CITY OF ALBUQUERQUE



January 24, 2013

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Rio Rancho, NM 87122

Re: Lowes Pad Site, 6230 Paseo Del Norte NE,

Request for Permanent C.O. - Approved

Engineer's Stamp dated: 07-11-12 (D-18/D014D)

Certification dated: 1-14-13

Dear Mr. Soule,

Based on the Certification received 1/14/2013, the site is acceptable for a release of a

Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in PDF format, of this certification for our

records. This PDF file can be e-mailed to me at: sbiazar@cabq.gov.

Sincerely,

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

NM 87103

Albuquerque

www.cabq.gov

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: CO Clerk—Katrina Sigala e-mail

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Lowes pad sites(6230 Paseo del norte) EPC #:		ZONE MAP/DRG. FILE #: D18/d014d WORK ORDER #:				
LEGAL DESCRIPTION: CITY ADDRESS:	Out parcel Lowes parking SW corner of Paseo Del norte and San pe	dro					
ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS: CITY, STATE: ARCHITECT: ADDRESS: CITY, STATE: SURVEYOR:	Po Box 93924 Alb Peter Butterfield sandia landsurvey	CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE: CONTACT:	David Soule, PE (505)321-9099 87199 andrew medina				
ADDRESS: CITY, STATE: CONTRACTOR: ADDRESS: CITY, STATE:	Sandia landsuivey	PHONE: ZIP CODE: CONTACT: PHONE: PHONE: ZIP CODE:	andrew medina				
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WAS A PRE-DESIGN CON YES X NO COPY PROVIDE DATE SUBMITTED:		BY:	David Soule				

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal 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.

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RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

January 14, 2013

Mr. Tim Sims
Hydrology
City of Albuquerque

RE: Grading and Drainage Plan Certification 6230 Paseo Del Norte Shell (D18/D014d)

Dear Mr. Biazar:

The purpose of this letter is to accompany the enclosed grading plan certification or the referenced project. This plan comprised two buildings. Each building was permitted separately. The western building shell and paving has been completed. The eastern building is not yet complete. Therefore we request a temporary certificate of occupancy for the western building at this time only.

Should you have any questions regarding this submittal, please do not hesitate to call me.

Sincerely,

David Soule, PE

Rio Grande Engineering

PO Box 93924 Alb. NM 87199

Enclosures

CITY OF ALBUQUERQUE



-1

February 1, 2013

David Soule, P.E. Rio Grande Engineering P.O. Box 67305 Rio Rancho, NM 87122

Re: Lowes Pad Site, 6240 Paseo Del Norte NE,

Request for Permanent C.O. - Approved

Engineer's Stamp dated: 07-11-12 (D-18/D014D)

Certification dated: 1-31-13

Dear Mr. Soule,

Based on the Certification received 2/1/2013, the site is acceptable for a release of a

Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in PDF format, of this certification for our

records. This PDF file can be e-mailed to me at: sbiazar@cabq.gov.

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

NM 87103

Albuquerque

www.cabq.gov

7

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: CO Clerk—Katrina Sigala e-mail

(REV. 01/28/2003rd)

6240

PROJECT TITLE:	Lowes pad sites(6230 Paseo del norte) ZONE MAP/DRG. FILE #: D18/d014d						
DRB #:	EPC #:	_ WORK ORDE <u>R #:</u>					
LEGAL DESCRIPTION:	Out parcel Lowes part	kina					
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ENGINEERING FIRM:	Rio Grande Engineering		CO	NTACT:	David Soule, PE		
ADDRESS:	PO BOX 93924		PH	ONE:	(505)321-9099		
CITY, STATE:	Alb		ZIP	CODE:	87199		
OWNER:	_	· · · · · · · · · · · · · · · · · ·		NTACT:			
ADDRESS:				ONE:			
CITY, STATE:			ZIP	CODE:	 		
ARCHITECT:	Peter Butterfield		\sim	NTACT:			
ADDRESS:	reter butternera			ONE:		_	
CITY, STATE:				CODE:			
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ADDRESS:				ONE:			
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Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage submittal.

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- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

From:

Olson, Greg R.

Sent:

Friday, June 29, 2012 1:31 PM

To: √

'David Soule'

Cc:

Olson, Greg R.; Salgado-Fernandez, Nilo E.

Subject: D18/D014D: Out parcels at Lowes on SW corner of Paseo del Norte & San Pedro

David,

Here are some quick notes on the items I flagged in your Grading & Drainage submittal signed 5/18/12.

- Where does roof runoff go from SW building? Avoid erosion on the steep side slopes S & W of pad.
- 2. Per DPM, the Dumpster pad for the restaurant must drain to the Sanitary Sewer. Show this on the plan.
- ---- more of a transportation question(s) -----
- 3. At the 10' rundown south of the restaurant:
 - a. at 10' wide will it become a shortcut to the drive-though?
 - b. The original Lowes site had a N-S pedestrian corridor just west of the restaurant pad. This plan seems to carry that through the site, except at the drive-through. Will it be continuous, and will it be compatible with the drainage rundown?

I'm leaving for the day, so I will talk to you early next week.

Thanks,

of the port Cover says

Report Cover says

Report Cover says

Tried Calling 4/29 before Email. - No Answer

Tried " 1/8 - No Answer

Tried " 1/8 - No Answer

1/5 Pm - David Soule Called Back - Willhesubmit 7/6

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Lowes Pad site- PDN and Louisianna EPC #:	ZONE MAP/DRG. FILE #:/ とんりイン WORK ORDER #:					
		<u> </u>					
LEGAL DESCRIPTION:	Outparcel of Lowes						
CITY ADDRESS:	Paseo del Norte and Louisiana						
ENGINEERING FIRM:	Rio Grande Engineering	CONTACT:	David Soule, PE				
ADDRESS:	PO BOX 939241	PHONE:	(505)321-9099				
CITY, STATE:	Alb	ZIP CODE:	87199				
OWNER: ADDRESS:	Mark Tekin	CONTACT:					
CITY, STATE:	6501 Eagle rock alv	PHONE:	07400				
OILI, SIAIE.	alv	ZIP CODE:	87199				
ARCHITECT:		CONTACT:					
ADDRESS:		PHONE:					
CITY, STATE:		ZIP CODE:					
SURVEYOR:	Coo cura CO	CONTACT					
ADDRESS:	Geo surv CO	CONTACT: PHONE:	David Vigil				
CITY, STATE:	——————————————————————————————————————	ZIP CODE:					
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CONTRACTOR:		CONTACT:					
ADDRESS:		PHONE:					
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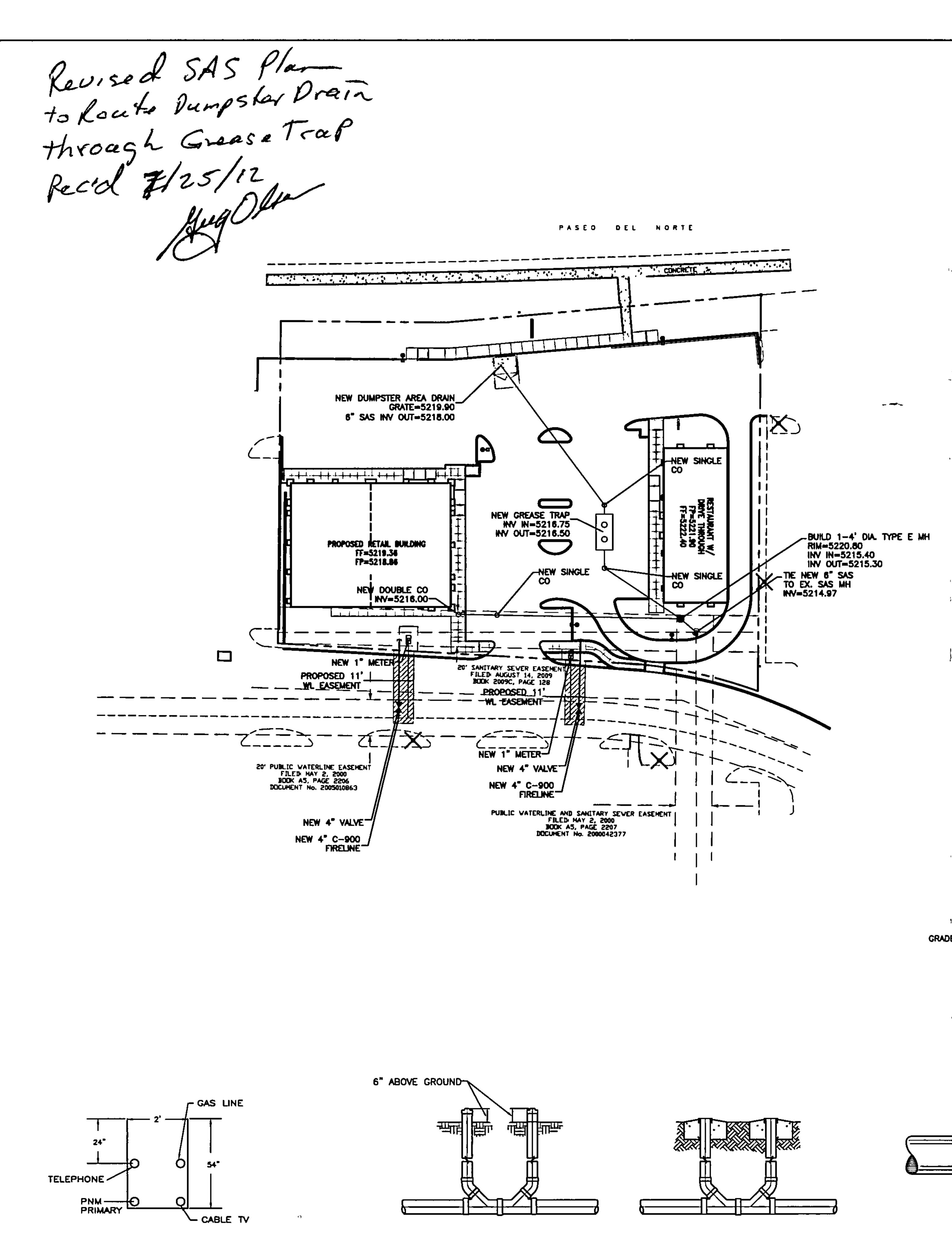
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SANITARY SEWER DOUBLE CLEAN-OUTS

UTILITY TRENCH DETAIL

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.

9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.

10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE—CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL

11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.

12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.

13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.

14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.

15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

THREADED PVC-

SANITARY SEWER CLEAN-OUT

CLEANOUT PLUG

WATER SHUTOFF PLAN

SHUTOFF VALVES:

1, WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA

2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN

4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.

5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

EXISTING SAS MANHOLE EXISTING SANITARY SEWER LINE PROPOSED SAS MANHOLE PROPOSED SAS CLEANOUT - PROPOSED SANITARY SEWER LINE SANITARY SEWER SERVICE LINE ---- EX. 12" WL---- EXISTING WATER LINE PROPOSED METER PROPOSED VALVE W/BOX PROPOSED FIRE HYDRANT WATER SERVICE LINE - PROPOSED STORM SEWER LINE PROPOSED CURB & GUTTER RIGHT-OF-WAY DRY UTILITY TRENCH BOUNDARY LINE

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS

CONTRACTOR SHALL REMOVE AND REPLACE PAYING

(BC) TYPE A OVER 11" OF AGGERGATE BASE

NEW SECTION TO BE 2" ARTERIAL ASPHALT CONCRETE

(SFC) TYPICAL FININSH COURSE OVER 2" ARTERIAL ASPHALT CONCRETE

2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER

3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

** ** DRAWN BY WCWJ ENGINEER'S SEAL LOS ANGELES CENTER 3-28-12 MASTER UTLITY 21204-LAYOUT-3-28-12 SHEET 🚪 Rio Grande Lingineering 1006 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0000 JOB 🚪 DAVID SOULE P.E. #14522 21204

I" IN GRASSY AREA O" IN PAVED AREA GRADED SURFACE AWAY FROM CLEANOUT `-4" MIN. 2500 PSI PCC COLLAR ADJUSTABLE HEAD--SIZE OF RISER PIPE PER LOCAL CODES DIRECTION OF FLOW PLUG WYE IF SERVICE LATERAL DOES NOT CONTINUE SEE PLAN FOR PIPE SIZE, TYPE, AND ELEVATION

SCALE: 1"=30"

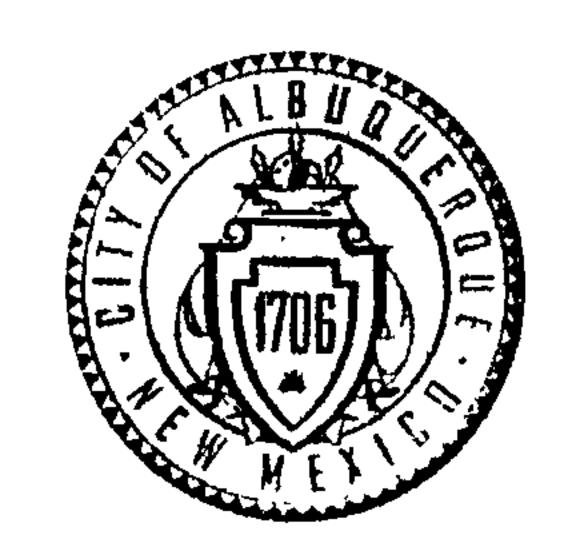
-HEAVY DUTY FRAME AND COVER

W/LETTER "C.O. CAST IN COVER

4, ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD

5. ALL PIPE MATERIAL TO BE USED PER UPC.

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

January 30, 2013

Peter Butterfield, Registered Architect 13013 Glenwood Hills Ct. NE Albuquerque, NM 87111

Re:

Certification for Permanent Building Certificate of Occupancy (C.O.)

Lowes Parcels (Los Angeles Center, Tract A-1-B-1-C), [D-18/D014D]

6240 Paseo del Norte

Architect's Stamp Dated 01/28/13

Dear Mr. Butterfield:

Based upon the information provided in your submittal received 01-28-13, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

If you have any questions, please contact me at (505)924-3630.

Albuquerque

Sincerely/

NM 87103

Nilo E Salgado-Fernandez, P.E.

Senior Trailic Engineer,

Development and Building Services

Planning Department

www.cabq.gov

c: / Engineer

Hydrology file

CO Clerk

peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 18, 2012. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JANUARY 23, 2013 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 A PERMANENT CERTIFICATE OF OCCUPANCY.

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

ENGINEER'S OR ARCHITECT'S STAMP

1/28/13

PETER BUTTERFIELD
NO. 3850

PETER BUTTERFIELD
NO. 3850

DEC. 1. 28 2013



(RE	EV 12/2005)	
PROJECT TITLE: Robant Building Stant Brown EPC#: EPC#:	Nell Work o	ZONE MAP: ZONE MAP: ZONE MAP:
LEGAL DESCRIPTION:tract A-1-B-1-C CITY ADDRESS: _6240 Pasco del No	to Angeles Cont	<u></u>
ENGINEERING FIRM: Rio Grande Engi ADDRESS: 1600 Contral Ave Si CITY, STATE: Albuquique Nim	recring () = Swite Zal P	CONTACT: David Swie PHONE: B21 9099 CIP CODE: 87106
OWNER: 6320 Pageo del Norte LLC ADDRESS: 1204 VIA Alegra CITY, STATE: Al Diquerque N	NEP	CONTACT: WARK TEKIN PHONE: 504 2444 CIP CODE: 87127
ARCHITECT: Poter Buttofield And Address: 13013 spenwood he CITY, STATE: Albuqueque N	ile C+ NC P	CONTACT: Poly Bythoridad HONE: 332 9323 CIP CODE: 85741
SURVEYOR: Sandia Land Survey ADDRESS: 15 Casa termos CITY, STATE: Placetas NM	P	CONTACT: Andrew Medina HONE: 759 8130 IP CODE: 87043
CONTRACTOR: Itat Construction ADDRESS: 2919 Znd St nw CITY, STATE: Albaqueque nm	P	CONTACT: Rick Gonzals HONE: 3452 4001 IP CODE: 87107
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WAS A PRE-DESIGN CONFERENCE ATTENDED:X_YESNOCOPY PROVIDED		JAN 28 2013
DATE SUBMITTED: 1/28/12	P	v. 3.41

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:

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development & Building Services

July 27, 2012



David Soule, P.E.

Rio Grande Engineering 1616 Central SE, Suite 201 Albuquerque, New Mexico 87106

RE: Los Angeles Center (Lowes' out-parcels), Tracts A-1-B-1-B & A-1-B-1-C Grading and Drainage Plan for Grading, Paving and Building Permit SW Corner of Paseo del Norte & San Pedro PE Stamp: 7/11/12 (D18-D014D)

Dear Mr. Soule,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received July 11, 2012, the above referenced plan is approved for Grading, Paving and Building Permits by Hydrology Section, with the following conditions:

- 1. Per the DPM Chapter 22 Section 9, runoff from the trash enclosure pad is required to drain to the sanitary sewer.
- 2. The Building Permit set must include the revised Master Utility Layout, which shows the Dumpster Drain routed through a grease trap, with and approved discharge to the <u>Sanitary Sewer</u> system.
- 3. Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports must comply with the requirements of the new permit (http://www.cabq.gov/planning/landcoord/Hydrology.html).

Prior to Permanent Certificate of Occupancy approval, an Engineer's Certification of Compliance with this Grading and Drainage plan must be submitted to this office, per the DPM.

If you have any questions, you can contact me at 924-3994.

Sincerely,

May May 1/27/12

Gregory R. Olson, P.E.

Senior Engineer

Orig: Drainage file D18/D014D

c.pdf Addressee via Email david@riograndeengineering.com

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D18D014D-GpBP-YES-Lowes_Tr A-1-B-1-BandC-.doc

Albuquerque - Making History 1706-2006

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	Lowes pad sites EPC #:	ZONE MAP/I WORK ORD	DRG. FILE #: <u>D18/d014d</u> ER #:
LEGAL DESCRIPTION: CITY ADDRESS:	Out parcel Lowes parking SW corner of Paseo Del norte and San pe	edro	
ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS: CITY, STATE:	Rio Grande Engineering PO BOX 93924 Alb	CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE:	David Soule, PE (505)321-9099 87199
ARCHITECT: ADDRESS: CITY, STATE:	Peter Butterfield	CONTACT: PHONE: ZIP CODE:	
SURVEYOR: ADDRESS: CITY, STATE:	GEOSURV CO	CONTACT: PHONE: ZIP CODE:	David Vigil
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
CHECK TYPE OF SUBMIT	<u>ΓΑL:</u>	CHECK TYPE OF APP	PROVAL SOUGHT:
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WAS A PRE-DESIGN CONF YES x NO COPY PROVIDE			JUL 1 1 2012 HYDROLOGY SECTION
DATE SUBMITTED:		BY:	David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal 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.
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- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



David Soule

Subject: FW: 21204- D18/D014D: Out parcels at Lowes on SW corner of Paseo del Norte & San Pedro

Attachments: 21204-LAYOUT-3-28-12 MU (1).pdf; 21204-LAYOUT-3-28-12 GD (1).pdf

Greg, please find how i addressed your comments.

David Soule

From: Olson, Greg R. [mailto:grolson@cabq.gov]

Sent: Friday, June 29, 2012 1:31 PM

To: David Soule

Cc: Olson, Greg R.; Salgado-Fernandez, Nilo E.

Subject: D18/D014D: Out parcels at Lowes on SW corner of Paseo del Norte & San Pedro

David,

Here are some quick notes on the items I flagged in your Grading & Drainage submittal signed 5/18/12.

- 1. Where does roof runoff go from SW building? Avoid erosion on the steep side slopes S & W of pad. added a cobble swale and place note that roof drains shall connect to coble swale on west side. south side has no roof flow but added noter for larger angular rock landscaping.
- 2. Per DPM, the Dumpster pad for the restaurant must drain to the Sanitary Sewer. Show this on the plan. -please add to both utility and grading
- ---- more of a transportation question(s) -----
- 3. At the 10' rundown south of the restaurant:
 - a. at 10' wide will it become a shortcut to the drive-though? put bollard in middle
 - b. The original Lowes site had a N-S pedestrian corridor just west of the restaurant pad. This plan seems to carry that through the site, except at the drive-through.

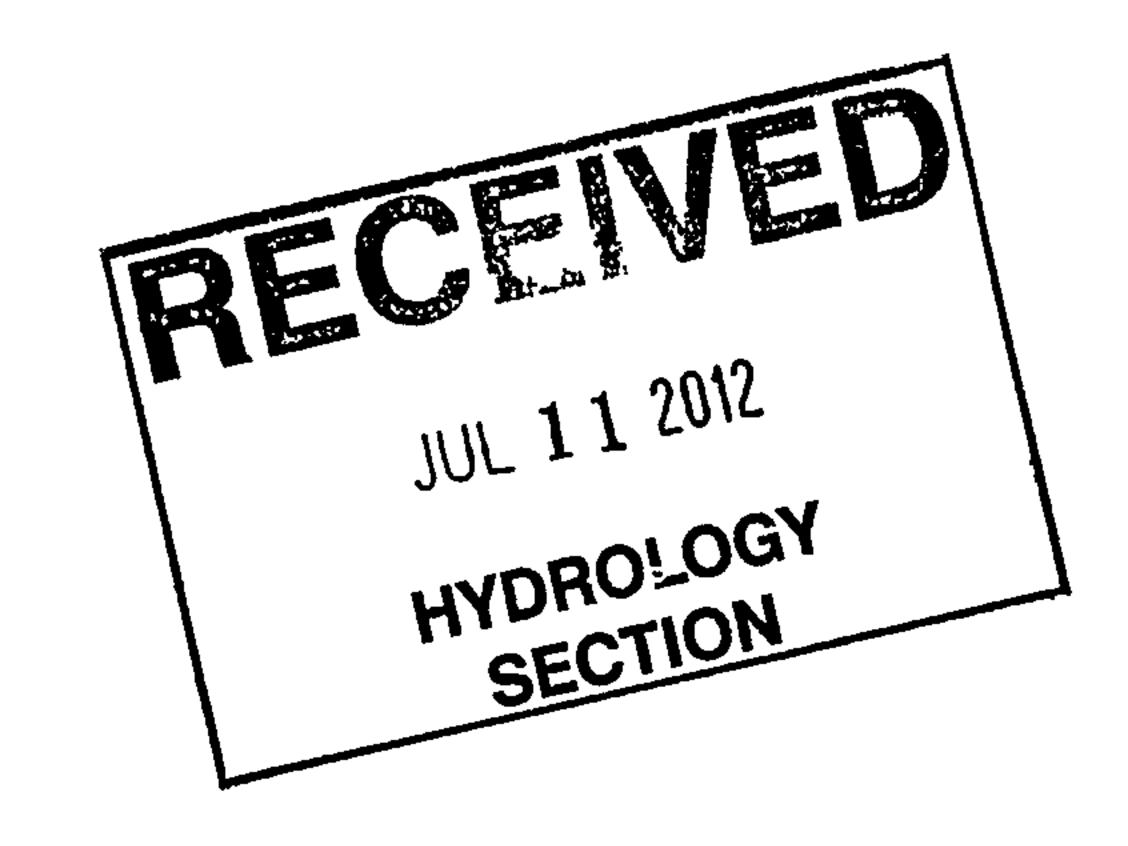
 Will it be continuous, and will it be compatible with the drainege rundown?

Will it be continuous, and will it be **compatible with the drainage rundown?** sidewalk turns to south at existing cross walk. There was a bid deal about carrying cross walk across drive thru, the was worked out by architect and transportion. I agree, the intial layout didnt have this but the drivethru traffic forced layout.

I'm leaving for the day, so I will talk to you early next week.

Thanks,

Greg 924-3994



CITYOFALBUQUERQUE



Planning Department Transportation Development Services Section

January 11, 2012

Peter Butterfield, Registered Architect

13013 Glenwood Hills Ct. NE

Albuquerque, NM 87111

Re: Certification for Permanent Building Certificate of Occupancy (C.O.)

Lowes Parcels (Los Angeles Center, Tract A-1B-1-B & A-1-B-1-C), [D-18/D014D]

6230 Paseo del Norte

Architect's Stamp Dated 01/10/13

Dear Mr. Butterfield:

Based upon the information provided in your submittal received 01-11-13, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Albuquerque

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VW 8/103

Nilo E. Salgado-Fernandez, P.I. Semor Traffic Engineer

Development and Building Services

Planning Départment

www.cabq.go

Engineer Hydrology file CO Clerk

Albuquerque - Making History 1706-2006

(REV 12/2005)

PROJECT TITLE: Retail Building Shell	ZONE MAP: ZONE MAP:
DRB#: EPC#: \	WORK ORDER#:
LEGAL DESCRIPTION: _tract A-1-B-1-B Los Angele CITY ADDRESS: 6230 Pasco del Norte	s Center
ENGINEERING FIRM: Rio Grande Engineering ADDRESS: 1606 Control Are SE Suite For	CONTACT: David Swie PHONE: B219099
CITY, STATE: Albuquegue NM	ZIP CODE: 43-12 05-129 87106
OWNER: 6320 Pasco del Norte LLC ADDRESS: 1204 VIa Alegra NE	CONTACT: MARK TEKIN PHONE: 504 2444
CITY, STATE: Albudo NM	ZIP CODE: 87127
ARCHITECT: Peter Buttorfield Andricat ADDRESS: 13013 Stenwood hills Ct nc CITY, STATE: Albuqueque Nim	CONTACT: Strandad PHONE: 332 9323 ZIP CODE: 87111
SURVEYOR: Sandia Land Survey ADDRESS: 15 Cisa terrenos CITY, STATE: Placetas NM	CONTACT: Andrew Medina PHONE: 759 8130 ZIP CODE: 87043
CONTRACTOR: Itat Construction ADDRESS: Zaja Znd St nw CITY, STATE: Al baquague nm	CONTACT: Rick Gonzals PHONE: 345 4001 ZIP CODE: 87107
DRAINAGE REPORT DRAINAGE PLAN 1 st 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) SIA/FINA PRELIMII PRELIMII S. DEV. P S. DEV. P SECTOR FINAL PL FOUNDA CERTIFIC CERTIFIC GRADING GRADING OTHER (SPECIFY)	APPROVAL SOUGHT: NCIAL GUARANTEE RELEASE NARY PLAT APPROVAL LAN FOR SUB'D APPROVAL OR BLDG. PERMIT APPROVAL PLAN APPROVAL AT APPROVAL TION PERMIT APPROVAL G PERMIT APPROVAL CATE OF OCCUPANCY (PERM) CATE OF OCCUPANCY (TEMP) G PERMIT APPROVAL PERMIT APPROVAL PERMIT APPROVAL RDER APPROVAL SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:XYESNO	JAN 1 7 2013
COPY PROVIDED	
DATE SUBMITTED: 1/12	BY: 344

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:

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peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills-Ct. NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 18, 2012. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JANUARY 10, 2013 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 A PERMANENT CERTIFICATE OF OCCUPANCY.

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.

ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

1/16/13



DRAINAGE REPORT

For

5 an Redite Lowes Pad site Paseo Del Norte and Louisiana NE Albuquerque, New Mexico

Prepared by

Rio Grande Engineering PO Box 93924 Albuquerque, New Mexico 87199

June 2012



David Soule P.E. No. 14522

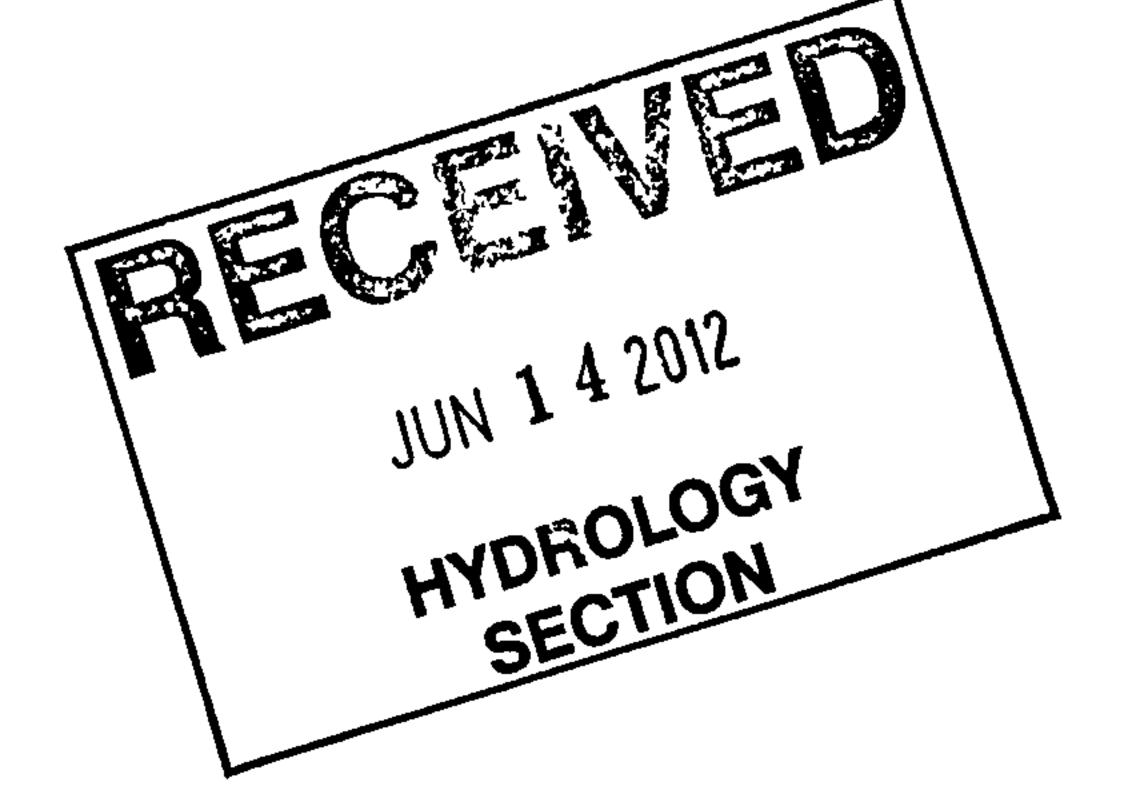


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PURPOSE

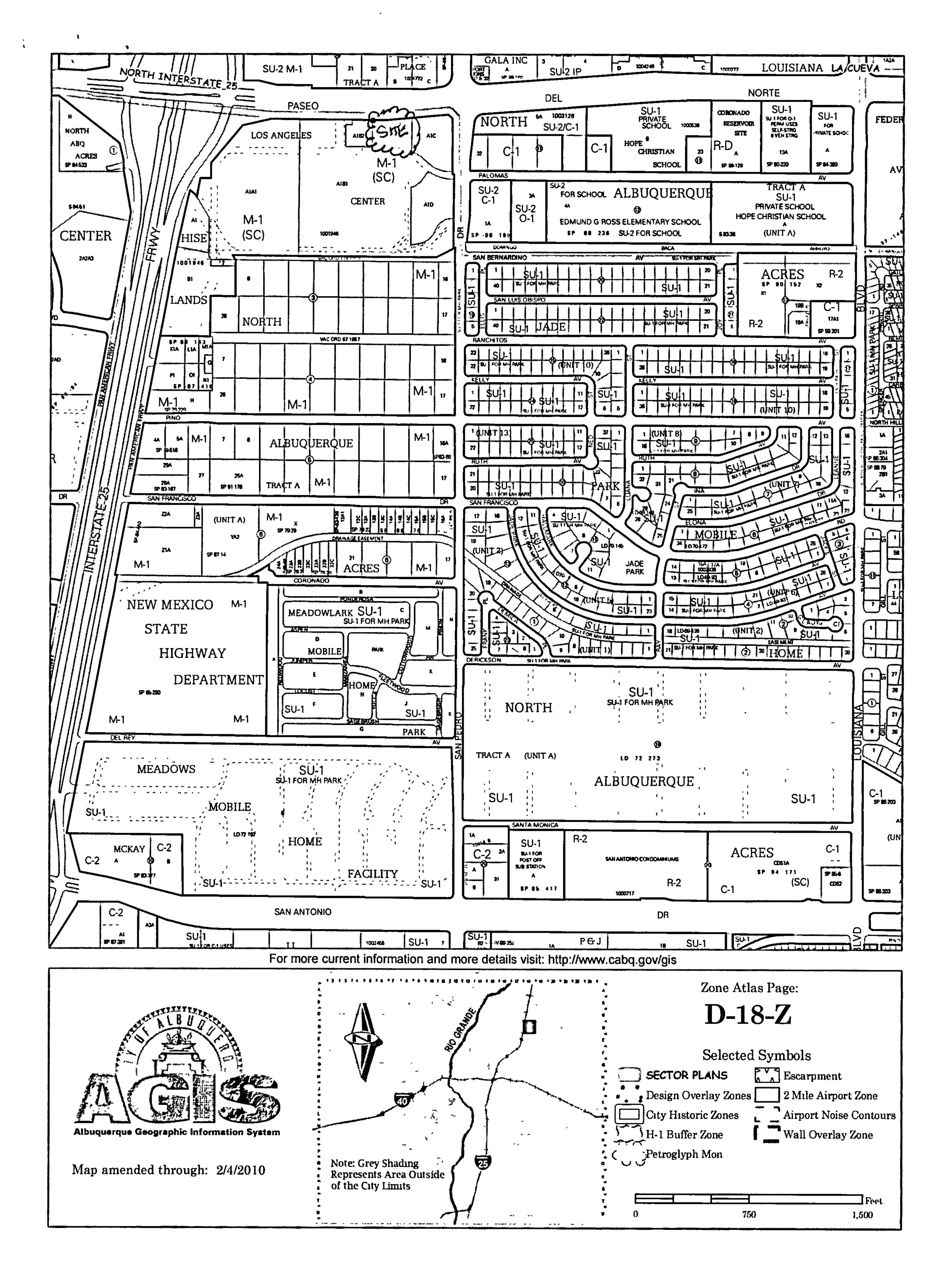
The purpose of this report is to provide the Drainage Management Plan for an approximately 1.26 acre parking lot redevelopment located at 6200 Paseo Del Norte NE. The proposed development consists of removing the asphalt and constructing two retail buildings. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

INTRODUCTION

The subject of this report, as shown on the Exhibit A, is a 1.2-acre parcel of land located on the south side of Paseo Del Norte west of San Pedro. The proposed site is currently governed by an approved grading plan prepared for the entire Lowes development. The current legal description of this site is tract A-1-B-A, Los Angeles Center. The site is in the process of being subdivided. As shown on FIRM map35001C0137F, the entire property is located within Flood Zone X.

EXISTING CONDITIONS

The site is currently a parking lot for the Lowes business center. The site slopes from northeast to the southwest. The site currently has a 3% general grade. The flow sheet flow to a large area drain south west of the site. This drain is in a sump condition and is connected to the onsite storm drain that discharges to the Domingo Baca channel. The site is not impacted by any significant offsite flow due to the construction of the adjacent Walgreens store. The site currently discharges 5.59 cfs as sheet flow along the southern and southwestern boundary of future tract.



PROPOSED CONDITIONS

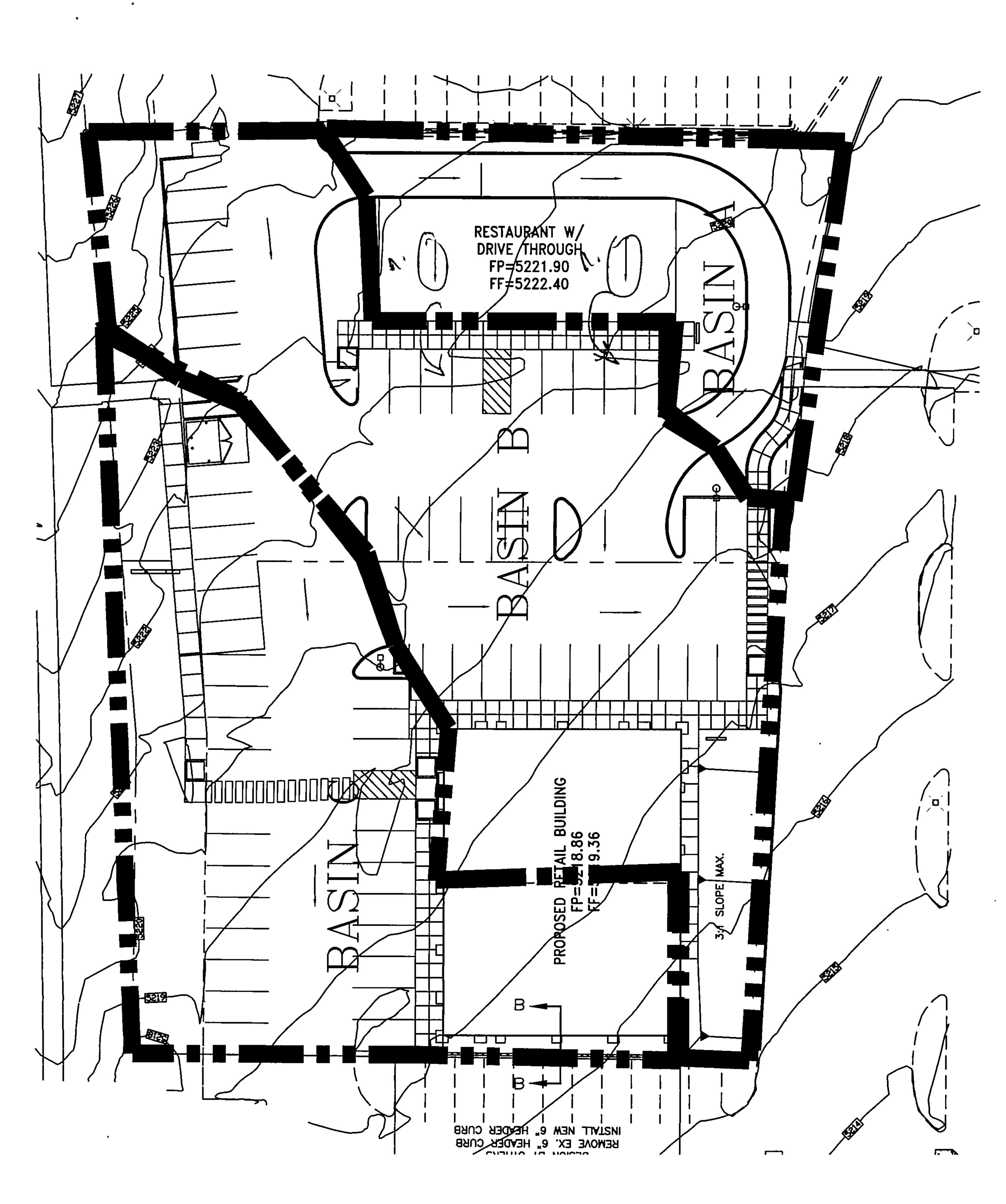
The proposed improvements consist of removing the existing pavement and construction of a 3000 sf drive-thru restaurant and a 6000 sf retail store. The site will maintain existing drainage patterns. The site will continue to discharge along the southern and western boundaries. The reduced flows leaving the site will continue to drain to the existing area drain located south and west of this property.

SUMMARY AND RECOMMENDATIONS

This project is a redevelopment of an existing parking lot. The site development maintains the existing drainage patterns and reduces the discharge rates for existing. The site is part of the overall Lowes master drainage plan. The down stream conveyance system is complete and design for the larger existing flow rate.

The proposed site development does not adversely affect the upstream or downstream facilities. The site was designed in conformance to City of Albuquerque Drainage design policy utilizing the City of Albuquerque DPM criterion. Therefore, we request approval of the site-grading plan. Since this site encompasses more than 1 acre, a NPDES permit might be required prior to construction activity.

APPENDIX A SITE HYDROLOGY



Weighted E Method

Developed Basins

		,									100-Year, 6-hr		
Basin	Area	Area	Treatment A		Treatme	nt B	Treatm	ent C	Treatme	nt D	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs
EXISTING SITE	51063	1.172	0%	0	0.0%	0.000	16.0%	0.18756	84%	0.985	2.189	0.214	5.59
DEV A	8860	0.203	0%	0	0.0%	0.000	28.0%	0.05695	71%	0.144	2.037	0.035	0.92
DEV B	23313	0.535	0%	0	0.0%	··	 	0.08563		0.450	2.189	0.098	2.55
DEV C	18890	0.434	0%	0	0.0%	0.000	20.0%	0.08673		0.347	2.146	0.078	2.04
onsite comparison												0.063	- 0.076

, ...

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm

Ea= 0.66	Qa≕ 1.87
Eb= 0.92	Qb= 2.6
Ec= 1.29	Qc= 3.45
Ed= 2.36	Qd= 5.02

Site discharges less than existing

0.08 cfs

Narrative

Site is a fully developed parking lot conversion to build commercial buildings. The post construction site has less impervious treatment that does existing. The flwo drains via sheet flow to an existing inlet located within the Lowes parking field

5' drivethru rundown

Weir Equation:

$$Q = CLH^{32}$$

$$0 = 92$$

$$Q = .92$$

 $C = 2.95$

$$H = .50 ft$$

L = Length of weir

$$L = \frac{.92}{2.95(.5)^{3/2}}$$

L = .88 ft

Use 5.0 feet for length of weir

