

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 10, 2007

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Ironstone Bank @ Journal Center, [D-17 / D98]

4701 - 4107 Lang NE
Engineer's Stamp Dated 04/09/07

Dear Mr. Bohannon:

The TCL / Letter of Certification submitted on April 9, 2007 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,


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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 9, 2007

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

**RE: DRB Approved Site Plan Certification for Permanent Certificate of Occupancy
Ironstone Bank @ Journal Center
4170 Lang NE
Project # 1000560**

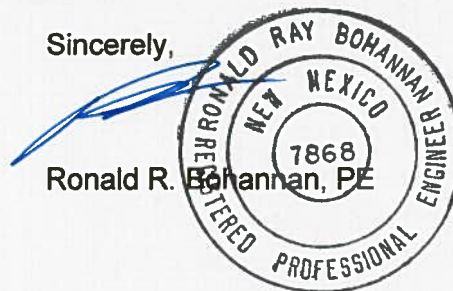
Dear Mr. Salgado-Fernandez:

Tierra West, LLC requests a Permanent Certification of the DRB approved Site Plan for Building Permit for the Ironstone Bank @ Journal Center, located at 4170 Lang NE. Enclosed please find the information sheet and the Approved Site Plan for Building Permit. All punchlist items have been completed and the project has been constructed in substantial compliance with the approved plan. The truncated domes on the handicap ramps have also been installed. Therefore, we request Certification of the Site Plan for Building Permit for a Permanent Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, PE

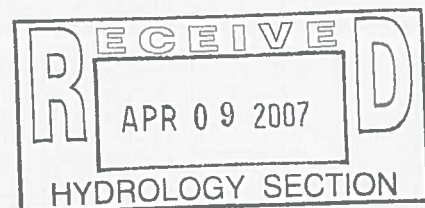


Enclosure/s

cc: Dena Spiro

JN: 24011
RRB/bf/kdk

2004: 24011 Nilo Perm CO 011607



CITY OF ALBUQUERQUE



April 9, 2007

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

**Re: Ironstone Bank @ Journal Center, 4701 Lang NE,
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 09/19/05 (D-17/D098)
Certification dated 04/09/07**

Based upon the information provided in your submittal received 4/09/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

If you have any questions, you can contact me at 924-3982.

Albuquerque

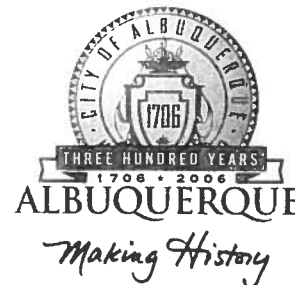
Sincerely,

New Mexico 87103

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

www.cabq.gov

C: CO Clerk-Katrina Sigala
File



September 23, 2005

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

**Re: Ironstone Bank @ Journal Center Tract 1A-2-A-1, Grading & Drainage Plan
Engineer's Stamp dated 9/19/05 (D17/D98)**

Dear Mr. Bohannon,

Based upon the information provided in your submittals dated 09/19/05 the above referenced report is approved for Preliminary Plat action, Site Development Plan for Building Permit action by DRB, Building Permit and Grading Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Once the Board has approved the plan please submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan 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 924-3986.

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department
Development and Building Services
BUR

C: Charles Caruso
CC: File

DRAINAGE REPORT

for

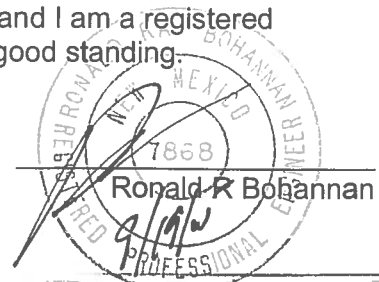
**Ironstone Bank at Journal Center
at The Southeastern Corner of
Paseo Del Norte Boulevard and
Jefferson Street
Albuquerque, New Mexico**

Prepared by:

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

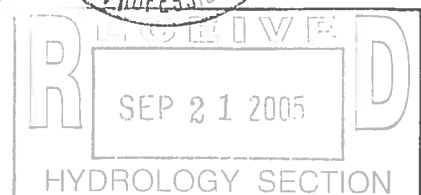
July, 2005
Revised September 2005

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.



Ronald R. Bohannon

Job No 24011



PURPOSE

The purpose of this report is to provide the drainage management plan for the development of the Ironstone Bank at Journal Center. This plan will be utilized for the development of the subject 4.3966-acre property. This plan is in accordance with the DPM, Chapter 22, Hydrology Section. The purpose of this report is to provide the drainage analysis and management plan for the new site.

INTRODUCTION

The subject of this report, as shown on the Exhibit A vicinity map, is a 4.3966-acre parcel of land located at the southeast corner of Paseo Del Norte Boulevard and Jefferson Street, Zone Atlas page D-17. The site is in the City of Albuquerque, Bernalillo County, New Mexico and currently is undeveloped. The legal description of the property is Tract 1A-2-A-1, Journal Center. As shown on FIRM map 35001C0137F.

EXISTING CONDITIONS

Currently the site is undeveloped; there is an existing 20 foot wide bottom width channel that conveys storm drainage from Lang Avenue to an inlet structure that connects to the Paseo Del Norte Boulevard storm drain system. This site was included in the Journal Center Business Park Master Drainage Plan that was done by Bohannon-Huston. The 4.3966-acre site is bounded on the north by Paseo Del Norte Boulevard, on the east by a new office building, on the south by Lang Avenue, and on the west by Jefferson Street.

PROPOSED CONDITIONS

According the Journal Center Business Park Master Drainage Plan done by Bohannon-Huston (August 1994) the site has a developed discharge based on a land treatment of 85% D and 15% B. This land treatment allows a discharge of 19.07cfs. The development of this tract will also include the construction of approximately 530 feet of a 48" RCP storm drain to replace an existing 20 foot wide bottom width channel. The elimination of this channel will also allow the existing drainage easement to be reduced from 60 feet to 20 feet. The site has been divided into 7 basins.

Basin 1 consists of the southwest corner of the site; this includes a portion of the parking lot and the west half of the entrance road off of Lang Avenue. The storm runoff from this basin will be collected in a drop inlet and discharged into the new 48" storm drain. The total runoff from this basin is 2.33 cfs and a land treatment of 73% B and 27% D was used.

Basin 2 includes a portion of the west side of the site, including the entrance to Jefferson Street and the west half of the building and a portion of the drive thru. The storm runoff from this basin will be collected in one of six drop inlets and discharged into the new 48" storm drain. The total runoff from this basin is 3.43 cfs and a land treatment of 30% B and 70% D was used.

Basin 3 includes the entire portion of the site that is north of the curb and gutter at the edge of the drive-thru lane. This basin is proposed to be entirely landscaped except for a small portion that will be occupied by mechanical equipment for the building. The storm runoff from this basin will be collected in a swale and conveyed to the new 48" storm drain. The total runoff from this basin is 2.24 cfs and a land treatment of 98% B and 2% D was used.

Basin 4 includes the east half of the building and a portion of the drive-thru. The storm runoff from this basin will be collected in a drop inlet and be discharged into the new 48" storm drain. The total runoff from this basin is 3.32 cfs and a land treatment of 40% B and 60% D was used.

Basin 5 consists of the southeast corner of the site; this includes a portion of the parking lot and the east half of the entrance road off of Lang Avenue. The storm runoff from this basin will be collected in a drop inlet and discharged into the new 48" storm drain. The total runoff from this basin is 1.43 cfs and a land treatment of 51% B and 49% D was used.

Basin 6 consists of the northeast portion of the drive thru. The storm runoff from this basin will be collected in a new drop inlet and discharge into an existing 24" stub of the existing 48" storm drain running along the north side of the site. The total runoff from this basin is 1.13 cfs and a land treatment of 100% D was used.

Basin 7 consists of the northwest portion of the drive thru. The storm runoff from this basin will be collected in a new drop inlet and discharge into an existing 12" stub of the existing 48" storm drain running along the north side of the site. The total runoff from this basin is 0.99 cfs and a land treatment of 100% D was used.

According to the drainage report by Bohannon-Huston this site is allowed to discharge 19.07 cfs. The total flow from the site is 14.87, which allows all of the flow from this site to discharge to existing storm drain facilities without being retained.

SUMMARY AND RECOMMENDATIONS

The proposed drainage flow is less than the design flow, and should have free discharge into existing drainage facilities. The development of this site is consistent with the DPM, Chapter 22, Hydrology Section. It is recommended this development be approved for rough grading and Site Plan for Building Permit

Weighted E Method

Zone #2

Developed Basins from Bohannon Huston Report

Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year		
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	191518.00	4.397	0.00687	0%	0	15%	0.659	0%	0	85%	3.737	1.919	0.703	19.07

191518.00

Developed Basins

Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year		
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	34564.48	0.793	0.00124	0%	0	73%	0.579	0%	0	27%	0.214	1.142	0.076	2.33
2	37608.48	0.863	0.00135	0%	0	30%	0.259	0%	0	70%	0.604	1.718	0.124	3.43
3	41949.57	0.963	0.00150	0%	0	98%	0.944	0%	0	2%	0.019	0.807	0.065	2.24
4	38721.83	0.889	0.00139	0%	0	40%	0.356	0%	0	60%	0.533	1.584	0.117	3.32
5	17992.40	0.413	0.00065	0%	0	51%	0.211	0%	0	49%	0.202	1.437	0.049	1.43
6	10455.61	0.240	0.00038	0%	0	0%	0.000	0%	0	100%	0.240	2.120	0.042	1.13
7	9173.66	0.211	0.00033	0%	0	0%	0.000	0%	0	100%	0.211	2.120	0.037	0.99
	190466.03	4.37					2.35				2.02			14.87

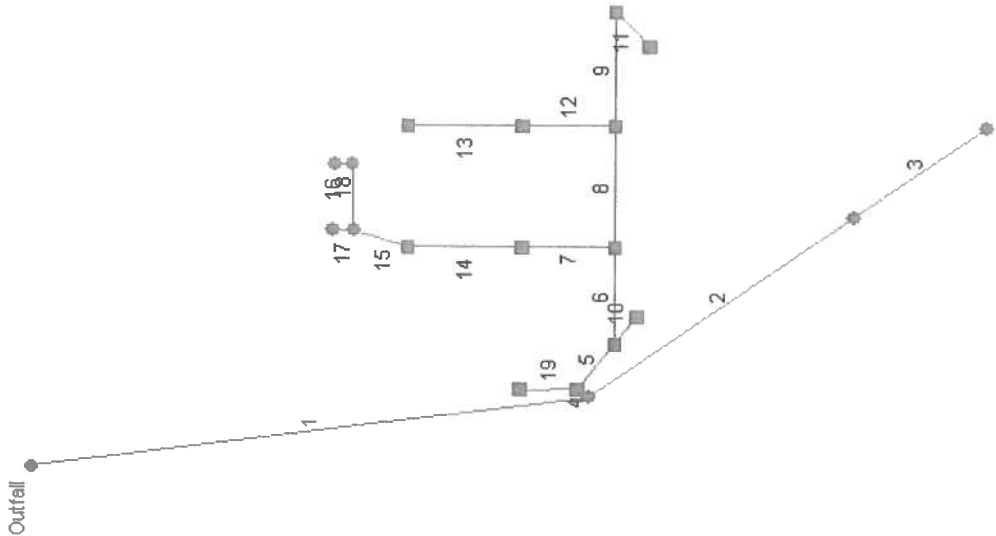
Equations:

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

Volume = Weighted E * Total Area

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

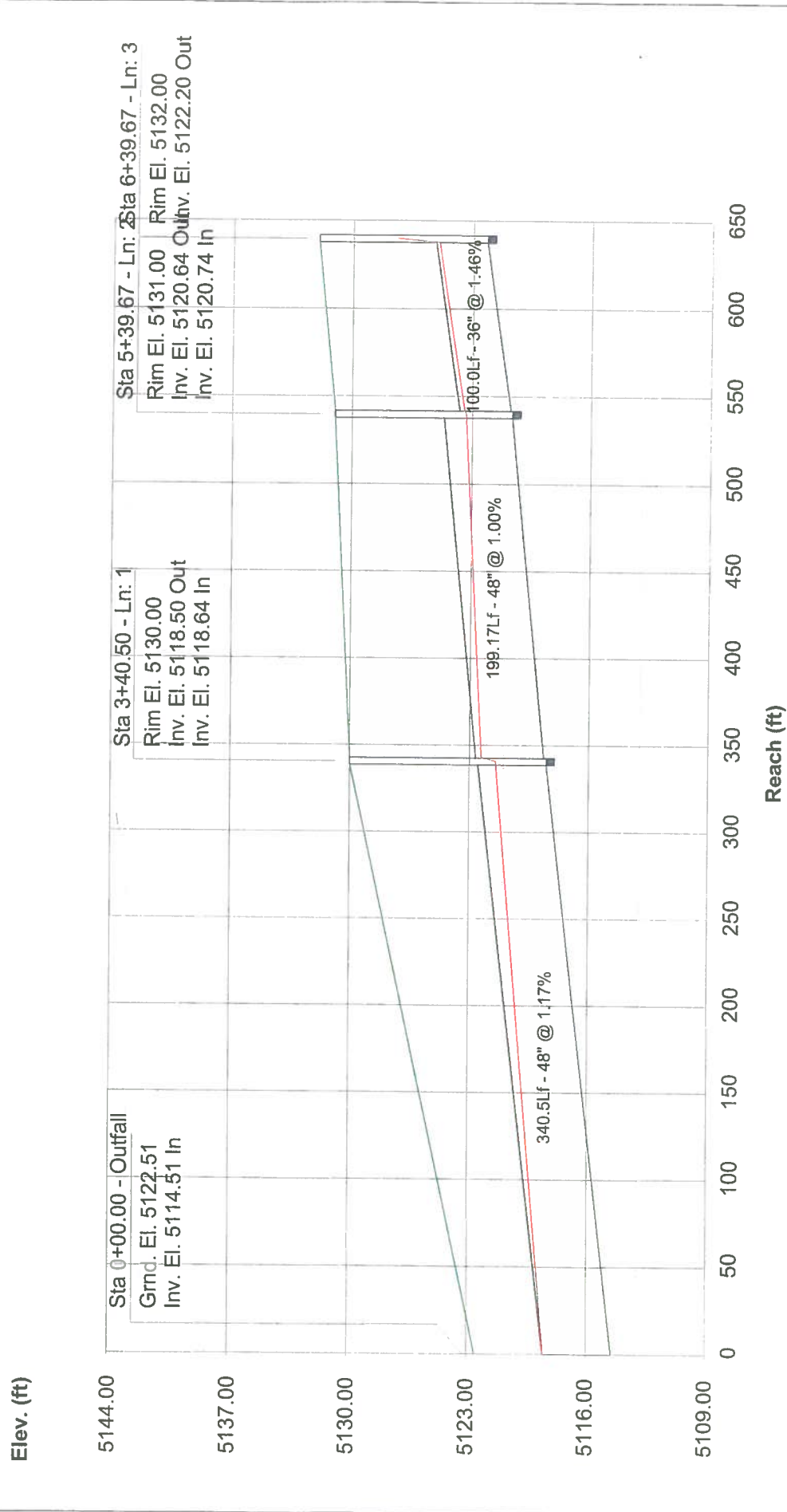
Hydraflow Plan View



Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
1	End	340.5	0.00	0.00	0.00	0.00	0.00	0.0	2.2	0.0	101.5	155.5	9.09	48	1.17	5118.50	5114.51	5121.48	5118.51	5130.00	0.00	
2	1	199.2	0.00	0.00	0.00	0.00	0.00	0.0	0.1	0.0	86.50	143.9	8.26	48	1.00	5120.64	5118.64	5123.39	5122.33	5131.00	5130.00	
3	2	100.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	86.50	80.59	12.60	36	1.46	5122.20	5120.74	5125.04	5123.50	5132.00	5131.00	
4	1	9.0	0.00	0.00	0.00	0.00	0.00	0.0	2.2	0.0	15.00	41.98	7.52	24	3.45	5122.08	5121.77	5124.08	5122.72	5131.79	5130.00	
5	4	37.0	0.00	0.00	0.00	0.00	0.00	0.0	2.0	0.0	13.00	34.88	4.35	24	2.38	5123.06	5122.18	5124.76	5124.70	5132.47	5131.79	
6	5	65.0	0.00	0.00	0.00	0.00	0.00	0.0	1.7	0.0	10.50	28.61	4.49	24	1.60	5124.20	5123.16	5125.35	5125.32	5133.08	5132.47	
7	6	56.0	0.00	0.00	0.00	0.00	0.00	0.0	0.7	0.0	4.00	5.49	5.38	12	2.38	5125.79	5124.46	5126.64	5125.44	5133.53	5133.08	
8	6	81.0	0.00	0.00	0.00	0.00	0.00	0.0	1.3	0.0	5.50	12.13	4.11	18	1.33	5125.38	5124.30	5126.28	5125.69	5132.85	5133.08	
9	8	76.0	0.00	0.00	0.00	0.00	0.00	0.0	0.3	0.0	2.50	4.11	3.82	12	1.33	5126.49	5125.48	5127.16	5126.51	5132.00	5132.85	
10	5	23.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.50	5.46	4.77	12	2.35	5127.00	5126.46	5127.52	5126.82	5130.00	5132.47	
11	9	31.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.50	4.10	2.90	12	1.32	5127.00	5126.59	5127.52	5127.41	5130.00	5132.00	
12	8	56.0	0.00	0.00	0.00	0.00	0.00	0.0	0.9	0.0	2.00	6.66	3.94	12	3.50	5127.89	5125.93	5128.49	5126.56	5133.46	5132.85	
13	12	69.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.00	6.66	2.39	12	3.49	5130.40	5127.99	5130.82	5128.72	5133.40	5133.46	
14	7	69.0	0.00	0.00	0.00	0.00	0.00	0.0	0.4	0.0	3.00	5.65	4.34	12	2.52	5127.63	5125.89	5128.36	5126.90	5133.40	5133.53	
15	14	35.0	0.00	0.00	0.00	0.00	0.00	0.0	0.2	0.0	2.00	5.48	3.31	12	2.37	5128.46	5127.63	5129.06	5128.63	5133.90	5133.40	
16	15	44.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.00	0.86	5.09	6	2.36	5129.50	5128.46	5130.46	5129.06	5133.90	5133.90	
17	15	12.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.00	2.01	5.15	6	12.83	5130.00	5128.46	5130.47	5129.06	5135.00	5133.90	
18	16	11.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.00	1.20	5.09	6	4.55	5130.00	5129.50	5131.21	5130.86	5135.00	5133.90	
19	4	35.0	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.00	6.70	4.62	12	3.54	5129.23	5127.99	5129.65	5128.25	5132.23	5131.79	
Project File: 2411stormdrainredesign9-6-05.stm														Number of lines: 19		Run Date: 09-12-2005						
NOTES: Intensity = 69.87 / (Inlet time + 13.10) ^ 0.87; Return period = 2 Yrs.																						

Storm Sewer Profile



**FACSIMILE TRANSMITTAL
COVER SHEET**

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Date: July 27, 2004
To: Brad Bingham
Company: City of Albuquerque
Fax No.: 924-3864
From: Glenn Broughton
Project No : 040269
Project Name: Journal Center Storm Drain
Number of Pages (including Cover): 5
Re: Gas Line Conflict
Comments: Brad

Attached is a sketch showing the revised design for the proposed 36" storm drain. We raised the 36" storm drain about 2.5' to provide clearance over the existing 6" HP gas line. The contractor's surveyor obtained the invert elevation of the existing 36" storm drain crossing Lang to verify that the proposed 36" storm drain along Jefferson will still work. Attached is a conceptual profile of that storm drain.

The contractor is scheduled to place the manhole base in the next day or so. Your attention to this revision would be appreciated. If you have any questions please let me know.

Thanks
Glenn

Original to Follow: ☐ Yes ☐ No

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

JEFFERSON ST. NE.
(PAVED)

25 LF 24" CMP
@ S= 3.73%

REMOVE &
DISPOSE
PNEUMATICALLY
APPLIED CONC.

STA. 10+00.00
N 1,519,294.33
E 397,730.90

SD MH #1

STA. 10+00, 0.00' RT.
BUILD 8' DIA.
TYPE "E" SD MH

32LF 36" RCP W/
FLARED END SECTION

EX. HEADER CURB.
REMOVE & DISPOSE
APPROX. 4 LF

EXIST. 10' PUBLIC
UTIL ESMT.

EXISTING
CURB &
GUTTER

EXISTING ASPHALT
CHANNEL

EX. SPRAYED CONC. TO
REMOVE & DISPOSE

4" CONC.
SLOPE PAVING
EL. 5125.00

REMOVE &
DISPOSE EX.
CUTOFF WALL

4" CONCRETE SLOPE PAVING
(6X6-W1.4XW1.4) (TYP.)

REMOVE AND REPLACE
3" ASPHALT CHANNEL
EX. 3" ASPHALT
CHANNEL BOTTOM

EX. 48" RCP SD

PROPOSED 8'
DIA. MH
INV. 5114.41

INV. 5117.00

EX. 6" HPGW
TP 14.82
EX. 8" VHP
GAS

12"X15'X3' CONC.
CUTOFF WALL
COMPACT 12" TO
ASTM D-1557 MOI

SECTION A-A

SCALE 1"=20'

EXISTING POWER POLE TO
BE PROTECTED IN PLACE

EXISTING SD INLET

SD MH #2

STA. 10+58.90, 0.00' LT.

BUILD 6' DIA.

TYPE "E" SD MH

SD MH #3

STA. 12+09.05, 0.00' RT.

BUILD 6' DIA.

TYPE "E" SD MH

EXISTING 15' PNM ESMT.

EXISTING 10' UTILITY ESMT.

EXISTING 5' PNM ESMT.

ROW
VHP EX. 16" VHP GAS

N87°45'06"E

150.15'

8LF 24" RCP @
S=1.00%

STA. 10+58.90, 8.00' RT.

INSTALL 24" SD PLUG

INV. EL.= 5121.89

STA. 12+08.74, 8.00' RT.

INSTALL 12" SD PLUG

INV. EL.= 24.81

EX. GAS LINE TO REMAIN IN PLACE

REMOVE APPROX. 30 LF ±

24" CMP SD PIPE

LIMITS OF HAND TROWEL CONC.

DESILTATION POND. SIDE SLOPES ARE
2:1 ON THE EAST & WEST SIDES AND
3:1 ON THE NORTH & SOUTH SIDES.

TRACT 1A-2-A-1

PUBLIC DRAINAGE
ESMT. RECORDED
12-27-94 BK 94C, PG 431

17' WIDE DESILTATION
POND EL. 5117.16

4" CONC.
SLOPE PAVING
EL. 5125.00

REMOVE &
DISPOSE EX.
CUTOFF WALL

4" CONCRETE SLOPE PAVING
(6X6-W1.4XW1.4) (TYP.)

REMOVE AND REPLACE
3" ASPHALT CHANNEL
EX. 3" ASPHALT
CHANNEL BOTTOM

EX. 48" RCP SD

PROPOSED 8'
DIA. MH
INV. 5114.41

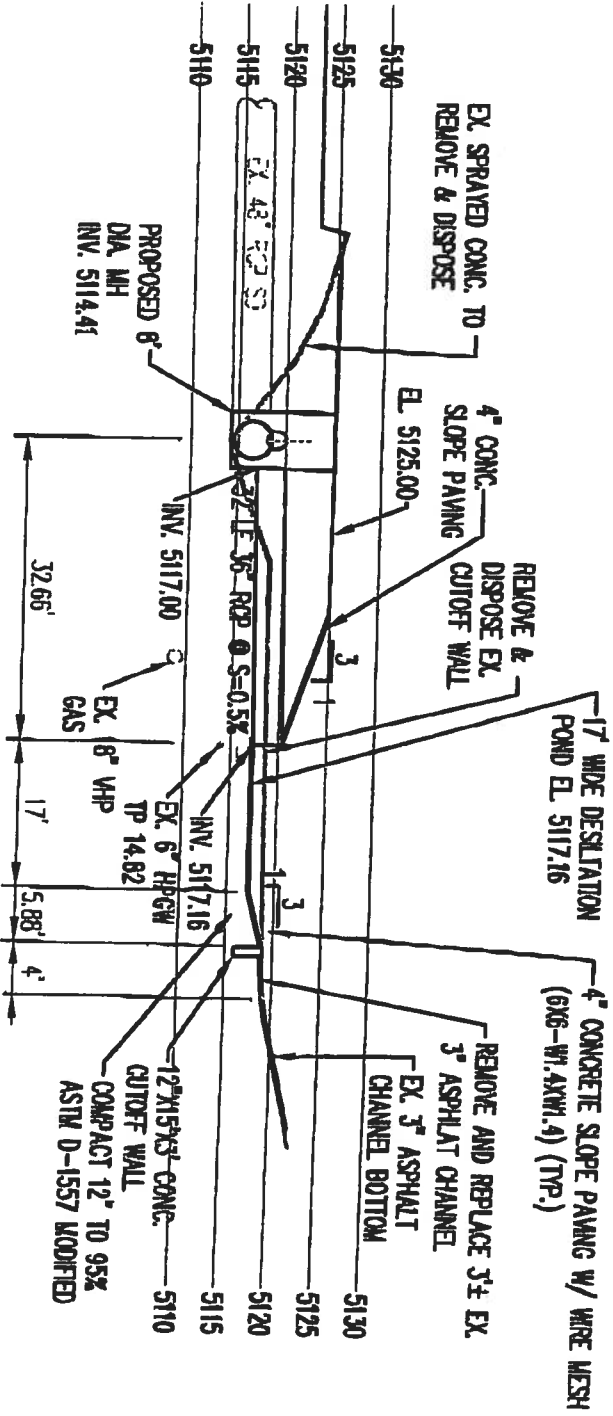
INV. 5117.00

EX. 6" HPGW
TP 14.82
EX. 8" VHP
GAS

12"X15'X3' CONC.
CUTOFF WALL
COMPACT 12" TO
ASTM D-1557 MOI

SECTION A-A

SCALE 1"=20'



SECTION A-A

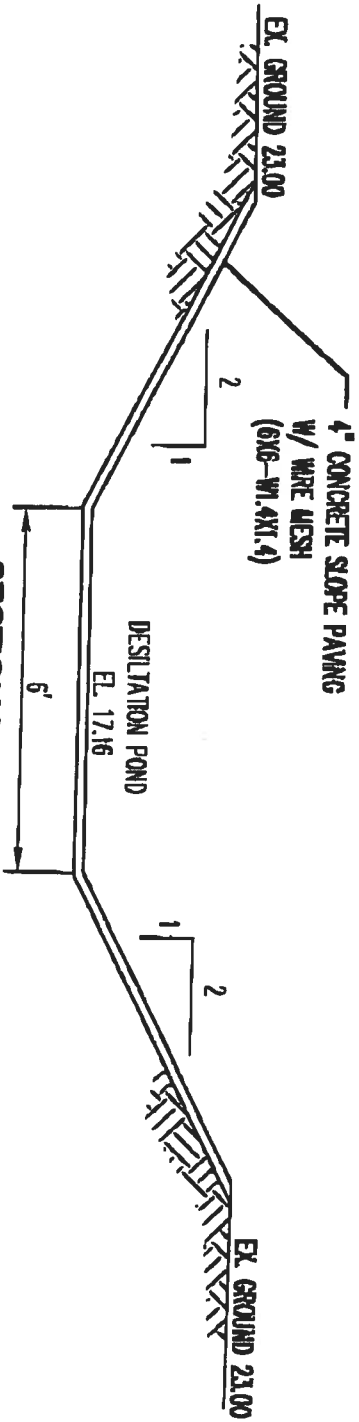
SCALE 1"=20'

Bohannan & Huston

Consulting Engineers & Surveyors
 ENGINEERING & SURVEYING DATA & ADVANCED TECHNOLOGIES

**JOURNAL CENTER TRACT 1A-2A
 STORM DRAIN**

DRAWN BY	RPS	SCALE: AS SHOWN
REVIEWED BY	CSB	
DATE ISSUED	07/15/04	
PROJECT NO.	040269	
ZONE MAP NO.	D-17	
CITY PROJECT NO.	728661	



SECTION B-B
SCALE : NTS

**JOURNAL CENTER TRACT 1A-2A
STORM DRAIN**

Bohannon & Huston

Consulting Engineers & Surveyors
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGY

DRAWN BY		RPS SCALE: AS SHOWN	
REVIEWED BY		CSB	
DATE ISSUED	07/15/04		
PROJECT NO.	040289		
ZONE MAP NO.	D-17		
CITY PROJECT NO.	728661		

36" RCP crossing
Long, East of
Jefferson

Future 36" S.D. East
of Jefferson

INV at 20.84

20.94
INV EX 36 RCP

M.H.

INV at 20.53
20.52

M.H.

266.55 ft

S = 0.00%

INV at 18.75
18.81

M.H.

266.55 ft

36" RCP
COA project
#729681

S = 0.50%

Proposed 36" RCP
17.16

Bohannon & Huston



ENGINEERS PLANNERS PHOTOGRAMMETRISTS
SURVEYORS SOFTWARE DEVELOPERS

PROJECT NAME JC Jefferson S.D.
PROJECT NO. 040269
SUBJECT

SHEET
BY GEP
CH'D

OF
DATE 7/27/04.
DATE