

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

May 5, 2008

Claudio Antonio Vigil, Registered Architect  
Claudio Vigil Architects  
1801 Rio Grande Blvd NW  
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Brunacini Journal West Bldg. 'A', [D-17 / D003AA6]  
3721 Rutledge St. NE  
Architect's Stamp Dated 05/02/08

Dear Mr. Vigil:

The TCL/ Letter of Certification submitted on May 2, 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.

Sincerely,

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Bonnacin Bernal West-A Building ZONE MAP: D-17/D003AA 6  
 DRB#: 1003572 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

**LEGAL DESCRIPTION:**

CITY ADDRESS: 3721 Rutledge St. NE. Albuquerque NM

**ENGINEERING FIRM:**

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

**OWNER:**

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

**ARCHITECT:**

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: Hugo Castanda

PHONE: 842-1113

ZIP CODE: 87104

**SURVEYOR:**

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

**CONTRACTOR:**

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL SOUGHT:**

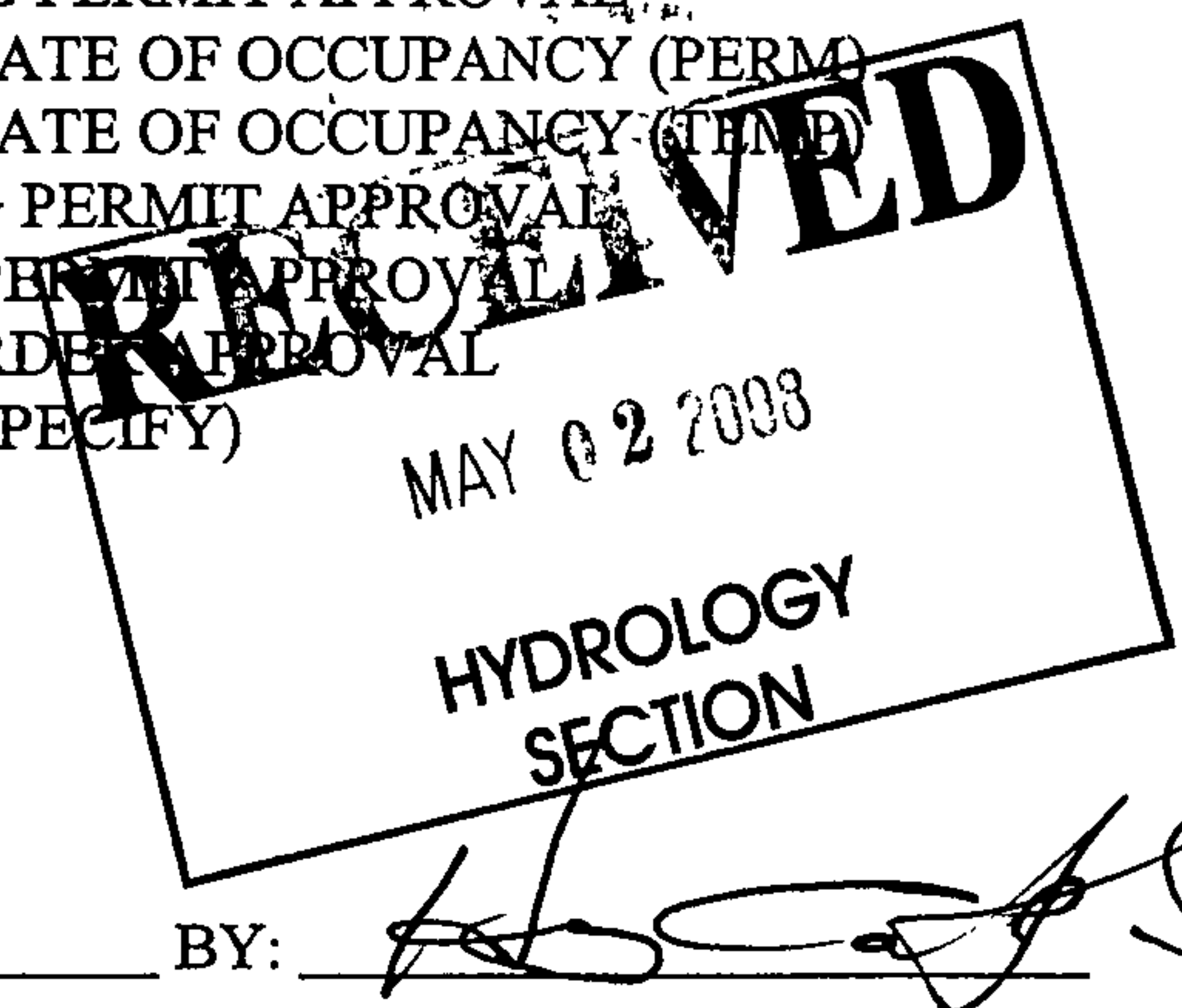
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE 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: 5/2/08

BY: \_\_\_\_\_



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.



May 1, 2008  
Traffic Engineer  
Development and Building Services  
600 2nd. St. N.W  
Albuquerque, New Mexico

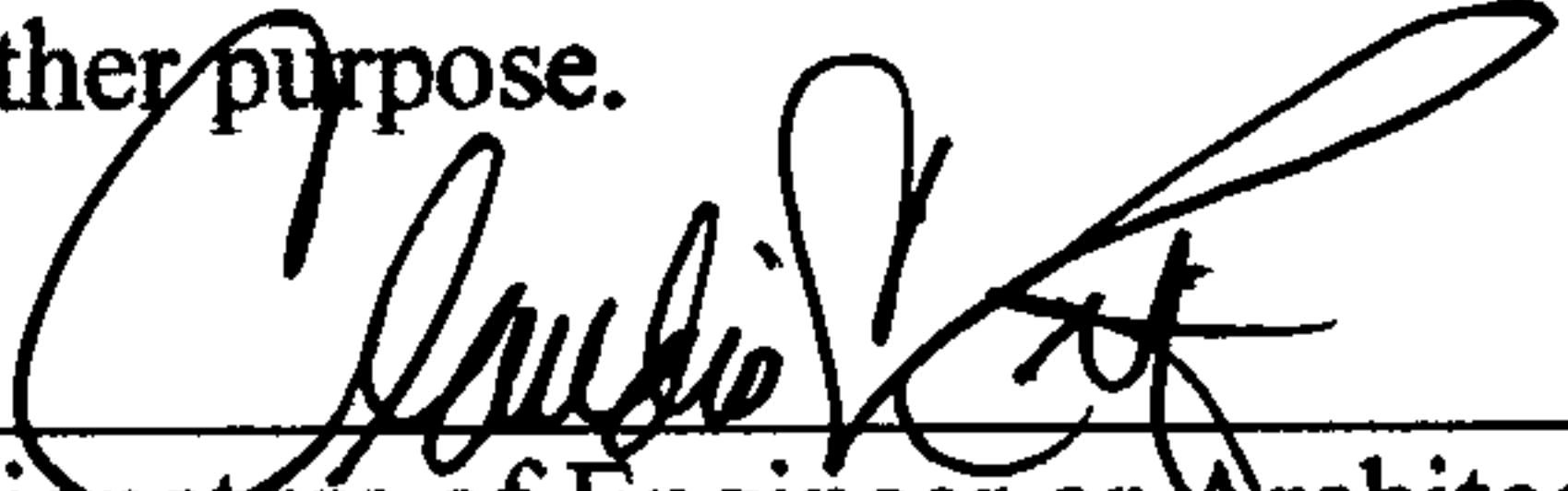
RE: TRAFFIC CERTIFICATION  
Brunacini Journal West Building 'A'  
3721 Rutledge St NE  
Albuquerque, NM

To whom it may concern:

I, Claudio Vigil, NM Registered Architect 1236, of the firm Claudio Vigil Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved site plan. The record information edited onto the original design document has been by Hugo Castaneda of the firm Claudio Vigil Architects. He has 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.

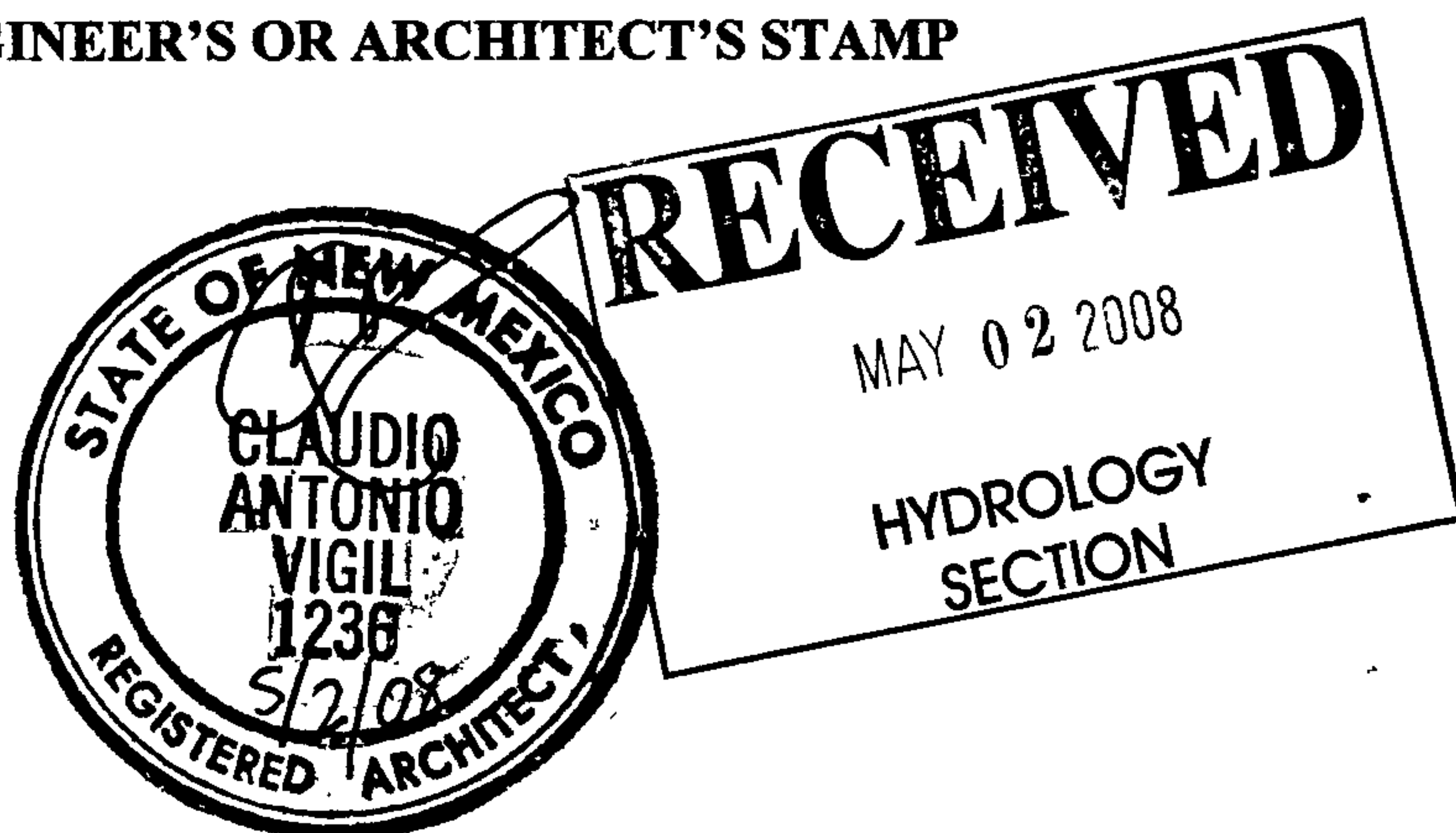
All work necessary to support the facility has been completed, and is in substantial compliance with the DRB approved site plan.

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 document are advised to obtain independent verification of its accuracy before using it for any other purpose.

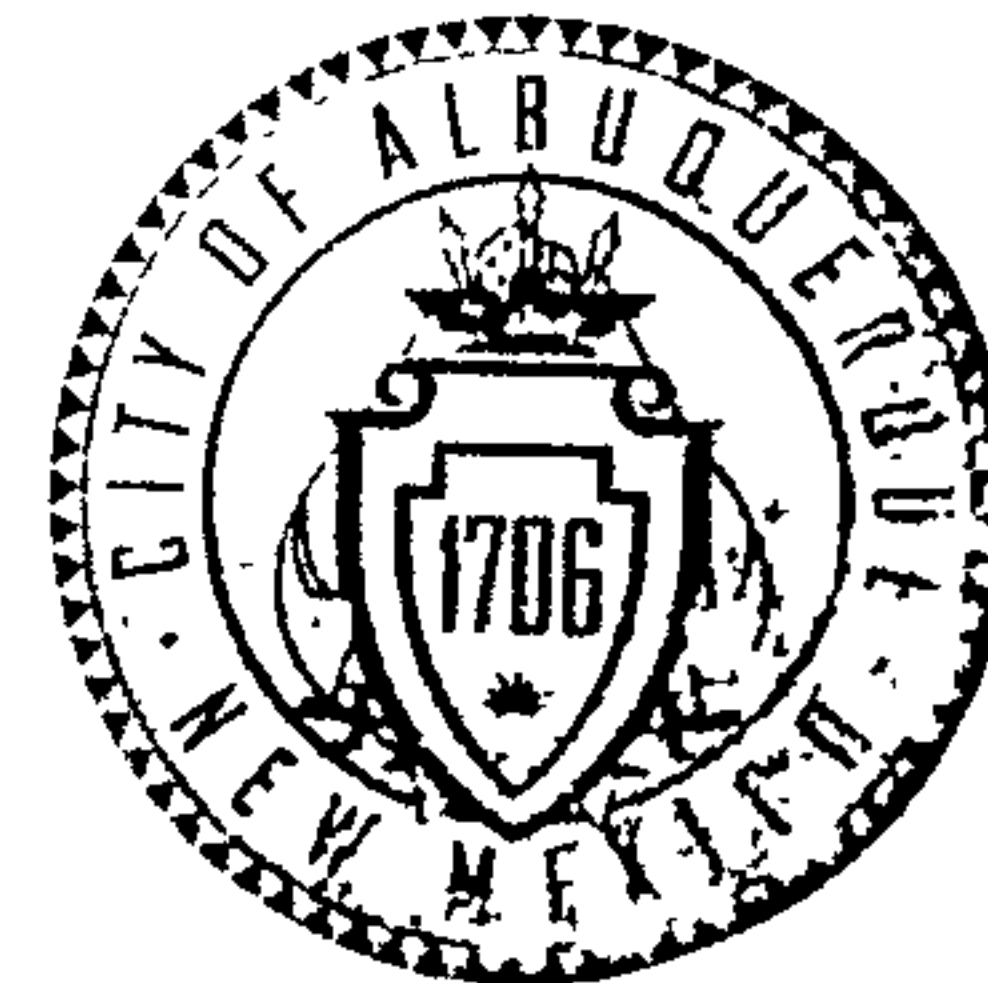
  
\_\_\_\_\_  
Signature of Engineer or Architect

5/2/08  
Date

ENGINEER'S OR ARCHITECT'S STAMP



# CITY OF ALBUQUERQUE



May 7, 2008

Daniel S. Aguirre, P.E.  
**Wilson & Company, Inc.**  
4900 Lang Ave. NW  
Albuquerque, NM 87109

**Re: Brunacini @ Journal Center Tract A-4, 3721 Rutledge St. NE,  
(D-17/D003AA6)**

**Approval of Permanent Certificate of Occupancy,**

**Engineer's Stamp Date 2/22/2007**

**Certification dated: 4-29-08**

Mr. Aguirre:

PO Box 1293

Based upon the information provided in your submittal received 4/29/08, 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.

NM 87103

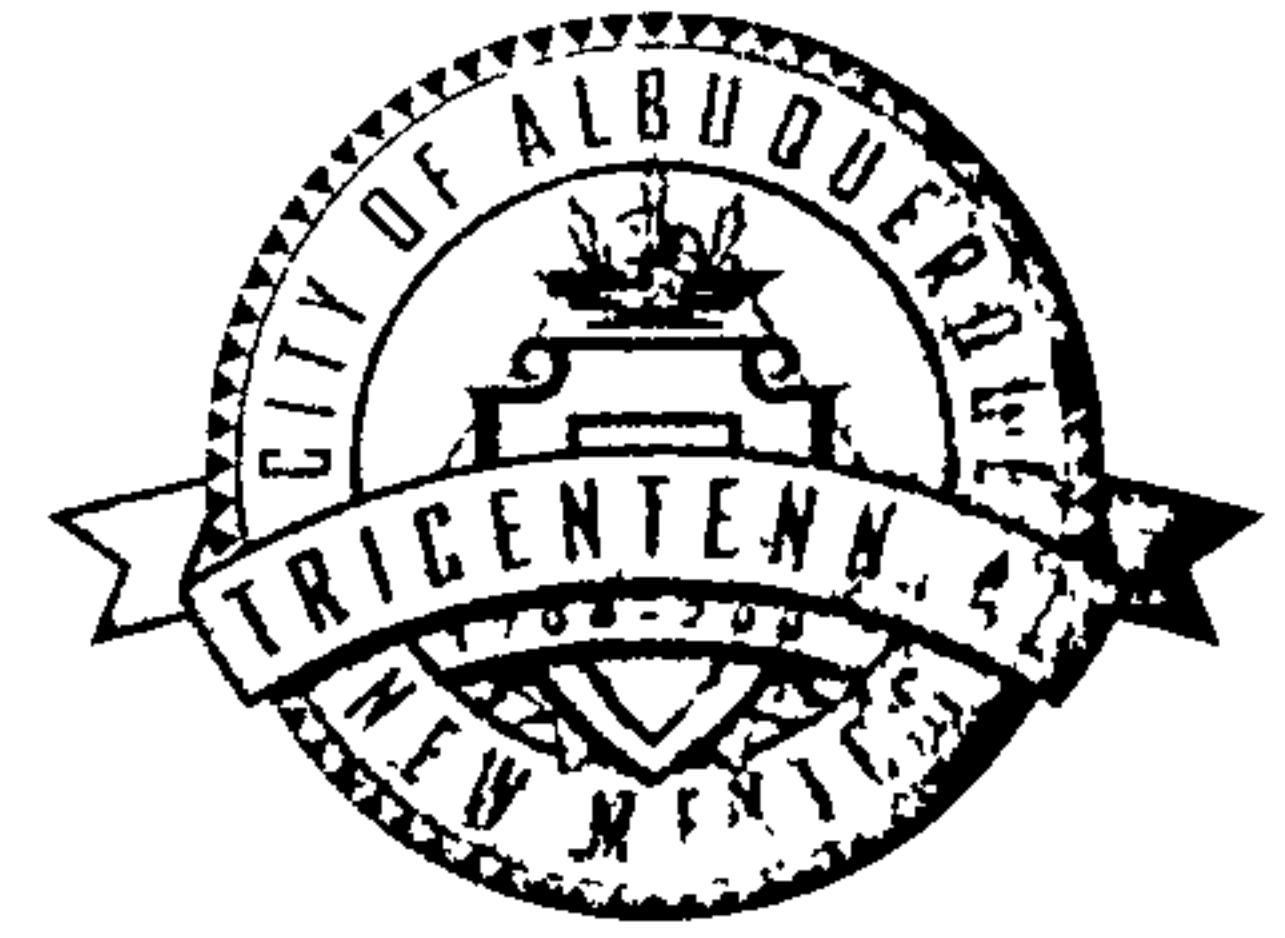
Sincerely,

Timothy E. Sims  
Plan Checker-Hydrology, Planning Dept  
Development and Building Services

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

C: CO Clerk—Katrina Sigala  
file

# CITY OF ALBUQUERQUE



August 28, 2006

Daniel S. Aguirre, P.E.  
Wilson & Company, Inc.  
4900 Lang Ave. NE  
Albuquerque, NM 87109

Re: Brunacini at Journal Center, Engineer's Stamp dated 11-7-06  
Tract A4 of the Journal Center Phase 2 Unit 2, (D17/D3AA6)

Dear Mr. Aguirre,

Based on the information contained in your submittal received on November 13, 2006, the above referenced plan is approved for Site Plan for Building Permit action by the DRB. If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.  
Senior Engineer  
Hydrology Section  
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

cc: file (D17/D3AA5)

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# CITY OF ALBUQUERQUE



March 13, 2007

Daniel S. Aguirre, P.E.  
Wilson & Company, Inc.  
4900 Lang Ave. NE  
Albuquerque, NM 87109

Re: Brunacini at Journal Center, Engineer's Stamp dated 2-22-07  
Tract A4 of the Journal Center Phase 2 Unit 2, (D17/D3AA6)

Dear Mr. Aguirre,

Based on the information contained in your revised calculations received on March 12, 2007, the above referenced plan is approved Building Permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645.

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.  
Senior Engineer  
Hydrology Section  
Development and Building Services

cc: file (D17/D3AA6)

P.O. Box 1293

Albuquerque

New Mexico 87103

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**Brunacini @ Journal Center - Tract A-4**

Mar-07

**Zone 2**

**100-yr Storm**

I= 5.05 in/hr

C (Treatment C) = .62

E (Treatment C) = 1.13

C (Treatment D) = .93

E (Treatment D) = 2.12

BASIN	AREA <sub>ac</sub>	Area C ac	Area D ac	Q <sub>C</sub> cfs	Q <sub>D</sub> cfs	Q <sub>(TOTAL)</sub> cfs	E <sub>Weighted</sub>	V <sub>360</sub> (ac-ft)	
202	1.23	0.13	1.11	0.39	5.19	5.58	2.019390244	0.207	
301	3.35	0.14	3.33	0.44	15.64	16.08	2.154331045	0.601	
Total	<b>4.58</b>					<b>21.66</b>		<b>0.81</b>	

The Interim Condition 1 Total Volume, created upon the build-out of Tract A-4, would be the volume total of 1.7 Ac-Ft as calculated for Tract A-1 (Approved Grading Plan for Tract A-1 dated 9-1-04) plus the Tract A-4 volume of .81 Ac-Ft, or 2.51 Ac-Ft. This yields a pond depth of approximately 5' on Tracts A-2 & A-3, whose combined area is 5.4 Ac. ( $2.51/5.4=.465$ ).

Should Tract A-2 build-out occur, the Interim Condition 2 Total Volume would change, since the volume from Tract A-1 and Basin 201 of Tract A-2 would discharge to the proposed outfall structure at their shared tract line (Approved Grading Plan for Tract A-2 dated 6-28-05). At that time, the Tract A-4 volume of .81 Ac-Ft would combine with the Tract A-2 volume to yield a total of 1.01 Ac-Ft. This volume, over the 2.97 acres of Tract A-3, would yield a pond depth of approximately 0.34'. ( $1.01/2.97=.34$ ).

**Brunacini @ Journal Center - Tract A-4 & A-2 Interim Condition 2**

**Zone 2**

**100-yr Storm**

I= 5.05 in/hr

C (Treatment C) = .62

E (Treatment C) = 1.13

C (Treatment D) = .93

E (Treatment D) = 2.12

BASIN	AREA <sub>ac</sub>	Area C ac	Area D ac	Q <sub>C</sub> cfs	Q <sub>D</sub> cfs	Q <sub>(TOTAL)</sub> cfs	E <sub>Weighted</sub>	V <sub>360</sub> (ac-ft)	
202	2.37	0.13	2.25	0.39	10.57	10.96	2.072257384	0.409	
301	3.35	0.14	3.33	0.44	15.64	16.08	2.154331045	0.601	
Total	<b>5.72</b>					<b>27.03</b>		<b>1.01</b>	

