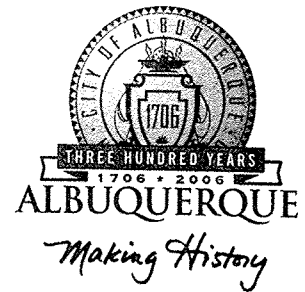


# CITY OF ALBUQUERQUE



November 18, 2004

Ken Hovey, R.A.  
3808 Simms Ave. SE  
Albuquerque, NM 87108

Re: Ellison Office / Warehouse Park PHASE 2, 4120 Ellison Street NE,  
Traffic Circulation Layout  
Architect's Stamp dated 11-15-04 (D17-D80)

Dear Mr. Hovey,

The TCL submittal received 11-15-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

cc: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 11, 2001

Chris Weiss, P.E.  
C.L. Weiss Engineering, Inc.  
P.O. Box 97  
Sandia Park, New Mexico 87047

RE: ELLISON OFFICE/WAREHOUSE PHASE 1 (D-17/D80)  
(4100 Ellison NE)  
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY  
ENGINEERS STAMP DATED 9/18/2000  
ENGINEERS CERTIFICATION DATED 8/21/2001

Dear Mr. Weiss:

Based upon the information provided in your Engineers Certification submittal dated 8/21/2001, and the approval of the SO19 dated 12/10/2001, the above referenced site is approved for a Permanent Certificate of Occupancy for Phase 1.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Public Works Department  
*bab*

C: Vickie Chavez, COA  
drainage file  
approval file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 13, 2000

Chris Weiss, P.E.  
C.L.Weiss Engineering  
P.O. Box 97  
Sandia Park, NM 87047

***RE: ELLISON OFFICE, WAREHOUSE PARK (D17-D80). GRADING AND DRAINAGE  
PLAN FOR BUILDING PERMIT APPROVAL AND SO#19 PERMIT APPROVAL.  
ENGINEER'S STAMP DATED SEPTEMBER 15, 2000.***

Dear Mr. Weiss:

Based on the information provided in your September 18, 2000 submittal and supplemental data, i.e., calculations submitted September 21, 2000, the above referenced project is approved for Building Permit and SO#19 Permit

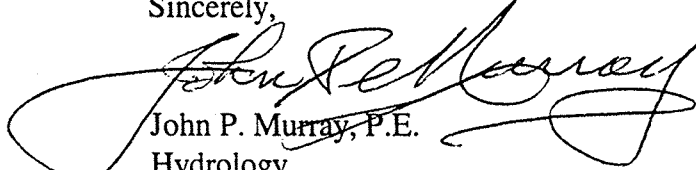
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for coonstruction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.. Please note that only the Inspector's Signature is now required for the SO#19 sign-off - and for Certificate of Occupancy approval.

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: Pam Lujan  
Whitney Reiersen  
File

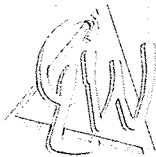
SEPTEMBER 19, 2000

# SUPPLEMENTAL CALCULATIONS

FOR

Ellison Office / Warehouse Park

BY



C.L. WEISS ENGINEERING, INC.

Post Office Box 97 \* Sandia Park, NM 87047

Phone / Fax (505) 281-1800

1100 Alvarado Dr. NE \* Albuquerque, NM 87110

Phone / Fax (505) 266-3444

|                     |                                 |
|---------------------|---------------------------------|
| Job Name:           | Ellison Office / Warehouse Park |
| Client:             | Lee Gamelsky - Architect        |
| Date Prepared:      | 07-Sep-00                       |
| Date Modified:      | 09/07/2000                      |
| Precipitation Zone: | 2                               |

**CALCULATIONS: Ellison Office / Warehouse Park : 35314**

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: | 194129 | SF | = | 4.4566 | Ac. |
|---------------|--------|----|---|--------|-----|

**HISTORIC FLOWS:**

On-Site Historic Land Condition

|            |   |        |    |
|------------|---|--------|----|
| Area a     | = | 0      | SF |
| Area b     | = | 194129 | SF |
| Area c     | = | 0      | SF |
| Area d     | = | 0      | SF |
| Total Area | = | 194129 | SF |

**DEVELOPED FLOWS:**

On-Site Developed Land Condition

|            |   |        |    |
|------------|---|--------|----|
| Area a     | = | 0      | SF |
| Area b     | = | 38826  | SF |
| Area c     | = | 0      | SF |
| Area d     | = | 155303 | SF |
| Total Area | = | 194129 | 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 | = | 1.85 in. |
|------------|---|----------|-------------|---|----------|

On-Site Volume of Runoff: V360 =  $E \cdot A / 12$ 

|               |   |       |    |                |   |       |    |
|---------------|---|-------|----|----------------|---|-------|----|
| Historic V360 | = | 12618 | CF | Developed V360 | = | 29961 | CF |
|---------------|---|-------|----|----------------|---|-------|----|

On-Site Peak Discharge Rate:  $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43.560$ 

For Precipitation Zone 2

|     |   |      |     |   |      |
|-----|---|------|-----|---|------|
| Qpa | = | 1.56 | Qpc | = | 3.14 |
| Qpb | = | 2.28 | Qpd | = | 4.70 |

|             |   |      |     |              |   |      |     |
|-------------|---|------|-----|--------------|---|------|-----|
| Historic Qp | = | 10.2 | CFS | Developed Qp | = | 18.8 | CFS |
|-------------|---|------|-----|--------------|---|------|-----|

**SUB-BASIN 1 - FREE DISCHARGE TO ELLISON STREET**

|                         |   |       |    |   |     |     |
|-------------------------|---|-------|----|---|-----|-----|
| Area of sub-basin flows | = | 78458 | 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)

$$\text{Weighted E} = 1.92 \text{ in.}$$

Sub-basin Volume of Runoff (see formula above)

$$V360 = 12547 \text{ CF}$$

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

$$Qp = 7.8 \text{ cfs}$$

| TREATMENT |       |
|-----------|-------|
| A         | = 0%  |
| B         | = 15% |
| C         | = 0%  |
| D         | = 85% |

**SUB-BASIN 2 - FREE DISCHARGE TO EXISTING CONCRETE CHANNEL**

|                         |   |        |    |   |     |     |
|-------------------------|---|--------|----|---|-----|-----|
| Area of sub-basin flows | = | 115671 | SF | = | 2.7 | Ac. |
|-------------------------|---|--------|----|---|-----|-----|

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

Sub-basin Weighted Excess Precipitation (see formula above)

$$\text{Weighted E} = 1.81 \text{ in.}$$

Sub-basin Volume of Runoff (see formula above)

$$V360 = 17464 \text{ CF}$$

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

$$Qp = 11.0 \text{ cfs}$$

| TREATMENT |       |
|-----------|-------|
| A         | = 0%  |
| B         | = 23% |
| C         | = 0%  |
| D         | = 77% |

**ORIFACE EQUATION - OPENING TO SIDEWALK CULVERTS**

$$Q = C \cdot A \cdot (2 \cdot g \cdot h)^{0.5}$$

|       |   |   |      |          |
|-------|---|---|------|----------|
| Where | Q | = | 7.8  | cfs      |
|       | C | = | 0.6  |          |
|       | A | = | 2.29 | sq.ft.   |
|       | g | = | 32.2 | ft/sec^2 |
|       | h | = | 0.5  | ft       |

(indicating that the opening will function at 60% capacity)

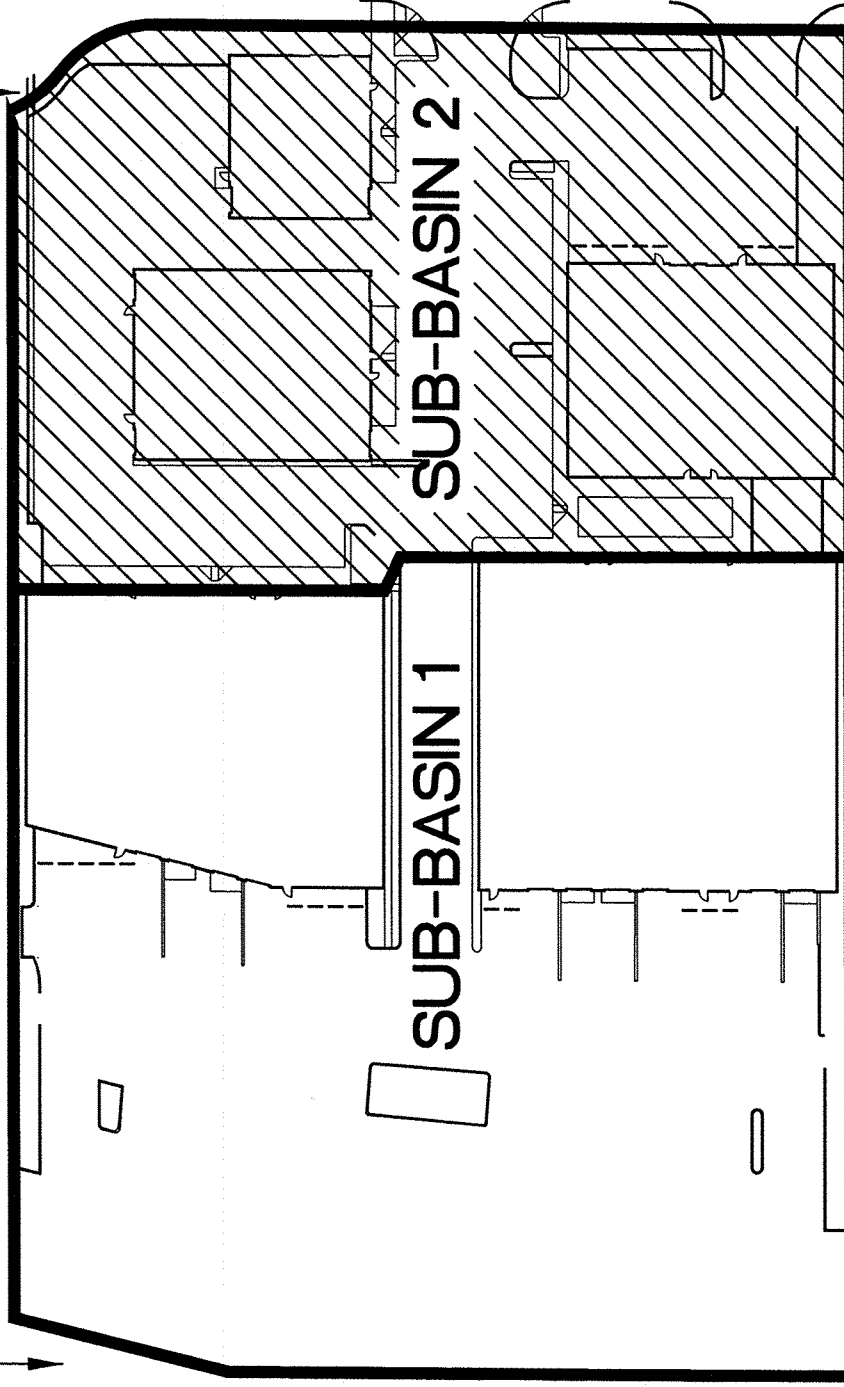
depth of flow at opening from the flowline

Therefore, three 18" wide sidewalk culverts will be required to allow flows to pass to Ellison Street

A = 0.5' high x 18" wide x 3 units = 2.25 sq. ft.

110 CFS DEVELOPED  
SITE FLOWS TO FREE  
DISCHARGE TO  
EXISTING CONCRETE  
CHANNEL THIS AREA

7.8 CFS DEVELOPED  
SITE FLOWS TO FREE  
DISCHARGE TO ELLISON  
STREET THIS AREA



# ON-SITE SUB-BASIN KEY

dg.dwg 09/18/00 10:15:26



C.L. WEISS ENGINEERING, INC.

POST OFFICE BOX 97 • SANDIA PARK, N.M. • 87047 - (505) 281-1800  
1100 ALVARADO DR. NE • ALBUQUERQUE, N.M. • 87110 - (505) 266-3444

N.T.S.

Sub-Basin 2 Valley Gutter  
Worksheet for Triangular Channel

| Project Description |                             |
|---------------------|-----------------------------|
| Project File        | c:\haestad\fmw\gamelsky.fm2 |
| Worksheet           | Valley Gutter               |
| Flow Element        | Triangular Channel          |
| Method              | Manning's Formula           |
| Solve For           | Channel Depth               |

For section between  
buildings 1 & 3 @  
southwest corner of  
building 1.

| Input Data           |                 |
|----------------------|-----------------|
| Mannings Coefficient | 0.018           |
| Channel Slope        | 0.005000 ft/ft  |
| Left Side Slope      | 10.000000 H : V |
| Right Side Slope     | 10.000000 H : V |
| Discharge            | 6.00 cfs        |

| Results              |          |                 |
|----------------------|----------|-----------------|
| Depth                | 0.51     | ft              |
| Flow Area            | 2.57     | ft <sup>2</sup> |
| Wetted Perimeter     | 10.20    | ft              |
| Top Width            | 10.15    | ft              |
| Critical Depth       | 0.47     | ft              |
| Critical Slope       | 0.007714 | ft/ft           |
| Velocity             | 2.33     | ft/s            |
| Velocity Head        | 0.08     | ft              |
| Specific Energy      | 0.59     | ft              |
| Froude Number        | 0.82     |                 |
| Flow is subcritical. |          |                 |

# Concrete / Asphalt Channel Worksheet for Irregular Channel

For section of curbed  
concrete channel along  
west property line @  
N.W. property corner.

| Project Description |                             |
|---------------------|-----------------------------|
| Project File        | c:\haestad\fmw\gamelsky.fm2 |
| Worksheet           | Concrete Channel            |
| Flow Element        | Irregular Channel           |
| Method              | Manning's Formula           |
| Solve For           | Water Elevation             |

| Input Data                           |                |
|--------------------------------------|----------------|
| Channel Slope                        | 0.010000 ft/ft |
| Elevation range: 0.00 ft to 1.00 ft. |                |
| Station (ft)                         | Elevation (ft) |
| 0.00                                 | 1.00           |
| 0.50                                 | 1.00           |
| 0.50                                 | 0.00           |
| 2.50                                 | 0.00           |
| 10.50                                | 0.70           |
| Discharge                            | 7.80 cfs       |

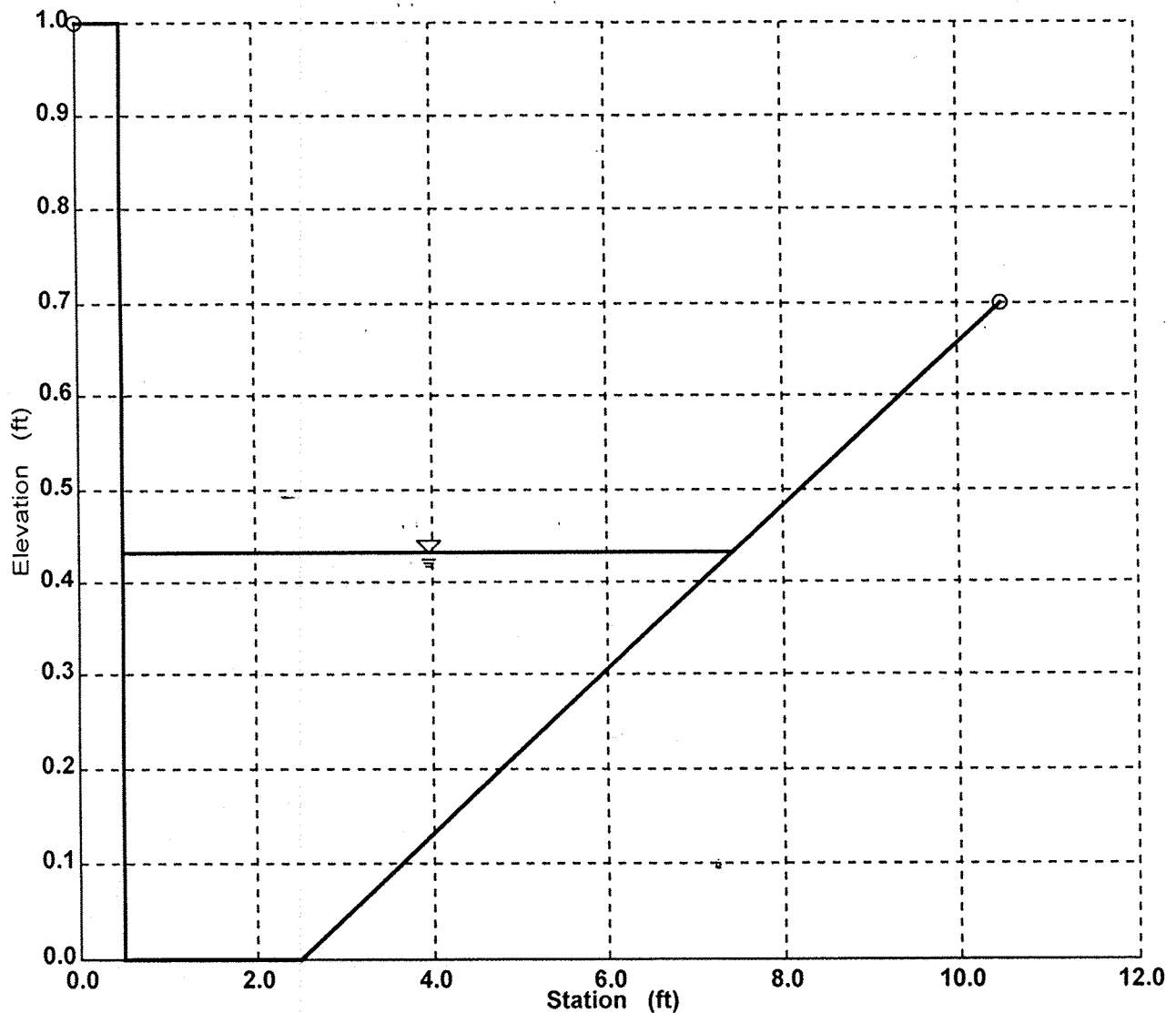
| Start Station | End Station | Roughness |
|---------------|-------------|-----------|
| 0.00          | 10.50       | 0.015     |

| Results                   |                      |
|---------------------------|----------------------|
| Wtd. Mannings Coefficient | 0.015                |
| Water Surface Elevation   | 0.43 ft              |
| Flow Area                 | 1.93 ft <sup>2</sup> |
| Wetted Perimeter          | 7.38 ft              |
| Top Width                 | 6.93 ft              |
| Height                    | 0.43 ft              |
| Critical Depth            | 0.50 ft              |
| Critical Slope            | 0.005253 ft/ft       |
| Velocity                  | 4.05 ft/s            |
| Velocity Head             | 0.25 ft              |
| Specific Energy           | 0.69 ft              |
| Froude Number             | 1.35                 |
| Flow is supercritical.    |                      |

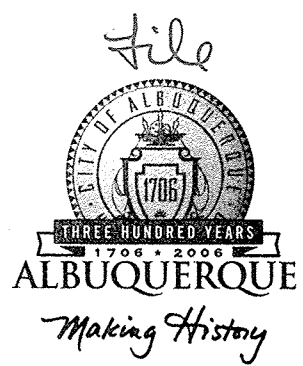
# Cross Section Cross Section for Irregular Channel

| Project Description |                             |
|---------------------|-----------------------------|
| Project File        | c:\haestad\fmw\gamelsky.fm2 |
| Worksheet           | Concrete Channel            |
| Flow Element        | Irregular Channel           |
| Method              | Manning's Formula           |
| Solve For           | Water Elevation             |

| Section Data              |                |
|---------------------------|----------------|
| Wtd. Mannings Coefficient | 0.015          |
| Channel Slope             | 0.010000 ft/ft |
| Water Surface Elevation   | 0.43 ft        |
| Discharge                 | 7.80 cfs       |



# CITY OF ALBUQUERQUE



## --Amendment To Include Additional Number Addresses--

September 22, 2005/November 22, 2005

Mr. Scott M. McGee, PE  
ISAACSON & ARFMAN, PA  
120 Monroe St. NE  
Albuquerque, NM 87108

**Re: D-ELECTRIC OFFICE/WAREHOUSE PARK  
4100, 4110, 4120 Ellison St. NE  
Approval of Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 09/20/2004 (D-17/D80)  
Certification dated 09/21/2005**

Dear Scott:

P.O. Box 1293

Based upon the information provided in your submittal received 09/22/2005, 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,

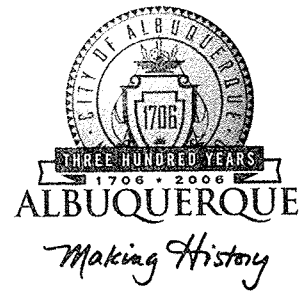
*Arlene V. Portillo*

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

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

C: Phyllis Villanueva  
Bryan Bobrick  
File

# CITY OF ALBUQUERQUE



September 22, 2005

Mr. Scott M. McGee, PE  
**ISAACSON & ARFMAN, PA**  
120 Monroe St. NE  
Albuquerque, NM 87108

**Re: D-ELECTRIC OFFICE/WAREHOUSE PARK**  
**4100 Ellison St. NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 09/20/2004 (D-17/D80)**  
**Certification dated 09/21/2005**

Dear Scott:

Based upon the information provided in your submittal received 09/22/2005, 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  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: Phyllis Villanueva  
Bryan Bobrick  
File

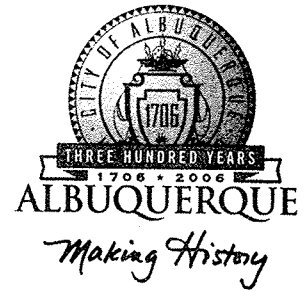
P.O. Box 1293

Albuquerque

New Mexico 87103

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

# CITY OF ALBUQUERQUE



November 5, 2004

Scott McGee, PE  
Isaacson & Arfman  
128 Monroe St NE  
Albuquerque, NM 87108

**Re: D-Electric Office/Warehouse Park Phases 2-5 Grading and Drainage Plan  
Engineer's Stamp dated 9-20-04 (D17/D80)**

Dear Mr. McGee,

Based upon the information provided in your submittal dated 6-10-04, 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).

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, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: Chuck Caruso, DMD  
file

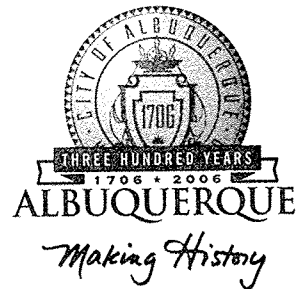
P.O. Box 1293

Albuquerque

New Mexico 87103

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

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

December 29, 2005

Ken Hovey, R.A.  
**KEN HOVEY ARCHITECT**  
2430 Midtown Place NE, Suite A  
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for  
**ELLISON OFFICE/WAREHOUSE, PHASE 2 & 3, [D-17/D80]**  
4120 Ellison Street NE (Phase 2)  
4110 Ellison Street NE (Phase 3)  
Architect's Stamp Dated 12/09/2005

P.O. Box 1293

Dear Mr. Hovey:

Albuquerque

The TCL / Letter of Certification submitted on December 27, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

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

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

c: Engineer  
Hydrology file  
CO Clerk

KEN HOVEY, ARCHITECT  
2430 MIDTOWN PLACE NE, SUITE A  
ALBUQUERQUE, NEW MEXICO 87107  
PHONE: (505) 341-3302  
FAX: (505) 343-1183

December 9, 2005

City of Albuquerque  
Transportation Department  
600 Second Street NW

Subject: Traffic certification for 4110 and 4120 Ellison Street NE.

I, Ken Hovey, an Architect registered in the State of New Mexico, am the Architect-of-Record for the subject projects located in the Ellison Office-Warehouse Park. I have visited the site and performed a visual inspection of the as-built construction and I find that it is in substantial compliance with the approved Traffic Circulation Layout (TCL) dated 11/18/04.

I have submitted, herewith, a copy of the approved TCL with redlines showing any departure from the approved plan. The submitted plan is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

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

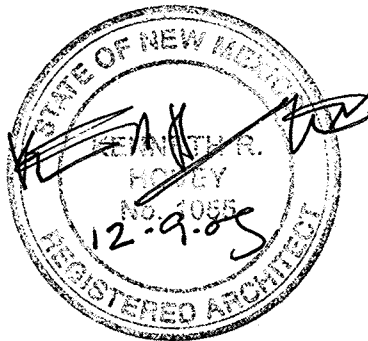
This Architect's certification is submitted in support of issuance of a Certificate of Completion for the subject addresses.

If you have any questions, or if further discussion is required, please don't hesitate to contact me at (505) 341-3302 or by email at [kenhovey@industrialwest.com](mailto:kenhovey@industrialwest.com).

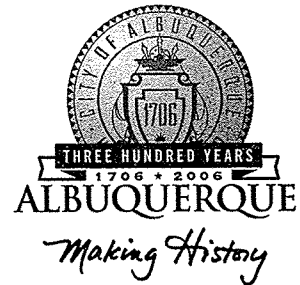
Sincerely,



Ken Hovey



# CITY OF ALBUQUERQUE



December 29, 2005

Ken Hovey, R.A.  
**KEN HOVEY ARCHITECT**  
3808 Simms Ave, SE  
Albuquerque, NM 87108

**Re: Ellison Office-Warehouse Park, 4110 Ellison St. NE, Traffic Circulation  
Layout Architect's Stamp dated 03-04-05 (D17-D80) (Phase 3)**

Dear Mr. Hovey,

The TCL submittal received 12-27-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

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

cc: file