CITY OF ALBUQUERQUE

September 1, 2006

Mr. John MacKenzie, P.E.
MARK GOODWIN & ASSOCIATES
P.O. Box 90606
Albuquerque, NM 87199

Re: JOURNAL CENTER LAW OFFICES, LOT 9, TR. 9-A-1A-2-B & 9-A-1A-2-C
7411 Jefferson Street NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/29/20005 (D-17/D94)
Certification dated 08/31/2006

Dear John:

Based upon the information provided in your submittal received 09/01/2006, 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

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

C: CO Clerk
File

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

CITY OF ALBUQUERQUE

January 17, 2006

John MacKenzie, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Journal Center Law Office, 7411 Jefferson Street NE, Grading and Drainage Plan

Engineer's Stamp dated 11-29-05 (D17-D94)

Dear Mr. MacKenzie,

Based upon the information provided in your submittal received 12-22-05, 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. **In addition, please provide a copy of the necessary sidewalk easement for this site prior to Certificate of Occupancy approval.**

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, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

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

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

July 19, 2005

John MacKenzie, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Journal Center Law Office Grading and Drainage Report
Engineer's Stamp dated 6-12-05 (D17/D94)

Dear Mr. MacKenzie,

Based upon the information provided in your submittals dated 6-17-05, the above referenced plan is approved for Preliminary Plat and Site Plan action by the DRB. Prior to Building Permit approval, please address the following comments.

- Per the DPM, supplemental data supporting a grading plan should be contained in a bound report, stamped, signed and dated by the engineer of record. This information can also be included on a drainage plan as long as it is stamped and signed.
- Please submit the AHYMO input and summary files as well.

If you have any 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

RECEIVED
AUG 03 2005
HYDROLOGY SECTION

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

DRAINAGE REPORT

for

Journal Center Law Offices

Prepared for

Mullen Heller Architecture, PC
1015 Tijeras NW, Suite 220.
Albuquerque, NM 87102
(505) 268-4144

Prepared by

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200

August, 2005

John M. Mackenzie
8-3-05

I. PROJECT DESCRIPTION

The proposed site area comprises approximately 2.68 acres and is located on Jefferson Street one tract south of 9A-1A-1, of which is on the SW corner of the Masthead/Jefferson intersection. The current legal description of the site is Tract 9-A-1A-2-A, 9-A-1A-2-B, 9-A-1A-2-C.

The Purpose of this report is to present the drainage management plan for the three-lot proposed office buildings in order to obtain the building permit and grading and drainage plan approval. A platting action of this site is to be submitted to DRB concurrent with a site development plan. All applicable ordinances, the DPM and AHYMO were utilized to prepare this plan.

II. DRAINAGE DESIGN CRITERIA

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual. The 100-year, 6-hour storm event was utilized to determine site runoff rates using P(1 hr) = 1.65", P(6 hr)=2.23" and P(24 hr) = 2.59", obtained from the latest NOAA Precipitation Atlas. The onsite Land Treatment values used were Treatment D=85 and Treatment B=15. AHYMO printouts are provided in Appendix A.

III. EXISTING DRAINAGE CONDITION

The site is located on Jefferson Street one tract south of 9A-1A-1, of which is on the SW corner of the Masthead/Jefferson intersection. The subject property slopes down to the west from its Jefferson frontage. A small berm exists along the west property line of the property which helps to divert existing on-site runoff to the north along the west property line and into Tiburon Street west of the site. The property to the west of the site (Tract 9) is fully developed and its runoff discharges freely into Tiburon, as do all the other developed properties within this phase of the Journal Center. The existing developed property south of this site is part of another subdivision and it drains south into Hawkins

Street. To the north of the subject site the undeveloped Tract 9A-1A-1 slopes down to the west and discharges into Tiburon Street. As a result, there are no off-site flows entering this site.

Bohannon-Huston, Inc. submitted a drainage report for the subject property in connection with its work on the original subdivision of the Journal Center, Phase 2, in 2001. The report has an engineer's stamp date of 8/25/00. According to the report, developed runoff discharging from this site is designed to be collected in Tiburon and then conveyed in the street to drop inlets located in Washington Street to the west. As a result there is no additional public drainage infrastructure needed in connection with the proposed 3-tract division of this property.

IV. DEVELOPED DRAINAGE CONDITIONS

The total developed conditions flow from this site is 9.38 cfs. All of the on-site runoff is to be conveyed north and into a common driveway between the subject property and Tract 9A-1A-1 to the north. The common drive will then discharge directly into Tiburon Street.

V. CONCLUSIONS

The proposed drainage scheme for the new buildings can be readily accommodated through the implementation of this plan. It has been adequately shown in this report that the internal conveyance of storm water to off-site facilities can be accomplished while meeting all current City requirements.

POINT PRECIPITATION FREQUENCY ESTIMATES FROM NOAA ATLAS 14

New Mexico 35.155 N 106.586 W 5187 feet

from "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 3
G.M. Bonnin, D. Todd, B. Lin, T. Parzybok, M.Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland, 2003

Extracted: Thu Jul 28 2005

Confidence Limits | Seasonality | Location Maps | Other Info. | Grids | Maps | Help | Docs

Precipitation Frequency Estimates (inches)

ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
2	0.21	0.32	0.39	0.53	0.65	0.78	0.84	0.97	1.07	1.20	1.33	1.62	1.83	2.00	2.50	2.98	3.64	4.19
5	0.28	0.43	0.53	0.72	0.89	1.04	1.10	1.26	1.36	1.52	1.69	2.00	2.24	2.46	3.05	3.60	4.35	5.01
10	0.34	0.51	0.64	0.86	1.06	1.25	1.31	1.47	1.59	1.76	1.97	2.30	2.55	2.82	3.46	4.05	4.85	5.59
25	0.41	0.62	0.77	1.04	1.29	1.53	1.59	1.77	1.89	2.10	2.33	2.70	2.98	3.30	3.98	4.63	5.47	6.30
50	0.47	0.71	0.88	1.19	1.47	1.74	1.82	2.00	2.12	2.34	2.62	3.01	3.29	3.66	4.37	5.04	5.90	6.79
100	0.53	0.80	0.99	1.33	1.65	1.96	2.04	2.23	2.34	2.59	2.90	3.32	3.61	4.02	4.74	5.43	6.30	7.24
200	0.58	0.89	1.10	1.49	1.84	2.19	2.27	2.46	2.57	2.84	3.18	3.63	3.92	4.38	5.09	5.80	6.65	7.64
500	0.66	1.01	1.25	1.69	2.09	2.50	2.60	2.77	2.87	3.16	3.56	4.04	4.32	4.85	5.54	6.25	7.06	8.12
1000	0.72	1.10	1.37	1.84	2.28	2.75	2.85	3.01	3.10	3.40	3.83	4.36	4.62	5.20	5.86	6.57	7.32	8.42

```
         AHYMO PROGRAM (AHYMO_97) -                          - Version:
1997.02d
              RUN DATE (MON/DAY/YR) = 06/17/2005
              START TIME (HR:MIN:SEC) = 11:17:19     USER NO.= AHYMO-I-
9702dGoodwinM-AH
              INPUT FILE = C:\DOCUME~1\pavan\Desktop\PAVAN\journal.txt

     START                                                TIME=0.0
     ****** AHYMO - JOURNAL.DAT
     ****** JUNE 17, 2005
     ****** HYDOLOGY FOR THE JOURNAL CENTER

     RAINFALL            TYPE=1 RAIN QUARTER=0.0 IN
                         RAIN ONE=2.01 IN RAIN SIX=2.35 IN
                         RAIN DAY=2.75 IN DT=0.0333 HR


                    COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA
ATLAS 2 - PEAK AT 1.40 HR.
                    DT =    .033300 HOURS       END TIME =     5.994000
HOURS
                       .0000   .0016   .0033   .0049   .0066   .0084
.0102
                       .0120   .0139   .0158   .0178   .0198   .0219
.0241
                       .0263   .0285   .0309   .0333   .0358   .0384
.0410
                       .0438   .0467   .0497   .0528   .0561   .0595
.0630
                       .0668   .0708   .0750   .0805   .0864   .0928
.1059
                       .1359   .1822   .2488   .3398   .4596   .6124
.8028
                      1.0352  1.2584  1.3500  1.4271  1.4955  1.5577
1.6150
                      1.6682  1.7178  1.7644  1.8082  1.8495  1.8885
1.9255
                      1.9605  1.9937  2.0252  2.0551  2.0835  2.0912
2.0972
                      2.1030  2.1085  2.1137  2.1188  2.1236  2.1282
2.1327
                      2.1370  2.1412  2.1452  2.1491  2.1529  2.1566
2.1602
                      2.1637  2.1671  2.1704  2.1737  2.1768  2.1799
2.1830
                      2.1859  2.1889  2.1917  2.1945  2.1973  2.2000
2.2026
                      2.2052  2.2078  2.2103  2.2128  2.2152  2.2176
2.2200
                      2.2223  2.2246  2.2268  2.2291  2.2313  2.2334
2.2356
                      2.2377  2.2397  2.2418  2.2438  2.2458  2.2478
2.2498
                      2.2517  2.2536  2.2555  2.2574  2.2592  2.2611
2.2629
                      2.2647  2.2664  2.2682  2.2699  2.2716  2.2733
2.2750
                      2.2767  2.2784  2.2800  2.2816  2.2832  2.2848
2.2864
                      2.2880  2.2895  2.2911  2.2926  2.2941  2.2956
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2.2971
                    2.2986  2.3000  2.3015  2.3029  2.3044  2.3058
2.3072
                    2.3086  2.3100  2.3113  2.3127  2.3141  2.3154
2.3168
                    2.3181  2.3194  2.3207  2.3220  2.3233  2.3246
2.3259
                    2.3271  2.3284  2.3297  2.3309  2.3321  2.3334
2.3346
                    2.3358  2.3370  2.3382  2.3394  2.3406  2.3418
2.3429
                    2.3441  2.3452  2.3464  2.3475  2.3487  2.3498

     ****** BASIN A - (2.67 ACRES)

     COMPUTE NM HYD      ID=2 HYD NO=100.2 AREA=0.0041 SQ MI
                         PER A=0 PER B=15 PER C=0 PER D=85
                         TP=0.1333 HR MASS RAINFALL=-1

          K =   .072649HR    TP =   .133300HR    K/TP RATIO =   .545000
SHAPE CONSTANT, N =  7.106420
          UNIT PEAK =   13.759    CFS   UNIT VOLUME =    .9985       B =
526.28      P60 = 2.0100
          AREA =      .003485 SQ MI    IA =    .10000 INCHES    INF =
.04000 INCHES PER HOUR
          RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER
METHOD - DT =   .033300


          K =   .132088HR    TP =   .133300HR    K/TP RATIO =   .990905
SHAPE CONSTANT, N =  3.563124
          UNIT PEAK =   1.4990    CFS   UNIT VOLUME =    .9915       B =
324.91      P60 = 2.0100
          AREA =      .000615 SQ MI    IA =    .50000 INCHES    INF =
1.25000 INCHES PER HOUR
          RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER
METHOD - DT =   .033300

     PRINT HYD           ID=2 CODE=24

                                        PARTIAL HYDROGRAPH   100.20

          TIME      FLOW           TIME      FLOW           TIME
FLOW           TIME      FLOW           TIME      FLOW
           HRS       CFS            HRS       CFS            HRS
CFS            HRS       CFS            HRS       CFS
          .000       .0            1.998      2.7           3.996
.1          5.994       .1
          .666       .0            2.664       .2           4.662
.1          6.660       .0
         1.332      3.2            3.330       .1           5.328
.1

         RUNOFF VOLUME =     1.91475 INCHES     =        .4187 ACRE-FEET
         PEAK DISCHARGE RATE =      11.39 CFS  AT   1.499 HOURS   BASIN
AREA =   .0041 SQ. MI.
```

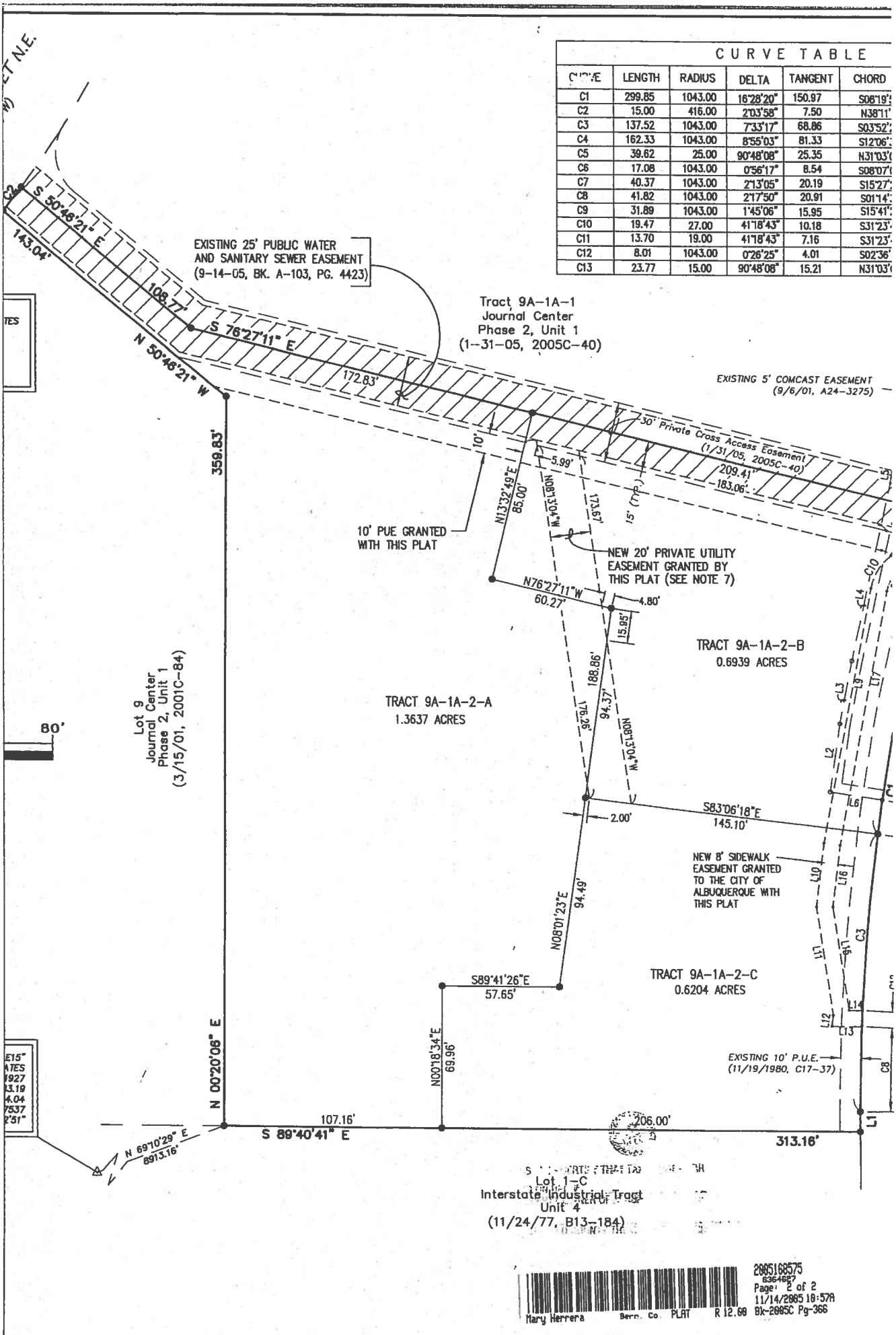
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD
C1 | 299.85 | 1043.00 | 16°28'20" | 150.97 | S08°19'
C2 | 15.00 | 416.00 | 2°03'58" | 7.50 | N38°11'
C3 | 137.52 | 1043.00 | 7°33'17" | 68.86 | S03°52'
C4 | 162.33 | 1043.00 | 8°55'03" | 81.33 | S12°06'
C5 | 39.62 | 25.00 | 90°48'08" | 25.35 | N31°03'
C6 | 17.08 | 1043.00 | 0°56'17" | 8.54 | S08°07'
C7 | 40.37 | 1043.00 | 2°13'05" | 20.19 | S15°27'
C8 | 41.82 | 1043.00 | 2°17'50" | 20.91 | S01°14'
C9 | 31.89 | 1043.00 | 1°45'06" | 15.95 | S15°41'
C10 | 19.47 | 27.00 | 41°18'43" | 10.18 | S31°23'
C11 | 13.70 | 19.00 | 41°18'43" | 7.16 | S31°23'
C12 | 8.01 | 1043.00 | 0°26'25" | 4.01 | S02°36'
C13 | 23.77 | 15.00 | 90°48'08" | 15.21 | N31°03'
EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (9-14-05, BK. A-103, PG. 4423)
S 50°46'21" E
143.04'
108.77'
S 76°27'11" E
172.83'
N 50°46'21" W
359.83'
Tract 9A-1A-1
Journal Center
Phase 2, Unit 1
(1-31-05, 2005C-40)
EXISTING 5' COMCAST EASEMENT (9/6/01, A24-3275)
30' Private Cross Access Easement (1/31/05, 2005C-40)
209.41'
183.06'
10'
5.99'
N13°32'49"E
85.00'
N08°13'04"W
173.67'
15' (TYP.)
10' PUE GRANTED WITH THIS PLAT
NEW 20' PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT (SEE NOTE 7)
N76°27'11"W
60.27'
4.80'
15.95'
TRACT 9A-1A-2-B
0.6939 ACRES
TRACT 9A-1A-2-A
1.3637 ACRES
188.86'
176.26'
94.37'
N08°13'04"W
Lot 9
Journal Center
Phase 2, Unit 1
(3/15/01, 2001C-84)
80'
S83°06'18"E
145.10'
2.00'
NEW 8' SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT
N08°01'23"E
94.49'
S89°41'26"E
57.65'
TRACT 9A-1A-2-C
0.6204 ACRES
N 00°20'08" E
N00°18'34"E
69.96'
EXISTING 10' P.U.E. (11/19/1980, C17-37)
107.16'
S 89°40'41" E
206.00'
313.16'
N 69°10'29" E
891.16'
Lot 1-C
Interstate Industrial Tract
Unit 4
(11/24/77, B13-184)
2005168575
Page: 2 of 2
11/14/2005 10:57A
Bk-2005C Pg-368
Mary Herrera Bern. Co. PLAT R 12.00
F:\A4092 JOURNAL CENTER LAW OFFICES\FINAL PLAT\A4092FPS2.DWG\ 11-10