CITY OF ALBUQUERQUE

October 31, 2007

David Soule, P.E.
Rio Grande Engineering
2105 Golf Course Rd. SE Ste B
Albuquerque, NM 87124

Re: Kim Brooks Office Building, 4471 Irving Blvd.,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/13/06 (B-13/D020)
Certification dated 10/15/07

Based upon the information provided in your submittal received 10/31/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy Sims
Plan Checker
Development and Building Services

C: CO Clerk – Katrina Sigala
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Rio Grande
Engineering
Land Development and Civil Engineering Services

October 30, 2007

Mr. Bradley Bingham
Senior Engineer
Hydrology Section
City of Albuquerque

RE: Kim Brooks Office Building
Tract C1B1A1- Lands of Irving Partners
B13/D20

Dear Mr. Bingham:

The purpose of this letter is to respond to your verbal comments regarding the drainage certification. The original grading plan showed a .25 acre portion of the property draining .42 cfs directly to the Calabacillas arroyo which closely matched the historical rate of .38 cfs. Due an an oversight on the building roof a 3600 sf portion draining to the back. Due this additional .23 cfs discharge, we have constructed three small retention ponds within the rear landscaping to hold reduce the peak. The rear courtyard wall has several turned blocks which are elevated several inches from the grade. The combination of the two measures will reduce the peak flow and volume to less than shown within the approved drainage report. Therefore we request final certificate of occupancy base upon the drainage certification dated 10/15/07

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE

Enclosures

Weighted E Method

Existing Basins

											100-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
A	11020.68	0.253	79%	0.19987	5%	0.013	6%	0.01518	5%	0.013	0.539	0.011	0.38
B	27490.72	0.631	79%	0.498569	5%	0.032	6%	0.03787	5%	0.032	0.539	0.028	0.95
Total	38511.40	0.884		0.698439		0.044		0.05305		0.044		0.040	1.34

Proposed Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
A	4220.68	0.097	100%	0.0968935	0%	0.000	0%	0	5%	0.005	0.539	0.004	0.15	0.000
A-1	6800.00	0.156	0%	0	50%	0.078	0%	0	50%	0.078	1.320	0.017	0.50	0.028
B	27486.36	0.631	0%	0	8%	0.050	11%	0.06941	81%	0.511	1.758	0.092	2.54	0.161
ALLOWABLE	38511.40	0.884	0%	0	15%	0.133	0%	0	85%	0.751	1.775	0.131	3.55	0.231
Ttl proposed	38507.04	0.884	0%	0.0968935	17%	0.129	15%	0.06941	68%	0.594	1.547	0.114	3.18	0.193

Equations:

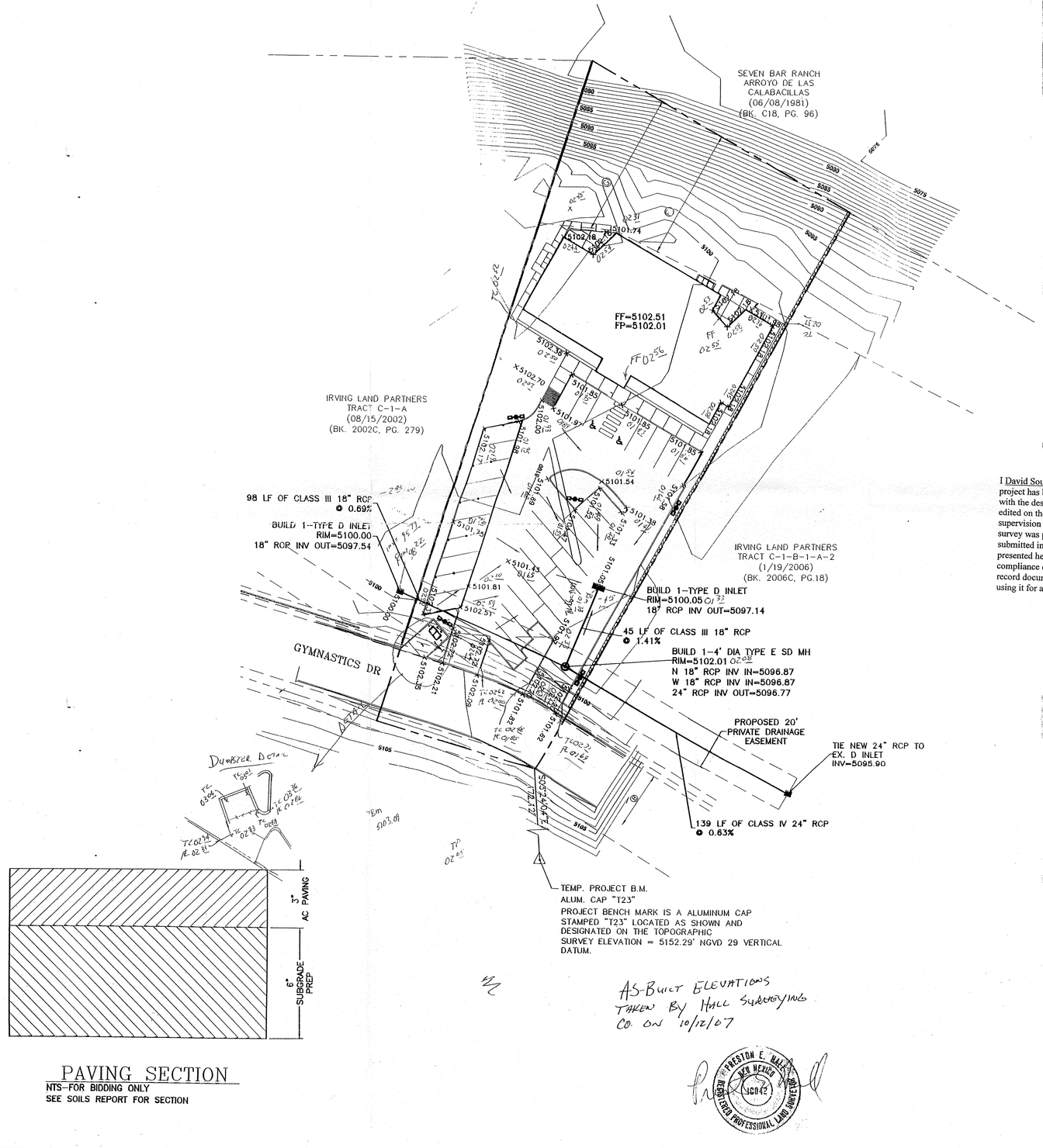
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm

Ea= 0.44 Qa= 1.29
Eb= 0.67 Qb= 2.03
Ec= 0.99 Qc= 2.87
Ed= 1.97 Qd= 4.37



PAVING SECTION

NTS-FOR BIDDING ONLY

SEE SOILS REPORT FOR SECTION

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.

EASEMENT LEGEND

(B) 32' PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT
(FILED: 06/20/86
PAGE 157)

(F) (VARIES) DRAINAGE EASEMENT
(FILED: 12/28/78, BK. D9
PAGE 47)

(G) (VARIES) A.M.A.F.C.A. DRAINAGE EASEMENT
(FILED: 08/05/03, BK. C3
PAGE 236)

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 8/13/06 . The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by Hall Surveying NMPS#10042 . The certification is submitted in support of a request for Certificate of Occupancy. The record information presented heron 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.

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

AS-BUILT ELEVATIONS TAKEN BY HALL SURVEYING CO. ON 10/12/07

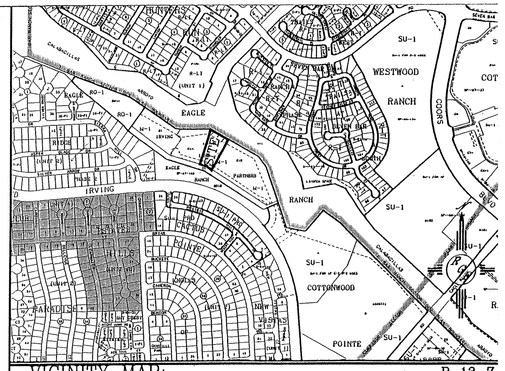
PRESTON E. MARTIN NEW MEXICO 10042 REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

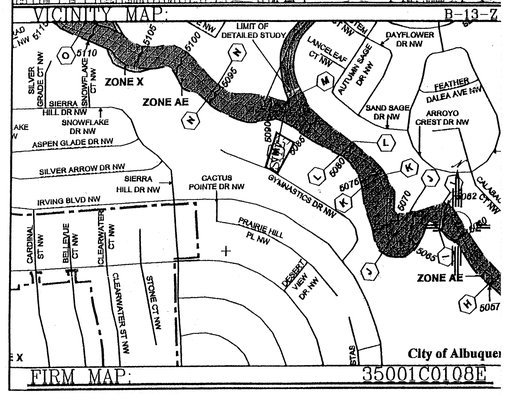
N

30 15 0 15 30

SCALE: 1"=30'



VICINITY MAP: B-13-Z



FIRM MAP: 35001C0108E

LEGAL DESCRIPTION:

TRACT C-1-B-1-A-1 OF THE IRVING LAND PARTNERS

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

2. ALL CURB AND GUTTER TO BE STANDARD PER COA STD DWG #2415A-AS NOTE

3. ALL PADS SHALL BE BUILT PER FOOTPRINT SHOWN.

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- 4956 EXISTING CONTOUR
- 4955 EXISTING INDEX CONTOUR
- 4956 PROPOSED CONTOUR
- 4955 PROPOSED INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- × 5048.25 PROPOSED SPOT ELEVATION
- × 5048.25 EXISTING SPOT ELEVATION
- CENTERLINE
- WATER BLOCK

RECEIVED OCT 15 2007 HYDROLOGY SECTION

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER DAVID SOULE P.E. #14522	KIM BROOK'S OFFICE BUILDING GRADING AND DRAINAGE PLAN Rio Grande Engineering 2150 GOLF COURSE RD SE SUITE B RIO RANCHO, NM 87124 (505) 872-0999	DRAWN BY WCWJ DATE 7-05-06 2632-GRD-8-23-06X SHEET # C-2 JOB # 2632