

August 20, 1998

Larry Read
Larry Read & Associates
P.O. Box 90233
Albuquerque, New Mexico 87199

RE: REVISED DRAINAGE PLAN FOR WESTERN-WIRELESS ACT BUILDING (E21-D31)
REVISION DATED 8/14/98

Dear Mr. Read:

Based on the information provided on your August 14, 1998 resubmittal, the above referenced site is approved for Building Permit.

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


Also, a separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
Arlene Portillo
File

Sincerely


Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

31

PROJECT TITLE: WESTERN WIRELESS - ACT BUILDING ZONE ATLAS/DRNG. FILE: E-21-Z

LEGAL DESCRIPTION: LOT A1-1, MEADOWS SUBDIVISION

CITY ADDRESS: SOUTHEAST CORNER OF EUBANK AND JUAN TABO NE

ENGINEERING FIRM: LARRY READ & ASSOCIATES CONTACT: LARRY READ

ADDRESS: P. O. BOX 90233 ALB, NM 87199 PHONE: 858-3165

OWNER: WESTERN WIRELESS CONTACT: CHAWN KUTSCHDACH

ADDRESS: 4830 PAN AMERICAN PHONE: 480-0100

ARCHITECT: ROHDE MAY KELLER McNAMARA CONTACT: JIM McNAMARA

ADDRESS: 400 GOLD SW #1100 PHONE: 243-5454

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PREDESIGN MEETING:

☐ YES
☒ NO

☐ COPY OF CONFERENCE RECORDS

PROVIDED

TYPE OF TRANSMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ PRELIMINARY GRADING AND DRAINAGE
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

DATE SUBMITTED: AUGUST 14, 1998

BY: LARRY READ

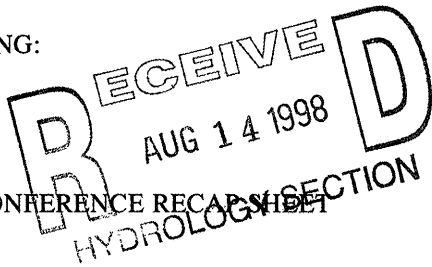
DRB NO. _____

EPC NO. _____

PROJECT NO. _____

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 SO-19 (SPECIFY)





July 21, 1998

Larry Read
Larry Read & Associates
P.O. Box 90233
Albuquerque, New Mexico 87199

RE: DRAINAGE PLAN FOR WESTERN-WIRELESS ACT BUILDING (E21-D31)
ENGINEER'S STAMP DATED 6/30/98

Dear Mr. Read:

Based on the information provided on your July 14, 1998 submittal, listed are some concerns that will need to be addressed prior to final approval:

1. SO19 format on the plan drawing (six notes and sign-off block) extra copy with the resubmittal.
2. Top of curb and flowline elevations on Eubank & Academy NE.
3. Inverts for the all the pipes thru the sidewalk.

If I can be of further assistance, please feel free to contact me at 924-3986.

C; Andrew Garcia
File

Sincerely

Bernie J. Montoya CE
Associate Engineer



ACT BUILDING

DATE 6/18/98

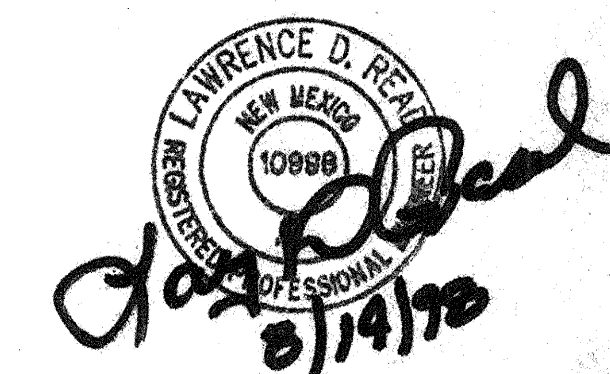
REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

ROHDE MAY KELLER McNAMARA ARCHITECTURE

SIMMS TOWER ■ STUDIO 1100
400 GOLD AVENUE SW ■ ALBUQUERQUE NM 87102
TELE. (505)243-5454 ■ FAX (505)243-5858

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF ROHDE MAY KELLER McNAMARA ARCHITECTURE. IT IS PRODUCED SOLELY FOR USE BY WESTERN WIRELESS AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF ROHDE MAY KELLER McNAMARA ARCHITECTURE.



SITE NAME

ACT BUILDING

SITE NUMBER

NM 1117-A

SITE ADDRESS

EUBANK + ACADEMY

SHEET TITLE

DRAINAGE REPORT

SHEET NUMBER

C-2

CONTROL MONUMENT:

ACS STATION 8-E21
N=1511609.94
E=1557988.71
GND TO GRID=0.9996350
CENTRAL ZONE=NAD1983

LEGAL DESCRIPTION:

LOT A1-1, MEADOWS SUBDIVISION

GENERAL DISCUSSION

THE EXISTING SITE IS DEVELOPED AS WITH A MULTI STORY 20,300 SF, 3 STORY BUILDING. WITH THE EXCEPTION OF THE PARKING ISLANDS NARROW STRIP OF AROUND THE BUILDING, AND THE SLOPES TO ACADEMY AND EUBANK, THE SITE IS ENTIRELY IMPERVIOUS. WESTERN WIRELESS IS PROPOSING TO CONSTRUCT A SMALL 10' X 20' DEPRESSED CONCRETE EQUIPMENT AREA IN THE SLOPE AT THE NORTHEAST CORNER OF THE SITE. ACCESS WILL BE PROVIDED VIA STEPS FROM THE PARKING LOT FOR MAINTENANCE PERSONNEL. RETAINING WALLS HAVE BEE AT THE SLAB TO MINIMIZE REGRADING OF THE EXISTING SLOPE.

PREVIOUS DRAINAGE STUDIES

PWD FILE NO. D21-28C DATED 7/31/85 WAS USED AS THE BASIS FOR EXISTING CONDITIONS.

EXISTING CONDITIONS

THE SITE PARKING AND BUILDING AREAS OF THE SITE CURRENTLY DRAIN TO AN EXISTING TYPE 'C' INLET NEAR THE NORTHEAST CORNER OF THE PARKING LOT. RUNOFF FROM THE INLET IS CONVEYED VIA A 18" STORM DRAIN TOWARD THE NORTH WHERE IT CONNECTS INTO THE BACK OF AN EXISTING INLET ON ACADEMY. THE FROM THE PARKING LOT TO BOTH ACADEMY AND EUBANK ARE STEEP TURFED SLOPES AVERAGING ABOUT 2:1.

PROPOSED CONDITIONS

AS DISCUSSED ABOVE, THE ONLY PROPOSED CHANGE IS ADDING THE CONCRETE EQUIPMENT PAD IN THE TURFED SLOPE AREA AT THE NORTHEAST CORNER OF THE PARKING LOT. THE ONLY DIVERSION OF RUNOFF FROM EXISTING CONDITIONS IS THAT DIRECT RAINFALL ON THE EQUIPMENT PAD WILL BE CONVEYED TO EUBANK VIA TWO 4" DRAIN LINES FROM AN INLET ON THE SLAB TO A SIDEWALK DRAIN THROUGH THE CURB ON EUBANK.

OFFSITE DRAINAGE

THE MAJOR CHANGE FROM THE AUGUST 1985 DRAINAGE PLAN IS THAT THE LAND EAST OF THIS SITE HAS BEEN DEVELOPED AND THE RUNOFF DIRECTED TO ACADEMY AND THE SITE TO THE SOUTH HAS DEVELOPED DIRECTION THE RUNOFF TO EUBANK. THESE TWO DEVELOPMENTS ELIMINATED THE OFFSITE RUNOFF ADDRESSED IN THE PREVIOUS DRAINAGE REPORT.

FLOOD PLAIN STATUS

AS SHOWN ON FEMA PANEL 35001C0144 D, DATED SEPT. 20, 1996 NO PORTION OF THIS SITE IS IN OR ADJACENT TO A DESIGNATED FLOODPLAIN.

DRAINAGE CALCULATIONS

THE FOLLOWING CALCULATIONS ARE BASED ON PROCEDURES DETAILED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2, REVISED JANUARY 1993. THIS SITE IS IN ZONE 3 AS SHOWN ON FIGURE A-1.

EXISTING CONDITIONS:

ON-SITE BASIN 'A' - TO ON-SITE STORM INLET

TREATMENT TYPE	AREA (acres)	UNIT RUNOFF (cfs/ac)	MAX. Q (cfs)	UNIT VOL. (in/ac)	TOTAL VOL. (cf)
A	0.000	1.87	0.00	0.66	0
B	0.148	2.60	0.38	0.92	494
C	0.000	3.45	0.00	1.29	0
D	2.324	5.02	11.67	2.36	19,909

TOTAL AREA 2.472 ac Q(100) = 12.05 cfs V(100) = 20,403 cf
Q(10) = 0.667 X 12.05 = 8.03 cfs
V(10) = 0.667 X 20,403 = 13,602 cf

ON-SITE BASIN 'B' - TO ACADEMY STORM INLETS

TREATMENT TYPE	AREA (acres)	UNIT RUNOFF (cfs/ac)	MAX. Q (cfs)	UNIT VOL. (in/ac)	TOTAL VOL. (cf)
A	0.000	1.87	0.00	0.66	0
B	0.000	2.60	0.00	0.92	0
C	0.702	3.45	2.42	1.29	3287
D	0.000	5.02	0.00	2.36	0

TOTAL AREA 0.702 ac Q(100) = 2.42 cfs V(100) = 3287 cf
Q(10) = 0.667 X 2.42 = 1.61 cfs
V(10) = 0.667 X 3287 = 2191 cf

PROPOSED CONDITIONS

ON-SITE BASIN 'A' - NO CHANGE FROM EXISTING

ON-SITE BASIN 'B' - TO ACADEMY STORM INLETS

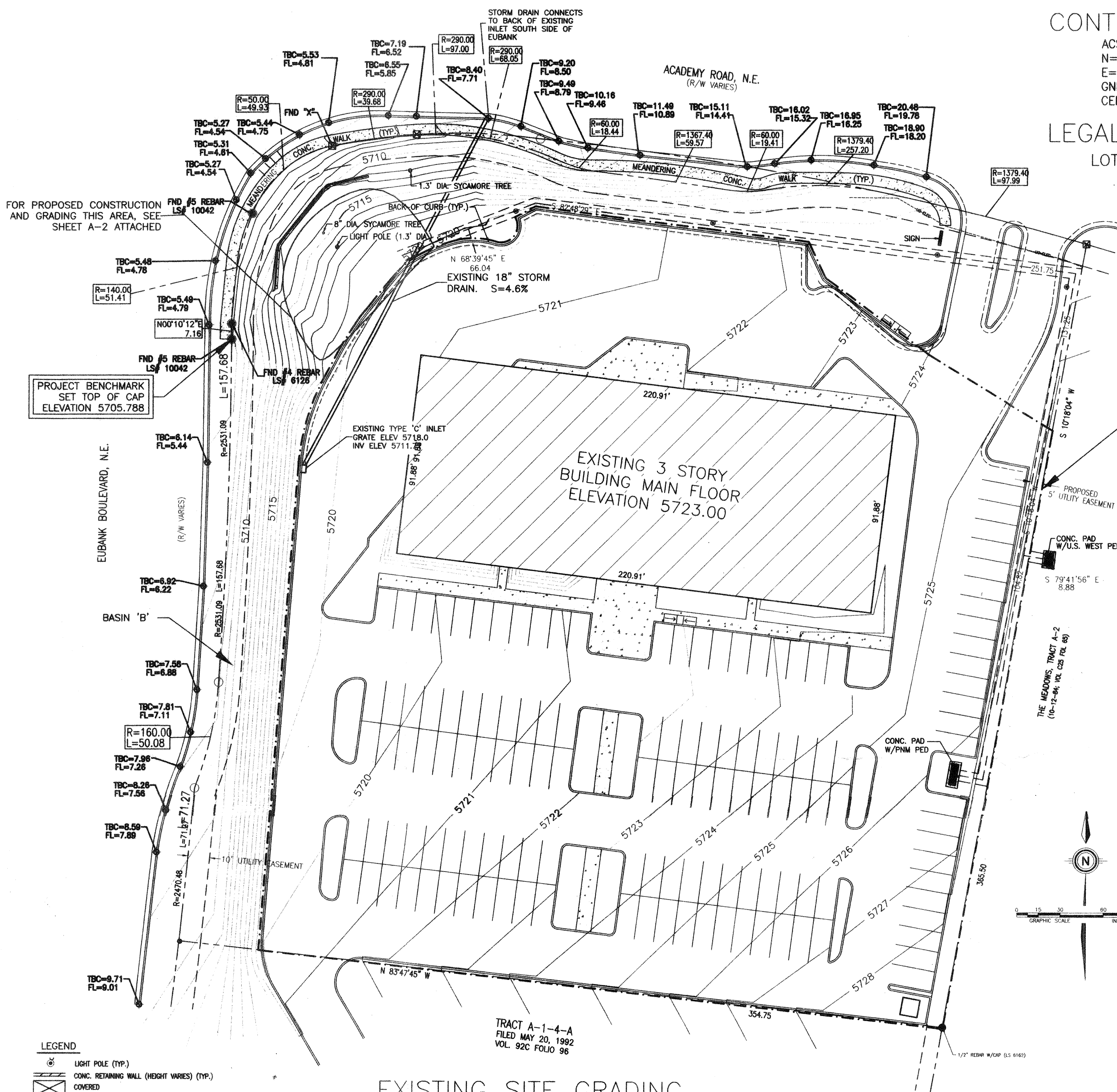
TREATMENT TYPE	AREA (acres)	UNIT RUNOFF (cfs/ac)	MAX. Q (cfs)	UNIT VOL. (in/ac)	TOTAL VOL. (cf)
A	0.000	1.87	0.00	0.66	0
B	0.000	2.60	0.00	0.92	0
C	0.693	3.45	2.39	1.29	3245
D	0.009	5.02	0.05	2.36	72

TOTAL AREA 0.702 ac Q(100) = 2.44 cfs V(100) = 3322 cf
Q(10) = 0.667 X 2.44 = 1.63 cfs

V(10) = 0.667 X 3322 = 2215 cf

GENERAL

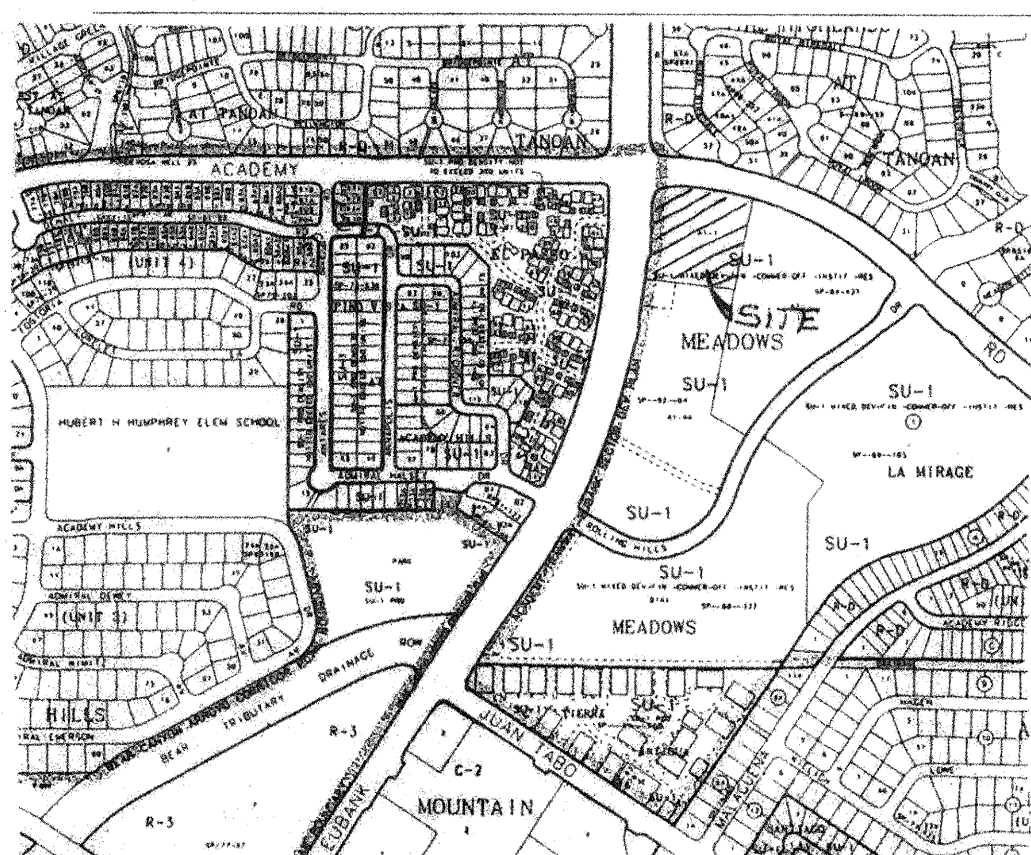
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 6.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED OR BLOWN INTO THE STREET.
- NOTICE - THE ENGINEER HAS UNDERTAKEN NO VERIFICATION OF THE EXISTENCE, LOCATION, SIZE, DEPTH, OR TYPE OF UNDERGROUND UTILITY WITHIN THE CONSTRUCTION AREA AND MAKES NO REPRESENTATION PERTAINING TO THESE UTILITIES. THE UTILITIES THAT HAVE BEEN SHOWN ARE BASED ON AVAILABLE INFORMATION FROM THE OWNER, UTILITY COMPANIES, GOVERNING AGENCY, OR OTHERS. THIS INFORMATION MAY BE INCOMPLETE, INACCURATE, OR OBSOLETE. THE CONTRACTOR SHALL, CONTACT THE LINE LOCATION SERVICE AT 260-1990 AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION TO HAVE THE UTILITIES SPOTTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION AND REPAIR OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION, TO THE SATISFACTION OF THE GOVERNING AUTHORITIES HAVING JURISDICTION OF THIS PROJECT.
- ALL NEW PIPE FOR CONSTRUCTION OF THE STORM DRAIN SHALL BE DUCTILE IRON WITH ELASTOMERIC GASKETED PUSH ON BELL AND SPIGOT ENDS. ALL FITTINGS SHALL BE CAST IRON.



EXISTING SITE GRADING

LEGEND

- LIGHT POLE (TYP.)
- CONC. RETAINING WALL (HEIGHT VARIES) (TYP.) COVERED
- ⊗ FND REBAR (SEE DESCRIPTION)
- ⊗ FND CHISELED 'X' (WEAVER) TYP.



VICINITY MAP
ZONE ATLAS MAP E-21-Z

SO-19 FORM

NOTICE TO CONTRACTOR

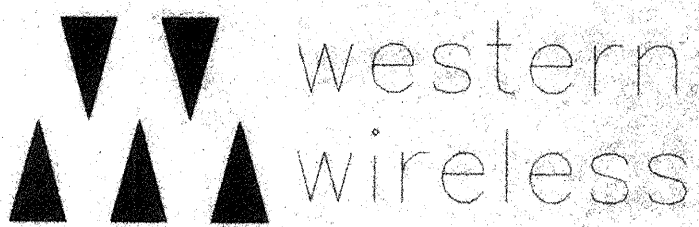
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH C.O.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- BACKFILL COMP ACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER SERVED.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMP ACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMP WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
- ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED, INSPECTED AND APPROVED PRIOR TO FINAL ACCEPTANCE.

APPROVALS	ENGINEER	DATE
A.C.E./DESIGN	<i>E. May</i>	8/24/98
INSPECTOR		
A.C.E./FIELD		

ACADEMY NE



WESTERN WIRELESS
4425 JUAN TABO N. E.
SUITE 120
ALBUQUERQUE, NEW MEXICO
87111
PHONE : 505.237.8474
FAX : 505.237.8479

ACT BUILDING

NM 1117.A

DATE 08-04-98

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

ROHDE MAY KELLER McNAMARA
ARCHITECTURE

SIMMS TOWER ■ STUDIO 1100
400 GOLD AVENUE SW ■ ALBUQUERQUE NM 87102
TELE. (505)243-5454 ■ FAX (505)243-5858

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF ROHDE MAY KELLER McNAMARA ARCHITECTURE. IT IS PRODUCED SOLELY FOR USE BY WESTERN WIRELESS AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF ROHDE MAY KELLER McNAMARA ARCHITECTURE.



SITE NAME

ACT BUILDING

SITE NUMBER

NM 1117.A

SITE ADDRESS

EUBANK &
JUAN TABO

SHEET TITLE

LEASE AREA PLAN/
SECTION

SHEET NUMBER

A-2

DIRECTIONAL ANTENNA CONCEALED ON INTERIOR OF POLE
AZIMUTH ORIENTATION (0°, 120°, 240° TN)
VERIFY WITH RF ENGINEER PRIOR TO INSTALLATION

NEW 65' FLAGPOLE WITH INTEGRAL UNICELL TYPE ANTENNA
NEW RETAINING WALL TO MATCH EXISTING

NEW ENCLOSURE WALL TO MATCH EXISTING
6" CONCRETE SLAB, SLOPE TO DRAIN
EXISTING TREE, TO REMAIN
ADJACENT GRADING TO REMAIN UNDISTURBED

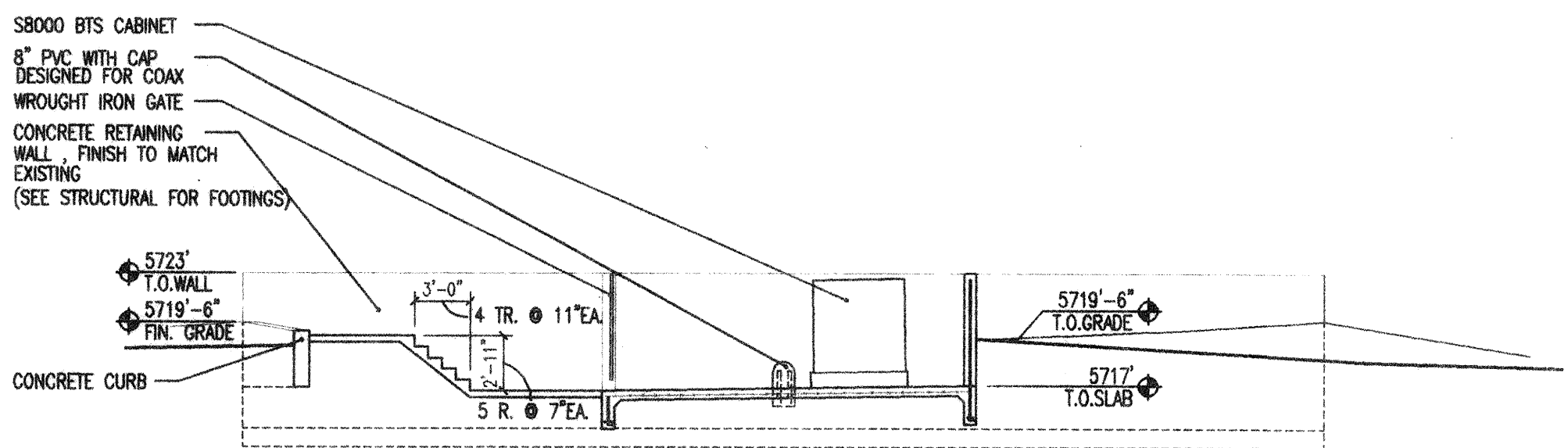
EXISTING WALL TO REMAIN
CONCRETE WITH EXTERIOR
CEMENT PLASTER AND BANDING

8" PVC WITH COAX CABLES

SITE SECTION

1/8"=1'-0"

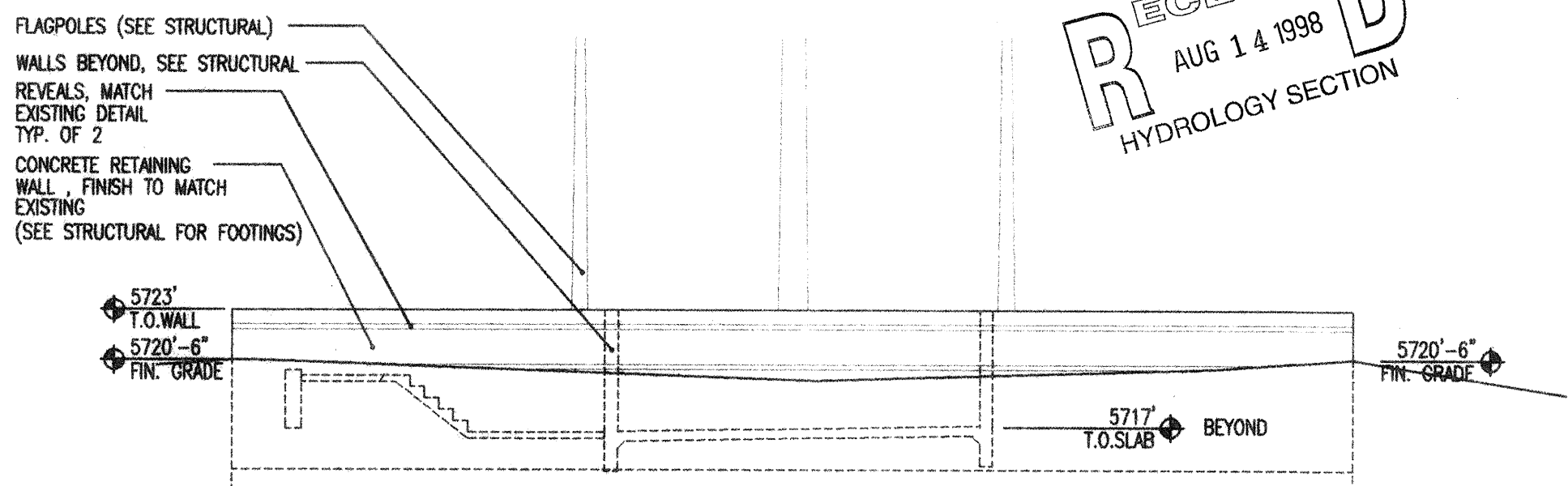
2



SITE SECTION

1/8"=1'-0"

3



SITE ELEVATION

1/8"=1'-0"

4

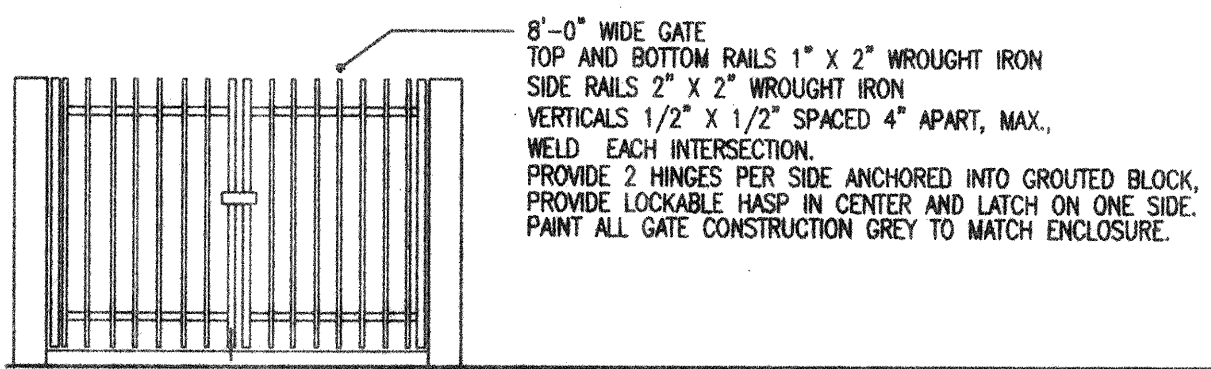
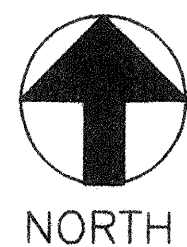
EUBANK NE

NOTE:
FOR SPOTLIGHT USE LITHONIA
TYPE: KFL2-175M-SP-TB-YK-SF-PE-DBL
OR APPROVED SUBSTITUTE

LEASE AREA PLAN

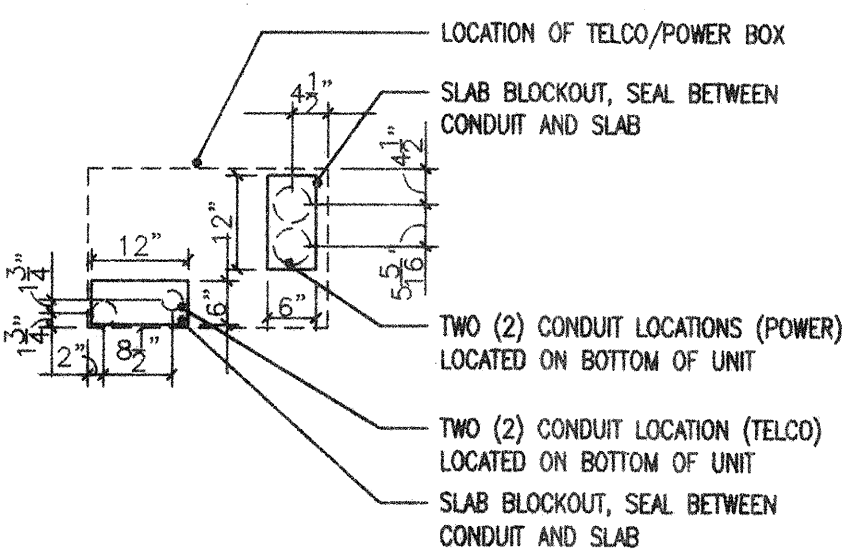
1/8"=1'-0"

1



GATE ELEVATION 5

1/4"=1'-0"



SLAB BLOCK OUT 6

1/4"=1'-0"