

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 25, 1988

Douglas W. Copeland, P.E.
Easterling & Associates, Inc.
5643 Paradise Boulevard, NW
Albuquerque, NM 87114

RE: REVISED GRADING AND DRAINAGE PLAN SUBMITTAL FOR COOR'S &
CENTRAL SHOPPING CENTER, PHASE III, BUILDING D, RECEIVED
OCTOBER 13, 1988, FOR BUILDING PERMIT APPROVAL.(K-10/D18)

Dear Mr. Copeland:

The above referenced submittal, revised 10-5-88, is approved for Building Permit sign off of building D. The permit for building E was previously signed off based on pen & ink changes on the construction sets. Include these approved Plans with the construction sets routed for sign off.

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

Cordially;

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

xc. Rick Green, De La Torre/ Rainhart

RAG/(WP+77)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 13, 1994

R.P. Bohannon
Easterling & Associates Inc.
10131 Coors Rd. NW Suite H 7/8
Albuquerque, NM 87120

RE: DRAINAGE PLAN FOR COORS CENTRAL SHOPPING CENTER MINI-WAREHOUSE
PHASE 2 & DETENTION POND A POND VOLUME CERTIFICATION (K10-D18)
ENGINEER'S STAMP DATED 1/7/94.

Dear Mr. Bohannon:

Based on the information provided on your January 13, 1994 submittal, the above referenced site is approved for Building Permit and pond Certification.

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

Also, prior to Certificate of Occupancy release, Engineer Certification per the D.P.M. checklist will be required.

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

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

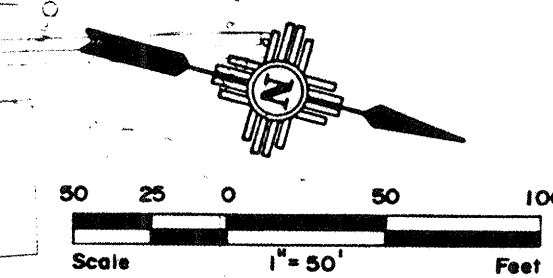
BJM/d1/WPHYD/8234

xc: Inspector
File

PUBLIC WORKS DEPARTMENT

L:140.20'
R:25.04'
CH:159'01"49"W,360'

AIRPORT DR. N.W.



NOT TO SCALE
FOR INFORMATION ONLY
OBTAIN SCALE DRAWING FROM
EASTERLING & ASSOCIATES, INC.

SEE WORK ORDER 3297

CENTRAL AVE. N.W.

BUS BAY AND SHELTER
SEE WORK ORDER 3297

SEE WORK ORDER 3297

ADDITIONAL ROW TO BE DEDICATED
TO THE CITY OF ABO BY PLAT
TITLED TRACTS A THRU
HUBBELL PLAZA, FILED 8/5/86

N.M.S.C. MONUMENT "MM-448-NIA"
N 148 4706.59
S 362 391.96 ELEV 5091.89

DASHED LINE INDICATES PHASE BOUNDARY

TRACT C-UNIT NO. 1, ATRISCO BUSINESS PARK, PLAT
RECORDED OCT. 3, 1972, INCLUDED SW 1/4 PLAT FOR
HUBBELL PLAZA TRACTS A-F, RECORDED AUG. 15,
1986 OPEN SPACE RESERVED FOR GREEN SWALED
DRAINAGE FACILITIES VACATED BY V-87-87 ON
JUNE 30, 1987

30' COMBINATION PUBLIC ACCESS, DRAINAGE
UTILITY ESM "T" TO BE GRANTED
FROM AIRPORT DRIVE TO PROP
WELL SITE RELOCATION

20' PERMANENT
DRAIN LINE ESM "T"
TO BE VACATED FROM
AIRPORT DR. TO PROP
WELL SITE

AREA 5

6.2 ACRES

PROP. RELOCATION CITY
ABO WELL SITE

BLDG. A
75,000 FT²
F.F.E. 5096.78

BLDG. B
9,000 FT²
F.F.E. 5096.78

BLDG. C
18,575 FT²
F.F.E. 5096.78

BLDG. E1
F.F.E. 5096.71

BLDG. E2
F.F.E. 5094.75

BLDG. F
11,500 FT²
F.F.E. 5096.00

AREA 2

5.4 ACRES

AREA 6

3.2 ACRES

COORS RD. N.W.

SAME OWNER

6" PVC PRESSURE PIPE
STORM DRAIN FORCE MAIN
(See Utility Plan)

4" ADDITIONAL PUBLIC DRAINAGE &
UTILITY ESM "T" TO BE
GRANTED

REFER PAPER ESM "T" FOR PRIVATE SAS,
STORM DRAIN & ACCESS NO. 86-82411
FILED AUG. 29, 1986 (S 3.45 pm)

20' PERMANENT DRAIN
LINE ESM "T"

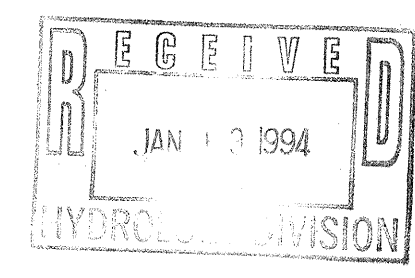
CONSTRUCT 18" EARTH BERM FOR
TEMPORARY SILT & WATER RETENTION

PRIVATE STORM DRAIN
(See Utility Plan)

SEE WORK ORDER 3297

GENERAL NOTES

1. SITE WORK (PAVING, EARTHWORK, ETC.) TO TERMINATE AT POINT OF CURVATURE OF CURVE RETURNS AT DRIVEWAY ENTRANCES. WORK BEYOND CURVATURE POINT INCLUDED WITH CITY WORK ORDER 8807 (BY OTHERS). WORK ORDER SHOWN AVAILABLE IN OFFICE OF ARCHITECT.
2. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
3. ALL WORK DETAIL ON THESE PLANS, EXCEPT AN ENGINEER'S STATEMENT OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1988 EDITION, EXCEPT FOR SPECIAL CONDITIONS.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 788-1234, FOR LOCATION OF EXISTING UTILITIES.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
6. MAINTENANCE OF THE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
8. BACKFILL COMPACTION FOR ALL TRENCH EXCAVATIONS SHALL BE ACCORDING TO ARTISTICAL STREET USE.
9. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 8.14 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1988 EDITION.
10. ALL CONCRETE PAVEMENT SHALL BE SIX (6) INCH REINFORCED CONCRETE (6"x6", 10 GA. #4 @ 18" O.C.). CITY OF ALBUQUERQUE REFUSE DEPARTMENT TO INSPECT FROM WORK FOR ALL REPAIR PAD CONCRETE WORK PRIOR TO INSTALLATION OF CONCRETE. SEE ARCHITECTURAL DETAILS.
11. SITE GRADING AND BUILDING PAD FOUNDATION EMBANKMENT SHALL BE PREPARED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S REPORTS PREPARED FOR PROJECT, ON FILE AT OFFICE OF ARCHITECT.
12. PONDS SHALL BE ROUGH GRADED PRIOR TO STRIPPING AREA TO BE DEVELOPED. DE-SITE DRAINAGE PATTERNS BOUNDARY SHALL BE TEMPORARILY MODIFIED, AS NECESSARY, TO DIRECT RUNOFF INTO POND AREAS WHERE RESISTING CAN OCCUR.
13. CONTRACTOR SHALL OBTAIN TOP SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES.
14. EROSION CONTROL: BUILDINGS A, B, C, AND F WILL BE CONSTRUCTED DURING PHASE 1A AND 1B. NEW PAVING WILL STOP AT THE TEMPORARY BERM ALONG NORTH SIDE OF BUILDING C. SITE WORK TO THE SOUTH OF BUILDING A AND NORTH OF BUILDING C WILL CONSIST OF ROUGH GRADING AND EMBANKMENT CONSTRUCTION FOR FUTURE BUILDING PADS. EROSION CONTROL SHALL BE PROVIDED FOR ALL DISTURBED AREAS WHICH DO NOT RECEIVE PAVEMENT, LANDSCAPING, OR BUILDING PADS. EROSION CONTROL SHALL CONSIST OF HYDROSEEDING AND RESEEDING. A TEMPORARY POND WITH NO OUTLET SHALL BE CONSTRUCTED NORTH OF THE SITE TO PROVIDE SHORT-TERM RESISTING ATTENTION.
15. CONSTRUCTION PHASE: THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE INTO THE STREET. A LOGS SOIL STOCKPILE IN THE STREET DURING UTILITY CONNECTION ACTIVITIES SHALL BE PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER IN THE STREET.
16. SUPERVISOR OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS A INSTRUMENT OF PROFESSIONAL SERVICE. IS THE PROPERTY OF EASTERLING & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EASTERLING & ASSOCIATES, INC.
17. CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.



26 32970581A

REV. U.S. EL. (POND R) TO 90.8-ELIMINATED T.C. ELEV'S		DWG 10-87	
NO.	REVISIONS	BY	DATE
COORS & CENTRAL SHOPPING CENTER-PHASE 1A & 1B SITE GRADING AND DRAINAGE PLAN			
EASTERLING & ASSOCIATES, INC. CONSULTING ENGINEERS			
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114			
Designed: DWG	Drawn: STAFF	Checked: DWG	By: ST
Job No: 703506	Date: AUGUST 1987		



REV. 11/1/87 Dan
REV. 11/2/87 Dan

