



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 19, 2003

Brigitte Stagner, P.E.
Wilson & Company
2600 The American Rd SE Suite 100
Rio Rancho, New Mexico 87124

**RE: LOWE'S HOME IMPROVEMENT CENTER (5300 NM 528))
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 12/20/2001
ENGINEERS CERTIFICATION DATED 2/11/2003**

Dear Brigitte:

Based upon the information provided in your Engineers Certification submittal dated 2/12/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Services Division

C: Certificate of Occupancy Clerk, COA
✓ drainage file
approval file

DRAINAGE CERTIFICATION

I, Brianne Stagner, NMPE 15102, OF THE FIRM, Wilson & Company,
HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN
SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF
THE APPROVED PLAN DATED 20th December 2001. THE RECORD INFORMATION
EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER
MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR a
permanent Certificate of Occupancy for Occupancy of building.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND
INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND
DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT
ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING
IT FOR ANY OTHER PURPOSE.

Brianne Stagner
Brianne Stagner, NMPE 15102

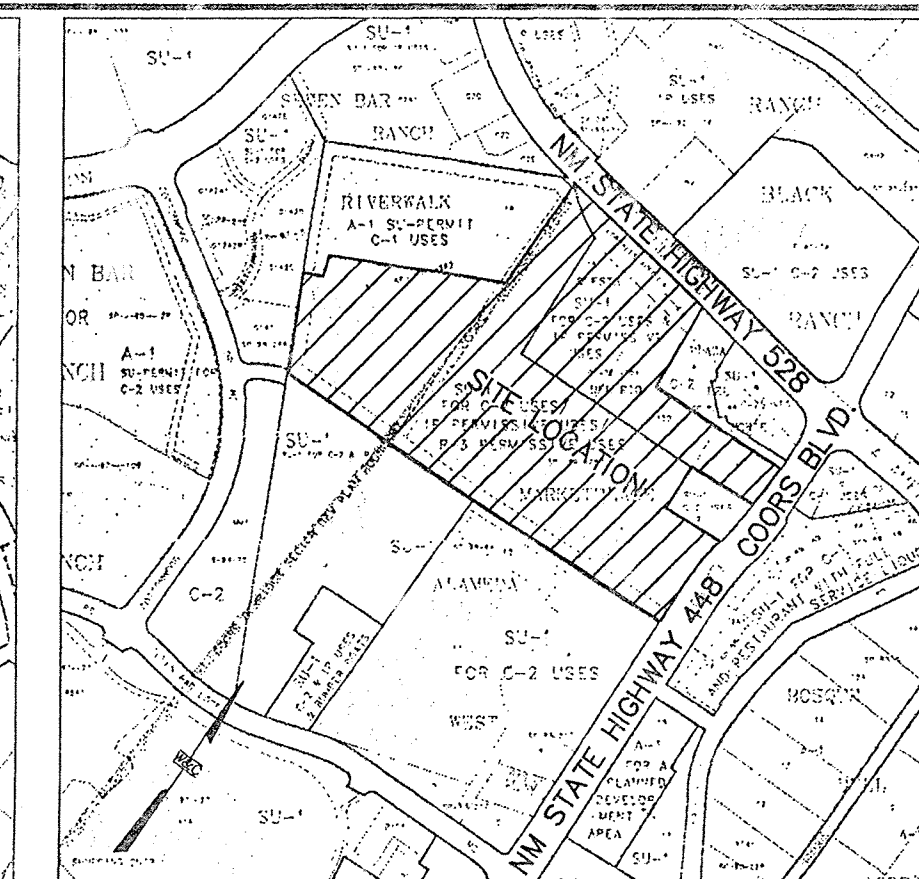
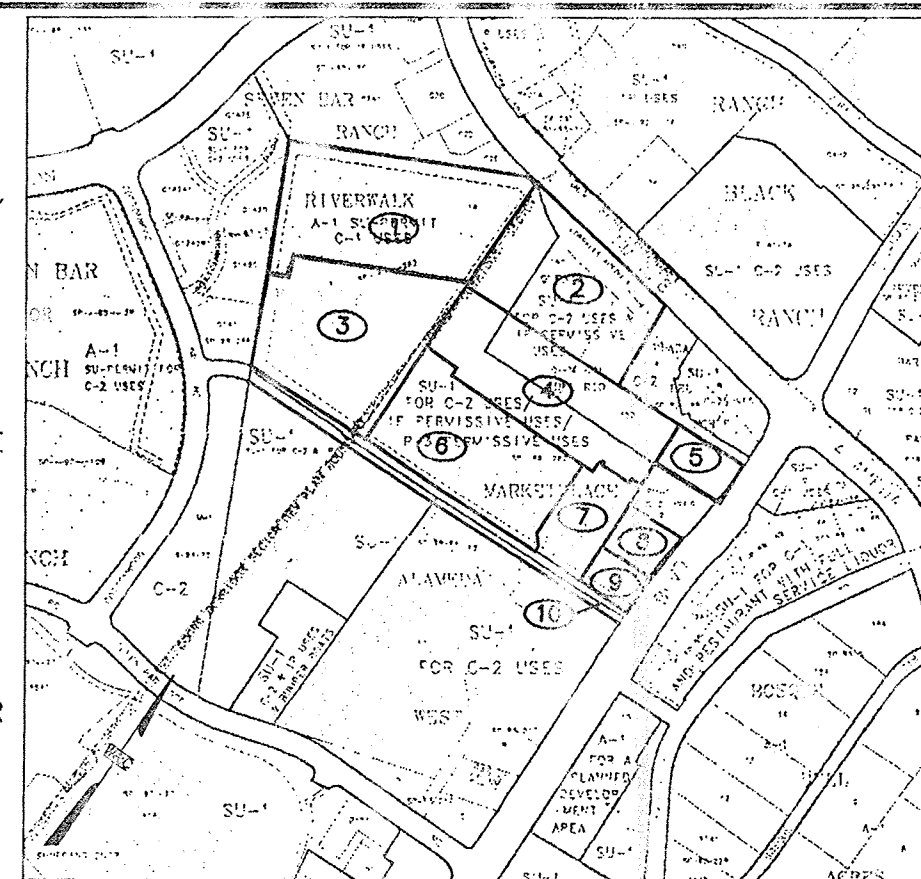
02/11/03
DATE

EXISTING CONDITIONS

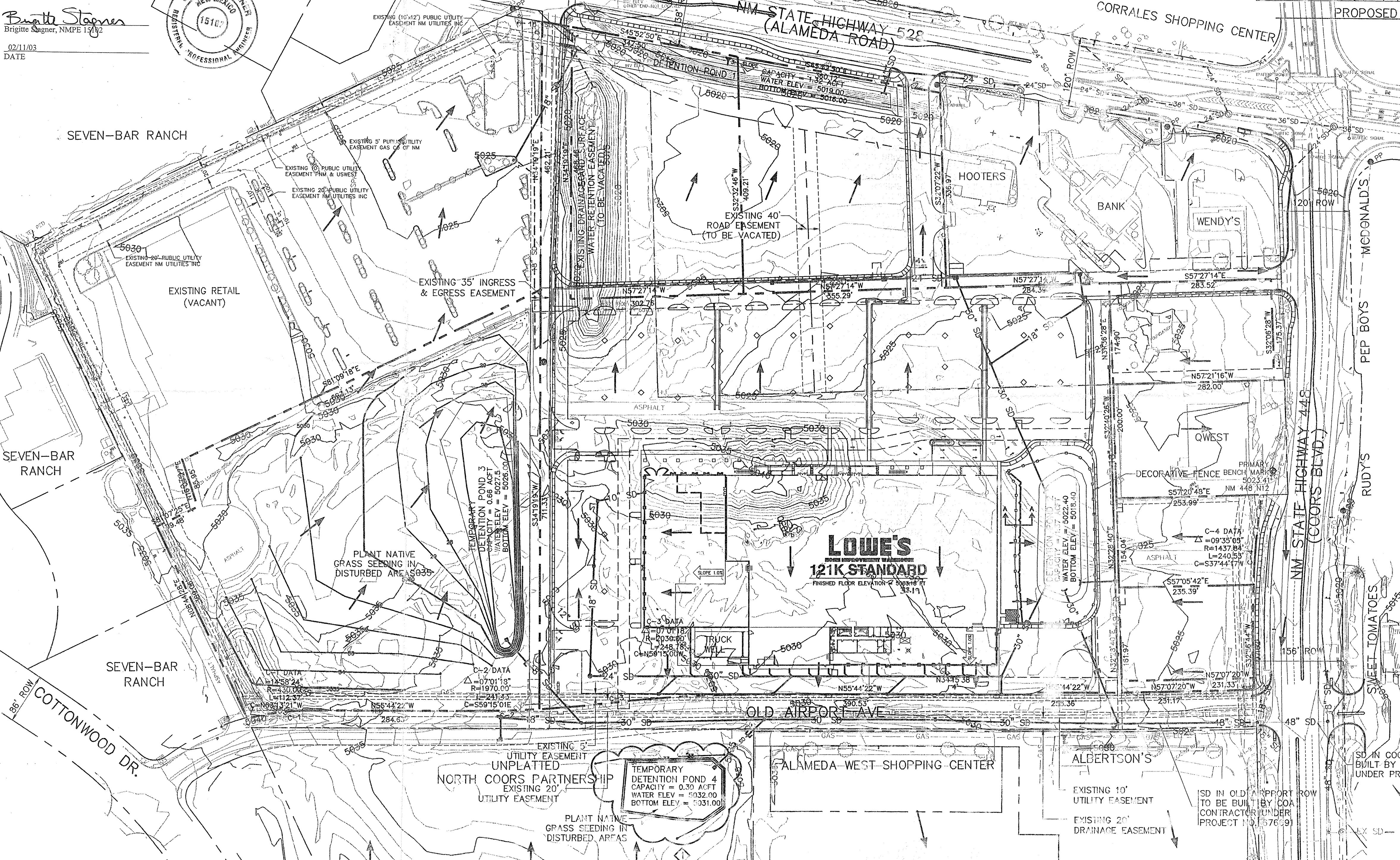
THE PROJECT SITE CONSISTS OF 36.34 ACRES, ALL OF WHICH IS UNDEVELOPED. THE SITE IS
BOUNDED BY COMMERCIAL PROPERTIES ON ALL SIDES. A VACANT WALMART LOCATED
ADJACENT TO THE NORTHERN BOUNDARY OF THE PROJECT SITE CURRENTLY DRAINS TO A
TEMPORARY RETENTION POND. THE RETENTION POND IS LOCATED ON PROPERTY BEING
ACQUIRED FOR THE PROJECT. THE TWO LOTS ADJACENT TO NM 528 DRAIN TO THE
STREET. ALL LOTS FACING COORS BLVD DRAIN TO THE STREET AS WELL. THE PROPERTY
DIRECTLY SOUTH OF THE VACANT WALMART DRAINS TO THE EAST INTO
THE EXISTING RETENTION POND. THE CENTRAL SECTION OF THE PROJECT SITE, THE AREA
SELECTED FOR THE PROPOSED LOWE'S HOME IMPROVEMENT PROJECT, PRIMARILY DRAINS TO
THE EAST ACROSS THE VACANT LOTS SOUTH OF THE US WEST BUILDING. ALL FLOWS
LEAVING THE SITE EVENTUALLY DRAIN TO THE CORRALES MAIN CANAL. ALL PROPERTIES
BEING ACQUIRED FOR THE PROJECT HAVE AN ALLOWABLE DISCHARGE TO THE CORRALES MAIN
CANAL EQUAL TO 1.43 CFS/ACRE (HARRIS THEATER DRAINAGE REPORT, JUNE 2000). THE
PROPERTY LABELED "UNPLATTED NORTH COORS PARTNERSHIP" DRAINS TO THE NORTHEAST.
THE ALAMEDA WEST SHOPPING CENTER DRAINS TO A SEPARATE DETENTION POND LOCATED ON
THEIR PROPERTY AND ON TO THE CORRALES MAIN CANAL.

PROPOSED CONDITIONS

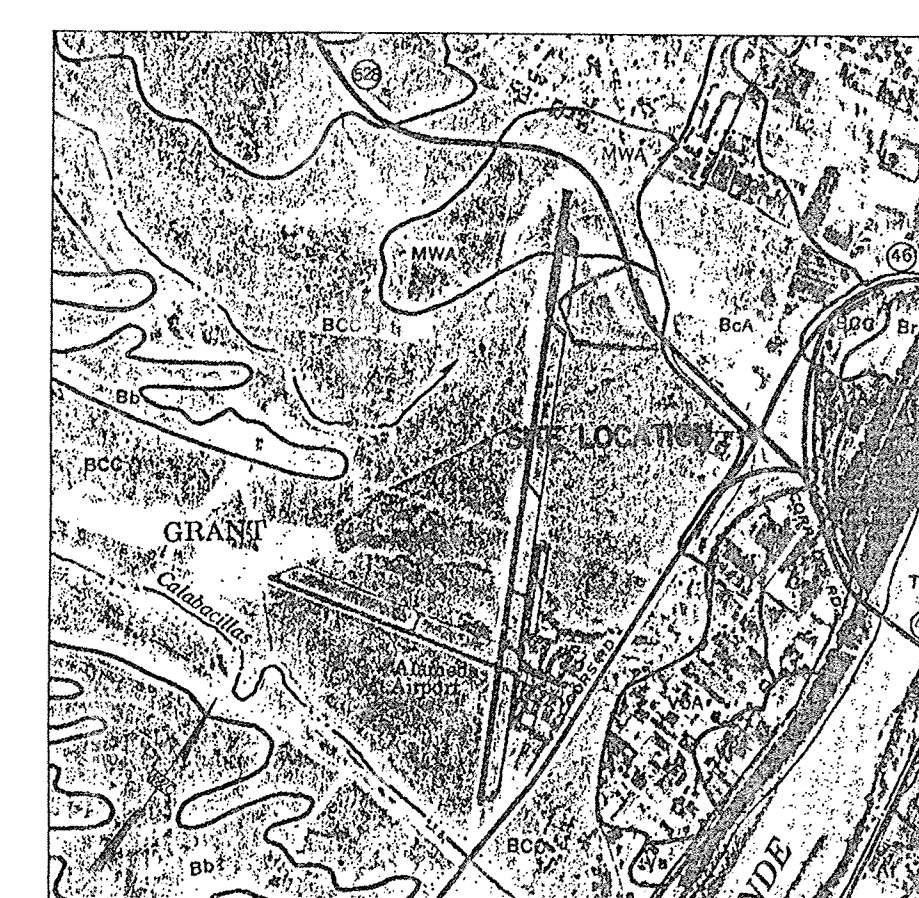
THE PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF A LOWE'S HOME IMPROVEMENT
WAREHOUSE WITHIN THE CENTRAL PORTION OF THE SITE. THE WAREHOUSE WILL CONSIST OF
A 135,198 SQUARE FOOT MAIN BUILDING, 42,224 SQUARE FOOT GARDEN CENTER, AND
ASSOCIATED DRIVEWAYS AND PARKING. RUNOFF FROM THESE DEVELOPMENTS WILL PRIMARILY
DRAIN INTO POND 2, LOCATED IN BASIN 7. RUNOFF FROM PROPERTIES NOT DIRECTLY
ASSOCIATED WITH THE LOWE'S HOME IMPROVEMENT WAREHOUSE WILL ALSO BE DETAINED BY
POND 2. BASINS 5, 8, AND 9 WILL DISCHARGE TO POND 2. THE DETENTION POND CLOSEST
TO NM 528, POND 1, WILL ATTENUATE FLOWS ORIGINATING FROM THE VACANT WALMART
(BASIN 1) AS WELL AS FLOWS FROM BASIN 2. POND 3, LOCATED IN BASIN 3 WILL DETAIN
FLOWS ORIGINATING FROM BASIN 3 ONLY. THE FOURTH AND FINAL POND, POND 4, WILL
DETAIN EXISTING RUNOFF FROM THE UNDEVELOPED LANDS WEST OF THE PROPOSED SITE. THE
ONLY PROPERTY NOT DISCHARGING TO THE BEFORE MENTIONED PONDS IS ENCOMPASSED BY
BASIN 10. BASIN 10 WILL DISCHARGE DIRECTLY TO THE CORRALES MAIN CANAL BY WAY OF
THE PROPOSED STORM SEWER SYSTEM WITHIN LOWE'S AVENUE. THE OUTLET OF POND 1 WILL
DISCHARGE INTO THE EXISTING STORM SEWER BENEATH NM 528. PONDS 2, 3, AND 4 WILL
ALL DISCHARGE INTO THE LOWE'S AVENUE STORM DRAIN. THE PROPOSED STORM SEWER
WITHIN LOWE'S AVENUE WILL COLLECT THE BEFORE MENTIONED FLOWS AND DISCHARGE THEM
INTO THE CORRALES MAIN CANAL VIA A 48" RCP THAT WILL PASS BENEATH COORS BLVD.
NEAR THE INTERSECTION OF LOWE'S AVENUE AND COORS BLVD. THE FLOWS WILL THEN ENTER
THE CANAL VIA AN EXISTING 48" OUTFALL (NORTH COORS DRAINAGE, CALABACILLAS OUTLET,
SCANLON & ASSOCIATES, 1994). GIVEN THE EXISTING AND PROPOSED CONDITIONS, PONDS 1,
2, AND 3 REQUIRE VOLUMES OF 1.32 ACFT, 1.37 ACFT, AND 0.66 ACFT, RESPECTIVELY.
GIVEN THE EXISTING CONDITIONS, POND 4 WILL REQUIRE A VOLUME OF 0.33 ACFT.



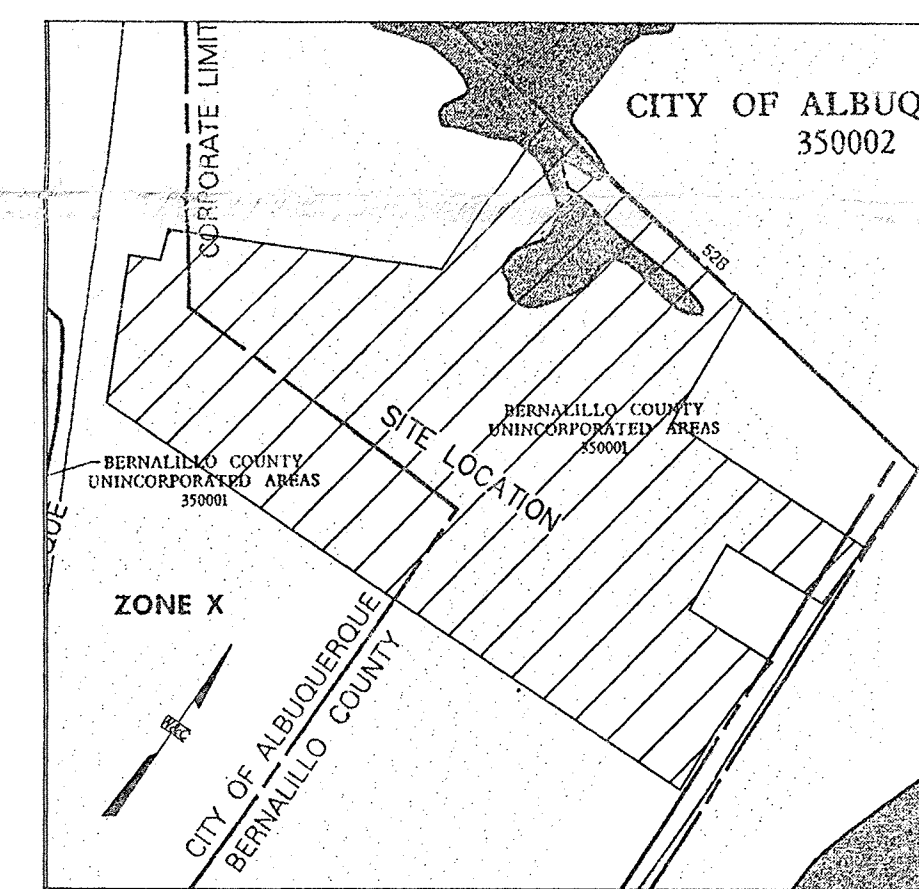
REVISIONS	
DATE	DESCRIPTION
1/25/02	REMOVE POND



VICINITY MAP
ZONE ATLAS MAP NO. A-14-Z & B-14-Z



SOILS MAP
SCS BERNAILLO COUNTY SOIL SURVEY
SHEET NO. 10



FLOOD INSURANCE RATE MAP
FLOOD INSURANCE STUDY
PANEL 108 & 109

BENCH MARK
BASIS OF ELEVATION/PRIMARY BENCHMARK NMSHC CONTROL STATION
"NM448-N12" DATA: NMSHC BRASS TABLET FOUND IN PLACE SET
IN TOP OF A CONCRETE TABLET. NEW MEXICO STATE PLANE GRID
COORDINATES (CENTRAL-ZONE) X = 381,108.54 Y = 1,528,910.94
ELEV = 5023.41' (SLD 1929)
GROUND TO GRID FACTOR = 0.99967595
DELTA ALPHA = -001'3'46" NAD 1927

LEGAL DESCRIPTION
LOT 1, RIVERWALK MARKETPLACE TOGETHER WITH SOUTHERLY 175' OF
LOT 1, AND ALL OF LOT 150 AND LOT 150 QUOTA DEL RIO
SUBDIVISION TOGETHER WITH AN ABANDONED PORTION OF CORRALES
MAIN CANAL (AKA REMBE PROPERTY) WITHIN PROJECTED SECTIONS 5
AND 8, T.11N., R.3E., N.M.P.M., TOWN OF ALAMEDA GRANT CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

HYDROLOGY SECTION

DATE
DEC 2001

FILE NO.
X0218022

SHEET NO.
C10

ORIGINAL
ISSUE DATE: 10/18/01

PERMIT SET
ISSUE DATE: XX/XX/XX

CONSTRUCTION SET
ISSUE DATE: 01/22/02

DRAWING NUMBER:
C10

WILSON & COMPANY
2600 THE AMERICAN ROAD SE, SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021

INPUT DATA

PRECIP. ZONE	1	RAINFALL DEPTHS (INCHES) AT 100-YEAR STORM					2 YEAR	10 YEAR	100 YEAR
		1 HOUR	6 HOUR	24 HOUR	1 DAY	10 DAY			
1	1	1.97	2.20	2.66	3.12	3.67			

BASIN	COND.	DESCRIPTION	AREA (acres)	LAND TREATMENTS				Q (cfs)	VOLUME (ac-ft)	Q (cfs)	VOLUME (ac-ft)	Q (cfs)	VOLUME (ac-ft)
				A	B	C	D						
1	EXISTING	LOWE'S NW ABQ SITE	9.48	0.0%	15.0%	0.0%	85.0%	13.632	0.484	0.792	24.317	0.857	1.165
2	PROPOSED	LOWE'S NW ABQ SITE	7.07	0.0%	15.0%	0.0%	85.0%	10.189	0.361	0.592	18.173	0.640	0.871
3	PROPOSED	LOWE'S NW ABQ SITE	8.49	0.0%	15.0%	0.0%	85.0%	12.234	0.434	0.711	21.024	0.769	1.046
4	PROPOSED	LOWE'S NW ABQ SITE	7.14	0.0%	20.0%	0.0%	80.0%	9.666	0.344	0.563	17.593	0.616	0.835
5	PROPOSED	LOWE'S NW ABQ SITE	1.20	0.0%	15.0%	0.0%	85.0%	1.729	0.061	0.100	3.085	0.109	0.148
6	PROPOSED	LOWE'S NW ABQ SITE	6.65	0.0%	10.0%	0.0%	90.0%	10.455	0.371	0.600	18.364	0.651	0.887
7	PROPOSED	LOWE'S NW ABQ SITE	2.39	0.0%	75.0%	0.0%	25.0%	1.054	0.037	0.050	3.089	0.095	0.118
8	PROPOSED	LOWE'S NW ABQ SITE	1.13	0.0%	15.0%	0.0%	85.0%	1.328	0.059	0.095	2.905	0.102	0.139
9	PROPOSED	LOWE'S NW ABQ SITE	0.732	0.0%	15.0%	0.0%	85.0%	1.055	0.037	0.061	1.862	0.066	0.090

LEGEND

EXISTING INTERMEDIATE CONTOUR	ADJACENT PROPERTY LINE
EXISTING INDEX CONTOUR	LOWE'S PROPERTY LINE
DIRECTION OF RUNOFF	EXISTING EASEMENT LINE
EXISTING STORM DRAIN	EXISTING MANHOLE
PROPOSED STORM DRAIN	PRIMARY BENCH MARK
PROPOSED MANHOLE	APPROVED FOR ROUGH GRADING ±'
PROPOSED DROP INLET	
RETAINING WALL	

DRAWN
DLC
DESIGN
JRW
CHECKED BY
BMS

DATE
DEC 2001
FILE NO.
X0218022
SHEET NO.
C10

WILSON & COMPANY
2600 THE AMERICAN ROAD SE, SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021

APPROVED FOR ROUGH GRADING ±1'

R. D. Smith 3-14-02
COA DATE

GRADING AND DRAINAGE NOTES

- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES & LOWE'S SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD, GARDEN CENTER & APRONS TO ± 0.1 FT. OF SUBGRADE AS PER SECTION 02300, DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
- IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO $\pm 1/2$ " OF CONCRETE SUBGRADE AS PER DIVISION 2 SPECIFICATIONS. STONE SHALL BE APPLIED PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.
- FRENCH DRAIN SHALL BE INSTALLED IF DIRECTED BY THE GEOTECHNICAL ENGINEER OR AS SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE 2' x 2' x 8" THICK CONCRETE APRON AT ALL CLEANOUTS OUTSIDE OF BUILDING.
- SICP - SMOOTH INTERIOR CORRUGATED PLASTIC PIPES & FITTINGS MAY BE UTILIZED FOR PIPE SIZES 24" OR SMALLER, FROM ADS- N2 OR ENGINEER APPROVED EQUAL (AT LOCATIONS NOTED ON PLANS). SICP SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES FOR HEAVY DUTY DRAINAGE APPLICATIONS.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

LOWE'S
HOME CENTERS, INC.
P.O. BOX 1111 N. WILKESBORO, NC 28686

REVISIONS

DATE	DESCRIPTION
1/25/02	REMOVE POND

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MH-2 SAS N RIM ELEV = 5021.73' N INV ELEV = 5011.76' (8" PVC) SW INV ELEV = 5012.01' (8" PVC)	DI-1 TOP OF GRATE ELEV = 5023.209' INV ELEV = 5020.109'
MH-3 SAS N RIM ELEV = 5021.72' W INV ELEV = 5010.40' (24" PVC) E INV ELEV = 5009.93' (24" PVC) S INV ELEV = 5011.34' (8" PVC)	DI-2 TOP OF GRATE ELEV = 5021.001' INV ELEV = 5017.251'
MH-4 STORM N RIM ELEV = 5025.50' NE INV ELEV = 5019.64' (18" RCP) S INV ELEV = 5019.14' (18" RCP)	DI-3 TOP OF GRATE ELEV = 5020.581' INV ELEV = 5016.781'
MH-5 STORM N RIM ELEV = 5027.73' N INV ELEV = 5018.01' (18" RCP) E INV ELEV = 5017.73' (18" RCP)	

LEGEND

EXISTING	PROPOSED
ADJACENT PROPERTY LINE	INTERMEDIATE CONTOUR
EASEMENTS	INDEX CONTOUR
INTERMEDIATE CONTOUR	SD STORM DRAIN
INDEX CONTOUR	SAS SANITARY SEWER
SD STORM DRAIN	WL WATER LINE
SAS SANITARY SEWER	CLEAN OUT
WL WATER LINE	12" TRUCKWELL DRAIN
SAS MANHOLE	10" HDPE PIPE DOWNSPOUT
STORM DRAIN MANHOLE	SPOT ELEVATION
CLEAN OUT	STORM DRAIN MANHOLE
DROP INLET	DROP INLET
DROP INLET	RETAINING WALL
	DECORATIVE FENCE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DRAWN DLC	DATE DEC 2001	ORIGINAL ISSUE DATE: 10/19/01
DESIGN JRW	FILE NO. X0218022	PERMIT SET ISSUE DATE: XX/XX/XX
CHECKED BY BMS	SHEET NO. C11	CONSTRUCTION SET ISSUE DATE: 01/22/02
		DRAWING NUMBER: C11

WILSON & COMPANY

2600 THE AMERICAN ROAD SE, SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021

LOWE'S
ENGINEERING AND
CONSTRUCTION
HWY 268 EAST, EAST DOCK N. WILKESBORO, NC 28659
336.653.4000 (V)

GRADING AND DRAINAGE PLAN
LOWE'S OF
NW ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
PROJECT No. 20210221 DRAWN BY: JRW CHECKED BY: BMS

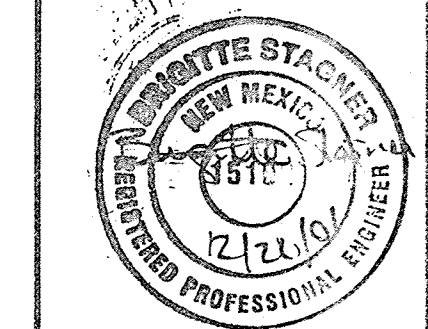
APPROVED FOR ROUGH GRADING ±1'

COA 3-14-02
DATE

LOWE'S
HOME CENTERS, INC.
P.O. BOX 1111 N. WILKESBORO, NC 28606

REVISIONS	DATE	DESCRIPTION
1/25/02	REMOVE POND	

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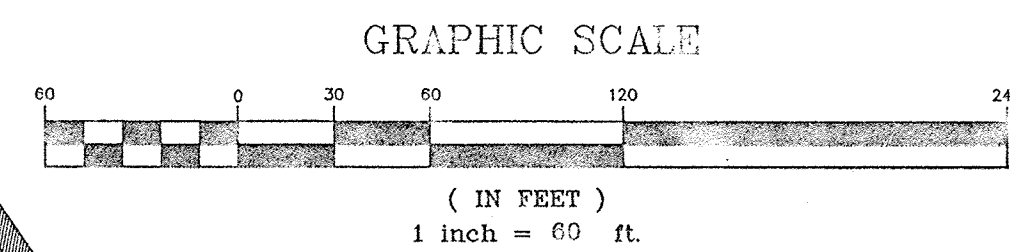


MH-4 STORM N RIM ELEV = 5020.50' NE INV ELEV = 5019.64' (18" RCP) S INV ELEV = 5019.14' (18" RCP)	DI-4 TOP OF GRATE ELEV = 5018.34' TOP OF PIPE ELEV = 5015.04' TOP OF SILT ELEV = 5012.99'
MH-5 STORM N RIM ELEV = 5027.73' N INV ELEV = 5018.01' (18" RCP) E INV ELEV = 5017.73' (18" RCP)	DI-5 TOP OF GRATE ELEV = 5018.34' TOP OF SILT ELEV = 5012.94'
MH-10 STORM N RIM ELEV = 5021.19' E INV ELEV = 5008.69' (48" RCP)	DI-6 TOP OF GRATE ELEV = 5018.53' TOP OF PIPE ELEV = 5015.28' (12") TOP OF SILT ELEV = 5013.33'
MH-18 STORM N RIM ELEV = 5018.93' E INV ELEV = 5010.63' (24" RCP) SW INV ELEV = 5010.72' (24" RCP) NW INV ELEV = 5010.73' (24" RCP)	DI-7 TOP OF GRATE ELEV = 5018.50' TOP OF SILT ELEV = 5013.50'
MH-19 STORM N RIM ELEV = 5018.99' E INV ELEV = 5009.69' (48" RCP) S INV ELEV = 5013.19' (24" RCP) W INV ELEV = 5009.70' (24" RCP) NW INV ELEV = 5013.09' (24" RCP)	DI-8 TOP OF GRATE ELEV = 5018.39' TOP OF SILT ELEV = 5013.90'
MH-20 STORM N RIM ELEV = 5018.61' N INV ELEV = UNABLE TO GET E INV ELEV = 5007.72' (48" RCP) SW INV ELEV = 5012.96' (24" RCP) W INV ELEV = 5007.85' (48" RCP)	DI-9 TOP OF GRATE ELEV = 5018.41' TOP OF SILT ELEV = 5013.26'
MH-22 STORM N RIM ELEV = 5019.27' E INV ELEV = 5010.35' (30" RCP) W INV ELEV = 5010.63' (30" RCP)	DI-10 TOP OF GRATE ELEV = 5018.22' TOP OF SILT ELEV = 5013.22'
DI-1 TOP OF GRATE ELEV = 5023.209' INV. ELEV = 5020.109'	DI-11 TOP OF GRATE ELEV = 5018.22' TOP OF SILT ELEV = 5013.37'
DI-2 TOP OF GRATE ELEV = 5021.001' INV. ELEV = 5017.251'	DI-12 TOP OF GRATE ELEV = 5018.06' TOP OF PIPE ELEV = 5013.86' (18") BOTTOM OF DROP INLET ELEV = 5010.86'
DI-3 TOP OF GRATE ELEV = 5020.581' INV. ELEV = 5016.781'	DI-13 TOP OF GRATE ELEV = 5018.73' TOP OF PIPE ELEV = 5013.53' (24") BOTTOM OF DROP INLET ELEV = 5010.33'
	DI-14 TOP OF GRATE ELEV = 5018.90' TOP OF SILT ELEV = 5014.20'
	DI-15 TOP OF GRATE ELEV = 5019.80' INV. ELEV = 5017.40' (18" RCP)

LEGEND

EXISTING	PROPOSED
LOWE'S PROPERTY LINE	INTERMEDIATE CONTOUR
ADJACENT PROPERTY LINE	INDEX CONTOUR
EASEMENTS	SD STORM DRAIN
INTERMEDIATE CONTOUR	SAS SANITARY SEWER
INDEX CONTOUR	WL WATER LINE
SD STORM DRAIN	CLEAN OUT
SAS SANITARY SEWER	12" TRUCKWELL DRAIN
WL WATER LINE	10" HDPE PIPE DOWNSPOUT
SAS MANHOLE	SPOT ELEVATION
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
CLEAN OUT	DROP INLET
DROP INLET	RETAINING WALL
	DECORATIVE FENCE

NOTE
FOR GRADING AND DRAINAGE NOTES SEE SHEET C11



DRAWN DLG	DATE DEC 2001
DESIGN JRW	FILE NO. X0218022
CHECKED BY BMS	SHEET NO. C12

WILSON & COMPANY
2600 THE AMERICAN ROAD SE, SUITE 100
RIO RANCHO, NEW MEXICO 87124
(505) 898-8021

ORIGINAL ISSUE DATE: 10/10/01	C12
PERMIT SET ISSUE DATE: XX/XX/XX	
CONSTRUCTION SET ISSUE DATE: 01/22/02	
DRAWING NUMBER:	

LOWE'S
ENGINEERING AND
CONSTRUCTION
HWY 260 EAST, EAST DOCK N. WILKESBORO, NC 28669
336.658.4000 (N)

GRADING AND DRAINAGE PLAN
LOWE'S OF
NW ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
PROJECT NO. X0218022 | DRAWN BY: JRW | CHECKED BY: BMS

