CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

February 14, 2014

Scott Steffen, P.E.
Bohannan Huston
Courtyard I, 7500 Jefferson ST. NE
Albuquerque, NM 87109-4335

Re: Certification for Partial Certificate of Occupancy (C.O.) for Plaza San Mateo Units A only.
2451 San Mateo Blvd.
Engineer's Stamp dated 02/14/14

Dear Mr. Steffen,

Based upon the information provided in your submittal received 02/14/14, Transportation Development has no objection to the issuance of a Partial 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)924-3695.

Sincerely,

Shahab Biazar, P.E.
Principal Engineer
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Bohannan Huston

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

February 14, 2014

Kristal Metro, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Traffic Circulation Layout Engineer's Certification, Plaza San Mateo
DRB Case No. 1002650, (H17/D103)

Dear Kristal:

Enclosed is a partial certification of the Plaza San Mateo Site Plan, requesting Permanent Certificate of Occupancy for the building at 2451 San Mateo Boulevard, Unit A. Enclosed for your review is the EPC approved site plan dated 8/12/13. The building for which we are requesting C.O. is referenced as Unit A on the site plan.

This certification also includes the previously approved certification dated 1/17/14 for Units C and D. At this time no building permit has been submitted to the City for the Outlot B building. This area is not included in this certification and is shown as hatched on the site plan.

I visited the site on 02/12/14 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for permanent Certificate of Occupancy for the above listed buildings. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

cc: Rahul Karanth, South Unser LLC

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FEB 14 2014
LAND DEVELOPMENT SECTION

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

To: Tim Sims
Hydrology Review Division
Plaza del Sol - 2nd Floor
600 2nd St NW
Alb, NM 87120

Requested by: Scott Steffen

Date: 2/14/14

Time Due:
- ☐ This A.M.
- ☒ This P.M.
- ☐ Rush _____
- ☐ By Tomorrow

Phone: 924-3695
Job No.: 20130346.002.01.cdpabq

Job Name: Plaza San Mateo

DELIVERY VIA

- ☒ Courier ☐ Federal Express
- ☐ Mail ☐ UPS
- ☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	TCL Certification Submittal

COMMENTS / INSTRUCTIONS

RECEIVED
FEB 14
LAND DEVELOPMENT SECTION

REC'D BY:_____ **DATE:**_____ **TIME:**_____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Plaza at San Mateo Building Permit #: _____ City Drainage #: H17/D103

DRB#: 1002650 EPC#: _____ Work Order#: _____

Legal Description: Tract A Vidas Subdivsion

City Address: 2403 San Mateo Boulevard

Engineering Firm: Bohannan Huston, Inc Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: South Unser, LLC Contact: Rahul Karanth

Address: 415 North LaSalle, Ste 200 Chicago IL 60654

Phone#: 312-527-9800 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
X ENGINEER'S CERT (TCL)
X ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
X CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED FEB 14 2014 AMD DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: February 14, 2014 By: Scott J. Steffen

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 followin

1 **Conceptual Grading and Drainage Plan**: 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Ortiz, Monica

From: Ortiz, Monica
Sent: Friday, February 14, 2014 11:48 AM
To: Scott Steffen (ssteffen@bhinc.com)
Cc: Michel, Racquel M.
Subject: Plaza San Mateo Bldg. A CO-Perm

Hello Scott, Transportation went out to do the Certificate of Occupancy inspection this morning for Plaza at San Mateo building A. Everything looks good for us, the only thing we need from you is to redline the change to the pedestrian ramp access from Prospect Ave to the property on the TCL. If you can please submit the updated/relined TCL-CO_PERM to us we can go ahead and release a Permanent Certificate of Occupancy from Transportation. Thanks

Monica Ortiz
Planning Department - Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Plaza at San Mateo Building Permit #: _____ City Drainage #: H17/D103

DRB#: 1002650 EPC#: _____ Work Order#: _____

Legal Description: Tract A Vidas Subdivsion

City Address: 2403 San Mateo Boulevard

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: South Unser, LLC Contact: Rahul Karanth

Address: 415 North LaSalle, Ste 200 Chicago IL 60654

Phone#: 312-527-9800 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- X ENGINEER'S CERT (TCL)
- X ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

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- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
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- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION

- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

RECEIVED
FEB 13 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: February 13, 2014 By: Scott J. Steffen

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 followin

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Bohannan Huston

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

February 13, 2014

Kristal Metro, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Traffic Circulation Layout Engineer's Certification, Plaza San Mateo
DRB Case No. 1002650, (H17/D103)

Dear Kristal:

Enclosed is a partial certification of the Plaza San Mateo Site Plan, requesting Permanent Certificate of Occupancy for the building at 2451 San Mateo Boulevard, Unit A. Enclosed for your review is the EPC approved site plan dated 8/12/13. The building for which we are requesting C.O. is referenced as Unit A on the site plan.

This certification also includes the previously approved certification dated 1/17/14 for Units C and D. At this time no building permit has been submitted to the City for the Outlot B building. This area is not included in this certification and is shown as hatched on the site plan.

I visited the site on 02/12/14 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for permanent Certificate of Occupancy for the above listed buildings. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

cc: Rahul Karanth, South Unser LLC

RECEIVED
FEB 13 2014
LAND DEVELOPMENT SECTION

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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87109-4335

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facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Kristal Metro
Transportation Review Division
Plaza del Sol - 2nd Floor
600 2nd St NW
Alb, NM 87120

Requested by: Scott Steffen

Date: 2/13/14

Time Due:
- ☒ **This A.M.**
- ☐ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3695
Job No.: 20130346.002.01.cdpabq

Job Name: Plaza San Mateo

DELIVERY VIA

- ☒ **Courier**
- ☐ **Federal Express**
- ☐ **Mail**
- ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	TCL Certification Submittal

COMMENTS / INSTRUCTIONS

RECEIVED
FEB 13 2014
LAND DEVELOPMENT SECTION

REC'D BY:_____ **DATE:**_____ **TIME:**_____

CITY OF ALBUQUERQUE

February 13, 2014

Scott Steffen, P.E.
Bohannan Huston, Inc.
Courtyard 1 7500 Jefferson St NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Buildings A, 2451 San Mateo NE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 06-20-13 (H-17/D103)
Certification dated: 2-13-14

Dear Mr. Steffen,

Based on the Certification received 2/13/2014, the site is acceptable for release of Certificate of Occupancy by the Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Katrina Sigala
email

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Plaza at San Mateo Building Permit #: _____ City Drainage #: H17/D103

DRB#: 1002650 EPC#: _____ Work Order#: _____

Legal Description: Tract A Vidas Subdivsion

City Address: 2403 San Mateo Boulevard

Engineering Firm: Bohannan Huston, Inc Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: South Unser, LLC Contact: Rahul Karanth

Address: 415 North LaSalle, Ste 200 Chicago IL 60654

Phone#: 312-527-9800 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
X ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
X CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
FEB 13 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: February 13, 2014 By: Scott J Steffen

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 followin

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Bohannan Huston

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Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 13, 2014

Mr. Curtis Cherne
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification, Plaza San Mateo
DRB Case No. 1002650, (H17/D103)

Dear Curtis:

Enclosed is a partial certification of the Plaza San Mateo Grading Plan, requesting Permanent Certificate of Occupancy for the building at 2451 San Mateo Boulevard, Unit A. Enclosed for your review is the approved grading and drainage plan dated 6/20/13, with as-built elevations. The as-built survey was provided by Cartesian Surveys. The buildings for which we are requesting C.O. is referenced as Unit A on the grading plan.

This certification also includes the previously approved certification dated 1/17/14 for Units C and D. At this time no building permit has been submitted to the City for the Outlot B building. This area is not included in this certification and is shown as hatched on the grading plan.

After reviewing these as-built elevations and visiting the site on 2/12/14, it is my belief that the site has been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for permanent Certificate of Occupancy for the above listed building. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosure

cc: Rahul Karanth, South Unser LLC

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FEB 13 2014
LAND DEVELOPMENT SECTION

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P \20130346\Correspondence\Submittals\G&D Cert\Unit A\20140213 Hydro Cert Letter Docx

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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87109-4335
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CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne
Hydrology Review Division
Plaza del Sol - 2nd Floor
600 2nd St NW
Alb, NM 87120

Requested by: Scott Steffen

Date: 2/13/14

Time Due:
- ☒ **This A.M.**
- ☐ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3695
Job No.: 20130346.002.01.cdpabq

Job Name: Plaza San Mateo

DELIVERY VIA

- ☒ **Courier** ☐ **Federal Express**
- ☐ **Mail** ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	G&D Certification Submittal

COMMENTS / INSTRUCTIONS

RECEIVED
FEB 13 2014
LAND DEVELOPMENT SECTION

REC'D BY:_____ **DATE:**_____ **TIME:**_____

CITY OF ALBUQUERQUE

January 22, 2014

Scott Steffen, P.E.
Bohannan Huston, Inc.
Courtyard 1 7500 Jefferson St NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Buildings C&D, 2451 San Mateo NE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 06-20-13 (H-17/D103)
Certification dated: 1-17-14

Dear Mr. Steffen,

Based on the Certification received 1/17/2014, the site is acceptable for release of Certificate of Occupancy by the Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Katrina Sigala
email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Rael, Rudy E.

From: David Soule <david@riograndeengineering.com>
Sent: Friday, January 10, 2014 2:55 PM
To: Rael, Rudy E.
Subject: RE: noonday

I will drop off two hard copies as well. The contractor will have this one in the plan set. It will look good, the SO19 will provide additional oversite. Thank you
David

From: Rael, Rudy E. [mailto:RRael@cabq.gov]
Sent: Friday, January 10, 2014 2:49 PM
To: David Soule
Subject: RE: noonday

Looks okay. Will send out letter to you. Just make sure that it is built correctly so we do not have to deny CO. Thanks

Rudy E. Rael, CE
Engineer Assistant, Planning Dept.
Development & Review Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

From: David Soule [mailto:david@riograndeengineering.com]
Sent: Friday, January 10, 2014 2:38 PM
To: Rael, Rudy E.
Subject: RE: noonday

I would like to leave it in the location and add the 7 and 8 contour warping to it. I call out the swale and invert, and top of sidewalk. Will this work?
David

From: Rael, Rudy E. [mailto:RRael@cabq.gov]
Sent: Friday, January 10, 2014 12:39 PM
To: David Soule
Subject: RE: noonday

I think you should move it closer to the pond and show a swale or flow points displaying how the pond will empty.

Rudy E. Rael, CE
Engineer Assistant, Planning Dept.
Development & Review Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

From: David Soule [mailto:david@riograndeengineering.com]
Sent: Friday, January 10, 2014 11:54 AM

To: Rael, Rudy E.
Subject: noonday

Is this ok? Can I bring a print out of this to you so that the one we have in permit is identical?
David <<...>>

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Plaza at San Mateo Building Permit #: _____ City Drainage #: H17/D103

DRB#: 1002650 EPC#: _____ Work Order#: _____

Legal Description: Tract A Vidas Subdivsion

City Address: 2403 San Mateo Boulevard

Engineering Firm: Bohannan Huston, Inc Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: South Unser, LLC Contact: Rahul Karanth

Address: 415 North LaSalle, Ste 200 Chicago IL 60654

Phone#: 312-527-9800 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
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____ GRADING PLAN
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____ ENGINEER'S CERT (TCL)
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CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
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____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
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____ OTHER (SPECIFY)

RECEIVED
JAN 17 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: January 17, 2014 By: Scott J. Steffen

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 followin

1. **Conceptual Grading and Drainage Plan**: 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4 **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Bohannan Huston

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

January 17, 2014

Mr. Curtis Cherne
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification, Plaza San Mateo
DRB Case No. 1002650, (H17/D103)

Dear Curtis:

Enclosed is a partial certification of the Plaza San Mateo Grading Plan, requesting Permanent Certificate of Occupancy for the buildings at 2451 San Mateo Boulevard, Units C and D. Enclosed for your review is the approved grading and drainage plan dated 6/20/13, with as-built elevations. The as-built survey was provided by Cartesian Surveys. The buildings for which we are requesting C.O. are referenced as Units C and D on the grading plan.

The reason for the partial certification is that the Outlot A building construction will not be completed when Units C and D are scheduled to open and no building permit has been submitted to the City for the Outlot B building. Those areas not included in this certification are hatched on the grading plan.

After reviewing these as-built elevations and visiting the site on 1/15/14, it is my belief that the site has been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for permanent Certificate of Occupancy for the above listed building. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosure

cc: Rahul Karanth, South Unser LLC

RECEIVED
JAN 17 2014
LAND DEVELOPMENT SECTION

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P:\20130346\Correspondence\Submittals\G&D Cert\Units C_D\20140117 Hydro Cert Letter Docx

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

H17/D103

January 22, 2014

Scott Steffen, P.E.
Bohannan Huston
Courtyard I, 7500 Jefferson ST. NE
Albuquerque, NM 87109-4335

Re: **Permanent Certificate of Occupancy (C.O.) for Plaza San Mateo Units C and D only. (Partial C.O. for Site)**
Buy Buy Baby (unit C) and Bed Bath & Beyond (unit D)
2451 San Mateo Blvd.
Engineer's Stamp dated 01/17/14

Dear Mr. Steffen,

Based upon the information provided in your submittal received 01/17/14, Transportation Development has no objection to the issuance of a Partial 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)924-3695.

Sincerely,

Shahab Biazar, P.E.
Principle Engineer
Development Review Services

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Bohannan Huston

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

January 17, 2014

Kristal Metro, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Traffic Circulation Layout Engineer's Certification, Plaza San Mateo
DRB Case No. 1002650, (H17/D103)

Dear Kristal:

Enclosed is a partial certification of the Plaza San Mateo Site Plan, requesting Permanent Certificate of Occupancy for the buildings at 2451 San Mateo Boulevard, Units C and D. Enclosed for your review is the EPC approved site plan dated 8/12/13. The buildings for which we are requesting C.O. are referenced as Units C and D on the site plan.

The reason for the partial certification is that the Outlot A building construction will not be completed when Units C and D are scheduled to open and no building permit has been submitted to the City for the Outlot B building. Those areas not included in this certification are hatched on the site plan.

I visited the site on 01/15/14 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan.

Your review and approval is requested for permanent Certificate of Occupancy for the above listed buildings. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosure

cc: Rahul Karanth, South Unser LLC

RECEIVED
JAN 17 2014
LAND DEVELOPMENT SECTION

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

CITY OF ALBUQUERQUE

June 28, 2013

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, ~~Erosion and Sediment Control Plan (ESC)~~
Engineer's Stamp Date 6/20/2013 (H17/D103)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 6/20/2013, the above referenced plan is approved for Building Permit.

This project required a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing ¾ of an acre or more. 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.

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

Sincerely,

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

C: e-mail

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Shahab Biazar
Hydroloby Review Division
Plaza del Sol - 2nd Floor
600 2nd St NW
Alb, NM 87120

Requested by: Scott Steffen

Date: 6/20/13

Time Due:
- ☒ **This A.M.**
- ☐ **This P.M.**
- ☐ **Rush** _____
- ☐ **By Tomorrow**

Phone: 924-3695
Job No.: 20130346.002.01.cdpabq

Job Name: Plaza San Mateo

DELIVERY VIA

- ☒ **Courier** ☐ **Federal Express**
- ☐ **Mail** ☐ **UPS**
- ☐ **Other**

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Grading Plan dated 6/20/13

RECEIVED
JUN 20 2013
LAND DEVELOPMENT SECTION

COMMENTS / INSTRUCTIONS

Shahab,

Attached is the revised grading plan for Plaza San Mateo for your review and approval. The changes to the plan were made at the request of the project tenants. The changes include:

Modifying the drive-thru geometry around Outlot Bldg A
Decreasing the slope in the parking lot at the southeast corner of Buy Buy Baby
Adding a small area drain at an added egress door on the Buy Buy Baby building

Let me know if you have any questions or if you would like to meet to go over the changes.
Scott

REC'D BY:_____ **DATE:**_____ **TIME:**_____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Plaza at San Mateo Building Permit #: _____ City Drainage #: H17/D103

DRB#: 1002650 EPC#: _____ Work Order#: _____

Legal Description: Tract A Vidas Subdivsion

City Address: 2403 San Mateo Boulevard

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc com

Owner: South Unser, LLC Contact: Rahul Karanth

Address: 415 North LaSalle, Ste 200 Chicago IL 60654

Phone#: 312-527-9800 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
JUN 20 2013
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: June 20, 2013 By: Scott J. Steffen

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 followin

1 **Conceptual Grading and Drainage Plan** 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4 **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

April 26, 2013

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, Grading and Drainage Plan
Engineer's Stamp Date 3/29/2013 (H17/D103)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 4/5/2013, the above referenced plan is approved for Building Permit with the following conditions:

- The grading can not extend on the existing Gas Station. Proposed contours are shown on the west of existing station.
- Sidewalk culverts should be extended 2' passed the property line and the bolts to be tack welded to the plate. The sidewalk culverts will be constructed under the work order.
- This project requires an Erosion and Sediment Control Plan.

This project required a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing ¾ of an acre or more. 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.

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

Sincerely,

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

C: emailed

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Plaza at San Mateo — ZONE MAP/DRG. FILE # H17/D103
DRB#: _____ EPC#: 1002650 — WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A Vidas Subdivision

CITY ADDRESS: 2403 San Mateo Boulevard

ENGINEERING FIRM: Bohannan Huston Inc. — CONTACT: Scott Steffen
ADDRESS: 7500 Jefferson NE — PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM — ZIP CODE: 87109

OWNER: South Unser, LLC — CONTACT: Rahul Karanth
ADDRESS: 415 North LaSalle, Suite 200 — PHONE: (312) 527-9800
CITY, STATE: Chicago, IL — ZIP CODE: 60654

ARCHITECT: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

SURVEYOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

CONTRACTOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
__X__ GRADING PLAN RESUBMITTAL
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER CERT (TCL)
_____ ENGINEER CERT (DRB SITE PLAN)
_____ OTHER (REVISED G&D PLAN)

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
__X__ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL (ROUGH)
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
__X__ NO
_____ COPY PROVIDED

DWES SO: 4-5-13

RECEIVED
APR 05 2013
LAND DEVELOPMENT SECTION

SUBMITTED BY: Scott Steffen — DATE: 4-4-12

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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

CLIENT/COURIER TRANSMITTAL

To: Shahab Biazar
Hydroloby Review Division
Plaza del Sol - 2nd Floor
600 2nd St NW
Alb, NM 87120

Requested by: Scott Steffen

Date: 4/4/13

Time Due:
- ☐ This A.M.
- ☒ This P.M.
- ☐ Rush _____
- ☐ By Tomorrow

Phone: 924-3695
Job No.: 20130346.002.01.cdpabq

Job Name: Plaza San Mateo

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Grading Plan dated 3/29/13
1	1	Erosion Control Plan dated 3/29/13
1	1	Copy of DRB approved drainage plan dated 1/31/12
1	1	Copy of DRB Site Plan approved grading plan dated 2/13/12
1	1	Copy of approval letter dated 2/23/12

COMMENTS / INSTRUCTIONS

RECEIVED
APR 05 2013
LAND DEVELOPMENT SECTION

REC'D BY:_____ **DATE:**_____ **TIME:**_____

CITY OF ALBUQUERQUE

February 8, 2012

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, Grading and Drainage Plan
Engineer's Stamp Date 1/31/2012 (H17/D103)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 2/01/2012, the above referenced plan will be approved for Site Plan for Subdivision or Site Plan for Building Permit. The following comments have to be addressed prior to an approval for Grading and Building Permit:

- Proposed retaining wall south side of Outlot B building may have to be extended west.
- Provide spot elevations on the south and east side of the Outlot B building.
- Appears that double retaining wall is shown for small area east of Outlet A building. Please provide TW/BW elevations.
- How will the loading area south side of the Bed Bath & Beyond drain? Provide more spot elevations for this area.
- An area northeasterly corner of the Bed Bath & Beyond building flows west. Where is the runoff draining to?
- Use sidewalk culverts and depressed landscaping areas to avoid draining the runoff over the sidewalks. Provide more spot elevations west and north side of Bed Bath & Beyond and Buy Buy Baby buildings.
- SO-19 notes will be required if sidewalk culverts are proposed.

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

Sincerely,

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

C: emailed

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

February 23, 2012

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, Grading and Drainage Plan
Engineer's Stamp Date 2/13/2012 (H17/D103)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 2/13/2012, the above referenced plan will be approved for Site Plan for Subdivision or Site Plan for Building Permit. The following comments have to be addressed prior to an approval for Grading and Building Permit:

- Proposed retaining wall south side of Outlot B building may have to be extended west.
- Provide spot elevations on the south and east side of the Outlot B building.
- Appears that double retaining wall is shown for small area east of Outlet A building. Please provide TW/BW elevations.
- How will the loading area south side of the Bed Bath & Beyond drain? Provide more spot elevations for this area.
- An area northeasterly corner of the Bed Bath & Beyond building flows west. Where is the runoff draining to?
- Use sidewalk culverts and depressed landscaping areas to avoid draining the runoff over the sidewalks. Provide more spot elevations west and north side of Bed Bath & Beyond and Buy Buy Baby buildings.
- SO-19 notes will be required if sidewalk culverts are proposed.

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

Sincerely,

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

RECEIVED
APR 05 2013
LAND DEVELOPMENT SECTION

C: emailed

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

February 8, 2012

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, Grading and Drainage Plan
Engineer's Stamp Date 1/31/2012 (H17/D103)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 2/01/2012, the above referenced plan will be approved for Site Plan for Subdivision or Site Plan for Building Permit. The following comments have to be addressed prior to an approval for Grading and Building Permit:

- Proposed retaining wall south side of Outlot B building may have to be extended west.
- Provide spot elevations on the south and east side of the Outlot B building.
- Appears that double retaining wall is shown for small area east of Outlet A building. Please provide TW/BW elevations.
- How will the loading area south side of the Bed Bath & Beyond drain? Provide more spot elevations for this area.
- An area northeasterly corner of the Bed Bath & Beyond building flows west. Where is the runoff draining to?
- Use sidewalk culverts and depressed landscaping areas to avoid draining the runoff over the sidewalks. Provide more spot elevations west and north side of Bed Bath & Beyond and Buy Buy Baby buildings.
- SO-19 notes will be required if sidewalk culverts are proposed.

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

Sincerely,

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

C: emailed

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

January 25, 2012

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, Grading and Drainage Plan
Engineer's Stamp Date 12/28/2011 (H17/D103)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Mr. Steffen,

Based upon the information provided in your submittal received 12/29/2012, the above referenced plan can not be approved for Site Plan for Subdivision or Site Plan for Building Permit. The following comments have to be addressed prior to an approval:

- Provide City Benchmark.
- Add a Vicinity Map to the plan.
- Show existing topography.
- Does the site fall within a 100-year floodplain? If so, include a copy of the FIRM map on the plan.
- Show roof flow directions.
- Show full finished floor elevations for the proposed buildings. Provide more proposed grades throughout the site for proper slopes and positive drainage. ← Around bldg's.
- Use sidewalk culverts and depressed landscaping areas to avoid draining the runoff over the sidewalks.
- Clearly show the limits of the proposed retaining walls. A fence is shown instead of a retaining wall. → will have to build wall
- Include Legends.
- Provide a detail for the concrete rundown.

- Hydrology is requesting that proposed landscape areas be depressed for water harvesting.
- Does any offsite runoff enter the site? Where does the existing Service Station (located at the northwest corner of the San Mateo Boulevard and Cutler Avenue) drain to?

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

Sincerely,

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

- Spot Elev in the loading Dock
How will the loading Dock Drain?
- Existing Align NE Corner
of BED Bath & Beyond
Drains West

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Plaza at San Mateo — ZONE MAP/DRG. FILE # H17 / D103
DRB#: _____ EPC#: 1002650 — WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A Vidas Subdivision

CITY ADDRESS: 2403 San Mateo Boulevard

ENGINEERING FIRM: Bohannan Huston Inc. — CONTACT: Scott Steffen
ADDRESS: 7500 Jefferson NE — PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM — ZIP CODE: 87109

OWNER: South Unser, LLC — CONTACT: Rahul Karanth
ADDRESS: 415 North LaSalle, Suite 200 — PHONE: (312) 527-9800
CITY, STATE: Chicago, IL — ZIP CODE: 60654

ARCHITECT: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

SURVEYOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

CONTRACTOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
__X__ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN RESUBMITTAL
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER CERT (TCL)
_____ ENGINEER CERT (DRB SITE PLAN)
_____ OTHER (REVISED G&D PLAN)

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
__X__ S. DEV. PLAN FOR SUB'D APPROVAL
__X__ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL (ROUGH)
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
__X__ NO
_____ COPY PROVIDED

RECEIVED
FEB 01 2012
HYDROLOGY SECTION

SUBMITTED BY: Scott Steffen — DATE: 2-01-12

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Bohannan Huston

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

CLIENT/COURIER/TRANSMITTAL

☒ To: Shahab Biazar
Hydrology Section
City of Albuquerque
600 2nd St. NW

Phone: 924-3695

Date: January 31, 2012 **Requested By:** Scott Steffen

Job No.: 20120165.001.cdpabq **Project:** Plaza at San Mateo

☐ To:

Phone:

DELIVER VIA

☒ Courier	☐ Federal Express	☐ Pickup
☐ Mail	☐ UPS	Item:
☐ Other		

☐ To:

Phone:

TIME DUE:

☐ This AM	☒ By Tomorrow
☐ This PM	☐ Rush

☐ To:

Phone:

ITEM NO	QUANTITY	DESCRIPTION
1	1	Grading and Drainage DRB re-submittal package

☐ To:

Phone:

☐ To:

COMMENTS / INSTRUCTIONS

Phone:

☐ To:

Phone:

RECEIVED
FEB 01 2012
HYDROLOGY SECTION

REC'D BY: _____ DATE: _____ TIME: _____

CITY OF ALBUQUERQUE

February 23, 2012

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, Grading and Drainage Plan
Engineer's Stamp Date 2/13/2012 (H17/D103)

Dear Mr. Steffen,

Based upon the information provided in your submittal received 2/13/2012, the above referenced plan will be approved for Site Plan for Subdivision or Site Plan for Building Permit. The following comments have to be addressed prior to an approval for Grading and Building Permit:

- Proposed retaining wall south side of Outlot B building may have to be extended west.
- Provide spot elevations on the south and east side of the Outlot B building.
- Appears that double retaining wall is shown for small area east of Outlet A building. Please provide TW/BW elevations.
- How will the loading area south side of the Bed Bath & Beyond drain? Provide more spot elevations for this area.
- An area northeasterly corner of the Bed Bath & Beyond building flows west. Where is the runoff draining to?
- Use sidewalk culverts and depressed landscaping areas to avoid draining the runoff over the sidewalks. Provide more spot elevations west and north side of Bed Bath & Beyond and Buy Buy Baby buildings.
- SO-19 notes will be required if sidewalk culverts are proposed.

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

Sincerely,

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

C: emailed

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Plaza at San Mateo — ZONE MAP/DRG. FILE # H17 D103
DRB#: _____ EPC#: 1002650 — WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A Vidas Subdivision

CITY ADDRESS: 2403 San Mateo Boulevard

ENGINEERING FIRM: Bohannan Huston Inc. — CONTACT: Scott Steffen
ADDRESS: 7500 Jefferson NE — PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM — ZIP CODE: 87109

OWNER: South Unser, LLC — CONTACT: Rahul Karanth
ADDRESS: 415 North LaSalle, Suite 200 — PHONE: (312) 527-9800
CITY, STATE: Chicago, IL — ZIP CODE: 60654

ARCHITECT: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

SURVEYOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

CONTRACTOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
__X__ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN RESUBMITTAL
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER CERT (TCL)
_____ ENGINEER CERT (DRB SITE PLAN)
_____ OTHER (REVISED G&D PLAN)

OK
dl
2-21-12

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
__X__ S. DEV. PLAN FOR SUB'D APPROVAL
__X__ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL (ROUGH)
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
__X__ NO
_____ COPY PROVIDED

RECEIVED
FEB 13 2012
HYDROLOGY SECTION

SUBMITTED BY: Scott Steffen — DATE: 2-13-12

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

January 25, 2012

Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Plaza at San Mateo, Tract A Vidas Subdivision
2403 San Mateo, Grading and Drainage Plan
Engineer's Stamp Date 12/28/2011 (H17/D103)

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Mr. Steffen,

Based upon the information provided in your submittal received 12/29/2012, the above referenced plan can not be approved for Site Plan for Subdivision or Site Plan for Building Permit. The following comments have to be addressed prior to an approval:

- Provide City Benchmark.
- Add a Vicinity Map to the plan.
- Show existing topography.
- Does the site fall within a 100-year floodplain? If so, include a copy of the FIRM map on the plan.
- Show roof flow directions.
- Show full finished floor elevations for the proposed buildings. Provide more proposed grades throughout the site for proper slopes and positive drainage.
- Use sidewalk culverts and depressed landscaping areas to avoid draining the runoff over the sidewalks.
- Clearly show the limits of the proposed retaining walls. A fence is shown instead of a retaining wall.
- Include Legends.
- Provide a detail for the concrete rundown.

- Hydrology is requesting that proposed landscape areas be depressed for water harvesting.
- Does any offsite runoff enter the site? Where does the existing Service Station (located at the northwest corner of the San Mateo Boulevard and Cutler Avenue) drain to?

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

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Plaza at San Mateo ZONE MAP/DRG. FILE # H17 / D03
DRB#: _____ EPC#: 1002650 WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A Vidas Subdivision

CITY ADDRESS: 2403 San Mateo Boulevard

ENGINEERING FIRM: Bohannan Huston Inc. CONTACT: Scott Steffen
ADDRESS: 7500 Jefferson NE PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: South Unser, LLC CONTACT: Rahul Karanth
ADDRESS: 415 North LaSalle, Suite 200 PHONE: (312) 527-9800
CITY, STATE: Chicago, IL ZIP CODE: 60654

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
__X__ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN RESUBMITTAL
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER CERT (TCL)
_____ ENGINEER CERT (DRB SITE PLAN)
_____ OTHER (REVISED G&D PLAN)

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
__X__ S. DEV. PLAN FOR SUB'D APPROVAL
__X__ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL (ROUGH)
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
__X__ NO
_____ COPY PROVIDED

RECEIVED
DEC 29 2011
HYDROLOGY SECTION

SUBMITTED BY: Scott Steffen DATE: 12-28-11

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Bohannan Huston

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

CLIENT/COURIER/TRANSMITTAL

☒ To: Curtis Cherne
Hydrology Section
City of Albuquerque
600 2nd St. NW

Phone: 924-3986

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

☐ To:

Phone:

Date: December 28, 2011 **Requested By:** Scott Steffen

Job No.: 20120165.001.cdpabq **Project:** Plaza at San Mateo

DELIVER VIA

☒ Courier	☐ Federal Express	☐ Pickup
☐ Mail	☐ UPS	Item:
☐ Other		

TIME DUE:

☐ This AM	☒ By Tomorrow
☐ This PM	☐ Rush

ITEM NO	QUANTITY	DESCRIPTION
1	1	Grading and Drainage DRB submittal package

COMMENTS / INSTRUCTIONS

Curtis,

Enclosed for your review and comment is the existing and proposed conditions drainage basin map, drainage calculations and grading.

This submittal is in support of DRB approval of the Site Plan for Subdivision and Site Plan for Building permit that was approved at EPC on December 8, 2011.

Thanks,
Scott

REC'D BY: _____ DATE: _____ TIME: _____

H-17/D103

stantec.com

Transmittal

Rec 7/29/04

Stantec Consulting Inc.
201 North Bonita Avenue Suite 101
Tucson AZ 85745-2999
Tel: (520) 750-7474 Fax: (520) 750-7470

Stantec

To: Wifred Gallegos, PE

From: Warren D. Thompson, PE

Office: Traffic Engineer
City of Albuquerque
Development & Building
Services
Plaza Del Sol Building
600 2nd St. N.W.
Albuquerque, NM 87103

Date: July 28, 2004

File: 77000813-130

☑ For Your Information
☐ For Your Approval
☐ For Your Review
☐ As Requested

Reference: Office Depot

Submitted herewith as a part of the final sign off for the Certificate of Occupancy is a copy of Sheet C-1 of the plans with Certification added and changes shown as observed on July 21, 2004 for the above project.

If you have any questions or concerns, please feel free to contact me.

STANTEC CONSULTING INC.

Warren D. Thompson

Warren D. Thompson, PE
Senior Associate, Urban Land
wthompson@stantec.com

WDT:pvj

c. Rick Schuff, Stantec Nashville Office w/Drawing

pvj W \administration\wdt\trn_gallegos doc

7/29/04
11:00 Am time
- Warren D. Thompson
- waits on the AA set of plans to be certified 1-week waits tm

STORMWATER POLLUTION PREVENTION AND SEDIMENT CONTROL PLAN

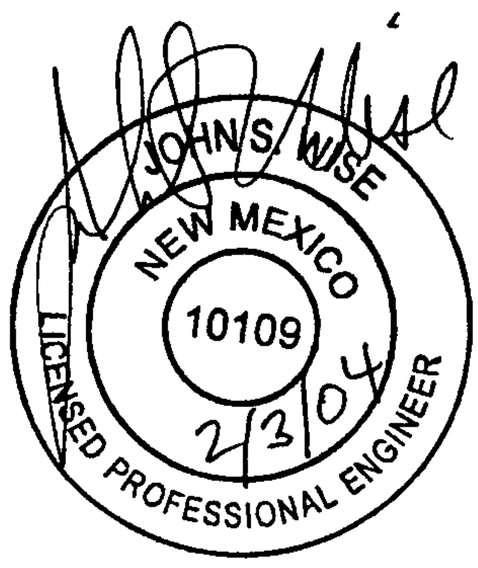
For an

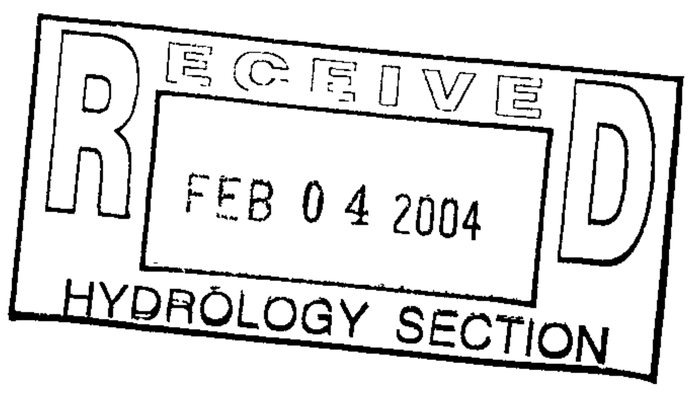
OFFICE DEPOT
at
HOME PLAZA CENTER

5001 Cutler Avenue N.E.
Albuquerque, New Mexico

Client:
Carroll Ventures, Inc.
5812 Padre Roberto Road NW
Albuquerque, NM 87107
(505) 345-6237

Prepared:
January 27, 2004





Prepared By:

Stantec

51 Century Blvd. Suite 100, Nashville, Tennessee 37214

Stantec Project No. 77000791

STORM WATER POLLUTION PREVENTION AND SEDIMENT CONTROL PLAN

OFFICE DEPOT
at
HOME PLAZA CENTER

January 27, 2004

Prepared By

Stantec Consulting Services Inc.
51 Century Blvd., Suite 100
Nashville, TN 37214
615-885-1144

Table of Contents

Introduction / General Purpose / Owner Information

Section 1– Site Description

Section 2- Erosion and Sediment Controls

Section 3– Maintenance

Section 4– Inspections

Section 5- Non-storm water discharges

Appendix A – Maps & Figures

Appendix B – Notice of Intent (N.O.I.) Form

Appendix C – Notice of Termination (N.O.T.) Form

Appendix D – Inspection Report Form

Appendix E – Stormwater Runoff Calculations (Pre. & Post)

Appendix F – National Pollutant Discharge Elimination System General Permit for Discharges From Large and Small Construction Activities (entire Permit incorporated by reference. Appendix G of the General Permit reproduced in this appendix)

Introduction / General Purpose / Owner Information

Carroll Ventures, Inc. as the Owner, and the General Contractor are proposing to perform the construction activities described in this Storm Water Pollution Prevention Plan (SWPPP) under the authority of the NPDES General Permit for Discharges from Large and Small Construction Activities. This plan has been developed and prepared in accordance with good engineering practices. This plan identifies potential sources of pollution that one would reasonably expect to affect the quality of storm water discharges from a construction site of this type. The plan describes the implementation practices that will be used to ensure a reduction of pollutants in stormwater associated with construction activities at the proposed site. **The Owner and the Operator are aware that they must comply** with all conditions of this permit, and that any noncompliance with the permit constitutes a violation of the Clean Water Act, and is grounds for an enforcement action, termination of permit coverage, or denial of a permit renewal application.

The Owner as a contractual requirement is specifying that the General Contractor as Operator is responsible for permit compliance. The Operator to include related subcontractors will be required to sign and execute documents related to this SWPPP, the Construction Activities-Stormwater Discharges Notice Of Intent (NOI), Inspection Reports, Notice Of Termination (NOT).

The National Pollutant Discharge System Manual – Storm Water Management Guidelines for Construction Activities is hereby referenced and included as part of this Stormwater Pollution Prevention Plan.

Site / Owner Information:

Site Name:	Office Depot – Home Plaza Center
Site Location:	5001 Cutler Avenue N.E., Albuquerque, NM
Owner/Primary Permittee:	Carroll Ventures, Inc.
Primary Permittee Address:	G. Stanton Mason Carroll Ventures, Inc. 5812 Padre Roberto Road NW Albuquerque, NM 87107 Ph. (505) 345-6237 Fax (505) 345-0222

General Contractor:	Joan Schwarz
GC/CM Address:	Jaynes Corporation PO Box 26841 Albuquerque, NM. 87125
Phone:	505. 345. 8591
Fax.	505. 345. 8598
Date (NOI) filed:	To be determined
NPDES Permit Tracking # :	To be determined

1. Site Description

a. A description of the nature of the construction activity;

The site is a portion of Tract 'A' for Vidas Subdivision, Albuquerque, New Mexico and is designated on the Land Division Plat filed in the office of the Clerk of Court, Bernalillo County, New Mexico on May 4, 1973, in Map Book C9, Folio 65. This site is currently an asphalt-paved parking lot that serves as overflow parking for the Home Plaza Center. The site is approximately 1.01 acres. An additional 0.23 acres off of the subject property will be disturbed during construction due to repaving with sidewalk or asphalt.

The site is bounded on the north by Home Plaza, on the east by Texaco Fast Mart, on the south by Culter Avenue N.E and to the west by Quincy Street N.E.. Located between San Mateo and Rio Grande, this site is in Precipitation Zone 2 as shown in Chapter 22 of the Albuquerque Development Process Manual, Volume II.

The site slopes approximately 11 feet from the Southeast to the Northwest. Some fill will be used to elevate the proposed building pad.

This site is located within Zone X, areas determined to be outside of the 500 year floodplain per review of FIRM Panel No. 352 of 825, Map No. 35001C0352 D.

A representative of Stantec conducted a site visit on April 10, 2003 to confirm existing site conditions.

The existing site is almost entirely covered by pavement (~96%). The remaining areas are covered with 4-6 inch stone ground-cover material. Surface water run-on from adjacent properties is essentially non-existent due to topography and runoff control structures on the adjacent properties and the adjacent City streets.

The property generally slopes from southeast to northwest with a total relief of about eleven feet. The drainage of the site is almost entirely over the pavement toward the west and Quincy Avenue either across the sidewalk or through an access drive curb cut to the northwest of the site. From the site drainage is north

on Quincy Avenue to a storm drain inlet at Quincy and Prospect Avenue ultimately discharging to the Rio Grande River to the west.

Construction will involve removal of existing pavement, limited fill at the building pad location, construction of a 13,047 sf retail building, removal and replacement of existing pavement with new pavement and landscaped areas and related utilities construction. The overall development plan can be referenced on the site layout, grading, utilities and demolition plan sheets

Post-development stormwater flows will be routed similarly to pre-development flows. Storm water will flow along the surface of pavement and discharge to Quincy Avenue to the northwest of the site. Flow volumes and peak rates will be reduced somewhat for pre-development conditions due to the increase in unpaved surface on the property.

Pre and post-development drainage maps are included in Appendix A.

b. *A description of the intended sequence of major activities that disturb soils for major portions of the site (e.g., grubbing, excavation, grading, utilities and infrastructure installation, etc.);*

- Initial Erosion Prevention Installations
- Initial Sediment Control Installations
- Construction Exit Installation
- Removal of Existing Pavement in the Building Pad Area
- Filling of Building Pad to Subgrade
- Building and Related Facilities Construction
- Utility Installations as Required
- Removal of Existing Pavement in Parking Lot
- Driveway and Parking Lot Base and Paving
- Installation of Landscaping

c. *Estimates of the total area of the site and the total area of the site that is expected to be disturbed by excavation, grading, or other activities;*

Property Size: 1.01 acres.
Disturbed Area Size: 1.24 acres

d. *Any data describing the soil (data may be referenced or summarized) or the quality of any discharge from the site;*

The soil and subsurface conditions of the site were investigated in a Geotechnical Engineering Report dated July 9, 2003 prepared by GEO-TEST, INC. The site had been previously graded and is now largely covered by pavement. Underlying soils near the surface are predominantly silty-sands.

e. *An estimate of the runoff coefficient of the site after construction activities are completed;*

Pre and post development runoff volumes and peak flows are estimated in the Stormwater Drainage Calculations included in Appendix E to the SWPPP.

The pre and post-development peak discharge rates for a 100-year 6-hour storm are estimated to be 4.6 and 4.6 CFS respectively. A peak discharge rate was also calculated for the 2-year 1-hour storm to be used for design of controls during construction. This discharge is 2.3 CFS.

f. *A general location map (e.g. portion of a city or county map or similar scale) and a site map indicating drainage patterns and approximate slopes anticipated after major grading activities, areas of soil disturbance, an outline of areas which are not to be disturbed, the location of major structural and nonstructural controls identified in the plan, the location of areas where stabilization practices are expected to occur, surface waters including wetlands, sinkholes, and locations where storm water is discharged to a surface water;*

A general location map is included in Appendix A. A vicinity map is shown on sheet C-1.0 of the construction plans.

For additional information such as grading, drainage structures, structural and non-structural erosion control measures, stabilization measures, etc., - see Grading Plan and Details; sheets C-2.0 and C-5.0, respectively.

g. *Careful identification on the site map of outfall points for storm water discharges from the site; the plan shall identify outfall points intended for coverage under the general permit;*

See Grading Plan, sheets C-2.0 and pre and post Development Drainage Maps provided in Appendix A for discharge locations. Stormwater discharge will be to Quincy Avenue.

h. *A description of any discharge associated with industrial activity other than construction storm water that originates on site and the location of that activity;*

None

i. *The name of the receiving water(s) and approximate size and location of affected wetland acreage at the site;*

The ultimate receiving water for all storm water discharged form the site is the Rio Grande River. No wetlands are present on the site.

2. Erosion and Sediment Controls

2.1 Pre-construction and During Construction

Storm water runoff controls for the site will consist of the structural control measures proposed and the maintenance and inspection practices discussed later in this Plan. The storm water controls have been designed to retain sediment on the project site. The Grading Plan, Sheet C-2.0 shows the structural controls to be used on this project. The implementation and execution of all storm water controls will be the responsibility of the Operator. Pre-construction ground cover (mostly pavement) will not be destroyed, removed, or disturbed more than 15 calendar days prior to grading or earthmoving unless temporary cover is installed. Erosion and sediment control structures must be in place and functional before earth moving activities begin, and must be inspected and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday. Construction shall be sequenced to minimize the exposure time of graded or denuded areas. The goal of this Plan is to maintain and protect the natural, physical, and biological characteristics and functions (e.g., no significant changes in the hydrological regime or pollutant input) of the receiving water. If sediment escapes the construction site, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. For example, fugitive sediment that has escaped the construction site and has collected in street must be removed immediately so that it is not subsequently washed into storm sewers and streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. This permit does not authorize access to private property.

2.2 Stabilization, Structural, and Non-Structural Controls

The following paragraphs describe the sequence of major construction activities that are planned for the site and general stabilization practices that will be associated with each activity. The party responsible for implementing the Plan is also identified.

2.2.1 Clearing and Grubbing

General Requirements: The Grading Plan details general project related erosion and siltation control measures. Project plans, specifications, and the City of Albuquerque, National Pollutant Discharge System Manual – Storm Water Management Guidelines for Construction Activities provides additional information regarding requirements for erosion and siltation control and protection of waters of the State of New Mexico and United States. Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.

Stabilization: Permanent stabilization practices (landscaping) at site-specific locations is detailed on the Landscape Plan. Pre-construction ground cover will not be destroyed, removed, or disturbed more than 15 calendar days prior to grading or earthmoving unless temporary cover is installed. Stabilization practices rely primarily on seeding (with mulch) of cleared and grubbed areas prior to other construction activities.

Structural Practices: Structural practices include rock/stone construction exits, baled hay or straw erosion checks, staked straw bales, and temporary silt fencing. These items will be installed prior to and during clearing and grubbing operations. Sediment should be removed from silt fences, and other sediment controls as necessary, and must be removed when design capacity has been reduced by 33%.

Responsible Party: The site Operator will be responsible for the implementation, maintenance and inspection of the structural practices during this construction activity. The measures shown on the Grading Plan are shown as a guide for the Operator. The Operator is solely responsible for selecting and installing necessary erosion control measures during clearing and grubbing activities. Actual stabilization and structural practices used may be more or less than that which is shown on the plan, and is based on the Operator's means, methods, sequence, and schedule of this construction activity. Erosion and sediment control measures shall be selected according to the size and slope of disturbed or drainage areas to detain runoff and trap sediment. In addition, erosion and sediment controls shall be selected to control the rainfall and runoff from a 2 year, 1 hour storm, as a minimum. (Approx. values: Albuquerque, NM – 1.85 CFS/acre = 2.3 CFS). The Operator shall maintain a working rain gauge at the site.

2.2.2 Utility Construction

General Requirements: The Grading Plan and Detail Sheets, specify general project related erosion and siltation control measures. Project plans, specifications, and the City of Albuquerque, National Pollutant Discharge System Manual – Storm Water Management Guidelines for Construction Activities provides additional information regarding requirements for erosion and siltation control and protection of waters of the State of New Mexico and United States.

Stabilization Practices: Stabilization practices for utility construction rely primarily on temporary and permanent seeding (with mulch) of cleared and grubbed areas prior to other construction activities. Additionally, temporary seeding with mulch shall be used on areas that are to remain undisturbed for long periods of time.

Structural Practices: Structural practices include rock/stone construction exits, temporary diversion berms, rock check dams, temporary sediment basins, baled hay or straw erosion checks, and temporary silt fencing. These items will be installed prior to and during the construction operations. Backfill structures as required and construct to final contours. Stabilize with final erosion control measures (rip-rap, sod or seeding, and mulching or erosion control blankets).

Responsible Party: The site Operator will be responsible for the implementation, maintenance and inspection of the Plan structural practices during this construction activity. The measures shown on the Erosion and Sediment Control plan are shown as a guide for the Operator. The Operator is solely responsible for selecting and installing necessary erosion control measures during various phases of site construction activities. Actual stabilization and structural practices used may be more or less than that which is shown on the plan sheet, and is

based on the Operator's means, methods, sequence, and schedule of this construction activity. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections or other information indicates a control has been used inappropriately, or incorrectly, the Permit holder must replace or modify the control for site situations.

2.2.3 Grading and Excavation

General Requirements: The Grading Plan details general project related erosion and siltation control measures. Project plans, specifications, and the City of Albuquerque, National Pollutant Discharge System Manual – Storm Water Management Guidelines for Construction Activities provides additional information regarding requirements for erosion and siltation control and protection of waters of the State of New Mexico and United States. Offsite material storage areas (also including overburden and stockpiles of dirt, etc.) used solely by the permitted project are considered a part of the project and shall be protected from erosion and/or sedimentation.

Stabilization Practices: Temporary or permanent stabilization will be completed within 15 days after final grading or earthmoving activities have ceased. Stabilize with permanent and/or temporary ground cover as soon as practical after final grades have been achieved. Permanent stabilization with landscape materials shall replace any temporary measures as soon as practicable. See landscaping plan for a list of materials to be included.

Structural Practices: Temporary structural practices include rock/stone construction exits, temporary diversion berms, rock check dams as required, rock filter rings, baled hay or straw erosion checks, and temporary silt fencing. These items will be installed prior to and during grading operations as the Operator begins to achieve final grades. After stabilization (ground cover) has been achieved, all temporary silt fencing, check dams and temporary inlet protection will be removed to prevent these items from becoming pollutants.

Off-site vehicle tracking of sediments and the generation of dust shall be minimized. The Contractor shall install/construct rock construction exit at the inception of work. Water for dust suppression may be required during grading operations.

Responsible Party: The site Operator will be responsible for the implementation, maintenance and inspection of the Plan structural practices during this construction activity. The measures shown on the Grading Plan are shown as a guide for the Operator. The Operator is solely responsible for selecting and installing necessary erosion control measures during clearing and grubbing activities. Actual stabilization and structural practices used may be more or less than that which is shown on the plan sheet, and is based on the Operator's means, methods, sequence, and schedule of this construction activity. If periodic inspections or other information indicates a control has been used inappropriately, or incorrectly, the Operator must replace or modify the control for site situations.

2.2.4 Construction Materials Storage

The following materials may be stored on the project site during the life of this project:

Lumber	Pre-cast concrete structures
Reinforcing steel	Traffic control devices
Plastic pipe	Soil/Earth
Guardrail	Curing compound
Rock and gravel	Structural steel
Mineral aggregates	Storm Pipe
Paint	Equipment fuel and fluids
Building materials	Project related equipment
Cement/grout	Concrete
Sealants	Lubricants
Asphalt products	

Stockpiled erodable construction materials (e.g. - topsoil) will be secured by control measures down gradient of the stockpiles. Non-erodable materials will be kept picked up to prevent them from polluting storm water. The Contractor shall take measures, including storage practices, to minimize exposure of the materials to storm water. The Contractor may keep portable storage units on site to securely store construction equipment.

Waste materials (earth, rock, pavement, scrap building materials) not required for the construction of the project will be disposed of by the Contractor. The Contractor shall be responsible for obtaining any necessary permits for the disposal of such items.

Soils at fueling stations should be checked daily for signs of spillage or staining of the soil. Any fixed fueling station/tank storage must have a containment system to prevent runoff from potential spills or tank rupture. Machinery should be serviced or repaired to prevent leaking of fluid from heavy construction equipment.

2.3 Post-Construction

The Owner does not anticipate any project-derived pollutants that might occur after construction operations have been completed. The stabilized site will represent a decrease in runoff or pollutants into the receiving waters due to the nature of the project as described above. After construction activities cease, the Owner, will be the responsible party for certifying the maintenance and operation of the detention facilities on site.

Off site loss of sediment will not increase from pre-construction conditions. The entire site is currently paved or covered with landscaping rock. Soils are not exposed to erosion. Post construction, the site will similarly be largely paved or under roof. The landscaped areas will be stabilized with vegetation to minimize loss of soils. See Landscape Plan for details.

3. Maintenance

Maintenance operations shall be undertaken to ensure that vegetation, erosion, and sediment control measures and other protective measures identified in the Grading Plan, Sheet C-2.0 (Construction Drawings), are kept in good and effective operating condition. Maintenance needs identified by inspection or by other means shall be accomplished before the next storm or as soon as practical, but in no case more than seven days after the need is identified. The need for maintenance will be monitored through the inspection procedures listed below and will include, but are not limited to, the following practices:

a) Observation of erosion and sediment control measures to determine compliance with the manufacturer's recommendations and specifications for installation and use of the specific control device.

b) Removal of off-site sediment accumulations that have not reached a stream or water source such that off-site impacts are minimized. Sediment accumulations off-site that reach streams must not be removed until consultation with appropriate State personnel.

c) Removal of sediment from sediment traps, silt fences, check dams, and other sediment controls when the design capacity reaches 33%.

d) Pickup or otherwise prevent litter, construction debris, and construction chemicals from becoming a pollutant source prior to any anticipated storm event.

In addition to the practices listed above, the project will be monitored as required by this Plan and the City of Albuquerque. The City and its representative(s) may make periodic site observations to review the integrity and effectiveness of the erosion control measures. In case of failure of the Operator to control project related erosion or siltation, either on or off the site, the Owner may employ outside assistance or use his own forces to provide the needed protective measures, with all incurred direct costs plus project engineering costs being charged to the Operator by appropriate deductions from the Operators' monthly progress estimate.

4. Inspections

The project will be monitored as required by this permit to ensure the maintenance and effectiveness of the erosion control measures. The Operator shall have responsibility for inspecting, maintaining and repairing erosion control measures. The Owner or his project engineer will make periodic site observations to review the integrity and effectiveness of the erosion prevention and sediment control measures.

a. Inspector training and certification should be provided to the Operator's designated employees.

b. Schedule of inspections

i. Inspections, described in paragraphs c., d., and e. below, shall be done before anticipated storm events (or series of storm events such as intermittent showers over one or more days), at least once every 14 calendar days, and within 24 hours after the end of a storm event of 0.5 inches or greater. Where sites have been finally or temporarily stabilized or runoff is unlikely due to winter conditions (e.g. site covered with snow, ice, or frozen ground), such inspection only has to be conducted once per month.

ii. Inspections and associated, necessary repairs done 60 hours before a rain event constitute compliance with "immediately before anticipated storm events," and inspections and repairs on a Friday meet the requirement for rain events over the weekend.

c. Qualified personnel (provided by the Permit holder or cooperatively by multiple Permit holder) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site. As of January 1, 2003 "Certified Inspectors" will be required to meet this provision.

d. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly.

e. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

f. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event if possible, but in no case more than seven days after the need is identified. If maintenance prior to the next anticipated storm event is impracticable, maintenance must be scheduled and accomplished as soon as practicable.

g. Based on the results of the inspection, the site description identified in the plan in accordance with Section 1 of this SWPPP, and pollution prevention measures identified in the plan in accordance with Section 2 of this SWPPP, shall be revised as appropriate, but in no case later than 14 calendar days following the inspection. Such modifications shall provide for timely implementation of any changes to the plan in no case later than 21 calendar days following the inspection.

h. Inspections shall be documented and include the scope of the inspection, name(s) and title or qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location(s) of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate for a particular location), and actions taken in accordance with Section 4.f. above.

A sample inspection form for this project is included as Appendix D of this SWPPP.

5. Non-storm water discharges

All non-storm water discharges will be directed to stable discharge reduction structures prior to leaving the site. The following non-storm water discharges have the potential for occurring from the site during the construction period:

a) Groundwater may be intercepted during the construction of this project. Since these locations are unknown, the Plan will be modified to incorporate these areas should they arise.
b) Dust suppression water during construction if necessary
c) Wash water of concrete delivery trucks can be anticipated

POLLUTION PREVENTION PLAN CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure qualified personnel gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed: _____

Stantec

Date: 2/3/04

CONTRACTOR'S CERTIFICATIONS

I certify under penalty of law that I understand that the terms and conditions of the general National Pollutant Discharge Elimination system (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signed: _____

Print: _____

For: _____ Responsible For: _____

_____

_____

Date: _____

Signed: _____

Print: _____

For: _____ Responsible For: _____

_____

_____

Date: _____

Signed: _____

Print: _____

For: _____ Responsible For: _____

_____

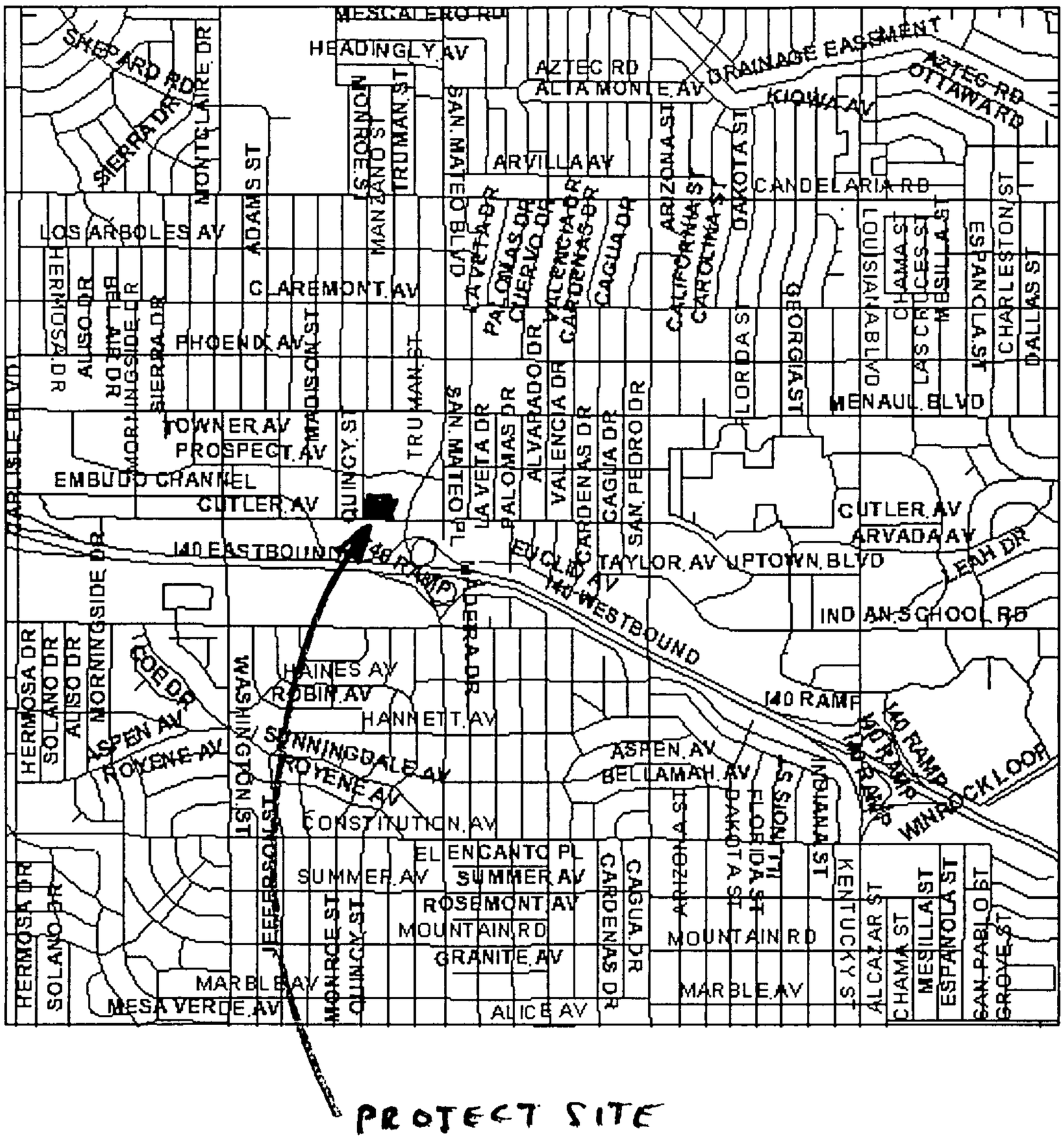
_____

Date: _____

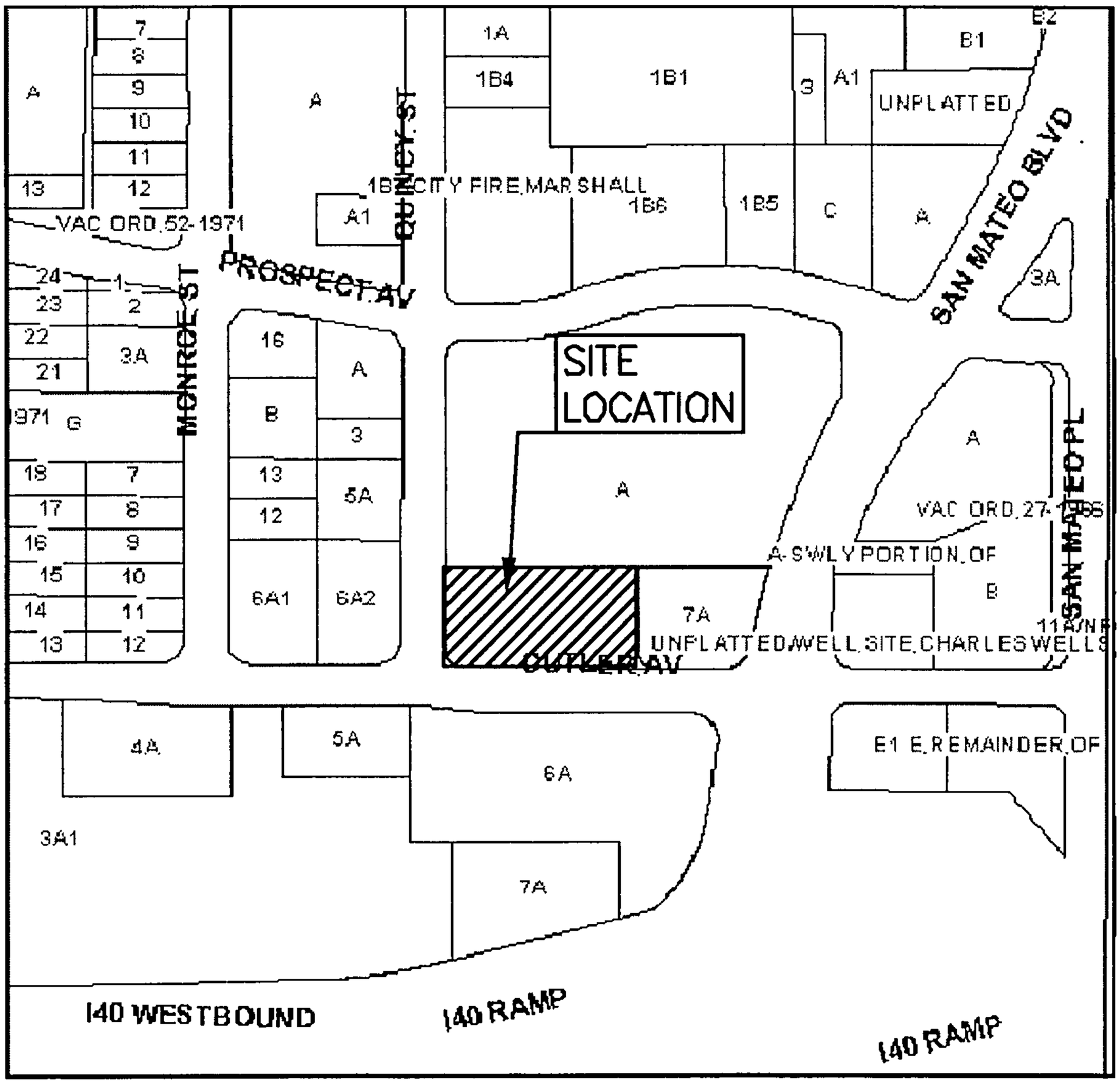
Appendix A

Maps & Figures

LOCATION MAP



PROTECT SITE



SITE LOCATION

Appendix B

Notice of Intent Form

This Form Replaces Form 3510-9 (8-98)
Refer to the Following Pages for Instructions

Form Approved OMB Nos 2040-0188 and 2040-0211

NPDES Form

United States Environmental Protection Agency
Washington, DC 20460

Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an NPDES General Permit

Submission of this Notice of Intent (NOI) constitutes notice that the party identified in Section II of this form requests authorization to discharge pursuant to the NPDES Construction General Permit (CGP) permit number identified in Section I of this form. Submission of this NOI also constitutes notice that the party identified in Section II of this form meets the eligibility requirements of the CGP for the project identified in Section III of this form. Permit coverage is required prior to commencement of construction activity until you are eligible to terminate coverage as detailed in the CGP. To obtain authorization, you must submit a complete and accurate NOI form. Refer to the instructions at the end of this form.

I. Permit Number

II. Operator Information

Name:

IRS Employer Identification Number (EIN): __ - _____

Mailing Address:

Street:

City: State: Zip Code: -

Phone: ___ - ___ - ____ Fax (optional): ___ - ___ - ____

E-mail (optional):

III. Project/Site Information

Project/Site Name:

Project Street/Location:

City: State: Zip Code: -

County or similar government subdivision:

Latitude/Longitude (Use one of three possible formats, and specify method)

Latitude
1. __°__'__'' N (degrees, minutes, seconds)
2 __°__.__' N (degrees, minutes, decimal)
3. __.____° N (decimal)

Longitude
1. ___°__'__'' W (degrees, minutes, seconds)
2. ___°__ __' W (degrees, minutes, decimal)
3. ___ ____° W (decimal)

Method: ☐ U.S.G.S topographic map ☐ EPA web site ☐ GPS ☐ Other:
• If you used a U.S.G.S. topographic map, what was the scale: _____

Project Located in Indian country? ☐ Yes ☐ No
If so, name of Reservation or if not part of a Reservation, put "Not Applicable". _____

Estimated Project Start Date: __ / __ / ____ (Month / Date / Year) Estimated Project Completion Date: __ / __ / ____ (Month / Date / Year)

Estimated Area to be Disturbed (to the nearest quarter acre): ____.__

IV. SWPPP Information

Has the SWPPP been prepared in advance of filing this NOI? ☐ Yes ☐ No

Location of SWPPP for viewing: ☐ Address in Section II ☐ Address in Section III ☐ Other

If Other:

SWPPP Street: _____

City: _____

State: ____ Zip Code: _____ - _____

SWPPP Contact Information (if different than that in Section II):

Name: _____

Phone: ___ - ___ - ____ Fax (optional): ___ - ___ - ____

E-mail (optional): _____

V. Discharge Information

Identify the name(s) of waterbodies to which you discharge. _____

_____

Is this discharge consistent with the assumptions and requirements of applicable EPA approved or established TMDL(s)?

☐ Yes ☐ No

VI. Endangered Species Information

Under which criterion of the permit have you satisfied your ESA eligibility obligations?

☐ A ☐ B ☐ C ☐ D ☐ E ☐ F

- If you select criterion F, provide permit tracking number of operator under which you are certifying eligibility:

_____

VII. Certification Information

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Print Name: _____

Print Title: _____

Signature: _____

Date. _____

Instructions for Completing EPA Form 3510-9

Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an NPDES General Permit

NPDES Form | This Form Replaces Form 3510-9 (8/98) | Form Approved OMB Nos. 2040-0188 and 2040-0211

Who Must File an NOI Form

Under the provisions of the Clean Water Act, as amended (33 U.S.C. 1251 et.seq.; the Act), federal law prohibits storm water discharges from certain construction activities to waters of the U.S. unless that discharge is covered under a National Pollutant Discharge Elimination System (NPDES) Permit. Operator(s) of construction sites where one or more acres are disturbed, smaller sites that are part of a larger common plan of development or sale where there is a cumulative disturbance of at least one acre, or any other site specifically designated by the Director, must submit an NOI to obtain coverage under an NPDES general permit. Each person, firm, public organization, or any other entity that meets either of the following criteria must file this form: (1) they have operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications; or (2) they have day-to-day operational control of those activities at the project necessary to ensure compliance with SWPPP requirements or other permit conditions. If you have questions about whether you need an NPDES storm water permit, or if you need information to determine whether EPA or your state agency is the permitting authority, refer to *www.epa.gov/npdes/stormwater/cgp* or telephone the Storm Water Notice Processing Center at (866) 352-7755.

Where to File NOI Form

See the applicable CGP for information on where to send your completed NOI form.

Completing the Form

Obtain and read a copy of the appropriate EPA Storm Water Construction General Permit for your area. To complete this form, type or print, using uppercase letters, in the appropriate areas only. Please place each character between the marks (abbreviate if necessary to stay within the number of characters allowed for each item). Use one space for breaks between words, but not for punctuation marks unless they are needed to clarify your response. If you have any questions on this form, refer to *www.epa.gov/npdes/stormwater/cgp* or telephone the Storm Water Notice Processing Center at (866) 352-7755. Please submit original document with signature in ink - do not send a photocopied signature.

Section I. Permit Number

Provide the number of the permit under which you are applying for coverage (see Appendix B of the general permit for the list of eligible permit numbers).

Section II. Operator Information

Provide the legal name of the person, firm, public organization, or any other entity that operates the project described in this application. An operator of a project is a legal entity that controls at least a portion of site operations and is not necessarily the site manager. Provide the employer identification number (EIN from the Internal Revenue Service; IRS), also commonly referred to as your taxpayer ID. If the applicant does not have an EIN enter "NA" in the space provided. Also provide the operator's mailing address, telephone number, fax number (optional) and e-mail address (if you would like to be notified via e-mail of NOI approval when available). Correspondence for the NOI will be sent to this address.

Section III. Project/Site Information

Enter the official or legal name and complete street address, including city, state, zip code, and county or similar government subdivision of the project or site. If the project or site lacks a street address, indicate the general location of the site (e.g., Intersection of State Highways 61 and 34). Complete site information must be provided for permit coverage to be granted.

The applicant must also provide the latitude and longitude of the facility either in degrees, minutes, seconds; degrees. minutes, decimal; or decimal format. The latitude and longitude of your facility can be determined in several different ways, including through the use of global positioning system (GPS) receivers, U.S. Geological Survey (U.S.G.S.) topographic or quadrangle maps, and EPA's web-based siting tools, among others. Refer to *www.epa.gov/npdes/stormwater/cgp* for further guidance on the use of these methodologies. For consistency, EPA requests that measurements be taken from the approximate center of the construction site. Applicants must specify which method they used to determine latitude and longitude. If a U.S.G.S. topographic map is used, applicants are required to specify the scale of the map used.

Indicate whether the project is in Indian country, and if so. provide the name of the Reservation. If the project is in Indian Country Lands that are not part of a Reservation, indicate "not applicable" in the space provided.

Enter the estimated construction start and completion dates using four digits for the year (i.e., 05/27/1998). Enter the estimated area to be disturbed including but not limited to. grubbing, excavation, grading, and utilities and infrastructure installation. Indicate to the nearest quarter acre. Note: 1 acre = 43,560 sq. ft.

Section IV. SWPPP Information

Indicate whether or not the SWPPP was prepared in advance of filing the NOI form. Check the appropriate box for the location where the SWPPP may be viewed. Provide the name

Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under an NPDES General Permit

NPDES Form This Form Replaces Form 3510-9 (8/98) Form Approved OMB Nos. 2040-0188 and 2040-0211

fax number (optional), and e-mail address (optional) of the contact person if different than that listed in Section II of the NOI form.

Section V. Discharge Information

Enter the name(s) of receiving waterbodies to which the project's storm water will discharge. These should be the first bodies of water that the discharge will reach. (Note: If you discharge to more than one waterbody, please indicate all such waters in the space provided and attach a separate sheet if necessary.) For example, if the discharge leaves your site and travels through a roadside swale or a storm sewer and then enters a stream that flows to a river, the stream would be the receiving waterbody. Waters of the U.S. include lakes, streams, creeks, rivers, wetlands, impoundments, estuaries, bays, oceans, and other surface bodies of water within the confines of the U.S. and U.S. coastal waters. Waters of the U.S. do not include man-made structures created solely for the purpose of wastewater treatment. U.S. Geological Survey topographical maps may be used to make this determination. If the map does not provide a name, use a format such as "unnamed tributary to Cross Creek". If you discharge into a municipal separate storm sewer system (MS4), you must identify the waterbody into which that portion of the storm sewer discharges. That information should be readily available from the operator of the MS4.

Indicate whether your storm water discharges from construction activities will be consistent with the assumptions and requirements of applicable EPA approved or established TMDL(s). To answer this question, refer to *www.epa.gov/npdes/stormwater/cgp* for state- and regional-specific TMDL information related to the construction general permit. You may also have to contact your EPA regional office or state agency. If there are no applicable TMDLs or no related requirements, please check the "yes" box in the NOI form.

Section VI. Endangered Species Information

Indicate for which criterion (i.e., A, B, C, D, E, or F) of the permit the applicant is eligible with regard to protection of federally listed endangered and threatened species, and designated critical habitat. See Part 1.3.C.6 and Appendix C of the permit. If you select criterion F, provide the permit tracking number of the operator under which you are certifying eligibility. The permit tracking number is the number assigned to the operator by the Storm Water Notice Processing Center after EPA acceptance of a complete NOI.

Section VII. Certification Information

All applications, including NOIs, must be signed as follows:
For a corporation: By a responsible corporate officer. For the purpose of this Section, a responsible corporate officer means: (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation, or (ii) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

For a partnership or sole proprietorship: By a general partner or the proprietor, respectively; or

For a municipality, state, federal, or other public agency: By either a principal executive officer or ranking elected official. For purposes of this Part, a principal executive officer of a federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrator of EPA).

Include the name and title of the person signing the form and the date of signing. An unsigned or undated NOI form will not be considered eligible for permit coverage.

Paperwork Reduction Act Notice

Public reporting burden for this application is estimated to average 3.7 hours. This estimate includes time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. Send comments regarding the burden estimate, any other aspect of the collection of information, or suggestions for improving this form, including any suggestions which may increase or reduce this burden to: Chief, Information Policy Branch 2136, U.S. Environmental Protection, Agency, 1200 Pennsylvania Avenue, NW, Washington, D.C. 20460. Include the OMB control number on any correspondence. Do not send the completed form to this address.

Appendix C

Notice of Termination Form

This Form Replaces Form 3517-7 (8-98)
Refer to the Following Page for Instructions

Form Approved OMB Nos 2040-0086 and 2040-0211

NPDES Form

United States Environmental Protection Agency
Washington, DC 20460

Notice of Termination (NOT) of Coverage Under an NPDES General Permit for Storm Water Discharges Associated with Construction Activity

Submission of this Notice of Termination constitutes notice that the party identified in Section II of this form is no longer authorized to discharge storm water associated with construction activity under the NPDES program from the site identified in Section III of this form. All necessary information must be included on this form. Refer to the instructions at the end of this form

I. Permit Information

NPDES Storm Water General Permit Tracking Number: | | | | | | | | | |

Reason for Termination (Check only one):

- ☐ Final stabilization has been achieved on all portions of the site for which you are responsible.
- ☐ Another operator has assumed control, according to Appendix G, Section 11.C of the CGP, over all areas of the site that have not been finally stabilized.
- ☐ Coverage under an alternative NPDES permit has been obtained.
- ☐ For residential construction only, temporary stabilization has been completed and the residence has been transferred to the homeowner.

II. Operator Information

Name:

IRS Employer Identification Number (EIN): | | - | | | | | |

Mailing Address:

Street:

City: State: Zip Code: -

Phone: - - Fax (optional): - -

E-mail (optional):

III. Project/Site Information

Project/Site Name

Project Street/Location:

City: State: Zip Code: -

County or similar government subdivision.

IV. Certification Information

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations

Print Name: _____

Print Title: _____

Signature: _____

Date: _____

Instructions for Completing EPA Form 3510-13

Notice of Termination (NOT) of Coverage Under an NPDES General Permit for Storm Water Discharges Associated with Construction Activity

NPDES Form This Form Replaces Form 3517-7 (8-98) Form Approved OMB Nos 2040-0086 and 2040-0211

Who May File an NOT Form

Permittees who are presently covered under the EPA-issued National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity may submit an NOT form when final stabilization has been achieved on all portions of the site for which you are responsible; another operator has assumed control in accordance with Appendix G, Section 11.C of the General Permit over all areas of the site that have not been finally stabilized; coverage under an alternative NPDES permit has been obtained; or for residential construction only, temporary stabilization has been completed and the residence has been transferred to the homeowner.

"Final stabilization" means that all soil disturbing activities at the site have been completed and that a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed. See "final stabilization" definition in Appendix A of the Construction General Permit for further guidance where background native vegetation covers less than 100 percent of the ground, in arid or semi-arid areas, for individual lots in residential construction, and for construction projects on land used for agricultural purposes.

Completing the Form

Type or print, using uppercase letters, in the appropriate areas only. Please place each character between the marks. Abbreviate if necessary to stay within the number of characters allowed for each item. Use only one space for breaks between words, but not for punctuation marks unless they are needed to clarify your response. If you have any questions about this form, refer to *www.epa.gov/npdes/stormwater/cgp* or telephone the Storm Water Notice Processing Center at (866) 352-7755. Please submit original document with signature in ink - do not send a photocopied signature.

Section I. Permit Number

Enter the existing NPDES Storm Water General Permit Tracking Number assigned to the project by EPA's Storm Water Notice Processing Center. If you do not know the permit tracking number, refer to *www.epa.gov/npdes/stormwater/cgp* or contact the Storm Water Notice Processing Center at (866) 352-7755

Indicate your reason for submitting this Notice of Termination by checking the appropriate box. Check only one:

Final stabilization has been achieved on all portions of the site for which you are responsible.

Another operator has assumed control according to Appendix G, Section 11.C over all areas of the site that have not been finally stabilized.

Coverage under an alternative NPDES permit has been obtained.

For residential construction only, if temporary stabilization has been completed and the residence has been transferred to the homeowner.

Section II. Operator Information

Provide the legal name of the person, firm, public organization, or any other entity that operates the project described in this application and is covered by the permit tracking number identified in Section I. The operator of the project is the legal entity that controls the site operation, rather than the site manager. Provide the employer identification number (EIN from the Internal Revenue Service; IRS). If the applicant does not have an EIN enter "NA" in the space provided Enter the complete mailing address and telephone number of the operator. *Optional* enter the fax number and e-mail address of the operator.

Section III. Project/Site Information

Enter the official or legal name and complete street address, including city, state, zip code, and county or similar government subdivision of the project or site. If the project or site lacks a street address, indicate the general location of the site (e.g., Intersection of State Highways 61 and 34). Complete site information must be provided for termination of permit coverage to be valid.

Section IV. Certification Information

All applications, including NOIs, must be signed as follows.

For a corporation: By a responsible corporate officer. For the purpose of this Part, a responsible corporate officer means: (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation, or (ii) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

For a partnership or sole proprietorship: By a general partner or the proprietor, respectively; or

For a municipality, state, federal, or other public agency: By either a principal executive officer or ranking elected official. For purposes of this Part, a principal executive officer of a federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g , Regional Administrator of EPA)

Include the name and title of the person signing the form and the date of signing. An unsigned or undated NOT form will not be considered valid termination of permit coverage.

Paperwork Reduction Act Notice

Public reporting burden for this application is estimated to average 0.5 hours per notice, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. Send comments regarding the burden estimate, any other aspect of the collection of information, or suggestions for improving this form including any suggestions which may increase or reduce this burden to: Chief, Information Policy Branch, 2136, U.S. Environmental Protection Agency, 1200 Pennsylvania Avenue, NW, Washington, DC 20460. Include the OMB number on any correspondence. Do not send the completed form to this address.

Appendix D

Inspection Report Form

EPA NPDES Construction Inspection Form

The following inspection is being performed in compliance with Part IV.D.4. of the NPDES Region 6 Storm Water Construction General Permit [63 Fed. Reg. 36502] and being retained in accordance with Part V of the Permit. Qualified personnel (provided by the permittee or cooperatively by multiple permittees) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, placement and effectiveness of structural control measures, and locations where vehicles enter or exit the site. Inspections shall be performed at least once every 14 days and within 24 hours of the end of a storm event of 0.5 inches or greater. Where sites have been temporarily stabilized, runoff is unlikely due to winter conditions, or during seasonal arid periods in arid areas (0-10 inches of rainfall annually) and semi-arid areas (10-20 inches annually) such inspections shall be conducted at least once every month. This form is primarily intended for use with construction projects in Texas and New Mexico. Permittees on Indian Country lands in Oklahoma, Louisiana and Arkansas and some oil and gas facilities in Oklahoma may use this form if they are eligible for this permit. Other facilities need to check with their NPDES authority before using this form.

If you do not know your NPDES Permit Number, contact the NOI Processing Center at (301)495-4145. This form was prepared as an example and it is not a required form for use with the permit. Alternative forms may be used if they contain all of the required information as set forth in the permit. This form and additional information regarding the NPDES Region 6 storm water program may be found on the Internet at http://www.epa.gov/region6/sw/. Any person with a complaint about the operation of this facility in regards to this permit should contact EPA Region 6 at (214)665-7112.

Permit Number(s) covered by this inspection (e.g. owners, developers, general contractor, builders)	
Signature and Certification in accordance with Part VI.G of the permit:	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Signature_____Date_____
Date of Inspection	
Inspector Name	
Is there a copy of the permit language with the SWPPP?	• YES • NO
Is the inspector qualified and are the qualifications documented in the SWPPP?	• YES • NO
Is an NPDES storm water construction sign posted at the entrance for all permittees?	• YES • NO
You may want to use EPA Region 6 construction checklist to assure components of the SWPPP are complete. This form, the construction sign, and the checklist are available on the Region 6 NPDES Storm Water Forms and Documents web page which may be found on the internet at http://www.epa.gov/earth1r6/6en/w/formsw.htm In addition to the checklist, you should provide a narrative (see next page) on the existing Best Management Practices and Structural Controls found during each inspection. Any problems identified in an inspection should be corrected within 7 days. The inspection should cover all components of the SWPPP and all potential pollutants. While eroded soil is the primary pollutant of concern, do not forget to inspect for other pollutant sources such as fuel tanks, paints, solvents, stabilization materials, concrete hardner, batch plants, and construction debris. The inspector will need to update the SWPPP to reflect findings of the inspection The site map should be updated after an inspection to show controls that have been added or removed, to ensure the site map is kept current in accordance with Part IV.C. of the permit.	

Narrative Findings of the inspection:

Observations should include any findings of Best Management Practices or controls that are not in accordance with the SWPPP. If a control is not in place or failed, observe the reason why. A control removed temporarily for work is not necessarily a violation if properly recorded in the SWPPP. If it has been removed, record why it was removed and, if applicable, when it will be reinstalled. If the control has failed, observe the conditions so a conclusion may be made as to wether the control failed for improper maintenance or improper design. The qualified inspector will know when a failed control is inadequate and should be replaced by an improved control mechanism. Qualified inspectors are to have authority to make changes to the SWPPP to assure compliance. Controls that have not been installed should be given a reason why they are not installed and/or a scheduled date for installation if they are designed for a later phase of construction. After the inspection, the SWPPP and its site map should be updated to reflect current conditions of controls and Best Management Practices at the time of the inspection. This includes removing uninstalled controls from the site map or otherwise denoting on the site map if they are no longer installed if the controls have been removed because they are no longer necessary (e.g. stabilization has been achieved in that area).

Control Measure Inspection Log

Date	Inspector	Control Measures Inspected	Observations/Maintenance Needs Identified	Maintenance Log Entry Made* (Yes/No/NA)	Initials

* If maintenance or repairs are needed, fill out Control Measure Maintenance Log to initiate corrective action.

Control Measure Maintenance Log

Control Measure/ Location	Deficiency	Date Identified	Maintenance/Repair Performed	Date Maintenance Completed	Responsible Contractor Signature

Appendix E

Stormwater Runoff Calculations

HYDROLOGY AND STORMWATER DRAINAGE CALCULATIONS

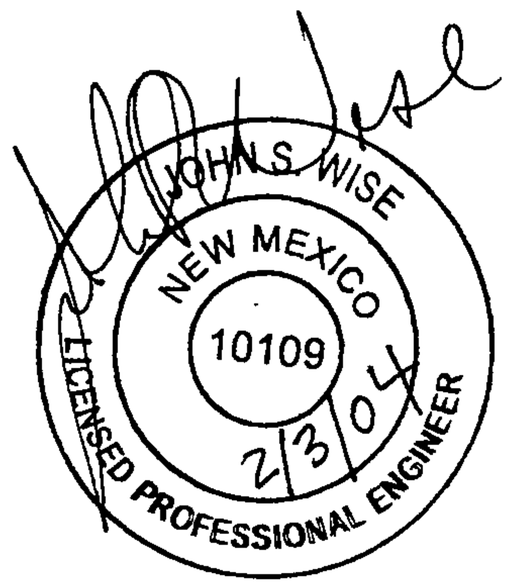
For an

OFFICE DEPOT
HOME PLAZA CENTER

5001 Cutler Avenue N.E.
Albuquerque, New Mexico

Client:
Carroll Ventures, Inc.
5812 Padre Roberto Road NW
Albuquerque, NM 87107

Prepared:
January 27, 2004



Prepared By:

Stantec

51 Century Blvd. Suite 100, Nashville, Tennessee 37214

Stantec Project No. 77000791

Site Description

This report is prepared in conjunction with a request for a Site Development Plan for a Building Permit. Building and Grading Permits will also be required.

The site is a portion of Tract 'A' for Vidas Subdivision, Albuquerque, New Mexico and is designated on the Land Division Plat filed in the office of the Clerk of Court, Bernalillo County, New Mexico on May 4, 1973, in Map Book C9, Folio 65. It is shown on Zone Atlas page H-17. The Zone Atlas Page showing site location is included with this report. This site is an asphalt paved parking lot that serves as overflow parking for the Home Plaza Center. The site has an area of 1.0058 acres more or less. An additional 0.20 acres north of the subject property will be repaved during the course of this project.

The site is bounded on the north by Home Plaza, on the east by Texaco Fast Mart, on the south by Cutler Avenue N.E and to the west by Quincy Street N.E.. Located between San Mateo and Rio Grande, this site is in Precipitation Zone 2 as shown in Chapter 22 of the Albuquerque Development Process Manual, Volume II.

The site slopes approximately 11 feet from the Southeast to the Northwest. Some fill will be used to elevate the proposed building pad.

This site is located within Zone X, areas determined to be outside of the 500 year floodplain per review of FIRM Panel No. 352 of 825, Map No. 35001C0352 D.

A representative of Stantec conducted a site visit on April 10, 2003 to confirm existing site conditions.

Design Concept

The existing 1.01-acre site is over 95% paved. The remainder of the site (0.04 acres) has rock covered landscaping. Drainage of all paved areas is toward the northwest corner of the site and onto Quincy Avenue. Water then flows to the north on Quincy Avenue.

Post development the unpaved area will increase to 0.17 acres. The discharge of runoff will remain toward the northwest and Quincy Avenue. Since the post development land slope will not significantly change and impervious cover will decrease due to an increase in landscaped areas, the post development peak flow will be less than the pre-development peak flow. Downstream capacities are therefore not affected by this project.

Based upon assessment of site topography and photos, off site flows are prevented from flowing onto the site by topography, adjacent streets and existing stormwater structures. This will continue in the post development condition.

Analysis of this site will be based on a 100 year, 6-hour event with an assumed AMC II condition (normally dry watershed). Depth in inches for this event is 2.35 inches. Post-development verses Pre-Development runoff will show that additional runoff due to development will not occur. Therefore, detention will not be utilized for this site.

The finished floor of the building will be set at 201.25 ft., on average greater than 1 ft above adjacent pavement.

Hydrology Calculations

- Volumetric Runoff and Peak Runoff will be determined using the method outlined in the City of Albuquerque Development Process Manual Chapter 22, Section 2 Part A.
- **Precipitation Zone** 2
- **Design Storm (Pre and Post Const.)** 100-year, 6-hour event
- $\mathbf{P_{360\text{-}100}}$ (Zone 2) 2.35 inches
- **Design Storm (During Const.)** 2-year, 1-hour event
- $\mathbf{P_{60\text{-}2}}$ (Zone 2) 0.81 inches
- **Land Treatment** (Unpaved Areas) C
- **Land Treatment** (Paved Areas) D
- **A** – Total Drainage Area (acres)(pre-and post) 1.01 Acres
- **A** – Total Drainage Area (acres)(disturbed during construction) 1.24 acres
- Limit post developed peak runoff discharge not to exceed pre-developed rates.

Drainage Area Table

(See Drainage Map)

		Land Treatment	Total Area (ac)
Pre-developed Condition			
Existing Unpaved (ac)		C	**0.04**
Pavement , Impervious (ac)		D	**0.96**
Total Area (ac)			**1.01**
Post Developed Condition			
Site - Landscaped (ac)		C	**0.17**
Site - Impervious (ac)		D	**0.84**
Total Area (ac)			**1.01**
During Construction			
Site - Impervious (ac)		D	**1.24**
Total Area (ac)			**1.24**

Excess Precipitation and Volumetric Runoff

Excess precipitation (E) from Table A-8 for 100-year, 6-hour storm
Treatment C 1.13 inches
Treatment D 2.12 inches

Pre Development Condition

Weighted E = $\frac{E_C A_C + E_D A_D}{A_C + A_D} = \frac{(1.13 * 0.04) + (2.12 * 0.96)}{(0.04 + .96)}$ = 2.08 inches

Volume (V_{360}) = 2.08*1.0/12 = 0.17 acre-ft

Post Development Condition

Weighted E (Post-Dev.)= $\frac{E_C A_C + E_D A_D}{A_C + A_D} = \frac{(1.13 * 0.17) + (2.12 * 0.84)}{(0.04 + .96)}$ = 1.95 inches

Volume (V_{360}) = 1.95*1.01/12 = 0.16 acre-ft

Peak Discharge Rate

Q_P per acre taken from Table A-9

Q_{PC} = 3.14

Q_{PD} = 4.70

Pre Development Condition

Total $Q_P = Q_{PC}A_C + Q_{PD}A_D = (3.14*0.04) + (4.70*0.96) = 4.6$ CFS

Post Development Condition

Total $Q_P = Q_{PC}A_C + Q_{PD}A_D = (3.14*0.17) + (4.70*0.84) = 4.5$ CFS

Therefore $Q_{P\ Post} < Q_{P\ Pre}$ OK

During Construction

Q_{PD} = 1.86 cfs/acre (for 2-year, 1-hour storm)

$Q_P = (1.86*1.24) = 2.3$ CFS

This flow assumes that during the worst-case scenario during construction that all runoff will be over paved surfaces.

Hydrograph

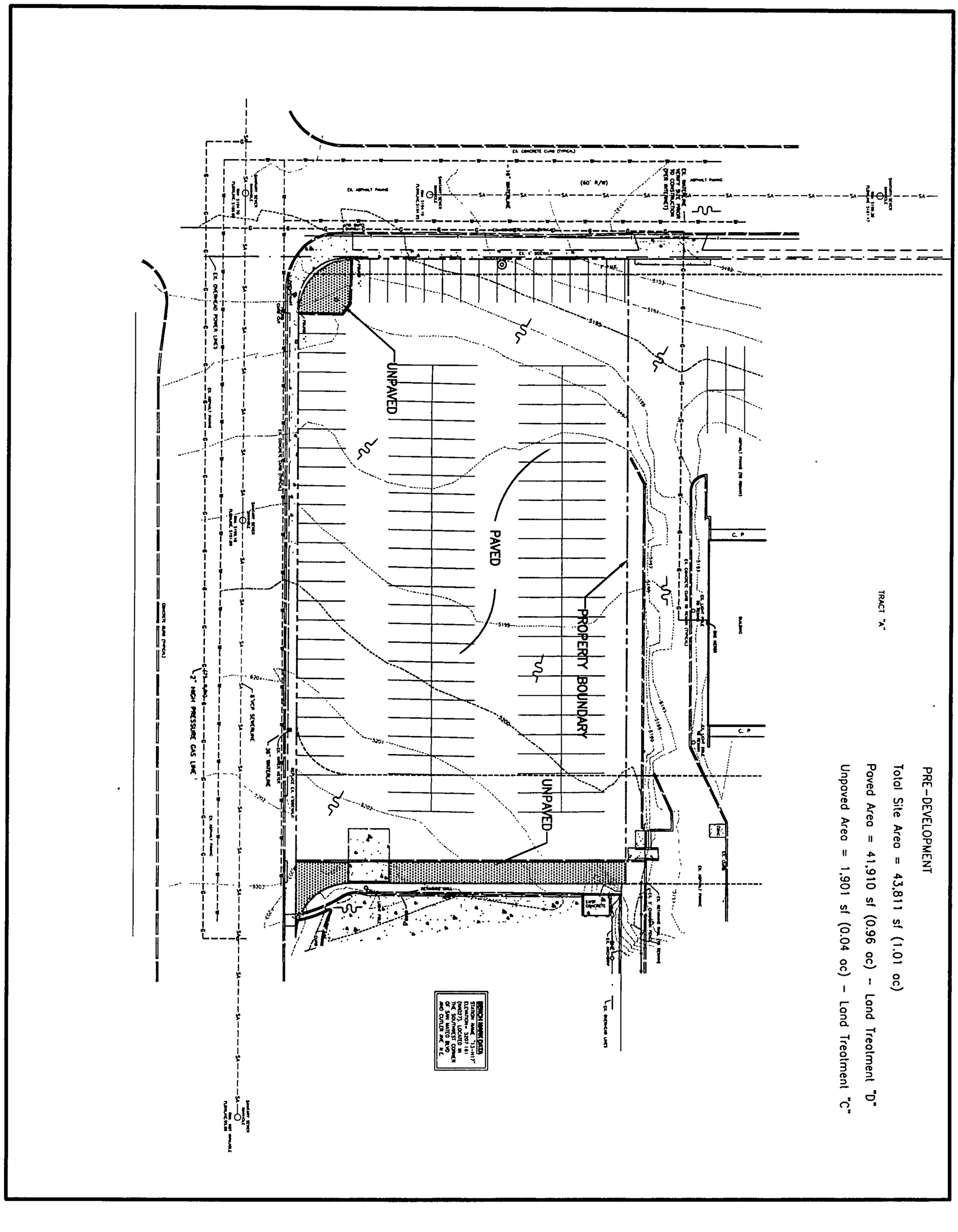
Since no detention will be needed, no hydrograph has been calculated.

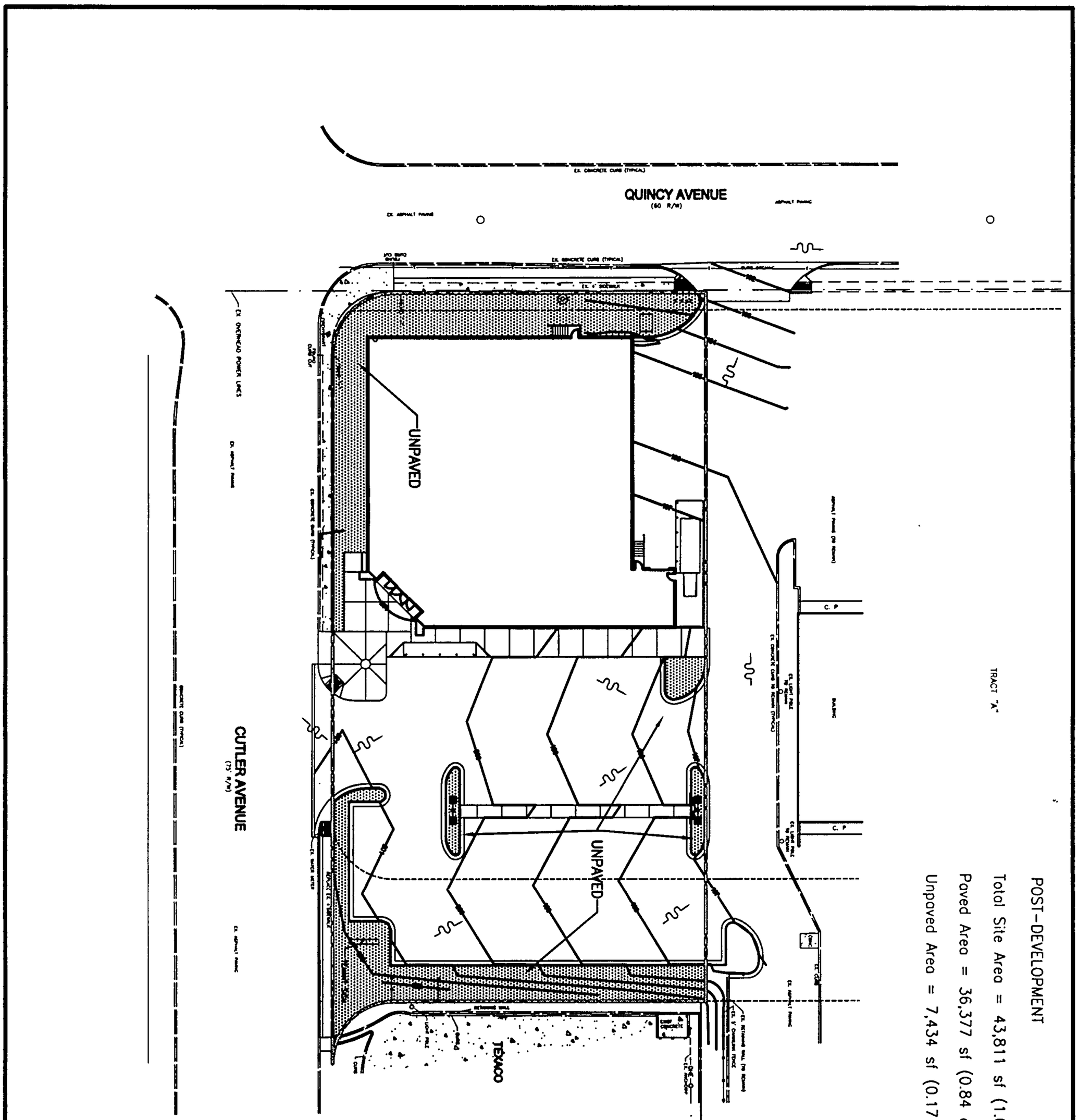
Summary Narrative

The results are:

1. **Post development run-off peak flows will not exceed pre-development peak flows.**
2. **The post-development peak flow is estimated to be 4.5 CFS for the 100-year, 6-hour storm event.**
3. **This runoff will occur at Cutler Avenue at the northwest corner of the subject property.**
4. **The peak design runoff during construction is estimated to be 2.3 CFS.**

DRAINAGE MAPS


PRE-DEVELOPMENT
Total Site Area = 43,811 sf (1.01 ac)
Paved Area = 41,910 sf (0.96 ac) - Land Treatment "D"
Unpaved Area = 1,901 sf (0.04 ac) - Land Treatment "C"
TRACT "A"
PROPERTY BOUNDARY
PAVED
UNPAVED
UNPAVED
(60' R/W)
EX. CONCRETE CURB (TYPICAL)
EX. ASPHALT PAVING
EX. OVERHEAD POWER LINES
EX. BUILDING
EX. 8" WATERLINE
EX. 8" SANITARY SEWER MANHOLE
EX. 8" SEWER LINE
EX. 36" WATERLINE
EX. 2" HIGH PRESSURE GAS LINE
EX. 8" VCP SEWERLINE
EX. 4' SIDEWALK
EX. CONCRETE GUTTER PAN (TYPICAL)
EX. CONCRETE CURB & GUTTER (TYPICAL)
EX. ASPHALT PAVING (TO REMAIN)
EX. CONCRETE CURB & GUTTER (TYPICAL)
EX. HYDRANT
EX. SIGN
EX. LIGHT POLE
EX. TELEPHONE PEDESTAL
EX. ELECTRIC PEDESTAL
EX. TRANSFORMER
EX. GAS METER
EX. GAS VALVE
EX. WATER VALVE
EX. SIGN
EX. CONCRETE PAN (TYPICAL)
EX. ASPHALT PAVING
EX. 5' CONCRETE WALK
EX. OVERHEAD LINES
EX. ASPHALT PAVING
EX. CONCRETE CURB & GUTTER (TYPICAL)
EX. ASPHALT PAVING
EX. CONCRETE GUTTER PAN (TYPICAL)
EX. ASPHALT PAVING
EX. CONCRETE CURB & GUTTER



POST-DEVELOPMENT

Total Site Area = 43,811 sf (1.01 ac)

Paved Area = 36,377 sf (0.84 ac) - Land Treatment "D"

Unpaved Area = 7,434 sf (0.17 ac) - Land Treatment "C"

N

S E W

SCALE: 1" = 50'

POST DEVELOPMENT DRAINAGE MAP

Office Depot
Cutler Avenue NE
Albuquerque, NM
STORE No. 220076

51 Century Boulevard, Suite 100
Nashville, TN U.S.A. 37214
Tel. 615.885.1144
Fax. 615.885.1102
www.stantec.com
Stantec

PROJ. NO.
77000791

DM-2

DATE:
1-16-04

Appendix F

General Permit
Appendix G

Appendix G - Standard Permit Conditions

STANDARD PERMIT CONDITIONS

1. Duty To Comply

You must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Clean Water Act and is grounds for enforcement action; for permit termination, revocation and reissuance, or modification; or for denial of a permit renewal application.

A. You must comply with effluent standards or prohibitions established under section 307(a) of the Clean Water Act for toxic pollutants and with standards for sewage sludge use or disposal established under section 405(d) of the CWA within the time provided in the regulations that establish these standards or prohibitions or standards for sewage sludge use or disposal, even if the permit has not yet been modified to incorporate the requirement.

B. The Clean Water Act provides that any person who violates section 301, 302, 306, 307, 308, 318 or 405 of the Act, or any permit condition or limitation implementing any such sections in a permit issued under section 402, or any requirement imposed in a pretreatment program approved under sections 402(a)(3) or 402(b)(8) of the Act, is subject to a civil penalty not to exceed the maximum amounts authorized by Section 309(d) of the Act and the Federal Civil Penalties Inflation Adjustment Act (28 U.S.C. §2461 note) as amended by the Debt Collection Improvement Act (31 U.S.C. §3701 note) (currently $27,500 per day for each violation).

The Clean Water Act provides that any person who negligently violates sections 301, 302, 306, 307, 308, 318, or 405 of the Act, or any condition or limitation implementing any of such sections in a permit issued under section 402 of the Act, or any requirement imposed in a pretreatment program approved under section 402(a)(3) or 402(b)(8) of the Act, is subject to criminal penalties of $2,500 to $25,000 per day of violation, or imprisonment of not more than 1 year, or both. In the case of a second or subsequent conviction for a negligent violation, a person shall be subject to criminal penalties of not more than $50,000 per day of violation, or by imprisonment of not more than 2 years, or both. Any person who knowingly violates such sections, or such conditions or limitations is subject to criminal penalties of $5,000 to $50,000 per day of violation, or imprisonment for not more than 3 years, or both. In the case of a second or subsequent conviction for a knowing violation, a person shall be subject to criminal penalties of not more than $100,000 per day of violation, or imprisonment of not more than 6 years, or both. Any person who knowingly violates section 301, 302, 303, 306, 307, 308, 318 or 405 of the Act, or any permit condition or limitation implementing any of such sections in a permit issued under section 402 of the Act, and who knows at that time that he thereby places another person in imminent danger of death or serious bodily injury, shall, upon conviction, be subject to a fine of not more than $250,000 or imprisonment of not more than 15 years, or both. In the case of a second or subsequent conviction for a knowing endangerment violation, a person shall be subject to a fine of not more than $500,000 or by imprisonment of not more than 30 years, or both. An organization, as defined in section 309(c)(3)(B)(iii) of the CWA, shall, upon conviction of violating the imminent danger provision, be subject to a fine of not more than $1,000,000 and can be fined up to $2,000,000 for second or subsequent convictions.

C. Any person may be assessed an administrative penalty by the Administrator for violating section 301, 302, 306, 307, 308, 318 or 405 of this Act, or any permit condition or limitation implementing any of such sections in a permit issued under section 402 of this Act. Pursuant to 40 CFR Part 19 and the Act, administrative penalties for Class I violations are not to exceed the maximum amounts authorized by Section 309(g)(2)(A) of the Act and the Federal Civil Penalties Inflation Adjustment Act (28 U.S.C. §2461 note) as amended by the Debt Collection Improvement Act (31 U.S.C. §3701 note) (currently $11,000 per violation, with the maximum amount of any Class I penalty assessed not to exceed $27,500). Pursuant to 40 CFR Part 19 and the Act, penalties for Class II violations are not to exceed the maximum amounts authorized by Section 309(g)(2)(B) of the Act and the Federal Civil Penalties Inflation Adjustment Act (28 U.S.C. §2461 note) as amended by the Debt Collection Improvement Act (31 U.S.C. §3701 note) (currently $11,000 per day for each day during which the violation continues, with the maximum amount of any Class II penalty not to exceed $137,500).

2. Duty to Reapply

If you wish to continue an activity regulated by this permit after the expiration date of this permit, you must apply for and obtain a new permit.

3. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for you in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

4. Duty to Mitigate

You must take all reasonable steps to minimize or prevent any discharge or sludge use or disposal in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

5. Proper Operation and Maintenance

You must at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by you to achieve compliance with the conditions of this permit. Proper operation and maintenance also includes adequate laboratory controls and appropriate quality assurance procedures. This provision requires the operation of backup or auxiliary facilities or similar systems which are installed by you only when the operation is necessary to achieve compliance with the conditions of this permit.

6. Permit Actions

This permit may be modified, revoked and reissued, or terminated for cause. Your filing of a request for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any permit condition.

7. Property Rights

This permit does not convey any property rights of any sort, or any exclusive privileges.

8. Duty to Provide Information

You must furnish to EPA, within a reasonable time, any information which EPA may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit or to determine compliance with this permit. You must also furnish to EPA upon request, copies of records required to be kept by this permit.

9. Inspection and Entry

You must allow EPA, or an authorized representative (including an authorized contractor acting as a representative of the Administrator), upon presentation of credentials and other documents as may be required by law, to:

A. Enter upon your premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this permit;

B. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this permit;

C. Inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this permit; and

D. Sample or monitor at reasonable times, for the purposes of assuring permit compliance or as otherwise authorized by the Clean Water Act, any substances or parameters at any location.

10. Monitoring and Records

A. Samples and measurements taken for the purpose of monitoring must be representative of the monitored activity.

B. You must retain records of all monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, copies of all reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least 3 years from the date of the sample, measurement, report or application. This period may be extended by request of EPA at any time.

C. Records of monitoring information must include:

1. The date, exact place, and time of sampling or measurements;

2. The individual(s) who performed the sampling or measurements;

3. The date(s) analyses were performed

4. The individual(s) who performed the analyses;
5. The analytical techniques or methods used; and
6. The results of such analyses.

D. Monitoring results must be conducted according to test procedures approved under 40 CFR Part 136 or, in the case of sludge use or disposal, approved under 40 CFR Part 136 unless otherwise specified in 40 CFR Part 503, unless other test procedures have been specified in the permit.

E. The Clean Water Act provides that any person who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required to be maintained under this permit shall, upon conviction, be punished by a fine of not more than $10,000, or by imprisonment for not more than 2 years, or both. If a conviction of a person is for a violation committed after a first conviction of such person under this paragraph, punishment is a fine of not more than $20,000 per day of violation, or by imprisonment of not more than 4 years, or both.

11. Signatory Requirements

A. All applications, including NOIs, must be signed as follows:

1. For a corporation: By a responsible corporate officer. For the purpose of this Part, a responsible corporate officer means: (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation, or (ii) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
2. For a partnership or sole proprietorship: By a general partner or the proprietor, respectively; or
3. For a municipality, state, federal, or other public agency: By either a principal executive officer or ranking elected official. For purposes of this Part, a principal executive officer of a federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrator of EPA).

B. All reports required by this permit, including SWPPPs, must be signed by a person described in Appendix G, Subsection 11.A above or by a duly authorized representative of that person. A person is a duly authorized representative only if:

1. The authorization is made in writing by a person described in Appendix G, Subsection 11.A;
2. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and
3. The signed and dated written authorization is included in the SWPPP. A copy must be submitted to EPA, if requested.

C. Changes to Authorization. If an authorization under Subpart 2.1 is no longer accurate because a different operator has responsibility for the overall operation of the construction site, a new NOI satisfying the requirements of Subpart 2.1 must be submitted to EPA prior to or together with any reports, information, or applications to be signed by an authorized representative. The change in authorization must be submitted within the time frame specified in Subpart 2.2, and sent to the address specified in Subpart 2.3.

D. Any person signing documents required under the terms of this permit must include the following certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is,

to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

E. The CWA provides that any person who knowingly makes any false statement, representation, or certification in any record or other document submitted or required to be maintained under this permit, including monitoring reports or reports of compliance or non-compliance shall, upon conviction, be punished by a fine of not more than $10,000 per violation, or by imprisonment for not more than 6 months per violation, or by both.

12. Reporting Requirements

A. Planned changes. You must give notice to EPA as soon as possible of any planned physical alterations or additions to the permitted facility. Notice is required only when:

1. The alteration or addition to a permitted facility may meet one of the criteria for determining whether a facility is a new source in 40 CFR §122.29(b); or

2. The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants which are subject neither to effluent limitations in the permit, nor to notification requirements under 40 CFR §122.42(a)(1).

B. Anticipated noncompliance. You must give advance notice to EPA of any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements.

C. Transfers. This permit is not transferable to any person except after notice to EPA. EPA may require modification or revocation and reissuance of the permit to change the name of the permittee and incorporate such other requirements as may be necessary under the Clean Water Act. (See 40 CFR §122.61; in some cases, modification or revocation and reissuance is mandatory.)

D. Monitoring reports. Monitoring results must be reported at the intervals specified elsewhere in this permit.

1. Monitoring results must be reported on a Discharge Monitoring Report (DMR) or forms provided or specified by EPA for reporting results of monitoring of sludge use or disposal practices.

2. If you monitor any pollutant more frequently than required by the permit using test procedures approved under 40 CFR Part 136 or, in the case of sludge use or disposal, approved under 40 CFR Part 136 unless otherwise specified in 40 CFR Part 503, or as specified in the permit, the results of this monitoring must be included in the calculation and reporting of the data submitted in the DMR or sludge reporting form specified by EPA.

3. Calculations for all limitations which require averaging of measurements must use an arithmetic mean.

E. Compliance schedules. Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule of this permit must be submitted no later than 14 days following each schedule date.

F. Twenty-four hour reporting.

1. You must report any noncompliance which may endanger health or the environment. Any information must be provided orally within 24 hours from the time you become aware of the circumstances. A written submission must also be provided within five days of the time you become aware of the circumstances. The written submission must contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

2. The following shall be included as information which must be reported within 24 hours under this paragraph.

a. Any unanticipated bypass which exceeds any effluent limitation in the permit. (See 40 CFR §122.41(g).)

b. Any upset which exceeds any effluent limitation in the permit

c. Violation of a maximum daily discharge limitation for any of the pollutants listed by EPA in the permit to be reported within 24 hours. (See 40 CFR §122.44(g).)

3. EPA may waive the written report on a case-by-case basis for reports under Appendix G, Subsection 12.F.2 if the oral report has been received within 24 hours.

G. Other noncompliance. You must report all instances of noncompliance not reported under Appendix G, Subsections 12.D, 12.E, and 12.F, at the time monitoring reports are submitted. The reports must contain the information listed in Appendix G, Subsection 12.F.

H. Other information. Where you become aware that you failed to submit any relevant facts in a permit application, or submitted incorrect information in a permit application or in any report to the Permitting Authority, you must promptly submit such facts or information.

13. Bypass

A. Definitions.

1. Bypass means the intentional diversion of waste streams from any portion of a treatment facility

2. Severe property damage means substantial physical damage to property, damage to the treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. Severe property damage does not mean economic loss caused by delays in production.

B. Bypass not exceeding limitations. You may allow any bypass to occur which does not cause effluent limitations to be exceeded, but only if it also is for essential maintenance to assure efficient operation. These bypasses are not subject to the provisions of Appendix G, Subsections 13.C and 13.D.

C. Notice–

1. Anticipated bypass. If you know in advance of the need for a bypass, you must submit prior notice, if possible at least ten days before the date of the bypass.

2. Unanticipated bypass. You must submit notice of an unanticipated bypass as required in Appendix G, Subsection 12.F (24-hour notice).

D. Prohibition of bypass.

1. Bypass is prohibited, and EPA may take enforcement action against you for bypass, unless:

a. Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage;

b. There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate back-up equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and

c. You submitted notices as required under Appendix G, Subsection 13.C.

2. EPA may approve an anticipated bypass, after considering its adverse effects, if EPA determines that it will meet the three conditions listed above in Appendix G, Subsection 13.D.1.

14. Upset

A. Definition. Upset means an exceptional incident in which there is unintentional and temporary noncompliance with technology based permit effluent limitations because of factors beyond your reasonable control. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation.

B. Effect of an upset. An upset constitutes an affirmative defense to an action brought for noncompliance with such technology based permit effluent limitations if the requirements of Appendix G, Subsection 14.C are met. No determination made during administrative review of claims that noncompliance was caused by upset, and before an action for noncompliance, is final administrative action subject to judicial review.

C. Conditions necessary for a demonstration of upset. A permittee who wishes to establish the affirmative defense of upset must demonstrate, through properly signed, contemporaneous operating logs, or other relevant evidence that:

1. An upset occurred and that you can identify the cause(s) of the upset;

2. The permitted facility was at the time being properly operated; and

3. You submitted notice of the upset as required in Appendix G, Subsection 12.F.2.b(24 hour notice).
4. You complied with any remedial measures required under Appendix G, Section 4.

D. Burden of proof. In any enforcement proceeding, you, as the one seeking to establish the occurrence of an upset, has the burden of proof.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 19, 2004

John Wise, P.E.
William Carroll, P.E.
Stantec Consulting Services, Inc.
51 Century Blvd. Suite 100
Nashville, TN 37214

Re: Office Depot at Home Plaza Center, 5001 Cutler Ave., Grading and Drainage Plan

Engineer's Stamp dated 12-18-03 (H17/D103)

Dear Mr. Carroll and Mr. Wise,

Based upon the information provided in your submittal received 2-04-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please be aware that our office is responsible for approval of drainage related items only. Any references to other utilities are for information only, and our approval or comments will not relate to these.
2. Written permission is required from the adjacent property owners before you will be allowed to pave or grade on their property.
3. Please show the roof flows. No roof flows will be allowed to drain over the sidewalk; if this is the case, a sidewalk culvert will be necessary.
4. The same individual should stamp both the grading plan and the calculations.
5. Provide more spot elevations on the west and south sides of the proposed building.
6. The keyed notes used on the plan have no corresponding definition.

If you have any questions, you can contact me at 924-3986.

Sincerely,

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

C: File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

H-17/D103

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Office Depot at Home Plaza Center
DRB #: 03AA-00759 EPC#:_____

ZONE MAP/DRG. FILE #:H-17
WORK ORDER#:_____

LEGAL DESCRIPTION: A portion of Tract 'A' for Vidas Subdivision
CITY ADDRESS:5001 Culter Avenue

ENGINEERING FIRM: Stantec Consulting Services Inc.
ADDRESS: 51 Century Blvd., Suite 100
CITY, STATE: Nashville, TN

CONTACT: Richard Schuff
PHONE: 615-885-1144
ZIP CODE: 37214

OWNER: Carroll Ventures, Inc.
ADDRESS: 5812 Padre Robert Road
CITY, STATE: Albuqueque, NM

CONTACT: Stan Mason
PHONE: 505-345-6237
ZIP CODE: 87107

ARCHITECT: GouldEvans Goodman
ADDRESS: 4141 Mill Street
CITY, STATE: Kansas City, MO

CONTACT: Tim Kitchens
PHONE: 816-931-6655
ZIP CODE: 64111

SURVEYOR: Hall Surveying Company
ADDRESS: 12805 Menaul Blvd. N.E.
CITY, STATE: Albuquerque, NM

CONTACT: Preston Hall
PHONE: 505-292-6727
ZIP CODE: 87112

CONTRACTOR: Jaynes Corporation
ADDRESS: P.O. Box 26841
CITY, STATE: Albuquerque, NM

CONTACT: Joan Schwartz
PHONE: 505-345-8598
ZIP CODE: 87125

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL ***REQUIRES TCL or equal***
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

RECEIVED
FEB 04 2004
HYDROLOGY SECTION

DATE SUBMITTED:2/2/04

BY:Stantec

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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:

1. **Conceptual Grading and Drainage Plan**: 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.

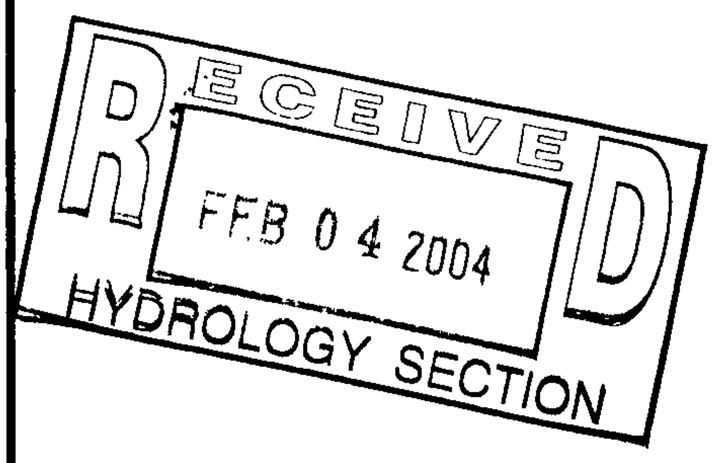
HYDROLOGY AND STORMWATER DRAINAGE CALCULATIONS

For an

OFFICE DEPOT
HOME PLAZA CENTER

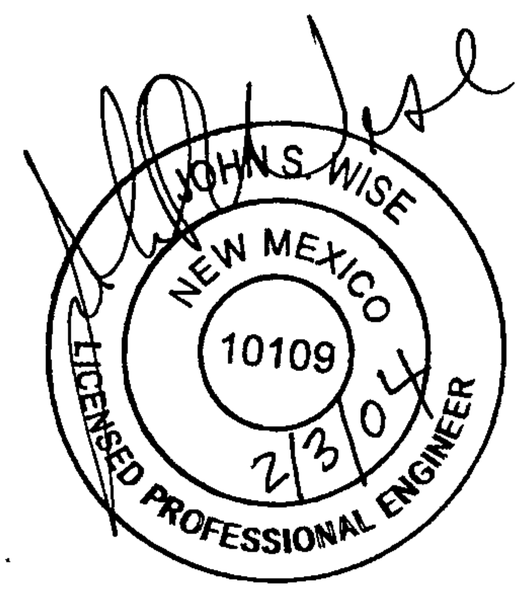
5001 Cutler Avenue N.E.
Albuquerque, New Mexico

Client:
Carroll Ventures, Inc.
5812 Padre Roberto Road NW
Albuquerque, NM 87107



Prepared:
January 27, 2004

Prepared By:



Stantec

51 Century Blvd. Suite 100, Nashville, Tennessee 37214

Stantec Project No. 77000791

Site Description

This report is prepared in conjunction with a request for a Site Development Plan for a Building Permit. Building and Grading Permits will also be required.

The site is a portion of Tract 'A' for Vidas Subdivision, Albuquerque, New Mexico and is designated on the Land Division Plat filed in the office of the Clerk of Court, Bernalillo County, New Mexico on May 4, 1973, in Map Book C9, Folio 65. It is shown on Zone Atlas page H-17. The Zone Atlas Page showing site location is included with this report. This site is an asphalt paved parking lot that serves as overflow parking for the Home Plaza Center. The site has an area of 1.0058 acres more or less. An additional 0.20 acres north of the subject property will be repaved during the course of this project.

The site is bounded on the north by Home Plaza, on the east by Texaco Fast Mart, on the south by Cutler Avenue N.E and to the west by Quincy Street N.E.. Located between San Mateo and Rio Grande, this site is in Precipitation Zone 2 as shown in Chapter 22 of the Albuquerque Development Process Manual, Volume II.

The site slopes approximately 11 feet from the Southeast to the Northwest. Some fill will be used to elevate the proposed building pad.

This site is located within Zone X, areas determined to be outside of the 500 year floodplain per review of FIRM Panel No. 352 of 825, Map No. 35001C0352 D.

A representative of Stantec conducted a site visit on April 10, 2003 to confirm existing site conditions.

Design Concept

The existing 1.01-acre site is over 95% paved. The remainder of the site (0.04 acres) has rock covered landscaping. Drainage of all paved areas is toward the northwest corner of the site and onto Quincy Avenue. Water then flows to the north on Quincy Avenue.

Post development the unpaved area will increase to 0.17 acres. The discharge of runoff will remain toward the northwest and Quincy Avenue. Since the post development land slope will not significantly change and impervious cover will decrease due to an increase in landscaped areas, the post development peak flow will be less than the pre-development peak flow. Downstream capacities are therefore not affected by this project.

Based upon assessment of site topography and photos, off-site flows are prevented from flowing onto the site by topography, adjacent streets and existing stormwater structures. This will continue in the post development condition.

Analysis of this site will be based on a 100 year, 6-hour event with an assumed AMC II condition (normally dry watershed). Depth in inches for this event is 2.35 inches. Post-development verses Pre-Development runoff will show that additional runoff due to development will not occur. Therefore, detention will not be utilized for this site.

The finished floor of the building will be set at 201.25 ft., on average greater than 1 ft above adjacent pavement.

Hydrology Calculations

- Volumetric Runoff and Peak Runoff will be determined using the method outlined in the City of Albuquerque Development Process Manual Chapter 22, Section 2 Part A.
- **Precipitation Zone** 2
- **Design Storm (Pre and Post Const.)** 100-year, 6-hour event
- $P_{360\text{-}100}$ (Zone 2) 2.35 inches
- **Design Storm (During Const.)** 2-year, 1-hour event
- $P_{60\text{-}2}$ (Zone 2) 0.81 inches
- **Land Treatment** (Unpaved Areas) C
- **Land Treatment** (Paved Areas) D
- **A** – Total Drainage Area (acres)(pre-and post) 1.01 Acres
- **A** – Total Drainage Area (acres)(disturbed during construction) 1.24 acres
- Limit post developed peak runoff discharge not to exceed pre-developed rates.

Drainage Area Table

(See Drainage Map)

		Land Treatment	Total Area (ac)
Pre-developed Condition			
Existing Unpaved (ac)		C	**0.04**
Pavement , Impervious (ac)		D	**0.96**
Total Area (ac)			**1.01**
Post Developed Condition			
Site - Landscaped (ac)		C	**0.17**
Site - Impervious (ac)		D	**0.84**
Total Area (ac)			**1.01**
During Construction			
Site - Impervious (ac)		D	**1.24**
Total Area (ac)			**1.24**

Excess Precipitation and Volumetric Runoff

Excess precipitation (E) from Table A-8 for 100-year, 6-hour storm
Treatment C 1.13 inches
Treatment D 2.12 inches

Pre Development Condition

Weighted E = $\frac{E_C A_C + E_D A_D}{A_C + A_D} = \frac{(1.13 * 0.04) + (2.12 * 0.96)}{(0.04 + .96)}$ = 2.08 inches

Volume (V_{360}) = 2.08*1.0/12 = 0.17 acre-ft

Post Development Condition

Weighted E (Post-Dev.)= $\frac{E_C A_C + E_D A_D}{A_C + A_D} = \frac{(1.13 * 0.17) + (2.12 * 0.84)}{(0.04 + .96)}$ = 1.95 inches

Volume (V_{360}) = 1.95*1.01/12 = 0.16 acre-ft

Peak Discharge Rate

Q_P per acre taken from Table A-9

Q_{PC} = 3.14

Q_{PD} = 4.70

Pre Development Condition

Total $Q_P = Q_{PC}A_C + Q_{PD}A_D = (3.14*0.04) + (4.70*0.96) = 4.6$ CFS

Post Development Condition

Total $Q_P = Q_{PC}A_C + Q_{PD}A_D = (3.14*0.17) + (4.70*0.84) = 4.5$ CFS

Therefore $Q_{P\ Post} < Q_{P\ Pre}$ OK

During Construction

Q_{PD} = 1.86 cfs/acre (for 2-year, 1-hour storm)

$Q_P = (1.86*1.24) = 2.3$ CFS

This flow assumes that during the worst-case scenario during construction that all runoff will be over paved surfaces.

Hydrograph

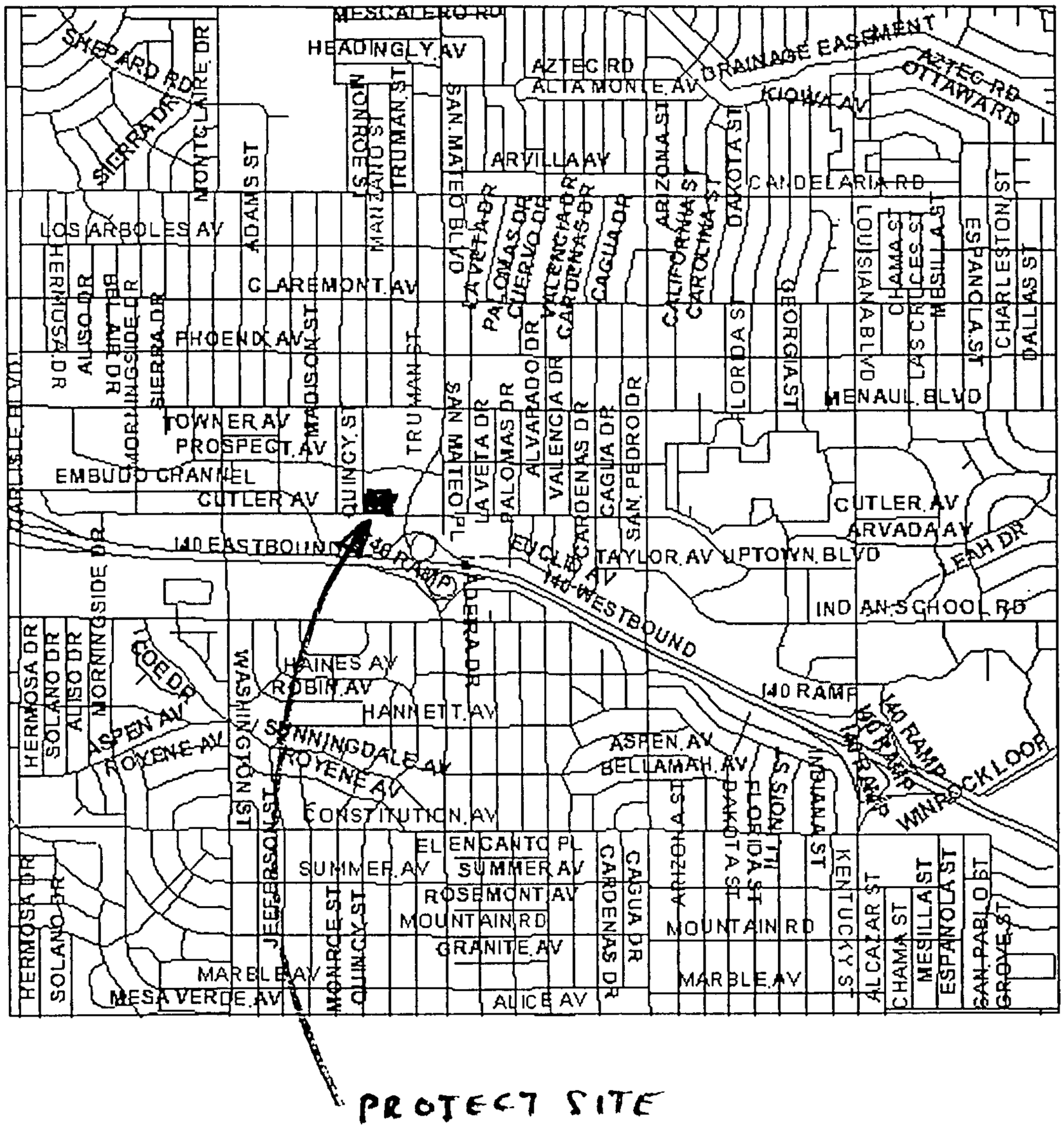
Since no detention will be needed, no hydrograph has been calculated.

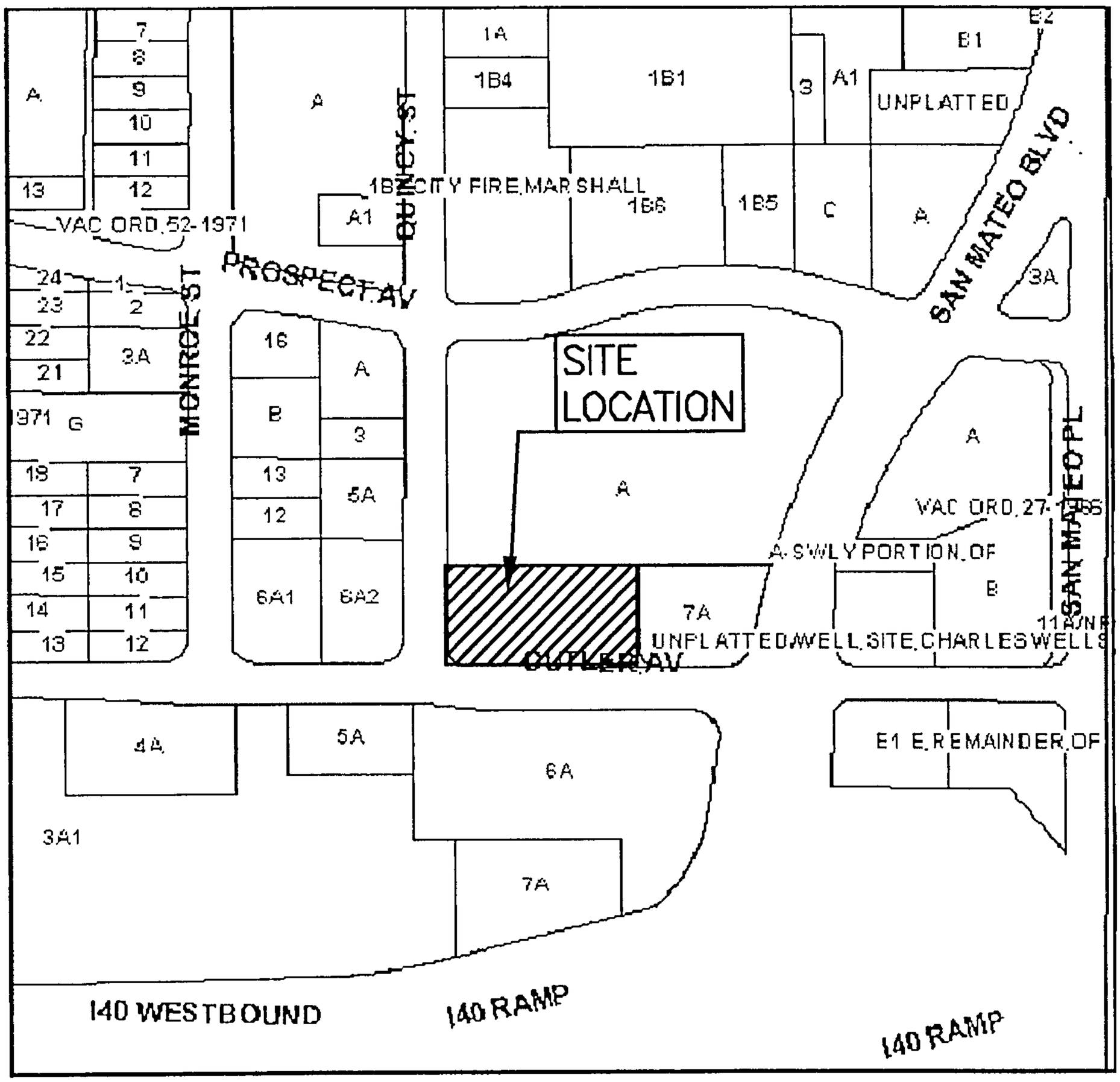
Summary Narrative

The results are:

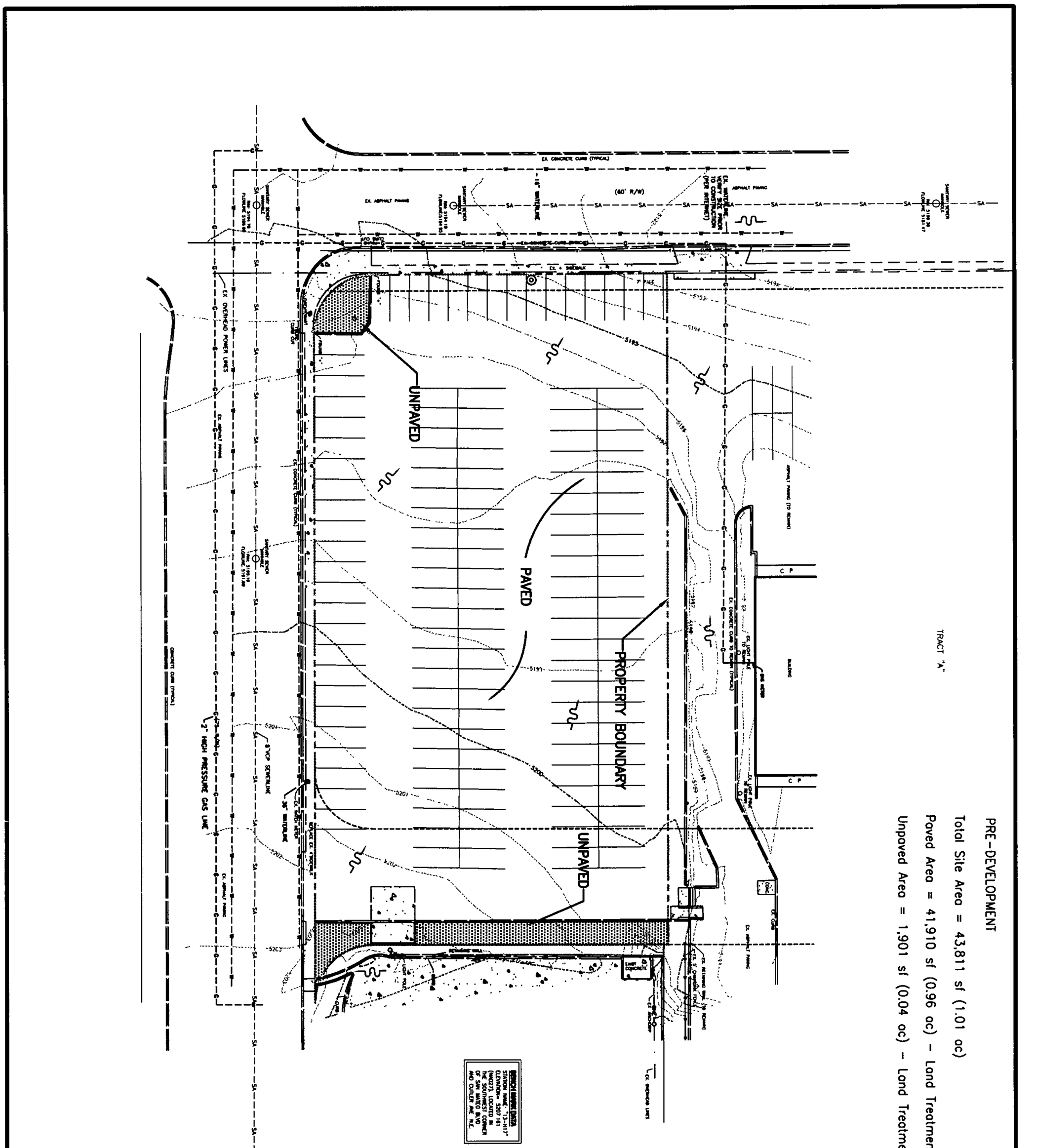
1. **Post development run-off peak flows will not exceed pre-development peak flows.**
2. **The post-development peak flow is estimated to be 4.5 CFS for the 100-year, 6-hour storm event.**
3. **This runoff will occur at Cutler Avenue at the northwest corner of the subject property.**
4. **The peak design runoff during construction is estimated to be 2.3 CFS.**

DRAINAGE MAPS


MESCALERO RD
HEADINGLY AV
AZTEC RD
ALTAMONTE AV
DRAINAGE EASEMENT
AZTEC RD
OTTAWA RD
KIOWA AV
SNEDARD RD
SIERRA DR
MONTCLAIRE DR
MONROE ST
MANZANO ST
TRUMAN ST
SAN MATEO BLVD
ARVILLA AV
CANDELARIA RD
LOS ARBOLES AV
ADAMS ST
CLAREMONT AV
LAVETA DR
PALOMAS DR
CUERVO DR
VALENCIA DR
CARDENAS DR
CAGUA DR
ARIZONA ST
CAROLINA ST
DAKOTA ST
LOUISIANA BLVD
CHAMA ST
LAS CRUCES ST
MESILLA ST
ESPANOLA ST
CHARLESTON ST
DALLAS ST
HERMOSA DR
ALISO DR
BELLAIRE DR
SIERRA DR
PHOENIX AV
MADISON ST
TRUMAN ST
GEORGIA ST
MENAUL BLVD
TOWNER AV
PROSPECT AV
QUINCY ST
SAN MATEO PL
LA VETA DR
PALOMAS DR
ALVARADO DR
VALENCIA DR
CARDENAS DR
CAGUA DR
SAN PEDRO DR
EMBUDO CHANNEL
CUTLER AV
ARVADA AV
LEAH DR
140 EASTBOUND
140 RAMP
EUCLID AV
TAYLOR AV
UPTOWN BLVD
INDIAN SCHOOL RD
WESTBOUND
HERMOSA DR
SOLANO DR
ALISO DR
MORNINGSIDE DR
COEDR
WASHINGTON ST
HAINES AV
ROBIN AV
HANNETT AV
ASPEN AV
ROYENE AV
SUNNINGDALE AV
ROYENE AV
CONSTITUTION AV
JEFFERSON ST
ASPEN AV
BELLAMAH AV
140 RAMP
140 RAMP
WINROCK LOOP
EL ENCANTO PL
SUMMER AV
SUMMER AV
ROSEMONT AV
MOUNTAIN RD
GRANITE AV
MOUNTAIN RD
MONROE ST
QUINCY ST
CARDENAS DR
CAGUA DR
ARIZONA ST
DAKOTA ST
FLORIDA ST
I-25 SOUTH
INDIANA ST
KENTUCKY ST
ALCAZAR ST
CHAMA ST
MESILLA ST
ESPANOLA ST
SAN PABLO ST
GROVE ST
HERMOSA DR
SOLANO DR
MARBLE AV
MESA VERDE AV
ALICE AV
MARBLE AV
PROTECT SITE



SITE LOCATION



PRE-DEVELOPMENT

Total Site Area = 43,811 sf (1.01 ac)

Paved Area = 41,910 sf (0.96 ac) - Land Treatment "D"

Unpaved Area = 1,901 sf (0.04 ac) - Land Treatment "C"

N

S W E

SCALE: 1" = 50'

PRE DEVELOPMENT DRAINAGE MAP

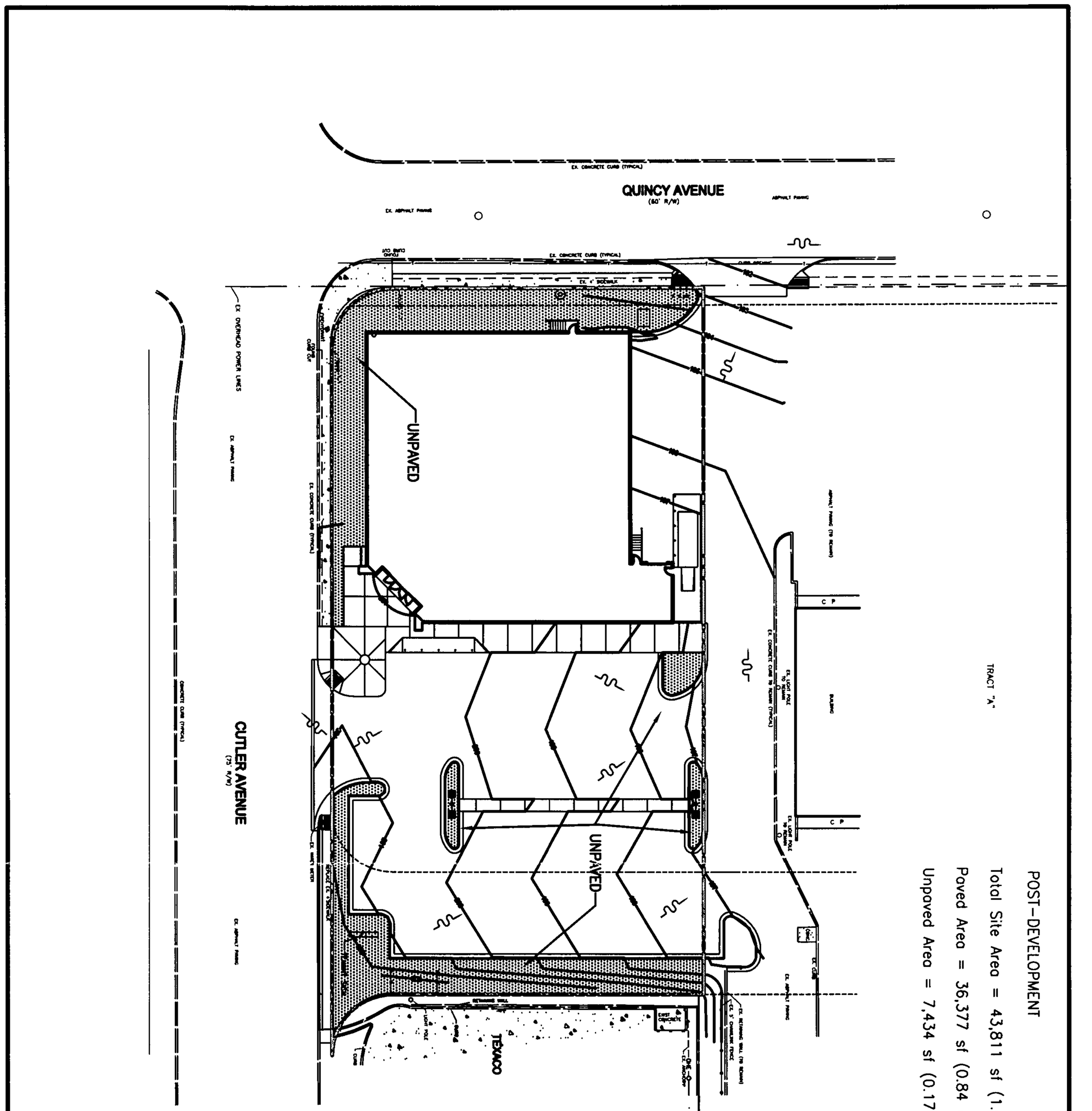
Office Depot
Cutler Avenue NE
Albuquerque, NM
STORE No. 220076

51 Century Boulevard, Suite 100
Nashville, TN U.S.A. 37214
Tel. 615.885.1144
Fax. 615.885.1102
www.stantec.com
Stantec

PROJ. NO.
77000791

DM-1

DATE:
1-16-04

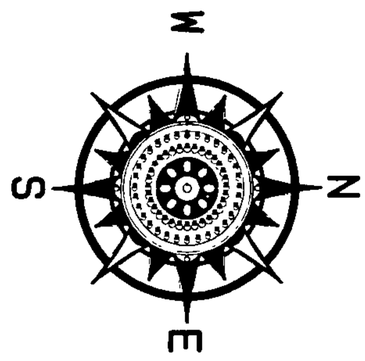


POST-DEVELOPMENT

Total Site Area = 43,811 sf (1.01 ac)

Paved Area = 36,377 sf (0.84 ac) - Land Treatment "D"

Unpaved Area = 7,434 sf (0.17 ac) - Land Treatment "C"



SCALE: 1" = 50'

POST DEVELOPMENT DRAINAGE MAP

Office Depot
Cutler Avenue NE
Albuquerque, NM
STORE No. 220076

51 Century Boulevard, Suite 100
Nashville, TN U.S.A. 37214
Tel. 615.885.1144
Fax. 615.885.1102
www.stantec.com
Stantec

PROJ. NO.
77000791

DM-2

DATE:
1-16-04

CALCULATION PROCEDURES

Chapter 22
DRAINAGE, FLOOD CONTROL AND EROSION CONTROL

Section 1. INTRODUCTION

The standards, guidelines and criteria presented herein are provided in order to facilitate the planning, design, construction and operation of both public and private drainage control, flood control and erosion control facilities within the community. The criteria are not intended as a substitute for good engineering judgment; imagination and ingenuity are encouraged. The thrust of these criteria is toward generalization in order to provide guidance for a large majority of design circumstances, but it must be understood that situations will arise in which these criteria are not appropriate. The City Engineer or the AMAFCA Executive Engineer, as appropriate, may, in specific cases, require more stringent criteria or allow relaxation of these criteria based on his judgment and sound engineering practice. The DRB representative from the City Engineer's office acts as the designee of the AMAFCA Executive Engineer except in review of proposals involving major arroyos or platting outside the City Limits where there is no immediately pending proposed annexation.

These criteria will be amended and expanded as needs become apparent according to the procedures outlined in the 1982 City of Albuquerque "Drainage Ordinance".

A. Summary of Documents Relating to Drainage, Flood Control and Erosion Control

1. City Ordinances and Policies

a. Drainage Ordinance

b. Flood Plain Management Ordinance

c. Comprehensive Zoning Code

d. Subdivision Ordinance

e. Open Space Policy

2. AMAFCA Regulations and Policies

a. Resolution 80-15

b. Resolution 80-3

c. Resolution 81-8

3. County Regulations

a. Bernalillo County Subdivision Ordinance

In January, 1991, a revision of "Section, 22.2," was distributed to eight (8) Federal and State agencies, and to 26 local engineering firms. A public "Notice of Review" was published in the Albuquerque Journal and Tribune on February 4, 1991. Following incorporation of review comments, the August, 1991 version of Section 22.2, Hydrology was released for use by the Drainage Design Criteria Committee. This version included the placement of the rainfall peak in this second hour of the design storm. Modifications to the Probable Maximum Flood procedures incorporated a "local storm" and a "general storm." A "Notice of Second Review" was published in the Albuquerque Journal and Tribune on August 31, 1991. The August, 1991 version has been accepted by the City, County and AMAFCA as an allowable procedure for hydrologic analysis and design of flood control structures.

The January, 1993 version of Section 22.2, Hydrology incorporates comments received since August, 1991. The version includes a procedure to evaluate basin hydrology for steep natural slopes, and some text revisions suggested by the USDA Soil Conservation Service. For most applications, there will be no computational differences between the January, 1993 version and the August, 1991 version. The text has been reformatted into seven (7) separately numbered parts to simplify future revision of the document.

The pages which follow replaced all previous pages in the Hydrology Section of the DPM (Section 22.2, pages 2 through 21). Following a public review and comment period, the revised Section 22.2, Hydrology was approved by the City Engineer and the Mayor. In the City of Albuquerque, the revision became effective on April 7, 1993. Bernalillo County also adopted the revision as the standard for design of flood and drainage control, effective April 7, 1993. The revised Section 22.2, Hydrology is to be regarded as the principal reference for hydrologic design in the City of Albuquerque and Bernalillo County.

The Drainage Design Criteria Committee wish to acknowledge the assistance of the many individuals who reviewed the document. In particular we wish to thank Richard Leonard, Brian Burnett and Dwayne Sheppard for their work on the Committee.

The D.P.M. Drainage Design Criteria Committee:

Richard J. Heggen, PE, PH, PhD
Professor of Civil Engineering
University of New Mexico

Howard C Stone, PE
Water Resources Manager
Bohannan-Huston Inc.

Clifford E. Anderson, PE & PS
Drainage Engineer, AMAFCA

Charles M. Easterling, PE
Pres., Easterling & Assoc.

Robert S. Foglesong, PE & PS
Surface Water Hydrologist
Bernalillo County Public Works

Fred Aguirre, PE
Hydrologist, PWD
City of Albuquerque

INTRODUCTION

There have been many methods used in Albuquerque and Bernalillo County to compute run off volumes, peak flow

b. County Floodway and Floodplain Ordinance

4. Joint Powers Agreements

a. City - AMAFCA

b. City - County

To the memory of

DWAYNE SHEPPARD, P.E.

who served as chairman of the
DPM Drainage Design Criteria Committee,
we respectfully dedicate this volume.

Section 2. HYDROLOGY

PREFACE

Section 22.2, Hydrology was first published in March, 1982, as one of the sections in the three-volume Development Process Manual (DPM). The DPM is the result of the effort of a special team of City of Albuquerque staff and Albuquerque Urban Advisory Council members. The Manual was created in response to mutual needs of the private and public sectors in Albuquerque to clarify the development process. The Three volumes of the DPM are: 1 - "Procedures", 2 - "Design Criteria". The Third Volume "Policies and Plans" is obsolete.

A major revision to Section 22.2 was adopted with the approval of a "Notice of Emergency Rule" by the City in January, 1986. This revision deleted a procedure which based rational method "C" coefficients on SCS Hydrologic Soil Group, and adopted Rational Method Coefficients based on textbook and handbook references.

The "D.P.M. Subcommittee on Drainage" was established by the City of Albuquerque in January, 1987. The Subcommittee held its first meeting in February, 1987. The Subcommittee consisted of members from City staff, Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) staff and local engineering consultants, and was organized to update and revise the DPM design criteria for Section 22.2, Hydrology. The Bernalillo County Public Works Department later joined the Subcommittee. In January, 1990 the subcommittee changed its name to the DPM "Drainage Design Criteria Committee" to avoid potential confusion with another committee established by the DPM Steering Group.

The Drainage Design Criteria Committee has met on a regular basis to develop a major update of the hydrology section of the DPM. In 1987, a research study to determine local infiltration factors was conducted by Dr. Richard Heggen at the University of New Mexico to supplement the work of the Committee.

A "draft" of the "Revision of Section 22.2, DPM" was distributed for community review in January, 1990. This document recommended use of initial abstraction and uniform infiltration to complete rainfall loss. It also included a procedure for smaller basins based on the Rational Method, and a procedure for large and small watersheds based on the HYMO computer program.

With the adoption of the Bernalillo County Storm Drainage Ordinance (No. 90-6) the County Engineer was responsible for establishing criteria, procedures and standards for the design of flood control, drainage controls, and erosion control improvements. To fulfill this requirement, Bernalillo County adopted "Interim Drainage Design Criteria for Bernalillo County" (April, 1990). This document incorporated Parts A, B, E and F from the January, 1990 draft of Section 22.2, Hydrology.

rates and runoff hydro graphs from drainage basins. Any methodology used should be based on measurable conditions, be as simple as possible and produce accurate reproducible results. The methods, graphs, and tables which follow will be used by the City of Albuquerque, Bernalillo County and AMAFCA staff in the review and evaluation of development plans and drainage management plans.

Two basic methods of analysis are presented herein:

a) **PART A** - describes a simplified procedure for smaller watersheds based on the Rational Method and initial abstraction/uniform infiltration precipitation losses. The procedure is applicable to watersheds up to 40 acres in size, but the procedure may be extended to include larger watersheds with some limitations

b) **PART C** - describes a unit hydro graph procedure which uses a version of the U.S.D.A. Agricultural Research Service HYMO computer program, modified to utilize initial abstraction/uniform infiltration precipitation losses. The AHYMO computer program developed by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), and the simplified input procedures available with this program, are also described. This procedure is applicable for small and large watersheds.

In addition to these procedures, **PART D** describes a modification of the **PART C** procedures to compute a Probable Maximum Flood. This has special application to the design of dams.

PART B describes the computation of time of concentration and time to peak which are used in PART A, PART C and PART D.

There may be conditions in which the procedures and analysis tools described in PART A, PART C or PART D are not applicable or optimal for design. **PART E** describes some additional analysis procedures and some criteria under which alternate procedures will be evaluated.

PART F contains a tabulated list of definitions of symbols used in this Section of the D.P.M. and a bibliography.

PART G contains the input and output files from the examples in PARTS C and D which utilize the HYMO computer program.

PART A - PROCEDURE FOR 40 ACRE AND SMALLER BASINS

A simplified procedure for projects with sub-basins smaller than 40 acres has been developed based on initial abstraction/uniform infiltration precipitation losses and Rational Method procedures. For this procedure, Bernalillo County has been divided into four (4) Precipitation Zones.

A.1 PRECIPITATION ZONES

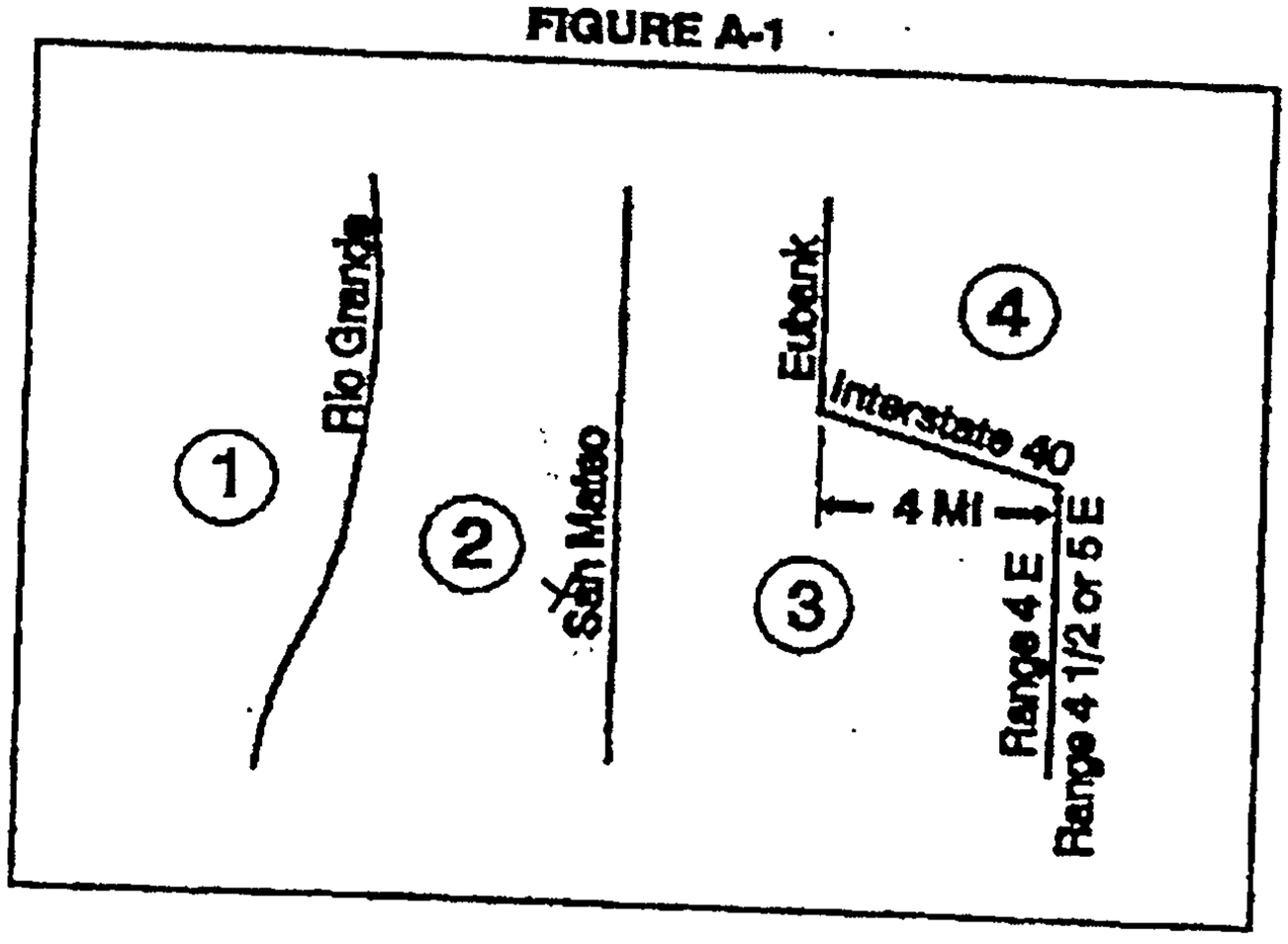
Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East,

	South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

A.2 DESIGN STORM

The principal design storm is the 100-year 6-hour event defined by the NOAA Atlas 2, Precipitation-Frequency Atlas of the Western United States, Vol. IV - New Mexico. Assume an AMC II condition (a normally dry watershed). For design of retention or detention ponds, storms of 24-hour or longer duration many be required. The 24-hour event is defined by the NOAA Atlas 2. The 4-day and 10-day events can be obtained using the procedures in S.C.S. TSC Technical Note-Hydrology, PO-6 (Rev. 2) The 100-year 60-minute depth is computed by the following formula from Table 11 of NOAA Atlas 2:

$$P_{60} = 0.494 + 0.755^* (P_{360} * P_{360} / P_{1440}) \qquad \text{(a-1)}$$

TABLE A-2. DEPTH (INCHES) AT 100-YEAR STORM					
Zone	P_{60}	P_{360} 6hr	P_{1440}	P_{4days}	P_{10days}
1	1.87	2.20	2.66	3.12	3.67
2	2.01	2.35	2.75	3.30	3.95
3	2.14	2.60	3.10	3.95	4.90
4	2.23	2.90	3.65	4.70	5.95

The 2-year 60-minute depth is computed by the following formula from NOAA Atlas 2:

$$P_{60\text{-}2} = -0.011 + 0.942^* (P_{360\text{-}2} * P_{360\text{-}2} / P_{1440\text{-}2}) \qquad \text{(a-2)}$$

Based on fitting a logarithmic curve to the values in Table 12 of NOAA Atlas 2, the 12- minute (0.2 hour) depth was computed to be 50.24 percent of the 60-minute depth:

$P_{12} = 0.5024 * P_{60}$ (a-3)

For certain applications (e.g., street drainage, low flow channels and sediment transport) storms of greater frequency than the 100-year storm must be considered. To estimate precipitation at return periods other than 100 years, multiply the 360-minute or 1440-minute 100-year precipitation amounts by the factors in TABLE A-3.

TABLE A-3. RETURN PERIOD FACTORS	
Return Period (years)	**Factor**
50	0.900
25	0.800
10	0.667
5	0.567
2	0.434

Example A-1

Find the 10-year, 6-hour storm depth for Zone 2.

$P_{360-10} = 2.35 * 0.667 = 1.57$ inches

Example A-2

Find the 2-year, 1-hour storm depth for Zone 3.

$P_{360-2} = 2.60 * 0.434 = 1.128$ inches

$P_{1440-2} = 3.10 * 0.434 = 1.345$ inches

$P_{60-2} = -0.011 + 0.942* (P_{360-2}* P_{360-2} / P_{1440-2})$

$= -0.011+ 0.942*(1.128*1.128/1.345)$

$= 0.880$ inches

A.3 LAND TREATMENTS

All land areas are described by one of four basic land treatments or by a combination of the four land treatments.

Land treatments are given in TABLE A-4.

TABLE A-4. LAND TREATMENTS	
Treatment	**Land Condition**
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, ground cover and infiltration capacity.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.

C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

TABLE A-5. PERCENT TREATMENT D (Impervious)

Land Use	Percent
Commercial*	90
Single Family Residential N=units/acre, N6	7*Sq.Rt.((N*N)+(5*N)) (a-4)
Multiple Unit Residential Detached* Attached*	 60 70
Industrial Light* Heavy*	 70 80
Parks, Cemeteries	7
Playgrounds	13
Schools	50
Collector & Arterial Streets	90
*Includes local streets	

TABLE A-5 does not provide areal percentages for land treatments A, B and C. Use of TABLE A-5 will require additional analysis to determine the appropriate areal percentages of these land treatments.

Backyard retention ponds, and other small on-site ponding, may have the effect of reducing runoff from impervious areas. Where it can be clearly demonstrated that backyard and small on-site retention ponding currently exist, impervious and/or pervious areas which drain to such ponds can be given credit towards their determination of peak rates of runoff and runoff volumes from the development.

A.4 ABSTRACTIONS

Initial abstraction is the precipitation depth which must be exceeded before direct runoff begins. Initial abstraction may be intercepted by vegetation, retained in surface depressions, or absorbed on the watershed surface. Initial abstractions are shown in TABLE A-6.

TABLE A-6. INITIAL ABSTRACTION (IA)

Treatment	Initial Abstraction (inches)

A	0.65
B	0.50
C	0.35
D	0.10

Infiltration is the only significant abstraction after the initial abstraction. After initialabstraction is satisfied, treat infiltration as a constant loss rate as specified in TABLE A-7.

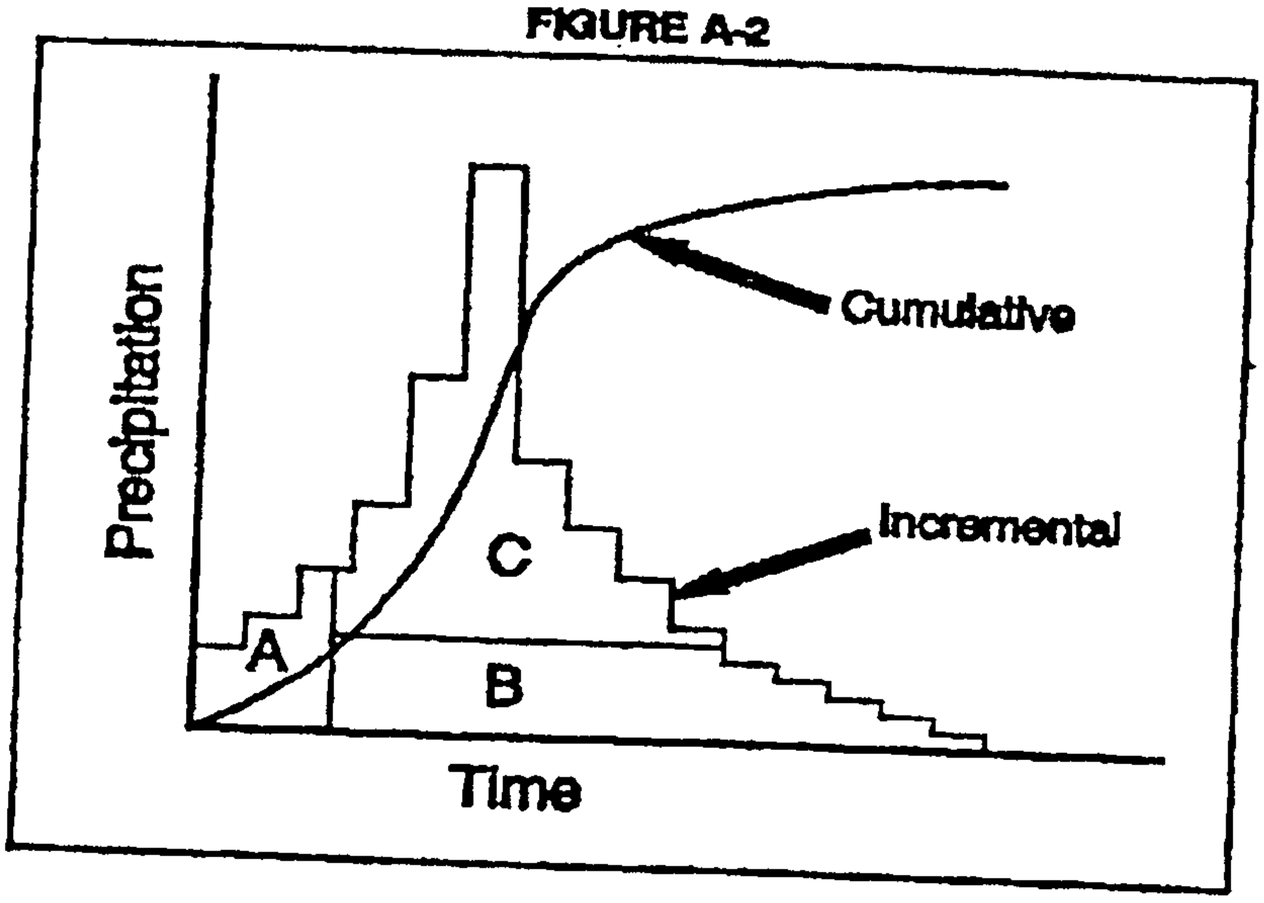
TABLE A-7. INFILTRATION (INF)	
Treatment	Loss Rate (inches/hour)
A	1.67
B	1.25
C	0.83
D	0.04*
* Treatment D infiltration rate is applicable from 0 to 3 hours; use uniform reduction from 3 to 6 hours, with no infiltration after 6 hours.	

Runoff from a previous event can saturate a channel bed, rendering it minimally pervious for several days. Do not anticipate additional bed losses for design purposes.

A.5 EXCESS PRECIPITATION & VOLUMETRIC RUNOFF

Excess precipitation, E, is the depth of precipitation remaining after abstractions are removed. Excess precipitation does not depend on watershed area. Excess precipitation is determined by subtracting the initial abstraction and infiltration from the design storm hydro graph. FIGURE A-2 illustrates the development of excess precipitation. The curved line plots cumulative precipitation. Precipitation intensities (in/hr) are shown as a histogram. Initial abstraction is area A. The horizontal line is at a height corresponding to the infiltration rate. Infiltration loss is area B. The remaining histogram, area C, is excess precipitation.

FIGURE A-2



Excess precipitation, E, by zone and treatment is summarized in TABLE A-8.

*(**NOTE:** In this table and several tables which follow, corresponding values for 2- and 10- year storms are shown in brackets below each 100-year value)*

TABLE A-8. EXCESS PRECIPITATION, E (INCHES) - 6 HOUR STORM				
Zone	100-YR.. Treatment [2-YR., 10-YR.]			
	A	B	C	D
1	0.44 [0.00, 0.08]	0.67 [0.01, 0.22]	0.99 [0.12, 0.44]	1.97 [0.72, 1.24]
2	0.53 [0.00, 0.13]	0.78 [0.02, 0.28]	1.13 [0.15, 0.52]	2.12 [0.79, 1.34]
3	0.66 [0.00, 0.19]	0.92 [0.06, 0.36]	1.29 [0.20, 0.62]	2.36 [0.89, 1.50]
4	0.80 [0.02, 0.28]	1.08 [0.11, 0.46]	1.46 [0.27, 0.73]	2.64 [1.01, 1.69]

To determine the volume of runoff,

1) Determine the area in each treatment, A_A, A_B, A_C, A_D

2) Compute the weighted excess precipitation, E

$$\text{Weighted } E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D} \qquad \text{(a-5)}$$

3) Multiply the weighted E by the watershed area.

V_{360} (as volume) = weighted E* ($A_A + A_B + A_C + A_D$) (a-6)

EXAMPLE A-3

Find the 100-year V_{360} for 30 acres in zone 1. Eight acres are treatment A, 10 acres are treatment B, 5 acres are treatment C, and 7 acres are treatment D.

Weighted E = ((8 * 0.44) + (10 * 0.67) + (5 * 0.99) + (7 * 1.97)) / 30 = 0.965 inches

Volume = (0.965 * 30) / 12 = 2.41 acre-ft. = V_{360}

For ponds which hold water for longer than 6 hours, longer duration storms are required to establish runoff volumes. Since the additional precipitation is assumed to occur over a long period, the additional volume is based on the runoff from the impervious areas only.

For 24-hour storms:

$$V_{1440} = V_{360} + A_D * (P_{1440} - P_{360}) / 12 \text{ in/ft} \qquad \text{(a-7)}$$

For 4-day storms:

$$V_{4DAYS} = V_{360} + A_D * (P_{4DAYS} - P_{360}) / 12 \text{ in/ft} \qquad \text{(a-8)}$$

For 10-day storms:

$$V_{10DAYS} = V_{360} + A_D * (P_{10DAYS} - P_{360}) / 12 \text{ in/ft} \qquad \text{(a-9)}$$

EXAMPLE A-4

Find the 100-year 24-hour and 4-day runoff volume, V_{1440} and V_{4days}, for the area in Example A-3.

V_{360} = 2.41 acre-feet

V_{1440} = 2.41 + 7 ac * (2.66 - 2.20) / 12 = 2.68 acre-feet

V_{4DAYS} = 2.41 + 7 ac * (3.12 - 2.20) / 12 = 2.95 acre-feet

A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS

Small watersheds are less than or equal to 40 acres.

Peak Discharge

Using a 0.2-hour (12-minute) time of concentration, peak discharge, Q_P, per acre is the volume of excess precipitation in the heaviest 12-minute portion of the storm, divided by the time increment 12 minutes, and multiplied by an attenuation factor. The attenuation factor (0.59 for treatment A, 0.67 for treatment B, 0.75 for treatment C and 0.93 for treatment D) describes the effect of routing. Determine the peak discharge using the values in TABLE A-9, which have been adjusted to consider the effects of initial abstraction.

TABLE A-9. PEAK DISCHARGE (CFS/ACRE)

Zone	100-YR. Treatment [2-YR., 10-YR.]			
	A	B	C	D
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.60, 1.71]	4.70 [1.86, 3.14]
3	1.87 [0.00, 0.58]	2.60 [0.21,1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]
4	2.20 [0.05, 0.87]	2.92 [0.38, 1.45]	3.73 [1.00, 2.26]	5.25 [2.17, 3.57]

To determine the peak rate of discharge,

1) Determine the area in each treatment, A_A, A_B, A_C and A_D.

2) Multiply the peak rate for each treatment by the respective areas and sum to compute the total Q_P.

$$\text{Total } Q_P = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D \qquad \text{(a-10)}$$

Example A-5
Find 100-year Q_P for 14 acres in zone 1. The four land treatments are: 3 acres in treatment A, 5 acres in treatment B, 2 acres in treatment C and 4 acres in treatment D. Total $Q_P = (1.29 * 3) + (2.03 * 5) + (2.87 * 2) + (4.37 * 4) = 37.24$ cfs

3) Approximately the same results can be achieved by a Rational Method solution. The 0.2-hour (12-minute) peak intensities, I, are given in TABLE A-10 and Rational Method coefficients, C, are given in TABLE A-11.

$$\text{Total } Q_P = (C_A * I * A_A) + (C_B * I * A_B)$$

$$+ (C_C * I * A_C) + (C_D * I * A_D) \qquad \text{(a-11)}$$

TABLE A-10. PEAK INTENSITY (IN/HR at t_c = 0.2 hour)

Zone	Intensity 100-YR. [2-YR., 10-YR.]
1	4.70 [1.84, 3.14]
2	5.05 [2.04, 3.41]
3	5.38 [2.21, 3.65]
4	5.61 [2.34, 3.83]

TABLE A-11. RATIONAL METHOD COEFFICIENT, C

Zone	Treatment 100-YR. [2-YR., 10-YR.]			
	A	B	C	D
1	0.27 [0.00, 0.08]	0.43 [0.02, 0.24]	0.61 [0.26, 0.47]	0.93 [0.92, 0.92]
2	0.31 [0.00, 0.11]	0.45 [0.04, 0.28]	0.62 [0.29, 0.50]	0.93 [0.91, 0.92]
3	0.35 [0.00, 0.16]	0.48 [0.10, 0.33]	0.64 [0.35, 0.55]	0.93 [0.92, 0.93]
4	0.39 [0.02, 0.23]	0.52 [0.16, 0.38]	0.66 [0.43, 0.59]	0.94 [0.93, 0.93]

(Note the quote from the ASCE Manual and Report on Engineering Practice No. 37 (1969): The commonly reported Rational C values "are applicable for storms to 5- to 10-yr. frequencies. Less frequent, higher intensity storms will require the use of higher coefficients because infiltration and other losses have a proportionally smaller effect on runoff." Thus higher C's realized under heavy precipitation might be expected.)

Example A-6
Recompute Example A-5 using the Rational Method. $Q = CIA$

= (0.27 * 4.70 *3) + (0.43 * 4.70 * 5) + (0.61 * 4.70 * 2) + (0.93 * 4.70 * 4)

= 37.13 cfs

A.7 USE OF RATIONAL METHOD FOR WATERSHEDS LARGER THAN 40 ACRES

Peak rates of discharge may be computed for watersheds larger than 40 acres by using the Rational Method Coefficients (C's) from TABLE A-11 and modifying the Intensity (in/hr) for a larger time of concentration (t_C). This method may be used to establish peak flow rates for off-site flow areas when sizing channels, pipes and road crossings. On-site areas should be divided into 40 acre or smaller sub- basins and should not use this procedure. For watersheds larger than 40 acres, the rational method should not be used to establish allowable historic flow rates since it will tend to give somewhat larger values than those computed by unit hydro graph procedures.

The procedures outlined in PART B should be used to compute the time of concentration (t_C).

Then compute the Intensity (in/hour), using the time of concentration, t_C (hours), and the 60-minute precipitation depth, P60 (inches), with the following formula:

$$I = 0.726^* (\log_{10}(24.6^*t_c)) * (1/t_c) * P_{60} \quad \text{(a-12)}$$

Do not use this formula for t_c larger than 2.0 hours.

EXAMPLE A-7

Find Q_P for a 100-year storm at a 120 acre watershed in zone 3, with a 2600 feet shallow concentrated flow upper subreach at 0.015 ft/ft slope and 1200 feet natural channel lower subreach at 0.02 ft/ft slope. The watershed is 50 percent treatment A, 20 percent treatment B, 10 percent treatment C and 20 percent treatment D.

Compute the time of concentration using Table B-1 from PART B as follows:

With a reach length longer than 2000 feet, use K = 3 for the portion below the first 2000 feet.

Since total reach length (2600 + 1200) is less than 4000 feet use equations b-1 and b-2 from PART B

tc = ((2000 / (10 * 2 * • (0.015))) + (600 / (10 * 3 • (0.015))) +

(1200 / (10 * 3 * • (0.02)))) / 3600 = 0.3507 hours

Compute the Intensity, I, using equation a-12 as follows:

Using equation a-11 and the percentage of treatment types:

A_A = 120 * 0.50 = 60 acres A_B = 120 * 0.20 = 24 acres

A_c = 120 * 0.10 = 12 inches A_D = 120 * 0.20 = 24 acres

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 3, 2004

John Wise, P.E.
William Carroll, P.E.
Stantec Consulting Services, Inc.
51 Century Blvd. Suite 100
Nashville, TN 37214

Re: Office Depot at Home Plaza Center, 5001 Cutler Ave., Grading and Drainage Plan

Engineer's Stamp dated 2-26-04 (H17/D103)

Dear Mr. Carroll and Mr. Wise,

Based upon the information provided in your submittal received 3-01-04, 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.

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) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

BUB

C: Charles Caruso, DMD Storm Drainage Design
File

H-17/D103

Transmittal

Stantec Consulting Services Inc.
51 Century Blvd. Suite 100
Nashville TN 37214
Tel: 615-885-1144 Fax: 615-885-1102
rschuff@Stantec.com

Stantec

To: City of Albuquerque
Development Building Services
Plaza Del Sol Building
600 2nd St. N.W.
Suite 200 (2nd Floor)
Albuquerque, NM 87103
505 924-3986
Fed-Ex - priority overnight

File: 77000791 task 130

Sender: Richard G. Schuff, P.E.

☐ For Your Information
☒ For Your Approval
☐ For Your Review
☐ As Requested

Attention: Brad Bingham-Senior Engineer

Date: 25 February 2004

Reference: Office Depot – 5001 Cutler Ave.
Grading and Drainage Plan

Revisions have been made to the above referenced Plans in accordance with your letter of February 19, 2004. The comments have been addressed as follows:

✓1. No response necessary

✓2. The developer of the Office Depot is the owner of both the subject property and the property to the north of it namely - Carroll Ventures, Inc.

✓3. Roof flows will be to four downspouts all on the north side of the building. From there, the roof flows will cross pavement to Quincy Avenue via the entrance drive. No roof flows will be directed across sidewalks.

4. Per our discussion today, it will not be necessary to have the Drainage Calculations re-stamped by the same engineer. The efforts of the two individuals have been coordinated and are both with this firm,

✓5. Additional detail has been added to Sheet C-2.0 to address this issue.

✓6. Keyed notes have been added to Sheet C-2.0 to address this issue.

Enclosed for your review and approval please find the following:

- One original revised Drawing Sheet C-2.0.

Please contact me by phone or e-mail as soon as possible if you identify any areas of incompleteness of these materials.

25 February 2004
Brad Bingham-Senior Engineer

Reference: **Office Depot – 5001 Cutler Ave.**
Grading and Drainage Plan

STANTEC CONSULTING SERVICES INC.

Richard G. Schuff, P.E.
Senior Associate

Attachments

C.

rgs c \winnt\profiles\rschuff\desktop\transmittal doc

CITY OF ALBUQUERQUE

July 29, 2004

Mr. William B. Carroll, PE
STANTEC CONSULTING, INC.
201 North Bonita Avenue, Suite 101
Tucson, Arizona 85745-2999

Re: OFFICE DEPOT AT HOME PLAZA
5001 Cutler Avenue NE
Approval of Permanent Certificate of Occupancy (C.O.)
Approved Engineer's Stamp dated 02/26/2004 (H-17/D103)
Certification dated 07/28/2004

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Mr. Carroll,

Based upon the information provided in your submittal received 07/29/2004, 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
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

BLB

C: Warren D. Thompson, PE
Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Office Depot @ Home Plaza ZONE MAP/DRG. FILE #: H-17/D103
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:
CITY ADDRESS: Quincy St & Cutler Ave. N.E. (NE Corner) 5001 Cutler N.E.

ENGINEERING FIRM: Stantec Consulting Inc CONTACT: Warren D. Thompson, PE
ADDRESS: 201 North Bonita Ave. Ste 101 PHONE: 520-750-7474
CITY, STATE: Tucson, Az. ZIP CODE: 85745-2994

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

DATE SUBMITTED: 7/29/04 BY: Warren D. Thompson, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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:

1. **Conceptual Grading and Drainage Plan**: 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.

rec'd 7-29-04 gp

stantec.com

Transmittal

Stantec Consulting Inc.
201 North Bonita Avenue Suite 101
Tucson AZ 85745-2999
Tel: (520) 750-7474 Fax: (520) 750-7470

Stantec

To: Fred Aguirre, PE

Office: Hydrology Department
City of Albuquerque
Development & Building
Services
Plaza Del Sol Building
600 2nd St. N.W.
Albuquerque, NM 87103

Date: July 28, 2004

File: 77000813-130

From: Warren D. Thompson, PE

☑ For Your Information
☐ For Your Approval
☐ For Your Review
☐ As Requested

Reference: Office Depot

Submitted herewith as a part of the final sign off for the Certificate of Occupancy is a copy of Sheet C-2 of the plans with Certification added and changes shown as observed on July 21, 2004 for the above project.

If you have any questions or concerns, please feel free to contact me.

STANTEC CONSULTING INC.

Warren D. Thompson, PE
Senior Associate, Urban Land
wthompson@stantec.com

WDT:pvj

c. Rick Schuff, Stantec Nashville Office w/Drawing

pvj W \administration\wdt\trn_aguirre doc

RECEIVED
JUL 29 2004
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 13, 2004

William Carroll, P.E.
Stantec Consulting Services, Inc.
51 Century Blvd. Suite 100
Nashville, TN 37214

Re: Office Depot at Home Plaza Center, 5001 Cutler Ave., Traffic Circulation Layout

Engineer's Stamp dated 12-18-03 (H17/D103)

Dear Mr Carroll,

The above referenced plan has been approved through the Planning Department as an Administrative Amendment. Therefore, this plan does not need to be approved through the TCL process. Please disregard our previous letter regarding this plan (dated February 5, 2004).

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

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept
Development and Building Services

C: file

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Admin Amendment through Planning Dept.

February 5, 2004

William Carroll, P.E.
Stantec Consulting Services, Inc.
51 Century Blvd. Suite 100
Nashville, TN 37214

Re: Office Depot at Home Plaza Center, 5001 Cutler Ave., Traffic Circulation Layout

Engineer's Stamp dated 12-18-03 (H17/D103)

Dear Mr. Carroll,

Based upon the information provided in your submittal received 2-04-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please state your design vehicle.
2. For passenger vehicles, the minimum end island radius is 15 feet. If heavy vehicles are frequently expected, the minimum end island radius is 25 feet.
3. Show the pedestrian path.
4. The entering lane of the Cutler drive conflicts with the nearby parking island.
5. Please include a copy of your shared access agreement with the adjacent property owner.
6. The handicapped spaces must be a minimum of 8.5 feet in width.
7. Please remove all infrastructure references from the plan.
8. State the number of required handicapped spaces, and clearly show their location.
9. Show the heavy vehicle path.
10. What is the width of the existing driveway?
11. Please show the location of the nearest driveway on the adjacent lots.
12. Where is the dumpster located? Show how service vehicles will access this area.

13. Include the standard number for all City Standards referenced. The standard specifications are available online at: http://www.cabq.gov/planning/standard_specs/.
14. The southern section of the Quincy Ave. turnout is too sharp. Heavy vehicles will not be able to navigate the corner and still enter the loading zone.

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

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

H-17 | D103

PROJECT TITLE: Office Depot at Home Plaza Center
DRB #: 03AA-00759 EPC#:____

ZONE MAP/DRG. FILE #:H-17
WORK ORDER#:____

LEGAL DESCRIPTION: A portion of Tract 'A' for Vidas Subdivision
CITY ADDRESS:5001 Culter Avenue

ENGINEERING FIRM: Stantec Consulting Services Inc.
ADDRESS: 51 Century Blvd., Suite 100
CITY, STATE: Nashville, TN

CONTACT: Richard Schuff
PHONE: 615-885-1144
ZIP CODE: 37214

OWNER: Carroll Ventures, Inc.
ADDRESS: 5812 Padre Robert Road
CITY, STATE: Albuqueque, NM

CONTACT: Stan Mason
PHONE: 505-345-6237
ZIP CODE: 87107

ARCHITECT: GouldEvans Goodman
ADDRESS: 4141 Mill Street
CITY, STATE: Kansas City, MO

CONTACT: Tim Kitchens
PHONE: 816-931-6655
ZIP CODE: 64111

SURVEYOR: Hall Surveying Company
ADDRESS: 12805 Menaul Blvd. N.E.
CITY, STATE: Albuquerque, NM

CONTACT: Preston Hall
PHONE: 505-292-6727
ZIP CODE: 87112

CONTRACTOR: Jaynes Corporation
ADDRESS: P.O. Box 26841
CITY, STATE: Albuquerque, NM

CONTACT: Joan Schwartz
PHONE: 505-345-8598
ZIP CODE: 87125

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

RECEIVED
FEB 04 2004
HYDROLOGY SECTION

DATE SUBMITTED:2/2/04

BY:Stantec

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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:

1. **Conceptual Grading and Drainage Plan**: 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.

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

August 4, 2004

William B. Carroll, P.E., Registered Architect
201 North Bonita Ave., Ste. 101
Tucson, AZ 85745-7474

Re: Certification Submittal for Final Building Certificate of Occupancy for
Office Depot @ Home Plaza, [H-17 / D103]
5001 Cutler Avenue NE
Engineer's Stamp Dated 08/04/04

Dear Mr. Carroll:

The TCL / Letter of Certification submitted on July 29, 2004 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

stantec.com

Transmittal

Stantec Consulting Inc.
201 North Bonita Avenue Suite 101
Tucson AZ 85745-2999
Tel: (520) 750-7474 Fax: (520) 750-7470

Stantec

To:	Nilo Salgado	From:	Warren D. Thompson, PE
Office:	Traffic Engineer City of Albuquerque Development & Building Services Plaza Del Sol Building 600 2nd St. N.W. Albuquerque, NM 87103 Phone: (505) 924-3630	☑	For Your Information
Date:	August 3, 2004	☐	For Your Approval
File:	77000813-130	☐	For Your Review
Via:	Federal Express	☐	As Requested

Reference: Office Depot

Submitted herewith as a part of the final sign off for the Certificate of Occupancy is a copy of Sheet C-1 , Administrative Development Plan Amendment of the plans with Certification added and changes shown as observed on July 21, 2004 for the above project.

If you have any questions or concerns, please feel free to contact me.

STANTEC CONSULTING INC.

Warren D. Thompson, PE
Senior Associate, Urban Land
wthompson@stantec.com

RECEIVED
AUG 0 4 2004
HYDROLOGY SECTION

WDT:pvj

c. Rick Schuff, Stantec Nashville Office w/2 original sealed drawings and Original letter from City of Albuquerque dated 7-29-04

pvj \\corp\tucworkgroup\52856\administration\wdt\trn_salgado.doc

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Office Depot @ Home Plaza ZONE MAP/DRG. FILE #: H-17/D103
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:
CITY ADDRESS: Quincy St & Cutler Ave. N.E (NE Corner) 5001 Cutler N.E.

ENGINEERING FIRM: Stantec Consulting Inc CONTACT: Warren D. Thompson, PE
ADDRESS: 201 North Bonita Ave. Ste 101 PHONE: 520-750-7474
CITY, STATE: Tucson, Az. ZIP CODE: 85745-2994

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERTIFICATION (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ ENGINEERS CERTIFICATION (TCL)
_____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

_____ SIA / FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D. APPROVAL
_____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
_X_ CERTIFICATE OF OCCUPANCY (PERM.)
_____ CERTIFICATE OF OCCUPANCY (TEMP.)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

_____ YES
_____ NO
_____ COPY PROVIDED

DATE SUBMITTED: 7/29/04 BY: Warren D. Thompson P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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