PLANS/PLATS ON FILE

FILE DESC: D-17/D066

PLANS/PLATS 1

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: D-17 DATE: 11/21/89 @ 9:30

EPC NO.: DRB NO.: ZONE:

SUBJECT: Interstate Industrial ~~Site~~ Tract NW corner of interstate @ San Antonio

STREET ADDRESS: 7433 San American Fwy.

LEGAL DESCRIPTION: Tract 3A2 Interstate Industrial Tract Unit 5

APPROVAL REQUESTED:

✓	PRELIMINARY PLAT	✓	FINAL PLAT
	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT
	GRADING/PAVING PERMIT		OTHER

RECEIVED FEB 07 1990 HYDROLOGY SECTION

ATTENDANCE:	WHO	REPRESENTING
	Kerry Davis	Bohannan-Huston, Inc.
	Stuart Reeder	Hydrology Section

FINDINGS:

BUILDING PERMIT SIGN-OFF BY HYDROLOGY REQUIRES AN APPROVED DRAINAGE PLAN: IF DOWNSTREAM CAPACITIES (TO THE PIND OR NORTH DIVERSION CHANNEL) ARE ADEQUATE, FREE DISCHARGE IS APPROVED. FOR DISCHARGE TO ELISION ESTABLISH CAPACITY TO THE N DIVERSION CHANNEL; DISCHARGE TO THE PIND THROUGH EXISTING S.D. VIA WORK ORDER.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	GS Reeder, III	SIGNED:	[signature]
TITLE:	CE/HYDROLOGY	TITLE:	DIV. MGR
DATE:	30 NOV 89	DATE:	11/30/89

NOTE PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Budgetel Inn ZONE ATLAS/DRNG. FILE #: D-17/~~D68~~ D66

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

LEGAL DESCRIPTION: Tract 3A2, Interstate Industrial Tract, Unit #5

CITY ADDRESS: 7433 Pan American Freeway

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: John Stomp

ADDRESS: 7500 Jefferson NE PHONE: 823-1000

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

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
_X_ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
_X_ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

RECEIVED
FEB 07 1990
HYDROLOGY SECTION

DATE SUBMITTED: _____

BY: _____

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

ENGINEERS ARCHITECTS PHOTOGRAMMETRY

February 7, 1990

RECEIVED
FEB 07 1990
HYDROLOGY SECTION

Mr. Stuart Reeder
City of Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Proposed Budgetel Inn

Dear Mr. Reeder:

The referenced project is to be located at the northwest corner of the intersection of the I-25 Pan American Freeway and Ellison Street. The site is designed to discharge freely into Ellison Street. An approved Master Drainage Study prepared by Gordon Herkenhoff and Associates in 1975 for the Academy Park, Unit 4 area, stated that ponding areas will not be required (page 4) and indicated that Ellison Street is to discharge into the AMAFCA North Diversion Channel. The maximum rate of discharge was determined in the study to be 174 cfs, but the study indicated that the street has a capacity of 194 cfs. The runoff developed on site will flow directly (approximately 2500') to the AMAFCA North Diversion Channel through an existing 20' drainage easement via 2-4' curb openings at the intersection of Ellison Street and Washington Street. Please review the enclosed grading and drainage plan for final plat and building permit approval.

Sincerely,

John M Stomp III

John M. Stomp III
Project Engineer

Enclosure

cc: Dick Steldt
Jim Holzen

JS/al
Job No. 89234.04

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.

DRAINAGE REPORT

FOR

ACADEMY PARK – UNIT 4

AND

BETA TRACT

A Development of

JACK M. CLIFFORD & CO.

2201 San Pedro N.E.

Albuquerque, New Mexico 87110

505-266-5573

RECEIVED
FEB 07 1990
HYDROLOGY SECTION

RECEIVED
JAN 09 1986
HYDROLOGY SECTION

Prepared By

GORDON HERKENHOFF & ASSOCIATES, INC.
302 Eighth Street, N.W.
Albuquerque, New Mexico 87102

entering this area from the East, provision shall be made for accepting this storm water, and carrying it on to Hawkins Street.

AREA 2 AND 3: This area will be developed so that Hawkins Street will receive all runoff. The top of curb elevation should be from 0.5 to 1.0 feet below natural ground so that fill material is readily available. All buildings located within this area shall have a finish floor elevation 1.5 feet above top of curb. Ponding areas will be allowed, but are not mandatory.

AREA 4: This area is immediately adjacent to the North Diversion Channel, and includes a 350-foot Public Service Company easement. This area will drain to the west and into the North Diversion Channel. The runoff coming from Hawkins Street will not immediately require a drainage ditch, but only when development is to a degree to warrant this ditch. At the time of the ditch construction, a new inlet shall be constructed into the North Diversion Channel. Ponding will be allowed, but is not required.

AREA 5: The runoff from this area will be drained onto Gruber or Ellison Streets. The street grades should be such that the top of curb is 0.5 to 1.0 feet below natural ground. All finish floor elevations shall be 1.5 feet above top of curb. Ponding will not be required, but shall be allowed if it is advantageous to do so.

AREA 6: This area shall be developed to drain entirely onto Ellison Street, and then being discharged directly into the inlet

RECOMMENDATIONS: We recommend that the City of Albuquerque approve this drainage report and its development guidelines; and that the developer follow the recommendations as set forth herein. In addition, we recommend the following to be undertaken by the City of Albuquerque, the present or future property owners in the study area and/or adjacent areas:

1. The development within drainage areas 6, 7, 8, 9, the westerly 400 feet of area 5, the easterly 500 feet of areas 5 and 7 be withheld until the channels within the affected areas be improved as specified in this report, and as specified below:

   A. The design and construction of the South Pino Channel from the East R/W line of Jefferson to the Beta Channel proceed only at the time that development within drainage areas 6, 8, the westerly 400 feet of areas 5 and 7, will benefit from such drainage improvements.

   B. The design and construction of the South Pino Channel lying West of Jefferson Street proceed only at the time that development within drainage areas 6 and 8 will benefit from such drainage improvements.

   C. The design and construction of the channel adjacent to I-25 proceed only at the time that development within drainage areas 7, 9, and the easterly 500 feet of area 5 will benefit from such drainage improvements.

   D. The design and construction of the South Pino Channel lying East of the Beta Channel proceed only at the time of development of drainage areas 7 and 9 would benefit from such drainage improvements, or at the time that the channel adjacent to I-25 is completed.

E. The design and construction of the drainage ditch lying at the westerly end of Hawkins Street proceed only at the time that development within drainage area 4 will benefit from such drainage improvements.

F. The design and construction of the Beta Channel proceed only at the time that any development within the Beta Tract lying uphill of the Beta Channel would benefit from such drainage improvements.

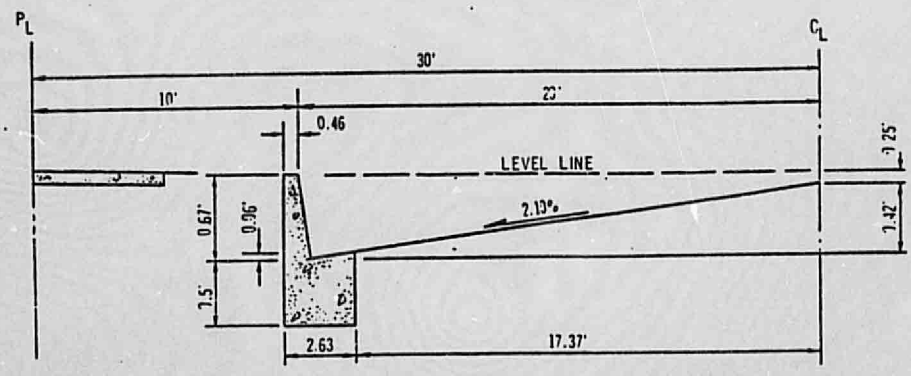
G. This drainage report, and all recommendations and guidelines contained therein, become a condition of sale for any property located within the drainage study area.

H. The City of Albuquerque provide all labor and materials for maintaining all future drainage channels and improvements located within the study area.

I. The property owners of record within the study area at the time of adoption of this drainage report will not protest a drainage assessment district which may include all portions of study area.

J. The subdivision of lands within the study areas be allowed immediately upon the approval of this report.

STREET CARRYING CAPACITIES IN C.F.S.



STREET SLOPE	STREET CROWN IN INCHES						
	8"	7"	6"	5"	4"	3"	2"
0.0025	36	45	53	61	72	81	91
0.0050	51	63	75	87	102	116	130
0.0075	63	78	92	107	125	142	159
0.0100	72	89	105	123	143	163	183
0.0125	81	100	118	137	160	182	205
0.0150	89	109	128	150	175	199	223
0.0175	96	118	139	162	189	215	242
0.0200	102	126	148	173	202	229	258
0.0225	108	134	158	184	215	244	274
0.0250	113	141	166	194	226	257	289
0.0275	120	148	175	204	238	270	304
0.0300	125	154	182	212	248	282	317
0.0325	130	160	189	221	256	293	329
0.0350	135	167	197	229	268	304	342
0.0375	140	173	204	238	278	316	355
0.0400	145	178	210	245	286	325	366

NEW CITY STANDARDS USES 5 INCH CROWN

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

February 14, 1990

Kerry Davis
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR BUDGETEL INN
(D-17/D66) RECEIVED FEBRUARY 7, 1990

Dear Mr. Davis:

Based on the information provided on your submittal of February 7, 1990, listed are some certain items of concerns that must be addressed prior to final approval.

1. Attached you will find a copy of the "Notice of Emergency Rule" which you will need to compute your flow rates and volumes. Dr. Heggen's revision has not been adopted yet.

2. Please identify if there are offsite flows from the west.

3. You will need to include top of curb and flowline elevations on the I-25 frontage road.

4. Location and direction of roof drains. No ponding is allowed adjacent to the building. Provisions must be made to allow the roof runoff to exit onto the asphalt area.

5. Please indicate on plan drawing that a top soil disturbance permit must be obtained from Environmental Health prior to grading.

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

BJM/bsj
(WP+1640)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Budgetel Inn ZONE ATLAS/DRNG. FILE #: D-17

DRB #: _____ EPC #: _____ WORK ORDER #: 3958

LEGAL DESCRIPTION: Tract 3A2, Interstate Industrial Tract, Unit #5

CITY ADDRESS: 7433 Pan American Freeway

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: John Stomp

ADDRESS: 7500 Jefferson NE PHONE: 823-1000

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER _____

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY PROVIDED

RECEIVED
FEB 15 1990
HYDROLOGY SECTION

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
X FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2.15.90

BY: James Lapmill for Kerry Davis

ENGINEERS ARCHITECTS PHOTOGRAMMETR

BOHANNAN-HUSTON INC.

COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

February 15, 1990

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

RE: Budgetel Inn (D-17/D66, Project #3958)

Dear Mr. Montoya:

Enclosed please find the revised grading and drainage report for the referenced project. We have addressed the comments that you identified in a letter dated February 14, 1990. The calculations have been revised to conform to the "Notice of Emergency Rule" and the corresponding sections of the Development Process Manual (DPM, Section 22). The roof drain is shown on the west side of the building and will drain onto the pavement at the south end of the line. Please review these revisions as soon as possible.

Sincerely,

James Topmiller
for Kerry L. Davis, P.E.
Division Manager

Enclosure

cc: Dick Steldt
Jim Holzen

JMS/al
Job No. 89234.04

RECEIVED
FEB 15 1990
HYDROLOGY SECTION

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 20, 1990

Kerry Davis
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR BUDGETEL INN
(D-17/D66) REVISION DATED FEBRUARY 15, 1990

Dear Mr. Davis:

Based on the information provided on your resubmittal of February 15, 1990, the above referenced plan is approved for Building Permit.

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

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

BJM/bsj
(WP+1640)

D17/D66

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
JUL 11 1990
HYDROLOGY DIVISION

July 6, 1990

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. Jim Holzem
B & G Realty
212 West Wisconsin Ave.
Milwaukee, WI 53203

RE: PROJECT NO. 3958, BUDGETEL INN, (MAP NO. D-17)

Dear Mr. Holzem:

This is to certify that the City of Albuquerque accepts Project No. 3958 as being completed according to approved plans and construction specifications. The City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3958.

The project is described as follows:

- Project consisted of the installation of 277 LF of PVC water line, one (1) fire hydrant and all related appurtenances to serve the Budgetel Inn.

- The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

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

BLS.kt

xc: Bohannan-Huston, Inc.
J.R. Hale, Inc.
Fred Aguirre, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Greg Olson, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Jeanette Barrett, Special Assessments
Sam Hall, Operations Group, PWD
A. N. Gaume, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Engineering Group, PWD
Jon Ertsgaard, Water/Wastewater Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Linda Michelle Devanti, Engineering Group, PWD
Richard Zamora, Engineering Group, PWD
Judy Aguilar, Engineering Group, PWD
f/Project 3958
f/Warranty
f/Readers

(INP 138969)

DRAINAGE INFORMATION SHEET

D-17/D 064

PROJECT TITLE: BUDGETEL INN ZONE ATLAS/DRNG. FILE #: ~~[illegible]~~

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

LEGAL DESCRIPTION: _____

CITY ADDRESS: 7439 PAN AMERICAN FREEWAY N.E.

ENGINEERING FIRM: BOHANNAN-HUSTON CONTACT: KERRY DAVIS

ADDRESS: 7500 JEFFERSON ST. PHONE: 823-1000

OWNER: B & G REALTY CONTACT: JIM HOLZER

ADDRESS: 212 WEST WISCONSIN MILWAUKEE, WI 53203 PHONE: 414-274-0526

ARCHITECT: RICHARD STELOT CONTACT: RICHARD STELOT

ADDRESS: 212 WEST WISCONSIN MILWAUKEE WI 53203 PHONE: 414-272-0620

SURVEYOR: BOHANNAN-HUSTON CONTACT: KERRY DAVIS

ADDRESS: 7500 JEFFERSON PHONE: 823-1000

CONTRACTOR: TRI CONSTRUCTION ASSOC. CONTACT: JIM LUTON

ADDRESS: 7439 PAN AM FWY PHONE: 345-9137

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

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
X CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

RECEIVED
OCT 18 1990
HYDROLOGY DIVISION

DATE SUBMITTED: 10-18-90

BY: J Luton TRI Const

ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS

BOHANNAN-HUSTON INC.

COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

October 17, 1990

RECEIVED
OCT 18 1990
HYDROLOGY DIVISION

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

RE: Drainage Certification for Budgetel Inn

Dear Bernie:

Submitted herewith for Certificate of Occupancy approval is an amended grading and drainage plan for the referenced project. The plan has been amended to reflect changes to the grading concepts that were implemented during construction, which were reviewed by this office during implementation.

Some of these changes include the elimination of retaining walls on the site, opting instead for sloped landscaping, and somewhat relaxed slope criteria within the parking area (approaching 5% maximum and 0.5% minimum). None of these changes in grading affect the drainage concepts, patterns or discharges, which remain as previously identified.

With the identification of these changes, I hereby certify that site construction is complete and is in substantial compliance with this plan. We hope that this submittal will provide adequate information for Certificate of Occupancy approval. Please don't hesitate to call me if you should have any questions or comments. Thank you for your immediate attention in this matter.

Sincerely,

Kerry L. Davis, P.E.
Division Manager
Community Development and Planning

cc: Jim Luton
Jim Holzen

KLD/al
Job No. 90174.04

PRINCIPALS
LARRY W. HUSTON
MICHAL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.

FILE COPY

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

October 25, 1990

Kerry L. Davis, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: ENGINEER'S CERTIFICATION FOR BUDGETEL INN
(D-17/D66) ENGINEER'S STATEMENT DATED OCTOBER 17, 1990

Dear Mr. Davis:

Based on the information provided on your submittal of October 18, 1990, Certification for the referenced drainage plan is acceptable.

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

Cordially,

for Bernie J. Montoya
Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj
(WP+1640)

PLAN/PLATS

ON

FILE