CITY OF ALBUQUERQUE

October 12, 2006

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe St, NE
Albuquerque, NM 87108

Re: WASHINGTON OFFICE/WAREHOUSE (PHASE 2, BLDG B)
8500 Washington St. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 12/07/2004 (C-17/D117)
Certification dated 10/11/2006

Dear Scott:

Based upon the information provided in your submittal received 10/11/2006, 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
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
File

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Washington Office / Warehouse – Phase II Bldg B — ZONE MAP / DRG. FILE #: C-17 / D117

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

LEGAL DESCRIPTION: Lot H1, Los Angeles investors Tract 4, Albuquerque, NM

CITY ADDRESS: 8500 Washington St. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A. — CONTACT: Bryan Bobrick

ADDRESS: 128 Monroe St. NE — PHONE: 268-8828

CITY, STATE: Albuquerque, NM — ZIP CODE: 87108

OWNER: Mechenbier Construction — CONTACT: John Mechenbier

ADDRESS: _____ — PHONE: _____

CITY, STATE: _____ — ZIP CODE: _____

ARCHITECT: _____ — CONTACT: _____

ADDRESS: _____ — PHONE: _____

CITY, STATE: Albuquerque, New Mexico — ZIP CODE: _____

SURVEYOR: Aldrich Land Surveying — CONTACT: Tim Aldrich

ADDRESS: _____ — PHONE: 884-1990

CITY, STATE: Albuquerque, New Mexico — ZIP CODE: _____

CONTRACTOR: _____ — CONTACT: _____

ADDRESS: _____ — PHONE: _____

CITY, STATE: _____ — ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
XXX ENGINEER'S CERTIFICATION (HYDROLOGY)
_____ CLOMR / LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ ENGINEER'S CERTIFICATION (TCL)
_____ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
_____ OTHER (Supplemental Calculations)

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
_____ NO
_____ COPY PROVIDED

RECEIVED
OCT 11 2006
HYDROLOGY SECTION

DATE SUBMITTED: Wednesday, October 11, 2006 — BY: Bryan Bobrick
Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage 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 submittal may be required based on the following:

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

CITY OF ALBUQUERQUE

August 12, 2005

Mr. Scott McGee, P.E.
ISAACSON & ARFMAN, PA
128 Monroe St, NE
Albuquerque, NM 87108

Re: WASHINGTON OFFICE/WAREHOUSE (Phase 1, Bldg A)
8500 Washington St. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 12/07/2004 (C-17/D117)
Certification dated 08/12/2005

Dear Scott:

Based upon the information provided in your submittal received 08/12/2005, 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: Phyllis Villanueva
File

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: Washington Office / Warehouse
ZONE MAP / DRG. FILE #: C-17 / D117
DRB #: _____ EPC #: _____
WORK ORDER #: _____

LEGAL DESCRIPTION: Lot H1, Los Angeles investors Tract 4, Albuquerque, NM
CITY ADDRESS: 8500 Washington St. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
CONTACT: Bryan Bobrick
ADDRESS: 128 Monroe St. NE
PHONE: 268-8828
CITY, STATE: Albuquerque, NM
ZIP CODE: 87108

OWNER: Mechenbier Construction
CONTACT: John Mechenbier
ADDRESS: _____
PHONE: _____
CITY, STATE: _____
ZIP CODE: _____

ARCHITECT: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____
CITY, STATE: Albuquerque, New Mexico
ZIP CODE: _____

SURVEYOR: Aldrich Land Surveying
CONTACT: Tim Aldrich
ADDRESS: _____
PHONE: 884-1990
CITY, STATE: Albuquerque, New Mexico
ZIP CODE: _____

CONTRACTOR: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____
CITY, STATE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
_____DRAINAGE REPORT
_____DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
_____DRAINAGE PLAN RESUBMITTAL
_____CONCEPTUAL GRADING & DRAINAGE PLAN
_____GRADING PLAN
_____EROSION CONTROL PLAN
XXX ENGINEER'S CERTIFICATION (HYDROLOGY)
_____CLOMR / LOMR
_____TRAFFIC CIRCULATION LAYOUT (TCL)
_____ENGINEER'S CERTIFICATION (TCL)
_____ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
_____OTHER (Supplemental Calculations)

CHECK TYPE OF APPROVAL SOUGHT:
_____SIA / FINANCIAL GUARANTEE RELEASE
_____PRELIMINARY PLAT APPROVAL
_____S. DEV. PLAN FOR SUB'D APPROVAL
_____S. DEV. PLAN FOR BLDG. PERMIT APPR.
_____SECTOR PLAN APPROVAL
_____FINAL PLAT APPROVAL
_____FOUNDATION PERMIT APPROVAL
_____BUILDING PERMIT APPROVAL
XXX CERTIFICATE OF OCCUPANCY (PERM)
_____CERTIFICATE OF OCCUPANCY (TEMP)
_____GRADING PERMIT APPROVAL
_____PAVING PERMIT APPROVAL
_____WORK ORDER APPROVAL
_____OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____YES
_____NO
_____COPY PROVIDED

RECEIVED
AUG 12 2005
HYDROLOGY SECTION

DATE SUBMITTED: Friday, August 12, 2005
BY: Bryan Bobrick
Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage 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 submittal may be required based on the following:

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

CITY OF ALBUQUERQUE

January 12, 2005

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Washington Office / Warehouse, 8500 Washington Street NE, Grading and Drainage Plan
Engineer's Stamp dated 12-07-04 (C17-D117)

Dear Mr. McGee,

Based upon the information provided in your submittal received 12-07-04, 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.

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: Washington Office / Warehouse
ZONE MAP / DRG. FILE #: C-17 / D117
DRB #: _____ EPC #: _____
WORK ORDER #: _____

LEGAL DESCRIPTION: Lot H1, Los Angeles investors Tract 4, Albuquerque, NM
CITY ADDRESS: 8500 Washington St. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.
CONTACT: Bryan Bobrick
ADDRESS: 128 Monroe St. NE
PHONE: 268-8828
CITY, STATE: Albuquerque, NM
ZIP CODE: 87108

OWNER: Mechenbier Construction
CONTACT: John Mechenbier
ADDRESS: _____
PHONE: _____
CITY, STATE: _____
ZIP CODE: _____

ARCHITECT: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____
CITY, STATE: Albuquerque, New Mexico
ZIP CODE: _____

SURVEYOR: Aldrich Land Surveying
CONTACT: Tim Aldrich
ADDRESS: _____
PHONE: 884-1990
CITY, STATE: Albuquerque, New Mexico
ZIP CODE: _____

CONTRACTOR: _____
CONTACT: _____
ADDRESS: _____
PHONE: _____
CITY, STATE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
_____DRAINAGE REPORT
_____DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
__X__DRAINAGE PLAN RESUBMITTAL
_____CONCEPTUAL GRADING & DRAINAGE PLAN
_____GRADING PLAN
_____EROSION CONTROL PLAN
_____ENGINEER'S CERTIFICATION (HYDROLOGY)
_____CLOMR / LOMR
_____TRAFFIC CIRCULATION LAYOUT (TCL)
_____ENGINEER'S CERTIFICATION (TCL)
_____ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
__X__OTHER (Supplemental Calculations)

CHECK TYPE OF APPROVAL SOUGHT:
_____SIA / FINANCIAL GUARANTEE RELEASE
_____PRELIMINARY PLAT APPROVAL
_____S. DEV. PLAN FOR SUB'D APPROVAL
_____S. DEV. PLAN FOR BLDG. PERMIT APPR.
_____SECTOR PLAN APPROVAL
_____FINAL PLAT APPROVAL
_____FOUNDATION PERMIT APPROVAL
__X__BUILDING PERMIT APPROVAL
_____CERTIFICATE OF OCCUPANCY (PERM)
_____CERTIFICATE OF OCCUPANCY (TEMP)
_____GRADING PERMIT APPROVAL
_____PAVING PERMIT APPROVAL
_____WORK ORDER APPROVAL
_____OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____YES
_____NO
_____COPY PROVIDED

RECEIVED
DEC 07 2004
HYDROLOGY SECTION

DATE SUBMITTED: Tuesday, December 07, 2004
BY: Bryan Bobrick
Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage 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 submittal may be required based on the following:

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

CITY OF ALBUQUERQUE

November 22, 2004

Kent Trauernicht, R.A.
AKT Architects
55 Camino del Senador
Tijeras, NM 87059

Re: Washington Office / Warehouse, 8500 Washington St NE, Traffic Circulation Layout
Architect's Stamp dated 11-11-04 (C17-D117)

Dear Mr. Trauernicht,

Based upon the information provided in your submittal received 11-15-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The handicapped accessible parking spaces require one van accesible aisle of 8 feet in width, as well as one regular aisle of 5 feet in width.
2. Please provide more detailed information regarding Washington Street, such as the number of lanes in each direction and the location of any designated on-street parking.
3. Refer to all applicable City Standards.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

C-17/D117

PROJECT TITLE: ~~Mechenbier Office/Warehouse~~ Washington Office/Warehouse ZONE MAP/DRG. FILE #: C-17-Z
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot H-1 Lands of Los Angeles Investors
CITY ADDRESS: 3500 Washington Street NE

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: Mechenbier Construction, Inc CONTACT: John E Mechenbier
ADDRESS: 8804 Washington NE Suite A PHONE: 823-1676
CITY, STATE: Alb NM, 87113 ZIP CODE: _____

ARCHITECT: ART Architects CONTACT: Kurt Trauernight
ADDRESS: P.O Box 3366 PHONE: 291-9560
CITY, STATE: Alb. NM 87190 ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
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
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA / FINANCIAL 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
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED
NOV 15 2004
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- X YES 8/6/04
- ____ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 11/15/04 BY: John L. Brakey, Const. Mgr.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot the proposed development defines the degreè 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

8' van access aisle

5' reg aisle

Washington St -

- 2 lanes each dir?

CITY OF ALBUQUERQUE

November 19, 2004

Fred Arfman, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

Re: Mechenbier Construction Washington Office/Warehouse
Grading and Drainage Plan
Engineer's Stamp dated 10-8-04, (C17/D117)

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 10-8-04, 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.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

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

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: Chuck Caruso, DMD
file

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: Washington Office / Warehouse — ZONE MAP / DRG. FILE #: C-17/D117
DRB #: _____ EPC #: _____ — WORK ORDER #: _____

LEGAL DESCRIPTION: Lot H1, Los Angeles investors Tract 4, Albuquerque, NM
CITY ADDRESS: 8500 Washington St. NE

ENGINEERING FIRM: Isaacson & Arfman, P.A. — CONTACT: Bryan Bobrick
ADDRESS: 128 Monroe St. NE — PHONE: 268-8828
CITY, STATE: Albuquerque, NM — ZIP CODE: 87108

OWNER: Mechenbier Construction — CONTACT: John Mechenbier
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

ARCHITECT: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: Albuquerque, New Mexico — ZIP CODE: _____

SURVEYOR: Aldrich Land Surveying — CONTACT: Tim Aldrich
ADDRESS: _____ — PHONE: 884-1990
CITY, STATE: Albuquerque, New Mexico — ZIP CODE: _____

CONTRACTOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
__X__ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERTIFICATION (HYDROLOGY)
_____ CLOMR / LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ ENGINEER'S CERTIFICATION (TCL)
_____ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
__X__ OTHER (Supplemental Calculations)

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

RECEIVED
OCT 8 2004
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

DATE SUBMITTED: Friday, October 08, 2004 — BY: Bryan Bobrick
Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage 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 submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
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DECEMBER 7, 2004

SUPPLEMENTAL INFORMATION

FOR

WASHINGTON OFFICE / WAREHOUSE

FOR

Mechenbier Construction

BY

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 Fax. 505-268-2632

WASHINGTON OFFICE / WAREHOUSE
For Mechenbier Construction
December 7, 2004

DRAINAGE ANALYSIS – SUMMARY
Based on 100-year, 6-hour storm event

- Discharge from the Washington Office / Warehouse site will be limited to the 10-year developed flow per the design of the Alameda Blvd., Jefferson Street, and Washington Storm Drain systems (SAD 201). See the attached Drainage Basin Exhibit and Calculations for specific sub-basin information.

- Per the 10-year, 6-hour calculations, the allowable discharge from the property is 12.0 cfs.

- Sub-basins #1, #2 and #3 (total = 13.85 cfs) will be directed to the proposed 'Interior Detention Pond'.

- The Interior Pond has a detainable volume of 8,980 cf (max. depth = 18" at elevation 5110.50). Per the attached calculations, the proposed inlet and 15" dia. storm drain will discharge this ponding area to the 'Washington Pond' at a rate of 6.54 cfs.

- Sub-basins #4, #5, #7 and #8 (totaling 2.07 cfs) will free discharge to Washington Street N.E. via the access drives.

- Sub-basin #6 will surface drain to the 'Washington Pond'. This will combine with the 6.54 cfs from the 'Interior Pond' storm drain.

- With a total allowable discharge of 12.0 cfs from the site, subtracting the free discharge volume of 2.07 cfs, the remaining allowable discharge is 9.9 cfs.

- The Main Pond has a detainable volume of 2024 cf (max. depth = 13.2"). One 12" PVC will discharge 8.0 cfs into the back of the existing storm drain inlet in Washington St.

- Total discharge from site = 2.07 cfs free discharge + 8.0 cfs controlled = 10.07 < 12.0 allowable.

Job Name:	**Washington Office / Warehouse**
Client:	Mechenbier
Date Prepared:	Sept. 21, 2004
Date Modified:	09/21/04
Precipitation Zone:	2

CALCULATIONS: Washington Office / Warehouse : 09/21/04

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 178065 SF = 4.088 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=		SF
Area b	=		SF
Area c	=		SF
Area d	=		SF
Total Area	=	0	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	1781	SF
Area b	=	8903	SF
Area c	=	7123	SF
Area d	=	160259	SF
Total Area	=	178065	SF

EXCESS PRECIPITATION:

Precip. Zone 2

Ea = 0.13

Eb = 0.28

Ec = 0.52

Ed = 1.34

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

~~Historic E~~	~~=~~	~~#DIV/0!~~	~~in.~~
Developed E	=	1.24	in.

On-Site Volume of Runoff: V360 = E*A / 12

~~Historic V360~~	~~=~~	~~#DIV/0!~~	~~CF~~
Developed V360	=	18431	CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 2

Qpa = 0.38

Qbb = 0.95

Qpc = 1.71

Qpd = 3.14

~~Historic Qp~~	~~=~~	~~0.0~~	~~CFS~~
Developed Qp	=	12.0	CFS

ALLOWABLE DISCHARGE

CALCULATIONS: Washington Office / Warehouse : 09/21/04

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 178065 SF = 4.088 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	0	SF
Area b	=	178065	SF
Area c	=	0	SF
Area d	=	0	SF
Total Area	=	178065	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	1781	SF
Area b	=	8903	SF
Area c	=	7123	SF
Area d	=	160259	SF
Total Area	=	178066	SF

EXCESS PRECIPITATION:

Precip. Zone 2

Ea = 0.53

Eb = 0.78

Ec = 1.13

Ed = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E	=	0.78	in.	Developed E	=	2.00 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V360	=	11574	CF	Developed V360	=	29641 CF

On-Site Peak Discharge Rate: Qp = QpaAa+QpbAb+QpcAc+QpdAd / 43,560

For Precipitation Zone 2

Qpa = 1.56

Qbb = 2.28

Qpc = 3.14

Qpd = 4.70

Historic Qp	=	9.3	CFS	Developed Qp	=	18.3 CFS

POND VOLUME CALCULATIONS

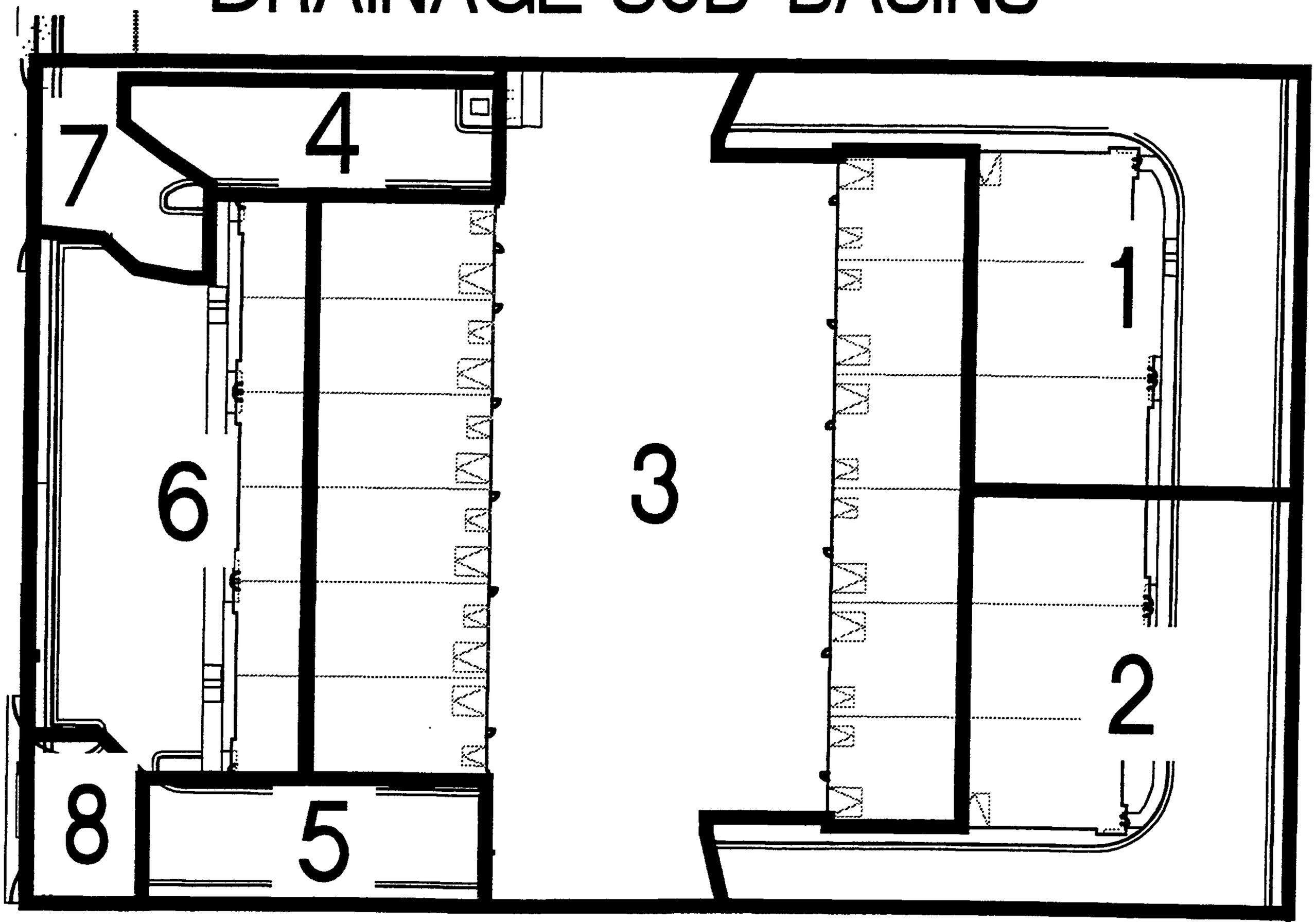
Interior Pond

Contour	Area	Volume	
5110.5	17145		
5110.0	6260	5851	CF
5109.0	6	3133	CF
Pond Volume		8984	CF

Washington Pond

Contour	Area	Volume	
5107.6	1840		
5107.0	1840	1104	CF
5106.5	1840	920	CF
Pond Volume		2024	CF

DRAINAGE SUB-BASINS



BASIN NO. 1 — **NORTHEAST BASIN TO INTERIOR POND**

Area of basin flows = 26600 SF = 0.6 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.00 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 4441 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 2.75 cfs

TREATMENT	
A =	0%
B =	5%
C =	5%
D =	90%

BASIN NO. 2 — **SOUTHEAST BASIN TO INTERIOR POND**

Area of basin flows = 26600 SF = 0.6 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.00 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 4441 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 2.75 cfs

TREATMENT	
A =	0%
B =	5%
C =	5%
D =	90%

BASIN NO. 3 — **CENTER BASIN TO INTERIOR POND**

Area of basin flows = 77400 SF = 1.8 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.12 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 13674 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 8.35 cfs

TREATMENT	
A =	0%
B =	0%
C =	0%
D =	100%

BASIN NO. 4 — **NORTH BASIN TO FREE DISCHARGE TO WASHINGTON ST.**

Area of basin flows = 6500 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.00 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 1085 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 0.67 cfs

TREATMENT	
A =	0%
B =	5%
C =	5%
D =	90%

BASIN NO. 5 — **SOUTH BASIN TO FREE DISCHARGE TO WASHINGTON ST.**

Area of basin flows = 7200 SF = 0.2 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.75 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 1052 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 0.67 cfs

TREATMENT	
A =	0%
B =	20%
C =	10%
D =	70%

BASIN NO. 6	WEST BASIN TO WASHINGTON ST. POND

Area of basin flows = 25065 SF = 0.6 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.80 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 3769 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 2.37 cfs

TREATMENT	
A =	7%
B =	5%
C =	10%
D =	76%

BASIN NO. 7	NORTHWEST BASIN TO FREE DISCHARGE TO WASHINGTON ST.

Area of basin flows = 5500 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.49 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 681 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 0.45 cfs

TREATMENT	
A =	0%
B =	40%
C =	10%
D =	50%

BASIN NO. 8	SOUTHWEST BASIN TO FREE DISCHARGE TO WASHINGTON ST.

Area of basin flows = 3200 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.62 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 432 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 0.28 cfs

TREATMENT	
A =	0%
B =	30%
C =	10%
D =	60%

CALCULATIONS: Washington Office / Warehouse : 09/21/04

HYDROGRAPH FOR SMALL WATERSHED
DPM SECTION 22-2 * PAGE A-13/14

Base time, t_B, for a small watershed hydrograph is,

tB = (2.107 * E * AT / QP) - (0.25 * AD / AT)

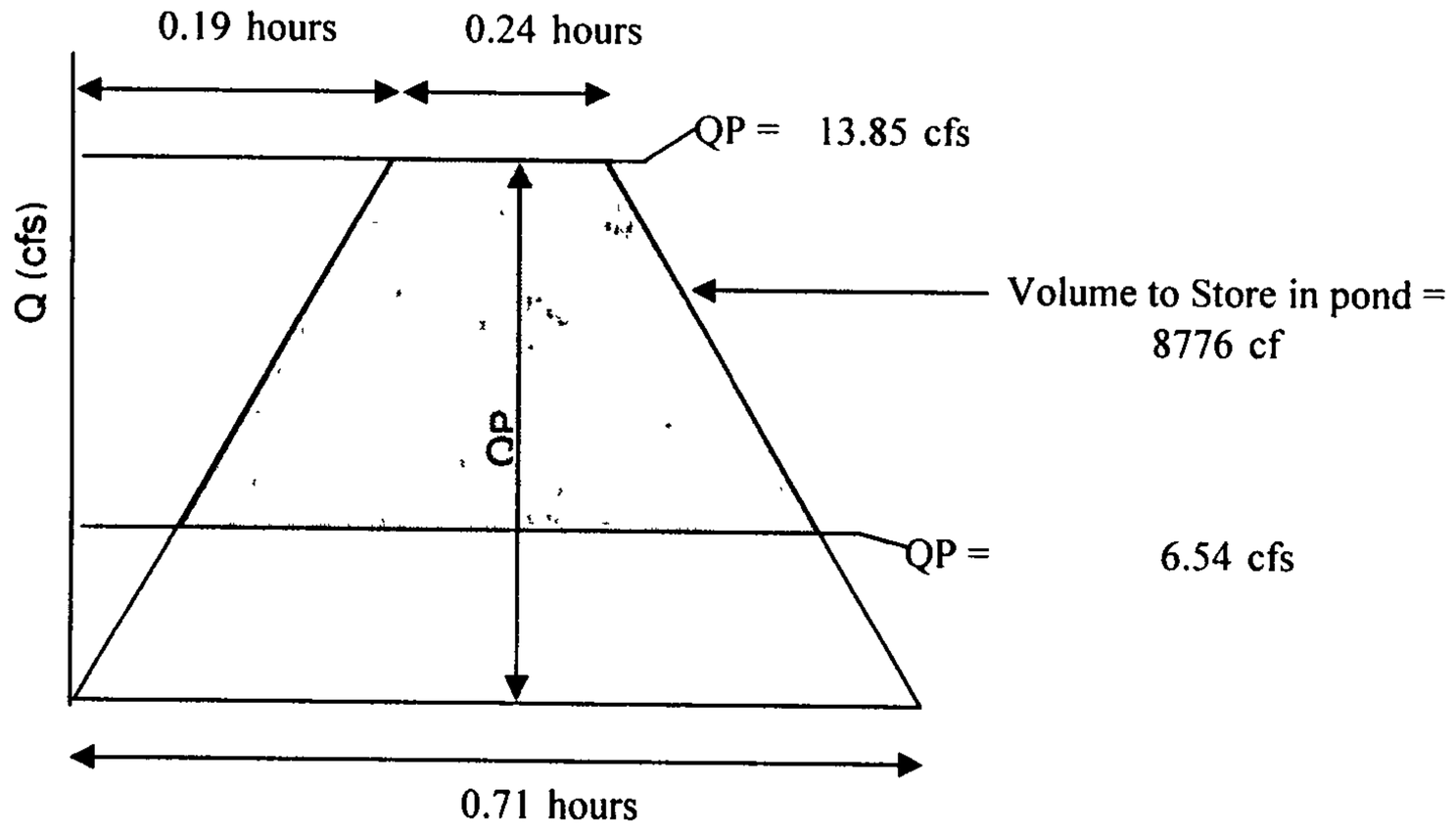
Where			
	E	=	2.07 inches
	AT	=	3.00 acres
	AD	=	2.87 acres
	QP	=	13.85 cfs
	tB	=	0.71 hours

E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration, tC (hours), the time to peak in hours is:

tP = (0.7 * tC) + ((1.6 - (AD / AT)) / 12)

Where			
	tC	=	0.20 hours
	tP	=	0.19 hours

Continue the peak for 0.25 * AD / AT hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hyrograph will be trapezoidal. see the graph below:



INFLOW / OUTFLOW HYDROGRAPH

15" PVC drain to Wash Pond Nyloplast
Worksheet for Pressure Pipe

Project Description	
Project File	c:\program files\haestad\fmw\1392.fm2
Worksheet	Pond Discharge to Washington Pond
Flow Element	Pressure Pipe
Method	Manning's Formula
Solve For	Discharge

Input Data		
Pressure at 1	0.00	psi
Pressure at 2	0.00	psi
Elevation at 1	7.00	ft
Elevation at 2	3.90	ft
Length	355.00	ft
Mannings Coefficient	0.012	
Diameter	15.00	in

Results		
Discharge	6.5392	cfs
Headloss	3.10	ft
Energy Grade at 1	7.43	ft
Energy Grade at 2	4.33	ft
Hydraulic Grade at 1	7.00	ft
Hydraulic Grade at 2	3.90	ft
Flow Area	1.23	ft^2
Wetted Perimeter	3.93	ft
Velocity	5.33	ft/s
Velocity Head	0.44	ft
Friction Slope	0.008732	ft/ft

CALCULATIONS: Washington Office / Warehouse : 09/21/04
HYDROGRAPH FOR SMALL WATERSHED
DPM SECTION 22-2 * PAGE A-13/14

Base time, t_B, for a small watershed hydrograph is,

$tB = (2.107 * E * AT / QP) - (0.25 * AD / AT)$

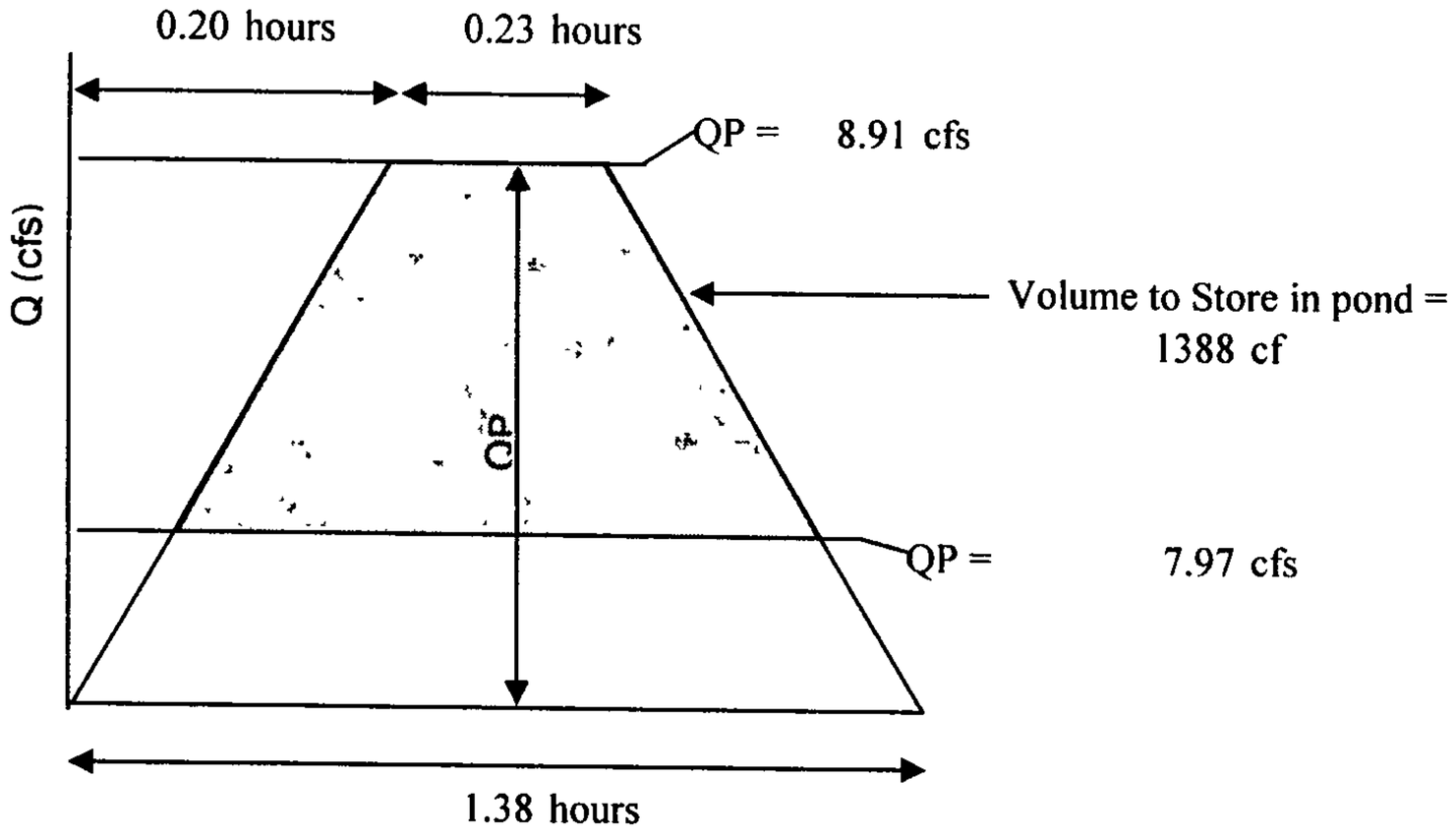
Where	E	=	2.00 inches
	AT	=	3.57 acres
	AD	=	3.31 acres
	QP	=	9.3 cfs
	tB	=	1.38 hours

E is the excess precipitation in inches (from DPM TABLE A-8), QP is the peak flow, AD is the area (acres) of treatment D, and AT is the total area in acres. Using the time of concentration, tC (hours), the time to peak in hours is:

$tP = (0.7 * tC) + ((1.6 - (AD / AT)) / 12)$

Where	tC	=	0.20 hours
	tP	=	0.20 hours

Continue the peak for 0.25 * AD / AT hours. When AD is zero, the hydrograph will be triangular. When AD is not zero, the hyrograph will be trapezoidal. see the graph below:



INFLOW / OUTFLOW HYDROGRAPH

12" PVC drain to public inlet in Wash.St
Worksheet for Pressure Pipe

Project Description	
Project File	c:\program files\haestad\fmw\1392.fm2
Worksheet	Pond Discharge to existing SD in Wash.
Flow Element	Pressure Pipe
Method	Manning's Formula
Solve For	Discharge

Input Data		
Pressure at 1	0.00	psi
Pressure at 2	0.00	psi
Elevation at 1	3.90	ft
Elevation at 2	3.47	ft
Length	10.00	ft
Mannings Coefficient	0.012	
Diameter	12.00	in

Results		
Discharge	8.0032	cfs
Headloss	0.43	ft
Energy Grade at 1	5.48	ft
Energy Grade at 2	5.05	ft
Hydraulic Grade at 1	3.90	ft
Hydraulic Grade at 2	3.47	ft
Flow Area	0.79	ft^2
Wetted Perimeter	3.14	ft
Velocity	10.19	ft/s
Velocity Head	1.61	ft
Friction Slope	0.043000	ft/ft

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 29, 2000

Frank Lovelady, P.E.
300 Alamosa NW
Albuquerque, NM 87107

RE: OFFICE/WAREHOUSE FACILITY, HERMANSON COSTRUCTION (C17-D107). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED SEPTEMBER 20, 2000.

Dear Mr.Lovelady:

Based on the information provided on your September 20, 2000 submittal, the above referenced project is approved for Certificate of Occupancy.

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

Sincerely,

John P. Murray, P.E.
Hydrology

c: Whitney Reierson
File

CERTIFICATION - OFFICE/WAREHOUSE

APPLICANT'S NAME FOR HERMANSON CONST ZONE ATLAS/DRNG. FILE #. C-17 / D 107

DRB # _____ EPC # _____ WORK ORDER #. _____

LEGAL DESCRIPTION TRACT 3-A-3 LANDS OF LOS ANGELES INVESTORS

CITY ADDRESS: _____

ENGINEERING FIRM: FRANK D. LOVELADY P.E. CONTACT: FRANK LOVELADY

ADDRESS: 300 ACAMOSA NW PHONE: 345-2267

OWNER: HERMANSON CONSTRUCTION CONTACT: GERALD HERMANSON

ADDRESS: 4923 PASEO DELNORTE NE PHONE: 299-4225

ARCHITECT: KEN HOVEY CONTACT: KEN HOVEY

ADDRESS: 3808 SIMMS AVE. SE PHONE: 254-0083

SURVEYOR: HARRIS SURVEYING CO. CONTACT: TONY HARRIS

ADDRESS: 2412 MONROE NE PHONE: 889-8056

CONTRACTOR: CAMBRO CONSTRUCTION CONTACT: Bob DOOSE

ADDRESS: 7424 2ND NW PHONE 345-1133

TYPE OF SUBMITTAL:

- __ DRAINAGE REPORT
- __ DRAINAGE PLAN
- __ CONCEPTUAL GRADING & DRAINAGE PLAN
- __ GRADING PLAN
- __ EROSION CONTROL PLAN
- ✓ ENGINEER'S CERTIFICATION
- __ OTHER _____

PRE-DESIGN MEETING:

- __ YES
- __ NO
- __ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- __ SKETCH PLAT APPROVAL
- __ 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
- ✓ CERTIFICATE OF OCCUPANCY APPROVAL
- __ GRADING PERMIT APPROVAL
- __ PAVING PERMIT APPROVAL
- __ S.A.D. DRAINAGE REPORT
- __ DRAINAGE REQUIREMENTS
- __ SUBDIVISION CERTIFICATION
- __ OTHER _____ (SPECIFY)

DATE SUBMITTED. SEPT 20, 2000

BY. Frank D. Lovelady

Revised 02/98

RECEIVED
SEP 20 2000
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 29, 1998

Frank Lovelady, P.E
300 Alamosa NW
Albuquerque, NM 87107

RE: OFFICE/WAREHOUSE FACILITY (C17-D107). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED NOVEMBER 20, 1998.

Dear Mr. Lovelady:

Based on the information provided on your November 20, 1998 submittal, the above referenced project is approved for the 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

DRAINAGE INFORMATION SHEET

107

PROJECT TITLE: OFFICE/WAREHOUSE FOR HERMANSON CONST ZONE ATLAS/DRNG. FILE #: C-17 / D-~~19~~

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

LEGAL DESCRIPTION: Tract 3-A-3 LANDS OF LOS ANGELES INVESTORS

CITY ADDRESS: _____

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady

ADDRESS: 300 ALAMOSA NW 87107 PHONE: 345-2267

OWNER: HERMANSON CONST. CONTACT: _____

ADDRESS: 108 GEN. ARNOLD NE PHONE: 299-4225

ARCHITECT: KEN HOVEY CONTACT: KEN HOVEY

ADDRESS: 3808 SIMMS AVE SE PHONE: 254-0083

SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS

ADDRESS: 2412 MONROE NE PHONE: 889-8056

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

___ OTHER

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ 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

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ GRADING PERMIT APPROVAL

___ PAVING PERMIT APPROVAL

___ S.A.D. DRAINAGE REPORT

___ DRAINAGE REQUIREMENTS

___ OTHER _____ (SPECIFY)

RECEIVED
NOV 20 1998
HYDROLOGY SECTION

DATE SUBMITTED: November 20, 1998

BY: Frank D. Lovelady