ ft}^2 \times \frac{30}{12} \times 60 \times 6 \text{ hours} = 2,250 \text{ ft}^3$$

24 hour Capacity

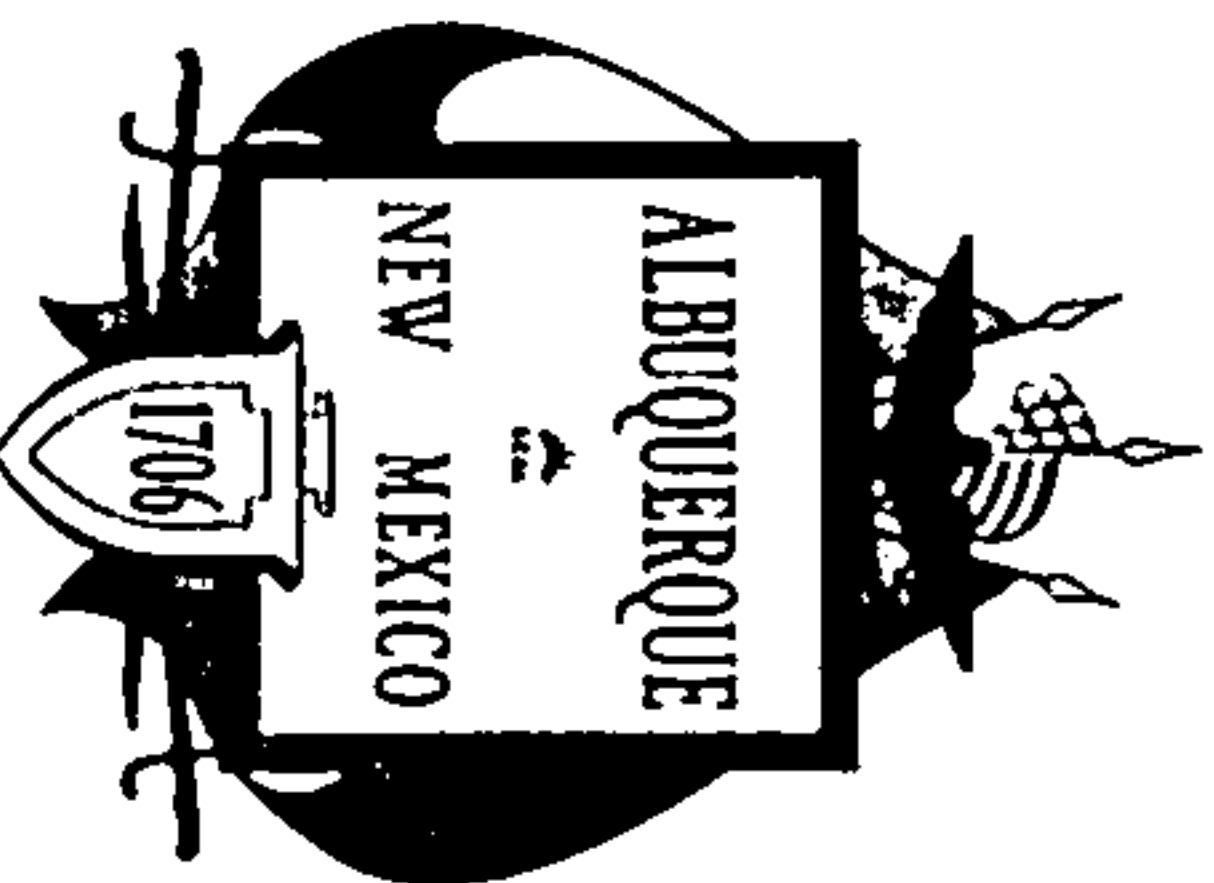
$$2.5 \text{ ft}^2 \times \frac{30}{12} \times 60 \times 24 = 3600 \text{ ft}^3$$



Owner will maintain dry well for correct operation







City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 2, 1992

Jackie McDowell
Brasher Engineering, Inc.
11930 Menaul Blvd. NE
Albuquerque, NM 87112

RE: ENGINEER'S CERTIFICATION FOR ORTHO-MEDICS INCORPORATED (M16-D22)
CERTIFICATION STATEMENT DATED 10/19/92.

Dear Ms. McDowell:

Based on the information provided on your October 19, 1992 submittal, Engineer's Certification for the above referenced site is not acceptable for the following reasons:

1. Proposed building and parking are no longer proposed, they are existing. Please identify as existing and include an as built finished floor elevation to full mean sea level.
2. There is a down spout on the west side of the building, that drains onto Tract A-6. Was permission obtained to route the roof run-off onto private property?
3. Portion of basin 1, south portion also drains onto basin 2, you may need to include a blanket drainage easement for the run-off from basin 1 onto basin 2 instead of just one easement.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Assistant

BJM/d1/WPHYD/3747

xc: File

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

BRASHER ENGINEERING INC.

October 19, 1992

Mr. Fred Aguirre
City of Albuquerque
Hydrology
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Ortho-Medics, Inc.
Engineer's Certification

Dear Mr. Aguirre:

Attached is an as-built survey of the referenced grading and drainage plan. This was requested by you in order to subdivide this property into two separate tracts of land.

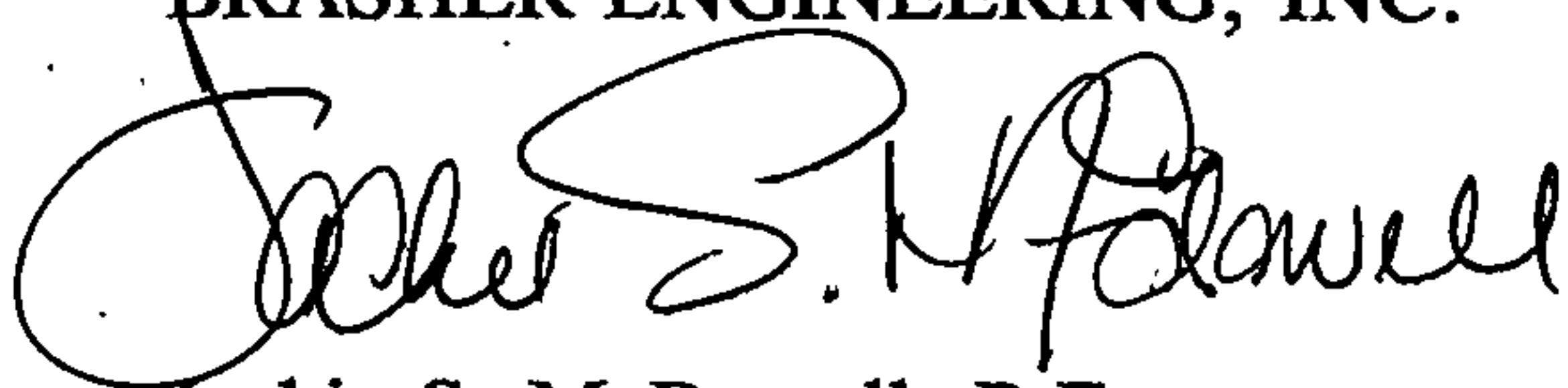
Basin 1 straddles the proposed property line. One third of Basin 1 is in the proposed east tract of land and two thirds of Basin 1 is in the proposed west tract of land. Therefore, from the approved drainage plan prepared by Tom Mann & Associates dated January 27, 1988, Basin 1 flows from the east property are 0.63 cfs ($1.9 \times 1/3$) and Basin 1 flows from the west property are 1.27 cfs ($1.9 \times 2/3$). Flows from the east property in Basin 1 are routed through a one foot wide concrete drainage culvert to the west property and then out through the driveway of the west property. A 23' wide drainage easement width is required on the west property at the curb opening (see attached calculations).

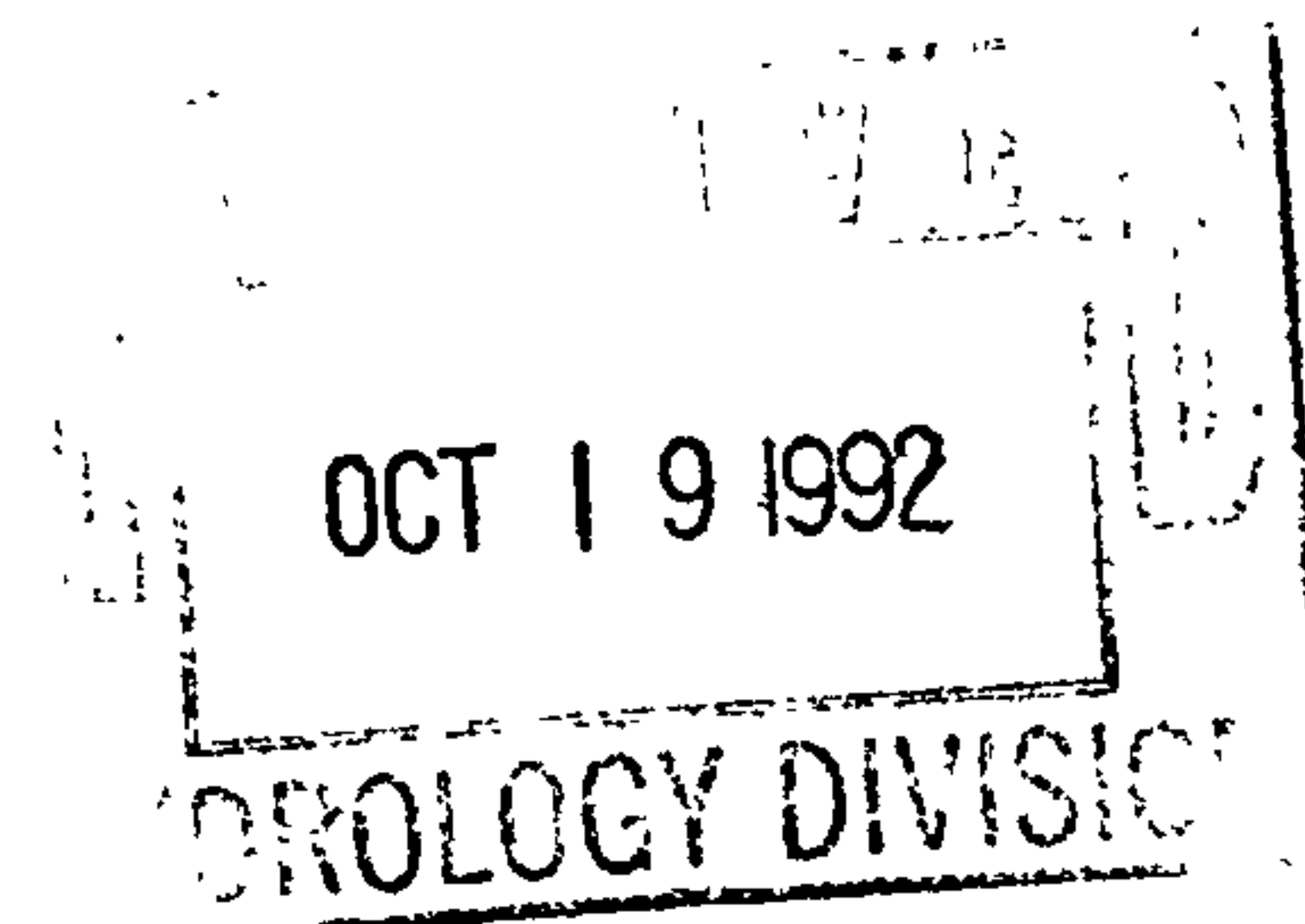
The proposed plat will show the drainage pattern/easement necessary for the east property to continue to drain storm water runoff as it presently does.

If you have any questions, or need additional information, please call me.

Sincerely,

BRASHER ENGINEERING, INC.


Jackie S. McDowell, P.E.



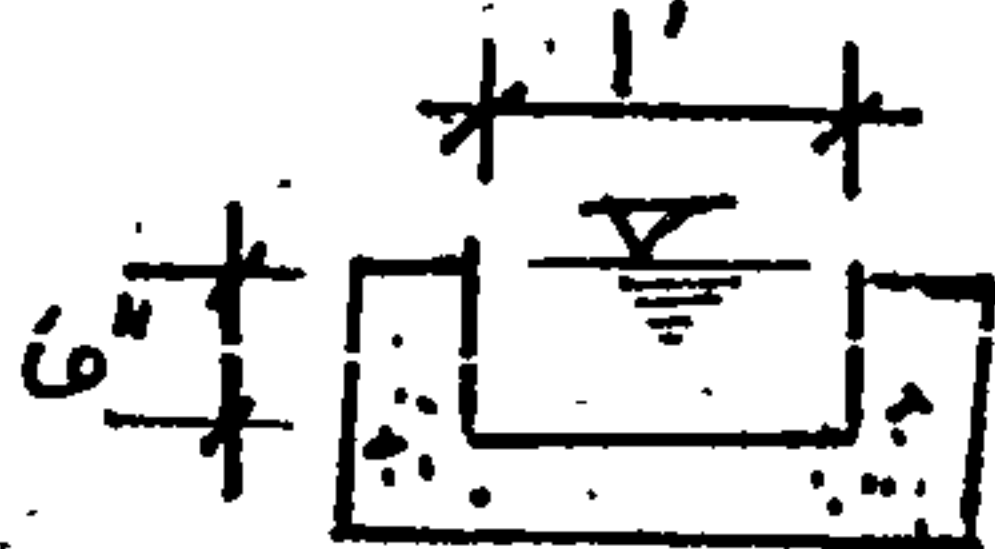
10-16-92

ORTHO-MEDICS, INC - AIRPORT INDUSTRIAL PARK

ENGINEER'S CERTIFICATION:

CALCULATIONS:

- CAPACITY OF 1' WIDE OPENING THROUGH CURB FROM EAST BASIN 1 TO WEST BASIN 1:



$$Q = \frac{1.486 A^{5/3} S^{1/2}}{n P^{2/3}}$$

where:

$$A = 0.5 \text{ sf}$$

$$S = 0.084\%$$

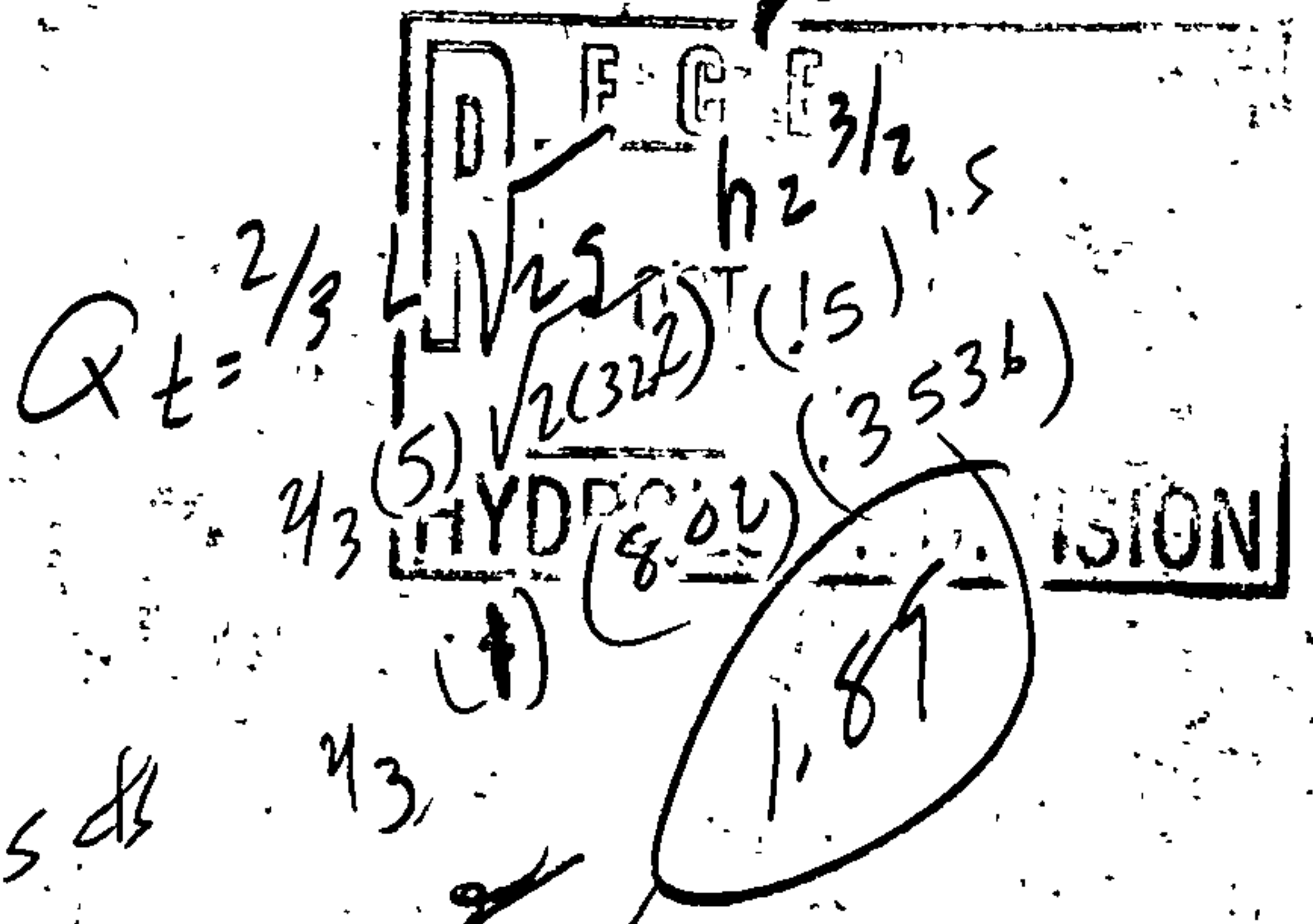
$$n = 0.015 \text{ (conc.)}$$

$$P = 2.0$$

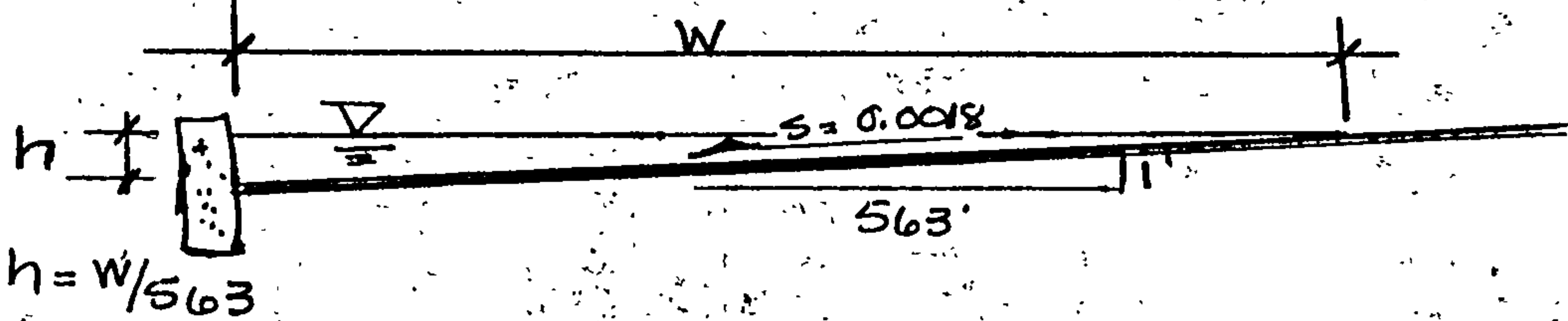
$$Q = 5.7 \text{ cfs}$$

$$Q = 0.63 \text{ cfs}$$

$$Q_k$$



- REQUIRED EASEMENT WIDTH @ PARKING LOT CURB OPENING



$$Q = \frac{1.486 A^{5/3} S^{1/2}}{n P^{2/3}}$$

where:

$$Q = 0.63 \text{ cfs.}$$

$$A = \frac{1}{2} \left(\frac{W}{563} \right) (W) = \frac{W^2}{1126}$$

$$S = 0.0522$$

$$P = W$$

$$n = 0.017 \text{ (asphalt)}$$

$$0.63 = \frac{1.486 \left(\frac{W^2}{1126} \right)^{5/3} (0.0522)^{1/2}}{0.017 (W)^{2/3}} = \frac{19.97 \left(\frac{W^2}{1126} \right)^{5/3}}{W^{2/3}}$$

BY TRIAL & ERROR:

W	10	20	30	25	22	23
Q	0.076	0.483	1.42	0.876	0.623	0.70

Use W = 23'