



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. 4-18 DATE: _____

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Tract 2-B-2 Uptown Blvd.

ATTENDANCE:

WHO

Dan Grachowski
Brian Burnett

REPRESENTING

MISN/SP Group
City

FINDINGS:

1. Free discharge allowed to
Uptown or to private
storm sewer due to adequate
downstream capacity.
2. Permission to drain to
storm sewer must be obtained
from Bellamah
3. Drainage plan required

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: Brian Burnett

SIGNED: _____

TITLE: EE, Hyd

TITLE: _____

DATE: 6/17/83

DATE: _____

INFORMATION SHEET

PROJECT TITLE TRANSAMERICA PLAZA TYPE OF SUBMITTAL CONCEPTUAL
 ZONE ATLAS PAGE NO. H-18 CITY ADDRESS 6100 UPTOWN BLVD
 LEGAL DESCRIPTION TRACT 2-B-2 BELLMAN OFFICE ADDITION
 ENGINEERING FIRM MSM/SP GROUP CONTACT JIM LEYMON
 ADDRESS 2601 WYOMING NE, B7112 PHONE 292-1936
 OWNER TRANSAMERICA REALTY SERVICES, INC. CONTACT LYMAN LOKKEN
1150 S. OLIVE ST., SUITE 2723
 ADDRESS LOS ANGELES, CA 90015 PHONE 213-742-4000
 ARCHITECT HOFFMAN PARTNERSHIP, INC. CONTACT DAN NEWMAN
 ADDRESS 4501 INDIAN SCHOOL NE B7110 PHONE 255-1621
 SURVEYOR MSM/SP GROUP CONTACT _____
 ADDRESS SEE ABOVE PHONE _____
 CONTRACTOR _____ CONTACT _____
 ADDRESS _____ PHONE _____
 DATE SUBMITTED JUNE 24, 1983
 BY MSM/SP GROUP

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

RECEIVED
 JUN 24 1983
 ENGINEERING

CITY OF ALBUQUERQUE/BERNALILLO COUNTY
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM NUMBER 5

DEVELOPMENT REVIEW BOARD
August 2, 1983
Z-1199-3 (DRB-83-349)

Z-1199-3 (DRB-83-349) Hoffman Partnership, Incorporated, agent for Transamerica Realty Services, Incorporated, requests Site Development Plan Approval of a 96,000 square foot office building for Lot 2-B-2, Bellamah Office Addition, zoned SU-3, and located at 6100 Uptown Boulevard, between San Pedro and Jeannedale Drives, N.E., containing approximately three acres. (H-18) THIS REQUEST IS BEING ADVERTISED AS PER THE REQUIREMENTS OF THE UPTOWN SECTOR DEVELOPMENT PLAN.

DEVELOPMENT REVIEW BOARD ACTION, 6/28/83:

1. A drainage plan is required in order to determine if it conforms with the approved master drainage report.
2. Review of the private easement with respect to alignment, ownership, and outfall, will be required before connection is allowed.
3. Relocation of main drive from Uptown to be centered on existing median opening is required.
4. Internal circulation from building on southwest corner of San Pedro and Uptown must be provided (not currently existing on developed tract).
5. Main entrance must be two exit lanes and one entrance lane.
6. Grades and break-over angle are excessive on ramp into underground parking structure.
7. Both drives in the parking areas must be provided a 25-foot radius return. This will eliminate the first two parking spaces on the southeast corner.
8. I.C.U. analysis required as per the Uptown Plan.
9. Location of ramp into underground parking lot creates both awkward turns and a circuitous route to the ramp from Uptown.
10. All three internal circulation points to adjacent properties must be provided.
11. A 14-foot requirement is not applicable on street trees.
12. A written request for water and sanitary sewer availability statement from the Water Resources Department is required prior to commitment of service.
13. Developer should note that he/she must pay utility expansion charges and a share of the cost for Facility Plan Line 120-A (A downstream interceptor).

CITY OF ALBUQUERQUE/BERNALILLO COUNTY
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM NUMBER 5

DEVELOPMENT REVIEW BOARD
August 2, 1983
2-1199-3 (DRB-83-349)

DEVELOPMENT REVIEW BOARD ACTION, 6/28/83 (CONTINUED):

14. Developer should note that loop road easement must be reviewed for its affect on the entire area (with respect to assessment).
15. It was the consensus of the Board that the Planning Division would review the Uptown Sector Development Plan to determine appropriateness of advertising this item for public hearing before the Board.

COMMENTS FROM OTHER DEPARTMENTS:

LEONARD GREENSPAN/Albuquerque
Public Schools

"No adverse comments."

DAN SABO/AMAFCA

"Defer to City Engineer's comments."

JOE QUINTANA/C.O.G.

"Vehicular access and circulation for this site should be subject to the approval of the City Traffic Engineer."

BOB CASIAS/Fire Department

"Note: All development proposals within the jurisdiction of the City of Albuquerque must comply with Fire Code Ordinance 30-1983, must provide required fire flow and fire hydrant distribution and must provide sufficient access for fire fighting equipment

"Prior to approval by the Albuquerque Fire Department, this proposal must be reviewed by the Albuquerque Fire Department's Plans Examination Division for compliance with the criteria outlined above since, as submitted. Fire flow and on-site hydrant distribution are not addressed."

LARRY CAUDILL/Environmental
Health

"Landscape water run-off is presently causing street damage and subsidence of a sidewalk (at One North Tower) in this vicinity. Applicant is advised to undertake landscape/drainage plans with this in mind; also, the need for compliance with the Waste Water Ordinance."

CITY OF ALBUQUERQUE/BERNALILLO COUNTY
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM NUMBER 5

DEVELOPMENT REVIEW BOARD
August 2, 1983
Z-1199-3 (DRB-83-349)

COMMENTS FROM OTHER DEPARTMENTS (CONTINUED):

RANDY TRAYNOR/Planning Division "Parking. Only 25% of total 310 parking spaces may be for compacts.

"Landscaping: Specific plant types should be specified on drawing.

"See comments from Z-1199-2 regarding lighting and paving materials."

VAL VALDEZ/Real Estate Officer

"No adverse comment."

SAM TRUJILLO/Refuse Division

"Commercial: The city shall collect all refuse which is contained inside the approved container to be serviced for that location as per conditions set forth in the Municipal Refuse Collection Ordinance 42-1980.

"Site plan shows lift-bin compactor. Due to anticipated volume of refuse, roll-off compactor is needed."

DENNIS BARNES/Traffic Engineering

"By scaling, some of the internal parking space dimensions appear to be substandard. In particular, the internal circulation drive to the westerly building scales 19 feet. This opening should be increased to a minimum of 22 feet, with 24 feet being desirable. Further, the aisle dimension for the two rows of parking for compact cars on the east side of the building must be increased to 22 feet (scales 20 feet). This may require a shifting of the aisle to the north.

"In addition, the main entrance to the proposed development should have an entrance opening of 18 feet to facilitate turning movements into the complex. Also, the applicant will be responsible to construct a median left-turn lane to accommodate left-turning vehicles into the complex."

JIM MILTON/Transportation

"Some dimensions in the parking area appear substandard (by scale). The accessway to the development to the west scales 19 feet. This should be increased to a minimum of 22 feet (24' desirable)."

CITY OF ALBUQUERQUE/BERNALILLO COUNTY
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM NUMBER 5
DEVELOPMENT REVIEW BOARD
August 2, 1983
Z-1199-3 (DRB-83-349)

COMMENTS FROM OTHER DEPARTMENTS (CONTINUED):

DAN MOREHEAD/Water Resources
Department

"Update on previous comments are as follows:

Water and sanitary sewer study is complete.
Service is contingent on completion of
provisions detailed in the June 29, 1983,
correspondence to D. Newman Hoffman
Partnership from me."

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

cc: T. H. Harrington, Post Office Box 4483, Station A; 87196
The Hoffman Partnership, Incorporated, 4501 Indian School Road,
N.E.; 87110
Transamerica Realty Services, 1150 Olive Street, Los Angeles, CA; 90015



City of Albuquerque
P.O. BOX 1203 ALBUQUERQUE, NEW MEXICO 87103

August 11, 1983

Mr. Dan Grochowski
MSM/SP Group
2601 Wyoming Blvd. N.E.
Albuquerque, N.M. 87112

RE: TRANSAMERICA PLAZA TRACT 2-B-2 (DATED 6/20/83)

Dear Dan:

The referenced conceptual grading and drainage plan is approved with the understanding that a drainage plan will be submitted for review and approval prior to release of any building permits.

If you should have any questions please feel free to contact me.

Very truly yours

Fred J. Aguirre, P.E.
Civil Engineer/Hydrology

FJA/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

INFORMATION SHEET

PROJECT TITLE TRANSAMERICA Plaza TYPE OF SUBMITTAL DRAINAGE PLAN
 ZONE ATLAS PAGE NO. H-18 CITY ADDRESS 6100 LITTON BLVD
 LEGAL DESCRIPTION TRACT 2-B-2 BELLMAN OFFICE ADDITION
 ENGINEERING FIRM MSM/SP GROUP CONTACT DAN GRASCHINSKI
 ADDRESS 2601 WYOMING, MC ALB, 87112 PHONE 292-1936
 OWNER TRANSAMERICA REALTY SERVICES, INC. CONTACT LYMAN LORREN
1150 E CLINE ST, STE. 2723
 ADDRESS LOS ANGELES, CA 90015 PHONE 213-742-9000
 ARCHITECT THE HUFFMAN PARTNERSHIP, INC. CONTACT DANIEL NEWMAN
SUITE 940
 ADDRESS 6001 INDIAN SDR, NG 443710 PHONE 888-4004
 SURVEYOR MSM/SP GROUP CONTACT _____
 ADDRESS SEE ABOVE PHONE _____
 CONTRACTOR _____ CONTACT _____
 ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

☒ YES
☐ NO

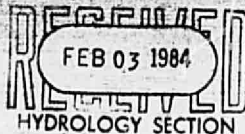
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED ☐ CONCEPTUAL APPROVAL LETTER PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: _____

BY: MSM/SP GROUP



NOTE: DRB CASE NO. DRB-83-349
 APPROVED 9/9/83



MSM/SP Group

2601 Wyoming Boulevard, NE
Albuquerque, NM 87112
(505) 292-1936

A Member of the
SP Group of Professional
Services Companies

- Engineering
- Surveying
- Energy Services

February 2, 1984

H18-D17a

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

RE: Transamerica Plaza

Dear Mr. Montoya:

Transmitted herewith are two copies of the Drainage and Grading Plan for subject project for review and approval. The DRB case number was DRB-83-349 and was approved 9/9/83. The Conceptual Grading and Drainage Plan was approved 8/11/83 (copy attached). Please refer to the conceptual plan for all onsite and offsite flows and calculations. It also contains the vicinity map, flood hazard map, soils map and drainage easements.

The plan included with this submittal is the detailed construction grading and drainage plan that is part of the permit set. A dimensioned site plan is part of that permit set.

If you have any questions please call.

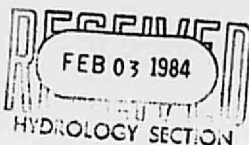
Very Truly Yours,

MSM/SP Group

Dan Grochowski, P.E. & L.S.
Senior Civil Engineer

DG:lp

Attachments





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

RECEIVED

April 3, 1984

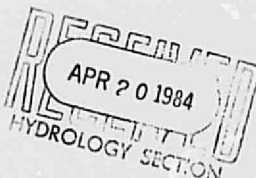
APR 05 1984

M.S.M., INC

Mr. Rick Beltramo
MSM/SP Group
2601 Wyoming Boulevard NE
Albuquerque, NM 87112

REF: TRANSAMERICA PLAZA TRACT 2-B-2 (H18-D17A)

Dear Mr. Beltramo:



Based on the information provided on your February 3, 1984 submittal of the above referenced drainage report, listed you will find certain items that will need to be addressed before final approval is granted:

1. Complete information sheet on resubmittal.
2. Professional's stamp with signature and date on all applicable drainage sheets.
3. On the far north portion of the plan you make a notation (see landscaping plans for drainage details in this area). Please incorporate all applicable drainage information on drainage plan alone. (We don't check the landscape plan).
4. Vicinity map showing location of development. (We do not use the conceptual grading and drainage plan for our final inspection.)
5. Benchmarks-location, description and elevation of the:
 - A. Albuquerque Control Survey Vertical Datum.
 - B. Temporary benchmark on-site.
6. Show location and direction of all downspouts, please identify on plan.

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Shoppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

Mr. Rick Beltramo
April 3, 1984
Page -2-

7. Please identify the drainage basins along with all applicable flow rates for each easement on plan.
8. Please delete all notes not applicable to the drainage plan. (For example 6-A, 6-B, 6-C and 6-D).
9. If the project is to progress for a great length of time, the contractor is responsible for any sediment caused by erosion that may be deposited in the street. (Please include note to this effect).

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech. CE

BJM:mrk

4-19-84, Comments Incorporated
By R. Molina (MSM)

INFORMATION SHEET

PROJECT TITLE Transamerican Plaza TYPE OF SUBMITTAL Final
 ZONE ATLAS PAGE NO. H-18 CITY ADDRESS 6100 Uptown Blvd.
 LEGAL DESCRIPTION Tract 2-B-2 Bellamah Office Addition
 ENGINEERING FIRM MSM/SP Group CONTACT Mark Holstad
 ADDRESS 2601 Wyoming NE PHONE 292-1936
 OWNER Transamerican Realty Services Inc. CONTACT Lyman Lokken
1150 S. Olive St., Suite 2723
 ADDRESS Los Angeles, Ca. 90015 PHONE 213-742-4000
 ARCHITECT Hoffman Partnership Inc. CONTACT Dan Newman
 ADDRESS 4501 Indian School NE PHONE 898-4004
 SURVEYOR MSM/SP Group CONTACT George Mundell
 ADDRESS 2601 Wyoming NE PHONE 292-1936
 CONTRACTOR Bradbury & Stamm CONTACT Bob Woodward
 ADDRESS 1217 1st NW PHONE 765-1200

PRE-DESIGN MEETING:

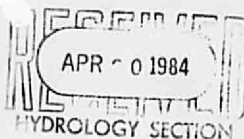
☐ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☒ OTHER Grading & Drainage (SPECIFY)

DATE SUBMITTED: 4-19-84

BY: [Signature]



INFORMATION SHEET

PROJECT TITLE Transamerican Plaza TYPE OF SUBMITTAL Final
 ZONE ATLAS PAGE NO. H-16 CITY ADDRESS 6000 Wilshire Blvd.
 LEGAL DESCRIPTION Tract 2-B-2 Bellemore Office Addition
 ENGINEERING FIRM MSM/SP Group CONTACT Mark Helstad
 ADDRESS 2601 Wyoming NE PHONE 292-1936
 OWNER Transamerican Realty Services Inc. CONTACT Lyman Loken
1150 S Olive St., Suite 3723
 ADDRESS Los Angeles, Ca. 90015 PHONE 213-742-4000
 ARCHITECT Hoffman Partnership Inc. CONTACT Dan Newman
 ADDRESS 4501 Indian School NE PHONE 899-4004
 SURVEYOR MSM/SP Group CONTACT George Mindell
 ADDRESS 2601 Wyoming NE PHONE 292-1936
 CONTRACTOR Bradbury & Stamm CONTACT Bob Woodward
 ADDRESS 1217 1st NW PHONE 765-1200

PRE-DESIGN MEETING:

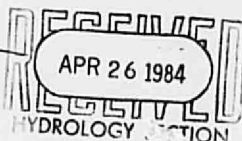
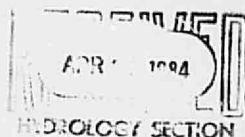
- ☐ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EMPLOYED WITH THIS SUBMITTAL:

- ☐ SKETCH PLAN APPROVAL
☐ PRELIMINARY PLAN APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAN APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☒ OTHER Grading & Drainage (SPECIFY)

DATE SUBMITTED: 4-26-84

BY: Mark Helstad





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 26, 1984

Mr. Robert Molina
MSM/SP Group
2601 Wyoming Boulevard NE
Albuquerque, NM 87112

REF: TRANSAMERICA PLAZA TRACT 2-B-2 (H18-D17A)

Dear Robert:

Based on the information provided on your April 20, 1984 resubmittal of the above referenced drainage report, listed you will find certain items that will need to be addressed before final approval is granted:

1. Complete information sheet required with resubmittal.
2. Professional's stamp with signature and date on all applicable sheets of the engineer who prepared the revised drainage plan.
3. Please incorporate the drainage details from the landscape plan onto sheet C-1 of the drainage plan. Also it is advisable that you route the 4" outlet pipe from the trench drain to exit directly onto the paved area via through the curb.
4. Your drain inlet detail should be incorporated on Sheet C-2 along with the other details. These will eliminate the small attachments to the plan.

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Shappard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

Mr. Robert Molina
April 26, 1984
Page -2-

If you have any questions or comments, please feel free to call me at
766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech. CE

BJM:mrk



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 30, 1984

Mr. Robert Molina
MSM/SP Group
2601 Wyoming Blvd. NE
Albuquerque, New Mexico 87112

REF: TRANSAMERICA PLAZA TRACT 2-B-2 (H18-D17A)

Dear Robert:

Based on the information provided on your April 26, 1984 resubmittal, the above referenced Drainage plan is approved.

Please advise your clients that because of the complexity of the drainage plan, and because the total developed runoff is being routed through two drainage easements, the Engineer will be required to certify upon completion of project.

If you have any questions regarding the above comments, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya, C.E.
Hydrologic Engineering Technician

BJM/ca

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Delwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 765-7467

AN EQUAL OPPORTUNITY EMPLOYER



Bradbury & Stamm Construction Company, Inc.

May 24, 1985

Mr. Mark Halstead
Greiner Engineering Sciences, Inc.
2601 Wyoming Blvd., NE
Albuquerque, New Mexico 87112

RE: Transamerica Plaza, 6100 Uptown Blvd. NE, Albuquerque, NM

Dear Mark:

Please forward your letter certifying drainage as completed in accordance with plans and specifications along with required asbuilts to Bernie Montoya of City Hydrology. We are anxious to obtain a permanent Certificate of Occupancy for this project.

Request you expedite your submittal.

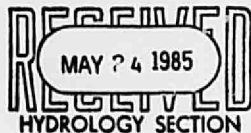
Very truly yours,

BRADBURY & STAMM CONSTRUCTION COMPANY, INC.

Robert M. Hasaka

Robert M. Hasaka
Administrative Vice President

cc: Bob Woodward
Gary Vanderhoof
Bernie Montoya



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Trans American Plaza ZONE ATLAS/DRNG. FILE #: H-18-D17A
 LEGAL DESCRIPTION: Tf. 2-B-2 Belknap Office Addition
 CITY ADDRESS: 6100 Uptown Blvd.
 ENGINEERING FIRM: Greiner Engineering CONTACT: Mark Holstad
 ADDRESS: 2601 Wyoming NE PHONE: 292-1936
 OWNER: Trans American Realty Services Inc. CONTACT: Lyman Lokken
1150 S. Olive St., Suite 2723
 ADDRESS: Los Angeles, Ca. 90015 PHONE: 213-742-4004
 ARCHITECT: Hoffman Partnership Inc. CONTACT: Dan Newman
 ADDRESS: 4501 Indian School NE PHONE: 888-4004
 SURVEYOR: Greiner Engineering CONTACT: Dave Franzen
 ADDRESS: 2601 Wyoming N.E. PHONE: 292-1936
 CONTRACTOR: Bradbury & Stamm CONTACT: Gary Vanderhoof
 ADDRESS: 1210 12th Street NW PHONE: 765-1200

PRE-DESIGN MEETING

JUL 24 1985

HYDROLOGY SECTION

☒

YES

DRB NO. 83-349☐

NO

EPC NO. _____

☒COPY OF Approval Letter
CONFERENCE REGAP
SHEET PROVIDED

PROJECT NO. _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☐ DRAINAGE REPORT☐ SKETCH PLAT APPROVAL☐ DRAINAGE PLAN☐ PRELIMINARY PLAT APPROVAL☐ CONCEPTUAL GRADING & DRAIN. PLAN☐ SITE DEVELOPMENT PLAN APPROVAL☐ GRADING PLAN☐ FINAL PLAT APPROVAL☐ EROSION CONTROL PLAN☐ BUILDING PERMIT APPROVAL☒ ENGINEER'S CERTIFICATION☐ FOUNDATION PERMIT APPROVAL☒ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVALDATE SUBMITTED: 7/23/85☐ GRADING/PAVING PERMIT APPROVALBY: Mark Holstad

OTHER _____ (SPECIFY)

Greiner Engineering

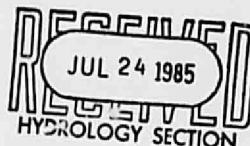
**Greiner
Engineering
Sciences
Inc.**

2501 Wyoming Boulevard, NE
Albuquerque, New Mexico 87112
(505) 292-1936

A Greiner Engineering, Inc. Company

July 22, 1985

Mr. Bernie Montoya
Design Hydrology Section
123 Central, N.W.
Albuquerque, NM 87102



RE: Transamerica Plaza Drainage & Grading

Dear Mr. Montoya:

Transmitted herewith are two copies of the Drainage and Grading Plan indicating the record condition for the above referenced site. The grading on site is as designed which includes swales, water blocks and rundowns, therefore, the project has been substantially constructed in compliance with the approved drainage and grading plan.

The client has expressed a desire to plant 2 trees with tree wells within the drainage outlet located on the west side of the property. Attached are calculations that show no impediment to the drainage runoff.

If you have any questions, please call.

Sincerely,

Mark Holstad,
Senior Professional Engineer

MH:kg

cc: Mr. Lyman Lokken
Mr. Eric Rhodehamel
Mr. Dan Newman

Attachments

Job No. 064092

Greiner Engineering

- ☐ DENVER, COLORADO
- ☐ COLORADO SPRINGS, COLORADO
- ☒ ALBUQUERQUE, NEW MEXICO
- ☐ KEMMERER, WYOMING

PROJECT TRANSMISSION
 JOB NUMBER 0640992 SHEET 1 OF 2
 CALCULATED BY MSH DATE 6/20/85
 CHECKED BY RM DATE 7-1-85

Check effect of proposed planters
 on flow to west.

$$Q_{100} = 4.9 \text{ cfs}$$

As designed width = 22'

2 planters at 5.0' each \Rightarrow 12' wide.

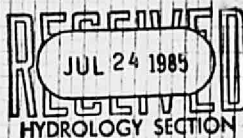
$$Q = CLH^{2/3} \quad \text{DPM 22.3 p. 24}$$

Max. carb. depth = 6" \therefore use $C = 2.56$
 per Table 5-3 King & Brater (Conservative
 assumption).

$$\text{For } 22' \text{ wide } \Rightarrow H = \left(\frac{Q}{CL} \right)^{3/2} = \left(\frac{4.9}{2.56(22)} \right)^{3/2} = 0.03'$$

$$\text{For } 12' \text{ wide } \Rightarrow H = \left(\frac{4.9}{2.56(12)} \right)^{3/2} = 0.06'$$

\therefore No problem



Greiner Engineering

- ☐ DENVER, COLORADO
- ☐ COLORADO SPRINGS, COLORADO
- ☐ ALBUQUERQUE, NEW MEXICO
- ☐ KEMMERER, WYOMING

PROJECT Transamerica
 JOB NUMBER 0640992 SHEET 2 OF 2
 CALCULATED BY MSH DATE 7/22/85
 CHECKED BY _____ DATE _____

Check by Manning's

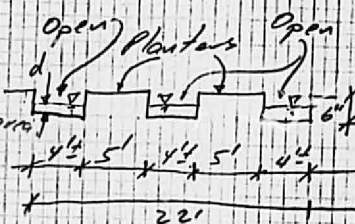
$$S = \frac{54.19 - 53.12}{33'} = 2.76\%$$

$$V = \frac{1.486}{P} \left(\frac{A}{P} \right)^{2/3} \sqrt{S}$$

calculate flow based on each open area

$A = 4d$

$P = 4 + 2d$



$$Q = VA = \left[\frac{1.486}{0.017} \left(\frac{4d}{4+2d} \right)^{2/3} \sqrt{0.0276} \right] (4d)$$

d(ft)	1/3 Q(cfs)	Q total
0.5'	15.7	47.2
0.2'	3.7	11.1
0.1'	1.2	3.6

$Q_{100} = 4.9 \text{ cfs} \therefore \underline{OK}$
 $0.2' > d > 0.1'$

RECEIVED
 JUL 24 1985
 HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Transamerica Plaza ZONE ATLAS/DRNG. FILE #: H-18-D17A
 LEGAL DESCRIPTION: Tr. 2-B-2 Bellemah Office Addition
 CITY ADDRESS: 6100 Uptown Blvd.
 ENGINEERING FIRM: Greiner Engineering CONTACT: Mark Holstad
 ADDRESS: 2601 Wyoming NE PHONE: 292-1936
 OWNER: Transamerica Partners #1
Sh Transamerica Realty Services, Inc CONTACT: Lyman Lorken
1150 S. Olive St., Suite 2723
 ADDRESS Los Angeles, Ca. 90015 PHONE: 213-742-4004
 ARCHITECT: Hoffman Partnership, Inc CONTACT: Dan Newman
 ADDRESS: 6001 Indian School Rd. NE PHONE: 888-4004
 SURVEYOR: Greiner Engineering CONTACT: Dave Franzon
 ADDRESS: 2601 Wyoming NE PHONE: 292-1936
 CONTRACTOR: Bradbury & Stamm CONTACT: Gary Vanderhoof
 ADDRESS: 1217 First Street NW PHONE: 765-1200

PRE-DESIGN MEETING:

AUG 01 1985

☒ YES
☐ NO

HYDROLOGY SECTION

☒ APPROVAL LETTER
☐ COPY OF CONFERENCE RECAP
☐ SHEET PROVIDED

DRB NO. 83-349

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAIN. 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: 7/23/85BY: [Signature]

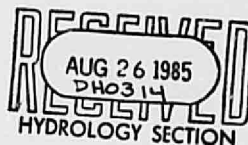
Rev. 11/84



Bradbury & Stamm Construction Company, Inc.

August 22, 1985

Mr. Thomas C. Pokorski, AIA
Vice President - Construction
Transamerica Realty Services, Inc.
600 Montgomery Street - 16th Floor
San Francisco, California 94111



Re: Transamerica Plaza II
Albuquerque, New Mexico
Close-out & Hydrology Criteria

Dear Tom:

Mr. Mark Holstead of Greiner Engineering has contacted Mr. Bernie Montoya of the Hydrology Department concerning hydrology's release for a permanent certificate of occupancy for the above referenced project. Apparently, hydrology will not issue a release for a certificate of occupancy, permanent or temporary, until the drainage through the easement at the west property line and into the adjoining property is complete. This includes the removal of all obstructions including the concrete curb and the earth berm.

At this time, there is virtually nothing further that Bradbury & Stamm or Greiner Engineering can do to satisfy hydrology's criteria without the consent of the adjoining property owner.

Please advise us if we can be of any reasonable assistance to you in resolving this situation. Should you have any questions, please do not hesitate to call.

Very truly yours,

BRADBURY & STAMM CONSTRUCTION COMPANY, INC.

Bob Woodward

Bob Woodward
Project Manager

BW/slb

cc: Lyman Lokken
Eric Rhodehamel
Dan Newman
Bernie Montoya, Design Hydrology Section
Mark Holstead, Greiner Engineering
Gary Vanderhoof



PROJECT TITLE: Transamerica Plaza ZONE ATLAS/DRB FILE #: H-18-D17A
LEGAL DESCRIPTION: Tr. 2-B-2 Bellemah Office Addition
CITY ADDRESS: 6100 Uptown Blvd.
ENGINEERING FIRM: Greiner Engineering CONTACT: Mark Holstad
ADDRESS: 2601 Wyoming NE PHONE: 292-1936
Transamerica Partners #1
OWNER: 56 Transamerica Realty Services, Inc. CONTACT: Lyman Loken
1150 S. Olive St., Suite 2723
ADDRESS: Los Angeles, Ca. 90015 PHONE: 213-742-4004
ARCHITECT: Hoffman Partnership, Inc. CONTACT: Dan Newman
ADDRESS: 6001 Indian School Rd. NE PHONE: 888-4004
SURVEYOR: Greiner Engineering CONTACT: Dave Franzen
ADDRESS: 2601 Wyoming NE PHONE: 292-1936
CONTRACTOR: Bradbury & Stamm CONTACT: Gary Vanderhoof
ADDRESS: 1217 First Street N.W. PHONE: 765-1200

PRE-DESIGN MEETING:

☒ YES
☐ NO

DRB NO. 83-349

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAIN. 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: 9/6/85

BY: [Signature]

Greiner

Greiner Engineering Sciences, Inc.
2601 Wyoming Blvd., N.E., Suite F
Albuquerque, New Mexico 87112
(505) 292-1936

A Greiner Engineering, Inc. Company

September 6, 1985

Mr. Bernie Montoya
Design Hydrology Section
123 Central, N.W.
Albuquerque, NM 87102

RE: Transamerica Plaza, Final Drainage Inspection
for Issuance of a Certificate of Occupancy

Dear Bernie:


A site inspection was done by our office at the Transamerica Plaza site on 9/5/85. The obstructions within the west property line easement have been removed. The removals included existing concrete curb and earth berm.

The drainage runoff design is therefore, in compliance with the approved Drainage Plan, City approval letter dated April 30, 1984 and Greiner letter requesting 2 tree planters dated July 22, 1985. A Drainage Certificate for Transamerica Plaza is therefore requested.

Should you have any questions concerning this matter, please call either myself or Mark Holstad.

Sincerely,

GREINER ENGINEERING



Robert Molina
Project Engineer

RM:kg

cc: Mr. Lyman Lokken
Mr. Eric Rhodehamel
Mr. Dan Newman

Job No. 0640992

Reviewed by:


Mark Holstad, P.E.
Senior Civil Engineer



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 9, 1985

Mr. Mark Holsted
Griener Engineering
2601 Wyoming NE
Albuquerque, NM 87102

REF: CERTIFICATION FOR TRANSAMERICAN PLAZA TRACT 2-B-2 (H18-D17A)
RECEIVED JULY 24, 1985

Dear Mr. Holsted:

Based on the information provided on your July 24, 1985 and September 6, 1985 submittal, certification for the above referenced drainage plan is acceptable.

If I can be of further assistance, please call me at 766-7644.

Sincerely,

Bernie J. Montoya C.E.
Engineering Assistant Hydrology

BJM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Shoppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7487

AN EQUAL OPPORTUNITY EMPLOYER

~~CONCEPTUAL~~
FINAL
GRADING AND DRAINAGE PLAN

Existing Conditions

The undeveloped site is nearly bare of vegetation. There are no well defined drainage swales. Adjoining sites have been graded and developed preventing any offsite flows from entering the site. Except for the Southern corner, onsite runoff leaves the site in sheetflows in Westerly, Southerly and Easterly directions.

Proposed Conditions

Upon development, the site will be divided into two nearly equal drainage basins. The West half, Basin A, will drain to a drainage easement which crosses Tract 2-A. 9.5 cfs is the maximum flow allowed in the easement. The East half, Basin B, will drain to a drainage easement which crosses Tract 2-B-3. 12.1 cfs is the maximum flow allowed in the easement. Both easements are already improved and will accept their respective flows. A small concrete rundown and curb cut is required to allow runoff to enter the easement in Tract 2-A. No runoff will flow to Uptown Blvd. The two landscaped areas along Uptown will have ponding swales to retain all irrigation water.

Calculations

Area: 3.0 Acres

Rainfall: 100 Year - 2.3 Inches (Plate 22.2 D-1)
10 Year - 2.3 X 0.657 = 1.51 Inches

Soil: Etc (Embudo - Tijeras Complex) Type B (SCS Soils Survey)
TgB (Tijeras) Type B (SCS Soils Survey)

Existing Conditions:

Find Q_{100} & Q_{10} for the entire site. ($Q = CiA$)

Assume 100% pervious & overland flow.
 $C = 0.34$ (Plate 22.2 C-1)

$$T_c: s = \frac{56.2 - 52.5}{300} = 1.23\%$$

$$V = 0.65 \text{ fps (Plate 22.2 B-1)}$$

$$T_c = \frac{300}{60 \times 0.65} = 7.7 \text{ min. (use 10 min).}$$

100 year intensity - 2.11 (plate 22.2 D-2) x 2.3 = 4.85 in./hr.

10 year intensity - 2.11 x 1.51 = 3.19 in./hr.

$$Q_{100} = 0.34 (4.85) 3.0 = 4.9 \text{ cfs}$$

$$Q_{10} = 0.34 (3.19) 3.0 = 3.3 \text{ cfs}$$

Proposed Conditions:

Basin A - Area = 1.39 Acres
75% impervious & 100% Street Flow
C = 0.73 (Plate 22.2 C-1)

$$T_C \text{ s} = \frac{55.2 - 52.4}{350} = 0.80\%$$

$$V = 2.4 \text{ fps (Plate 22.2 B-2)}$$

$$T_C = \frac{350}{60 \times 2.4} = 2.4 \text{ min. (use 10 min.)}$$

100 year intensity - 2.11 (Plate 22.2 D-2) X 2.3 = 4.85 in./hr.
10 year intensity - 2.11 X 1.51 = 3.19 in./hr.

$$Q_{100} = 0.73 (4.85) 1.39 = \underline{4.9 \text{ cfs}}$$

$$Q_{10} = 0.73 (3.19) 1.39 = \underline{3.2 \text{ cfs}}$$

Basin B - Area = 1.61 Acres
75% impervious & 100% Street Flow
C = 0.73 (Plate 22.2 C-1)

$$T_C \text{ s} = \frac{56.5 - 52.7}{530} = 0.72\%$$

$$V = 2.3 \text{ fps (Plate 22.2 B-2)}$$

$$T_C = \frac{530}{60 \times 2.3} = 3.8 \text{ min. (use 10 min.)}$$

100 year intensity - 2.11 (Plate 22.2 D-2) X 2.3 = 4.85 in./hr.
10 year intensity - 2.11 X 1.51 = 3.19 in./hr.

$$Q_{100} = 0.73 (4.85) 1.61 = \underline{5.7 \text{ cfs}}$$

$$Q_{10} = 0.73 (3.19) 1.61 = \underline{3.7 \text{ cfs}}$$

Capacities:

Concrete rundown (use Manning's Formula) - rectangular

n = 0.013, s = 1.13%, width = 4 ft.
A = 4d WP = 4+2d

$$4.9 = 4d \frac{1.486}{0.013} \left(\frac{4d}{4+2d} \right)^{2/3} (0.0113)^{1/2}$$

$$d = 0.265 \text{ ft. O.K.}$$

Driveways - inverted crown (1.5%), 25 ft. wide, 6 in. curb

$$\begin{aligned}n &= 0.018 & s &= 0.60\% \\A &= 14.84 \text{ sq. ft.} & WP &= 26.00 \text{ ft.}\end{aligned}$$

$$Q = 14.84 \frac{1.486}{0.018} \left(\frac{14.84}{26.00} \right)^{2/3} (0.006)^{1/2} = 65.3 \text{ cfs O.K.}$$

Landscaped ponding swales

West Area - 10,700 sq. ft.

$$C = 0.34 \text{ (Plate 22.2 C-1)}$$

$$\text{Volume} = 0.34 \left(\frac{2.3}{12} \right) 10,700 = 700 \text{ cu. ft.}$$

Pond = V - ditch 180 ft. long, 1 ft. deep, 4:1 side slopes

$$\text{Vol.} = \left(\frac{1 \times 4}{2} \right) 180 = 720 \text{ cu. ft. O.K.}$$

East Area - 7200 sq. ft.

$$C = 0.34 \text{ (Plate 22.2 C-1)}$$

$$\text{Volume} = 0.34 \left(\frac{2.3}{12} \right) 7200 = 450 \text{ cu. ft.}$$

Pond: V - ditch, 200 ft. long, 0.75 ft. deep, 4:1 side slopes

$$\text{Vol.} = 2 \left(\frac{0.75 \times 3}{2} \right) 200 = 450 \text{ cu. ft. O.K.}$$

Erosion Control Plan

There will be no phased development of this site. During rough grading an earthen berm must be maintained onsite at the perimeter of the site. The berm shall be 1 ft. 6 in. high with 3 to 1 side slopes. As curb is constructed along the perimeter during the construction period, the berm may be eliminated in those areas with the new curb. In the permanent state the site will be landscaped in those areas where there is no hard surface.

CONCEPTUAL GRADING AND DRAINAGE PLAN

Existing Conditions

The undeveloped site is nearly bare of vegetation. There are no well defined drainage swales. Adjoining sites have been graded and developed preventing any offsite flows from entering the site. Except for the Southern corner, onsite runoff leaves the site in sheetflows in Westerly, Southerly and Easterly directions.

Proposed Conditions

Upon development, the site will be divided into two nearly equal drainage basins. The West half, Basin A, will drain to a drainage easement which crosses Tract 2-A. 9.5 cfs is the maximum flow allowed in the easement. The East half, Basin B, will drain to a drainage easement which crosses Tract 2-B-3. 12.1 cfs is the maximum flow allowed in the easement. Both easements are already improved and will accept their respective flows. A small concrete rundown and curb cut is required to allow runoff to enter the easement in Tract 2-A. No runoff will flow to Uptown Blvd. The two landscaped areas along Uptown will have ponding swales to retain all irrigation water.

Calculations

Area: 3.0 Acres

Rainfall: 100 Year - 2.3 Inches (Plate 22.2 D-1)
10 Year - 2.3 X 0.657 = 1.51 Inches

Soil: Etc (Embudo - Tijeras Complex) Type B (SCS Soils Survey)
TqB (Tijeras) Type B (SCS Soils Survey)

Existing Conditions:

Find Q_{100} & Q_{10} for the entire site. ($Q = CIA$)

Assume 100% pervious & overland flow.
 $C = 0.34$ (Plate 22.2 C-1)

$$T_c = \frac{56.2 - 52.5}{300} = 1.23\%$$

$$V = 0.65 \text{ fps (Plate 22.2 B-1)}$$

$$T_c = \frac{300}{60 \times 0.65} = 7.7 \text{ min. (use 10 min.)}$$

100 year intensity - 2.11 (Plate 22.2 D-2) X 2.3 = 4.85 in./hr.
10 year intensity - 2.11 X 1.51 = 3.19 in./hr.

$$Q_{100} = 0.34 (4.85) 3.0 = 4.9 \text{ cfs}$$

$$Q_{10} = 0.34 (3.19) 3.0 = 3.3 \text{ cfs}$$

Proposed Conditions:

Basin A - Area = 1.39 Acres
75% impervious & 100% Street Flow
 $C = 0.73$ (Plate 22.2 C-1)

$$T_c = \frac{55.2 - 52.4}{350} = 0.80\%$$

$$V = 2.4 \text{ fps (Plate 22.2 B-2)}$$

$$T_c = \frac{350}{60 \times 2.4} = 2.4 \text{ min. (use 10 min.)}$$

100 year intensity - 2.11 (Plate 22.2 D-2) X 2.3 = 4.85 in./hr.
10 year intensity - 2.11 X 1.51 = 3.19 in./hr.

$$Q_{100} = 0.73 (4.85) 1.39 = 4.9 \text{ cfs}$$

$$Q_{10} = 0.73 (3.19) 1.39 = 3.2 \text{ cfs}$$

Basin B - Area = 1.61 Acres
75% impervious & 100% Street Flow
 $C = 0.73$ (Plate 22.2 C-1)

$$T_c = \frac{56.5 - 52.7}{530} = 0.72\%$$

$$V = 2.3 \text{ fps (Plate 22.2 B-2)}$$

$$T_c = \frac{530}{60 \times 2.3} = 3.8 \text{ min. (use 10 min.)}$$

100 year intensity - 2.11 (Plate 22.2 D-2) X 2.3 = 4.85 in./hr.
10 year intensity - 2.11 X 1.51 = 3.19 in./hr.

$$Q_{100} = 0.73 (4.85) 1.61 = 5.7 \text{ cfs}$$

$$Q_{10} = 0.73 (3.19) 1.61 = 3.7 \text{ cfs}$$

Capacities:

Concrete rundown (use Manning's Formula) - rectangular

$$n = 0.013, s = 1.13\%, \text{ width} = 4 \text{ ft.}$$

$$A = 4d \quad WP = 4+2d$$

$$4.9 = 4d \frac{1.486}{0.013} \left(\frac{4d}{4+2d} \right)^{2/3} (0.0113)^{1/2}$$

$$d = 0.265 \text{ ft. O.K.}$$

Driveways - inverted crown (1.5%), 25 ft. wide, 6 in. curb

$$n = 0.018 \quad a = 0.600 \\ A = 14.84 \text{ sq. ft.} \quad WP = 26.00 \text{ ft.}$$

$$Q = 14.84 \frac{1.486}{0.018} \left(\frac{14.84}{26.00} \right)^{2/3} (0.006)^{1/2} = 65.3 \text{ cfs O.K.}$$

Landscaped ponding swales

West Area - 10,700 sq. ft.

$$C = 0.34 \text{ (Plate 22.2 C-1)}$$

$$\text{Volume} = 0.34 \left(\frac{2.3}{12} \right) 10,700 = 780 \text{ cu. ft.}$$

Pond: V - ditch 180 ft. long, 1 ft. deep, 4:1 side slopes

$$\text{Vol.} = \left(\frac{1 \times 4}{2} \right) 180 = 720 \text{ cu. ft. O.K.}$$

East Area - 7200 sq. ft.

$$C = 0.34 \text{ (Plate 22.2 C-1)}$$

$$\text{Volume} = 0.34 \left(\frac{2.3}{12} \right) 7200 = 450 \text{ cu. ft.}$$

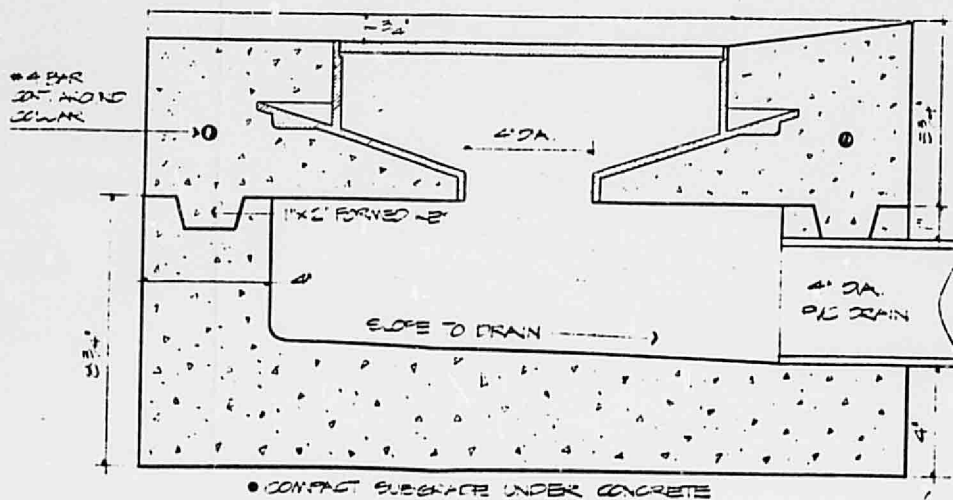
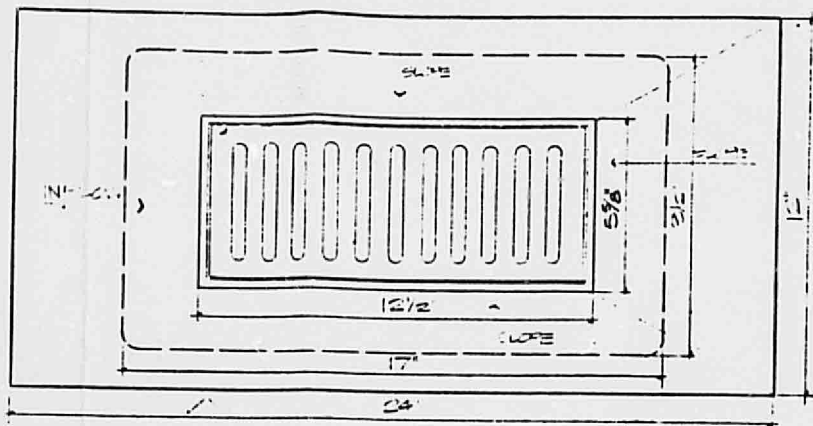
Pond: V - ditch, 200 ft. long, 0.75 ft. deep, 4:1 side slopes

$$\text{Vol.} = 2 \left(\frac{0.75 \times 3}{2} \right) 200 = 450 \text{ cu. ft. O.K.}$$

Erosion Control Plan

There will be no phased development of this site. During rough grading an earthen berm must be maintained onsite at the perimeter of the site. The berm shall be 1 ft. 6 in. high with 3 to 1 side slopes. As curb is constructed along the perimeter during the construction period, the berm may be eliminated in those areas with the new curb. In the permanent state the site will be landscaped in those areas where there is no hard surface.

1.5" MIN. CASTER - FULLY STAIN # 6-200
 2.5" MIN. CASTER - FULLY STAIN # 6-200



• COMPACT SUBGRADE UNDER CONCRETE



DRAIN INLET DETAIL

SCALE 3"=1'-0"

SURFACE DRAINAGE EASEMENT

TO TR 7-A
81 51351

23

EASEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss. KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, The Travelers Insurance Company, a Connecticut Corporation ("Travelers") is the owner of that certain property described on Exhibit A attached hereto and made a part hereof (the "Travelers Property"), and William T. Criswell and Sharon L. Criswell (collectively called "Criswell") are the owners of that certain property described on Exhibit B attached hereto and made a part hereof (the "Criswell Property");

WHEREAS, Travelers desires to grant an easement across the Travelers Property permitting surface drainage from the Criswell Property to flow across certain portions of the Travelers Property as hereinafter provided;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, Travelers has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey to the present owner and any future owner of the Criswell Property an easement across and along that certain portion of the Travelers Property which is hereinafter described ("Easement Property") for the purpose of permitting natural surface drainage to flow from the Criswell Property across the Easement Property to the existing drain inlet in the southwest corner of the Travelers Property. The easement hereby granted shall be an unobstructed flow easement permitting a maximum Q of 9.5 cubic feet per second to flow across the Easement Property.

The center line of the Easement Property shall be located as follows: beginning at the southeast corner of the Travelers Property, proceed north 8 degrees 55 minutes 30 seconds east along the eastern boundary line of the Travelers Property 88 feet to a point. The center line of the Easement Property shall be a line running from said point in a southwestern direction along the traffic aisle to the drain inlet at the southwest corner of the Travelers Property. The Easement Property shall include all property within the Travelers Property located on each side of said center line which is necessary for the purposes for which this easement is granted, including all parking areas located south of the office building on the Travelers Property but excluding the existing office building, sidewalks and landscaped areas.

DRAINAGE EASEMENTS

EXHIBIT 4

Travelers reserves the right to maintain the Easement Property as a paved area and to permit the parking of vehicles within any portion of the Easement Property. Travelers agree to keep the Easement Property free of any obstructions other than vehicles which would block the flow of water from the Criswell Property, across the Easement Property.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the owner of the Criswell Property, its successors and assigns forever, and Travelers, its successors and assigns, shall warrant and forever, and Travelers, its successors and assigns, shall warrant and forever defend all and singular the said easement unto the owner of the Criswell Property, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 14th day of September, 1961.

THE TRAVELERS INSURANCE COMPANY, a
Connecticut Corporation

By: J. Thomas Montgomery
Title Vice President (J. Thomas Montgomery)

STATE OF CONNECTICUT)

COUNTY OF HARTFORD) ss.

BEFORE ME, the undersigned authority in and for said county and state, on this day personally appeared J. Thomas Montgomery, Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said The Travelers Insurance Company, a Connecticut corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of September, 1961.

Patricia M. O'Connor
Notary Public in and for Hartford
County (Patricia M. O'Connor)
My Commission Expires March 31st, 1963

EXHIBIT A

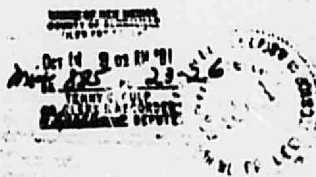
LEGAL DESCRIPTION

Xerox Building

TRACT 2-A,
BELLAMAH OFFICE ADDITION, as th same is shown and designated
on the Summary Plat, Tract 2, Bellamah Office Addition,
Albuquerque, New Mexico, now comprising Tracts 2-A and 2-B,
filed in the office of the County Clerk of Bernalillo County,
New Mexico, on the 20th day of May, 1980.

EXHIBIT B

TRACT 2-B-2, as the same is shown and designated on the plat of Tracts 2-B-1, 2-B-2 and 2-B-3, BELLAMAH OFFICE ADDITION, Albuquerque, Bernalillo County, New Mexico (being a Replat of Tract 2-B), filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 20th day of May, 1981.



SURFACE DRAINAGE EASEMENT

81 54352

BETWEEN TR 2-B-2 & TR 2-B-3

RETURN TO:
P.O. BOX 1111
TULSA, OK 74101

EASEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, William T. Criswell and Sharon L. Criswell (collectively called Criswell) are the owners of that certain property described on Exhibit A attached hereto and made a part hereof ("Tract A"), and Criswell is also the owner of that certain property described on Exhibit B attached hereto and made a part hereof ("Tract B");

WHEREAS, Criswell desires to grant an easement across Tract A permitting surface drainage from Tract B to flow across certain portions of Tract A as hereinafter provided;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Criswell has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey to the present owner and any future owner of Tract B an easement across and along that certain portion of Tract A which is hereinafter described ("Easement Property") for the purpose of permitting surface drainage to flow from Tract B across the Easement Property to a new drain inlet to be installed in the eastern boundary line of Tract A. The easement hereby granted shall be an unobstructed flow easement permitting a maximum Q of 12.1 cubic feet per second to flow across the Easement Property.

The center line of the Easement Property shall be located as follows: beginning at the southwest corner of Tract A, proceed north 54 degrees 35 minutes 50 seconds east along the western boundary line of Tract A 32 feet to a point. The center line of the Easement Property shall be a line running from said point in an easterly direction along the traffic aisles and

ending at a drain inlet to be constructed on the eastern property line of Tract A. The Easement Property shall include all property within Tract A located on each side of said center line which is necessary for the purposes for which this easement is granted, including all parking areas located south of the office building to be constructed on Tract A but excluding said office building, sidewalks and landscaped areas.

Criswell and any future owner of Tract A shall have the right to maintain the Easement Property as a paved area and to permit the parking of vehicles within any portion of the Easement Property. Criswell and any future owner of Tract A shall keep the Easement Property free of any obstructions other than vehicles which would block the flow of water from Tract B across the Easement Property.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto the owner of Tract B, its successors and assigns forever, and the owner of Tract A, its successors and assigns, s. 11 warrant and forever, defend all and singular the said easement unto the owner of Tract B, its successors and assigns, against any person whosoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 14 day of SEPTEMBER, 1981.

William T. Criswell
William T. Criswell

Sharon L. Criswell
Sharon L. Criswell

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for said county and state, on this day personally appeared William T. Criswell and Sharon L. Criswell, known to me to be the persons

whose names are subscribed to the foregoing instrument, and
acknowledged to me that they executed the same for the purposes
and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of
September, 1981.

M. S. McHugh
Notary Public in and for
the State of Texas

4/27/85

EXHIBIT A

LEGAL DESCRIPTION

TRACT 2-B-3, as the same is shown on the plat of Tracts
2-B-1, 2-B-2 and 2-B-3, BELLAMAN OFFICE ADDITION, Albuquerque,
Bernalillo County, New Mexico (being a Replat of Tract 2-B),
filed in the office of the County Clerk of Bernalillo County,
New Mexico, on the 20th day of May, 1981.

EXHIBIT B

TRACT 2-B as the same is shown and designated on the plat of Tracts 2-B-1, 2-B-2 and 2-B-3, SELLAMAH OFFICE ADDITION, Albuquerque, Bernalillo County, New Mexico (being a Replat of Tract 2-B), filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 20th day of May, 1981.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

MAY 14 9 00 AM '81

185-22-21

FILED

CLERK OF COUNTY

