CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

April 18, 2006

Alexander Harrison, Registered Architect 8605 Mountain Road NE Albuquerque, NM 87112

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Team Specialty Product, Phase II, [M-21 / D5A]

1400 Eubank SE

Architect's Stamp Dated 04/18/06

P.O. Box 1293

Dear Mr. Harrison:

The TCL / Letter of Certification submitted on April 18, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

www.cabq.gov

Sincerely

New Mexico 87103

Nilo E. Salgado Fernandez, P.E.

Senior Traffie Engineer

Development and Building Services

Planning Department

c:

Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: TEAM SPEC. PRODUCTS, PHII ZONE MAP/DRG. FILE # M-21-ZD5 ADRB#: EPC#: WORK ORDER#;
LEGAL DESCRIPTION: LOT IAI, BLOCK 2 SAMPLA RESEARCH PARK CITY ADDRESS: 1400 EUBAKK SE 87123
ENGINEERING FIRM: SAACSOR + ARFMAM CONTACT: SCOTT McGIEE ADDRESS: 128 MOMROE ST HE PHONE: 268 - 8828 CITY, STATE: AUBQ. NM ZIP CODE:
OWNER: TEAM SPECIALTY PROPUCTS ADDRESS: 1400 EUBANK SE CITY, STATE: AUBO. NM ZIP CODE: 87123
ARCHITECT: ALEX HARRISON - ARCHITECT ADDRESS: 8605 MOUNTAIN RD NE CITY, STATE: ALBQ. HM CITY STATE: ALBQ. HM CONTACT: ALEX HARRISON PHONE: 299-6322 ZIP CODE: 87112
SURVEYOR: SURVEYS SOUTHWEST ADDRESS: 333 LOMAS CITY, STATE: AUSQ. NM CONTACT: DAM GRANEY PHONE: 998-0303 ZIP CODE: 87102
CONTRACTOR: GERALD MARTIN CONTACT: JIM ROUPAS ADDRESS: 8501 JEFFERSOM NE PHONE: 828-1144 CITY, STATE: AUBQ. NM
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1 st SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT ENGINEER/ARCHITECT CERT (TCL) ENGINEER/ARCHITECT (DRB SITE PLAN) OTHER CHECK TYPE OF APPROVAL SOUGHT: SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. POR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED SUBMITTED BY: DATE: 4/18/04

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.

ALEXANDER HARRISON - ARCHITECT

8605 Mountain Road NE, Albuquerque, New Mexico 87112, 505-299-6322

TRAFFIC CERTIFICATION

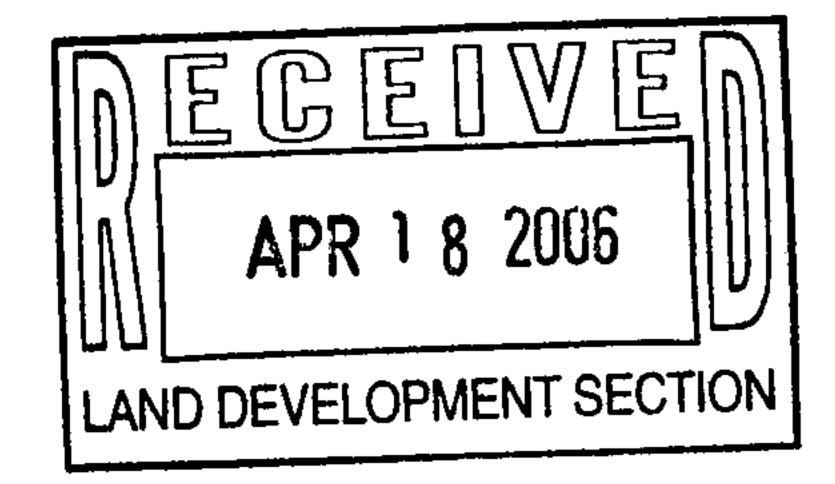
PROJECT: Team Specialty Products, Phase II

I, Alex Harrison, NMRA #1507, of the firm Alexander Harrison – Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB approved plan dated 11/26/04. The record information edited onto the original design document has been obtained by Alex Harrison, of the firm Alexander Harrison – Architect. I further certify that I have personally visited the project site on 4/17/06 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy – Permanent.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using is for any other purpose.

Alex Harrison, Architect 4/18/06

ALEXANDER HARRISON No. 1507



CITY OF ALBUQUERQUE



April 18, 2006

Mr. Scott McGee, P.E.

ISAACSON & ARFMAN, PA

128 Monroe Street NE

Albuquerque, NM 87108

Re: TEAM SPECIALTY PRODUCTS – PHASE 2

1400 Eubank Blvd. SE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 02/15/2005 (M-21/D5A)

Certification dated 04/18/2006

Dear Scott:

P.O. Box 1293

Based upon the information provided in your submittal received 04/18/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

New Mexico 87103

Sincerely, Orlen V. Astello

www.cabq.gov

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C: CO Clerk File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

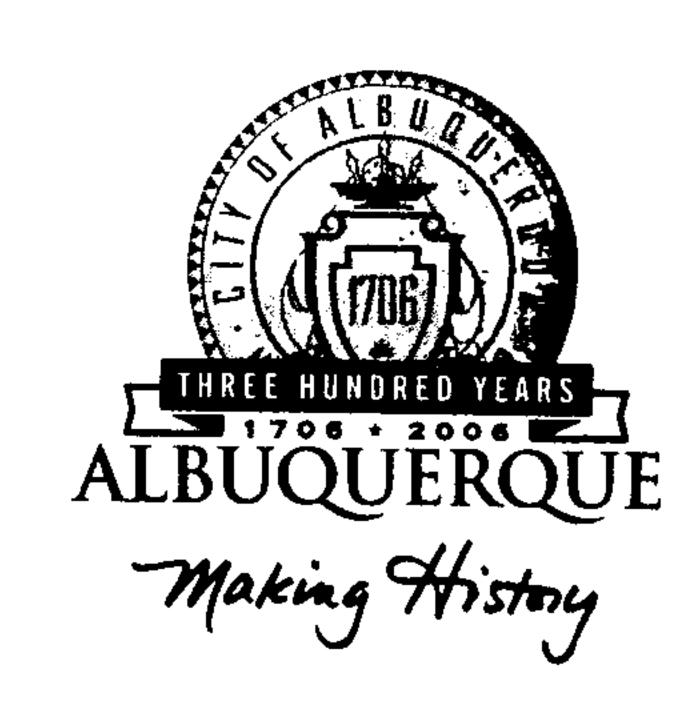
(REV. 1/28/2003rd)

PROJECT TITLE: Team Specialty Products - Phase 2	70NE MAD / DDG BU D # / D ~ 1
DRB #:EPC #:	ZONE MAP / DRG. FILE #: M - 21 / D.5A WORK ORDER #:
LEGAL DESCRIPTION: Lot 1A1 BLOCK 2 Sandia Research	
ENGINEERING FIRM: Isaacson & Arfman, P.A.	CONTACT: Scott McGee
ADDRESS: 128 Monroe St. NE	PHONE: 268-8828
CITY, STATE: Albuquerque, NM	ZIP CODE: 87108
OWNER: Team Specialty Products	CONTACT:
ADDRESS:	PHONE: 291-0182
CITY, STATE:	ZIP CODE:
ARCHITECT: Alex Harrison	
ADDRESS: 8605 Mountain Rd NE	CONTACT:
CITY, STATE: Albuquerque, New Mexico	PHONE: 299-6322
i i i i i i i i i i i i i i i i i i i	ZIP CODE:
SURVEYOR: HARRIS SURVEYING	CONTACT: TONY HARRIS
ADDRESS: NMLS # 114	463 PHONE:
CITY, STATE: Albuquerque, New Mexico:	ZIP CODE:
CONTRACTOR: GERALD MARTIN	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN IST REQUIRES TCL or equal DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR / LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN) OTHER WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	S. DEV. PLAN FOR BLDG. PERMIT APPR. SECTOR PLAN APPROVAL. FINAL PLAT APPROVAL. FOUNDATION PERMIT APPROVAL.
DATE SUBMITTED: iver 4 18/06	BY: Soft Mayee
l i	Isaacson & Arfman P A

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 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 acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

CITY OF ALBUQUERQUE



March 28, 2005

Scott McGee, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Team Specialty Products Phase II, 1400 Eubank Blvd SE, Grading and Drainage Plan

Engineer's Stamp dated 2-15-05 (M21-D5A)

Dear Mr. McGee.

Based upon the information provided in your submittal received 2-22-05, 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).

New Mexico 87103

P.O. Box 1293

Albuquerque

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

www.cabq.gov

Kristal D. Metro

Sincerely,

Engineering Associate, Planning Dept. Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: <u>Team Specialty Products – Phase 2</u>	ZONE MAP / DRG. FILE #: M - 21 / DS/
DRB #: EPC #:	WODE ODDED #
LEGAL DESCRIPTION: Lot 1A1 BLOCK 2 Sandia Research Park CITY ADDRESS: 1400 EUBANK SE	
ENGINEERING FIRM: Isaacson & Arfman, P.A.	CONTACT: Scott McGee
ADDRESS: 128 Monroe St. NE	PHONE: 268-8828
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87108</u>
OWNER: Team Specialty Products	CONTACT:
ADDRESS:	PHONE: 291-0182
CITY, STATE:	ZIP CODE:
ARCHITECT: Alex Harrison	CONTACT:
ADDRESS: 8605 Mountain Rd NE	PHONE: 299- 6322
CITY, STATE: Albuquerque, New Mexico	ZIP CODE:
CLIDMENOD.	CONTRACT.
SURVEYOR:	CONTACT: PHONE:
ADDRESS:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 ST REQUIRES TCL or equal	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPR.
XX GRADING PLAN	SECTOR PLAN APPROVAL
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ENGINEER'S CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL XX BUILDING PERMIT APPROVAL
CLOMR / LOMRTRAFFIC CIRCULATION LAYOUT (TCL)	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)	GRADING PERMIT APPROVAL
OTHER .	PAVING PERMIT APPROVAL
BP4ee paid	WORK ORDER APPROVAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:	OTHER
YES	
NO	
COPY PROVIDED	
DATE SLIDMITTED: Monday Echevary 21 2005	BY: Scott Hee
DATE SUBMITTED: Monday, February 21, 2005	Isaacson & Arfman, P.A.
Requests for approvals of Site Development Plans and / or Subdivision Plats shall	· ·

scope of 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 acres and Sector Plans V
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



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

April 2, 2002

Scott M. McGee, PE
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque, NM 87108

Re: Team Specialty Products Ph. II Grading and Drainage Plan Engineer's Stamp Dated 3-27-02, (M21/D5A)

Dear Mr. McGee,

Based on the information contained in your submittal dated 3-27-02, the above referenced plan is approved for Site Plan for Building Permit Action by the DRB.

Prior to Building Permit please revise the new contour that has been mislabeled at the end of the 24" concrete valley gutter.

If you have any questions, you can contact me at 924-3984.

Sincerely,

Leslie Romero

Engineering Associate, PWD

Development and Building Services

c: Terri Martin, Hydrology

File (2)

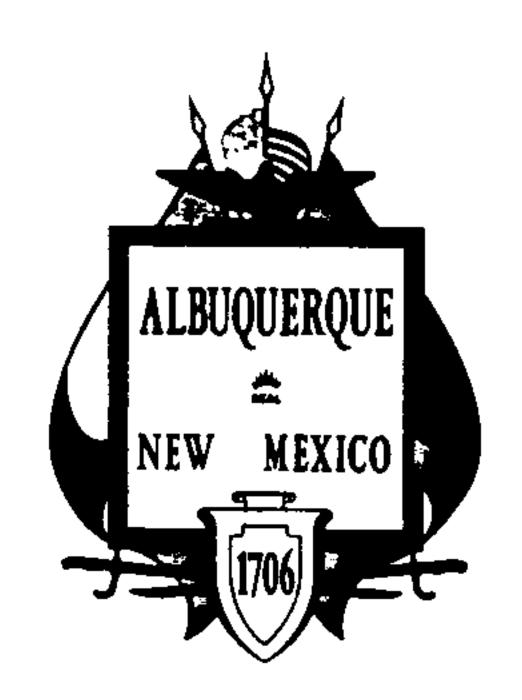
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

/PH-	
PROJECT TITLE: TEAM SPECIALTY PRODUCTS ZONE DRB #:EPC#:WORK	MAP/DRG. FILE #: M 21 D5 A ORDER#:
LEGAL DESCRIPTION: $I = I = I = I = I = I = I = I = I = I $	NOIA RESEARCH PARK
ENGINEERING FIRM: Isaacson & Arfman, P.A. ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM	CONTACT: Scott McGEE PHONE: 268-8828
	ZIP CODE: 87108
	CONTACT:
	CONTACT: ALEX HARRISON
CITY STATE: ALRIIO	PHONE: 299 - 6322 ZIP CODE: 87112
SURVEYOR: SURVEYS SW ADDRESS 333 COMAS NE CITY, STATE: ALBUQ NM	CONTACT: DAN G'RANEY PHONE: 247-4444
CONTRACTOR:	ZIP CODE: 87102
ADDRESS:	CONTACT:PHONE:
911 1, 91/ATC.	ZIP CODE:
DRAINAGE PLAN 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 SIA / F PRELI SIA / F PRELI S. DEV SECTO SECTO FINAL FOUNI CERTI GRADIO	E OF APPROVAL SOUGHT: FINANCIAL GUARANTEE RELEASE IMINARY PLAT APPROVAL V. PLAN FOR SUB'D. APPROVAL V. PLAN FOR BLDG. PERMIT APPROVAL OR PLAN APPROVAL PLAT APPROVAL DATION PERMIT APPROVAL ING PERMIT APPROVAL IFICATE OF OCCUPANCY (PERM.) IFICATE OF OCCUPANCY (TEMP.) ING PERMIT APPROVAL ING PERMIT APPROVAL
WAS A PRE-DESIGN CONFÉRENCE ATTENDED. WAS A PRE-DESIGN CONFÉRENCE ATTENDED. WAR 2 7 2002 WAR 2 7 2002 HYDROLOGY SECTION HYDROLOGY SECTION	ORDER APPROVAL R (SPECIFY)
DATE SUBMITTED: 3/27/02 BY: Scott	M'Hee

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

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- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 17, 2000

Scott McGee, P.E.
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

PH.1

RE: TEAM SPECIALTY PRODUCTS (M21-D5A). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S STAMP DATED OCTOBER 5, 2000.

Dear Mr.McGee:

Based on the information provided on your October 5, 2000 submittal, the above referenced project is approved for Certificat of Occupancy.

The Storm drainage Maintainance Engineer, Mr. Glenn Jurgensen, certified the SO#19 Permit on October 16, 2000.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.

Hydrology

c: Whitney Reierson

File

DRAINAGE INFORMATION SHEET

JECT TEAM Specialty Products	ZONE ATLAS/DRNG. M21/D5/
PRR # EFC # Z-99-122	WORK ORDER #
LEGAL DESCRIPTION: Lots 1-A & 2, Block 2, Sandia	Research Park
CITY ADDRESS: 1400 EUBANK SE	
ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM OWNER: TEAM Specialty Products ADDRESS: //O30 Cochiti Rd SE CITY, STATE: Albuq., NM ARCHITECT: Alexander Harrison Architect ADDRESS: 8605 Mountain Rd NE CITY, STATE: Albuq., NM SURVEYOR: SW SURVEYING ADDRESS: 333 Comas Blvd NE CITY, STATE: Albuq., NM CONTRACTOR: ADDRESS: ADDRESS: CITY, STATE: Albuq., NM	CONTACT: Scott McGee PHONE: 268-8828 ZIP CODE: 87108 CONTACT: PHONE: Z91-0/8Z ZIP CODE: 87/23 CONTACT: Alex Harrison PHONE: Z99 - 6322 ZIP CODE: 87/12 CONTACT: Dan Gurney PHONE: Z47-4444 ZIP CODE: 87/02 CONTACT: PHONE: PHONE: S7/02
DPAINAGE REFORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING FLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER FRE DESIGN MEETING: YES NO COPY PROVIDED DRAINAGE SKETCH PI PRELIMINA S.DEV. PI S.DEV. PI SECTOR PI FUNDATION BUILDING GRADING E FAVING PE S.A.D. DI DRAINAGE	AFFROVAL SOUGHT: LAT AFFROVAL ARY PLAT APPROVAL LAN FOR SUB'D. APPROVAL LAN FOR BLDG. PERHIT APPROVAL LAN APPROVAL AT APPROVAL ON PERMIT APPROVAL ATE OF OCCUPANCY APPROVAL PERMIT APPROVAL ERMIT APPROVAL ERMIT APPROVAL RAINAGE REPORT REQUIREMENTS PECIFY)
DATE SUBMETED: 10-5-00	

BY:
FOR ISANCSON & AREMAN, P.A.

30-10/6



October 6. 2000

Mr. John Murray, PE
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Team Specialty Products
1400 Eubank SE

Dear Mr. Murray:

I personally inspected the referenced project site yesterday and submitted the certified as-built grading plan as required for the Certificate of Occupancy. I also observed the storm drain connection made from the parking lot drainage inlet to the existing catch basin in the south curb of Development Road SE.

The owner desires a 30-day temporary C.O. in order to move equipment and materials into their building this weekend. If you have any questions, please call me at 268-8828.

Sincerely,

ISAACSON & ARFMAN, P.A.

Scott M. McGee, PE

SMM/rtl

pc: via FAX Alex Harrison (298-7746)

D CT 68 2000 D MOROLOGY SECTION



-

City of Albuquerque

February 3, 2000

Scott McGee, P.E.
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

pH. 1

RE: TEAM SPECIALTY PRODUCTS (M21-D5A). GRADING AND DRAINAGE PLAN FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND BUILDING PERMIT APPROVALS. ENGINEER'S STAMP DATED DECEMBER 6, 1999.

Dear Mr.McGee:

Based on the information provided on your December 7, 1999 submittal, the above referenced project is approved Site Development Plan for Building Permit and Building Permit.

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

A separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy approval, an Enginineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.

Hydrology

c: Pam Lujan

D. Salas, St. Maint.

WR

V File

PUBLIC WORKS DEPARTMENT

FEBRUARY 3, 2000

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO:

Desiderio Salas, Street Maintenance Division

FROM:

John Murray, City Hydrologist, Hydrology, PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY DRAINAGE FILE NUMBER (M21-D5A).

Transmitted herewith is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

DRAINAGE INFORMATION SHEET

JECT TEAM Specialty Products	ZONE ATLAS/DRNG. M21/D5
DDD # 7-90-1177	CORDER #
LEGAL DESCRIPTION: Lots 1-A & 2, Block 2, Sandia	Research Park
CITY ADDRESS:	
ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM OWNER: TEAM Specialty Products ADDRESS: //030 Cochiti Rd SE CITY, STATE: Albuq., NM ARCHITECT: Alexander Harrison Architect ADDRESS: 8605 Monatain Rd NE CITY, STATE: Albuq., NM SURVEYOR: SW SURVEYING ADDRESS: 333 Comas Blvd NE CITY, STATE: Albuq., NM	CONTACT: Scott Mc6ed PHONE: 268-8828 ZIP CODE: 87108 CONTACT: PHONE: Z91-0/82 ZIP CODE: 87/23 CONTACT: Alex Harrison PHONE: Z99-6322 ZIP CODE: 87/12 CONTACT: Dan Gurney PHONE: Z47-4444 ZIP CODE: 87/02
CONTRACTOR:	CONTACT:
ADDRESS:CITY, STATE:	PHONE:ZIP CODE:
ERGINEER'S CERTIFICATION HYDROLOGY SECXOS DEV. PLAN F SECTOR PLAN A FINAL PLAT AP	PPROVAL LAT APPROVAL OR SUB'D. APPROVAL OR BLDG. PERMIT APPROVAL PPROVAL PROVAL CRMIT APPROVAL
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YES GRADING PERMIND NO PAVING PERMIT	
COPY PROVIDED S.A.D. DRAINA DRAINAGE REQU OTHER (SPECIF	GE REPORT IREMENTS
DATE SUBMITTED: — 12-7-99	

FOR ISANCSON & AREMAN, P.A.

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE Scott M. McGee, PE

December 7, 1999

Mr. Brad Bingham
Hydrology Division
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Team Specialty Products (M21/D5A)

Dear Mr. Bingham

The Grading & Drainage Plan has been revised to address your 11/23/99 comments as follows:

- 1. A floodplain map has been added.
- 2. A separate exhibit addresses offsite flow which amounts to Q = (2 acres)(2.6 cfs/acre) = 5.2 cfs. This minor flow will be conveyed to Development Road SE in an earthen swale east of the proposed paving.
- 3. Using a developed unit discharge of 4.7 cfs (based on 15% B and 85% D), the 2.55-acre offsite area discharges 12.0 cfs. This 100-year flow rate is carried in the south curb of Development Road just east of Eubank Blvd. DPM Plate 22.3 D-2 gives a flow depth of 0.47 feet for a 1.1% street slope.

Eubank Blvd. currently conveys the undeveloped runoff (Q = 5.2 cfs) from these two lots. This is carried one block south where it enters catch basins on Research Road SE. After development, the discharge to Eubank will be reduced to 4.5 cfs. The South Eubank Storm Drain (COA Project No. 4790.01) has recently been awarded and will be completed in 2000. Amendment No. 2 to the design report dated 11/2/98 shows runoff from Sub-basin No. 605R (which includes this site), based on 85% impervious and 15% landscaped. No ponding was intended for lots within the Sandia Research Park in the design of the proposed 84-inch public storm drain.

Mr. Brad Bingham December 7, 1999 Page 2

- 4. Basin labels have been added as well as orifice and Manning capacity equations. Drainage calculations have been revised to include the future development of Lot 2. See the response to comment 3 above discussing unit discharges allowed from the Sandia Research Park.
- 5. Public ROW construction notes and S.O. #19 permit have been added to the plan.

Very truly yours,

ISAACSON & ARFMAN, P.A.

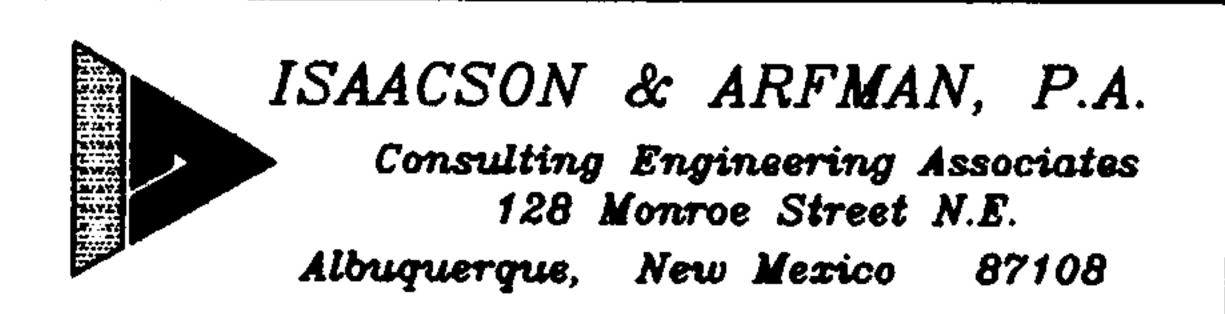
Scott M. McGee, PE

SMM/rtl

Attachments

pc: Alex Harrison

Letter of Transmittal



To:	Abylrologi	Jivisio	21		Date: 12/8/99
		· · · · · · · · · · · · · · · · · · ·	······································		Job No. <u>1093</u>
	: Brad Bin erence: Team	Janan Smaria At		Auto Mo	21/25A
Kert		Juney,		muca 110	
We	transmit to you	copy(ie	es) of	f the following:	
		Plats		Specifications	
		Plans		Submittals	
	······································	Disks		Shop Drawings	
		Report		Copy of Letter	
	Offsite L	rainage ?	May	<u></u>	
Thic	information is transm	itted:			
	As per your request		<i></i>	For your files	
	For your review & ap	nroval		For your use	
	For your information	pi o vai		Please review 8	ն return
	For you attention			For return to yo	
	For your signature			Please advise	Jul Hics
<u></u>	i oi youi şigilature		<i></i>	ricase auvise	
<u></u>	• · · · · • · · · · · · · · · · · · · ·				
Rem	narks: Brod	this ma	12	was left	2 out of
	Ju ju	bitta by	2/2		was delivered
	gesterd	ay, 12/7/	99) please i	illude in
En	Scott McGe	sul mitty	<u>//. </u>	· · · · · · · · · · · · · · · · · · ·	
By:	Scott McGe	<u>e</u>	Cop	ies to:	
•	(505) 268 — 8828; FA	X: (505) 268 -	2632	; EMAIL: iamen	grs@swcp.com



City of Albuquerque

November 23, 1999

Scott McGee, PE Isaacson & Arfman 128 Monroe St NE Albuquerque, NM 87108

Re: Team Specialty Products Grading & Drainage Plan

Engineer's Stamp dated 9-23-99 (M21/D5A)

Dear Mr. McGee,

Based upon the information provided in your submittal dated 9-24-99, the above referenced report cannot be approved for Site Plan for Building Permit at this time for the following reasons:

- 1.) A flood plain map with panel designation is required on all submittals.
- 2.) Show offsite drainage basin(s) and discuss how you will mitigate this runoff.
- 3.) Discuss street capacities and storm drain capacities in the vicinity. Is there adequate capacity for your proposed discharge?
- 4.) Label basins so as to assess flow depths in parking areas and identify potential areas of insufficient capacity. Include calculations to show adequacy of the inlet and rundown. Size them for the other half of the lot as fully developed since you are proposing to combine lots 1-A & 2. Revise your land treatments to reflect this. According to the Master Plan for this area, interim limits of runoff are 3.24 cfs per acre. Provide discussion that you are within this limit.
- 5.) An SO#19 permit will need to be included on your next submittal.

Even though you have submitted a "conceptual" grading & drainage plan, you are seeking Site Plan for Building Permit approval. Therefore, a more formal submittal is requested. If you have any questions about my comments, you can contact me at 924-3986.

Sincerely,

Braelly J. Bingham, PE

Hydrology Review Engineer

C



DRAINAGE INFORMATION SHEET

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BY:

FOR ISANCSON & ARFMAN, P.A.

1512 Sagebrush Trail SE Albuquerque, NM 87123

(505) 296-0461

235-2256 cell

296-0467 fax

November 1, 1999

Fred J. Aguirre, P.E., City Engineer City of Albuquerque 600 2nd Street NW Albuquerque, NM 87102

Case No:

M21-D005A

Submittal dated:

September 24, 1999 by Scott McGee, Isaacson & Arfman

Project Title:

Team Specialty Products

Location:

Eubank and Gibson

Approval Type:

S. Dev. Plan for Building Permit Approval

This submittal concerns the construction of a commercial building on a 2-acre Note: site. Site will utilize existing storm drainage system in Eubank.

Dear Mr. Aguirre:

Based on the submittal stamped September 23 1999, the proposed grading and drainage plan appears to be incomplete and can not be approved for site development plan for building permit approval at this time. The following clarifications should be included in subsequent submittals:

- Show a flood map on the plan.
- Show an offsite drainage map on the plan.
- Discuss the street capacities and storm drainage capacities in the vicinity.
- Illustrate adequate downstream capacity for discharge from project site.
- Break lot into more than one drainage basin to assess flow depths in the parking areas and to identify potential areas of insufficient capacity.
- With the calculations as shown on the plan, how do you know how much goes to the sidewalk culvert and how much goes to the proposed inlet on the north side of the project?
- Show inlet and culvert capacity calculations on the plan.

If you have any questions regarding this letter or need any clarification concerning the above project, please feel free to call me at 296-0461.

Sincerely,

Mark H. Burak, P.E.

Hydrology Consultant

Wark Bunk



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ

CHIEF **ADMINISTRATIVE OFFICER**

GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES

DEPUTY CAO PUBLIC SERVICES

LARRY LARRANAGA

DAN WEAKS

July 6, 1988

Jeff Mortensen, P.E. Jeff Mortensen & Associates, Inc. 811 Dallas, NE Albuquerque, New Mexico 87110

> ELECTRONIC RESEARCH FACILITY (M-21/D5A) RE:

Dear Mr. Mortensen:

As a follow-up to my last memo dated June 22, 1988, in regards to the above referenced project, I offer the following information.

In reviewing the Master Drainage Report for Sandia Research Park, I realized that the retention pond was not sized to retain 100% of the runoff from the 40 acre development. The only factor limiting the runoff from each lot is the peak rate of runoff that the streets, storm drain, and pond rundown, were designed for.

Therefore, it is not necessary that Phase II of your project be delayed until the permanent outfall is in place, provided that the peak rate of runoff does not exceed the proportional rate allowed for.

If you have any further questions, call me at 768-2650.

Cordially,

Roger A. Green, P.E.

C.E./Hydrology Section

RAG/bsj

John Andrews Tom Mann **



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR

KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER

GENE ROMO

DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

DEPUTY CAO
PUBLIC SERVICES

LARRY LARRANAGA DAN WEAKS

June 22, 1988

Jeff Mortensen, P.E. Jeff Mortensen & Associates, Inc. 811 Dallas, NE Albuquerque, New Mexico 87110

RE: REVISED CONCEPTUAL GRADING & DRAINAGE PLAN OF ELECTRONIC RESEARCH FACILITY, RECEIVED JUNE 17, 1988 FOR SITE DEVELOPMENT PLAN APPROVAL (M-21/D5A)

Dear Mr. Mortensen:

The above referenced submittal, revised June 17, 1988, is approved for Site Development Plan approval. The Site Development Plan submitted to the DRB must show the proposed phasing and note the requirement that Phase II cannot proceed until the Eubank storm drain outfall system is constructed.

Submittal of a detailed Grading and Drainage Plan will be required prior to Building Permit release.

If you have any questions, please call me at 768-2650.

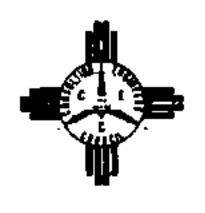
Cordially,

Roger A. Green, P.E.

C.E./Hydrology Section

RAG/bsj





JEFF MORTENSEN & ASSOCIATES, INC. □ ENGINEERS □ 811 DALLAS N.E. □ ALBUQUERQUE □ NEW MEXICO 87110 □ (505) 265-5611

880571 June 17, 1988

Mr. Roger A. Green, P.E. C.E./Hydrology Section City of Albuquerque P. O. Box 1293 Albuquerque, NM 87103

Conceptual Grading & Drainage Plan for Electronic Research

Facility

Dear Mr. Green:

The following is in response to the comments made in the letter dated August 31, 1987, for the referenced project.

The calculations have been revised and the developed condition for Phase I with 1/2 the street is below the proportion allowed by the Master Drainage Plan. Phase II will be deferred until the development of the downstream drainage facility.

If you should have any questions, please give me a call.

Sincerely,

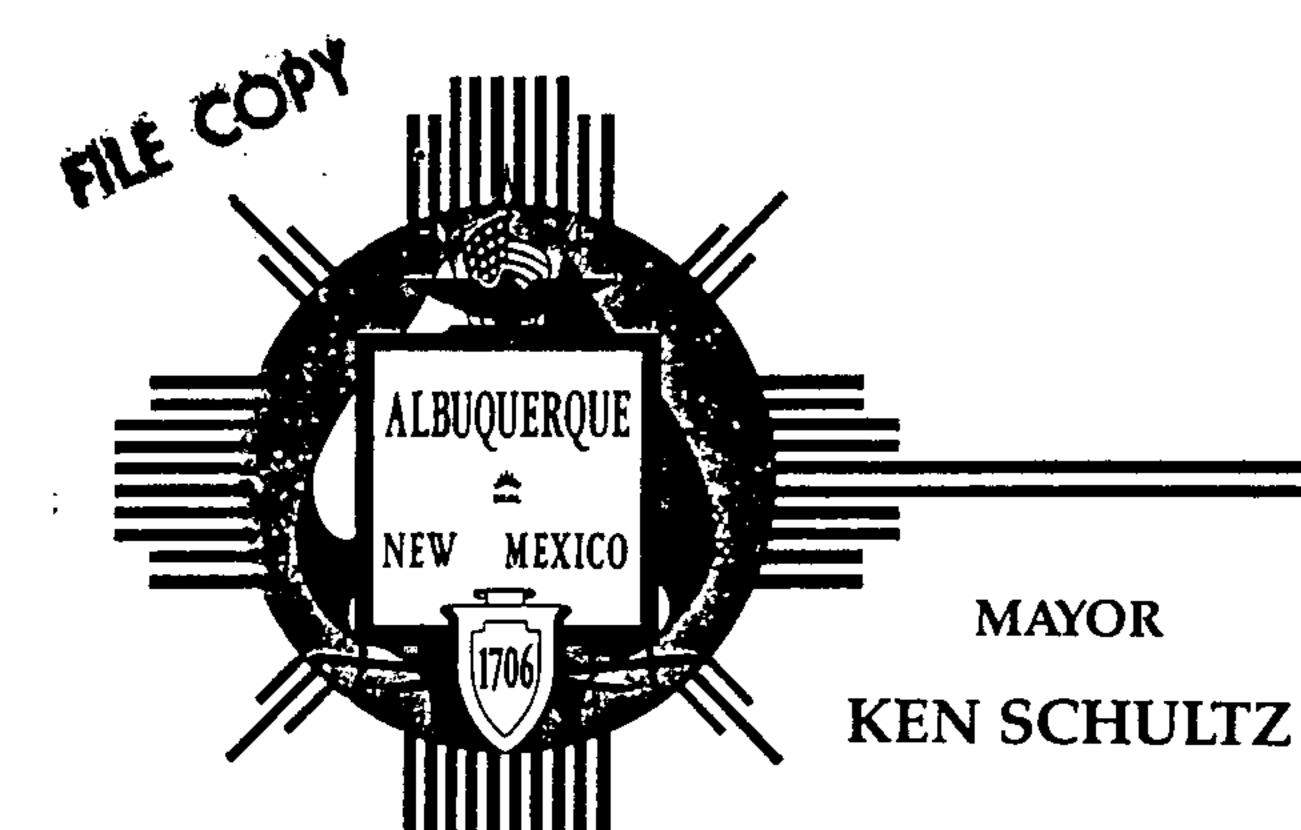
JEFF MORTENSEN & ASSOCIATES, INC.

Peter M. Lujan U

Staff Engineer

PML:dj

PROJECT TITLE: ELECTRONIC PRESENTE	CH ZONE ATLAS/DRNG. FILE #: M2//5a
LEGAL DESCRIPTION: LOT 2, BLKZ	FANDIA RESCARCEA PACK
CITY ADDRESS:	ANKENNE 5
ENGINEERING FIRM: LEFF MORTENSENS	ASSOCIONTACT: JUSE MORTENSEN
ADDRESS: 811. DALLAS NE	37/10 PHONE: 265-56/1
OWNER: ELECTRONIC RESEARCH	
ADDRESS: FACILITY	PHONE: 294-3105
ARCHITECT: SEE ENGINEER	
ADDRESS:	PHONE:
SURVEYOR: SCE CNGWEST	CONTACT:
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DATE SUBMITTED: 6/17/88	ROUGH GRADING PERMIT APPROVAL GRADING/PAVING PERMIT APPROVAL X OTHER Permit Approval (SPECIFY)
BY: <u>Peter Lujan</u>	• • • • • • • • • • • • • • • • • • •



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CHIEF ADMINISTRATIVE OFFICER

DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

DEPUTY CAO
PUBLIC SERVICES

GENE ROMO

LARRY LARRANAGA

DAN WEAKS

June 15, 1988

Jeff Mortensen, P.E. Jeff Mortensen & Associates, Inc. 811 Dallas, NE Albuquerque, New Mexico 87110

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR ELECTRONIC RESEARCH FACILITY, RECEIVED MAY 31, 1988 FOR SITE DEVELOPMENT PLAN APPROVAL (M-21/D5A)

Dear Mr. Mortensen:

I have reviewed the above referenced submittal dated May 27, 1988, and cannot approve it for the following reasons:

- that allowed by the Master Drainage Plan. Your site, when fully developed and including % of the street right-of-way adjacent to property, cannot have a "C" value greater than 0.80;
- 2. the volume of runoff from the site exceeds the proportion allowed by the Master Drainage Plan. The retention pond for the entire subdivision was sized for 3,900 ft³ per ac. Your site, including % of the street right-of-way cannot exceed this amount. Therefore, the percent of pervious area must be increased to reduce the volume of runoff and peak rate of discharge.

If you have any questions, please call me at 768-2650.

Cordially,

Roger A. Green, P.E.

C.E./Hydrology Section

RAG/bsj

CITY ADDRESS: EMGINEERING FIRM: JEFF MORTENSEN & ASSOCIONTACT: JEFF MORTENSEN ADDRESS: ADDRESS: BII DALLAS NE B7113 PHONE: ADDRESS: APOLITY ADDRESS: ARCHITECT: ADDRESS: SURVEYOR: CONTACT: ADDRESS: PHONE: NO SHEET PROVIDED PROJ. NO.	PROJECT TITLE: ELECTRONIC PRESERVE	CH ZONE ATLAS/DRNG. FILE #: M21/D
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