CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

January 7, 2009

Peter Butterfield, Registered Architect
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: Certification Submittal for Final Building Certificate of Occupancy for
Office Building Shell Phase I, [C-16 / D006U1]
8725 Alameda Park Drive NE
Architect's Stamp Dated 12/18/08

Dear Mr. Butterfield:

The TCL / Letter of Certification submitted on January 6, 2009 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Office Building PH 1 ZONE MAP: C-16/D006W1

DRB#: 1007259 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 8725 Alameda Park Dr. NE

ENGINEERING FIRM: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Peter Butterfield Architect CONTACT: Peter

ADDRESS: 13013 Glenwood Hills Ct NE PHONE: 298-3099

CITY, STATE: Albuquerque, NM ZIP CODE: 87111

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Tanglewood Construction CONTACT: Todd

ADDRESS: PO Box 44333 PHONE: 688-0495

CITY, STATE: Rio Rancho, NM ZIP CODE: 87174

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER'S CERT (TCL)
X ENGINEER'S CERT (DRB SITE PLAN)
_____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

_____ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
_____ NO
_____ COPY PROVIDED

DATE SUBMITTED: 1-06-09 BY: _____

RECEIVED
JAN 06 2009
HYDROLOGY SECTION

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

peter butterfield architect
• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

December 18, 2008

Commercial Plan Checker
Development and Building Service, Planning Department
City of Albuquerque
Public Works Department - Transportation Development Services Section
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Office Building Shell, 8725 Alameda Park Drive NE
Architect's Certification for C.O.

To Whom It May Concern:

My office has visited the site at regular intervals appropriate to the stages of construction. Such visits and observations are not intended to be an exhaustive check or detailed inspection of the Contractor's work but rather are to allow our office, as experienced professionals, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contact Documents.

Based on our observations we hereby certify that this site has been constructed in substantial compliance with the approved permit site plan located at 8725 Alameda Park Drive NE.

Sincerely,

Peter Butterfield, Architect

STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
12/18/08
REGISTERED ARCHITECT

RECEIVED
JAN 16
HYDROLOGY SECTION

CITY OF ALBUQUERQUE

December 30, 2008

David Soule, P.E.
Rio Grande Engineering
5300 Sequoia NW Ste. 206
Albuquerque, NM 87120

Re: Lot 1 Alameda Business Park – Phase 1, 8725 Alameda Park Drive NW, Approval of Permanent Certificate of Occupancy (C.O.), Engineer's Stamp dated 06/18/08 (C-16/D006U1)

Certification dated 12/22/08

Mr. Soule,

Based upon the information provided in your submittal received 12/30/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology for Phase 1 Shell.

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

Sincerely,

Timothy E. Sims
Plan Checker
Development and Building Services

C: CO Clerk – Katrina Sigala
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: ***Lot 1-Alameda Business Park*** ZONE MAP/DRG. FILE #: C16-D6U1

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: ***Lot 1-Alameda Business Park***

CITY ADDRESS: _____

ENGINEERING FIRM:	Rio Grande Engineering	CONTACT:	David Soule, PE
ADDRESS:	5300 Sequoia NW Suite 206	PHONE:	(505)321-9099
CITY, STATE:	Alb	ZIP CODE:	87120
OWNER:	***Peter Pineda***	CONTACT:	David Soule
ADDRESS:		PHONE:	321-9099
CITY, STATE:		ZIP CODE:	
ARCHITECT:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR:	Tony Harris	CONTACT:	Tony Harris
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- x ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA / FINANACIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- x CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED
DEC 29 2008
30
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 12/23/2008 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of sumbittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

July 14, 2008

David Soule, PE
Rio Grande Engineering
5300 Sequoia NW Ste 206
Albuquerque, NM 87120

Re: Lot 1, Alameda Business Park Drainage Report
Engineer's Stamp dated 6-18-08 (C16/D6U1)

Dear Mr. Soule,

Based upon the information provided in your submittal dated 6-18-08, the above referenced report is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to the following address:

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions about this permit, please feel free to call the Municipal Development Department, Hydrology section at 768-3654.

If you have any other 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
www.cabq.gov

Rio Grande Engineering
Land Development and Civil Engineering Services

June 18, 2008

Mr. Bradley Bingham
Principal Engineer
Planning Department
City of Albuquerque

RE: Grading and Drainage Plan Resubmittal
C16/D6U1
Lot 1, Alameda Business Park

Dear Bradley:

The purpose of this letter is to respond your comments dated May 19, 2008. This letter is an accompaniment to the enclosed grading plan. The plan has been revised based upon you written comments. The following is a summary of your comments and the response for the issues.

1. Per the master plan, no developed runoff is allowed to drain to the slop to Edith. Please reconfigure your swales accordingly

   The new 3' cobble swale conveys the water to the parking lot where is discharges to the correct location.

2. Please show the direction of the roof runoff.

   The flow direction was verified by the architect and shown on the buildings.

3. Show all extents of the access drive. How is runoff from this drive accommodated?

   The surveyor provided additional shots for this 'offsite' drive. The drive has been graded such that it will discharge directly to the street, which is consistent with the master plan.

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

Sincerely,

David Soule, PE

JN: 2813

Enclosures

cc: file

CITY OF ALBUQUERQUE

May 19, 2008

David Soule, PE
Rio Grande Engineering
5300 Sequoia NW Ste 206
Albuquerque, NM 87120

Re: Lot 1, Alameda Business Park Drainage Report
Engineer's Stamp dated 4-17-08 (C16/D6U1)

Dear Mr. Soule,

Based upon the information provided in your submittal dated 4-22-08, the above referenced report is approved for Site Plan action by the DRB. Before Building Permit approval, please address the following comment.

- Per the masterplan, no developed runoff is allowed to drain to the slope to Edith. Please reconfigure your swales accordingly.
- Please show the direction of the roof runoff.
- Show all extents of the access drive. How is runoff from this drive accommodated?

If you have any questions, you can contact me at 924-3986.

Sincerely,

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

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE REPORT

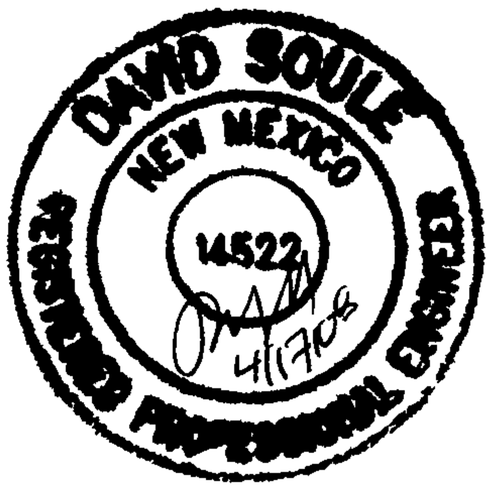
For

Lot 1- Alameda Business Park
Albuquerque, New Mexico

Prepared by

Rio Grande Engineering
5300 Sequoia NW, Suite 206
Albuquerque, New Mexico 87120

April 17, 2008



David Soule P.E. No. 14522

TABLE OF CONTENTS

Appendix

Map Pocket
Site Grading and Drainage Plan

PURPOSE

The purpose of this report is to provide the Drainage Management Plan for a 17,000 square foot office building located on the southwest corner of Alameda Boulevard and Alameda Park Drive within the Alameda Business Park. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading do not adversely affect the surrounding properties, nor the upstream or downstream facilities.

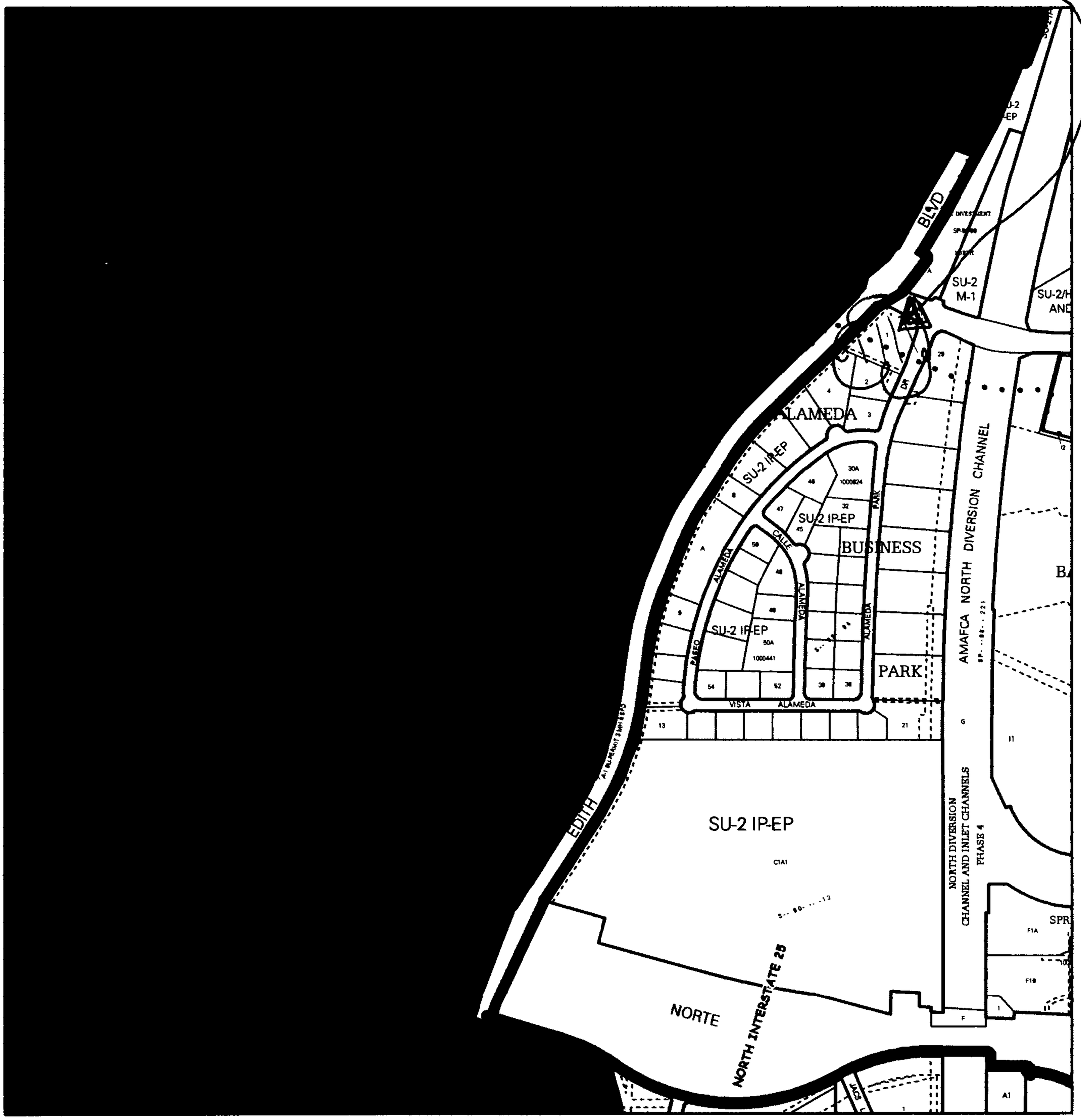
INTRODUCTION

The subject of this report, as shown on the Exhibit A, is a 2.2014-acre parcel of land located on the south side of Alameda Boulevard between Edith and Alameda Park Drive in north east Albuquerque. The legal description of this site is Lot 1, Alameda Business Park. As shown on FIRM map 35001C0136E, the entire property is located within Flood Zone X. This site is located within the Alameda Business Park Master Drainage Plan (C16-D06). Based upon the improvements constructed with the Master Plan, this site is allowed free discharge and must drain to an existing swale located at the southern edge of this property. No improvement can be constructed within the slope limits adjacent to Edith Boulevard.

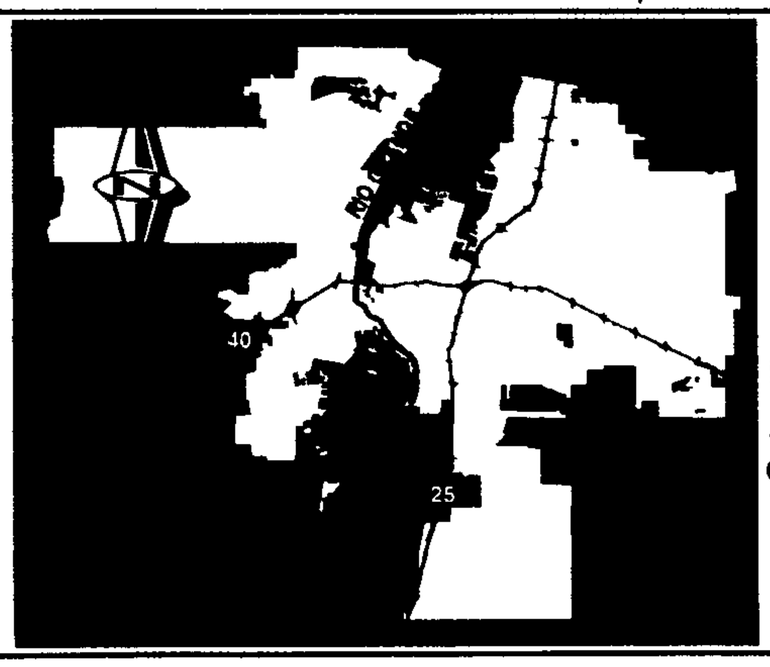
EXISTING CONDITIONS

The site is currently undeveloped. It appears the site was mass graded with the Alameda Business Park Development. The site slopes from east to south west. The site has been graded to drain to a 4' wide concrete bottom / asphalt curbed swale located at the southern boundary. There are no offsite flows that affect the site. This site consists of two basins, the main onsite basin generates 4.44 cfs and the slope area adjacent to Edith generates 1.52. The entire site currently generates 5.97 cfs. The site is located in the Alameda Business Park Master Drainage

SITE



For more current information and more details visit: http://www.cabq.gov/gis



Zone Atlas Page:

C-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

Albuquerque Geographic Information System

Map amended through: 1/4/2008

Vicinity Map

Plan (C16-D06). The Business Park was designed such that each site free discharges to a storm drain and then to a pond located at the western boundary of the business park development. The City Drainage files were missing this plan but the other lots within this plan state free discharge was designed for.

PROPOSED CONDITIONS

The proposed improvements consist of a 17,000 square foot office building and its associated parking. The site will be graded such that the existing drainage patterns are not altered. The onsite basin will continue to drain to the existing 4" channel. This basin will generate 6.72 cfs. As shown in appendix A, the existing channel and the new transition into it has excess capacity. No improvement will be constructed in the Edith Boulevard slope area.

SUMMARY AND RECOMMENDATIONS

This project is located within the Alameda Business Park Master Drainage Plan. The surrounding improvement, both upstream and downstream, are in place. The site will be graded such that the existing drainage patterns will not me altered. The free discharge of this site is consistent with the master drainage study.

The proposed site development does not adversely affect the upstream or downstream facilities. The site was designed in conformance to City of Albuquerque Drainage design policy utilizing the City of Albuquerque DPM criterion. Therefore, we request approval of the site-grading plan. Since this site encompasses more than 1 acre, a NPDES permit will be required prior to any construction activity.

APPENDIX A

SITE HYDROLOGY

Weighted E Method

Existing Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
ONSITE	71393.00	1.639	0%	0	50%	0.819	50%	0.81948	0%	0.000	0.955	0.130	4.44
SLOPE	24500.00	0.562	0%	0	50%	0.281	50%	0.28122	0%	0.000	0.955	0.045	1.52
Total	95893.00	2.201		0.000		1.101		1.101		0.000		0.175	5.966

Proposed Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
ONSITE	71393.00	1.639	0%	0	15%	0.246	15%	0.24584	70%	1.147	1.771	0.242	6.72
SLOPE	24500.00	0.562	0%	0	50%	0.281	50%	0.28122	0%	0.000	0.955	0.045	1.52
Total	95893.00	2.201		0		0.527		0.52706		1.147		0.287	8.25

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= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
existing channel	4	4	0.5	2.00	5.00	0.4	1.56	15.54	6.72	3.36

Manning's Equation:

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

A = Area

R = D/4

S = Slope

n = 0.013

Concrete Channel

Weir Equation:

$$Q = CLH^{3/2}$$

Q= 6.72 cfs
C = 2.95
H = 0.5 ft
L = Length of weir

$$L = \frac{6.72}{2.95(0.5)^{3/2}}$$

L =6.44 ft
Use 8.5 feet for length of weir