

# CITY OF ALBUQUERQUE



June 20, 2008

Ronald Ray Bohannon, P.E.  
**Tierra West, LLC.**  
5571 Midway Park Place N.E.  
Albuquerque, NM 87109

**Re: Paseo Nuevo, 8220 San Pedro NE,**  
**Approval of Permanent Certificate of Occupancy (C.O.), Engineer's Stamp**  
**dated 07/10/07 & 1-4-07 (C-18/D074)**  
**Certification dated 6/11/08**

Mr. Bohannon,

P.O. Box 1293

Based upon the information provided in your submittal received 6/11/08, 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,

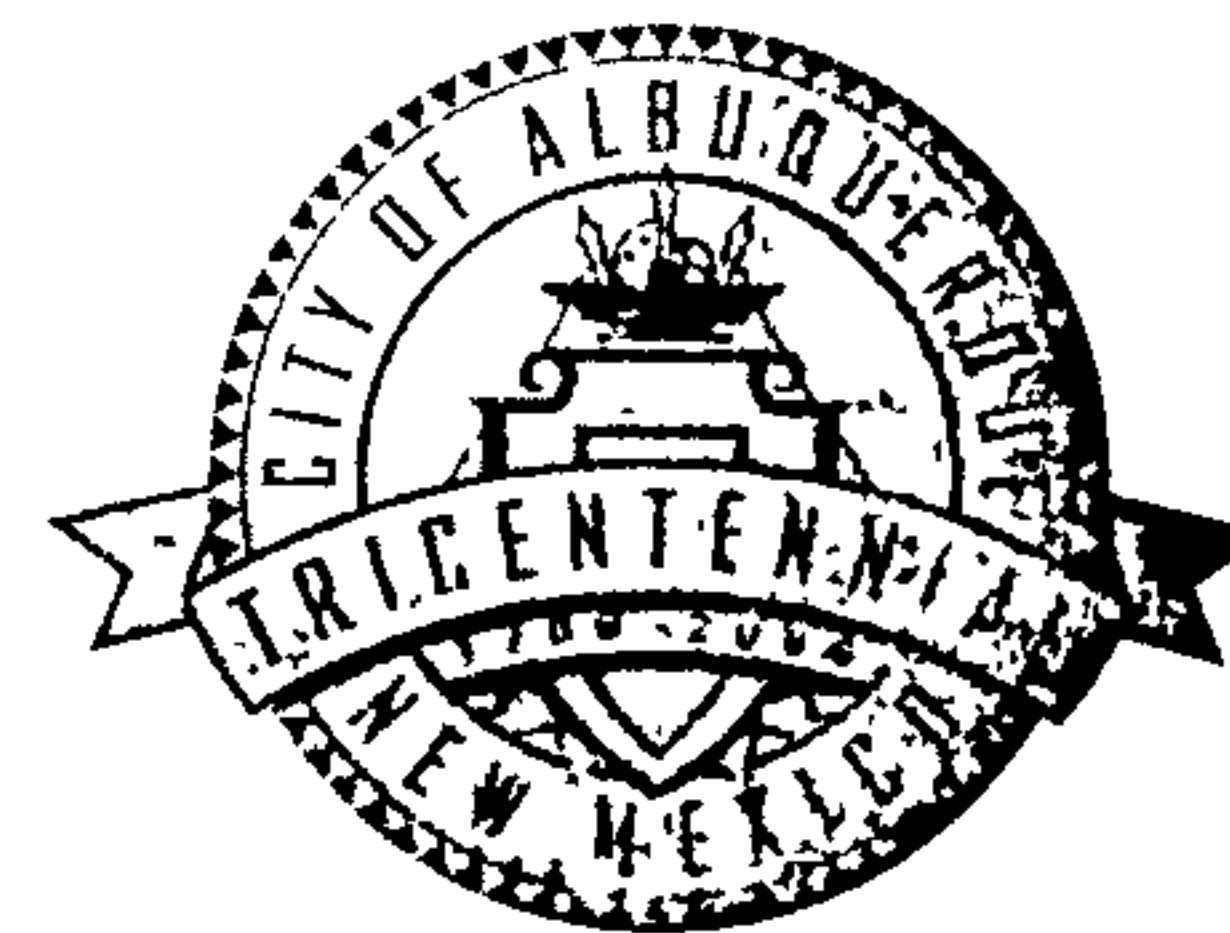
Timothy E. Sims

www.cabq.gov

Plan Checker  
Development and Building Services

C: CO Clerk – Katrina Sigala  
File

# CITY OF ALBUQUERQUE



January 22, 2007

Ronald R. Bohannon, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Paseo Nuevo Grading and Drainage Plan**  
**Engineer's Stamp dated 1-4-07 (C18/D74)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 1-4-07, 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.

P.O. Box 1293

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

Albuquerque

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

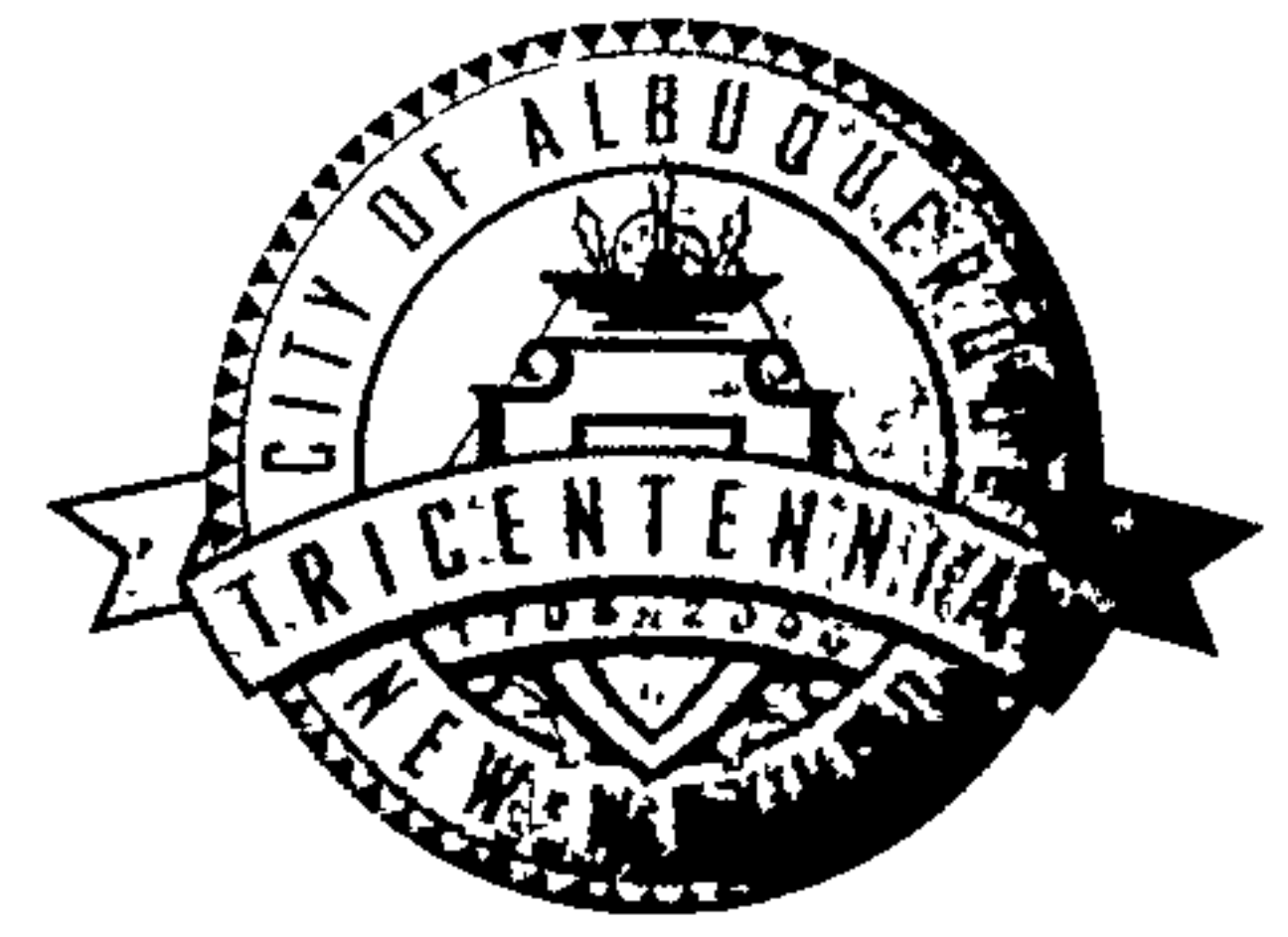
Sincerely,

Curtis A. Cherne, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

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

C: file

# CITY OF ALBUQUERQUE



August 23, 2006

Ronald R. Bohannon, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Paseo Nuevo Grading and Drainage Plan**  
**Engineer's Stamp dated 8-21-06 (C18/D74)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 8-10-06, the above referenced plan is approved for Grading Permit, Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

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 924-3695.

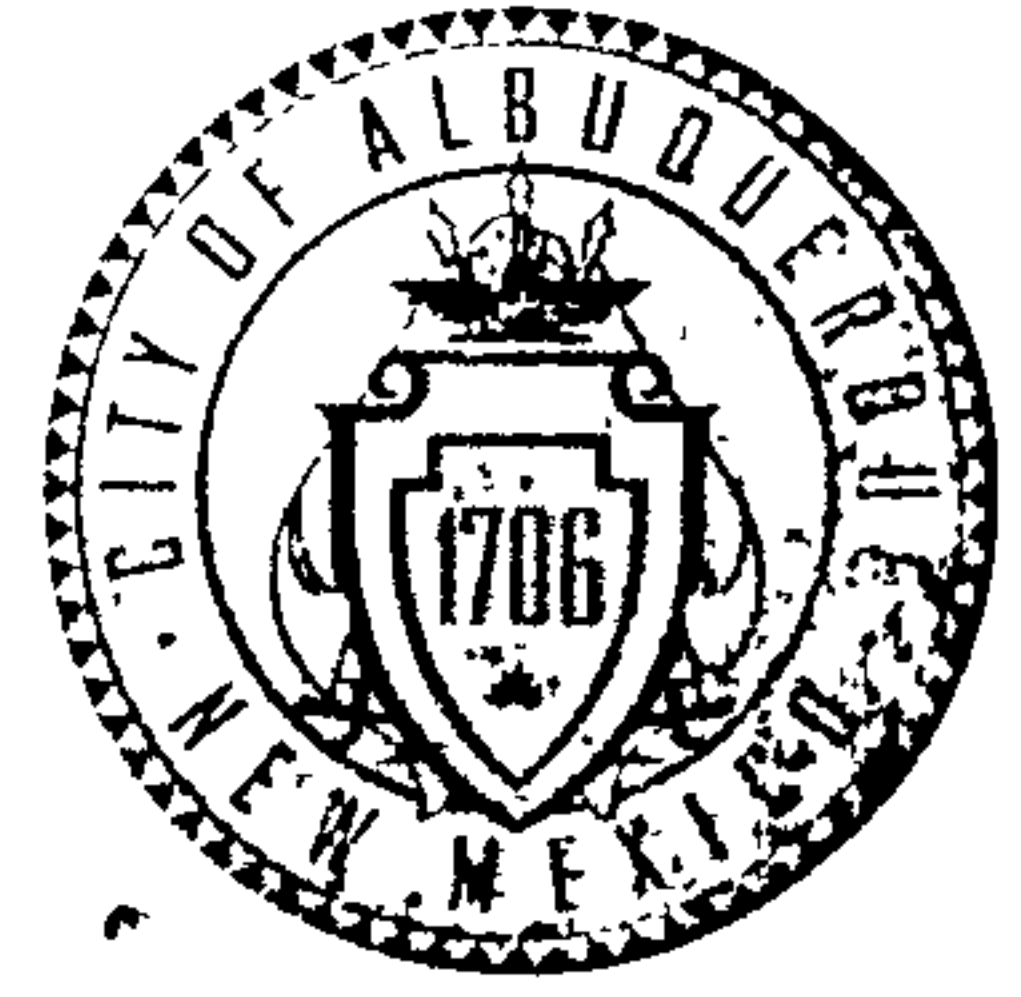
Sincerely,

Curtis A. Cherne, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

*But*

C: file  
Charles Caruso, DMD  
Antoinette Baldonado, Excavation and Barricading  
Edward Elwell, Street/Storm Drain Maintenance

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

May 9, 2008

J. David Dekker, Registered Architect  
Studio SW Architects  
2101 Mountain Road NW  
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Paseo Nuevo Office Complex, [C-18 / D074]  
8220 San Pedro NE  
Architect's Stamp Dated 05/09/08

PO Box 1293

Dear Mr. Dekker:

Albuquerque

The TCL / Letter of Certification submitted on May 8, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

Sincerely,

www.cabq.gov

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

c: Engineer  
Hydrology file  
CO Clerk

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Paseo Nuevo Office Complex

ZONE MAP/DRG. FILE #: C18/D74

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: 8220 SAN PEDRO  
Lots 1, 2, 3, 30, 31 & 32, Tract A, Block 34 of North Albuquerque Acres

CITY ADDRESS: Northeast corner of San Pedro Drive and Holly Avenue

ENGINEERING FIRM: Tierra West, LLC

CONTACT: RONALD R. BOHANNAN / JON NISKI

ADDRESS: 8509 Jefferson NE

PHONE: (505) 858-3100

CITY, STATE: Albuquerque, NM

ZIP CODE: 87113

OWNER: San Pedro Equities LLC

CONTACT: Skip Skarsgard / Josh Skarsgard

ADDRESS: 4101 Indian School Road NE, #400

PHONE: 262-2323

CITY, STATE: Albuquerque, NM

ZIP CODE: 87110

ARCHITECT: Studios SW Architects

CONTACT: Daniel Puzak

ADDRESS: 2101 Mountain Rd NW

PHONE: 843-9639

CITY, STATE: Albuquerque, NM

ZIP CODE: 87102

SURVEYOR: N/A

CONTACT: N/A

ADDRESS: N/A

PHONE: N/A

CITY, STATE: N/A

ZIP CODE: N/A

CONTRACTOR: N/A

CONTACT: N/A

ADDRESS: N/A

PHONE: N/A

CITY, STATE: N/A

ZIP CODE: N/A

## CHECK TYPE OF SUBMITTAL:

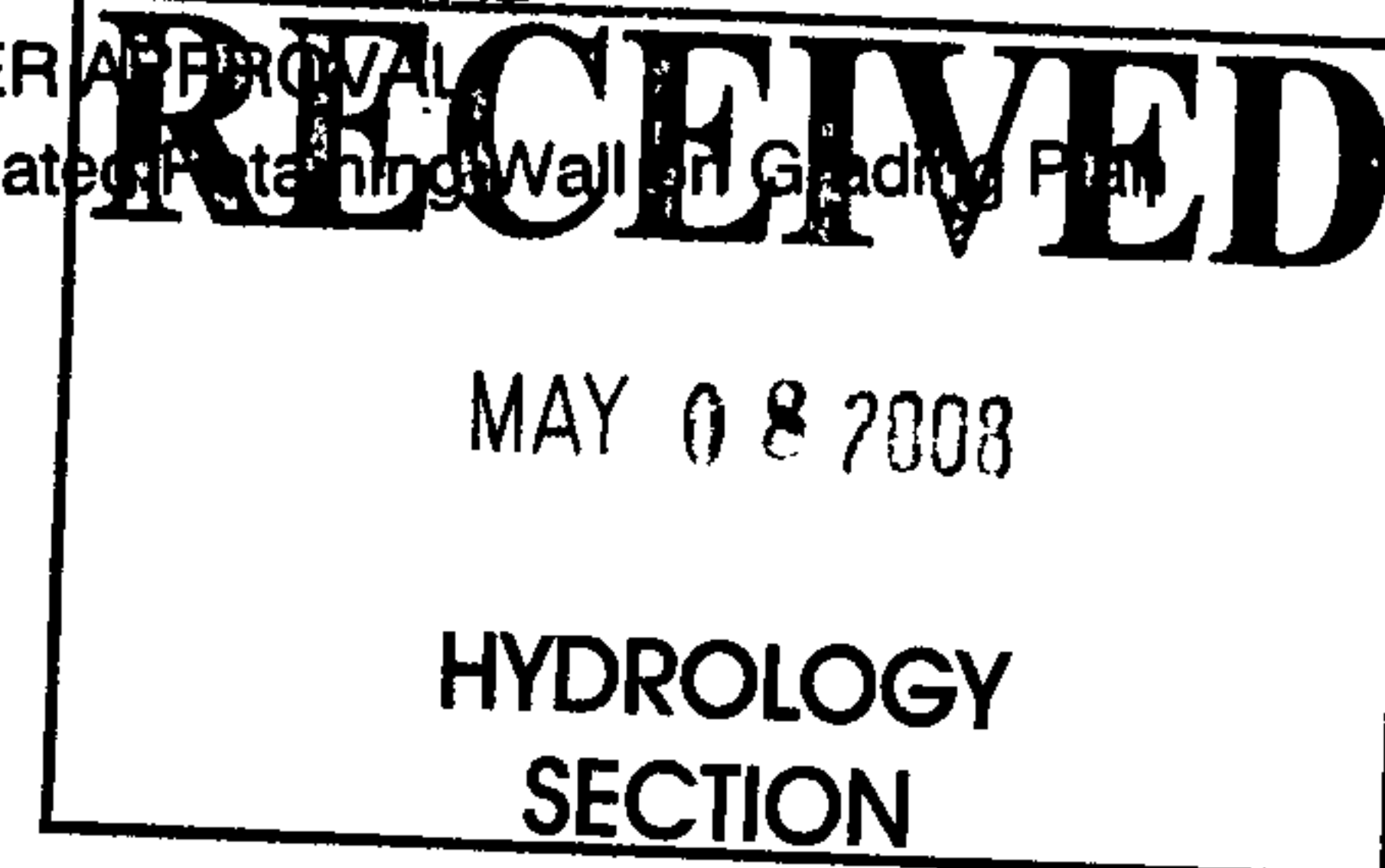
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER: SO-19

## 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER: Updated Retaining Wall on Grading Plan

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 5/7/2008

BY: Daniel Puzak

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 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.

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Paseo Nuevo Office Complex  
DRB: 1004974 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: C18/D74  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1, 2, 3, 30, 31 & 32, Tract A, Block 34 of North Albuquerque Acres  
CITY ADDRESS: Northeast corner of San Pedro Drive and Holly Avenue

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN / JON NISKI  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: San Pedro Equities LLC  
ADDRESS: 4101 Indian School Road NE, #400  
CITY, STATE: Albuquerque, NM

CONTACT: Skip Skarsgard / Josh Skarsgard  
PHONE: 262-2323  
ZIP CODE: 87110

ARCHITECT: Studios SW Architects  
ADDRESS: 2101 Mountain Rd NW  
CITY, STATE: Albuquerque, NM

CONTACT: Daniel Puzak  
PHONE: 843-9639  
ZIP CODE: 87102

SURVEYOR: N/A  
ADDRESS: N/A  
CITY, STATE: N/A

CONTACT: N/A  
PHONE: N/A  
ZIP CODE: N/A

CONTRACTOR: N/A  
ADDRESS: N/A  
CITY, STATE: N/A

CONTACT: N/A  
PHONE: N/A  
ZIP CODE: N/A

## 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
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER: SO-19

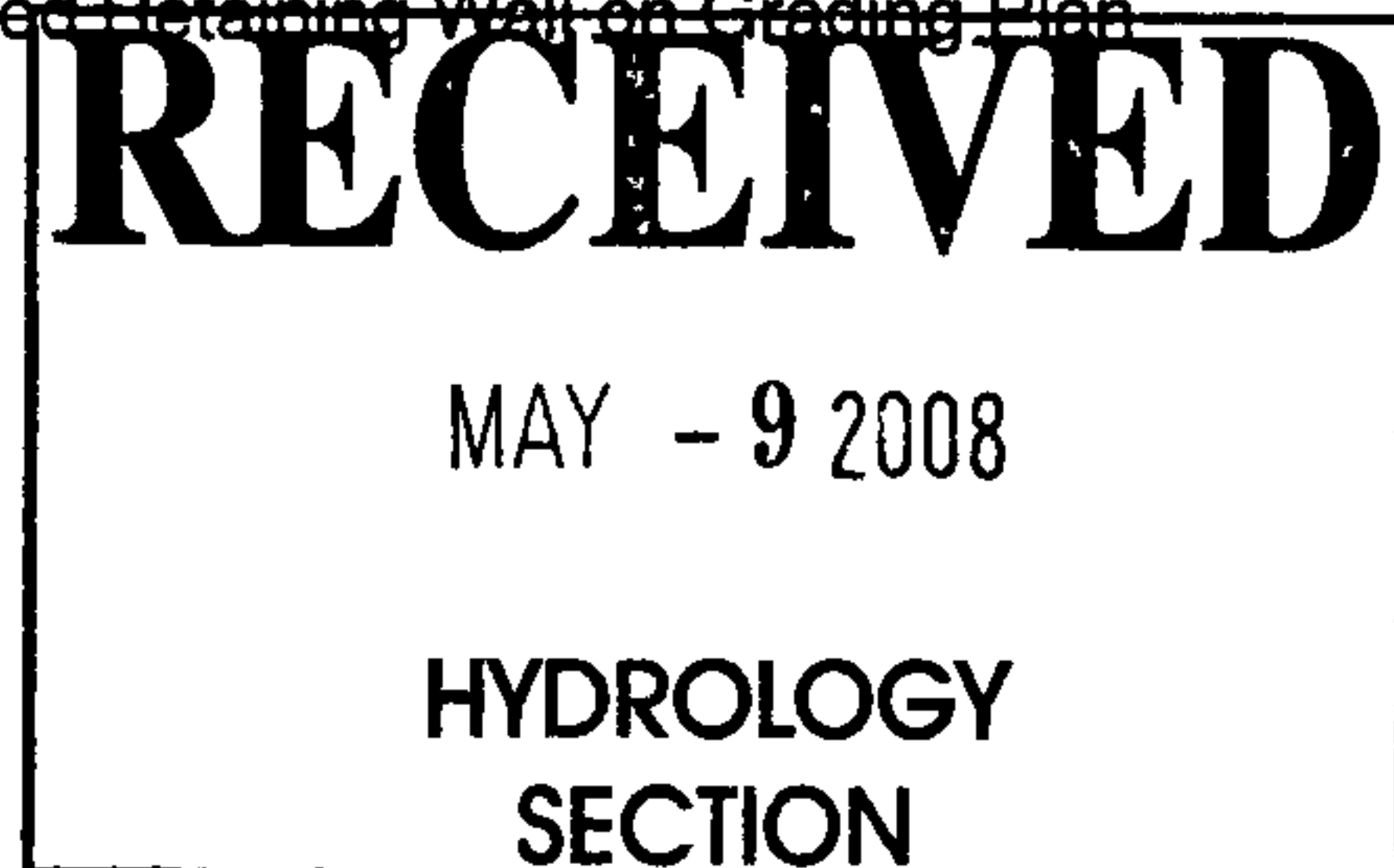
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER: Updated Retaining Wall on Grading Plan

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 5/9/2008 BY: Daniel Puzak



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 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.



Studio Southwest  
Architects Inc.

## TRAFFIC CERTIFICATION

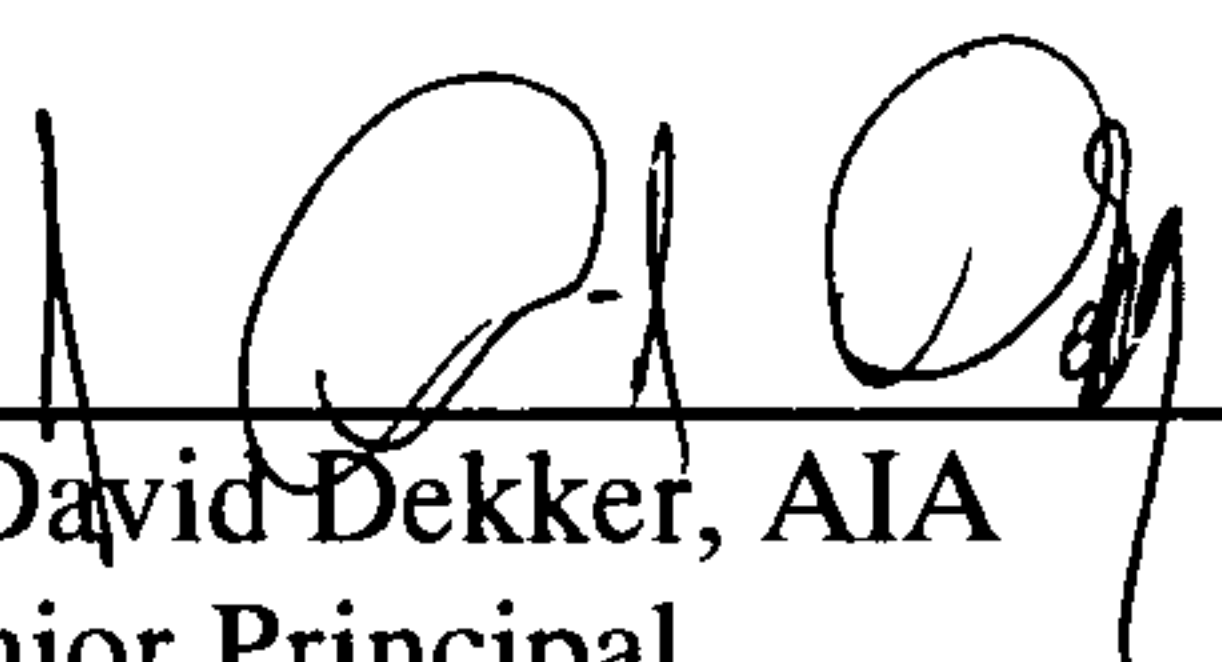
I, J. DAVID DEKKER, NMRA 1463, OF THE FIRM STUDIO SOUTHWEST ARCHITECTS, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 08/30/06. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED DAVE DEKKER OF THE FIRM STUDIO SOUTHWEST ARCHITECTS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05/07/08 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.

### -EXCEPTIONS TO ORIGINAL DOCUMENT

- 1.) SIDEWALKS OFF OF HOLLY WERE NOT INSTALLED DUE TO PHASE 2 PADS NOT CURRENTLY DEVELOPED.
- 2.) SECOND ENTRY RAMP TO UPPER LEVEL PARKING DECK ON SOUTH SIDE WAS DELETED IN APPROVED AA DATED 8/3/07.
- 3.) PATIOS ON WEST SIDE OF BUILDING WERE ALSO ADDED IN APPROVED AA DATED 8/3/07.
- 4.) BIKE RACKS ARE IN A LOCATION NORTH OF WHAT IS INDICATED ON PLAN.

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 DOCUMENTS ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

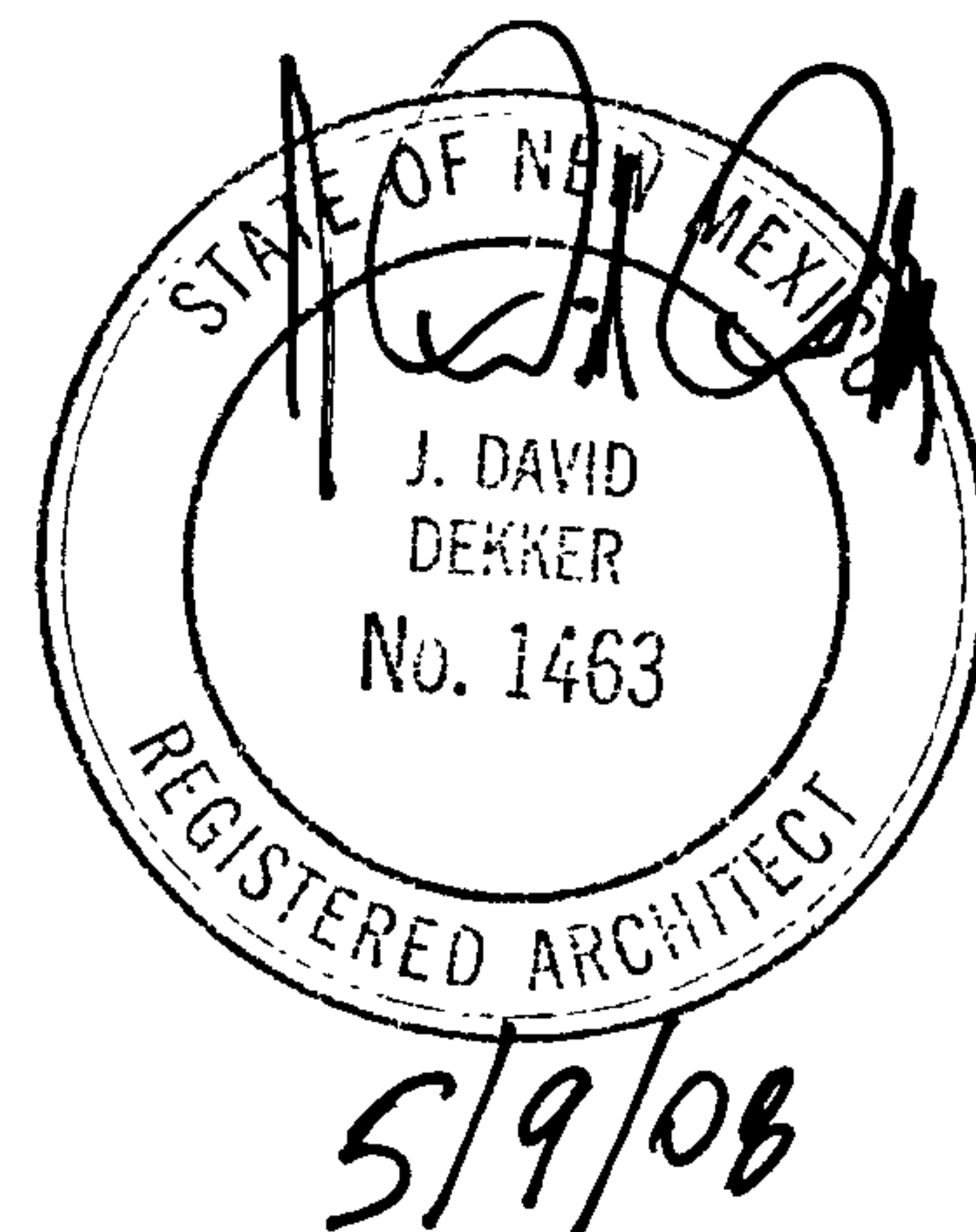
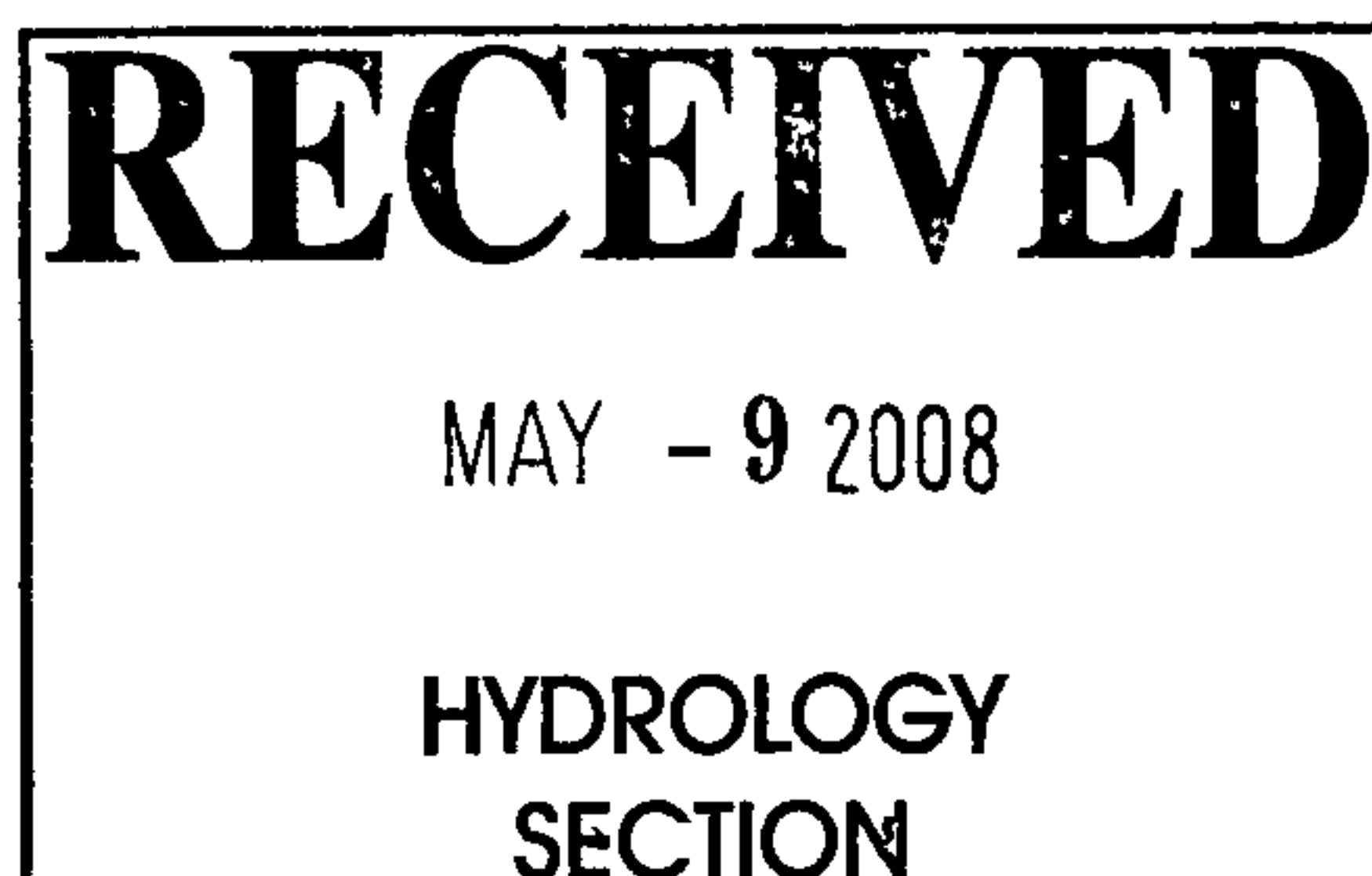
Albuquerque  
2101 Mountain Road NW  
Albuquerque, NM 87104  
T 505.843.9639  
F 505.843.9683  
mail@studioswarch.com

  
\_\_\_\_\_  
J. David Dekker, AIA  
Senior Principal

5/9/08  
Date

Santa Fe  
130 Grant Avenue, Suite 102  
Santa Fe, NM 87501  
T 505.982.7191  
F 505.992.0585  
mail@studioswarch.com

www.studioswarch.com



**REVISED  
DRAINAGE REPORT  
FOR**

***Paseo Nuevo  
Albuquerque, NM***

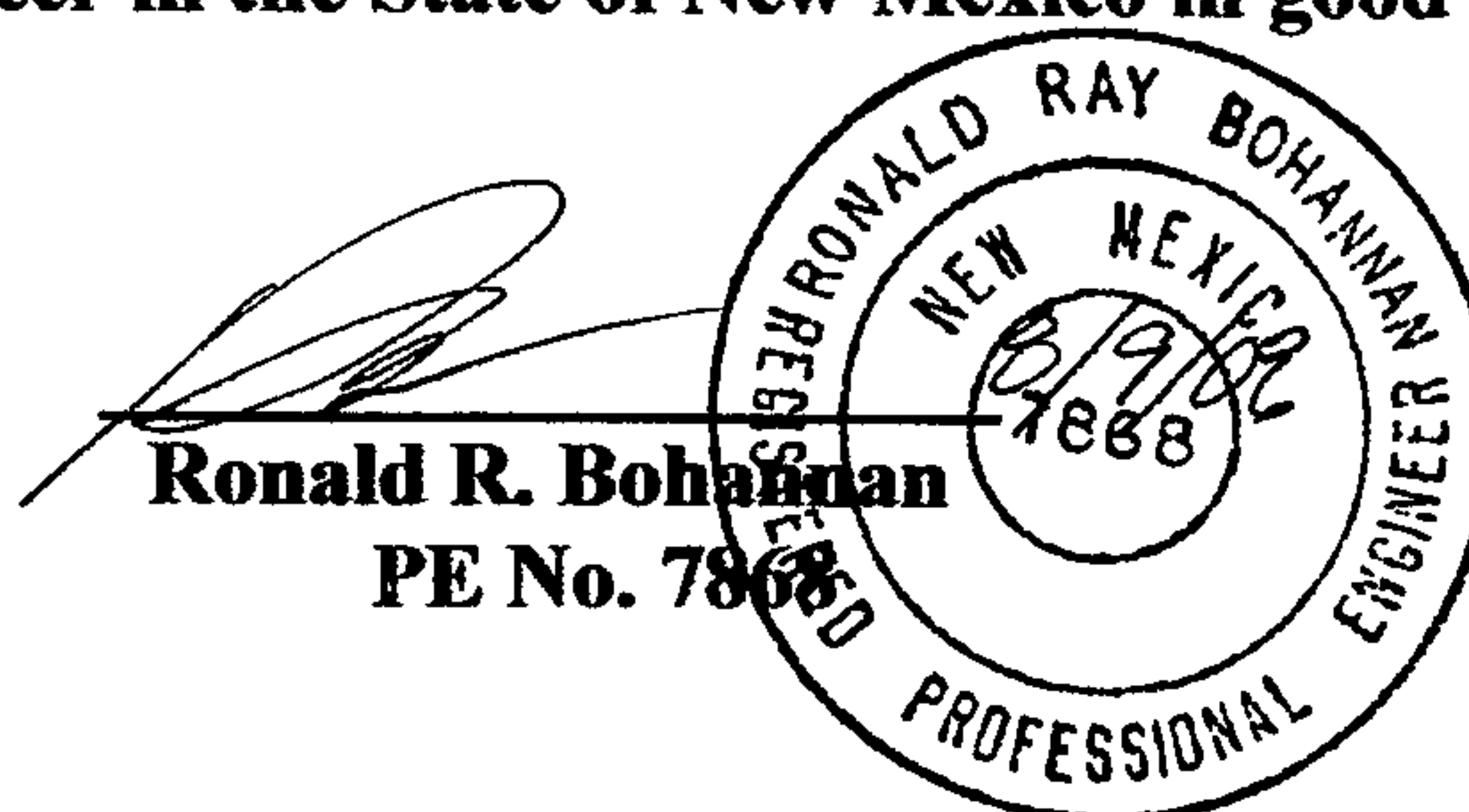
**Prepared by:**

**Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113**

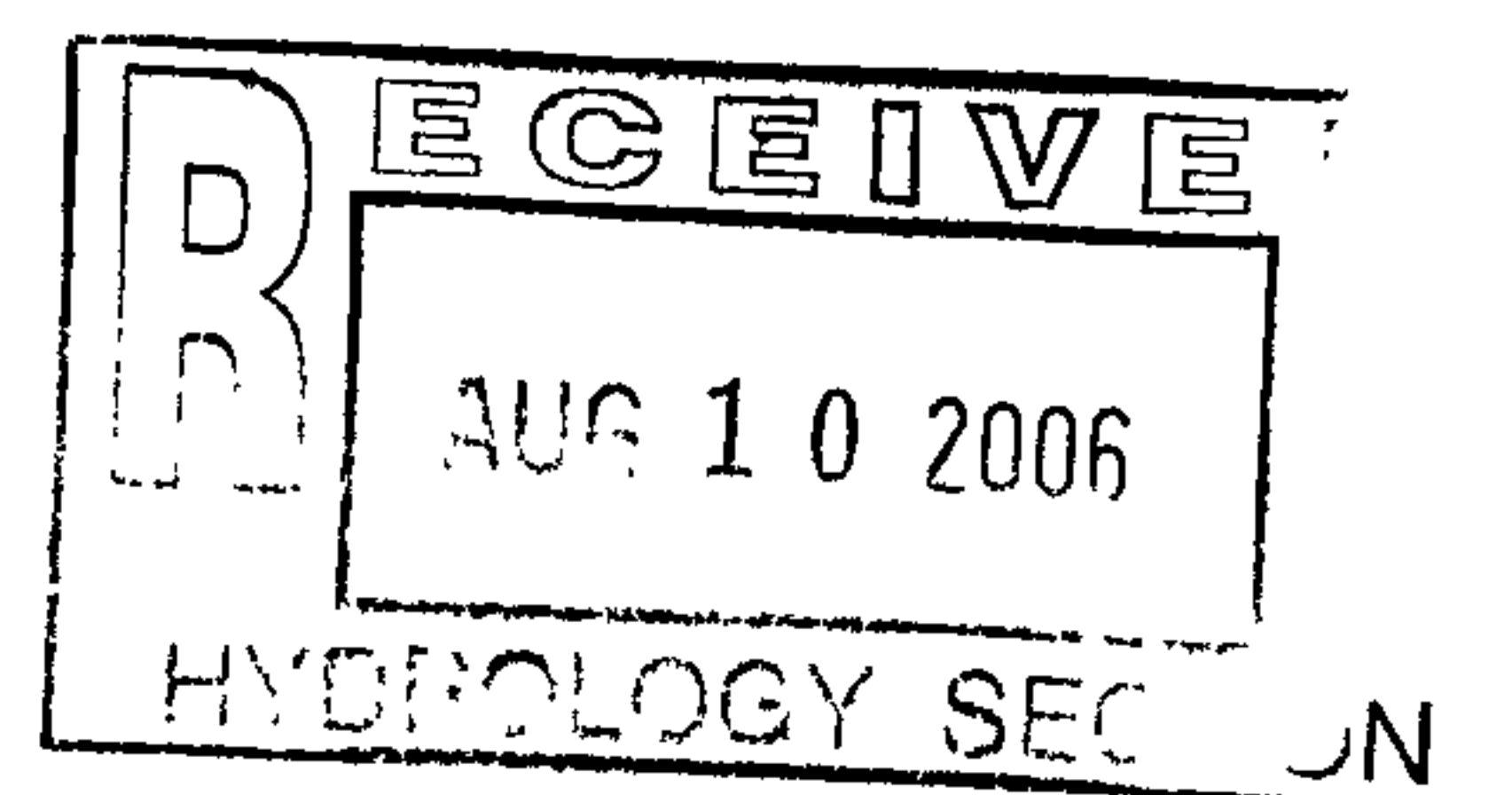
**Prepared for:  
San Pedro Equities LLC  
4101 Indian School Road NE, #400  
Albuquerque, NM 87110**

**August 2006**

**I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.**



**Job No 24100**



## **Prelude**

This report is being prepared at the request of the current owner, San Pedro Equities LLC, who proposes to develop a multi-story retail/office building on the subject property.

## **Location**

The subject site is located on the northeast corner of San Pedro Drive and Holly Avenue and consists of Lots 1, 2, 3, 30, 31 & 32 of Tract A, Block 34, North Albuquerque Acres. The exact location of the site is shown highlighted on the enclosed Zone Atlas page number C-18. The site will be built in one phase and contains 4.8272 acres, more or less.

## **Existing Drainage Conditions**

The site is currently undeveloped and is bordered by Holly Avenue on the south, Carmel Avenue on the north, San Pedro Drive on the west and the La Cueva Oeste Subdivision to the east.

The flows from the site sheet flow to the southwest corner of the site where they currently pond. There are no flows currently entering the site from the north, south east and west.

## **Flood Plain**

The site is located on FIRM Map 35001C0137F as shown on the attached excerpt. The map shows that the site does not lie within a flood plain.

## **Proposed Drainage Management Plan**

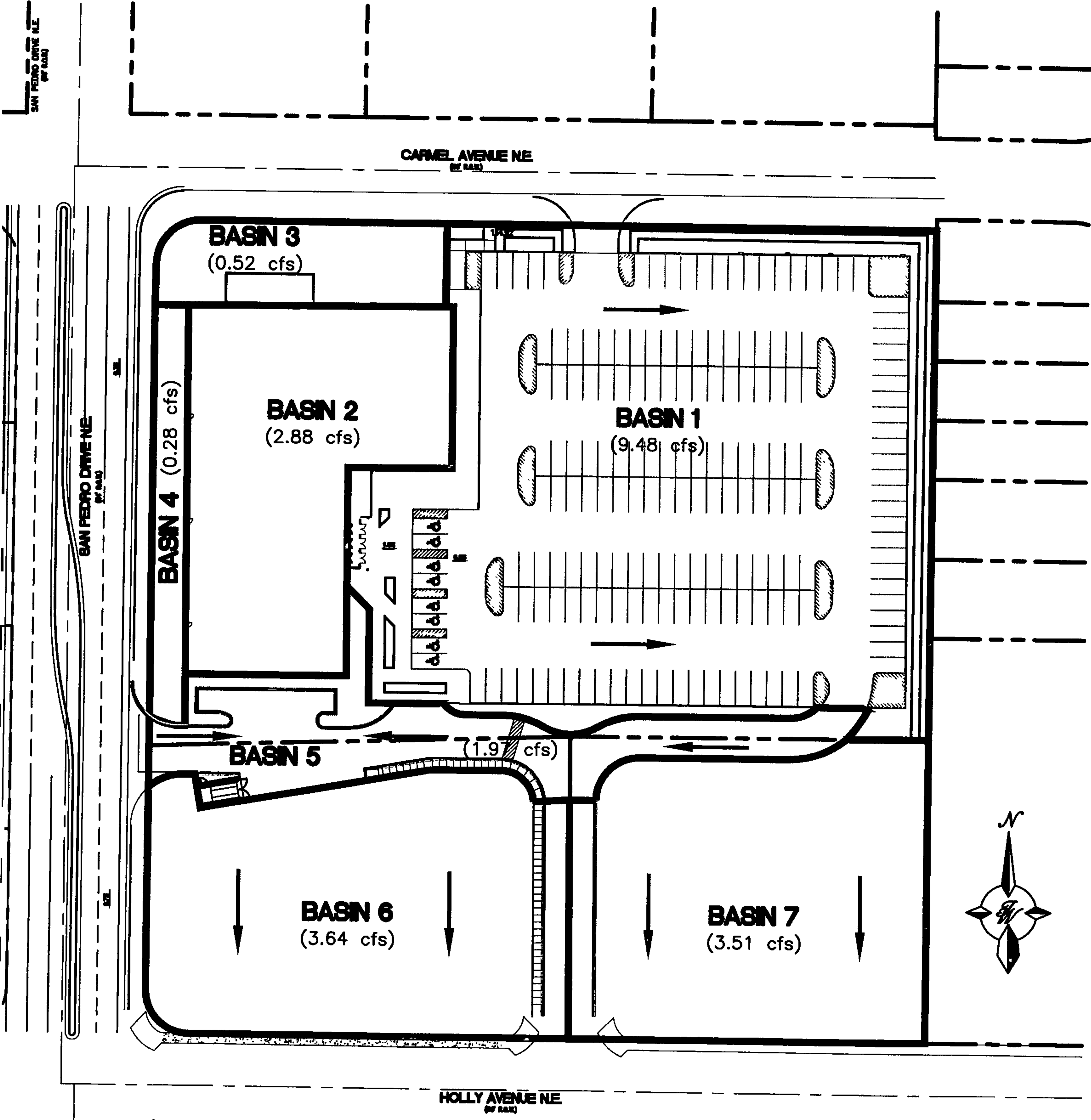
As shown on the attached exhibit, the proposed site is divided into 7 onsite basins. Based on the approved Conceptual Drainage Report for the Holly Avenue Improvements (C18/D72) dated March 2006, this site is allowed to discharge 22.66 cfs to the Holly Avenue and San Pedro Drive storm sewer system.

Basin 1 consists primarily of a parking structure and will sheet flow the east and be captured in drain lines extending to the storm sewer system on the ground level and routed to the storm sewer in Holly Avenue. Basin 2 consists of the building and this drainage will be captured in the storm sewer as well. Basins 3 and 4 will drain to landscape drains and into the storm sewer system. Basin 5 will flow to a drop inlet which will be routed to the storm sewer in Holly Avenue. Basins 6 and 7 will sheet flow to Holly Avenue and enter existing drop inlets.

This site will now discharge 22.28 cfs to the Holly Avenue system, which is less than the 22.66 cfs allowed.

## **Calculations**

The weighted E method from the “City of Albuquerque Development Process Manual Volume 11 – Design Criteria, 1997 Revision” was used to calculate the runoff and volume for the site. The site was further analyzed using the AHYMO program routing the flows through the site.



**PROPOSED BASIN MAP**

## **Summary**

This site will discharge a total of 22.28 cfs to the Holly Avenue storm sewer system. Basins 1, 2, 3, 4 and 5 will be routed through a storm sewer while Basins 6 and 7 will sheet flow to Holly Avenue.

The development of this site is consistent with the DPM, Chapter 22, Hydrology section. Since this site encompasses more than 1 acre an NPDES permit will be required in addition to a Top Soil Disturbance Permit prior to any construction activity.

## Weighted E Method

### Developed On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	86,031	1.98	0%	0	9%	0.18	0%	0.00	91%	1.80	2.230	0.367	9.48	1.397	0.230	6.30
2	24,961	0.57	0%	0	0%	0.00	0%	0.00	100%	0.57	2.360	0.113	2.88	1.500	0.072	1.94
3	7,894	0.18	0%	0	89%	0.16	0%	0.00	11%	0.02	1.078	0.016	0.52	0.485	0.007	0.26
4	4,752	0.11	0%	0	100%	0.11	0%	0.00	0%	0.00	0.920	0.008	0.28	0.360	0.003	0.13
5	17,060	0.39	0%	0	0%	0.00	0%	0.00	100%	0.39	2.360	0.077	1.97	1.500	0.049	1.33
6	34,971	0.80	0%	0	20%	0.16	0%	0.00	80%	0.64	2.072	0.139	3.64	1.272	0.085	2.37
7	33,725	0.77	0%	0	20%	0.15	0%	0.00	80%	0.62	2.072	0.134	3.51	1.272	0.082	2.28
											4.81			22.28		

### Equations:

$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

Excess Precipitation, E (Inches)		
Zone3	100-Year	10 - Year
E <sub>a</sub>	0.66	0.19
E <sub>b</sub>	0.92	0.36
E <sub>c</sub>	1.29	0.62
E <sub>d</sub>	2.36	1.50

Peak Discharge (cfs/acre)		
Zone 3	100-Year	10 - Year
Q <sub>a</sub>	1.87	0.58
Q <sub>b</sub>	2.60	1.19
Q <sub>c</sub>	3.45	2.00
Q <sub>d</sub>	5.02	3.39

## Pipe Capacity

Pipe	D (in)	Slope (%)	Area (ft^2)	R	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
1	12	0.85	0.79	0.250	3.29	2.37	3.02
2	18	0.85	1.77	0.375	9.71	9.48	5.36
3	24	0.60	3.14	0.500	17.57	9.48	3.02
4	24	0.60	3.14	0.500	17.57	9.48	3.02
5	24	0.60	3.14	0.500	17.57	15.13	4.82
6	10	0.84	0.55	0.208	2.02	1.63	2.99
7	12	0.84	0.79	0.250	3.28	3.04	3.87
8	12	0.84	0.79	0.250	3.28	3.68	4.69
9	18	0.60	1.77	0.375	8.16	5.65	3.20
10	18	0.60	1.77	0.375	8.16	5.65	3.20

Manning's Equation:

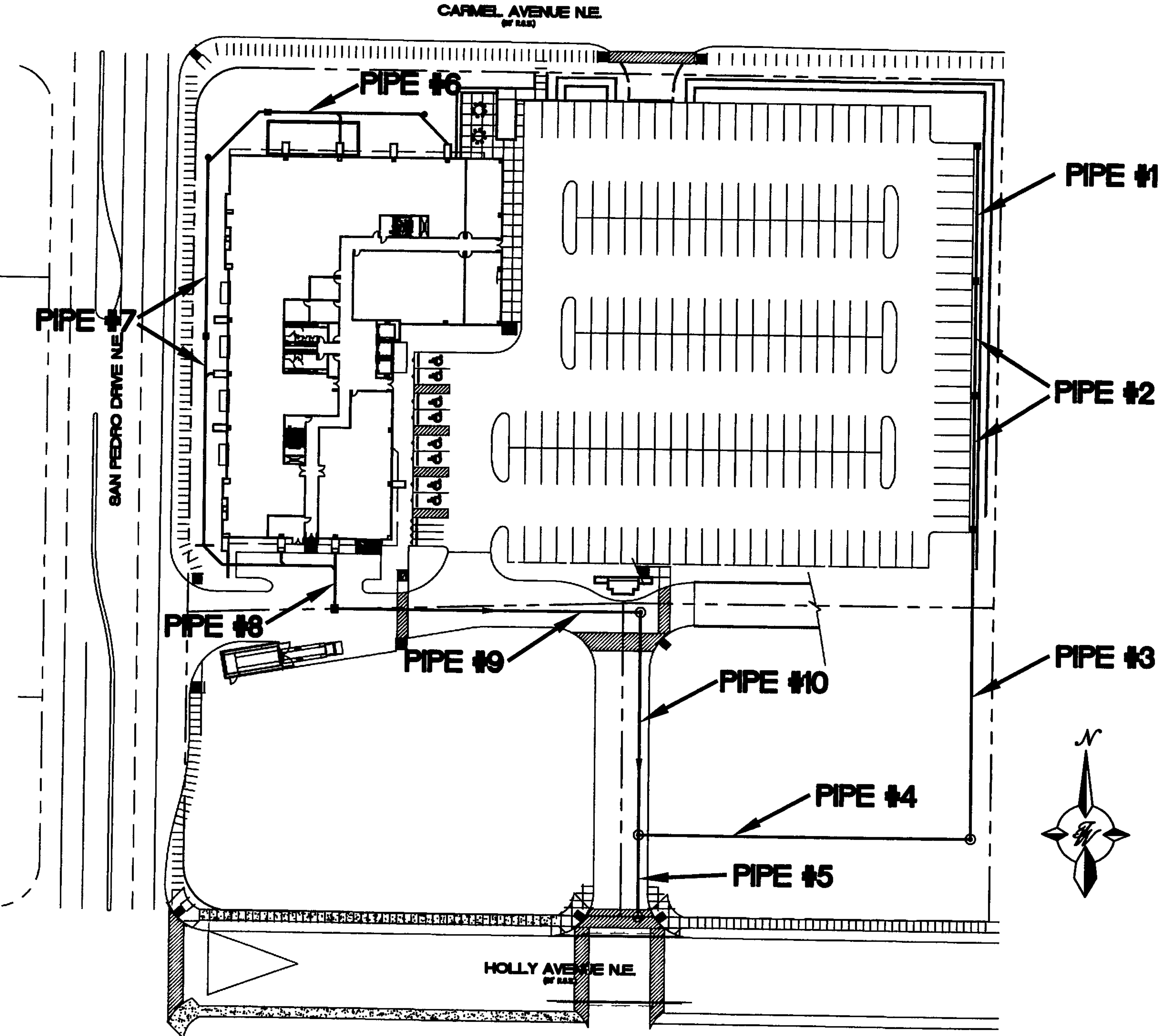
$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area

R = D/4

S = Slope

n = 0.013



**PIPE ANALYSIS MAP**