

CITY OF ALBUQUERQUE



October 28, 2009

Martin J. Garcia, P.E.
ABQ Engineering, Inc.
6739 Academy Rd NE Ste. 130
Albuquerque, NM 87109

**Re: Far North Shopping Center, 4600 San Mateo Blvd. NE,
(E-18/D019B)**

Approval of Permanent Certificate of Occupancy,

Engineer's Stamp Dated: 04-03-08

Engineer's Certification Date: 12-27-09

Dear Mr. Garcia,

PO Box 1293

Based upon the information provided in your submittal on 10/27/09, 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.

NM 87103

Sincerely,

www.cabq.gov

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

C: CO Clerk—Katrina Sigala
file

CITY OF ALBUQUERQUE



February 24, 2009

Shahab Biazar, P.E.
Advanced Engineering and Consulting, LLC
4416 Anaheim Ave., NE
Albuquerque, NM 87113

Re: Far North Shopping Center Parking Addition (Tract S-1)
Grading and Drainage Plan
Engineer's Stamp dated 02-23-09 (E-18/D019B)

Dear Mr. Biazar,

Based upon the information provided in your re-submittal received 02-23-09, the above referenced plan is approved for Grading and Paving Permit. Upon completion, please attach an Engineer Certification for our files. The encroachment onto the 80' Drainage Easement shall be addressed when applying for Building Permit.

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

PO Box 1293

Albuquerque

NM 87103

Sincerely,


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

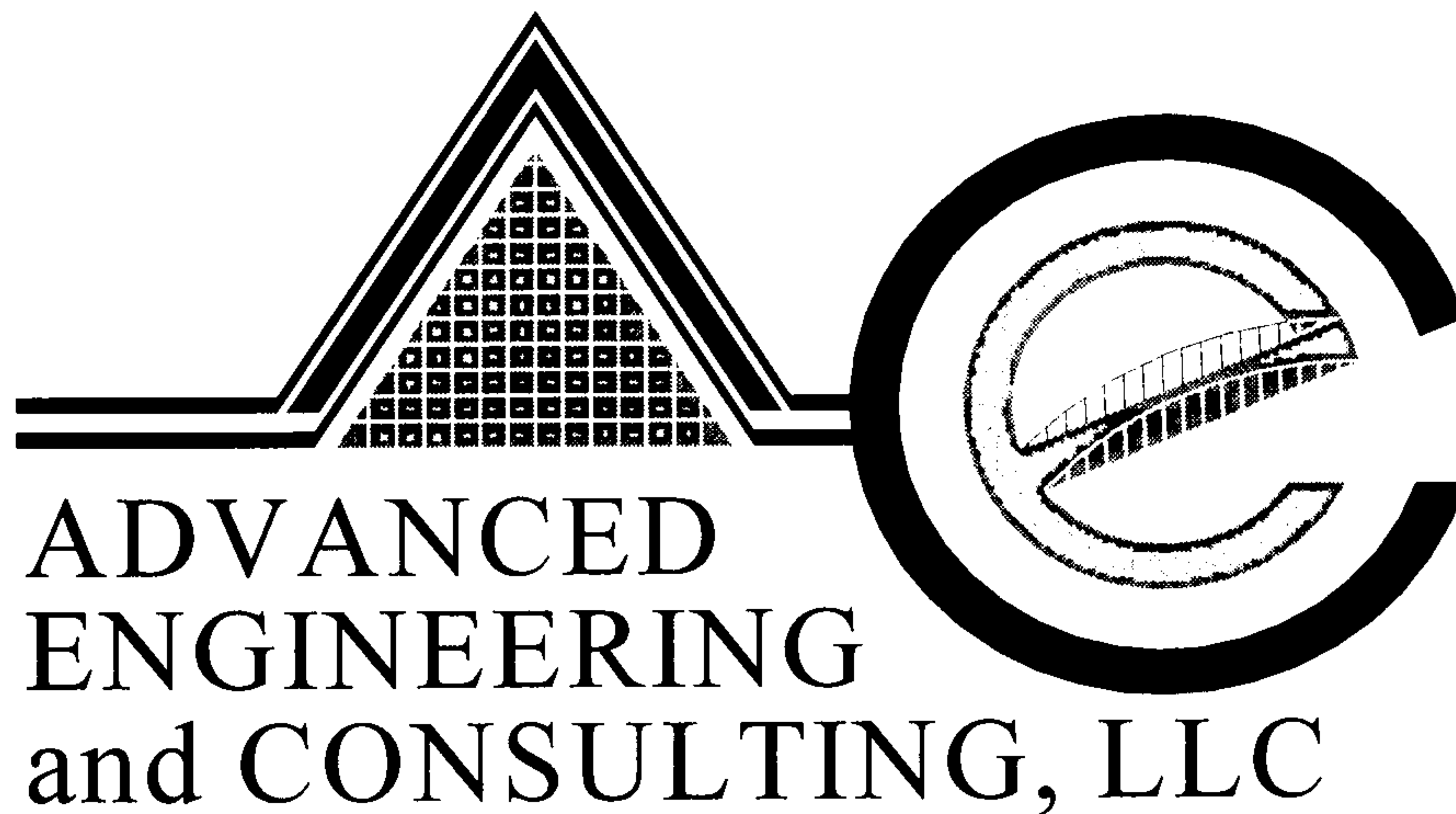
C: File

www.cabq.gov

DRAINAGE REPORT
FOR

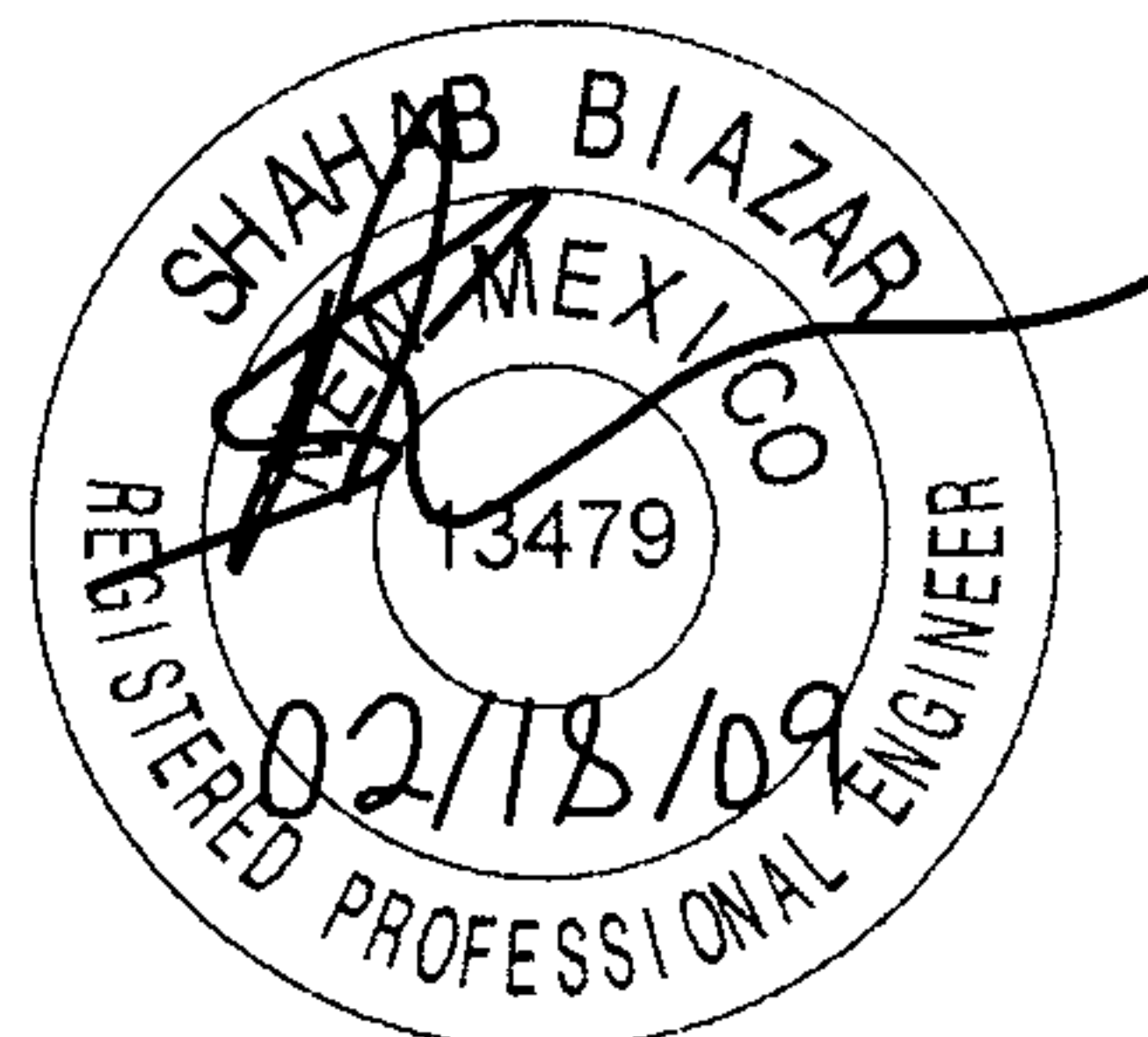
FAR NORTH SHOPPING CENTER PARKING ADDITION TRACT S-1, FAR NORTH SHOPPING CENTER

Prepared by:

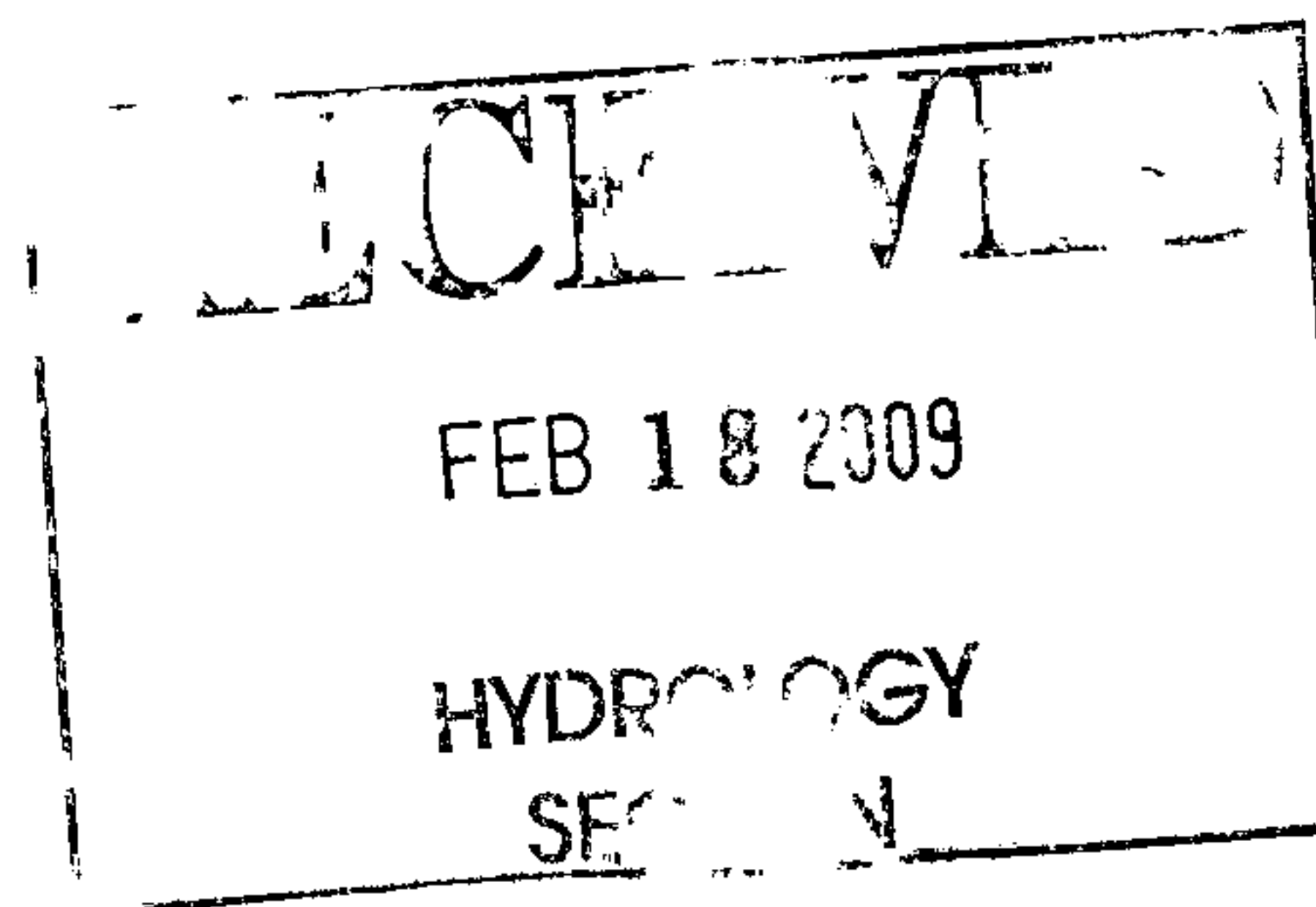


4416 Anaheim Ave., NE
Albuquerque, New Mexico 87113

February 18, 2009



Shahab Biazar
PE NO. 13479



Location

Far North Shopping Center Parking Addition is located on Tract S-1, Far North Shopping Center behind the existing building. See attached portion of Zone Atlas Page E-18 for the exact location of the site.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed site. The owner will building additional parking spaces on this Tract. We are requesting rough grading and paving approval.

Existing Drainage Conditions

No offsite runoff enters the site. This Tract drains from south to north and west. The runoff drain to the exiting concrete channel to the north. This site falls within the Basin B-2 of the Far North Shopping Center Drainage Basin (under the City Drainage Number E-18/D19B). Attached is a reduced copy (11x17) of the Basin Map for the Far North Shopping Center.

Proposed Conditions and On-Site Drainage Management Plan

Under the proposed conditions the runoff will drain west to the exiting concrete rundowns as it was intended on the Basin Layout for Far North Shopping Center. We have calculated new runoff numbers for Basin B-2. The new calculated runoff of 23.09 cfs is

higher than what was calculated before (19.30 cfs). We have calculated drainage capacity of the existing rundowns, and the very westerly concrete rundown within Basin B-2 has the most capacity (23.77 cfs). The westerly rundown is located at a lower elevation than the other two rundowns. Once the runoff reaches a certain height along the exiting curb it overflows west. Therefore, the westerly rundown will intercept more runoff. We are recommending to place a 12" header wall on the side of the westerly concrete rundown and then to extend along the side of the exiting curb on either side of the rundown. This will assure that the runoff will be maintained within the rundown, and it will provide more drainage capacity.

Calculations

City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section was used for runoff calculations. See this report for Summary Table for runoff results. See also this report for AHYMO input and output files for runoff and ponding calculations.

RUNOFF CALCULATION RESULTS

BASIN	AREA (SF)	AREA (AC)	AREA (MI²)
BASIN B-2	208652.40	4.7900	0.007484

HISTORICAL

BASIN	Q-100 CFS	Q-10 CFS	TREATMENT A, B, C, D
BASIN B-2	9.10	2.69	100%, 0%, 0%, 0%

PROPOSED

BASIN	Q-100 CFS	Q-10 CFS	TREATMENT A, B, C, D
BASIN B-2	23.09	15.11	0%, 5%, 5%, 90%

RUNOFF CALCULATIONS
(INPUT DATA FOR AHYMO CALCULATIONS)

The site is @ Zone 3

DEPTH (INCHES) @ 100-YEAR STORM

$P_{60} = 2.14 \text{ inches}$

$P_{360} = 2.60 \text{ inches}$

$P_{1440} = 3.10 \text{ inches}$

DEPTH (INCHES) @ 10-YEAR STORM

$P_{60} = 2.14 \times 0.667$
 $= 1.43 \text{ inches}$

$P_{360} = 1.73$

$P_{1440} = 2.07$

See the summary output from AHYMO calculations.

Also see the following summary table.

AHYMO INPUT FILE

```
*****
*      100-YEAR,   6-HR STORM (UNDER HISTORICAL CONDITIONS)      *
*****
START
RAINFALL          TYPE=1 RAIN QUARTER=0.0 IN
                   RAIN ONE=2.14 IN RAIN SIX=2.60 IN
                   RAIN DELAY=3.10 IN DT=0.00512 HR

* BASIN B-2
COMPUTE NM HYD     ID=1 HYD NO=100.0 AREA=0.007484 SQ MI
                   PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
                   TP=0.1333 HR MASS RAINFALL=-1
*****
*      10-YEAR,   6-HR STORM (UNDER HISTORICAL CONDITIONS)      *
*****
START
RAINFALL          TIME=0.0
                   TYPE=1 RAIN QUARTER=0.0 IN
                   RAIN ONE=1.43 IN RAIN SIX=1.73 IN
                   RAIN DAY=2.07 IN DT=0.03333 HR

* BASIN B-2
COMPUTE NM HYD     ID=1 HYD NO=110.0 AREA=0.007484 SQ MI
                   PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
                   TP=0.1333 HR MASS RAINFALL=-1
*****
*      100-YEAR,   6-HR STORM (UNDER PROPOSED CONDITIONS)      *
*****
START
RAINFALL          TYPE=1 RAIN QUARTER=0.0 IN
                   RAIN ONE=2.14 IN RAIN SIX=2.60 IN
                   RAIN DELAY=3.10 IN DT=0.03333 HR

* BASIN B-2
COMPUTE NM HYD     ID=1 HYD NO=100.1 AREA=0.007484 SQ MI
                   PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
                   TP=0.1333 HR MASS RAINFALL=-1
*****
*      10-YEAR,   6-HR STORM (UNDER PROPOSED CONDITIONS)      *
*****
START
RAINFALL          TIME=0.0
                   TYPE=1 RAIN QUARTER=0.0 IN
                   RAIN ONE=1.43 IN RAIN SIX=1.73 IN
                   RAIN DAY=2.07 IN DT=0.03333 HR

* BASIN B-2
COMPUTE NM HYD     ID=1 HYD NO=110.1 AREA=0.007484 SQ MI
                   PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
                   TP=0.1333 HR MASS RAINFALL=-1
*****
FINISH
```

SUMMARY OUTPUT FILE

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = 200834

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =01/28/2009
USER NO.= AHYMO-I-9702c01000R31-AH

[illegible]

EXISTING CONCRETE RUNDOWN DRAINAGE CAPACITY

9' OPENING

Orifice Equation: $Q = CA\sqrt{2gh}$

$$h \text{ (head)} = 0.67'$$

$$A = 6.03 \text{ sf}$$

$$g = 32.20$$

$$\begin{aligned} Q &= 0.60 \times 6.03 \times \sqrt{(2 \times 32.2 \times 0.67)} \\ &= 23.77 \text{ cfs} \end{aligned}$$

*Where are they
located on
Grading & Drainage
Plan ??
Need to
Identify!*

2.35' OPENING

$$h \text{ (head)} = 0.67'$$

$$A = 1.57 \text{ sf}$$

$$g = 32.20$$

$$\begin{aligned} Q &= 0.60 \times 1.57 \times \sqrt{(2 \times 32.2 \times 0.67)} \\ &= 6.19 \text{ cfs} \end{aligned}$$

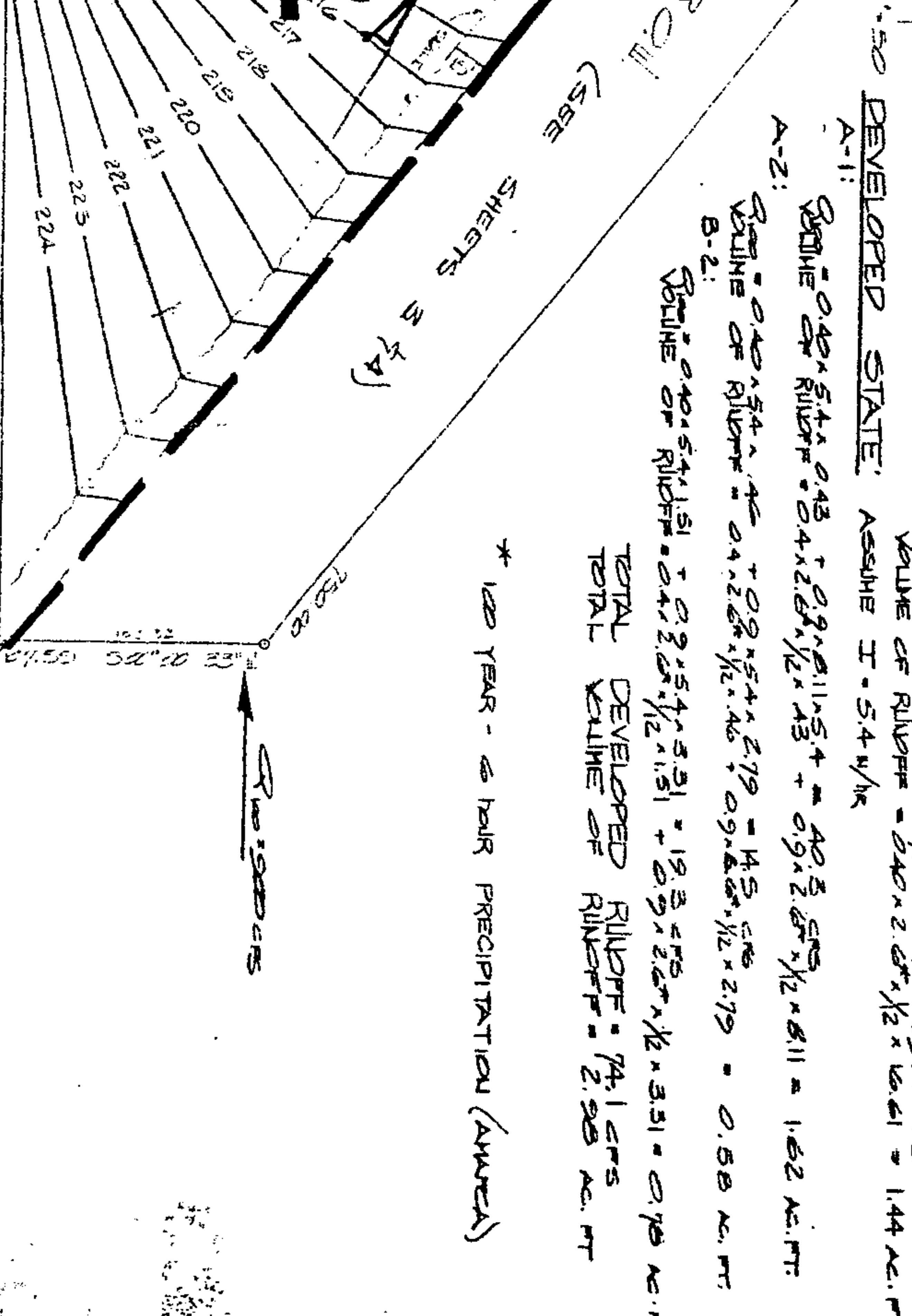
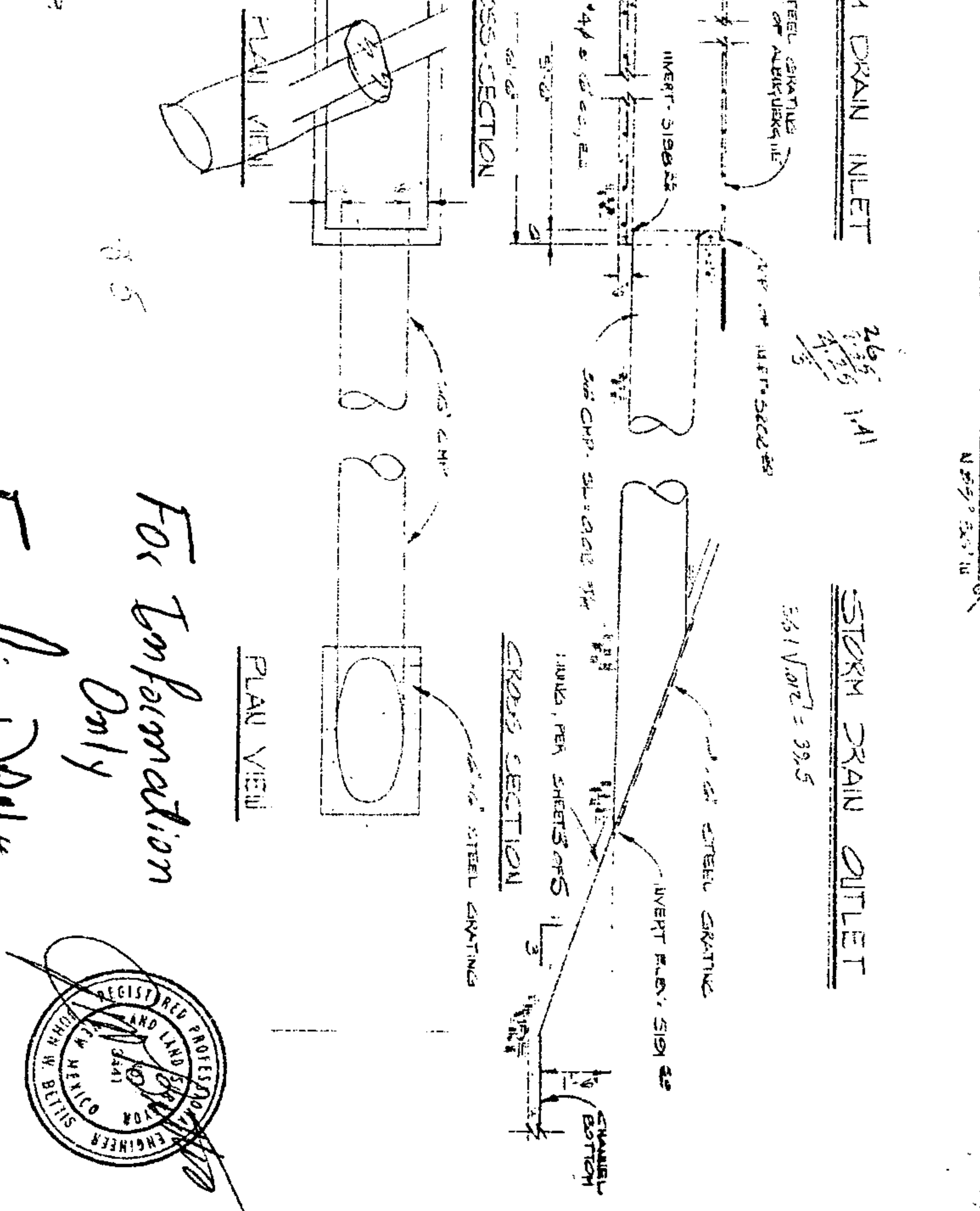
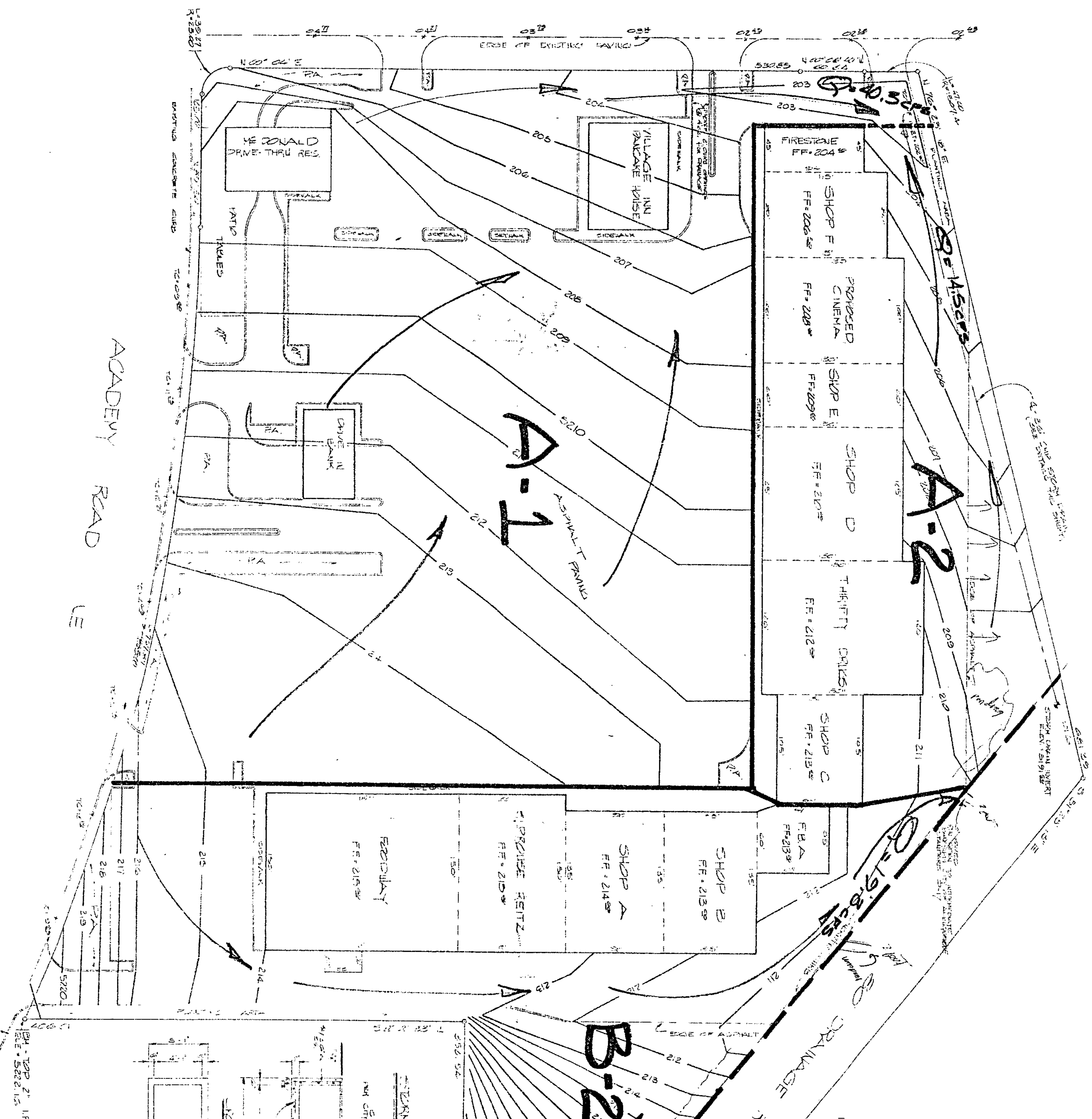
3.58' OPENING

$$h \text{ (head)} = 0.67'$$

$$A = 2.40 \text{ sf}$$

$$g = 32.20$$

$$\begin{aligned} Q &= 0.60 \times 2.40 \times \sqrt{(2 \times 32.2 \times 0.67)} \\ &= 9.46 \text{ cfs} \end{aligned}$$



NOTES:

1. CONTAINS REPRESENT CHANGES ELEVATIONS.
2. CONTAINS INTERVAL & GAGE POST ELEVATIONS.
3. F.F. = FINISHED FLOOR ELEVATIONS.

DRAINAGE CALCULATION

AREA	A-1	A-2	B-2	TOTAL
PAVING AREA	0.45	0.04	0.33	0.82
DRIVEWAY AREA	0.10	0.02	1.18	1.30
ROOF AREA	0.10	0.02	1.18	1.30
ASPHALT AREA	0.10	0.02	1.18	1.30
TOTAL	0.75	0.08	2.69	3.52

UNDEVELOPED STATE

AREA	A-1	A-2	B-2	TOTAL
PAVING AREA	0.45	0.04	0.33	0.82
DRIVEWAY AREA	0.10	0.02	1.18	1.30
ROOF AREA	0.10	0.02	1.18	1.30
ASPHALT AREA	0.10	0.02	1.18	1.30
TOTAL	0.75	0.08	2.69	3.52

DEVELOPED STATE

AREA	A-1	A-2	B-2	TOTAL
PAVING AREA	0.45	0.04	0.33	0.82
DRIVEWAY AREA	0.10	0.02	1.18	1.30
ROOF AREA	0.10	0.02	1.18	1.30
ASPHALT AREA	0.10	0.02	1.18	1.30
TOTAL	0.75	0.08	2.69	3.52

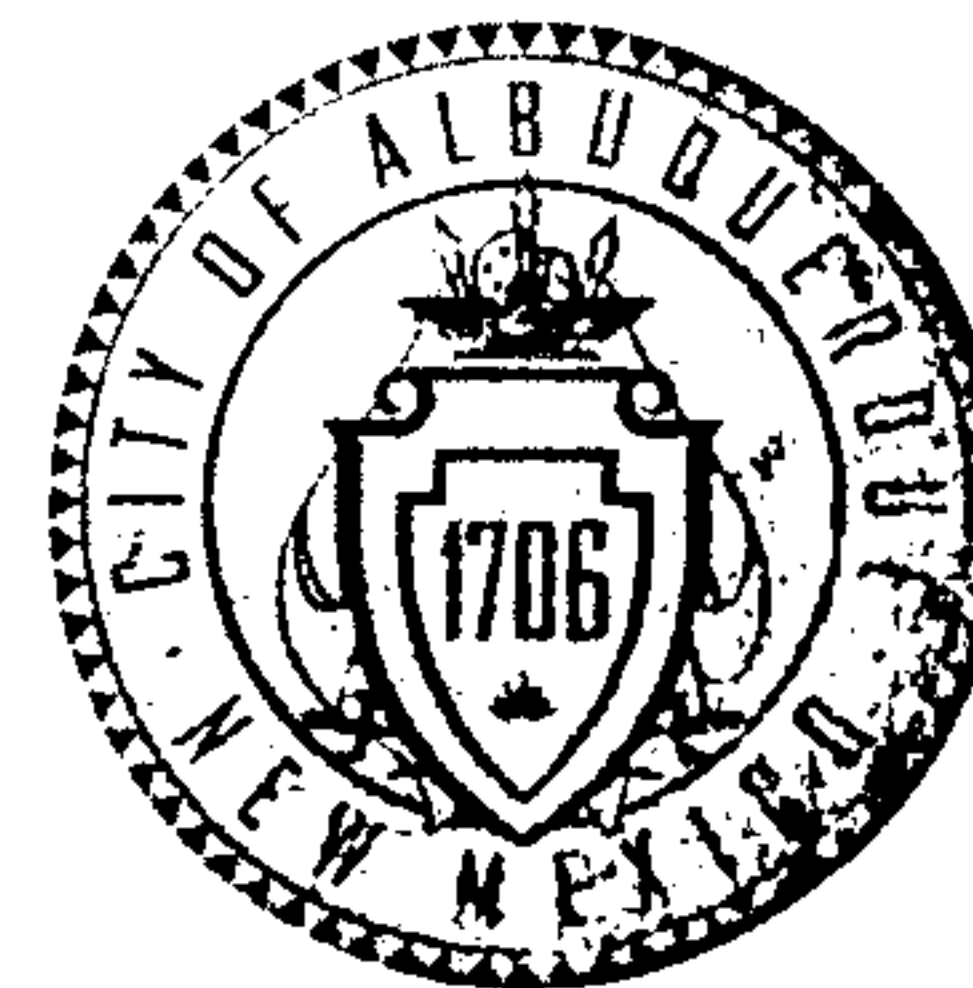
1.50 DEVELOPED STATE

AREA	A-1	A-2	B-2	TOTAL
PAVING AREA	0.45	0.04	0.33	0.82
DRIVEWAY AREA	0.10	0.02	1.18	1.30
ROOF AREA	0.10	0.02	1.18	1.30
ASPHALT AREA	0.10	0.02	1.18	1.30
TOTAL	0.75	0.08	2.69	3.52

1.50 DEVELOPED STATE

AREA	A-1	A-2	B-2	TOTAL
PAVING AREA	0.45	0.04	0.33	0.82
DRIVEWAY AREA	0.10	0.02	1.18	1.30
ROOF AREA	0.10	0.02	1.18	1.30
ASPHALT AREA	0.10	0.02	1.18	1.30
TOTAL	0.75	0.08	2.69	3.52

CITY OF ALBUQUERQUE



April 22, 2008

Martin J. Garcia, P.E.
ABQ Engineering, Inc.
6739 Academy Rd. NE. Suite 130
Albuquerque, NM 87109

Re: Far North Shopping Center Grading and Drainage Plan
Engineer's Stamp dated 4-3-08 (E18-D19B)

Dear Mr. Garcia,

Based upon the information provided in your submittal received 4-3-08, 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. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to the following address:

PO Box 1293

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

Albuquerque

NM 87103

This CD is required prior to signoff by Hydrology. If you have any questions about this permit, please feel free to call the Municipal Development Department, Hydrology section at 768-3654.

www.cabq.gov

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Department.
Development and Building Services

C: Kathy Verhage, DMD
: File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 27, 2009

John Briscoe, Architect
Briscoe Architects, P.C.
2001 Carlisle Blvd NE, Ste. A
Albuquerque, NM 87110

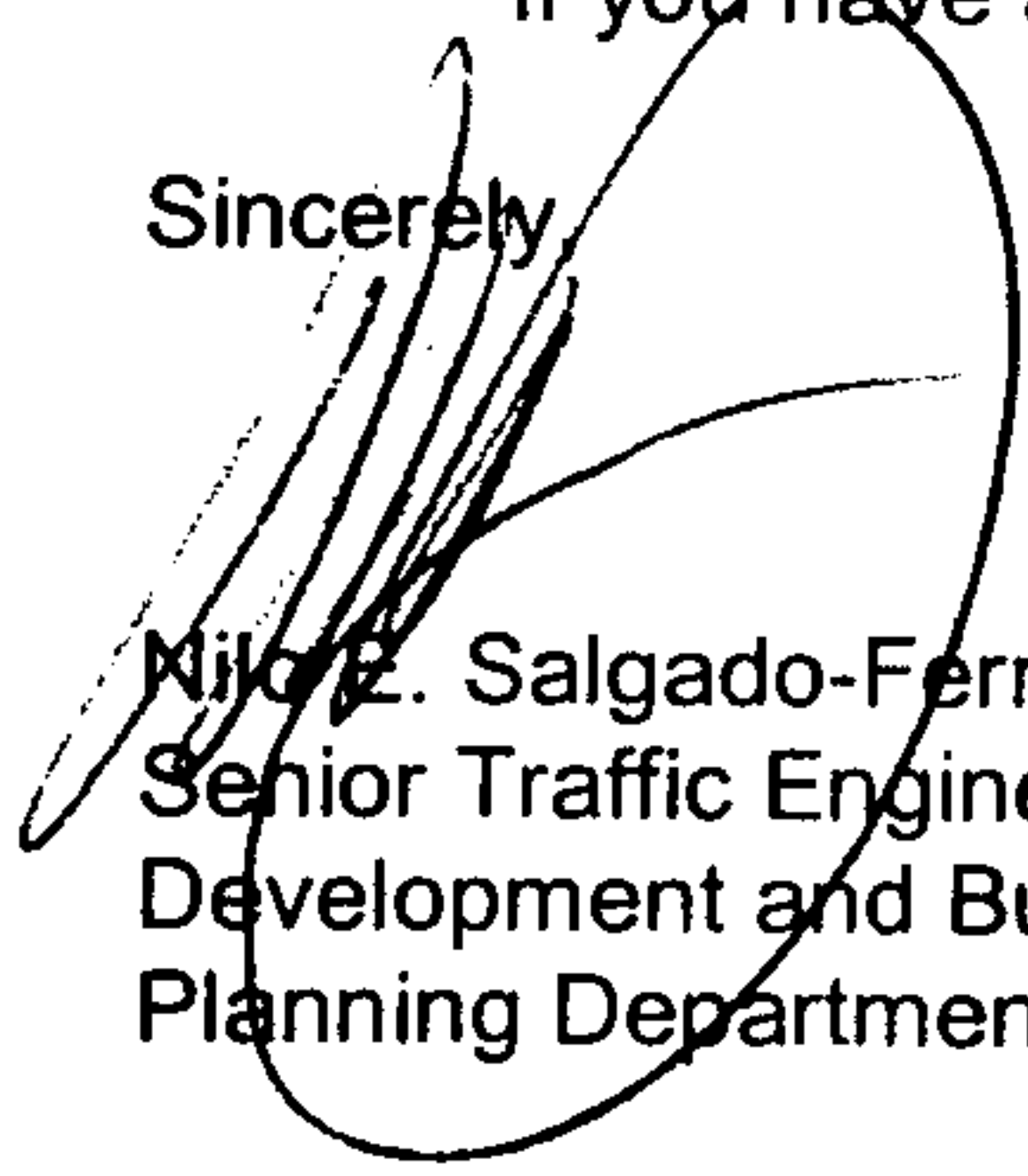
Re: Certification Submittal for Permanent Certificate of Occupancy (C.O.) for
Far North Shopping Center (Bldg 2 and parking area), [E-18 / D019B]
6300 San Mateo NE
Architect's Stamp Dated 10/27/09

Dear Mr. Briscoe:

Based upon the information provided in your submittal received 10-27-09,
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.

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

Sincerely,


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

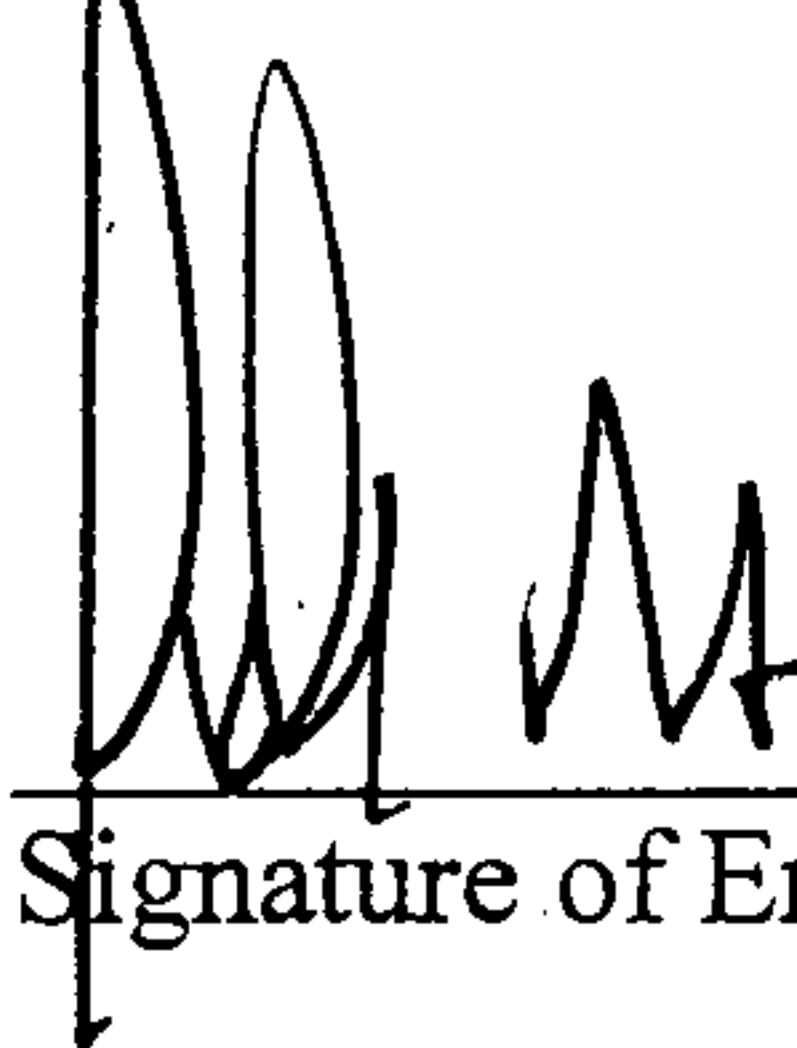
Briscoe Architects, p.c.

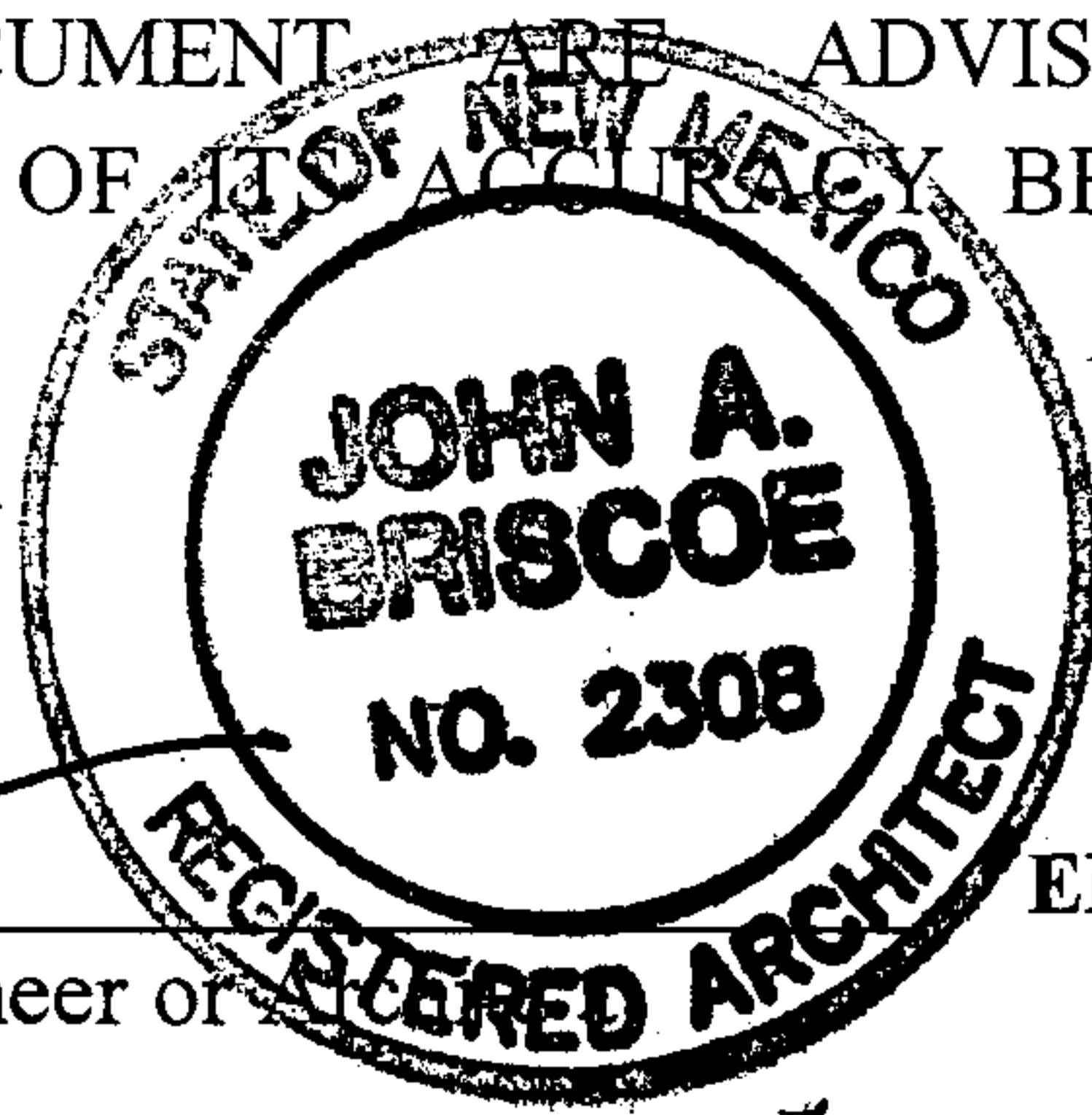
TRAFFIC CERTIFICATION

I, John Briscoe, NMPE OR NMRA 2308, OF THE FIRM Briscoe Architects, p.c., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3.21.2007. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Myself OF THE FIRM Briscoe Architects, p.c. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON September 23 2009 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 SHALL CONSTRUCTION CERTIFICATE OF OCCUPANCY

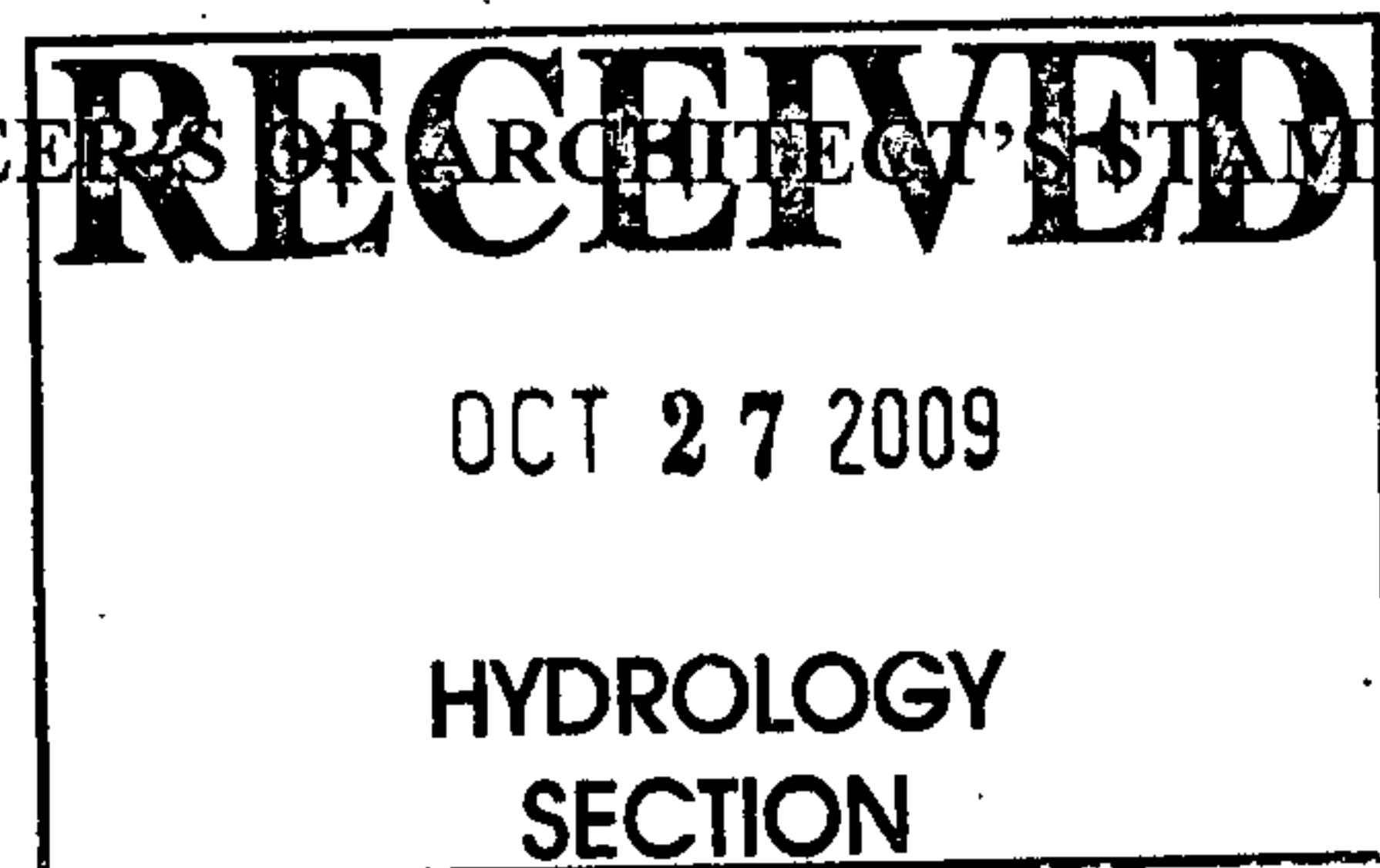
<LIST EXCEPTIONS, IF ANY>

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



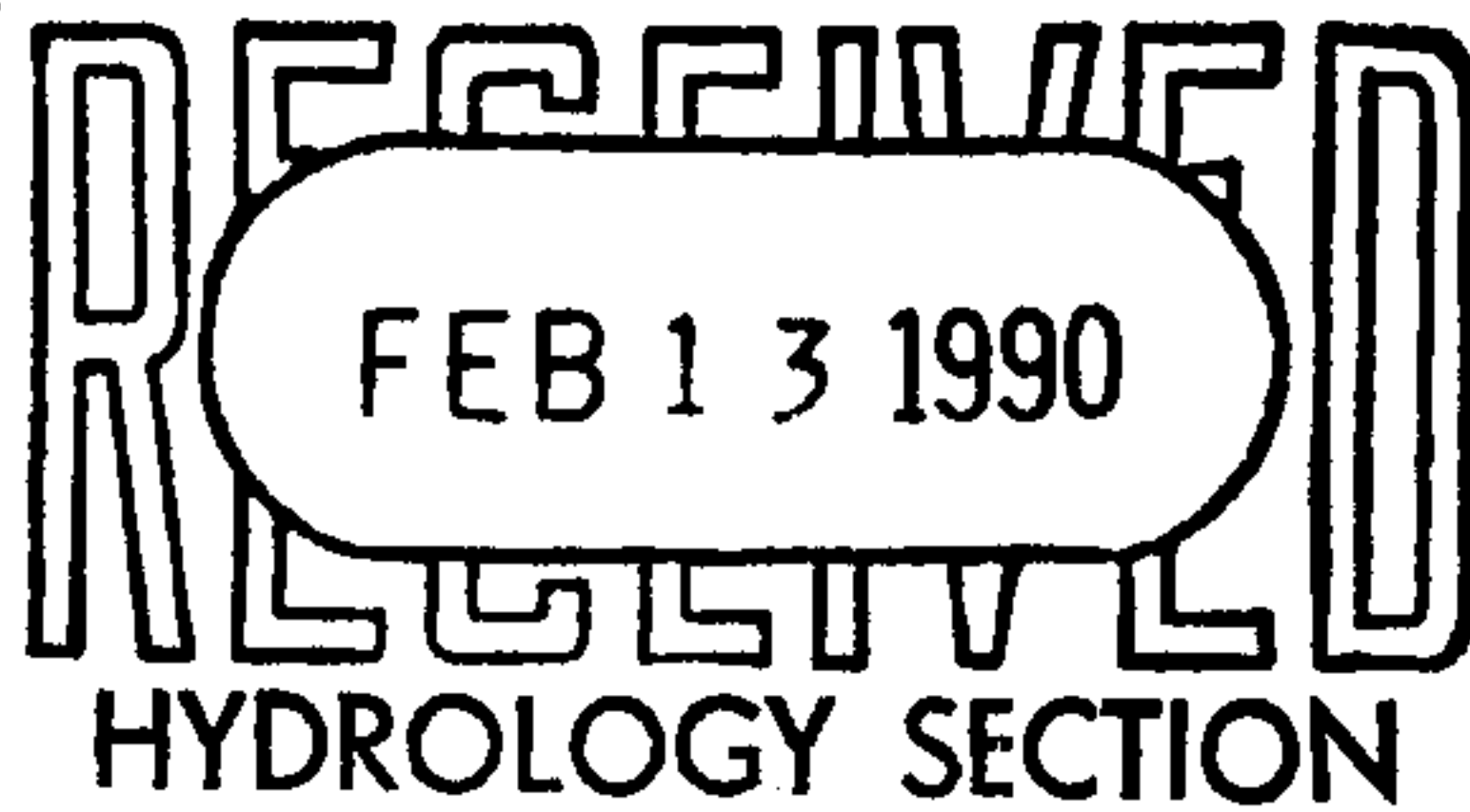
10.6.09
Date

THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



February 12, 1990

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. Dave Dekker
Pacific Mutual Life Insurance Company
700 Newport Center Drive
Newport Beach, CA 92660

RE: PROJECT NO. 3822, FAR NORTH SHOPPING CENTER, (MAP NO. E-18-Z)

Dear Mr. Dekker:

This is to certify that the City of Albuquerque accepts Project No. 3822 as being completed according to approved plans and construction specifications. The City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3822.

The project is described as follows:

- Traffic signal installation and deceleration lane 1/4 mile east of San Mateo on Academy Rd.
- The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Brian L. Speicher, P.E.
Chief Construction Engineer
Design/Construction Division
Engineering Group
Public Works Department

BLS:kt

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 6, 1987

Chuck Easterling
Easterling & Associates, Inc.
5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

RE: REVISED DRAINAGE PLAN FOR FAR NORTH SHOPPING CENTER REMODEL
(E-18/D19B) ENGINEER'S STAMP DATED MARCH 3, 1987

Dear Chuck:

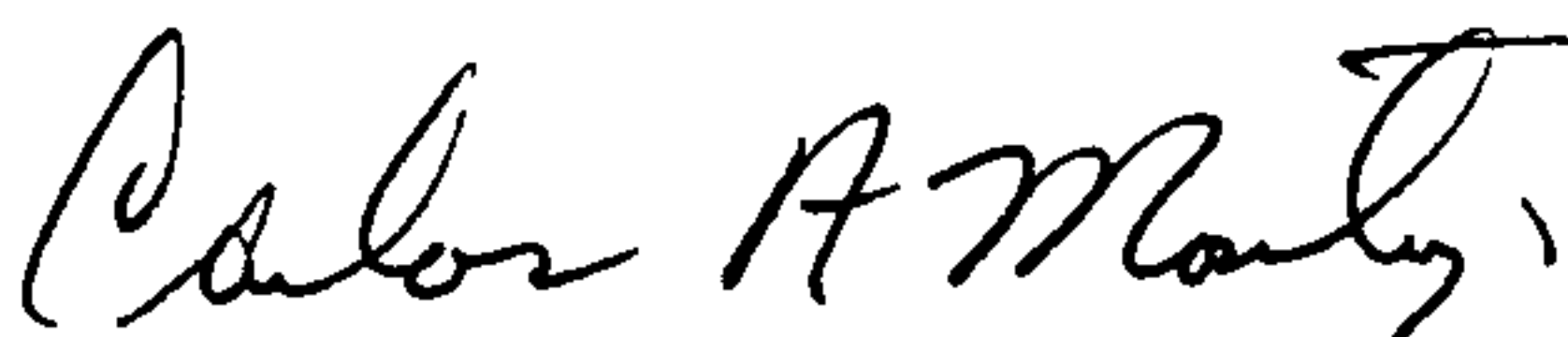
Based on the information provided on your resubmittal of March 3, 1987,
the above referenced drainage plan is approved for Building Permit.

As indicated on my February 25, 1987 letter to you, Engineer's
Certification upon completion of the rundowns will be required. Also,
any proposed underground system must be inspected by our inspector prior
to backfilling.

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

If I can be of further assistance, please feel free to call me at
768-2650.

Cordially,

for 
Bernie J. Montoya, C.E.
Engineering Assistant

cc: Becky Sandoval
Rick Duran

BDM/bcj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

February 25, 1987

Chuck Easterling
Easterling & Associates, Inc.
5843 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

RE: CONCRETE RUNDOWN DETAILS INTO EXISTING CONCRETE CHANNEL @ FAR
NORTH SHOPPING CENTER

Dear Chuck:

Attached you will find the marked up detail that will need to be revised so that it can be handled thru S.D. 19 process. Also, upon completion of the rundown construction, we will require Engineer's Certification.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

Attachment: Concrete rundown
details

BJM/bmj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 30, 1987

Charles Easterling
Easterling & Associates, Inc.
5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87124

RE: DRAINAGE & GRADING PLAN FOR FAR NORTH SHOPPING CENTER REMODEL
(E-18/D198) ENGINEER'S STAMP DATED JANUARY 28, 1987

Dear Chuck:

Based on the information provided on your submittal of January 28, 1987,
the above referenced plan is approved for Building Permit sign-off.

Please be advised that the run-down connection into the concrete lined
channel will need to be coordinated under the Work Order process. Any
work done within a major facility needs to be handled under a Work Order
submittal.

Also, final Certificate of Occupancy will not be issued until concurrence
of acceptance of the Work Order construction is submitted to our office.
Prior to any underground facilities being back filled, an inspection by
our inspector will be required.

If I can be of further assistance, please feel free to call me at
768-2650.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500



October 26, 1998

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

**RE: FAR NORTH SHOPPING CENTER PAVING PLAN (E18-D19B). DRAINAGE
PLAN FOR PAVING PERMIT APPROVAL. ENGINEER'S STAMP DATED
OCTOBER 2, 1998.**

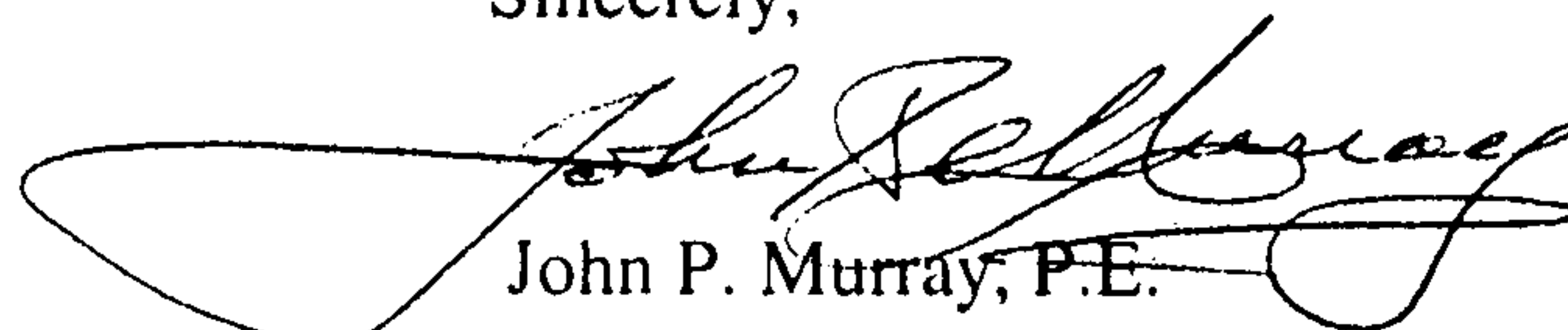
Dear Mr. Goodwin:

Based on the information provided on your October 2, 1998 submittal, the above referenced project is approved for Paving Permit.

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: ☒ Andrew Garcia
☒ File

Good for You, Albuquerque!

