

CITY OF ALBUQUERQUE



March 16, 2007

Ronald Ray Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**Re: Venture Commerce Center Grading and Drainage Plan
Engineer's Stamp dated 3-15-07 (B13/D2E)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 3-2-07, the above referenced plan is approved for Building Permit and SO19 Permit. 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 City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit.

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

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

www.cabq.gov

Sincerely,

Curtis A. Cherne, E.I.

Engineering Associate, Planning Dept.
Development and Building Services

[3/11/07
MYLAR]

file
Sertil Kanbar, DMD
Antoinette Baldonado, Excavation and Barricading
Dwayne Schmitz, Street/Storm Drain Maintenance

Pipe Capacity

Pipe	D (in)	Slope (%)	Area (ft ²)	R	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
1	12	1	0.79	0.250	3.57	1.76	2.24
1a	12	1	0.79	0.250	3.57	1.76	2.24
2	18	1	1.77	0.375	10.53	8.56	4.84
3	18	1	1.77	0.375	10.53	6.84	3.87
4	18	3	1.77	0.375	18.24	17.16	9.71
5	12	1	0.79	0.250	3.57	1.15	1.46
6	12	1	0.79	0.250	3.57	0.95	1.21
7	12	1	0.79	0.250	3.57	2.10	2.67
8	12	1	0.79	0.250	3.57	3.13	3.99
9	12	1	0.79	0.250	3.57	3.13	3.99
10	18	1	1.77	0.375	10.53	10.29	5.82

Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

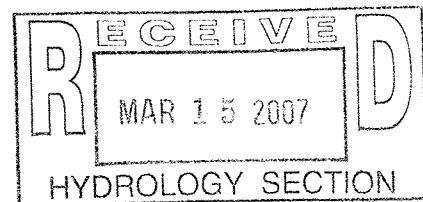
A = Area
 R = D/4
 S = Slope
 n = 0.013

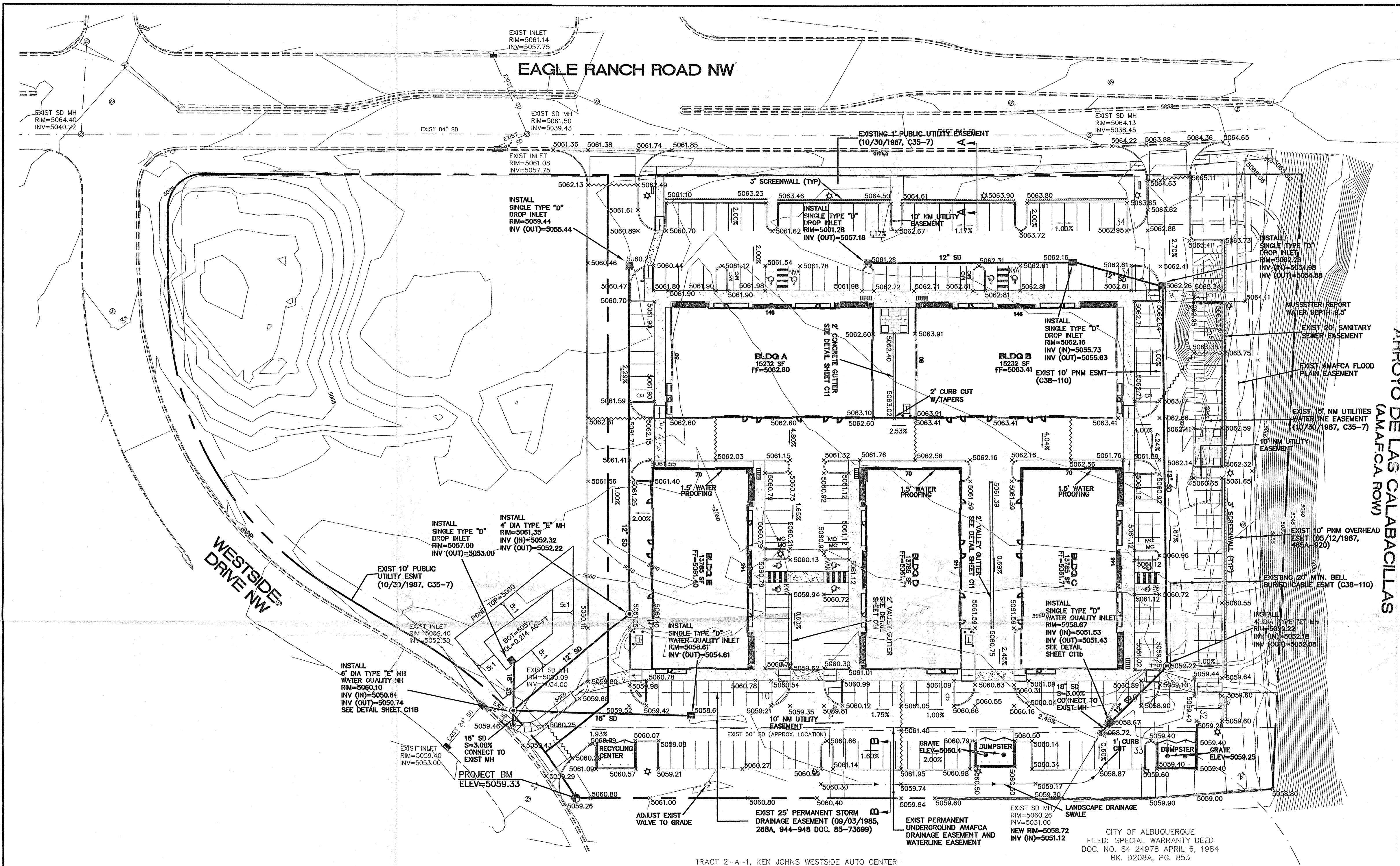
1a + 2 + 3
 5.54
 4.84
 3.87

 10.95

2.24
 8.56
 6.84

 17.16





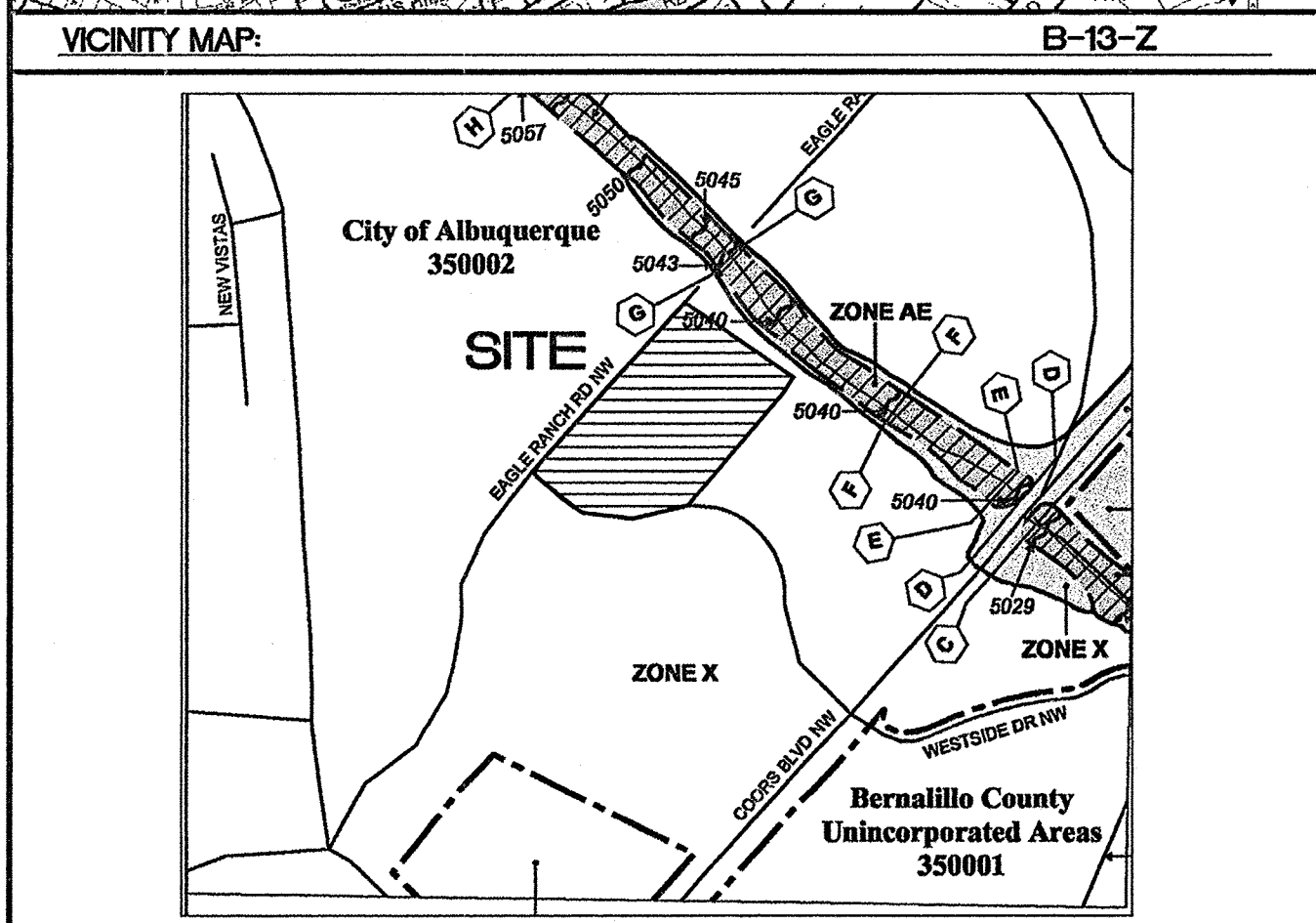
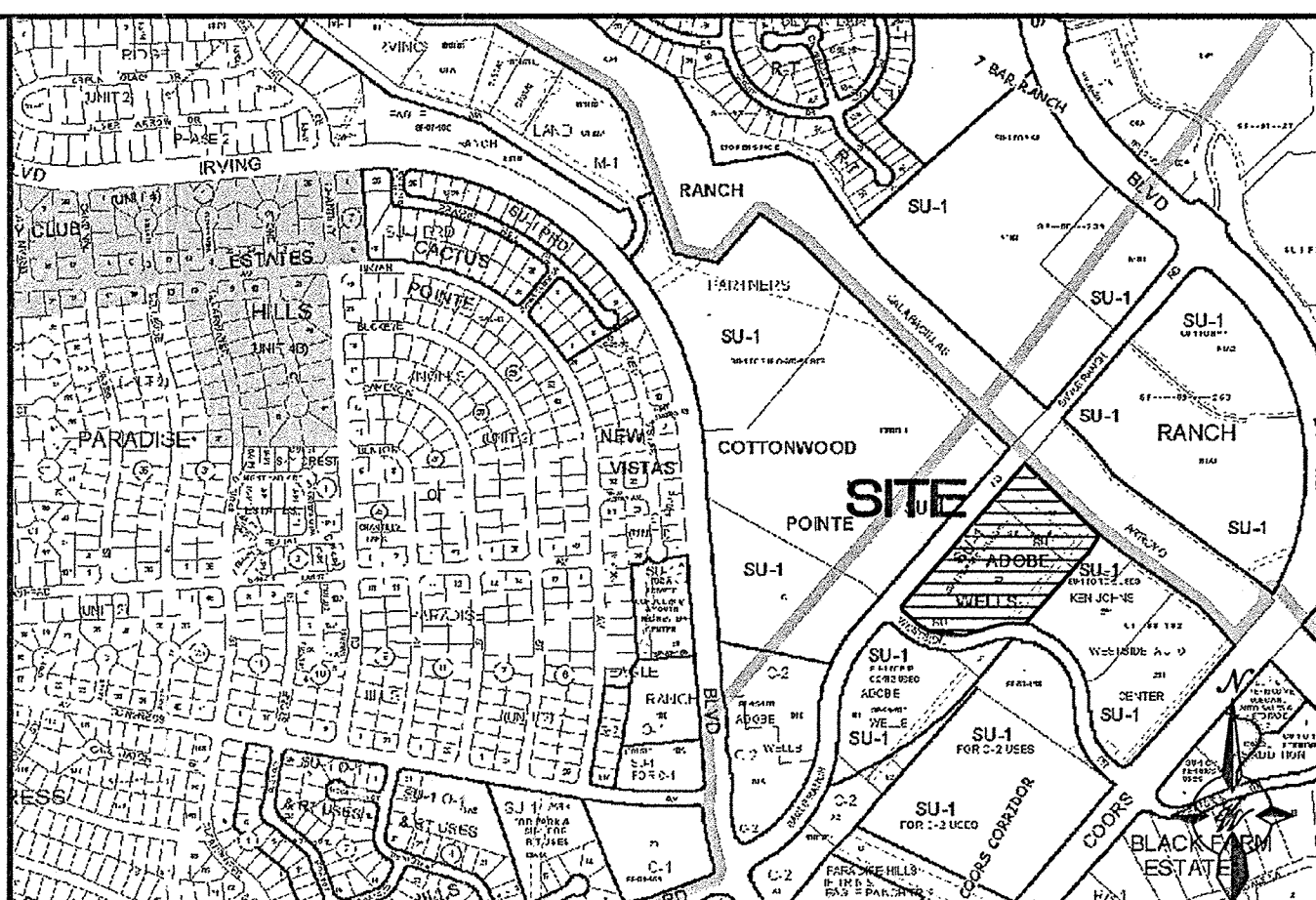
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR	<i>[Signature]</i>	1/31/08



VICINITY MAP: B-13-Z
FIRM MAP: 35001C0108E

- SITE BENCHMARK**
TOP OF REBAR AT SOUTHEAST PROPERTY CORNER
ELEV=5059.33
- GENERAL NOTES**
1. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED
 2. ALL SINGLE TYPE "D" DROP INLETS PER COA DWG #2206
 3. ALL DUMPSTER ENCLOSURES WILL INCLUDE A DRAIN TO THE SANITARY SEWER SYSTEM. (SEE MASTER UTILITY PLAN)
 4. ADJUST TO GRADE AS NECESSARY, ALL UTILITY APPURTENANCES SUCH AS MANHOLES, VALVES, ETC.

LEGEND	
-----	EXISTING CURB & GUTTER
-----	BOUNDARY LINE
-----	EASEMENT
-----	PROPOSED EASEMENT
-----	PROPOSED SCREEN WALL
-----	PROPOSED SIDEWALK
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
x 5048.25	EXISTING SPOT ELEVATION
-----	PROPOSED CONTOUR
-----	PROPOSED INDEX CONTOUR
x 5048.25	PROPOSED SPOT ELEVATION
-----	FLOW ARROW
-----	WATER BLOCK

ROUGH GRADING APPROVAL _____ DATE _____

	ENGINEER'S SEAL	VENTURE COMMERCE CENTER - ALBUQUERQUE	DRAWN BY pm
		GRADING AND DRAINAGE PLAN	DATE 09-05-06
		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	26034-GRE
			SHEET # C4
RONALD R. BOHANNAN P.E. #7868			JOB # 26034