HYDROLOGY D17/D3E 2 PLANS

D17/D3E

2 PLANS

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

April 2, 1987

James Topmiller, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: FINAL CERTIFICATION FOR PYRAMID PLAZA (D-17/D3E)

Dear James:

I am in receipt of your letter dated March 30, 1987. Based on the information provided on your letter, the above referenced drainage certification is complete.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

RAG/bsj

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD EL PASO, TEXAS 79925 (915) 778-4491

March 30, 1987

RECEIVED
APR 01 1987
HYDROLOGY SECTION

Bernie Montoya, C.E.,
Engineering Assistant
Utility Development Division
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Pyramid Plaza - Completion of Paving (D17/D3E)

Dear Bernie:

In accordance with the request of your March 2, 1987 letter concerning the referenced development, I am writing to inform your office that the paving work on the north side of the hotel building has been completed and installed in substantial compliance with the approved drainage plan.

If I can answer any questions you may have on this, please call me.

Sincerely,

James Topmiller, P.E.
Project Manager

cc: Jim Bubb/Western Technologies

JT/da
Job No. 51432

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRY
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 390 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6711 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

February 25, 1987

RECEIVED
FEB 26 1987
HYDROLOGY SECTION

Bernie Montoya, C.E.
Engineering Assistant
Design Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Final Request for Drainage Certification - Pyramid Plaza (D17-D3E)

Dear Bernie:

The purpose of this letter is to submit the final drainage certification and as-built drawing for the referenced project. To this point, only temporary certificates of occupancy have been granted for the site until such time as the temporary drainage detention pond had been completed along the west boundary of the project. The pond has now been completed and is as-builted on the attached drawing.

Additionally, the as-built drawing identifies the portion of driveway north of the building that has not been paved as yet. This will probably occur in the warmer temperatures of late Spring or early Summer. However, this area is not a major drainage carrier and does not significantly affect the site's drainage concept. I am certifying by this submittal the site's "substantial" compliance with the approved drainage report.

With this certification, we are requesting the release of permanent CO's for the project. If I can answer any questions, please call me.

Sincerely,

James Topmiller

James Topmiller, P.E.
Project Manager

Attachment

cc: Jim Bubb
Ron Moore

JT/da
Job No. 51432

PRINCIPALS
LARRY W. HUSTON
MICHAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PYRAMID PLAZA ZONE ATLAS/DRNG. FILE #: D17-D3E

LEGAL DESCRIPTION: TRACT 2A-1, JOURNAL CENTER

CITY ADDRESS: _____

ENGINEERING FIRM: BOHANNAN-HUSTON CONTACT: JAMES JOPMILLER

ADDRESS: 7500 JEFFERSON NE PHONE: _____

OWNER: JOHN Q. HAMMONS, INC. CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: BOHANNAN-HUSTON CONTACT: _____

ADDRESS: SEE ABOVE PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
FEB 26 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
✓ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
✓ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
✓ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2.26.87

BY: James Jopmiller

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
~~4133 Central NW, Albuquerque, NM 87102~~
~~(505) 768-7844~~

December 28, 1986

Mr. James Topmiller
Bohannan - Huston Inc.
Courtyard I, 7500 Jefferson St. NE
Albuquerque, NM 87109

RE: Request for Temporary Certificate of Occupancy - Pyramid Plaza
(D17-D3E)

Dear Mr. Topmiller,

We had previously approved a 30-day Temporary Certificate of Occupancy for the site. Attached is a letter from Mr. David Kundziolka requesting the 30-day temporary. As indicated in the letter he stated that Bohannan-Huston would certify the project.

Sincerely,

Carlos A. Montoya,
Flood Plain, Administrator/Hydrology

CM/db
Ref. D17D3E

D17/D3E

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRY
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 397 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6711 VISCOUNT BLVD EL PASO, TEXAS 79925 (915) 778-4491

RECEIVED
DEC 18 1986
HYDROLOGY SECTION

December 18, 1986

Mr. Bernie Montoya
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Request for Temporary Certificates of Occupany - Pyramid Plaza @ Journal Center

Dear Bernie:

I am writing to request that 30-day temporary certificates of occupancy be granted for the referenced project. The site, excluding the temporary detention pond at the west boundary, has been completed in substantial compliance with the approved drainage/grading plan. Final CO's will be requested upon satisfactory completion of this pond. Thank you for your consideration of this matter. If I can answer any questions, please contact me.

Sincerely,

James Topmiller

James Topmiller, P.E.
Project Manager

cc: Jim Bubb

JT/da
Job No. 51432

PRINCIPALS
LARRY W. HUSTON
MICHAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

WESTERN TECHNOLOGIES INC.

8305 Washington Place, N.E.
Albuquerque, New Mexico 87113
(505) 823-4488

December 11, 1986

Mr. Bernie Montoya
City of Albuquerque
Hydrology Department
P. O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr Montoya:

Western Technologies Inc. is the designated Special Inspector for the Holiday Inn Atrium located at 5151 San Francisco Road, N.E., Albuquerque, New Mexico. At the present time, we are seeking a 30 day Temporary Certificate of Occupancy (TCO) for the atrium area, the ballroom and adjacent corridors and restroom facilities, and the kitchen. These first floor facilities are to be utilized for meetings and meal services on December 12th and 13th.

In the near future, we will request a final inspection and a final Certificate of Occupancy. At that time, we will contact James Topmiller of Bohannan-Huston Inc. for certification that the site drainage system has been installed to their plans and specifications.

We appreciate your cooperation in performing a preliminary inspection and in issuing a 30 day TCO. If you have any questions concerning this request, or if I can provide additional information, please give me a call at (505) 823-4488.

Sincerely,
WESTERN TECHNOLOGIES INC.

David A. Kondziolka
Division Manager/Special Inspector

/jn

cc: Ron Moore Construction
Bohannan-Huston

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 20, 1985

Mr. James Topmiller
Bohannan-Huston, Inc.
4125 Carlisle NE
Albuquerque, NM 87107

REF: DRAINAGE PLAN FOR PYRAMID PLAZA HOTEL (D17-D3E) RECEIVED AUGUST 1, 1985

Dear James:

The referenced plan dated June 19, 1985 is approved for Building permit sign-off.

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

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N. E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N. M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

July 30, 1985

Mr. Carlos A. Montoya
Hydrology Section
City of Albuquerque
Post Office Box 1293
Albuquerque, NM 87103

RECEIVED
AUG 01 1985
HYDROLOGY SECTION

Re: Response to Comments - Pyramid Plaza Drainage Report (D17-D3E)

Dear Carlos:

The purpose of this letter is to respond to your comments of July 11, 1985 concerning the above referenced drainage report. The comments and appropriate responses are listed below:

Comment:Response

1. **Building Permit Approval:** The information sheet attached now requests building permit approval.

2. **Private Drainage Easements:** The plat for Pyramid Plaza has provided reciprocal drainage easements for site runoff to drain to and across adjacent Journal Center property to the west. A copy of the plat is enclosed.

3. **Maintenance Agreements:** Enclosed is a letter providing maintenance assurances of the temporary detention pond from the respective property owners. The letter places actual maintenance responsibilities on Pyramid Plaza while Journal Center agrees to allow access to the pond for maintenance purposes.

4. **Erosion Protection:** Erosion protection has been considered in the design of the pond and grading scheme. Protection during construction has been provided by a trench/berm feature as shown on the plat. Following construction, erosion control west of the site is provided by the temporary detention pond and pond spillway. The pond is sized to detail the 5-year storm and release this through a 4" pipe outlet at a small controlled rate. At higher flows, the riprap spillway will reduce velocities , dissipate energy, and spread flows with minimal erosion. The approximately 2% slopes below the spillway will keep velocities low. Additionally, total runoff to the west has not increased due to development as shown in the calculations submitted originally.

PRINCIPALS
JERRY R. BOHANNAN, P.E.& L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

I believe these responses address your comments satisfactorily. Enclosed is a final grading/drainage plan and a final grading plan (to be included in the Building Permit Plan set) for your approval and files. If I can answer any further questions, please call me.

Sincerely,

James Topmiller

James Topmiller, P.E.
Project Engineer

cc: Mr. David Contag
Mr. John O. Hammons
Mr. Ron Moore

JT/mls
Job No. 5 143 7

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

RECEIVED
AUG 01 1985
HYDROLOGY SECTION

July 18, 1985

Mr. Michael Callahan
Journal Center Corporation
7777 Jefferson N.E.
Albuquerque, NM 87109

Mr. John O. Hammons
John O. Hammons Industries
300 Sherman Parkway
Springfield, MO 65802

Re: Pyramid Plaza Drainage Easements and Maintenance Agreements
(D17-D3E)

Dear Mike:

The purpose of this letter is to provide the City of Albuquerque with adequate assurances concerning the above referenced items of the Pyramid Plaza drainage management plan. You are aware that the plan calls for a small portion of the referenced site to drain west to a temporary detention pond capable of detaining the 5-year storm runoff. Due to site constraints and agreements between property owners, the pond will be located on Tract 2A-2 of Journal Center adjacent to but outside the Pyramid Plaza site which is located on Tract 2A-1. The pond will discharge at controlled rates to the west.

Your concurrence by signature below certifies that Journal Center is providing, by plat, reciprocal drainage easements for Pyramid Plaza runoff across adjacent Journal Center property. It further assures that Pyramid Plaza owners will be provided required maintenance access to the temporary detention pond. Access shall be provided until such time as the pond has been removed by development of the adjacent property. The pond shall not be removed prior to the provision of a new City-approved plan for handling Pyramid Plaza runoff. Pyramid Plaza agrees to functionally maintain the temporary pond until the pond is removed under the conditions stated above.

The agreements and assurances provided hereon shall be binding upon the land, the undersigned parties, their heirs and assigns.

PRINCIPALS
JERRY R. BOHANNAN, P.E.& L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

The signed original of this letter will be provided to the City Hydrology Section in response to comments made in their letter of July 11, 1985. If you have any questions, please contact me.

Sincerely,

James Topmiller

James Topmiller, P.E.
Project Engineer

CONCURRENCE:

MICHAEL CALLAHAN
Director of Operations
Journal Center Corporation

JOHN O. HAMMONS
(Pyramid Plaza Developer and Owner)
John O. Hammons Industries

cc: Mr. David Contag
Mr. John O. Hammons
Mr. Ron Moore

JT/mls
Job No. 5 143 7

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

July 11, 1985

Brian Burnett
Bohannan-Huston, Inc.
4125 Carlisle Boulevard, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE REPORT FOR PYRAMID PLAZA HOTEL
(D-17/D3E) RECEIVED JUNE 21, 1985

Dear Mr. Burnett:

I have reviewed the referenced plan and forward these comments:

1. I believe that since you have obtained Site Development Plan approval, this submittal should be for Building Permit approval.

2. The following items must be addressed and processed for discharges to the west:

   A. Private drainage easement.
   B. Maintenance agreements.
   C. Erosion protection.

If you have any questions regarding my comments on this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

June 19, 1985

RECEIVED
JUN 21 1985
HYDROLOGY SECTION

Mr. Fred Aguirre
City of Albuquerque
Hydrology Section
P.O. Box 1293
Albuquerque, NM 87103

Re: Final Grading/Drainage Report
Pyramid Plaza in Journal Center

Dear Fred:

Enclosed is one copy of the final grading/drainage report for the referenced development for your review and approval. The report has been revised to incorporate your initial review comments of June 12, 1985. Additionally, the necessary details of drainage structures are included on this final plan. Below are the responses to your comments:

1. **Professional Engineer's Stamp:** Has been provided with the revision date.

2. **Detailed Grading Plan:** Refer to the paragraph following these comments. In conversation with Carlos Montoya of your office, he indicated that a note calling out 6" curb height onsite would suffice in lieu of flowline information at each of the numerous TC spot elevations.

3. **Existing R/W or Easements:** R/W lines have been identified. There are no encroachments at this time.

4. **Vicinity Map:** This was included on Sheet 2 of your submittal.

5. **Legal Description:** Included on Sheet 2.

6. **Benchmark Description/Location:** The benchmark description and location as shown on Sheet 1 of your submittal has been expanded.

7. **TBM Location:** The benchmark itself is sufficiently close to the site to serve as project TBM.

8. **Existing TC/FL Elevations:** Existing flowline information on San Francisco Road has been added to the top of curb elevations already provided. This concluded your comments.

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

The information sheet included with the report has been revised. Due to circumstances delaying the architectural plan review in the building permit process, we are no longer seeking building permit approval. The plat and site development plan still require DRB processing and approval of the drainage report is required for these items as well. When circumstances change, a final detailed grading plan will be submitted in preparation for building permit approval.

If you have any questions or require additional information, please call me.

Sincerely,

James Topmiller

James Topmiller, P.E.
Project Engineer

cc: Mr. David Contag
Mr. John O. Hammons

JT/mls
Job No. 5 143 7

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

June 12, 1985

James Topmiller
Bohannan-Huston, Inc.
4125 Carlisle NE
Albuquerque, NM 87107

REF: DRAINAGE PLAN FOR PYRAMID PLAZA HOTEL (D17-D3E) RECEIVED MAY 21, 1985

Dear Mr. Topmiller:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to complete the review process:

1. Professional Engineer's Stamp with signature and date (revision date).
2. Detailed grading plan showing T.C. & F.L. Elevations per DPM for inclusion in the building permit set.
3. Existing R/W or easements.

Plan Drawing information needed:

1. Vicinity map.
2. Legal Description.
3. Bench mark description/location
4. TBM location.
5. Existing City top of curb and flow line elevations on or adjacent to site.

The plan is identified as preliminary; therefore, I assume the plan will change.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Fred J. Aguirre
City Design/Hydrology Section

FJA:BJM:mrk

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD., N. E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N. M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

RECEIVED
MAY 21 1985
HYDROLOGY SECTION

May 20, 1985

Mr. Fred Aguirre
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Pyramid Plaza Hotel - Preliminary Drainage/Grading Plan Submittal

Dear Fred:

Enclosed is a preliminary drainage/grading plan of the referenced site for your review and comment. The site contains approximately 7.00 acres at the northwest corner of San Francisco Road and the West Frontage Road of I-25. The Journal Center Drainage Management Plan governs the drainage characteristics of the developed site.

The major portion of site runoff will be discharged to San Francisco Road. The remaining site runoff discharges to rundowns on the west boundary. The rundowns release runoff to a temporary shallow detention pond capable of detaining the 5-year storm. Reciprocal drainage easements have been provided on the plat for drainage across the adjacent tract.

If you have any questions, please call James Topmiller or me.

Truly yours,

James Topmiller

for Brian Burnett, P.E.
Division Manager

JT/mls
Job No. 5 143 6

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

D17/D3E

RECEIVED
SEP 12 1985
HYDROLOGY SECTION

INFRASTRUCTURE IMPROVEMENTS REQUIRED
FOR
PYRAMID PLAZA HOTEL

August 28, 1985

DRB-85-246

PUBLIC

Type of Improvements	**Location**
Median Opening and Turnbay:	
75' Std C & G with Arterial Paving	San Francisco Road, west of I-25 Frontage Road
Water:	
1600' - 12" main w/3 gate valves 2 - fire hydrants	East, north and west perimeters of site
Sanitary Sewer:	
314' - 8" main w/2-4' dia. MH	From Jefferson Street, E 300' to the NW corner of the site

Water - No financial guarantees required

Sanitary Sewer - Financial guarantees are required

Approved as Noted

Jon E Eckgaard 9/10/85

Median opening & turnbay — Guarantees are required
— thomas a Kennedy 9/10/85

For City Engineer

Richard Bmeen 9.10.85
DRB Chairman Date

BOHANNAN-HUSTON INC.

DRAINAGE PLAN
FOR
PYRAMID PLAZA HOTEL
AT
SAN FRANCISCO ROAD
AND
WEST FRONTAGE ROAD

~~Revisions~~ ?

Carlos:
No revisions were made on the drawings. They responded to your comments by letter only.

JJ

DRAINAGE PLAN
FOR
PYRAMID PLAZA HOTEL
AT
SAN FRANCISCO ROAD
AND
WEST FRONTAGE ROAD

PREPARED FOR:

JOHN Q. HAMMONS
HAMMONS, INC.
300 SHERMAN PARKWAY, SUITE 900
SPRINGFIELD, MISSOURI 65802

PREPARED BY:

BOHANNAN-HUSTON, INC.
4125 CARLISLE BOULEVARD N.E.
ALBUQUERQUE, NM 87107

August 1985

Job No. 5 143 6

Brian G. Burnett, P.E.
N.M.P.E. No. 8541

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Pyramid Plaza Hotel ZONE ATLAS/DRNG.# D-17,D-18

LEGAL DESCRIPTION: Tract 2 A, Journal Center

CITY ADDRESS:

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Brian Burnett

ADDRESS: 4125 Carlisle N.E. Albuq. NM 87107 PHONE: 881-2000

OWNER: Hammons, Inc. CONTACT: John Q. Hammons

ADDRESS: 300 Sherman Parkway, Suite 900
Springfield, Missouri 65806

ARCHITECT: Hood Rich Architects & Consulting Engineers

ADDRESS: 801 S. Glenstone, Springfield, Missouri 65802

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
AUG 01 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___
EPC NO. ___
PROJ. NO. ___

TYPE OF SUBMITTAL:

x DRAINAGE REPORT
___ DRAINAGE PLAN
___ CONCEPTUAL GRADE & DRAIN PLAN
X GRADING PLAN
x EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ DRAINAGE MANAGEMENT PLAN

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
x BUILDING PERMIT APPROVAL
___ FOUNDATION PRMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 7/31/85

BY: James Jopmith

BOHANNAN-HUSTON INC.
ALBUQUERQUE BLVD. NE, ALBUQUERQUE, NEW MEXICO 87109 505 345-1201
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N. M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

July 18, 1985

Mr. Michael Callahan
Journal Center Corporation
7777 Jefferson N.E.
Albuquerque, NM 87109

Mr. John Q. Hammons
John Q. Hammons Industries
300 Sherman Parkway
Springfield, MO 65802

Re: Pyramid Plaza Drainage Easements and Maintenance Agreements
(D17-D3E)

Dear Mike:

The purpose of this letter is to provide the City of Albuquerque with adequate assurances concerning the above referenced items of the Pyramid Plaza drainage management plan. You are aware that the plan calls for a small portion of the referenced site to drain west to a temporary detention pond capable of detaining the 5-year storm runoff. Due to site constraints and agreements between property owners, the pond will be located on Tract 2A-2 of Journal Center adjacent to but outside the Pyramid Plaza site which is located on Tract 2A-1. The pond will discharge at controlled rates to the west.

Your concurrence by signature below certifies that Journal Center is providing, by plat, reciprocal drainage easements for Pyramid Plaza runoff across adjacent Journal Center property. It further assures that Pyramid Plaza owners will be provided required maintenance access to the temporary detention pond. Access shall be provided until such time as the pond has been removed by development of the adjacent property. The pond shall not be removed prior to the provision of a new City-approved plan for handling Pyramid Plaza runoff. Pyramid Plaza agrees to functionally maintain the temporary pond until the pond is removed under the conditions stated above.

The agreements and assurances provided hereon shall be binding upon the land, the undersigned parties, their heirs and assigns.

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

The signed original of this letter will be provided to the City Hydrology Section in response to comments made in their letter of July 11, 1985. If you have any questions, please contact me.

Sincerely,

James Topmiller

James Topmiller, P.E.
Project Engineer

CONCURRENCE:

MICHAEL CALLAHAN
Director of Operations
Journal Center Corporation

JOHN O. HAMMONS
(Pyramid Plaza Developer
and Owner)
John O. Hammons Industries

cc: Mr. David Contag
Mr. John O. Hammons
Mr. Ron Moore

JT/mls
Job No. 5 143 7

RECEIVED B.H. JUL 12 1985

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

David
Cc John Conley
JT BB
Job # 51436

July 11, 1985

Brian Burnett
Bohannan-Huston, Inc.
4125 Carlisle Boulevard, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE REPORT FOR PYRAMID PLAZA HOTEL
(D-17/D3E) RECEIVED JUNE 21, 1985

Dear Mr. Burnett:

I have reviewed the referenced plan and forward these comments:

1. I believe that since you have obtained Site Development Plan approval, this submittal should be for Building Permit approval.

2. The following items must be addressed and processed for discharges to the west:

   A. Private drainage easement.
   B. Maintenance agreements.
   C. Erosion protection.

If you have any questions regarding my comments on this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj