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

February 20, 1996

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

RE: ENGINEER CERTIFICATION FOR NORWEST BANK @ JOURNAL CENTER (D17-D3H) CERTIFICATION STATEMENT DATED 2/9/96.

Dear Mr. Topmiller:

Based on the information provided on your February 9, 1996 submittal, Engineer Certification for the above referenced site is not acceptable.

A 30-Day temporary Certificate of Occupancy will be issued until the required Type "D" (double) inlet is constructed to replace Type "A".

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
Dick Dawson
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: NORWEST BANK ZONE ATLAS/DRNG. FILE # D17 / D3H

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 4AA-4A Journal Center

CITY ADDRESS: _____

ENGINEERING FIRM: BOHANNAN HUSTON, INC. CONTACT: JAMES TOPMILLER

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109 PHONE: 823-1000

OWNER: Von Gilbert Architects CONTACT: Dick Dawson

ADDRESS: 319 Central NW PHONE: 247-9955

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

RECEIVED
FEB - 9 1996

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ 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 APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2/9/96

BY: JAMES R TOPMILLER

REVISIONS FOR ACCOMMODATION OF DRIVE THROUGH LANES:
Due to the fact that the relative areas of landscaping and paving are substantially unchanged, the Drainage Management Plan outlined below is still valid. The most significant change to the drainage path comes from the addition of a small concrete channel, 5-6" pipes, and a graded swale which will be used to convey flows offsite. Several spot elevations have also been changed and or added due to the addition of the drive through lanes. Also, under city work order, the 'double D' inlet located in the eastern entrance is being replaced by a type 'double A' inlet.

EXISTING SITE CHARACTERISTICS

Vegetation: Except for existing landscaping along the west and south boundaries, the site is only sparsely vegetated with native grasses.

Grades: The site has been previously graded under the original development of Journal Center and shows an even grade of approximately 3% to the west. This grade ends at the landscaped berm adjacent to Jefferson Street.

Improvements on Structures: A brick sign enclosure in the southwest corner of the site and a lift station facility in the northwest corner, both outside the limits of grading, are the only structures.

Soil Type: Emb (Embudo) soil series, gravelly fine, sandy loam, hydrologic soil group B (see Soils Map this sheet).

Flood Zones: None exist on this site (see Flood Map this sheet).

EXISTING SITE DRAINAGE

The side currently drains northwesterly in a free discharge manner. The landscaped berm running parallel to Jefferson diverts runoff to the Jefferson/Masthead intersection where it is released into the street. Flows then move westerly across Jefferson Street to Masthead Street, eventually discharging downstream into an arm of the North Diversion Channel.

Existing Runoff Rate: Q = CIA = 0.40 (4.65)(3.00) + 0.25 (4.65)(0.43) = 6.1 cfs, using Tc = 10 min., R = 2.2", 3.00 acres of undeveloped land, 0.43 acres existing landscaping.

PROPOSED DRAINAGE MANAGEMENT

This site falls under the guidelines of the 1984 "Journal Center Drainage Management Plan" prepared by Bohannan-Huston, Inc. The plan permitted free discharge of developed sites in Journal Center. This grading/drainage plan proposes grading of the site such that free discharge of site-generated developed runoff occurs at the northwest corner of the tract. Runoff will be released into the street by a sidewalk culvert. The building is a flat-roofed, guttered structure which will effectively reduce runoff from the building to negligible rate.

Proposed Runoff Rate: Q = CIA = 0.25 (4.65)(1.12) + 0.95 (4.65)(1.67) = 1.3 + 7.4 = 8.7 cfs, where there are 1.12 acres of landscaping proposed and 1.67 acres of paving and sidewalk.

CONSTRUCTION NOTES:

1. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE PROPERTY BOUNDARIES. THE EXCEPTIONS SHALL BE: (A) LANDSCAPING WITHIN MASTHEAD R.O.W., (B) THE DRAINAGE SWALE ALONG THE EAST PROPERTY LINE, AND (C) SIDEWALK. THEREFORE, THE SIDEWALK ALONG MASTHEAD STREET SHALL BE BUILT BY THIS PRIVATE PROJECT. THIS CONTRACTOR SHALL CONSTRUCT ENTRANCES TO THE PROPERTY LINE ONLY.
2. REMOVAL OF THE EXISTING CLEANOUT AT PT. A SHALL BE ACCOMPLISHED ONLY WITH PRIOR APPROVAL OF THE ENGINEER. REMOVAL IS CONTINGENT UPON COMPLETION OF THE PUBLIC SEWER AND RECONNECTION OF OTHER EXISTING SERVICES TO THE PUBLIC SEWER.
3. CONTRACTOR WILL MINIMIZE THE DISTURBANCE OF EXISTING LANDSCAPING AND IS RESPONSIBLE FOR CAPPING EXISTING SPRINKLER HEADS OR LINES WHERE NECESSARY TO PROTECT THE EXISTING IRRIGATION SYSTEM.

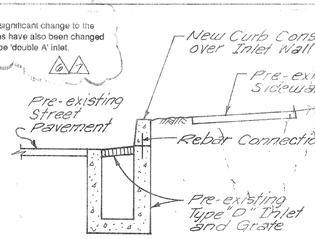
NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985.
3. Two working Days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to ARTERIAL street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

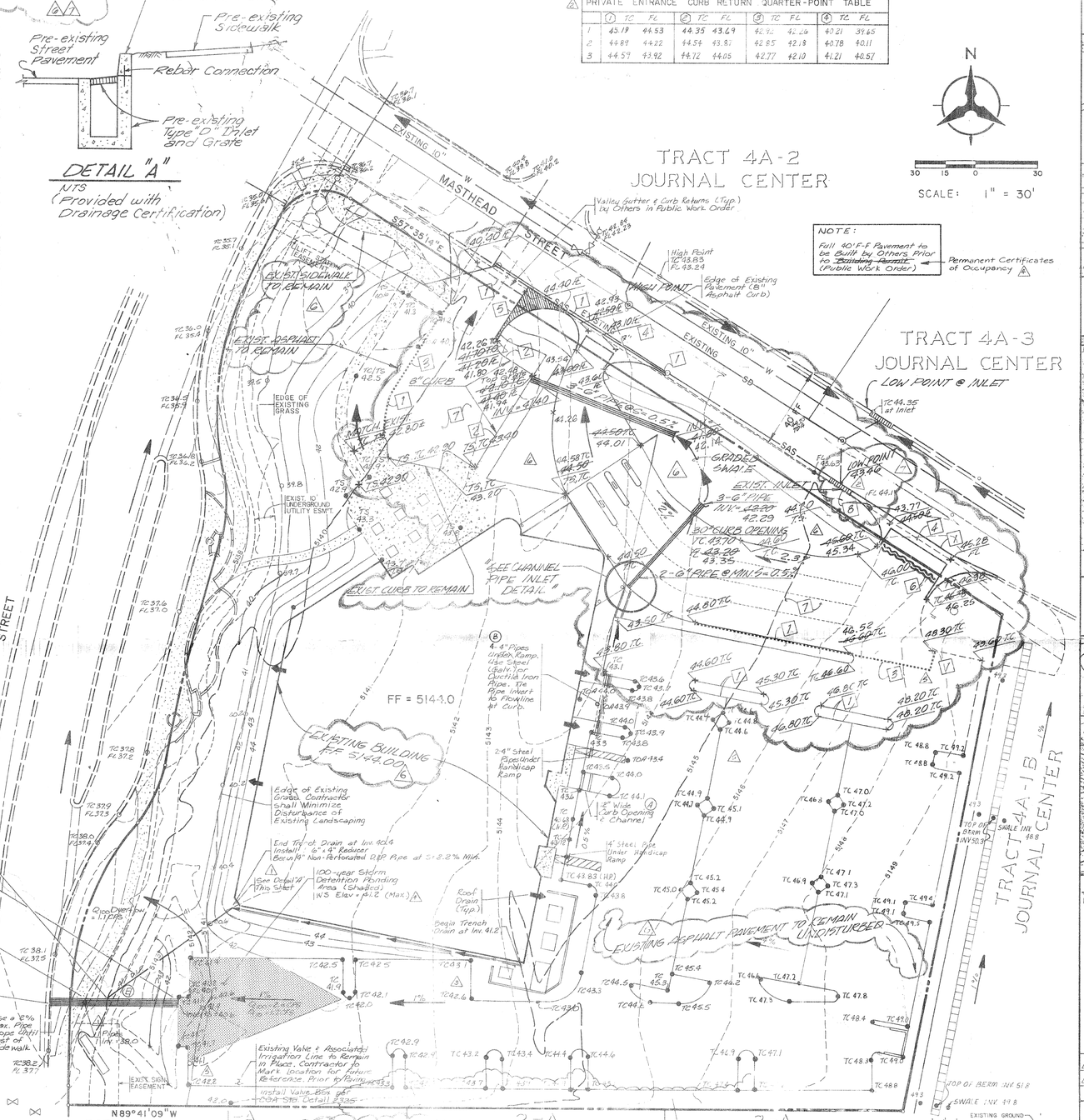
NOTES:

1. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.
2. ALL SCARIFYING, EXCAVATION, COMPACTION, AND REPLATTED SOILS WORK SHALL BE DONE UNDER SUPERVISION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE SITE SOILS REPORT AS PROVIDED BY THE OWNER.
3. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED TO THE ELEVATIONS, AND IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PLAN.
4. THIS PLAN IS FOR THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS AND THE CONSTRUCTION OF REQUIRED DRAINAGE IMPROVEMENTS ONLY.
5. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOP-SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
6. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN; SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL ENGINEERING EVALUATION, SANTA FE RAILWAY COMPANY BUILDING, JOURNAL CENTER, ALBUQUERQUE, NEW MEXICO", AS PREPARED BY WESTERN TECHNOLOGIES, INC., JOB NO. 3228J061-1. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - LATEST EDITION.
7. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234) FOR LOCATION OF EXISTING UTILITIES.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
9. PRIOR TO GRADING, ALL VEGETATION, DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE. TOPSOIL STRIPPINGS SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
10. FINISHED TOP OF ASPHALT TOLERANCE FOR ALL AREAS WITH SLOPES LESS THAN 1% IS ± 0.05 FEET. FINISHED TOP OF ASPHALT TOLERANCE FOR ALL AREAS WITH SLOPES GREATER THAN 1% IS ± 0.10 FEET.
11. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, EXCLUDING LANDSCAPED BUILDING APRON.
12. A 6" CURB AND GUTTER SHALL BE USED THROUGHOUT THE SITE. SEE DETAIL ON PROJECT SITE PLAN DRAWING.



DETAIL "A"
NTS
(Provided with Drainage Certification)

PRIVATE ENTRANCE CURB RETURN QUARTER-POINT TABLE								
	① TC	FL	② TC	FL	③ TC	FL	④ TC	FL
1	45.19	44.53	44.35	43.69	42.34	42.26	40.21	39.65
2	44.89	44.22	44.54	43.81	42.85	42.18	40.78	40.11
3	44.59	43.92	44.72	44.05	42.77	42.10	41.21	40.57



NOTE:
Full 401-F Pavement to be Built by Others Prior to Building Permits (Public Work Order)

N

30 15 0 30

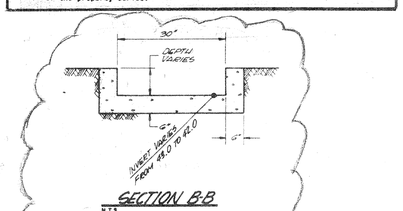
SCALE: 1" = 30'

KEYED NOTES

1	PRECEDENCE SHALL BE GIVEN TO MATCHING EXISTING ASPHALT ELEVATIONS (OVER THE CALLED TC ELEVATIONS)
2	TRANSITION FROM 8" CURB TO 6" CURB.
3	LIMITS OF ASPHALT REMOVAL.
4	INSTALL NEW VALLEY GUTTER (LL JORSTE) PER CITY STD. DETAIL 24.5"
5	REMOVE AND REPLACE EXISTING CONCRETE VALLEY GUTTER PER 2415
6	WATER BLOCK
7	REMOVE EXISTING PAVEMENT
8	~~REMOVE~~ DOUBLE "D" INLET & REPLACE W/TYPE DOUBLE "A" INLET AS PER COA STD DWGS 2201 & 2202 (BY OTHERS)
	(DRAINAGE CERTIFICATION REVISION)

LEGEND

	PROJECT BOUNDARY
	LIMITS OF ASPHALT REMOVAL
41.10	PROPOSED ELEVATIONS
	EXISTING CONTOUR
42.5	PROPOSED SPOT ELEVATION (TC = TOP OF CURB, TS = TOP OF SIDEWALK, TOA = TOP OF ASPHALT)
40.6	EXISTING SPOT ELEVATION
SD	EXISTING STORM DRAIN LINE
	DIRECTION OF FLOW
	PROPOSED 100-YEAR DETENTION POND
	PROPOSED ROOF DRAIN
	PROPOSED TRENCH DRAIN
42.5 / 40.9	RECORD ELEVATION FOR DRAINAGE CERTIFICATION. (ALL OTHER ELEVATIONS ARE ASSUMED TO BE PER PLAN).



DRAINAGE CERTIFICATION

IN THE BUBBLED AREA LABELED AS REVISION 6, ORIGINAL DESIGN ELEVATIONS HAVE BEEN CHANGED TO ACCOMMODATE THE DRIVE-THRU LANES SHOWN.

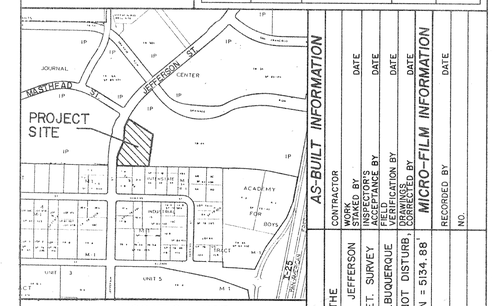
NOTES:

I, JAMES R. TOPMILLER, OF BOHANNAN-HUSTON, INC., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXISTING AND REVISED DRAINAGE CONDITIONS OF THIS SITE ARE IN SUBSTANTIAL COMPLIANCE WITH PREVIOUSLY APPROVED PLANS. TO THE BEST OF MY KNOWLEDGE AND BELIEF. (SEE KEYED NOTE 8 FOR EXCEPTION TO COMPLIANCE).

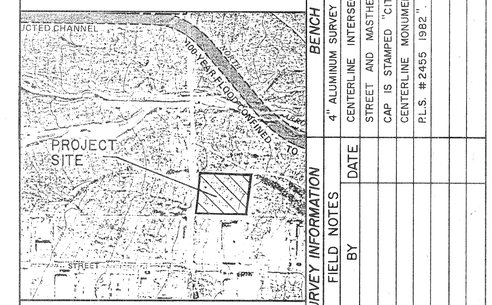
James R. Topmiller

JAMES R. TOPMILLER, P.E. — DATE

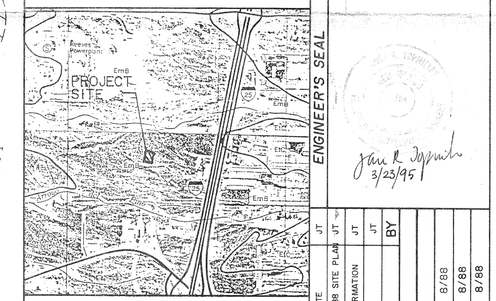
N.M.P.E. No. 9354



LOCATION MAP
ZONE ATLAS MAP NO. D-17



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY (PANEL 9)



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY (SHEET NO. 21)

CURRENT LEGAL DESCRIPTION
TRACT 4AA-4A, JOURNAL CENTER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
	8/88	DESIGNED BY	JT
	8/88	DRAWN BY	TG
	8/88	CHECKED BY	JT
	9/21/88	SITE PLAN	JT
	10/6/88	CURB RETURN QUARTER-POINT INFORMATION	JT
	10/11/88	POND W.S. ELEV.; STREET CONST NOTE	JT
	11/3/88	PARKING LOT REVISIONS PER 10/26/88 SITE PLAN	JMS
	12/13/88	PARKING LOT REVISION PER 10/26/88 SITE PLAN	JMS
6	3/28/95	CHANGING OF STORM DRAIN INLET.	JT
6	4/23/95	CHANGES FOR NORWEST BANK TO ACCOMODATE DRIVE THRU LANES.	JT

BHI JOB NO. 88205.02, 94237.40

F.H.W.A. Region No. 6 — NEW MEXICO — SHEET NO. — TOTAL SHEETS

SURVEY INFORMATION
FIELD NOTES

NO.	DATE	BY

BENCH MARKS
4" ALUMINUM SURVEY CAP IN THE CENTERLINE INTERSECTION OF JEFFERSON STREET AND MASTHEAD STREET. SURVEY CAP IS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB." P.L.S. #2465 1982" ELEVATION = 5134.98'

AS-BUILT INFORMATION

	DATE
CONTRACTOR	
WORK STAKED BY	DATE
CONSTRUCTION ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

ENGINEER'S SEAL
NEW MEXICO 9354 REGISTERED PROFESSIONAL ENGINEER
John R. Topmiller 3/23/95

TITLE: JOURNAL CENTER BUSINESS PARK
NORWEST BANK SITE
SITE DRAINAGE / GRADING PLAN
DRAINAGE CERTIFICATION PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE

RECEIVED FEB 9 1995 HYDROLOGY

DRAWING NO. | MAP NO. D-17 | SHEET 1 OF 1

INTERSTATE INDUSTRIAL TRACT-UNIT 5

FINAL PLAN

BRUNING