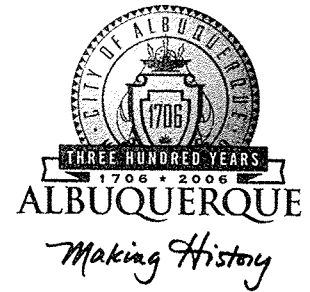


# CITY OF ALBUQUERQUE



September 6, 2005

Mr. Eufrazio Sabay, P.E.  
**C/O BJM DEVELOPMENT CONSULTANT**  
8624 Casa Verde Ave. NW  
Albuquerque, NM 87120

**Re: GATEWAY PARK OFFICE/WAREHOUSE COMPLEX, PHASE 3**  
**9420 San Mateo Blvd. NE**

**Approval of Permanent Certificate of Occupancy (C.O.)**

**Engineer's Stamp dated 12/14/2004 (B-18/D11)**

**Certification dated 08/27/2005**

Dear Mr. Sabay:

P.O. Box 1293

Based upon the information provided in your submittal received 09/06/2005, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

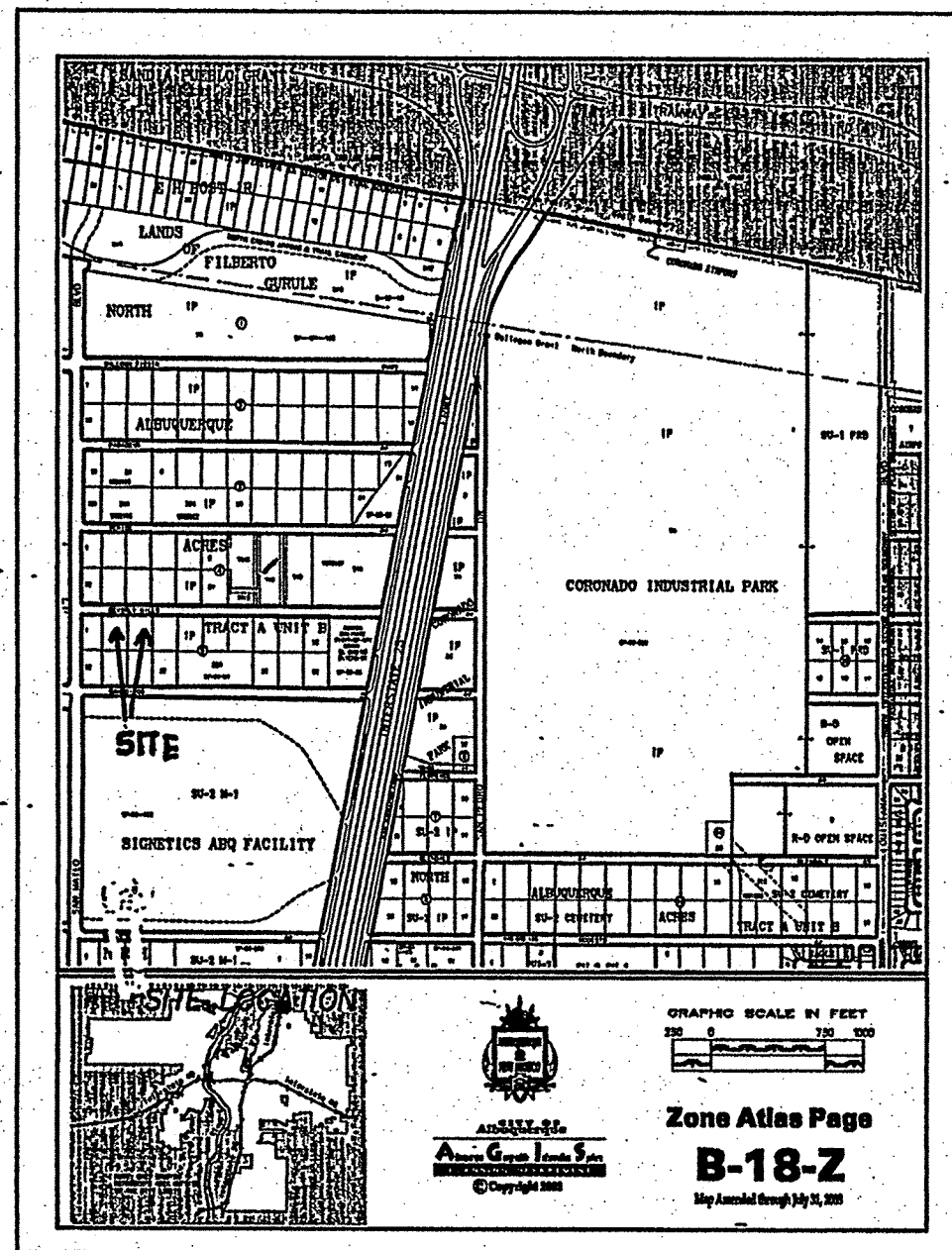
New Mexico 87103

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: Phyllis Villanueva  
Bernie Montoya  
File



ZONE ATLAS PAGE B-18 FIRM PANEL # 0129F

# GRADING/DRAINAGE PLAN FOR PHASE 2 & PHASE 3 GATEWAY OFFICE COMPLEX

THE FOLLOWING ITEMS CONCERNING LOT 2-A AND LOT 3-A, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO (9420 SAN MATEO BLVD. N.E.) ARE CONTAINED HEREON:

## EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITES CONTAIN 1.568 ACRES AND ARE LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SAN MATEO BLVD. N.E. AND BEVERLY HILLS AVENUE N.E. THE SITE IN ITS EXISTING CONDITION SLOPES FROM EAST TO WEST. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL 0129F, REVISED NOVEMBER 19, 2003, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE, NOR DOES IT CONTRIBUTE TO ANY DOWNSTREAM FLOODING.

## PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/DRAINAGE PLAN, THE PROJECT WILL CONSIST OF TWO BUILDING PHASES; EACH PHASE WILL CONSIST OF FOUR OFFICE/WAREHOUSE BUILDING ALONG WITH ASSOCIATED PAVED AND LANDSCAPED AREAS. PHASE 1 HAS BEEN CONSTRUCTED AND CERTIFIED. GRADING CHANGES OCCURRED WITHIN PHASE 1, CAUSING A GRADING CHANGE WITHIN PHASE 2 & PHASE 3 THUS CAUSING A NEED FOR A REVISED GRADING/DRAINAGE PLAN. THE DRAINAGE CONCEPT STILL REMAINS THE SAME AS THE APPROVED MASTER PLAN. OFF-SITE FLOWS WILL BE ACCEPTED AND PASSED THROUGH AT THE FAR EAST END OF PHASE 3. ALL THE OFF-SITE AND ON-SITE FLOWS WILL BE ROUTED TOWARDS THE COMMON DRIVE LANE AND OUT TOWARDS SAN MATEO BLVD. N.E. THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURES FOR 40-ACRES AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2 OF THE DEVELOPMENT PROCESS-MANUAL DATED 1997 WAS USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

PROJECT AREA = 0.8405 ac.  
PHASE 2 GATEWAY OFFICE COMPLEX  
ZONE 3  
PRECIPITATION: 360 = 2.60 in.  
1440 = 3.1 in.  
10day = 4.9 in.

| TREATMENT   | EXCESS PRECIPITATION: | PEAK DISCHARGE: |
|-------------|-----------------------|-----------------|
| TREATMENT A | 0.66 in.              | 1.87 cfs/ac.    |
| TREATMENT B | 0.92 in.              | 2.6 cfs/ac.     |
| TREATMENT C | 1.29 in.              | 3.45 cfs/ac.    |
| TREATMENT D | 2.36 in.              | 5.02 cfs/ac.    |

| TREATMENT   | EXISTING CONDITIONS: | PROPOSED CONDITIONS: |
|-------------|----------------------|----------------------|
| TREATMENT A | 0 ac.                | 0 ac.                |
| TREATMENT B | 0 ac.                | 0.1207 ac.           |
| TREATMENT C | 0.8405 ac.           | 0 ac.                |
| TREATMENT D | 0 ac.                | 0.7198 ac.           |

## EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66 x 0.00) + (0.92 x 0.00) + (1.29 x 0.84) + (2.36 x 0.00) / 0.84 ac. = 1.29 in.  
V100-360 = (1.29 x 0.84) / 12 = 0.090354 ac-ft = 3936 CF

## EXISTING PEAK DISCHARGE:

Q100 = (1.87 x 0.00) + (2.60 x 0.00) + (3.45 x 0.84) + (5.02 x 0.00) = 2.90 CFS

## PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66 x 0.00) + (0.92 x 0.12) + (1.29 x 0.00) + (2.36 x 0.72) / 0.84 ac. = 2.15 in.  
V100-360 = (2.15 x 0.84) / 12.0 = 0.150814 ac-ft = 6569 CF

V100-1440 = (0.15) + (0.72 x 3.10 - 2.60) / 12 = 0.180806 ac-ft = 7876 CF

V100-10day = (0.15) + (0.72 x 4.90 - 2.60) / 12 = 0.288776 ac-ft = 12579 CF

## PROPOSED PEAK DISCHARGE:

Q100 = (1.87 x 0.00) + (2.60 x 0.12) + (3.45 x 0.00) + (5.02 x 0.72) = 3.61 CFS

INCREASE 3.61 CFS - 2.90 CFS = 0.71 CFS

PROJECT AREA = 0.7271 ac.  
PHASE 3 GATEWAY OFFICE COMPLEX  
ZONE 3  
PRECIPITATION: 360 = 2.60 in.  
1440 = 3.1 in.  
10day = 4.9 in.

| TREATMENT   | EXCESS PRECIPITATION: | PEAK DISCHARGE: |
|-------------|-----------------------|-----------------|
| TREATMENT A | 0.66 in.              | 1.87 cfs/ac.    |
| TREATMENT B | 0.92 in.              | 2.6 cfs/ac.     |
| TREATMENT C | 1.29 in.              | 3.45 cfs/ac.    |
| TREATMENT D | 2.36 in.              | 5.02 cfs/ac.    |

| TREATMENT   | EXISTING CONDITIONS: | PROPOSED CONDITIONS: |
|-------------|----------------------|----------------------|
| TREATMENT A | 0 ac.                | 0 ac.                |
| TREATMENT B | 0 ac.                | 0.1737 ac.           |
| TREATMENT C | 0.7271 ac.           | 0 ac.                |
| TREATMENT D | 0 ac.                | 0.5534 ac.           |

## EXISTING EXCESS PRECIPITATION:

Weighted E = (0.66 x 0.00) + (0.92 x 0.00) + (1.29 x 0.73) + (2.36 x 0.00) / 0.73 ac. = 1.29 in.  
V100-360 = (1.29 x 0.73) / 12 = 0.078163 ac-ft = 3405 CF

## EXISTING PEAK DISCHARGE:

Q100 = (1.87 x 0.00) + (2.60 x 0.00) + (3.45 x 0.73) + (5.02 x 0.00) = 2.51 CFS

## PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.66 x 0.00) + (0.92 x 0.17) + (1.29 x 0.00) + (2.36 x 0.55) / 0.73 ac. = 2.02 in.  
V100-360 = (2.02 x 0.73) / 12.0 = 0.122152 ac-ft = 5321 CF

V100-1440 = (0.12) + (0.55 x 3.10 - 2.60) / 12 = 0.145211 ac-ft = 6325 CF

V100-10day = (0.12) + (0.55 x 4.90 - 2.60) / 12 = 0.228221 ac-ft = 9941 CF

# REVISED PROPOSED GRADING & DRAINAGE PLAN FOR PHASE 2 AND PHASE 3

## GENERAL NOTES:

1. An excavation/construction permit will be required before beginning any work within the City right-of-way. Approved copy of this plan must be submitted at the time of application for permit.
2. All work detailed in this plan to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specification for Public Works Construction 1985.
3. Two working days prior to any excavation, contractor must contact line locating Services at (505) 260-1990 for locating existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical location of all construction. 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 residential street use.
6. All work on this project shall be performed in accordance with applicable Federal, State and local laws, rules and regulations concerning construction safety and health.
7. All maintenance of this facilities shall be the responsibility of the owner of the property it serves.

## FLOOD INFORMATION

THIS SITE DOES NOT LIE IN A DESIGNATED 100

**ACCESSIBLE ROUTE**  
THE ACCESSIBLE ROUTE IS A PATH CONNECTING ALL ELEMENTS AND SPACES WITHIN A SITE, BUILDING OR USABLE BY PERSONS WITH PHYSICAL DISABILITIES. THE ACCESSIBLE ROUTE CONSISTS OF WALKING SURF SLOPE NOT STEEPER THAN 1:20, RAMPS WITH A SL/ THAN 1:12, HC PARKING SPACES AND ACCESS AISLE NOT GREATER THAN 1:48 IN ANY DIRECTION AND CL FOR ACCESSIBLE ELEMENTS. CROSS SLOPES SHALL

## EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUNOFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF TO LEAVE THE SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER THE PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY OR ALL SEDIMENT WITHIN THE PUBLIC STREETS THAT HAVE BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

## BENCHMARK INFORMATION

A.C.S. MONUMENT USED: 6-B17 ELEVATION 5150.806 M.S.L. LOCATED IN THE WEST-NORTHWEST QUADRANT OF THE INTERSECTION OF SAN MATEO BLVD. N.E. & SAN DIEGO AVENUE N.E.

## ABBREVIATION LEGEND

## ENGINEER CERTIFICATION FOR PHASE 3

I, EUPRACIO SEBAY, N.M.P.E. # 6790, HEREBY CERTIFY THAT THE PROJECT HAS BEEN GRADED AND WILL DRAIN IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/14/04. 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 RELEASE OF CERTIFICATE OF OCCUPANCY.

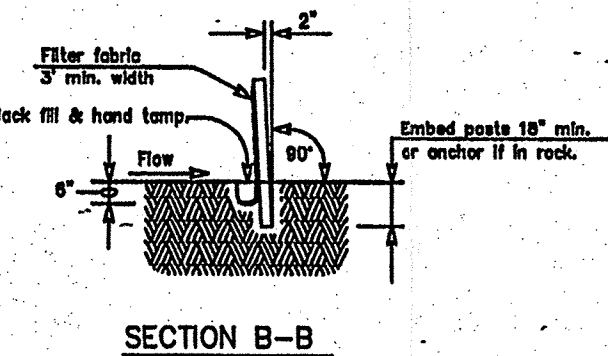
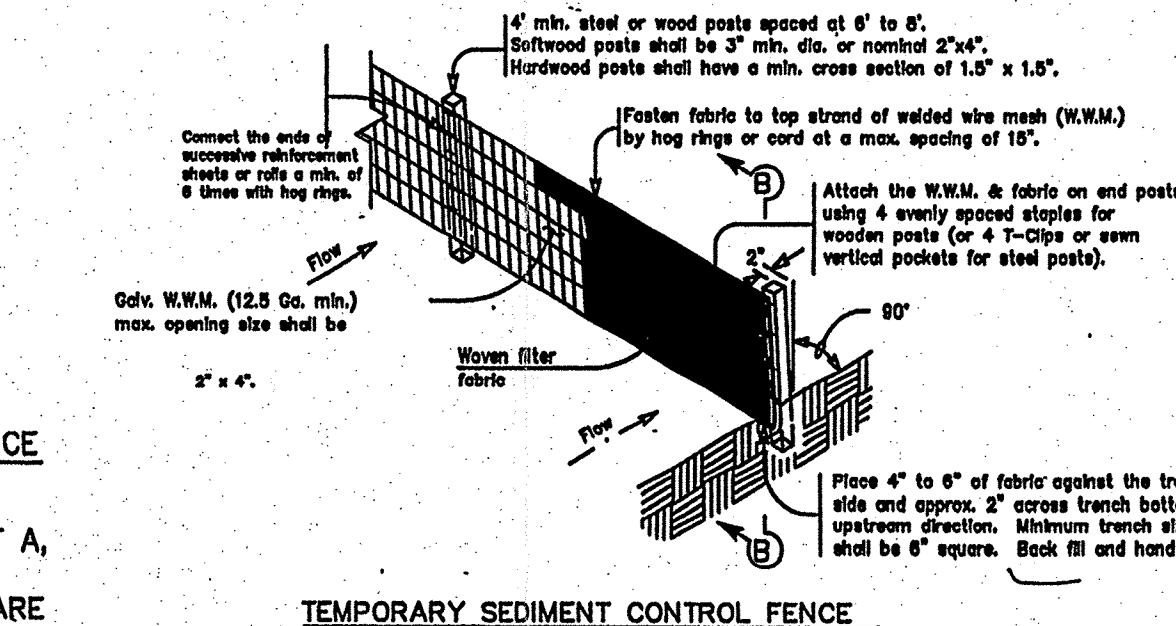
NOTE: 1. ALL GRADES WHERE LIFTED 2.0 FEET SO AS NOT TO HAVE TO EXPORT TO MUCH FILL MATERIAL. THE INTENT OF THE DRAINAGE CONCEPT IS STILL THE SAME.

AS-BUILT DESIGNATION 56.65  
OR 56.50  
56.50



## SYMBOL LEGEND

|                                 |                               |
|---------------------------------|-------------------------------|
| EXISTING CONTOUR                | 5052                          |
| DESIGN CONTOUR                  | 55                            |
| PROPOSED SPOT ELEVATION         | 56.38 (TOP OF CURB ELEVATION) |
| PROPERTY LINE                   |                               |
| EASEMENT LINE                   |                               |
| FLOW DIRECTION                  |                               |
| EXISTING SPOT ELEVATION         | +50.1                         |
| DOWN SPOUT                      |                               |
| RETAINING WALL                  |                               |
| AS-BUILT ELEVATIONS FOR PHASE 1 | TO 52.28<br>FL 53.40          |

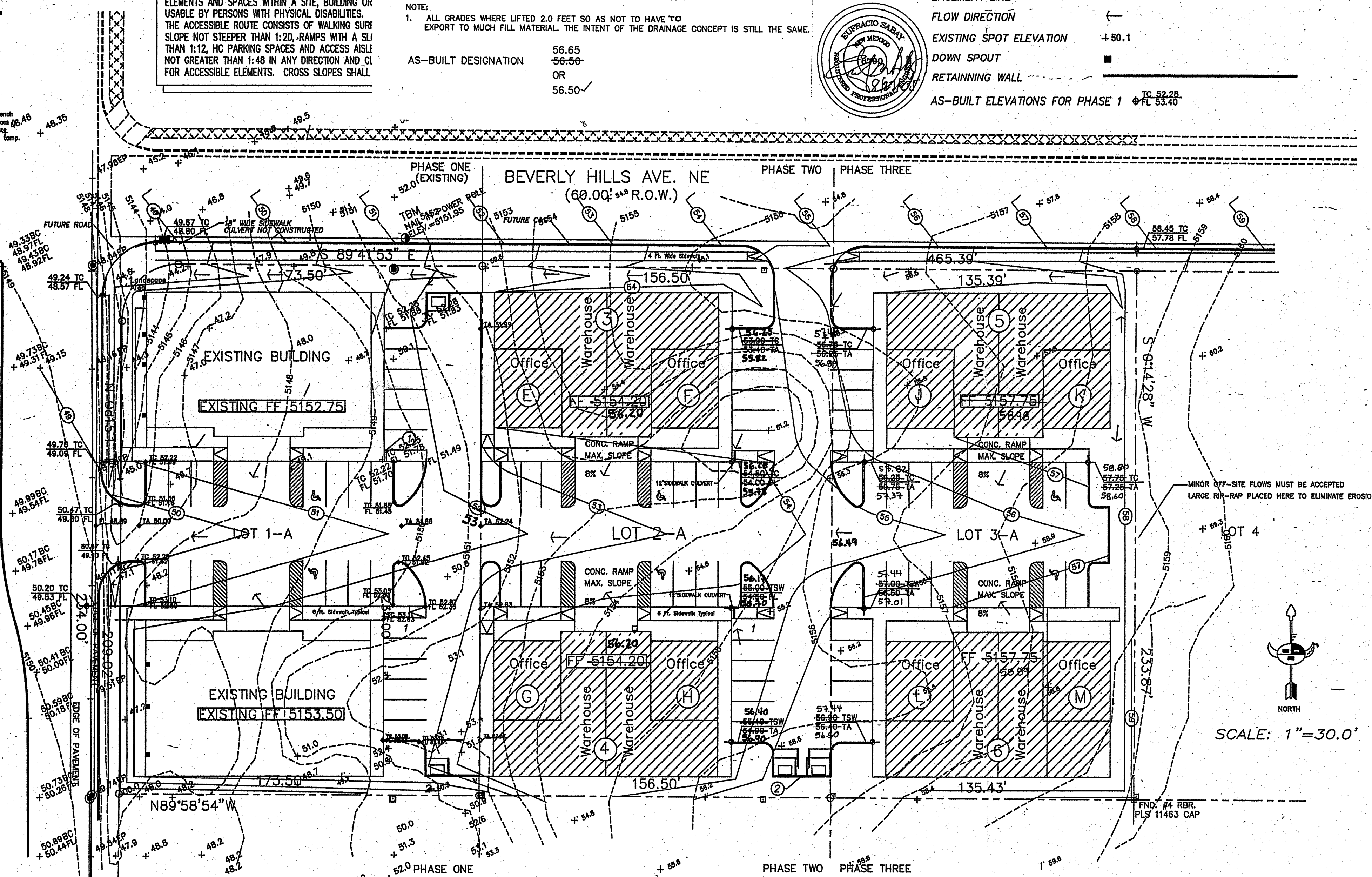


SECTION B-B

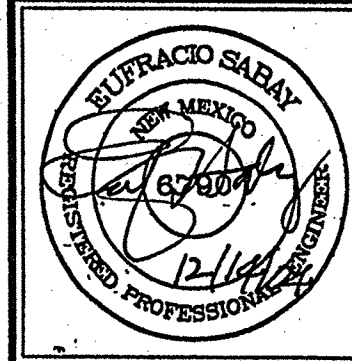
AS-BUILT DESIGNATION 56.65  
OR 56.50  
56.50



SAN MATEO BOULEVARD N.E.  
60' RIGHT-OF-WAY



SCALE: 1"=30.0'



Job Number 0000  
Date DECEMBER 2004  
Revised

Sheet Title  
GRADING & DRAINAGE PLAN FOR  
PHASE 2 AND PHASE 3  
Checked by ES  
Drawn by H. HOOD & B.M.  
ALBUQUERQUE, N.M. 87121

Job Title  
GATEWAY OFFICE PARK  
AT SAN MATEO & BEVERLY HILLS  
ALBUQUERQUE, N.M.

Sheet Number  
GD

