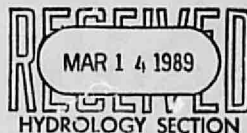




KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



March 9, 1989

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. James Topmiller
Hoffmantown, Inc.
#10 Tramway Loop N.E.
Albuquerque, NM 87122

RE: PROJECT NO. 3587, ~~HOFFMANTOWN SQUARE~~, (MAP NO. H-19) *028*

Dear Mr. Topmiller:

This is to certify that the City of Albuquerque accepts Project No. 3587 as being completed according to approved plans and construction specifications. If all required right-of-ways and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3587. If the required right-of-ways and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer. When a final plat has been filed it will be the developer's responsibility to provide the Construction Management Division with a copy, at which time the City will fully accept Project No. 3587.

As per the letter from S & J Enterprises, Inc. dated February 22, 1989, it was stated that S & J Enterprises will assume the responsibility for any adjustment to the valve box on the above referenced project that may be required to assure that it fits flush with the surrounding paving.

The project is described as follows:


- Six inch (6") public waterline to serve Hoffmantown Square, from existing six inch (6") waterline just south of Prospect Ave. to Wyoming Blvd., N.E. Installed two (2) water services and one (1) fire hydrant, north side of Hoffmantown Square. An existing six inch (6") waterline was abandon from new six inch (6") line tie-in to south property line.

AN EQUAL OPPORTUNITY EMPLOYER

LETTER OF ACCEPTANCE FOR PROJECT NO. 3587
March 9, 1989
Page Two (2)

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

Sincerely,



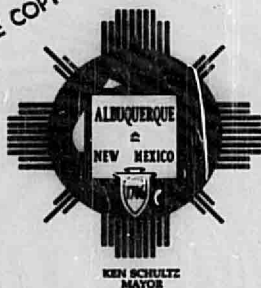
Russell B. Givler, P.E.
Chief Construction Engineer
Construction Mgmt. Division
Engineering Group
Public Works Department

RBG:kt

xc: Bohannon-Huston, Inc.
Sundance Mechanical & Utility Corp.
Fred Aguirre, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Ray Pang, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Jeanette Barrett, Special Assessments
Jim Olsen, Operations Group, PWD
Sam Cummins, Operations Group, PWD
Jim Fink, Operations Group, PWD
Anthony Lopez, Operations Group, PWD
Jon Ertsgaard, Engineering Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Operations Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Della Gallegos, Engineering Group, PWD
Fred Gomez, Engineering Group, PWD
Judy Aguilar, Engineering Group, PWD
f/Project 3587
f/Warranty
f/Readers

(INP 137196)

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 28, 1988

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

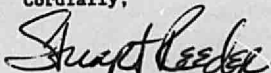
RE: GRADING & DRAINAGE PLAN FOR HOFFMANTOWN SQUARE
SUBMITTED NOVEMBER 23, 1988, FOR BUILDING PERMIT APPROVAL
(H-19/D28)

Dear Mr. Topmiller:

Your submittal, referred to above, with your engineer's stamp dated 11/23/88, is approved for Building Permit sign-off by the Hydrology Section. Please include a copy of this plan, sheet C-1, in the sets routed for sign-off.

If you have any questions, please call me at 768-2650.

Cordially,

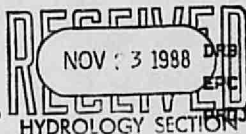

G. Stuart Reeder, P.E.
C.E./Hydrology Section

CSR/bsj
(WP+699)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: HOFFMANTOWN SQUARE ZONE ATLAS/DWG. FILE #: (H19/D28)
 LEGAL DESCRIPTION: TRACT A, HOFFMANTOWN SQUARE
 CITY ADDRESS: SOUTHWEST CORNER OF WYOMING BLVD. & PROSPECT AVE.
 ENGINEERING FIRM: BOHANNAN - HUSTON, INC. CONTACT: James Topmiller
 ADDRESS: 7500 JEFFERSON, NE PHONE: 823-1000
 OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: de la Torre-Painhart, P.A. CONTACT: Jorge de la Torre
 ADDRESS: 700 LOMAS, NE, SUITE 200 PHONE: 842-9500
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE RECAP SHEET PROVIDEDDDB NO. 88-343 + 88-529

EPC NO. _____

NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAINAGE PLAN☒ GRADING PLAN☒ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)DATE SUBMITTED: Nov 13 1988BY: James Topmiller

BOHANNAN-HUSTON INC.

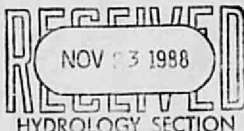


COURTYARD 1, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0882

ENGINEERS ARCHITECTS PHOTOGRAMMETERS

November 23, 1988

Mr. G. Stuart Reeder, P.E.
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



Re: Grading and Drainage Report for Hoffmantown Square submitted
November 23, 1988, for Building Permit Approval (H19/D28)

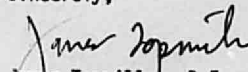
Dear Stuart:

We have addressed your comments as per your letter of October 18, 1988, (Building Permit sign-off) for the referenced project as follows:

1. **Water Block** - A 1' minimum water block has been added to the plan at all entrance locations.
2. **Topsoil Disturbance Permit** - A note has been added informing the contractor to obtain a Topsoil Disturbance Permit.
3. **Final Drawings** - The enclosed plans have not been stamped as preliminary.
4. **Vacation Action** - The waterline easement was vacated under V-88-81 (DRB-88-343).

We believe these responses adequately address the comments received. Please notify Rick Duran that building permit is now acceptable as Hydrology is one of our last building plan rejects. If I can be of any assistance, please call me at 823-1000.

Sincerely,


James Topmiller, P.E.
Project Manager

cc: Jorge de la Torre
Louis Abruzzo

/da
Job No. 88178.05

PRINCIPALS
LARRY W. HUSTON
MICHAEL M. EMERY, P.E.

ANDRES ARAGON VIAMONTE
BRIAN G. BURNETT, P.E.

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 18, 1988

Ms. Laura Milne
Bohannon Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE REPORT FOR HOFFMANTOWN SQUARE
SUBMITTED SEPTEMBER 30, 1988, FOR BUILDING PERMIT APPROVAL
(H19/D28)

Dear Ms. Milne,

For Building Permit sign-off by the Hydrology Section for the project referred to above, you will need to address the following items:

1. A water block of one foot above the gutter flowline elevation, minimum, is required at all driveways and entrances/exits.
2. Please add a note to the contractor informing him of the requirement to obtain a Topsoil Disturbance Permit before he begins any grading operation.
3. Submittals for Building Permit approval are final drawings. We cannot accept drawings with "PRELIMINARY NOT FOR CONSTRUCTION" stamped on them.
4. Finally, the vacation action for the waterline easement will need to be complete before we can approve the Building Permit.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR
(WP+699)

DRAINAGE INFORMATION SHEET

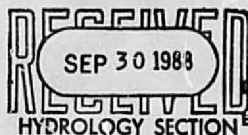
PROJECT TITLE: HOFFMANTOWN SQUARE ZONE ATLAS/DRNG. FILE #: H-19/1028
 LEGAL DESCRIPTION: TRACT A, HOFFMANTOWN SQUARE
 CITY ADDRESS: SOUTHWEST CORNER OF WYOMING BLVD. & PROSPECT AVE.
 ENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: LAURA MILNE
 ADDRESS: 7500 JEFFERSON, NE PHONE: 823-1000
 OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: de la Torre-Rainhart, P.A. CONTACT: JORGE de la Torre
 ADDRESS: 700 Lomas, NE, SUITE 200 PHONE: 842-9500
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED



ARB NO. 88-343 + 88-529

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☒ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: _____

BY: _____

BOHANNAN-HUSTON INC.



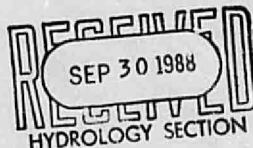
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000

ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS

September 29, 1988

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

Re: Hoffmantown Square



Dear Fred:

Enclosed is the referenced grading and drainage report for Building Permit approval.

Drainage patterns are essentially the same as the conceptual grading and drainage plan, submitted March 31, 1988 (H-19/D28). Calculations, shown on the plan, show that proposed flow rates will be less than existing flow rates due to larger building and landscaping areas.

We hope this plan will meet with your approval. If you have any questions or comments, please feel free to call either James Topmiller or myself at 823-1000.

Sincerely,

Laura Milne
Project Engineer

Enclosure

cc: Jorge de la Torre
Louis Abruzzo

/da
Job No. 88178.05

PRINCIPALS
LARRY W. HUSTON
MICHAEL M. EMERY, P.E.

ANDRES ARAGON-VIAMONTE
BRIAN G. BURNETT, P.E.

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO
PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO
PLANNING/DEVELOPMENT
BILL MUELLER

April 18, 1988

Laura Milne
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87105

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR HOFFMANTOWN SQUARE
SUBMITTED MARCH 31, 1988, FOR SITE DEVELOPMENT APPROVAL (H-19/D28)

Dear Ms. Milne:

Your submission referred to above, is approved for the Hydrology Section's sign-off of the Site Development Plan.

For Building Permit approval, you will need to submit a detailed grading and drainage report.

If you have any questions, please feel free to call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

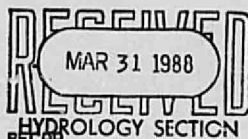
cc: Jorge de la Torre, AIA
de la Torre-Rainhart, P.A.

GSR

DRAINAGE INFORMATION SHEET

PROJECT TITLE: HOFFMANTOWN SHOPPING CENTER ZONE ATLAS/DRNG. FILE #: H-19-1020
 LEGAL DESCRIPTION: 1/4 SEC. ADDITION - NORTHERN PORTION OF TRACT A + ALL OF TRACTS C + D
 CITY ADDRESS: S.W. CORNER OF WYOMING BLVD. + PROSPECT # OF BLOCKS: 2-A
 ENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: LAURA MILNE
 ADDRESS: 7500 JEFFERSON, NE 87109 PHONE: 823-1000
 OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 ARCHITECT: de la Torre-Rainhart, P.A. CONTACT: JORGE de la Torre
 ADDRESS: 700 LOMAS, NE, SUITE 200 PHONE: 842-9500
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES☒ NO☐ COPY OF CONFERENCE RECORD SHEET PROVIDEDDRB NO. N/A

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 3/31/88BY: Laura Milne

BOHANNAN-HUSTON INC.

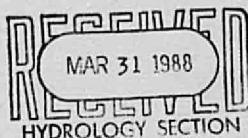


COURTYARD 1, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 824-1000

ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS

March 29, 1988

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



Re: Hoffmantown Shopping Center - Conceptual Grading/Drainage Plan

Dear Fred:

We have enclosed the referenced conceptual grading and drainage plan for site development plan approval.

The existing building on this site will be demolished and the two new buildings, shown on the plan, are to be constructed. The parking lot has been re-designed for proper drainage, however, there should be no additional flows due to redevelopment since the impervious area will decrease as a result of additional landscaping.

We hope this plan will meet with your approval. If you have any questions or comments, please feel free to call.

Sincerely,

Laura Milne
Laura Milne
Project Engineer

enclosure

cc: Jorge de la Torre

LM/da
Job No. 88178.01

PRINCIPALS
LARRY W. HUSTON
MICHAEL M. EMERY, P.E.

ANDRES ARAGON-VIAMONTE
JERIAN G. BURNETT, P.E.

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

August 19, 1987

Bob Sheppard
FMBSJ
Post Office Box 8266
Albuquerque, New Mexico 87198

RE: DRAINAGE & GRADING PLAN FOR HOFFMAN SQUARE
RECEIVED JULY 28, 1987 FOR BUILDING PERMIT APPROVAL (H-19/D28)

Dear Mr. Sheppard:

The submittal referred to above, with an engineer's stamp date of July 27, 1987, is approved for Building Permit sign-off by Hydrology.

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,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

xc: Owner

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

Walter Nickerson, P.E., City Engineer

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

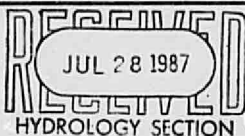
PROJECT TITLE: HOFFMANTOWN SQUARE ZONE ATLAS/DRAINAGE FILE # H-19-7D28LEGAL DESCRIPTION: TRACT 5-A-1, INEZ ADD. BERNALILLO CO. NMCITY ADDRESS: 2225 WYOMING BLVD. NEENGINEERING FIRM: FMBSMCONTACT: Bob SheppardADDRESS: P.O. Box 8266 ALB. NM 87198PHONE: 889-0777OWNER: ALVARADO REALTYCONTACT: Clare MatthewsADDRESS: 10 TRAMWAY LP. NEPHONE: 296-0736ARCHITECT: FMBSMCONTACT: Mike NortonADDRESS: P.O. Box 8266 ALB. NM 87198PHONE: 889-0777SURVEYOR: BEHANNON-HUSTONCONTACT: Dustin WeaverADDRESS: COURTYARD 1, 7500 JEFFERSON, NEPHONE: 823-1000CONTRACTOR: V/A

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

☐ YES☒ NO☐ COPY OF CONFERENCE
RECAP SHEET PROVIDED

DRB NO. _____

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:

☐ SECTOR PLAN APPROVAL☐ 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: 7/28/87BY: Bob Sheppard

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

December 1, 1986

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

RE: CONCEPTUAL DRAINAGE & GRADING PLAN SUBMITTAL OF JACKALOPE
IMPORTS RECEIVED NOVEMBER 13, 1986 FOR SITE DEVELOPMENT PLAN,
FINAL PLAT AND BUILDING PERMIT APPROVAL (H-19/D28)

Dear James:

The above referenced submittal dated November 13, 1986, is approved for purposes of City Engineer's sign-off of the Site Development Plan and Final Plat. The Final Plat must include reciprocal Drainage Easements for cross tract drainage where necessary.

Prior to Building Permit approval for the proposed addition, the following additional information is required on the Drainage Plan:

1. Show existing and proposed finish floor elevations.
2. Is the water block shown at the entrance to Wyoming existing or proposed? Show spot elevations for the existing flow line and water block.
3. Show the Hydrology for the project site, including the 100 year peak runoff rate, 100 year volume of runoff, and on-site drainage basin boundaries.
4. Show the existing storm drain in Prospect Avenue.

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

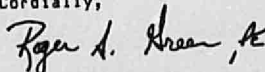
AN EQUAL OPPORTUNITY EMPLOYER

James Topmiller, P.E.
December 1, 1986
Page 2

5. What treatment is proposed between the proposed sidewalk and 8' high block wall along Wisconsin Street? Sheet flows are not allowed across sidewalks, unless there is a fairly level or depressed landscaped area between the sidewalk and parking area. Provide spot elevations along the proposed wall and the street.

If you have any questions, call me at 768-2650.

Cordially,



Roger A. Green, P.E.
C.E./Hydrology Section

RAG/bsj

BOHANNAN-HUSTON INC.

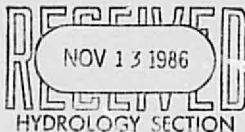


COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, N.M. 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD, SANTA FE, N.M. 87501 (505) 888-7871
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

ENGINEERS ARCHITECTS PHOTOGRAMMETERS

November 12, 1986

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



Re: Jackalope Imports - Conceptual Drainage/Grading Plan

Dear Mr. Aguirre:

Enclosed is a copy of the referenced drainage/grading plan for Hydrology review and approval. Jackalope Imports will be located in an existing building (formerly the Spaghetti Machine), west of Wyoming Boulevard and south of Prospect Avenue. A Vicinity Map is shown on the enclosed plan which identifies the site.

The enclosed plan for the site will allow essentially the same sheet flow runoff condition from the site that existed prior to this proposed use. Flowrates will actually be reduced due to greater landscaping area under the new use. A replat of the property is also being prepared.

The required development package was submitted for EPC review on October 31, 1986. If you have any questions, please feel free to call me.

Sincerely,

James Topmiller
James Topmiller, P.E.
Project Manager

Enclosure

cc: Mr. Cleve Matthews

TG/mls
Job No. 6 376 1

PRINCIPALS

LARRY W. HUSTON
MICHAEL M. EMERY, PE

DANA C. WOOD, PE
ANDREW ARAGON VAMONTE
DARRYL L. WADE, PE

JAMES V. DOMENICK, PE
BRIAN G. BURNETT, PE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Seakalope Imports ZONE ATLAS/DRNG. FILE #: H-19 1028
 LEGAL DESCRIPTION: Northern Portion of Tract A + all of Tracts C, D & E of Block 5-A of the
3rd Addition.
 CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon-Huston, Inc. CONTACT: James Topmiller

ADDRESS: 7500 Jefferson Ave. PHONE: 823-1000

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

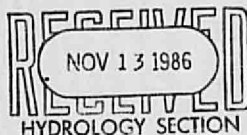
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☒ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☒ SITE DEVELOPMENT PLAN APPROVAL

☒ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-13-86

BY: James Topmiller

Pre-Design Investigation
(Additions)

DATE 22 APRIL 85

ADDRESS 2225 WYOMING BLVD. NE ZONE ATLAS # H-19 / D28

LEGAL DESCRIPTION NORTH PART OF LOT "A", LOTS B, C, D OF BLK 5A (REFLAT OF BLKS 445) 1NE2 ADEN.

OWNER _____

ARCHITECT/ENGINEER _____

LOT SIZE _____

ZONING _____

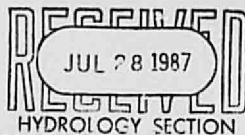
PROPOSED DEVELOPMENT _____

	YES	NO	NA	COMMENTS
FLOOD HAZARD AREA		✓		ZONE "C"
PART OF AN APPROVED REPORT		✓		
CONSTRUCTION PLANS ON MICRO-FILM	✓			SEHAGETTI MACHINE
FIELD INSPECTION	✓			

COMMENTS:

DRAINAGE IN PARKING LOT SUFFICIENT TO
SUPPORT RUNOFF FROM NEW ADDITION.

DRAINAGE REQUIREMENTS:



DRAINAGE STUDY FOR HOFFMANTOWN SHOPPING CENTER

Existing Site Conditions: The site is a 2.01 acre portion of Block 5-A, Inez Addition. The boundary streets are Wyoming Blvd., Prospect Avenue, and Wisconsin Street, N.E. (See Plate 1.) Drainage is northwesterly to Prospect and Wisconsin. The area is not in a flood zone. (See Plate 2.) This part of the site is 100% hard surfaced and contains a vacated building which will be demolished.

The south portion of the site is occupied by a Wendy's Restaurant which has its own detention pond. Grading on our site will not change the present drainage characteristics. The surrounding streets act as a barrier to off-site flow.

The following calculations will analyze the 100 year and 10 year design storms. The procedure for estimating flow will be as outlined in the Development Process Manual, Volume 2, Chapter 22.

Basis of Design:

Area: $A = 2.01$ acres

Soils Classification - Etc type. SCS Group - B.

$P = 2.5"$ for 100 year storm.

$P = 1.6"$ for 10 year storm.

$T_c = 0.0078 L^{.77} / S^{.385}$

$t = 6.84 T_c^{-.51} (P)$

$Q = C1A$

$S = \frac{1000}{CN} - 10$

$R.O. = (P - 0.2S)^2 / P + 0.8S$

Volume = $A (sf) \times R.O. / 12$

Existing Conditions:

$C = 1.0$ (100% impervious)

$T_c = 0.0078 (360^{.77}) / 0.028^{.385} = 2.9 \text{ min.}$ Use 10 min.

$t = 5.28$ for 100 year storm

$t = 3.47$ for 10 year storm

$Q_{100} = 1.0 \times 5.28 \times 2.01 = 10.6 \text{ cfs}$

$Q_{10} = 7.0 \text{ cfs}$

$CN = 98$

Composite CN = 98

S = 0.20

R.O. = 2.28" - 100 year storm

R.O. = 1.50" - 10 year storm

V₁₀₀ = 16,636 cf

V₁₀ = 10,930 cf

Developed Conditions: Overland sheet flow will be directed to Wisconsin and Prospect as in existing conditions. See attached Site Grading and Paving Plan.

A = 2.10 acres

C = 0.90 (94% impervious)

T_c = 3.2 min. Use 10 min.

i = 5.28

Q₁₀₀ = 9.6 cfs

Q₁₀ = 6.3 cfs

Composite CN = 97

S = 0.31

R.O. = 2.16 for 100 year storm

R.O. = 1.28 for 10 year storm.

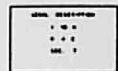
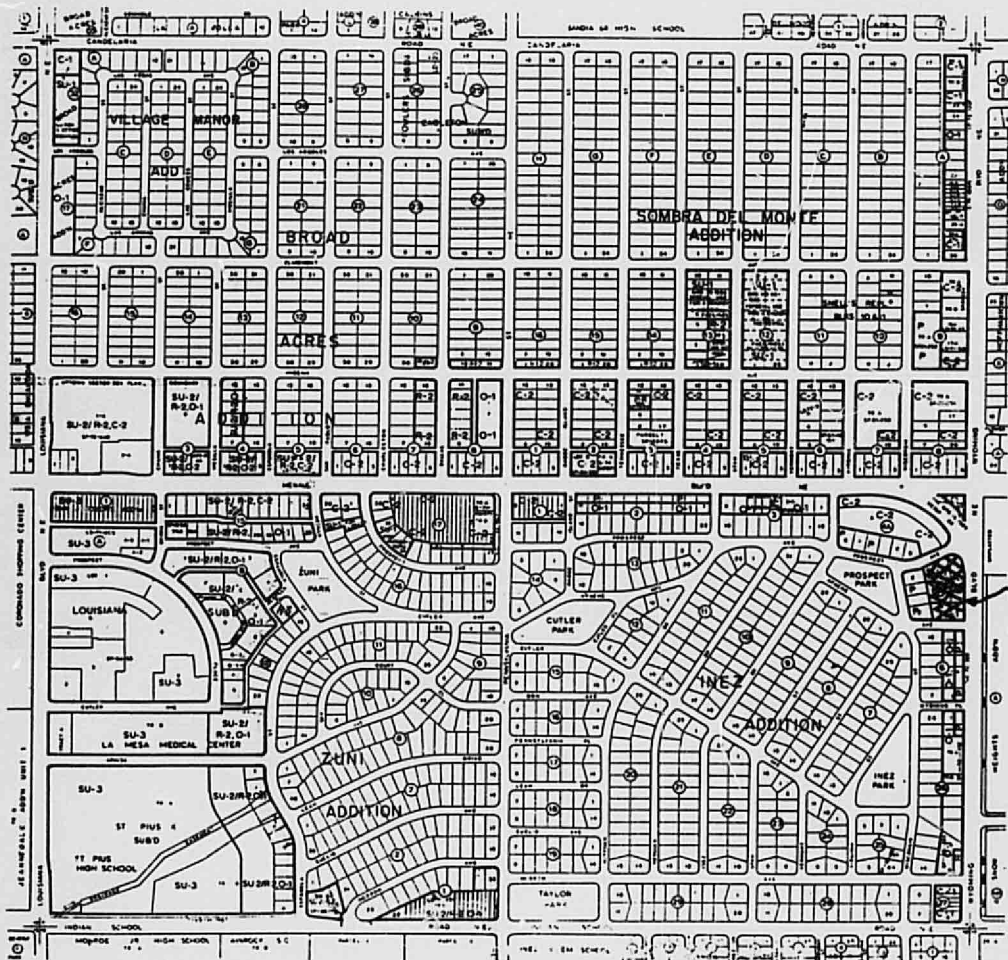
V₁₀₀ = 15,760 cf

V₁₀ = 9,340 cf

Erosion Control: The portion of the site not landscaped or permanently hard-surfaced will be covered by a single penetration, chip seal coat. See attached, modified Landscape Plan.

This area is regarded as hard-surfaced since the proposed Phase II development will utilize the area for pavement and building construction.

Conclusion: Because of the reduced flow and volume of runoff, no retention of storm drainage is contemplated other than that inherent to the landscaped areas.



THESE ARE THE ONLY TWO MAPS OF THE AREA WHICH SHOW THE LOCATION OF THE SITE. THE OTHER TWO MAPS SHOW THE LOCATION OF THE SITE IN RELATION TO THE SURROUNDING AREAS.

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H-19-Z



PLATE 2 SCALE 1" = 500'



PLAN/PLATS
ON
FILE

