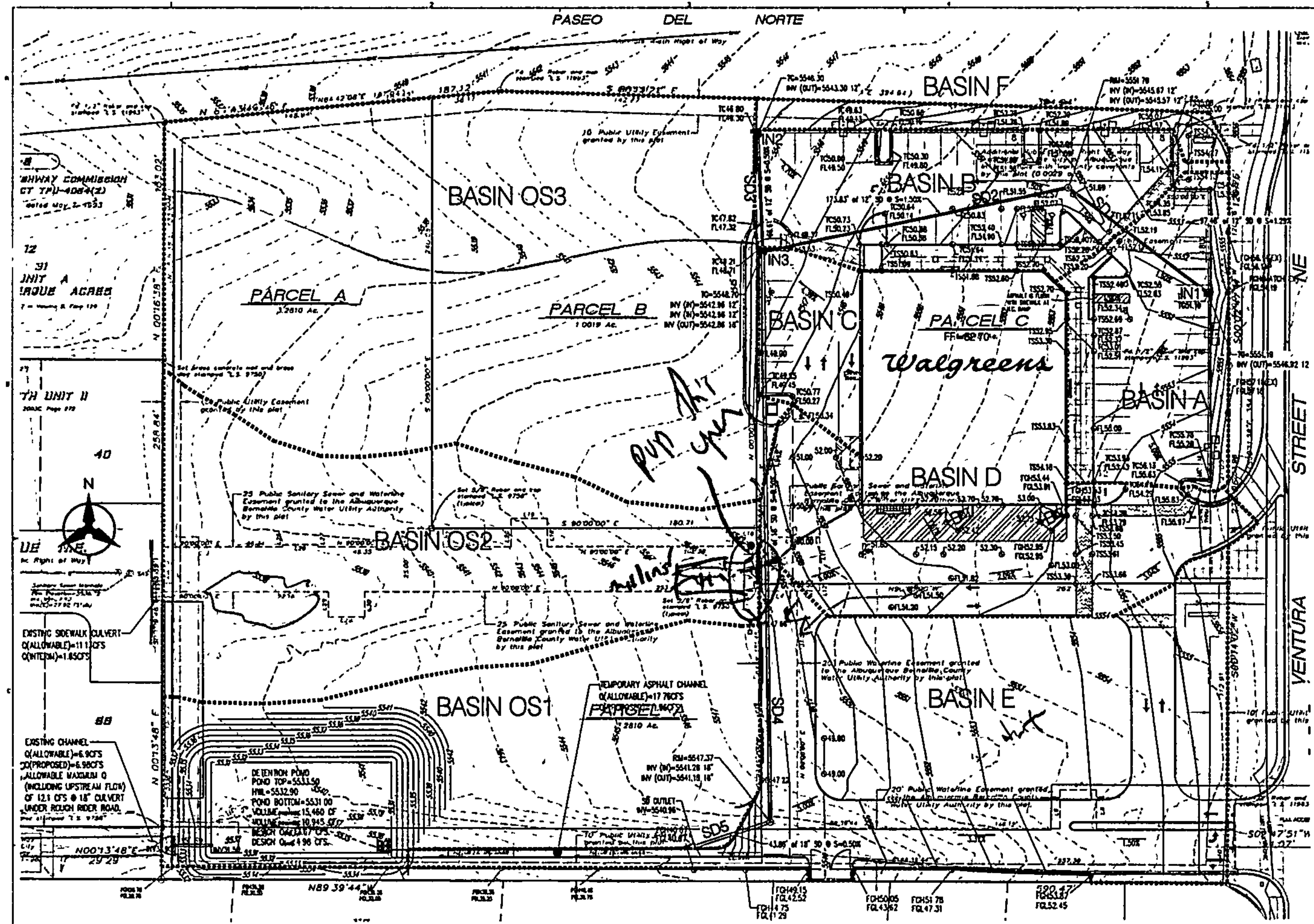


Tell - "BHA Stamp a plan that doesn't work and Rough Rider"



TEMPORARY ASPHALT RUNDOWN CAPACITY
TYPICAL SECTION PER DETAIL 1, SHEET C101
Manning's N=0.013 Min Slope=0.035

WSEL FT.	FLOW RATE (CFS)	FLOW VEL (FPS)
0.050	0.437	2.183
0.100	1.384	3.410
0.150	2.640	4.399
0.200	4.199	5.248
0.250	6.000	6.000
0.300	8.012	6.677
0.350	10.211	7.294
0.400	12.579	7.862
0.450	15.098	8.388
0.500	17.756	8.878

TEMPORARY DETENTION POND
OUTFLOW INCLUDES:
- FLOW FROM 15' CULVERT TO EXISTING CHANNEL
- 6" OF RETAINED STORAGE

OUTFLOW (CFS)	STORAGE (AC-FT)	DEPTH (FT)
0.000	0.0000	0.00
0.000	0.0283	0.25
0.000	0.0600	0.50
0.000	0.0920	0.75
0.858	0.1253	1.00
1.782	0.1600	1.25
2.992	0.1981	1.50
4.473	0.2337	1.75
5.801	0.2726	2.00
7.112	0.3130	2.25
8.364	0.3549	2.50

MAXIMUM WATER SURFACE ELEVATION = 1.862
MAXIMUM STORAGE = 0.2512 AC-FT
RUNOFF VOLUME = 0.4864 ACRE-Feet
PEAK DISCHARGE RATE = 4.96 CFS

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOURS
 - BASIN BOUNDARY
 - PROPOSED DIRECTION OF FLOW
 - WATER BLOCK
 - PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS
 - PROPOSED STORM DRAIN INLET
 - PROPOSED RETAINING WALL

STORM DRAIN PIPE TABLE

PIPE #	Contributing Basin and Storm Drains	Size in.	Slope	Capacity cfs	ACTUAL FLOW cfs
SD1	BSNA	12	1.50%	4.36	1.53
SD2	SD1	12	1.50%	4.36	1.53
SD3	BSNB	12	1.00%	3.58	1.88
SD4	SD2+SD3+BSNC	18	0.50%	7.43	4.01
SD6	SD4	18	0.50%	7.43	4.01

*Based on Manning's Equation, n=0.013

INLET TABLE

Inlet #	Inlet Type	Top of Grate	Actual Flow	Avail. Head ft	Capacity
IN1	12" Nyloplast Pedestrian	31.45	1.53	0.55	1.80
IN2	24" Nyloplast Road & Highway	48.37	1.88	0.50	6.00
IN3	24" Nyloplast Road & Highway	48.70	0.80	0.50	6.00

*Based on manufacturer supplied nomographs

PASEO DEL NORTE & VENTURA SITE BASIN PROPERTIES										
Proposed Interim Development Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone 3										
Basin	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	V(100)	V(100)
ID	(SQ. FT)	(AC)	A	B	C	D	(cfs/acre)	(CFS)	(Inches)	(CF)
ONSITE										
BASNA	13790	0.32	0.0%	5.0%	5.0%	90.0%	4.82	1.53	2.23	3085
BASNB	17043	0.39	0.0%	5.0%	5.0%	90.0%	4.82	1.88	2.23	3813
BASNC	5281	0.12	0.0%	0.0%	5.0%	95.0%	4.94	0.60	2.31	1219
BASND	32428	0.74	0.0%	0.0%	10.0%	90.0%	4.88	3.62	2.25	7304
BASNE	41811	0.96	0.0%	15.0%	10.0%	75.0%	4.50	4.33	2.04	8428
BASNF	3882	0.09	0.0%	50.0%	50.0%	0.0%	3.03	0.27	1.11	842
OFFSITE EXISTING										
BASNO1	34217	0.79	75.0%	10.0%	15.0%	0.0%	2.18	1.71	0.78	2226
BASNO2	38421	0.88	100.0%	0.0%	0.0%	0.0%	1.87	1.85	0.88	2173
BASNO3	86321	1.92	100.0%	0.0%	0.0%	0.0%	1.87	2.85	0.86	3648

P:\080127\cpl\general\080127\WPM01_Walgreens.dwg
Thu, 18-Feb-2009 - 2:25:00, Plotted by: BWARRON

FACILITIES PLANNING AND DESIGN
100 WILMOT ROAD
700-840-3800

DEERFIELD, IL
60015-4105

PROJECT TYPE

DRAWINGS/REVISIONS BY:

- WALGREENS CONSULTANT
- LANDOWNER'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:

- WALGREENS CONTRACTOR
- LANDOWNER'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW	NEW
REMODELING	EXISTING
RELOCATION	NEW BUILD ONLY
OTHERS	

PROJECT INFORMATION

LOCALITY MAP, ZONE ATLAS MAP PG. D-20-Z

LEGAL DESCRIPTION
Block 31, Tract A, Unit A, North Albuquerque Acres, Lots 13, 14, 15, 16, 20A, 19A, 18A, and 17, and Tract B, Heritage Hills North

Bohannon & Huston

Courtesy: 1700 Johnson Bl. NE, Albuquerque, NM 87109-4356

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

NO.	DATE	BY	DESCRIPTION	CONTR.
1	11.13.08	JWE	WALGREENS COMMENTS	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS REQUIRED BY MY LICENSE AND SEAL.

PROJECT NAME
WALGREENS STORE
(RWC) PASEO DEL NORTE & VENTURA
ALBUQUERQUE, NM

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE
INTERIM DRAINAGE MANAGEMENT PLAN

DATE	01.10.09	STORE NO.	12004	DRAWING NO.	2
DRAWN BY	BAW	SCALE	1"=50'	RELEASED TO CONSTRUCTION	
REVIEWED BY					

DMP02

OF 2 DWGS.

21,859 ft³ ~ 5000 ft³ 10.1
2105 ft³
 $\frac{10}{500 \text{ ft}^2 \times 2' = 250'}$

CITY OF ALBUQUERQUE



November 12, 2009

Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

**Re: Paseo del Norte and Ventura Blvd Development, Drainage Management Plan
Engineer's Stamp dated 11-9-09 (D20/D010)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 11-9-09, the above referenced plan is approved as the Drainage Management Plan for this development with the comment that Basin C should have been included in the list of Basins draining to the Paseo del Norte system in the narrative.

PO Box 1293

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

Albuquerque

Sincerely,

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

NM 87103

Copy: file

www.cabq.gov

CITY OF ALBUQUERQUE



May 22, 2009

Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

Re: Walgreens, Paseo del Norte and Ventura Blvd, Grading Plan
SO-19 Permit on Rough Rider Rd
Engineer's Stamp dated 4-21-09 (D20/D010)

Dear Mr. Mulberry,

Based upon the information provided in your submittal received 4-22-09 and a copy of the executed SIA received 5-21-09, the above referenced plan is approved for Building Permit and SO-19 Permit.

PO Box 1293

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

Albuquerque

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

NM 87103

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

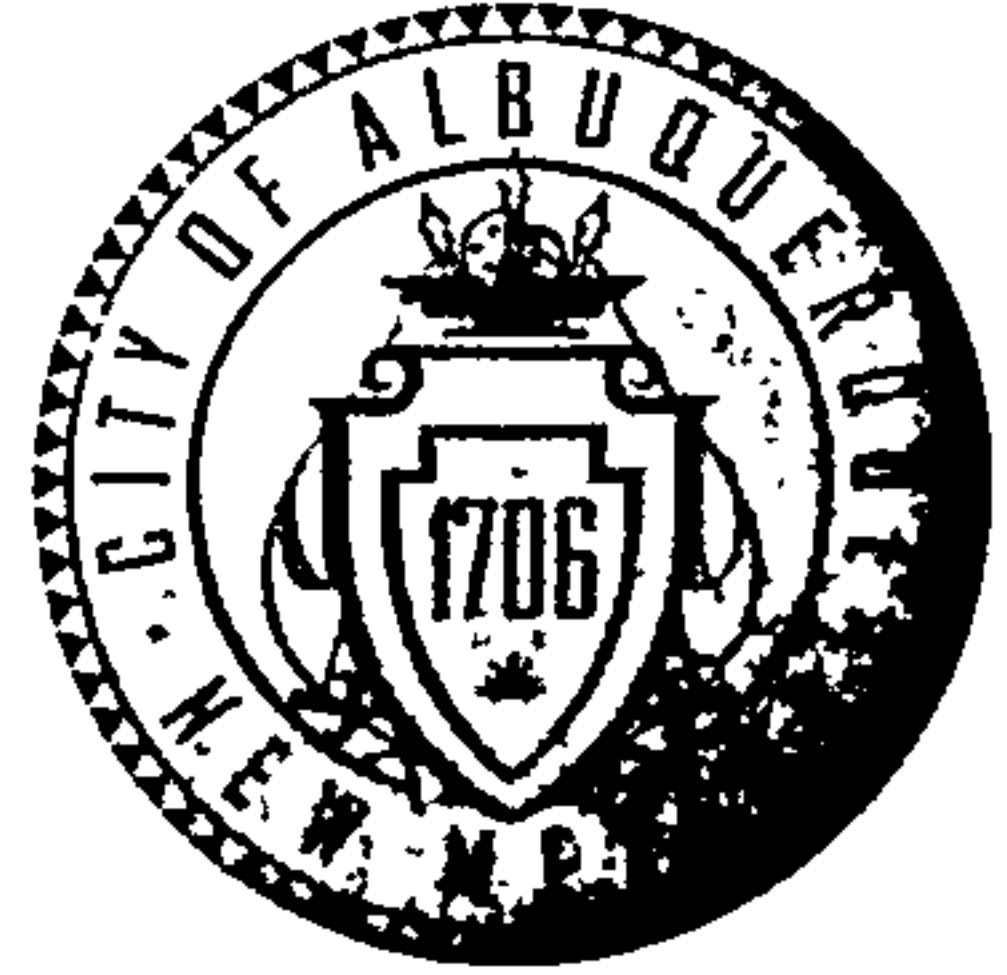
Sincerely,

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

www.cabq.gov

Copy: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

CITY OF ALBUQUERQUE



January 6, 2010

Jeffrey L. Mulberry, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

Re: Walgreens at Ventura and Paseo del Norte, 8011 Ventura St NE
Permanent Certificate of Occupancy - Approved
Engineer's Stamp dated 4-21-08 (D20/D010)
Certification dated 10-14-09

Based upon the information provided in the Certification received 10-19-09 and photo showing pond removal received 12-18-09, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer
Development and Building Services

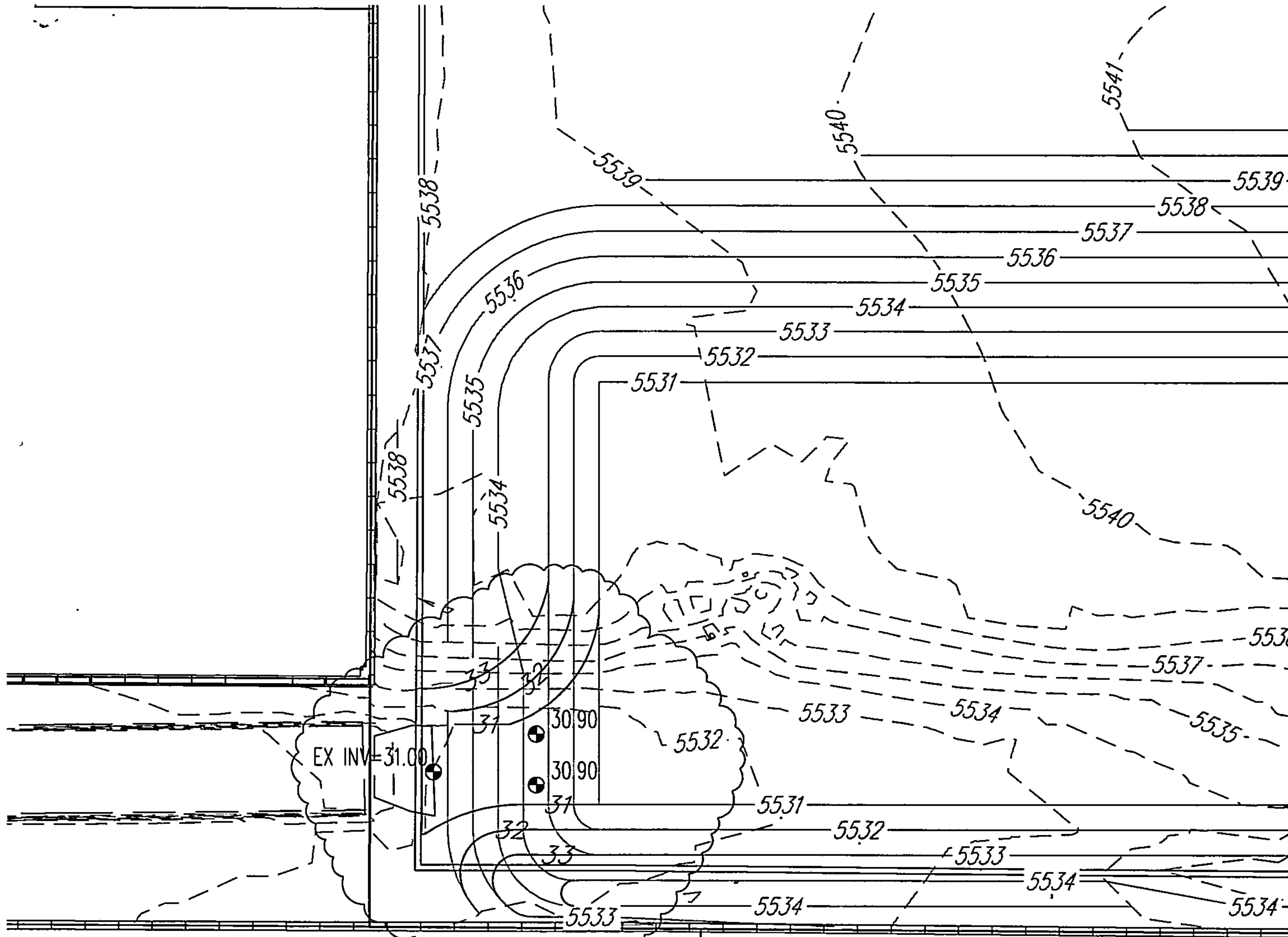
PO Box 1293

Albuquerque

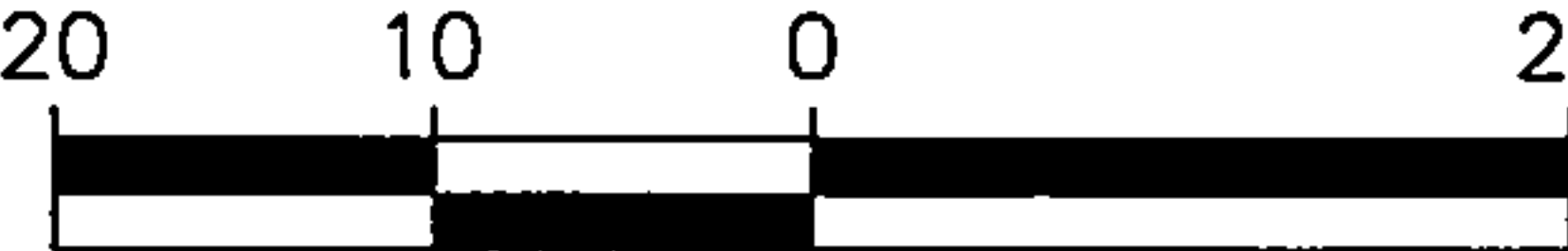
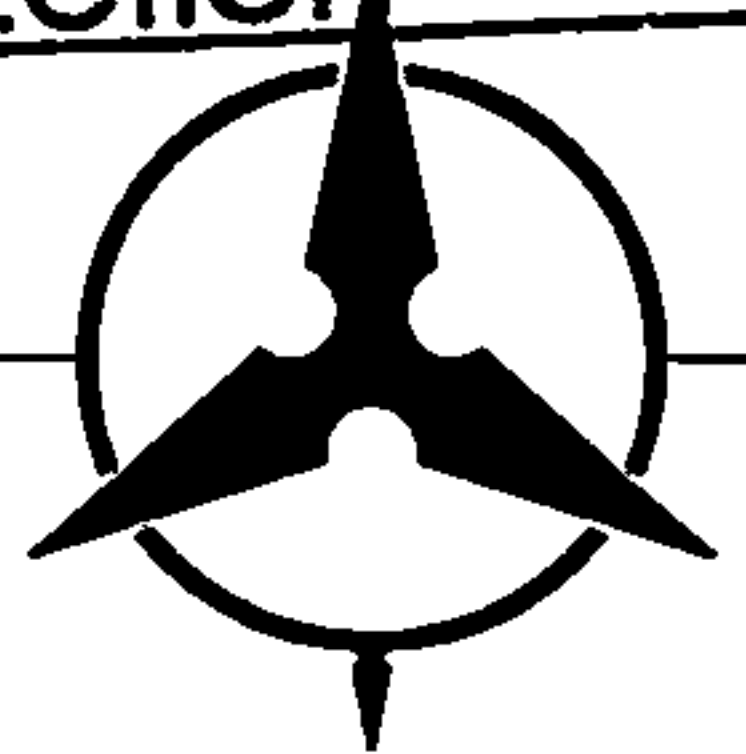
NM 87103

www.cabq.gov

C: CO Clerk
File



RECEIVED
NOV 09 2009
HYDROLOGY
SECTION



SCALE: 1"=20'

REMOVAL OF DETENTION PONDING	WALGREENS STORE (SWC) PASEO DEL NORTE & VENTURA ALBUQUERQUE, NM		GRADING PLAN SKC 11-04-09 Ref. Sheet C101	
	Bohannon ▲ Huston Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES		DRAWN BY	BHW
			REVIEWED BY	JLM
			DATE ISSUED	11/04/09
			PROJECT NO.	080127
		SCALE	1"=30'	
			1 OF 1	

P:\080127\cdp\general\080127GP01-Walgreens.dwg, Layout1
November 06, 2009 - 8:23am

Walgreens at Ventura and Paseo del Norte (D20/D010)

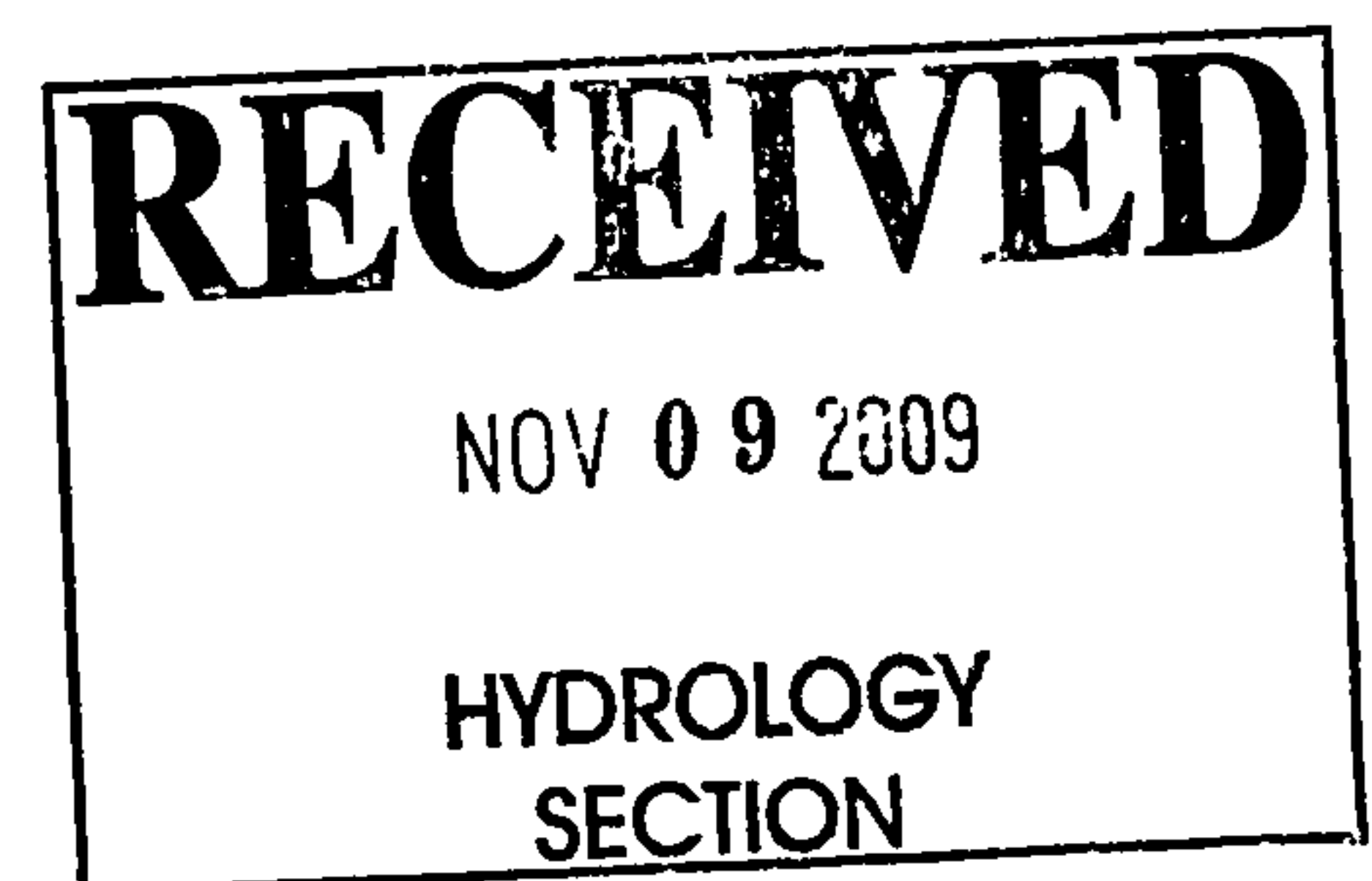
Revised Interim Conditions

The approved interim drainage plan (stamp date 4/21/08) shows a detention pond at the southwest corner of the site. Based on requests from the neighbors, and City of Albuquerque instruction, this pond shall be removed.

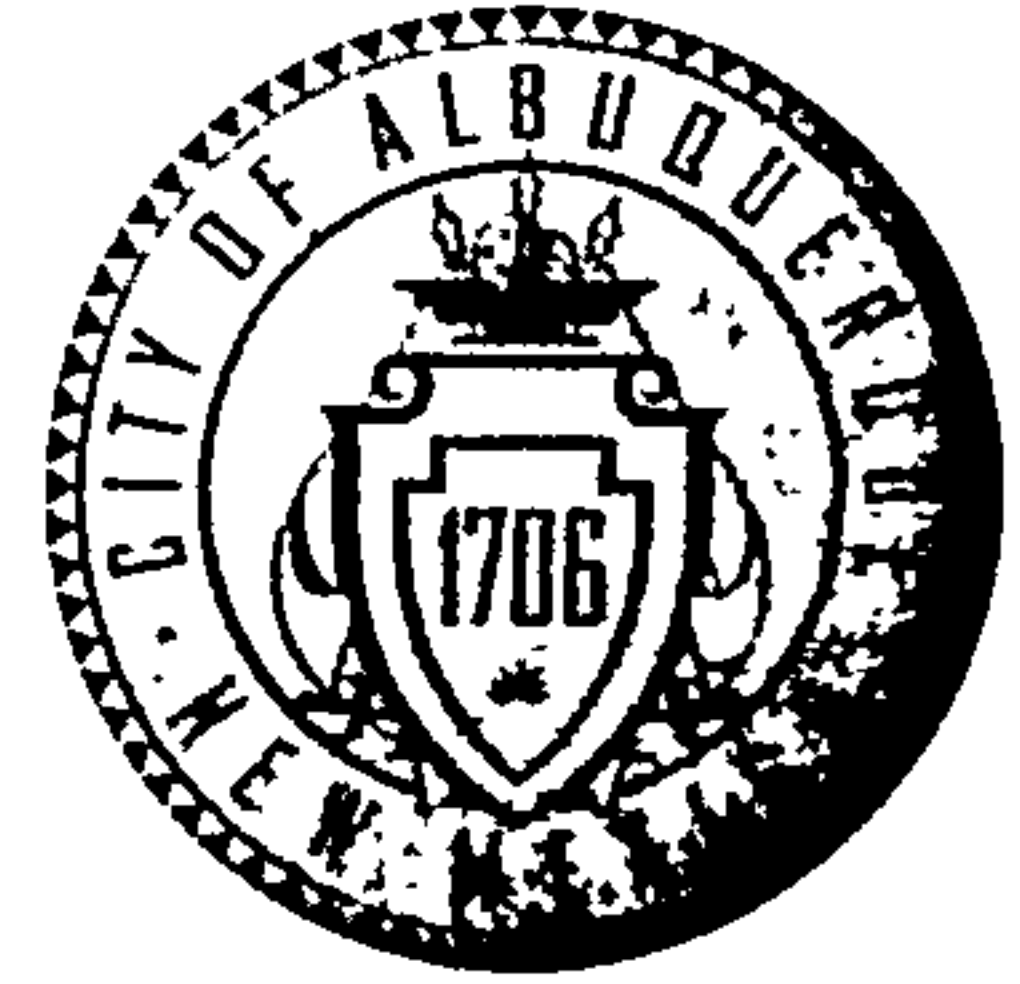
Under the revised interim proposed conditions, the site drains to an asphalt lined channel along the southern property line ultimately out-falling into a concrete drainage channel within a Public Drainage Right of Way to the southeast of the site. The site, including an existing off-site basin, contributes a total of 13.7 cfs, 12.0 cfs from the developed site and 1.7 cfs from the off-site, existing ground basin.

A portion of the lots from the North Heritage Hills Phase III also drains to the existing channel, 2.65 cfs. The channel flows to an 18" culvert beneath Rough Rider Road before draining into a Storm Drain system in Barstow Street. With a total of 16.4 cfs going to the 18" culvert the water surface elevation is less than four feet above the invert of the culvert. The headwall at the culvert is three feet above the invert of the culvert. Therefore, the water in the channel is approximately one foot above the top of the headwall at Rough Rider Road, but is still contained within the drainage right of way in the 100 year-24 hour storm event.

See AYM
Basin E probably 2 cfs
less than shown



CITY OF ALBUQUERQUE



October 7, 2009

George Rainhart, R.A.
George Rainhart Architect & Associates
2325 San Pedro NE, Suite 2B
Albuquerque, NM 87110

**Re: Walgreens at Paseo del Norte and Ventura (Parcel C – Phase 1),
8011 Ventura Street NE,
Certificate of Occupancy – Transportation Development
DRB Project Number 1006602 (D20-D010)
Certification dated 09-14-09**

PO Box 1293

Dear Mr. Rainhart,

Albuquerque

NM 87103

Based upon the information provided in your submittal received 10-07-09, 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. Please note that this letter will supersede the previous temporary Certificate of Occupancy letter dated September 16, 2009.

www.cabq.gov

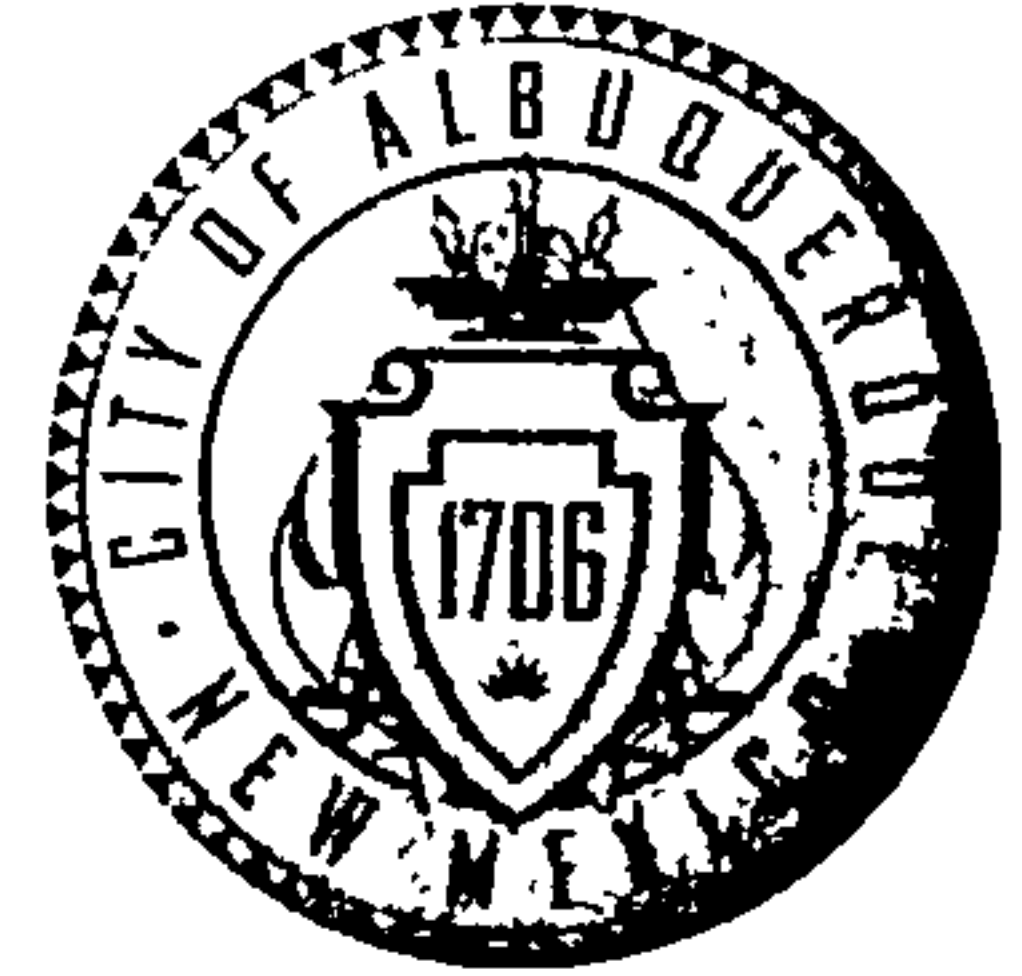
If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 16, 2009

George Rainhart, Registered Architect
Attn: **Jon Stern**
2325 San Pedro NE, Ste. 2B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for
Walgreen, [D-20 / D010]
8011 Ventura St. NE
Architect's Stamp Dated 09/14/09

Dear Mr. Stern:

Based on the information submitted on September 15, 2009, the above reference project **has been down graded to a 120 day Temporary Certificate of Occupancy (C.O.)**. The following issues need to be address prior to issuance of a Permanent C.O.:

- ***You'll have to resubmit a new Site Plan through the Administrative Amendment process to phase (reflect) all proposed construction that wasn't built (label/redline built or future and bubble areas that aren't part of the CO Request) but was approved on DRB Site Plan dated 12/15/08.***

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

Sincerely,

[Signature]
Nilo 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

TRAFFIC CERTIFICATION

I, GEORGE RAINHART, NMRA 580, OF THE FIRM GEORGE RAINHART ARCHITECT & ASSOCIATES P.C., HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED AMENDED PLAN DATED 4/5/09 (REVISION 10a). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY GEORGE RAINHART. OF THE FIRM GEORGE RAINHART ARCHITECT & ASSOCIATES P.C. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 09/10/09 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 Architect

ARCHITECT'S STAMP

9 14 09
Date

