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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

December 4, 2006

Richard P Bennett, Registered Architect
1104 Park Avenue SW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for Ace Hardware (only, no 3200 sf bldg), Petroglyph Plaza, [C-12 / D1G]
8201 Golf Course Rd NW
Architect's Stamp Dated 11/30/06

Dear Mr. Bennett:

The TCL / Letter of Certification submitted on November 30, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

rick
bennett
ARCHITECTS

TRAFFIC CERTIFICATION

I, **Kevin deGraauw** NMPE or NMRA # 4173, Of The Firm of **Rick Bennett Architects**, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA, or TCL, approved plan dated, **May 1, 2006 (AA approval date- file #06-00459, project #1004813).**

The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on **November 28, 2006** and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy (Permanent) for **Ace Hardware/ Petroglyph Plaza Complex.**

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

RECEIVED
NOV 30 2006
LAND DEVELOPMENT SECTION

Signature of Engineer or Architect **Engineer's or Architect's Stamp**

Date: 11-30-06

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
REGISTERED ARCHITECT

NOV 30 2006

1104 Park Avenue SW · Albuquerque, New Mexico 87102 505-242-1859 Fax 505-242-6630

CITY OF ALBUQUERQUE

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October 19, 2006

Mr. Mike Walla, P.E.
WALLA ENGINEERING
6100 Indian School Road NE, Suite 105
Albuquerque, NM 87110

Re: ACE HARDWARE & PETROGLYPH PLAZA
8201 Golf Course Rd. NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 05/24/2006 (C-12/D1G)
Certification dated 10/19/2006

Dear Mike,

Based upon the information provided in your submittal received 10/19/2006, 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,

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

C: CO Clerk
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

File

May 25, 2006

Mike Walla, PE
Walla Engineering, Ltd
6100 Indian School NE, Ste 210
Albuquerque, NM 87110

Re: Ace Hardware Grading and Drainage Plan
Engineer's Stamp dated 5-24-06, (C12/D1G)

Dear Mr. Walla,

Based upon the information provided in your submittal dated 5-24-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 8, 1990

Michael J. Yost
Community Sciences Corporation
P.O. Box 1328
Corrales, New Mexico 87048

RE: DRAINAGE PLAN FOR ROUGH GRADING @ RIVERVIEW PLAZA (C-12/D1G)
ENGINEER'S STAMP DATED MAY 24, 1990

Dear Mr. Yost:

Based on the information provided on your May 24, 1990 submittal, the above referenced drainage plan is approved for rough grading.

Please be advised that the following must be implemented before and after the rough grading takes place:

1. Top soil disturbance permit must be obtained from Environmental Health and

2. Certification that the approved grading plan has been followed and that the seeding is taking place.

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

Sincerely,

for Bernie J. Montoya
Fred Aguirre, PE
Hydrology Division

cc: Larry Caudill
Environmental Health Dept.
Air Pollution Division

BJM:FJA:jc
WP+1961

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

January 26, 2000

Mike Walla, P.E.
Walla Engineering
6100 Indian School Road. NE
Suite 210
Albuquerque, NM 87110

RE: PETROGLYPH PLAZA - PARCEL H-9-1 RIVERVIEW SUBDIVIVION (C12-D1G). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED JANUARY 19, 2000.

Dear Mr. Walla:

Based on the information provided on your January 24, 2000 submittal, the above referenced project is approved for Certificate of Occupancy.

Original G&D Plan stamped9/10/98 by Guy Jackson, P.E. of BPLW.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: WR
File

DRAINAGE REPORT FOR:

RIVERVIEW PLAZA

PARCEL H-9
RIVERVIEW SUBDIVISION

APRIL, 1988

COMMUNITY
SCIENCES
CORPORATION

P.O. Box 1328
Corrales, New Mexico
87048

(505) 897 - 0000

R

Table of Contents

A) Purpose and Scope

Charter Oak Development, is currently planning for the development of Parcel H-9 Riverview. The proposed development consists of approximately 13.9 acres on which a commercial shopping plaza is to be constructed. This report presents an overall Drainage Management and Conceptual Grading Plan for approval by the City of Albuquerque and A.M.A.F.C.A. so that subsequent development may commence.

B) Site Location and Topography

Parcel H-9 is located at the southwest corner of Golf Course Road, N.W. and Paseo Del Norte, N.W., north and east of the Piedras Marcadas Arroyo. Parcel H-9 of the Riverview subdivision has been pre-graded with a slope of approximately 4% from north to south. This grading took place with the mass grading plan for the Riverview Subdivision. It is presently undeveloped with native grasses on gravelly, sandy and silty type soil.

The soils were representative of SCS Soil Hydrologic groups A and B as shown in the "Piedras Marcadas Basin Drainage

Management Plan" Fig. 3, prepared by Tom Mann & Associates, Inc., for A.M.A.F.C.A. in February, 1983. Since most of the unpaved surface of the site is contained within a type "B" soil group and will be landscaped, a CN value of 65 is used. for the pervious area.

Please see Plate 3 for the SCS Bernalillo County Soils Survey Map of area.

C) Design Criteria

1. Flood Control Regulations

The drainage plan presented in this report has been designed to comply with AMAFCA resolution 80-15 which requires that proposed land development projects be designed such that no flooding of private properties will occur during any storm up to and including the 100 year frequency event.

Additionally, this drainage plan has been designed to comply with current City of Albuquerque Drainage Ordinance.

This site is included in the approved "Master Drainage Plan for Riverview" as Parcel H-9. The estimated percent impervious by the Master Drainage Plan was assumed to be 85%, with a CN

Value of 61. The actual overall percent impervious is

$$\frac{.0035(.88+.0039(.79)+.0029(.77)+.0015(.88)+.0003(.05)}{(.0035+.0034+.0029+.0115+.003)} = 84\%$$

with a CN Value of 65.

The Master Drainage Plan implied a composite runoff curve number of 94 (See Plate 22.2 C-3 of the DPM) while the actual resultant composite runoff curve number is 93.5. This indicates that approximately the same flow will actually leave this site as estimated in the Master Drainage Plan.

2. Engineering Parameters

In accordance with AMAFCA criteria all hydrological analysis is based on the 100 year frequency - 6 hour duration storm as represented in the NOAA Atlas for New Mexico.

The two rainfalls pertinent to the study are as follows:

	100 Year
One Hour	1.9"
Six Hour	2.2"

D. Computational Procedures

The analysis approach utilized follows standard engineering practice. Key points of confluence were selected, and subsequently the associated individual and aggregate contributing basins were defined.

Hydrological computations were accomplished by means of our MODSCS computer model. This model is based upon the Soil Conservation Service triangular unit hydrograph method, but the method has been modified to be more applicable to developed watershed conditions. The model avoids the common pitfall of grappling for an appropriate developed curve number by including percent impervious as an input variable. This fraction of the watershed is then modeled at a curve number of 95. An assigned curve number is applied to the balance of the watershed, and the runoffs are combined to yield the composite hydrograph. In addition the model has the capacity to route hydrographs through reservoirs and channels, or to translate hydrographs in time for summation with other sub-basins.

Times of concentration were estimated by using overland flow velocities from the upper subcatchment reaches to the confluence point of interest. A convenient formula for overland flow velocity takes the form:

$$V_o = KY^{\emptyset.5}$$

where V_o = overland flow velocities

Y = average ground slope in percent

K = a ground cover factor

All the characteristic hydrological parameters for each subcatchment are contained in Appendix A as part of the computer model output, and a summary of parameters and peak flow rates are given in Table 1.

Flow Characteristics for conveyance swales, channels and streets were analyzed based on the Manning Equation for uniform flow.

E) Offsite Drainage

No offsite drainage will occur since the site is sided by curbed streets on the north and west and a 6' deep concrete paved channel on the remainder of the site boundary. 1ØØ year flows are contained by the adjacent facilities indicated. Water blocks at the entrances ensure that no storm runoff will flow from Golf Course Road onto this site.

F) Onsite Drainage

Developed runoff will be contained within the site until the point of release to the concrete lined Piedras Marcadas

channel. Runoff from drainage basin "E" will be collected a type "A" catch basin and routed into an 18" RCP storm drain. This storm sewer flows westerly meeting a second type "A" catch basin in the service road and merging with flows developed by drainage basin "A". Drainage basin "A" slopes to the south along 8" curb and gutter into the type A inlet mentioned above. From here both developed flows will travel into the Piedras Marcadas lined channel via an 18" RCP. This pipe will intersect the channel at 90 degrees.

Drainage basin "B" flows southeast to the double "C" catch basin located in a sump condition, and exits into an 18 inch RCP. Runoff is then conveyed to a junction manhole combining flows with drainage basin "D".

Drainage basin "D" also flows southeast to a single "A" catch basin and exits into an 18 inch RCP. Runoff is then conveyed to the junction manhole mentioned above with drainage basin "C". These flows then enter the Piedras Marcadas lined channel via a 24" RCP. This pipe will also intersect the channel at 90 degrees.

Drainage basin "C" sheet flows into the Piedras Marcadas lined channel.

G) Erosion Control

Control of excessive soil erosion into City Streets and drainage improvements during construction will be accomplished by use of temporary lot line, water-trap berms. These will be windrowed into place following mass grading operations and left in place until the site is constructed. Plate 2 illustrates the dimensions of these berms, and they will be located along those boundaries which are common to City rights of way or public easement.

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CITY OF
Albuquerque

October 9, 1998

Guy Jackson, P.E.
BPLW Architects & Engineers
6200 Uptown Blvd. NE
Suite 400
Albuquerque, NM 87110

Attn: Mike De Lilla

RE: PETROGLYPH PLAZA - A PORTION OF PARCEL H-9-1 RIVERVIEW SUBDIVIVION (C12-D1G). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT AND GRADING PERMIT APPROVALS. ENGINEER'S STAMP DATED SEPTEMBER 10, 1998.

Dear Mr. Jackson:

Based on the information provided on your September 11, 1998 submittal, the above referenced project is approved for Grading Permit and Building Permit.

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

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: Andrew Garcia
File