

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE # K-14-Z

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2

CITY ADDRESS:

ENGINEERING FIRM: Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 242-6880

ZIP CODE: 87102

OWNER: BelVedere LLC

ADDRESS: 301 Central Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson

PHONE: 243-0132

ZIP CODE: 87102

ARCHITECT: The Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman

PHONE: 242-6880

ZIP CODE: 87102

SURVEYOR: Survey Southwest

ADDRESS: \

CITY, STATE: _

CONTACT: Dan Graney

PHONE: 998-0303

ZIP CODE: _____

CONTRACTOR: Enterprise Builders

ADDRESS: _

CITY, STATE: Albuquerque

CONTACT: Stanley

PHONE: _____

ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

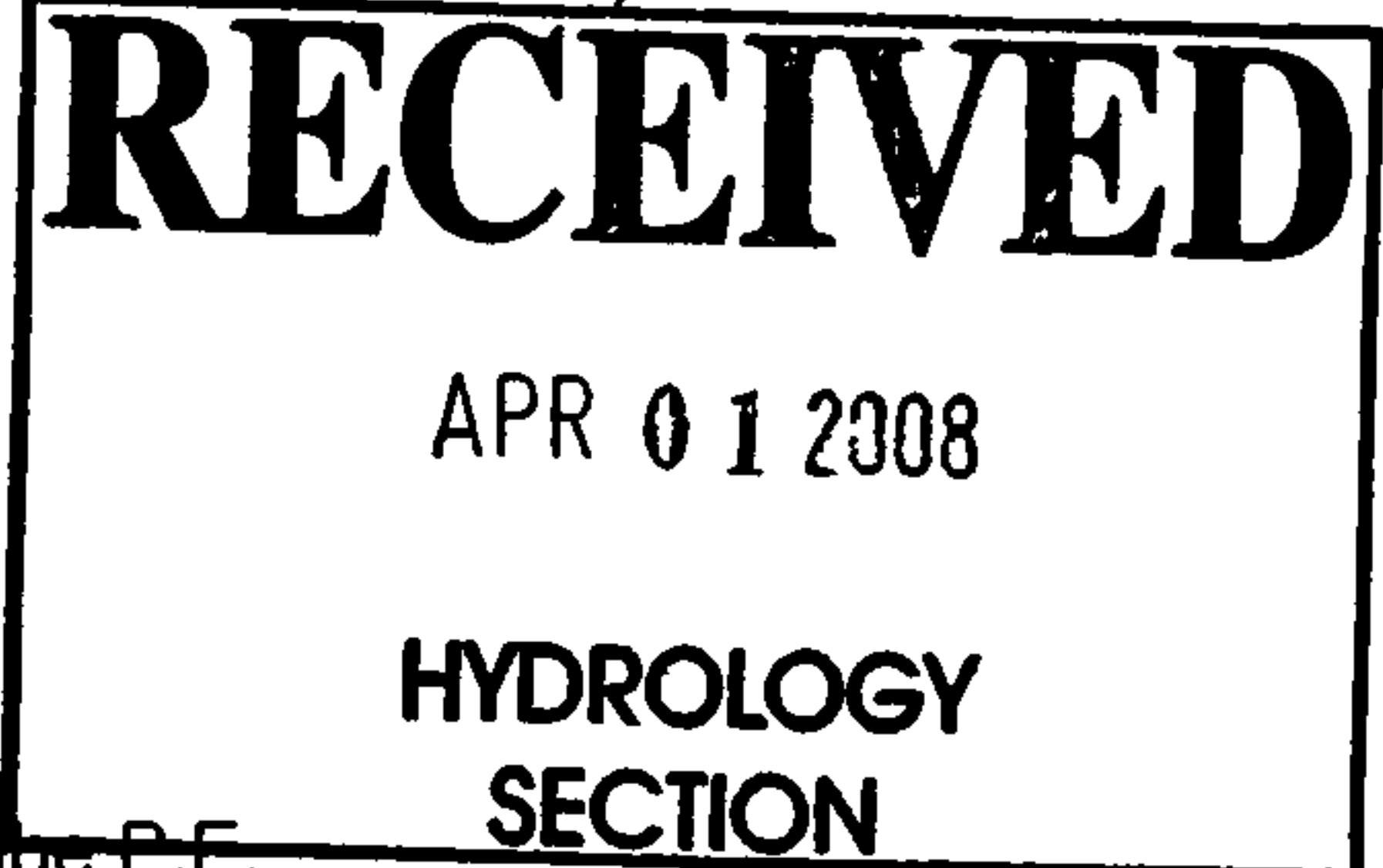
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4-1-08

BY: David Aube P.E.

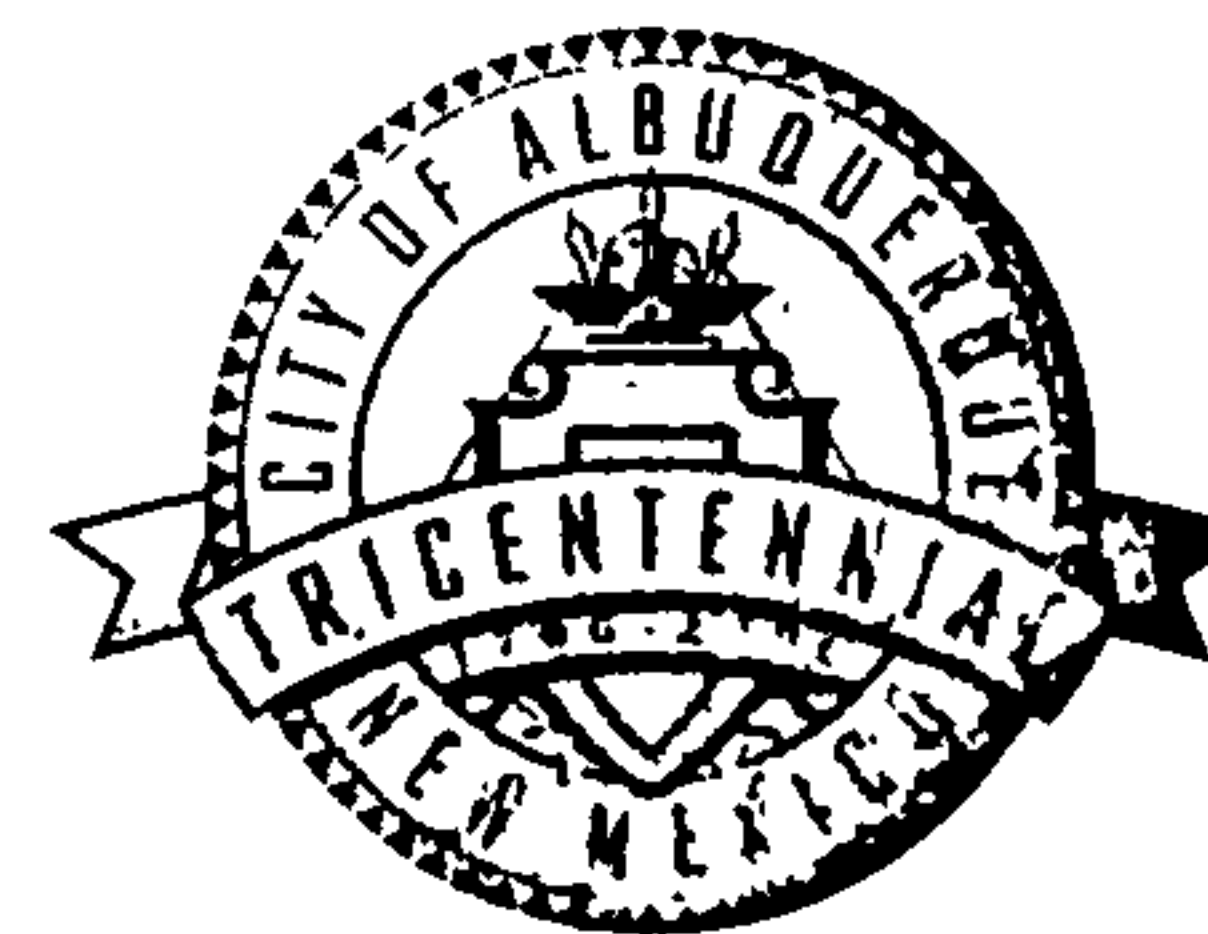


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

- AA
- x-walk
patterned
crosswalk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 11, 2008

David Aube, P.E.,
The Design Group
202 Central Avenue, Ste. 200
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
BelVedere Bldg 10 & 11, [K-14 / D029]
301 Armo NE
Engineer's Stamp Dated 01/11/08

Dear Mr. Aube:

Based on the information provided on your submittal dated January 11, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE #: K-14-Z / 0083

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2

CITY ADDRESS: _____

ENGINEERING FIRM: Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 242-6880

ZIP CODE: 87102

OWNER: BelVedere LLC

ADDRESS: 301 Central Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson

PHONE: 243-0132

ZIP CODE: 87102

ARCHITECT: The Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman

PHONE: 242-6880

ZIP CODE: 87102

SURVEYOR: Survey Southwest

ADDRESS: \

CITY, STATE: _

CONTACT: Dan Graney

PHONE: 998-0303

ZIP CODE: _____

CONTRACTOR: Enterprise Builders

ADDRESS: _

CITY, STATE: Albuquerque

CONTACT: Stanley

PHONE: _____

ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

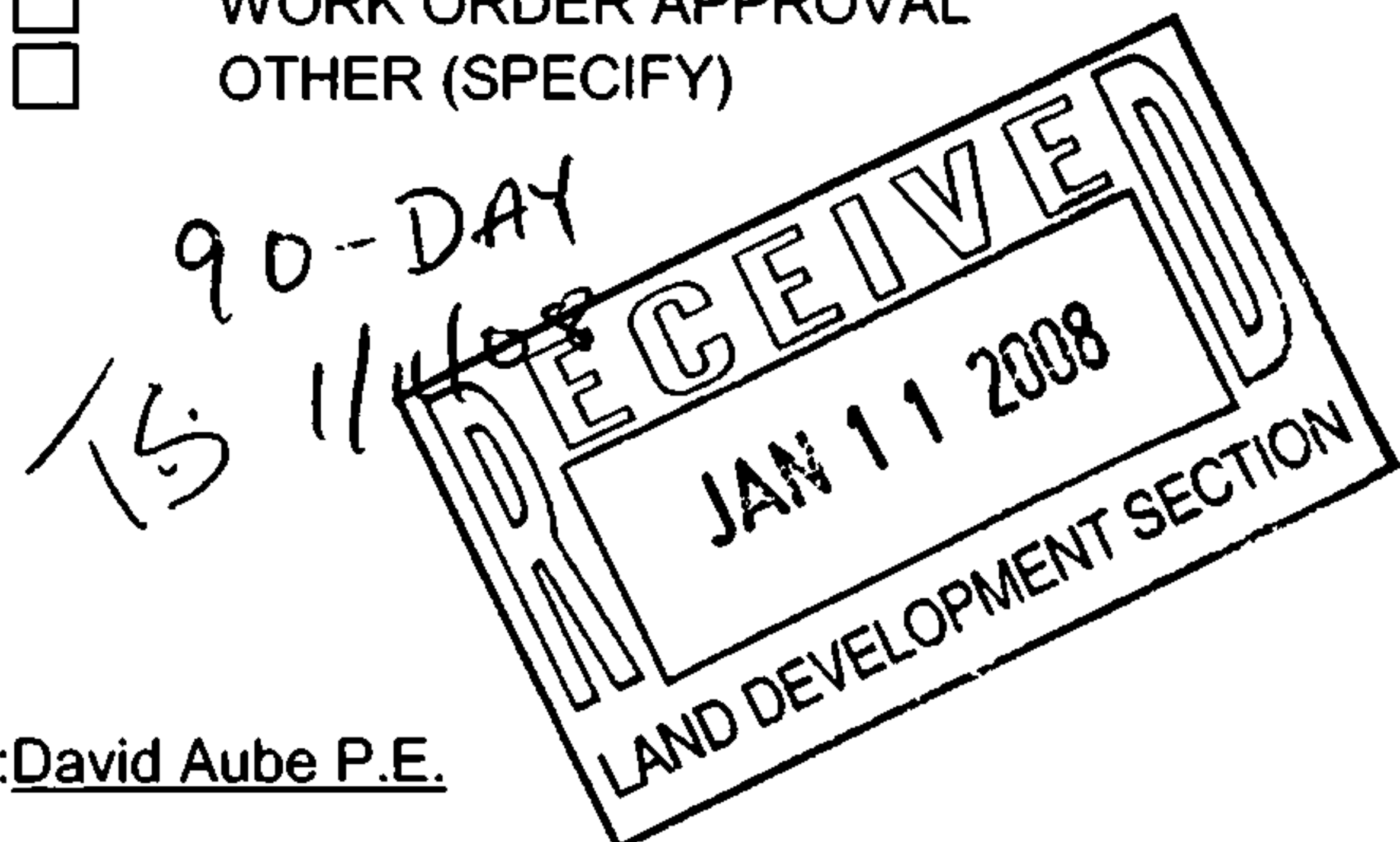
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1-11-08

BY: David Aube P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

December 19, 2007

David A Aube, P.E.,
The Design Group
202 Central Ave. SE, Ste. 200
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
BelVedere, [K-14 / D029]
301 Arno St. NE
Engineer's Stamp Dated 12/17/07

Dear Mr. Aube:

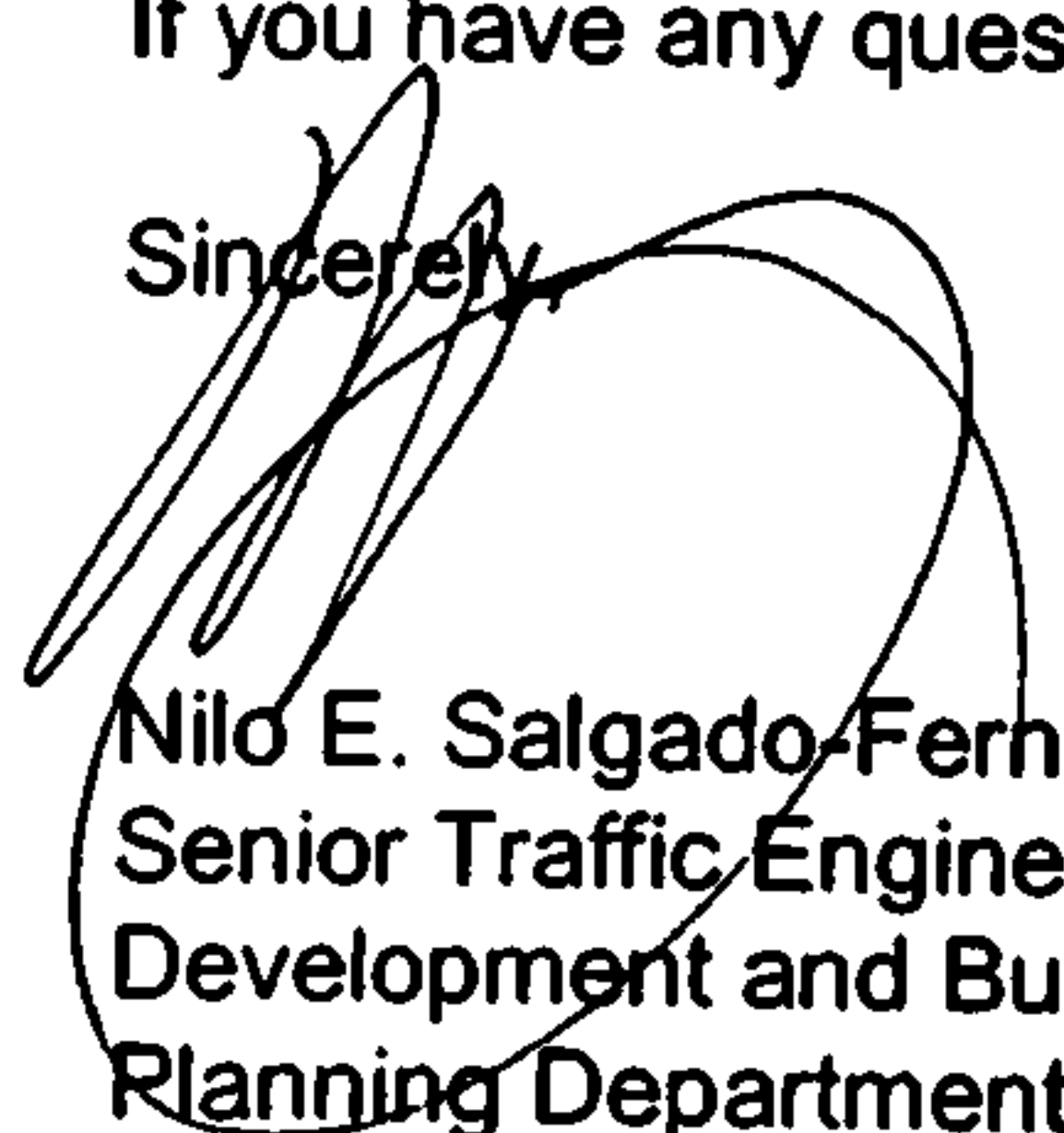
Based on the information provided on your submittal dated December 17, 2007, the above referenced project is approved for a 120-day Temporary C.O.

A Temporary C.O. has been issued allowing the ADA parking stall (on Tijeras), crosswalk detail (patterned) and the rest of the development issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K-14/0029

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE #: K-14-Z

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2

CITY ADDRESS: 301 ARD. S. NE

DRB 1000184

ENGINEERING FIRM: Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 242-6880

ZIP CODE: 87102

OWNER: BelVedere LLC

ADDRESS: 301 Central Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson

PHONE: 301-7997

ZIP CODE: 87102

ARCHITECT: The Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman

PHONE: 242-6880

ZIP CODE: 87102

SURVEYOR: Survey Southwest

ADDRESS: 1

CITY, STATE:

CONTACT: Dan Graney

PHONE: 998-0303

ZIP CODE:

CONTRACTOR: AIC

ADDRESS:

CITY, STATE: Albuquerque

CONTACT: Vnce DiGregory

PHONE: 881-4242

ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

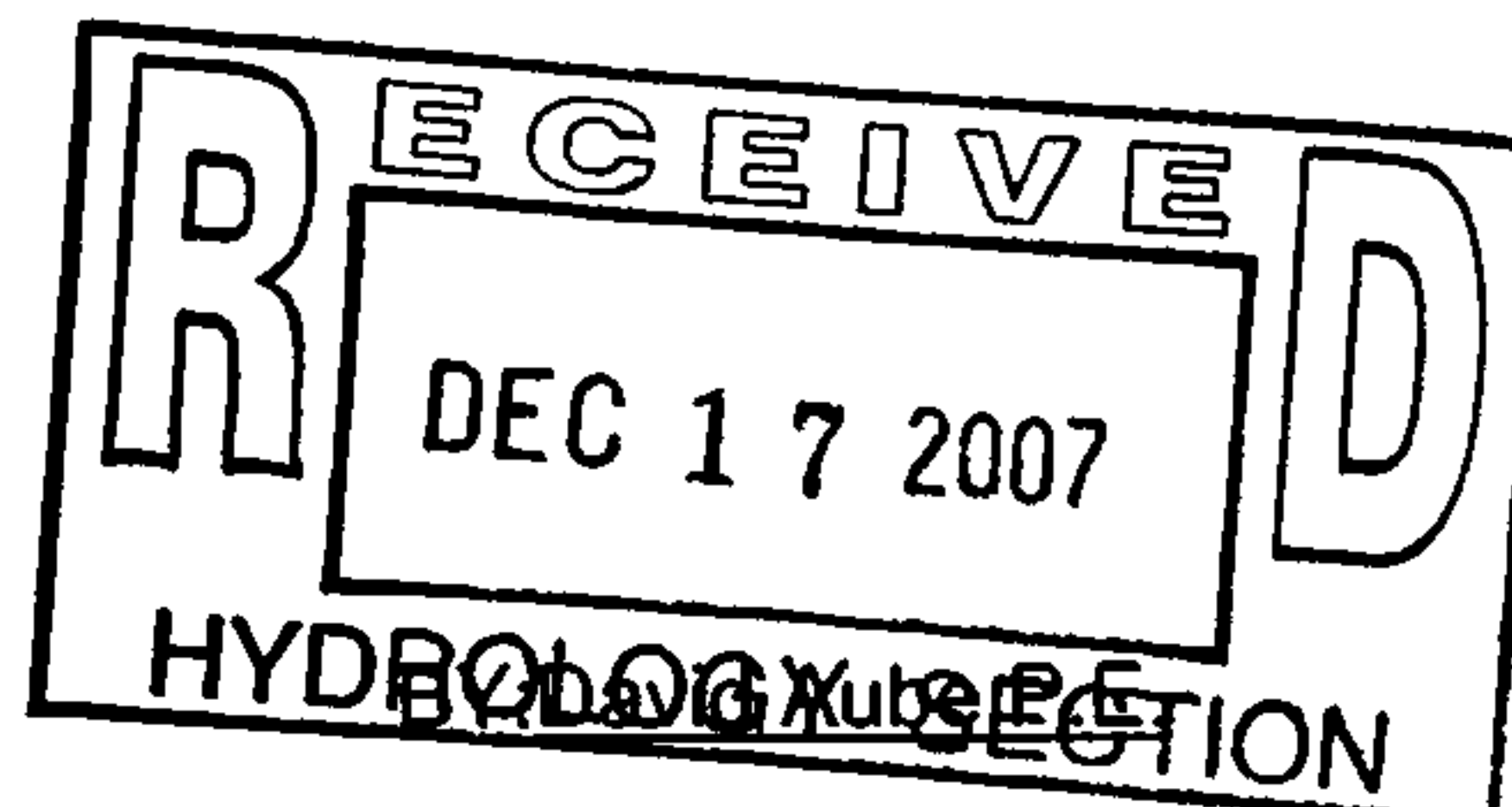
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

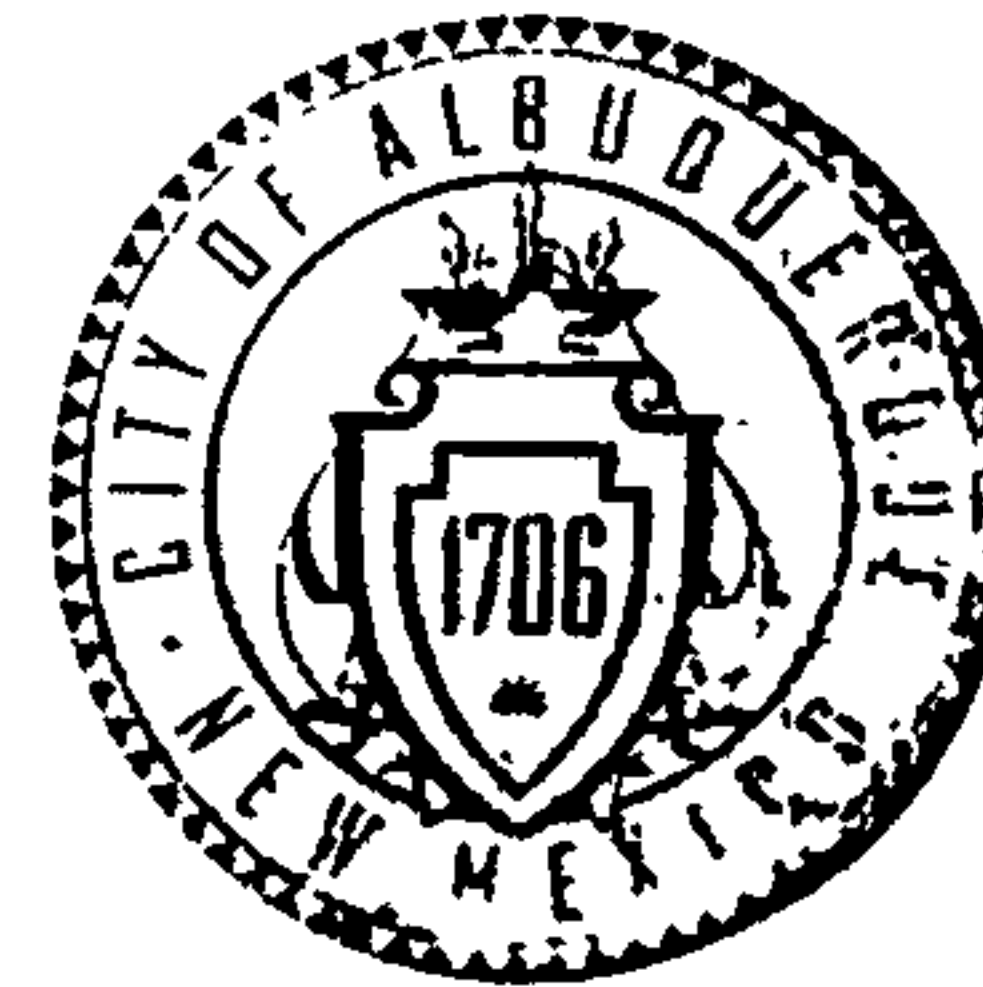
DATE SUBMITTED: 12-18-07



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



December 20, 2007

David Aube, P.E.
The Design Group
202 Central Avenue SE, Ste. 200
Albuquerque, NM 87102

**Re: Bel Vedere @ Banner Square,
301 Arno NE, (K-14/D029)
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp Date: 11-16-06
Certification dated 04/01/08**

Mr. Aube:

Based upon the information provided in your submittal received 4/01/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: file
CO Clerk-Katrina Sigala

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K-14/D029

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE # K-14-Z

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2

CITY ADDRESS:

ENGINEERING FIRM: Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 242-6880

ZIP CODE: 87102

OWNER: BelVedere LLC

ADDRESS: 301 Central Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson

PHONE: 243-0132

ZIP CODE: 87102

ARCHITECT: The Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman

PHONE: 242-6880

ZIP CODE: 87102

SURVEYOR: Survey Southwest

ADDRESS: \

CITY, STATE: _

CONTACT: Dan Graney

PHONE: 998-0303

ZIP CODE: _____

CONTRACTOR: Enterprise Builders

ADDRESS: _

CITY, STATE: Albuquerque

CONTACT: Stanley

PHONE: _____

ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

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- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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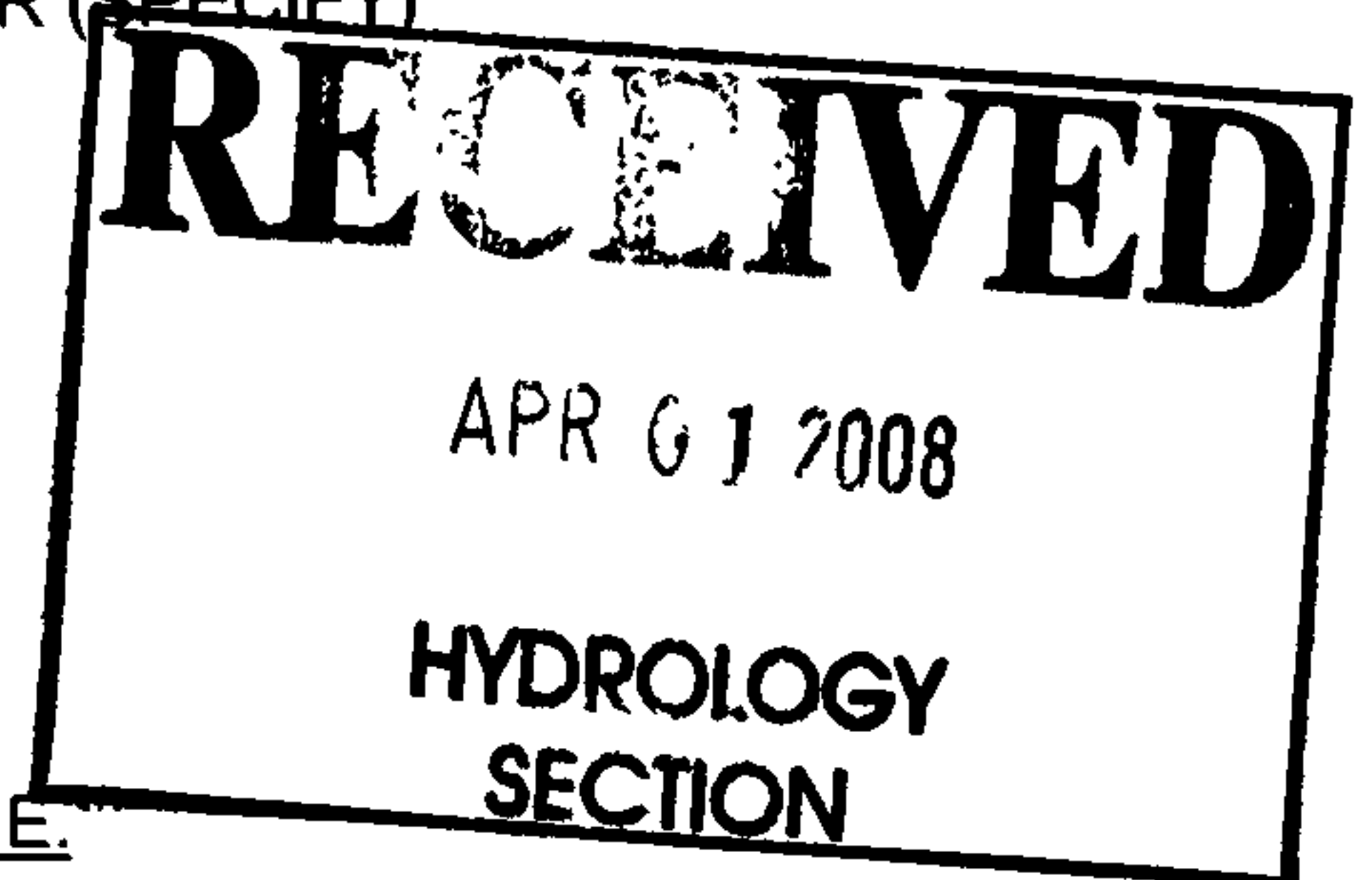
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4-1-08

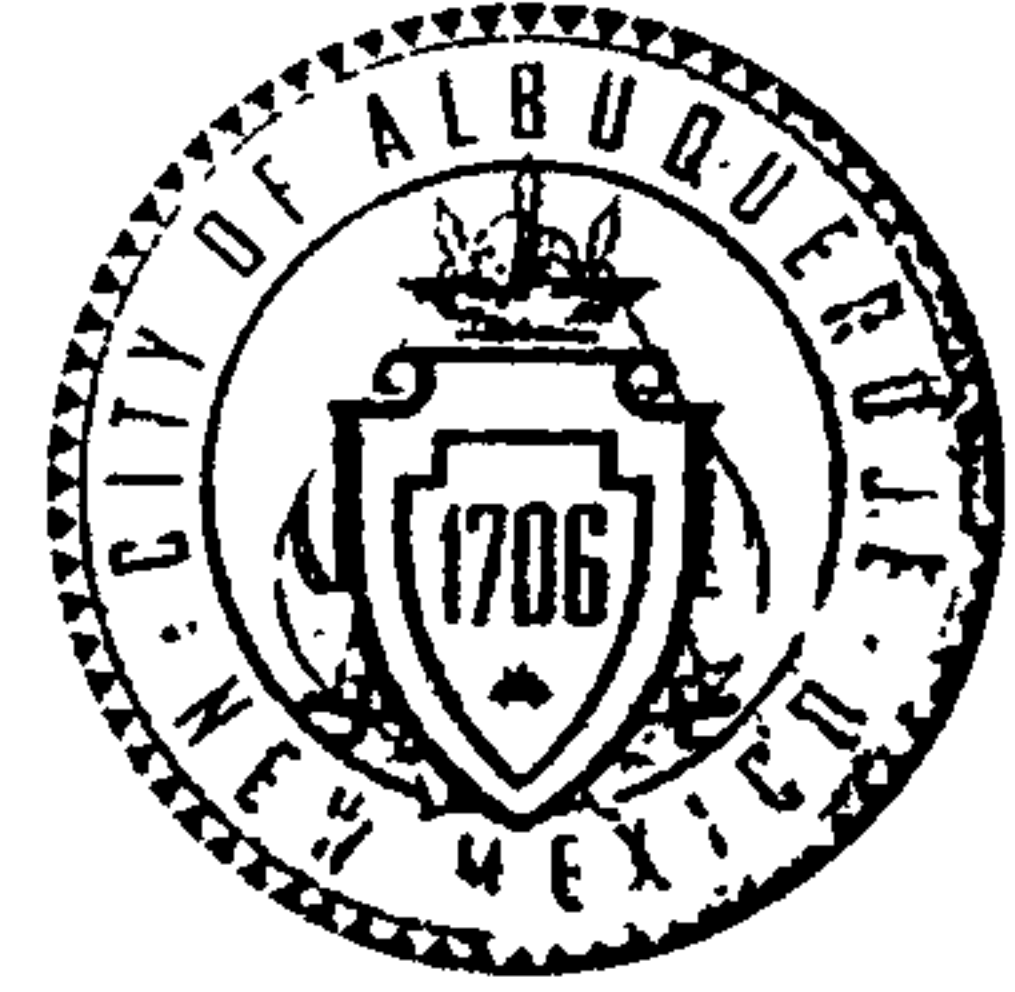
BY: David Aube P.E.



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 7, 2008

David A. Aube, P.E.
Design Group
202 Central Ave., Ste. 200
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
BelVedere, [K-14 / D029]
301 Arno
Engineer's Stamp Dated 06/02/08

PO Box 1293

Dear Mr. Aube:

Albuquerque

The TCL / Letter of Certification submitted on July 7, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

NM 87103

Sincerely,

www.cabq.gov


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K-14/DOZ9

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE #:K-14-7

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2

CITY ADDRESS: 301 PRNO

ENGINEERING FIRM: Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 242-6880

ZIP CODE: 87102

OWNER: BelVedere LLC

ADDRESS: 301 Central Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson

PHONE: 243-0132

ZIP CODE: 87102

ARCHITECT: The Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman

PHONE: 242-6880

ZIP CODE: 87102

SURVEYOR: Survey Southwest

ADDRESS: \

CITY, STATE: _

CONTACT: Dan Graney

PHONE: 998-0303

ZIP CODE: _____

CONTRACTOR: Enterprise Builders

ADDRESS: _

CITY, STATE: Albuquerque

CONTACT: Stanley

PHONE: _____

ZIP CODE: 87111

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- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☒ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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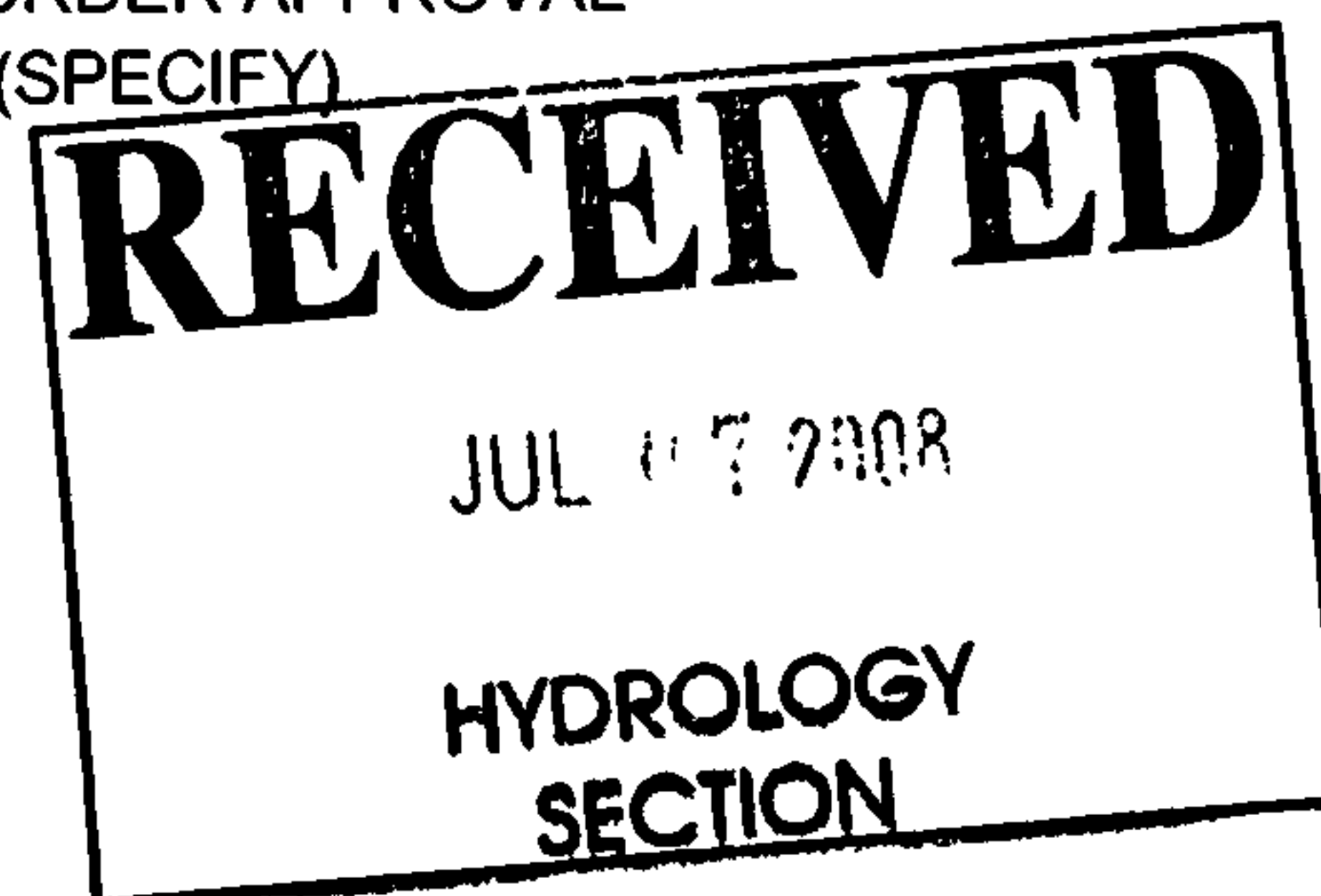
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
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- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7-7-08

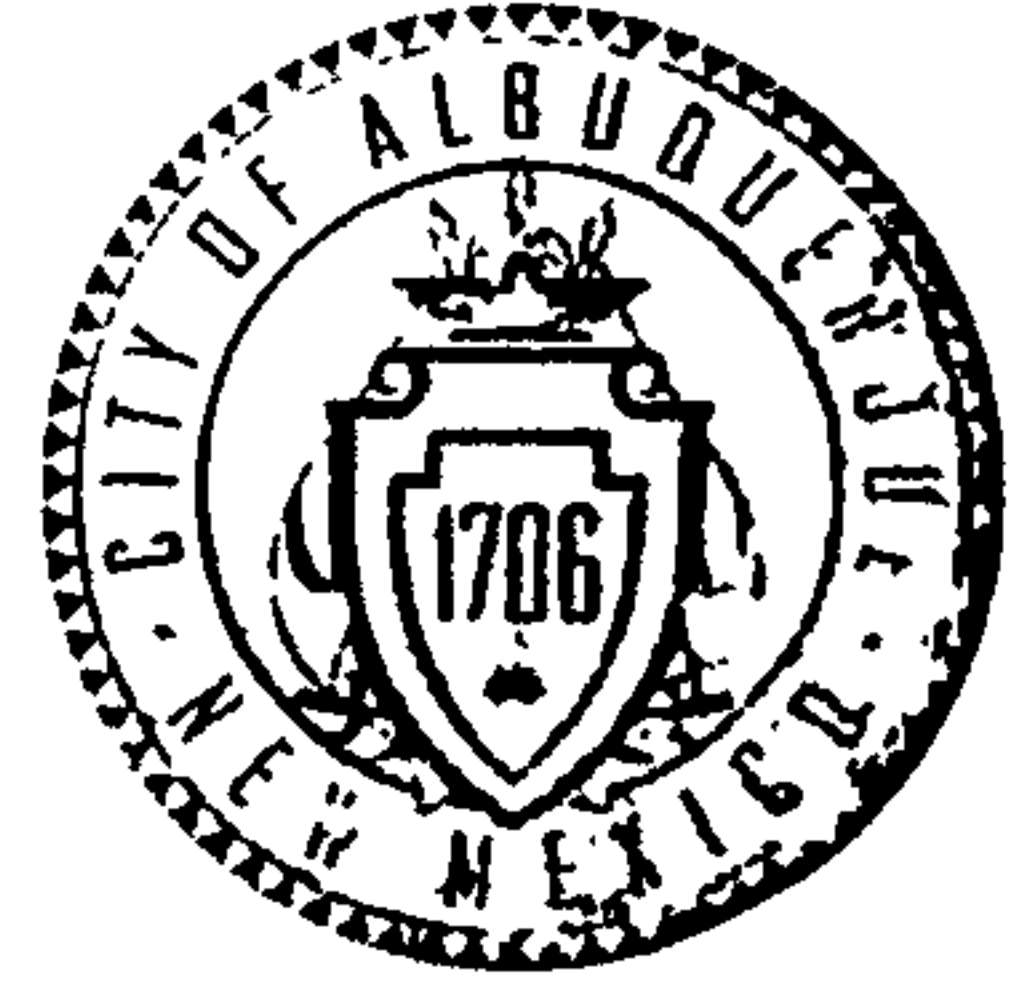
BY: David Aube P.E.



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 2, 2008

David A. Aube, P.E.,
The Design Group
202 Central Avenue SE, Ste. 200
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
BelVedere @ Banner Square, [K-14 / D029]
301 Arno NE
Engineer's Stamp Dated 04/01/08

Dear Mr. Aube:

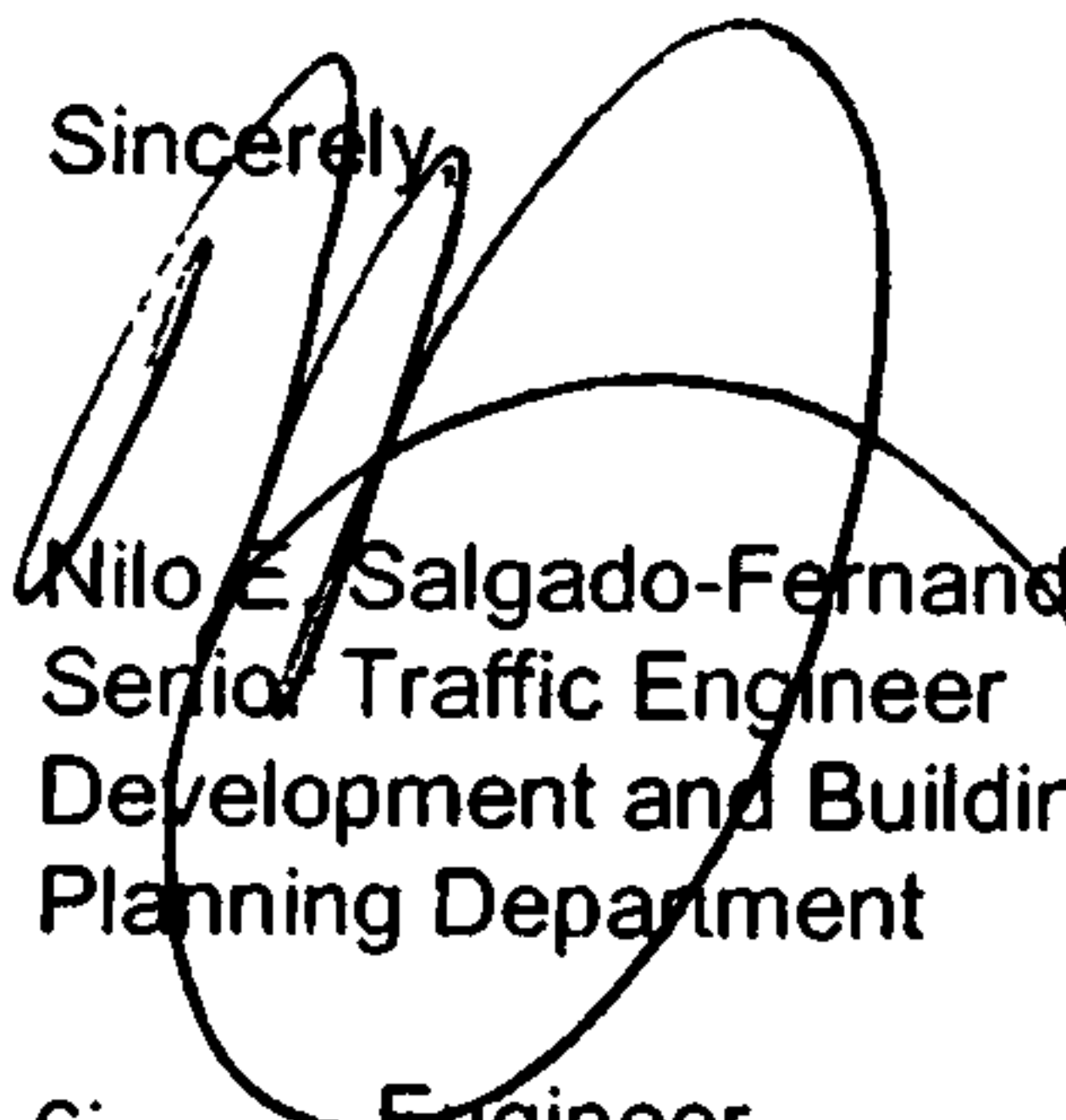
Based on the information provided on your submittal dated April 1, 2008, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding the approved AA Site Plan and the missing Color Pattern crosswalk (need to provide across Tijeras as shown on the approved Site Plan) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 2, 2008

David A. Aube, P.E.,
The Design Group
202 Central Avenue SE, Ste. 200
Albuquerque, NM 87102

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
BelVedere @ Banner Square, [K 14 / D029]
301 Arno NE
Engineer's Stamp Dated 04/01/08

Dear Mr. Aube:

Based on the information provided on your submittal dated April 1, 2008, the above referenced project is approved for a 90-day Temporary C.O.

OK

A Temporary C.O. has been issued allowing the outstanding the approved AA Site Plan and the missing Color Pattern crosswalk (need to provide across Tijeras as shown on the approved Site Plan) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

Submitted 04/02/08

2:30 PM

CITY OF ALBUQUERQUE



November 8, 2007

David Aube, P.E.
Design Group
202 Central NW, Suite 200
Albuquerque, NM 87102

Re: Belvedere at Banner Square, Engineer's Stamp dated 11-8-07 (K14/D29)

Dear Mr. Aube,

Based upon the information provided in your submittal received on November 8, 2007, the above referenced plan is approved for SO-19 Permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Be advised that no Certificate of Occupancy, temporary or permanent, will be released prior to inspection and approval of the storm drain connection by the Storm Drain Maintenance Department. Contact Duane Schmitz at 235-8016 to schedule an inspection.

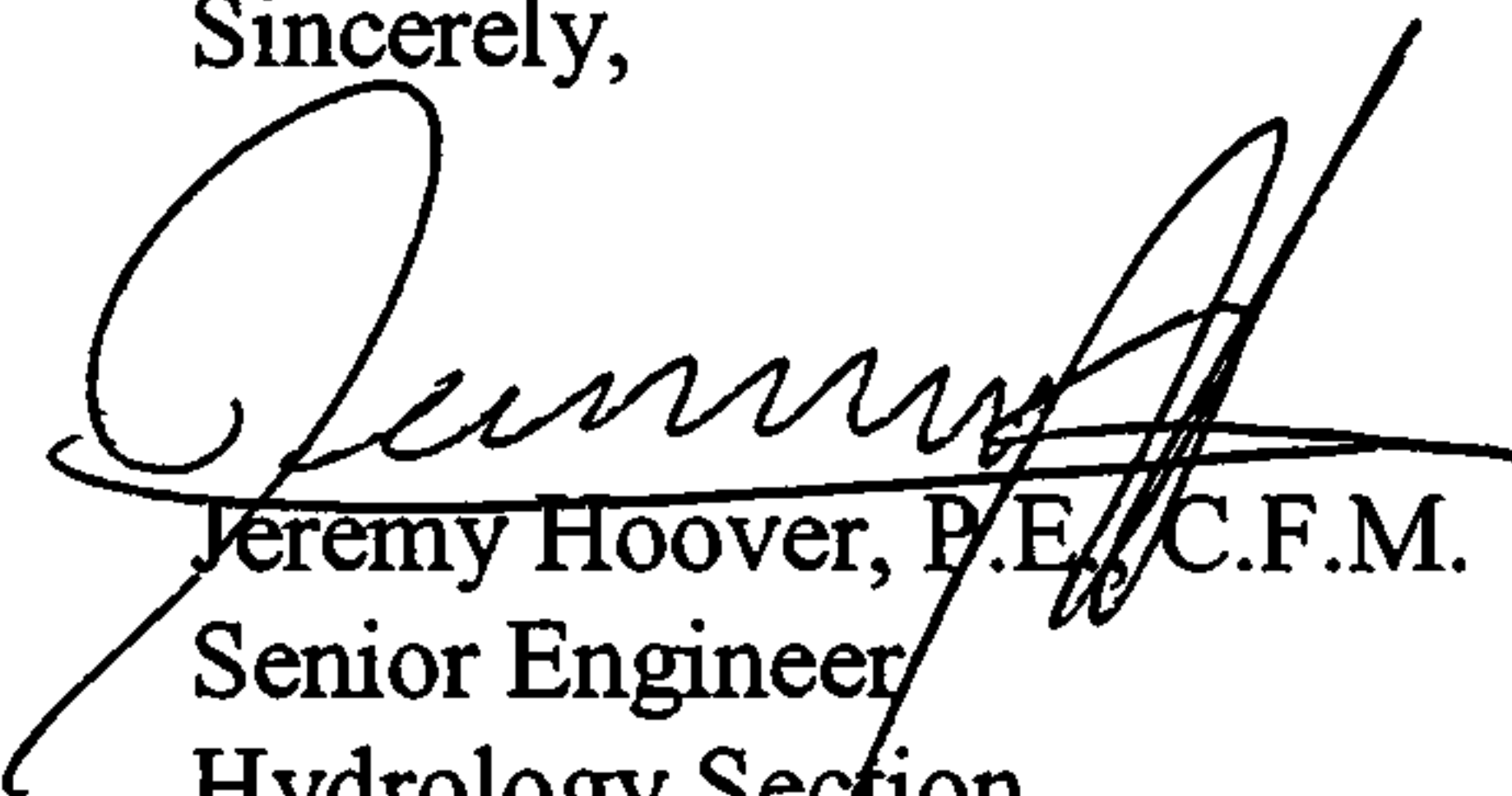
If you have any questions or need additional information, feel free to contact me at 924-3990.

P.O. Box 1293

Sincerely,

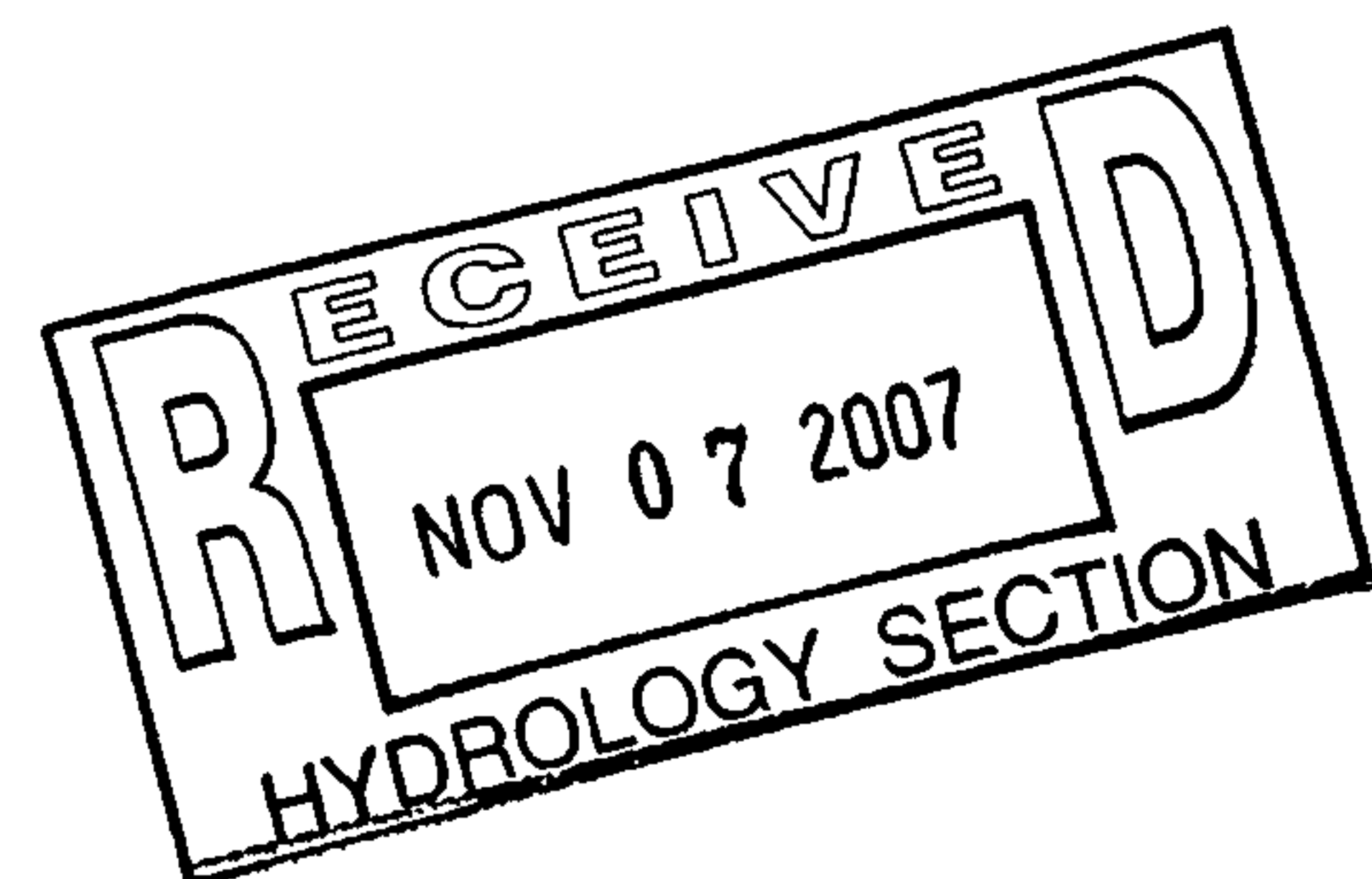
Albuquerque

New Mexico 87103


Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file K14/D29

www.cabq.gov



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE #: K-14-Z

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2

CITY ADDRESS:

ENGINEERING FIRM: Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 242-6880

ZIP CODE: 87102

OWNER: BelVedere LLC

ADDRESS: 301 Central Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson

PHONE: 243-0132

ZIP CODE: 87102

ARCHITECT: The Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman

PHONE: 242-6880

ZIP CODE: 87102

SURVEYOR: Survey Southwest

ADDRESS: \

CITY, STATE: _

CONTACT: Dan Graney

PHONE: 998-0303

ZIP CODE: _____

CONTRACTOR: Enterprise Builders

ADDRESS: _

CITY, STATE: Albuquerque

CONTACT: Stanley

PHONE: _____

ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY)

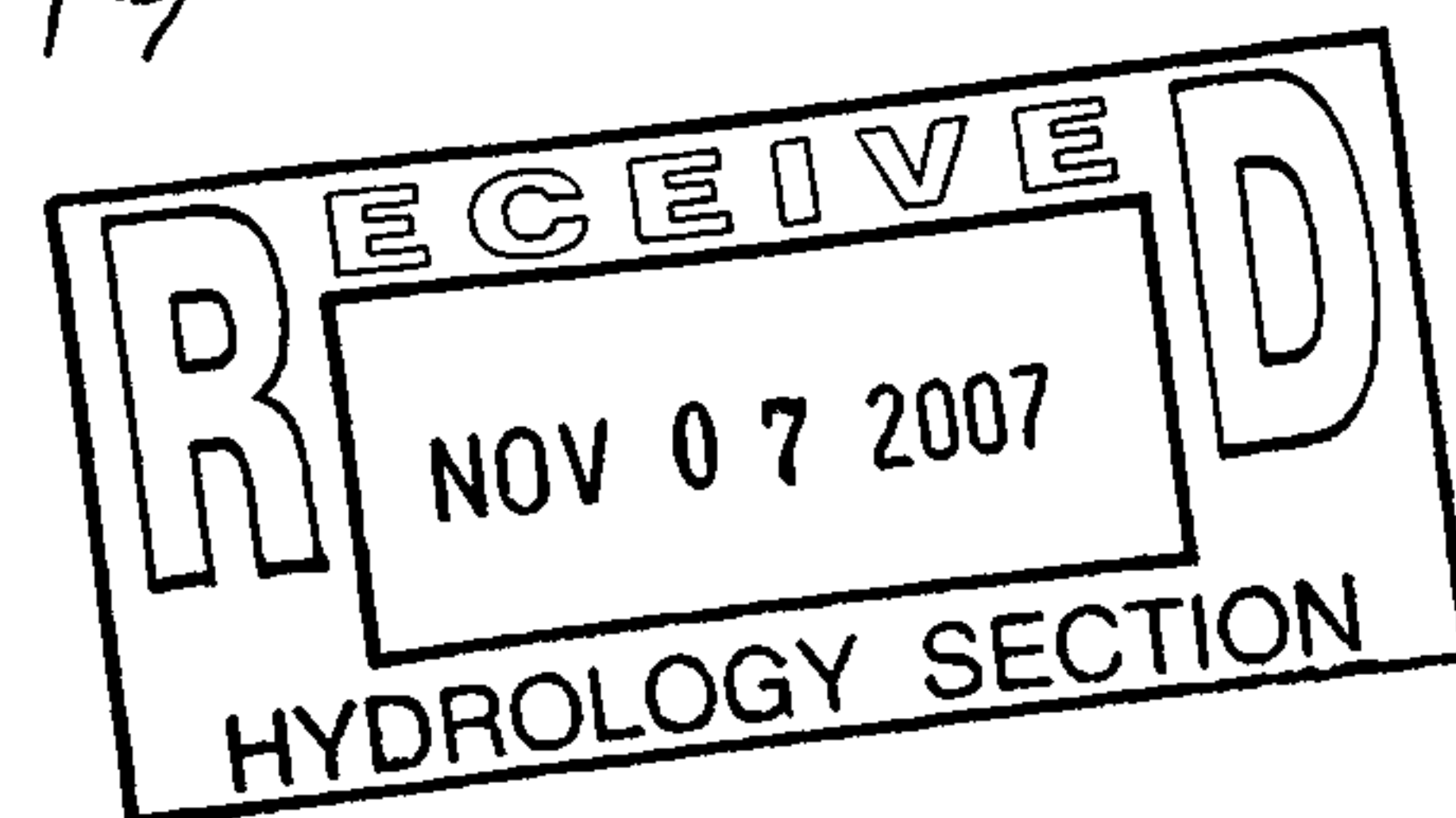
SO 19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11-8-07

BY: David Aube P.E.



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

K-14/087

Matt Allen
11/01
CON
SDM

CITY OF ALBUQUERQUE
PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

**CONTRACTOR
LICENSE
ADDRESS**

BRADBURY & STAMM INC

GF98

P.O. BOX 10850

ALBUQUERQUE, NM 87184-0850

PERMIT NUMBER

2089172

PROJECT NUMBER

PERMIT ISSUE DATE

10/25/2004

BARRICADED BY

BLUE STAKE

PAVING BY

CON

EXCAVATION 443008-5810000

SIDEWALK 443012-5810000

DRIVEPAD 443011-5810000

CURB/GUTTER 443010-5810000

BARRICADING 443009-5810000

RESTORATION 443017-5810000

TOTAL FEE

84.00	EX
0.00	SW
0.00	DP
0.00	CG
50.00	BR
0.00	RS

134.00

S
I
T
E

765-1200
100 GOLD AV SW

PERMIT AND DETOUR PLAN COMMENTS

(2) SD#19, LETTER ON FILE

START DATE

COMPLETION DATE

PERMIT EXPIRES

INSURANCE EXPIRES

BOND EXPIRES

ZONE ATLAS

10/25/2004

11/04/2004

11/04/2004

05/01/2005

12/31/2004

APPLICANT

ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 924-3400 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 04/03

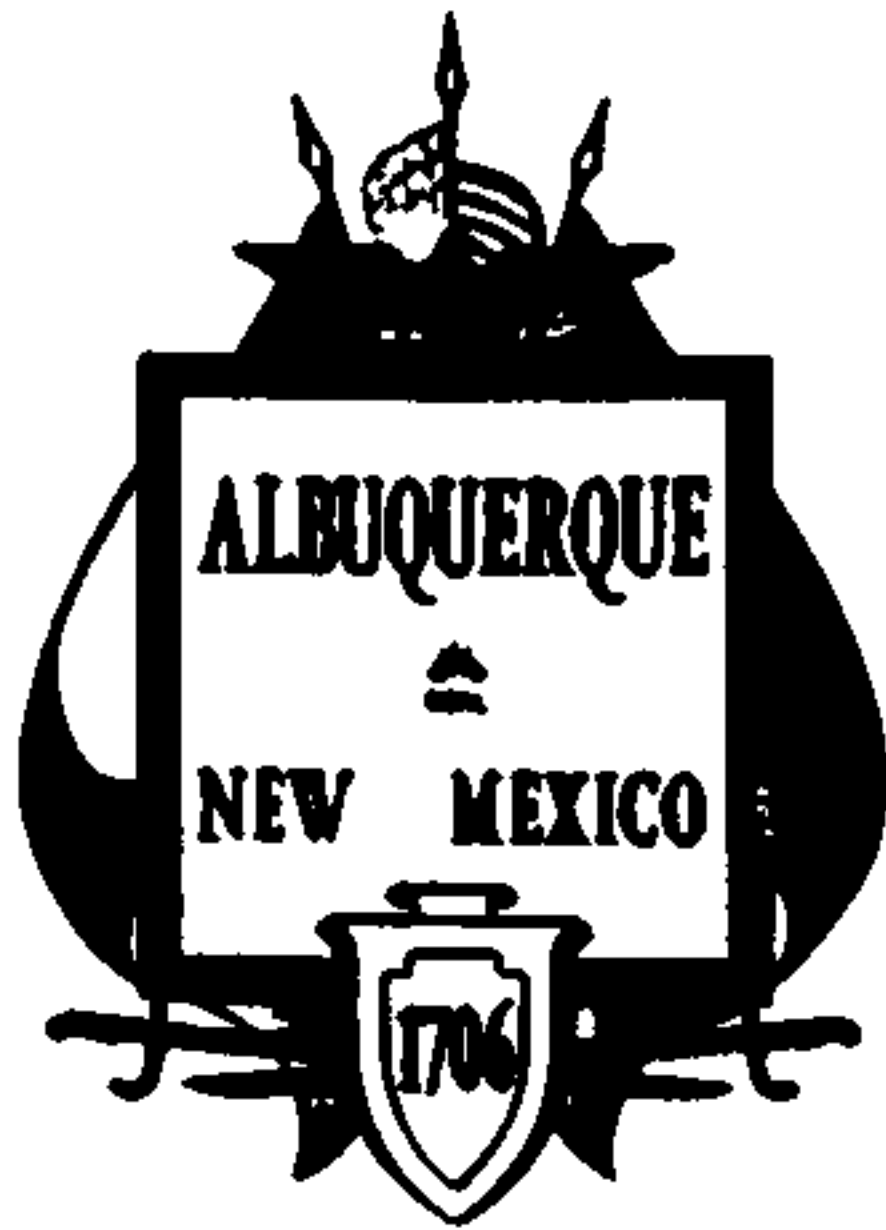
DATE EXCAVATION STARTED _____

Backfill: Started _____ Completed _____ Accepted _____

Paved Cleared _____ Site Cleared _____ Warranty Exp _____

Restoration Fee Refund Authorized Yes _____ NO _____ BY: _____

Cash Disbursement Prepared for Refund Dated _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 28, 2003

*Bradbury - Stamp
Permit pulled on
10/25/04 2009/12*

Bruce Stidworthy
Bohannon-Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Gold Avenue Lofts (K14-D87) Dated May 21, 2003

Dear Mr. Stidworthy:

The above referenced drainage plan received May 22, 2003 is approved for Building Permit and SO #19 by Hydrology. Please advise the contractor to obtain an Excavation Permit for the SO #19 from Pam Lujan. Upon completion of the project the engineer will need to certify the project per the DPM for Certificate of Occupancy release. Also, Matt Cline from Arroyo Maintenance will need to inspect the SO #19 sidewalk culverts prior to C.O. release.

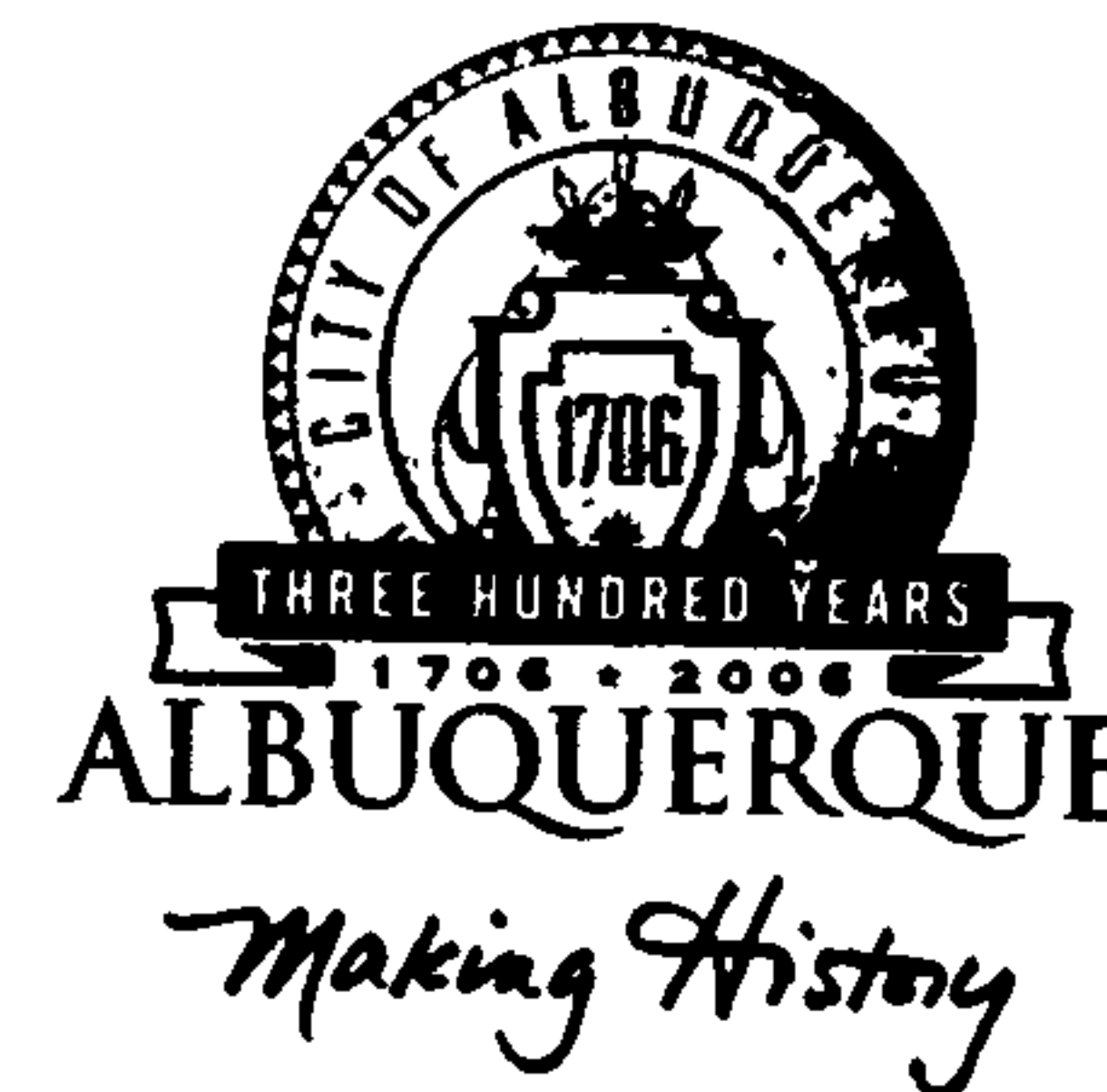
If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Pam Lujan, Excavation Permits
Matt Cline, Arroyo Maintenance

CITY OF ALBUQUERQUE



December 14, 2004

Mr. Bruce Stidworthy, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: GOLD AVENUE LOFTS
100 Gold Ave. SW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 05/21/2004 (~~D-14/D87~~)
Certification dated 12/14/2004 *K-14/D029*

Dear Bruce,

P.O. Box 1293

Based upon the information provided in your submittal received 12/14/04, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

www.cabq.gov

C: Phyllis Villanueva
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Gold Avenue Lofts ZONE MAP/DRG. FILE # D14-D87
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract D1, block 28, of Alvarado Transportation Center
CITY ADDRESS: 100 Gold Avenue, between 1st & 2nd Street SW

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: Courtyard I - 7500 Jefferson Street NE PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: The Design Group CONTACT: Greg Hartman
ADDRESS: 202 Central Avenue SW, Suite 200 PHONE: (505) 242-6800
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

*50-19
Approved by Matt Cline
12/14/04*

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: December 14, 2004 BY: Jeff Mulbery

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 28, 2003

File
Brady. Stama
Permit pulled on
10/25/04 2009/12

Bruce Stidworthy
Bohannon-Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Gold Avenue Lofts (K14-D87) Dated May 21, 2003

Dear Mr. Stidworthy:

The above referenced drainage plan received May 22, 2003 is approved for Building Permit and SO #19 by Hydrology. Please advise the contractor to obtain an Excavation Permit for the SO #19 from Pam Lujan. Upon completion of the project the engineer will need to certify the project per the DPM for Certificate of Occupancy release. Also, Matt Cline from Arroyo Maintenance will need to inspect the SO #19 sidewalk culverts prior to C.O. release.

If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Pam Lujan, Excavation Permits
Matt Cline, Arroyo Maintenance



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 28, 2003

Bruce Stidworthy
Bohannon-Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Gold Avenue Lofts (K14-D87) Dated May 21, 2003

Dear Mr. Stidworthy:

The above referenced drainage plan received May 22, 2003 is approved for Building Permit and SO #19 by Hydrology. Please advise the contractor to obtain an Excavation Permit for the SO #19 from Pam Lujan. Upon completion of the project the engineer will need to certify the project per the DPM for Certificate of Occupancy release. Also, Matt Cline from Arroyo Maintenance will need to inspect the SO #19 sidewalk culverts prior to C.O. release.

If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Pam Lujan, Excavation Permits
Matt Cline, Arroyo Maintenance

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Brad Bingham
City of Albuquerque
Planning Dept.
600 Second St. NW
2nd Floor West
ph: 924-3986

Requested By: Rich Banker

Date: May 21, 2003

Time Due: ☒ This A.M. ☐ This P.M.
☐ Rush ☐ By Tomorrow

Job No.: -

Job Name: Gold Avenue Lofts

K-14/D 87

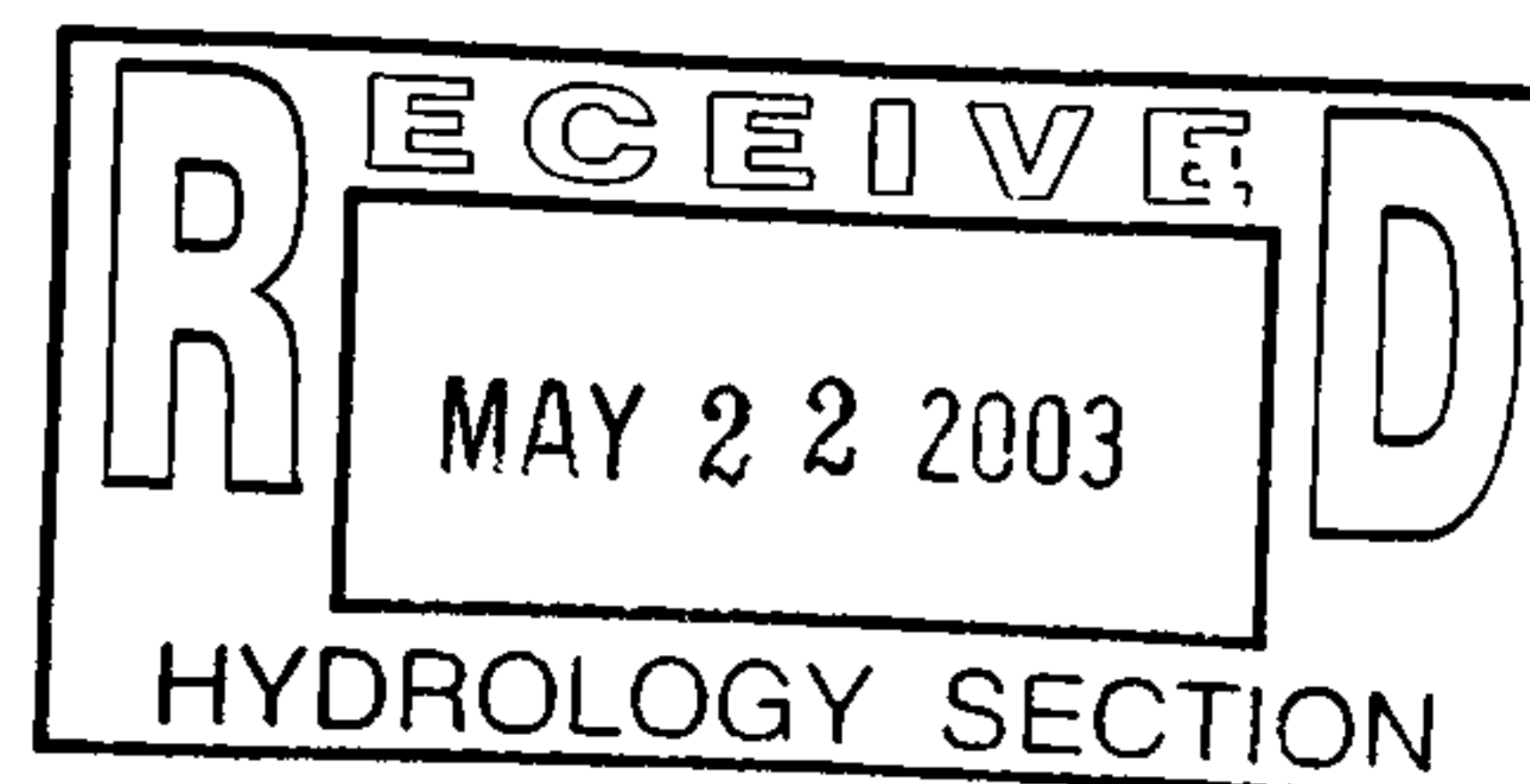
DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other _____

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	2	Copy of Grading Plan
2	1	Drainage Info Sheet



COMMENTS / INSTRUCTIONS

REC'D BY:

Alvaro Senora

DATE:

5/22/03

TIME:

7:55 AM

ENGINEERING °

SPATIAL DATA °

ADVANCED TECHNOLOGIES °

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

K-14/D87

PROJECT TITLE: Gold Avenue Lofts ZONE MAP/DRG. FILE # 14-14-D87
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract D1, block 28, of Alvarado Transportation Center
CITY ADDRESS: Gold Ave. between 1st & 2nd St.

ENGINEERING FIRM: Bohannon Huston, Inc.
ADDRESS: 7500 Jefferson NE - Courtyard I
CITY, STATE: Albuquerque, NM

CONTACT: Bruce Stidworthy
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

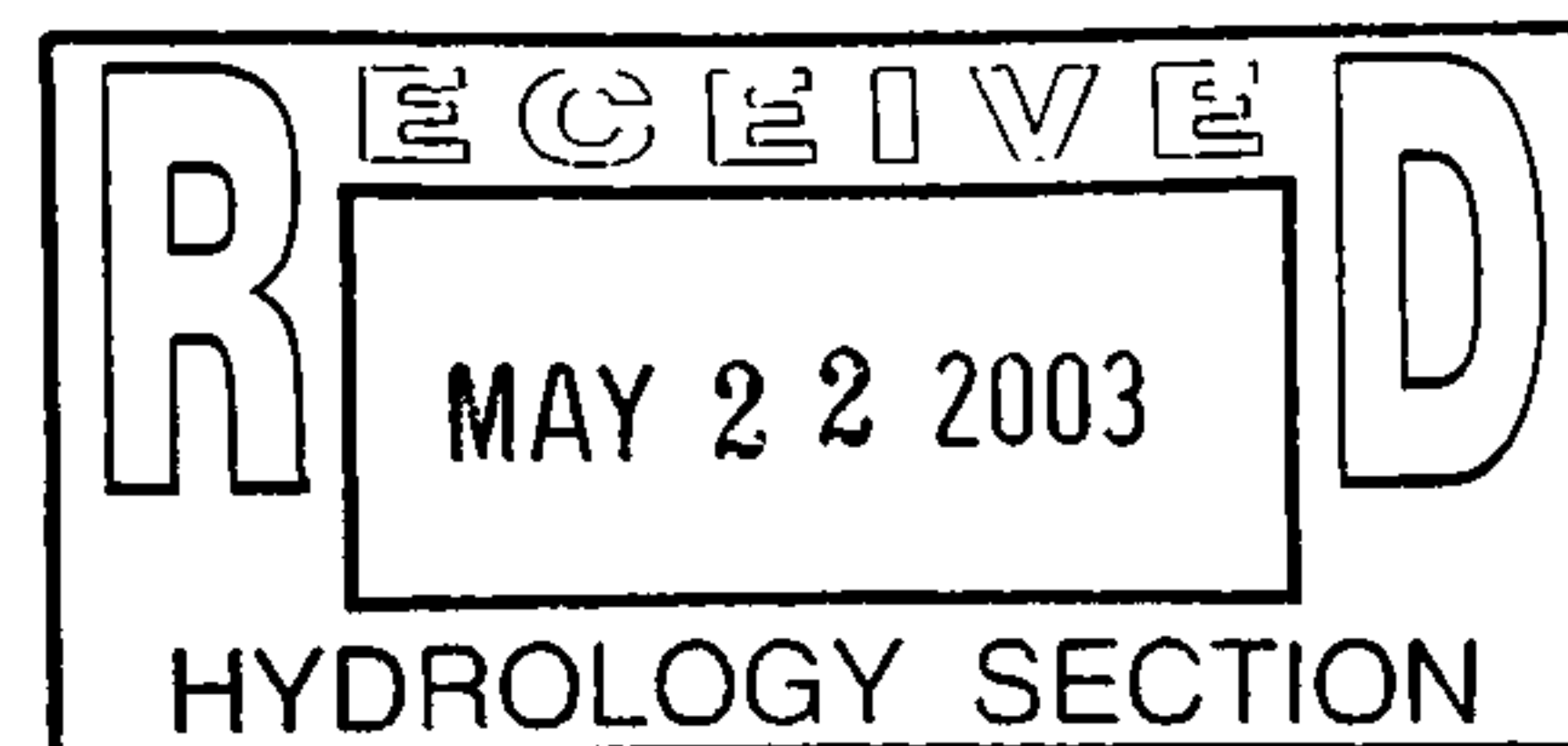
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 05/22/03 BY: BHI, Bruce Stidworthy

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

P. O. Box 25485
Albuquerque, NM 87125
April 17, 1985

Mr. Frank A. Kleinhenz
Chief Administrative Officer
City of Albuquerque
City Hall
P. O. Box 1293
Albuquerque, NM 87103

Dear Mr. Kleinhenz:

The following situation has arisen:

1. In December 1979 for consideration we received conveyance of the old Albuquerque high school complex from the Albuquerque Public Schools. This conveyance was by metes and bounds description which included references to lots and blocks in "ancient" recorded subdivision maps.
2. Included in the property conveyed to us were vacated portions of Copper and Tijeras running east from Broadway, as well as north-south alleys running from Central to Copper and Copper to Grand.
3. Title was insured and no exceptions were made for easements which might have been reserved in Copper. We believe none were so reserved for no records can be found (at City Hall or in the County Clerk's office). Certificates of survey furnished to us by APS at the time of conveyance do not indicate any easements, indicating only the location of the vacated portion of Copper Avenue.
4. There were and are, in fact, in the vacated portion of Copper Avenue a large water main and a storm sewer. Within a couple of years after conveyance of the property to us by APS we learned of the presence of the water main, but it was only recently that we learned of the storm sewer line. Both of these lines run under a building, which was apparently constructed by APS over the two lines sometime prior to 1940.
5. For the old high school complex, now known as Banner Square, we have sought and obtained zoning approvals for certain uses of the property. However, one of the conditions of the zoning approval was that the property be replatted, something we have done and presented to DRB for official approvals. Sign-offs, indicating approvals, have been given by all DRB representatives, except Fred Aguirre, for the replat. By the rules presently applicable Fred cannot sign off until an easement for the existing storm sewer is shown on the new plat. Water resources is in the process of abandoning the water line, so there is no need for an easement for that line.

Page 2

Mr. Frank A. Kleinhenz
Chief Administrative Officer
City of Albuquerque

5. If an easement with customary provisions, either express or implied, is shown on the plat, we will be unable to obtain financing. To obtain the financing, one of the following must happen:

a. An easement, the operation and effect of which will terminate before the financing is placed on the property, can be established, providing the sewer line is abandoned at the time the easement terminates. This leaves to the City at a later time the method of actually disposing of the storm drainage.

b. A replacement storm sewer can be built to run from the intersection of Arno and Copper north to the intersection of Arno and Tijeras and, thence, west in old vacated Tijeras to intersect the storm sewer in Broadway. Attached hereto is a copy of the proposed replat, showing the possible relocation of the storm sewer line (in heavy dark line). This can be done now or later, provided that adequate commitment is made now. Of course, however it is done, it will have to be paid for--either by the City or by us. If we have to pay for it, it will be another burden for Banner Square. It would be hoped that the City could find the funds to do this. Of course, because of the particular situation, if the City cannot find the funds for the project, \$50,000 to \$100,000, we, as developers, will somehow have to provide them.

6. Fred Aguirre can sign off on the replat, once an acceptable, approved alternative is assured.

We respectfully request that you give this problem your earliest consideration.

Sincerely yours,



Elmer C. Sproul for
AMHIGH JOINT VENTURE

ECS/s

Attachment

Cc: Carl Rodolph
Fred Aguirre



*NOTE: I informed Elmer
by letter - Cdn 4/25/85, that
we would require easements
for the re-route of Storm
Sewer if & when actually
done. [Signature]*

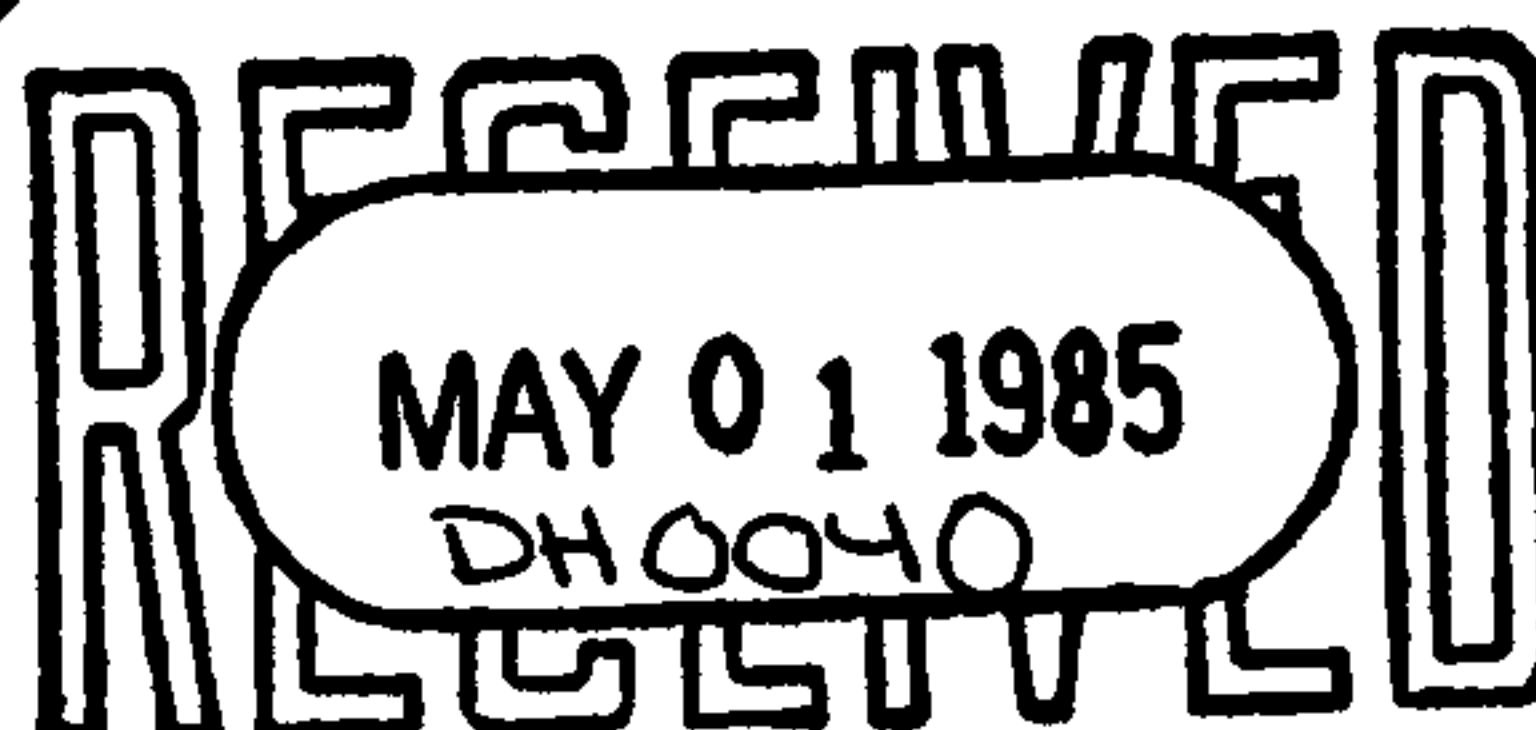
me

87103

*CDN
CC-FA
JNH
File
Banner
Square*

April 18, 1985

Elmer C. Sproul
AMHIGH JOINT VENTURE
P.O. Box 25485
Albuquerque, New Mexico 87125



VED

APR 26 1985

HYDROLOGY SECTION CITY ENGINEER

Dear Elmer:

Reference your letter dated April 17, 1985, concerning the lack of utility easements in Copper Avenue between Broadway and Edith.

I can appreciate your dilemma concerning the lack of City and County records for water and storm sewer lines extending through your property in Copper Avenue. This is not an unusual case where utility systems were installed in Albuquerque prior to 1940.

In reference to the water line currently in place in Copper Avenue and extending to Broadway Boulevard, Jim Gill, Director, Water Resources Department, informs me that this line is both inactive and has been abandoned.

The storm sewer line presents a totally different situation. As you are well aware, the existing storm sewer system on your property consists of a 4 x 4 reinforced concrete box in Copper extending from Arno to Broadway.

Your proposal for your organization to make a financial commitment by extending the storm sewer line north from Arno and Copper and thence to Broadway Boulevard in exchange for the deletion of the easement in Copper is appreciated. However, since the storm drainage system flows to the south on Broadway, it appears that it will be more cost effective to extend the line from Copper and Arno to East Central and thence to Broadway Boulevard. This routing will be somewhat less expensive than the northern route.

If the City had a need to increase the sizing of the storm drainage system, we could participate financially in those costs. However, based on the preliminary feasibility analysis by the City Hydrologist, it appears that additional capacity is not required or even accommodated down the line in the existing storm drainage system. We are doing a preliminary cost analysis and will have a better idea within a few days as to the pipe sizing and associated costs.

Therefore, the City will agree to omit the utility easements (water and storm sewer) currently located on Copper Avenue between Arno and Broadway, if you would assume total financial responsibility for the construction of the minimum storm drainage requirements to reroute this system. Further, it is proposed that we place a time limit on this agreement which would require that the new distribution system be place no later than four years from the date of said agreement or prior to any disruption of the existing system.

This letter will serve as a commitment by the City of Albuquerque, that no easements will be required on your Banner Square plat for utilities located in Copper, between Arno and Broadway, if you agree to financial responsibility for the system rerouting. As soon as our preliminary cost estimates are completed for the relocation of the storm sewer line they will be made available to you. I think you should have some financial limit regarding the proposed utility relocation normalized to project completed date.

If subsequently, the City of Albuquerque and AMHIGH Joint Venture arrive at more suitable cost effective, this agreement will become void, by mutual agreement, upon signature or a new document.

Sincerely,


Frank A. Kleinhenz,
Chief Administrative Officer

FAK

1 Enclosure (a/s)

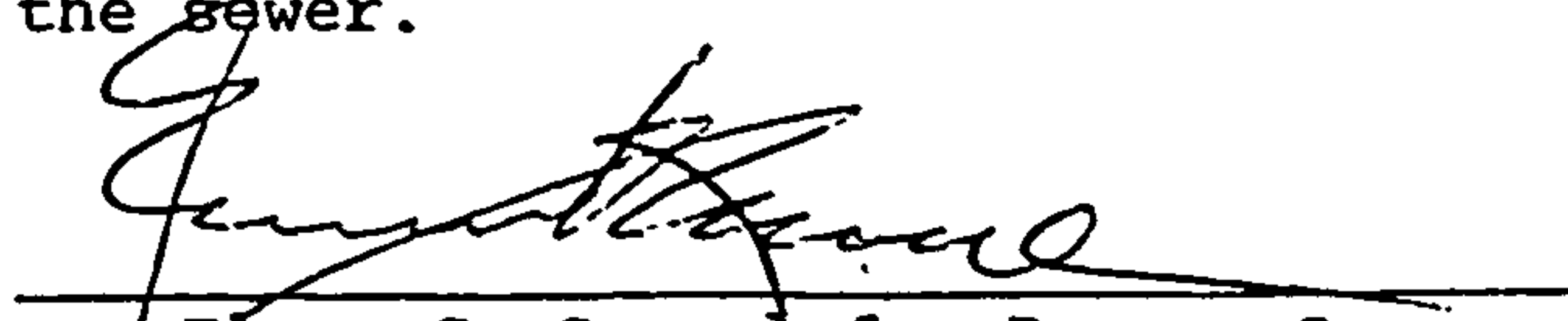
cc: Carl P. Rodolph
Jim Gill
Dwayne Sheppard

APPROVE:


ELMER C. SPROUL

4/22/85

Wherever the alternate storm sewer shall be located, unless it be in a public right-of-way which can accommodate that sewer, the owner of Banner Square will
(1d2114d) provide a suitable easement for the sewer.


Elmer C. Sproul for Banner Square

4/22/85

RECEIVED
MAY 06 1985
DH0080
CITY OF ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
HYDROLOGY SECTION
INTER OFFICE CORRESPONDENCE
April 26, 1985

RECEIVED
MAY 01 1985
CITY ENGINEER
REF. NO.
copy please

TO: Donald R. Smithburg, Assistant to the CAO
FROM: LaMonte Urban, City Surveyor, MDD *LU*
SUBJECT: SURVEY OF 2723 BROADWAY SE

Pursuant to your request, memorandum dated April 18, 1985 which was addressed to C. Dwayne Sheppard, City Engineer, the City Survey Section has surveyed the subject site and have marked and flagged the property corners for your inspection.

Public utilities are accessible on Broadway, SE.

Please contact this office if we can be of further assistance in this matter.

LU:DCM:mrk

cc: Carl P. Rodolph, Director, MDD
C. Dwayne Sheppard, City Engineer, MDD ✓

Fred J. Aguirre
May 1, 1985
Page Three of Three

September 20, 1984: Z-84-114:

Requests change of zone.

Comments:

1. "No objection to zone change."

Recommendation:

Approval of Z-84-114 is recommended, based on findings 1-5 above, with the description of the SU-1 zone amended as in Finding 6.

SD-84-8; Z-84-114; Z-84-150 (cont'd.)

10. The garage entrance is undesirably close to Central - exit stacking space is inadequate.
11. Internal operational details and plan is needed for the garage.
12. Broadway, Central medians may require modification.
13. Eastbound Central left turn lane to Arno is too short.
14. The developer was advised that there is a project between the City and the State Highway Department to do rehab work on Broadway. There is to be some median landscaping and the developer should coordinate with the Transportation Department.

Comments on Speed Memo:

1. More information needed, comments will be provided at meeting.
2. A conceptual grading & drainage plan appropriate for Site Development plan sign-off. For building permit sign-off by Hydrology and approved drainage plan will be required.

Findings: Nothing was indicated on the final DRB minutes of November 27, 1984.

April 16, 1985: DRB-85-269:

Request for Preliminary & Final Plat approval.

Comments: None; this case was not included in the final DRB minutes of April 16, 1985.

Findings: DRB-85-269 was delegated to City Engineering, Traffic, Water Resources and Planning.

INTER - OFFICE MEMO

May 01, 1985

(BARRAR)
Thank you
File away
Jh
5/19/85

TO: Fred J. Aguirre, P.E., Design Hydrologist
FROM: Barbara Juarez, Administrative Aide
SUBJECT: HISTORY ON BANNER SQUARE (K-14/D)

November 27, 1984: SD-84-8; Z-84-114; Z-84-150:

Type of request not indicated on final minutes.

Comments:

1. A conceptual grading and drainage plan is required for Site Development Plan approval.
2. For building permit approval by Hydrology, an approved drainage plan is required.
3. A keyway should be provided at the end of the deadend parking bay south of the office.
4. Entrance/exit drive width should be dimensioned. (Arno - 40 feet back to parking structure entrance, Broadway 40 feet, Grand 26 feet - all with 20-25 foot radii returns, with handicap ramps.)
5. On Broadway entrance, the transition is too abrupt.
6. The service area off the Broadway entrance needs a hammerhead design.
7. 25 foot corner radius is needed at Broadway and Grand.
8. Arno should be vacated.
9. The garage will probably require signalization on Central which will create poor signal spacing which will inhibit smooth flow of traffic. (As an alternative, if possible, the garage should exit to Edith, behind the old library, with Edith being closed at Copper to prevent north-south through traffic between Central and Grand).



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 24, 2003

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Copper Lofts @ Old Albuquerque High School Grading and Drainage Plan
Engineer's Stamp dated 3-4-03 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 3-4-02, the above referenced plan is approved for Building Permit and SO#19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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.

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

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: Matt Cline, Storm Drain Maintenance
file

K-14/D29

CITY OF ALBUQUERQUE

COA SDN. MUD PWA 5/20/04

PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR LICENSE ADDRESS		G&H CONSTRUCTION INC GAOS 9009 WASHINGTON ST. N.E. ALBUQUERQUE, NM 87113		PERMIT NUMBER 2081215		
				PROJECT NUMBER		
				PERMIT ISSUE DATE 03/31/2004		
				BARRICADED BY BLUE SLAKE		
				PAVING BY CON		
S I T E	821-7173 400 COPPER AV NE		EXCAVATION 443008-5810000		84.00 EX	
			SIDEWALK 443012-5810000		0.00 CH	
			DRIVEPAD 443011-5810000		0.00 DP	
			CURB/GUTTER 443010-5810000		0.00 CG	
			BARRICADING 443009-5810000		50.00 BR	
				RESTORATION 443017-5810000		0.00 RS
				TOTAL FEE 134.00		
PERMIT AND DETOUR PLAN COMMENTS						
(2) ONLY 2 COPPER LOFTS @ OLD ALBUQ. HIGH SCHOOL K14/D29, LETTER ON FILE DATED 3/24/0						
START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE-ATLAS	
04/03/2004	05/11/2004	05/11/2004	01/01/2005	12/31/2004		
 APPLICANT			VOID UNTIL VALIDATED BY CITY TREASURER			
 ISSUED BY						

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 924-3400 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 04/03

DATE EXCAVATION STARTED _____

Backfill: Started _____ Completed _____ Accepted _____

Paved Cleared _____ Site Cleared _____ Warranty Exp _____

Restoration Fee Refund Authorized Yes _____ NO _____ BY: _____

Cash Disbursement Prepared for Refund Dated _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*G.H. Construction
2081215
3/31/04*

March 24, 2003

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Copper Lofts @ Old Albuquerque High School Grading and Drainage Plan
Engineer's Stamp dated 3-4-03 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 3-4-02, the above referenced plan is approved for **Building Permit and SO#19 Permit**. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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.

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

If you have any questions, you can contact me at 924-3986.

*(Amber)
TALK TO
(Arelene) for (CO)*

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: Matt Cline, Storm Drain Maintenance
file

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Terri Martin
City of Albuquerque
Hydrology Dept..
600 Second St. NW
2nd Floor West
ph: 924-3986

Requested By: Rich Banker

Date: May 23, 2003

Time Due: ☒ This A.M. ☐ This P.M.
☐ Rush ____ ☐ By Tomorrow

Job No.: 030120 004 jrt

Job Name: Campus Lofts

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other _____

PICK UP

Item: _____

ITEM NO.

1

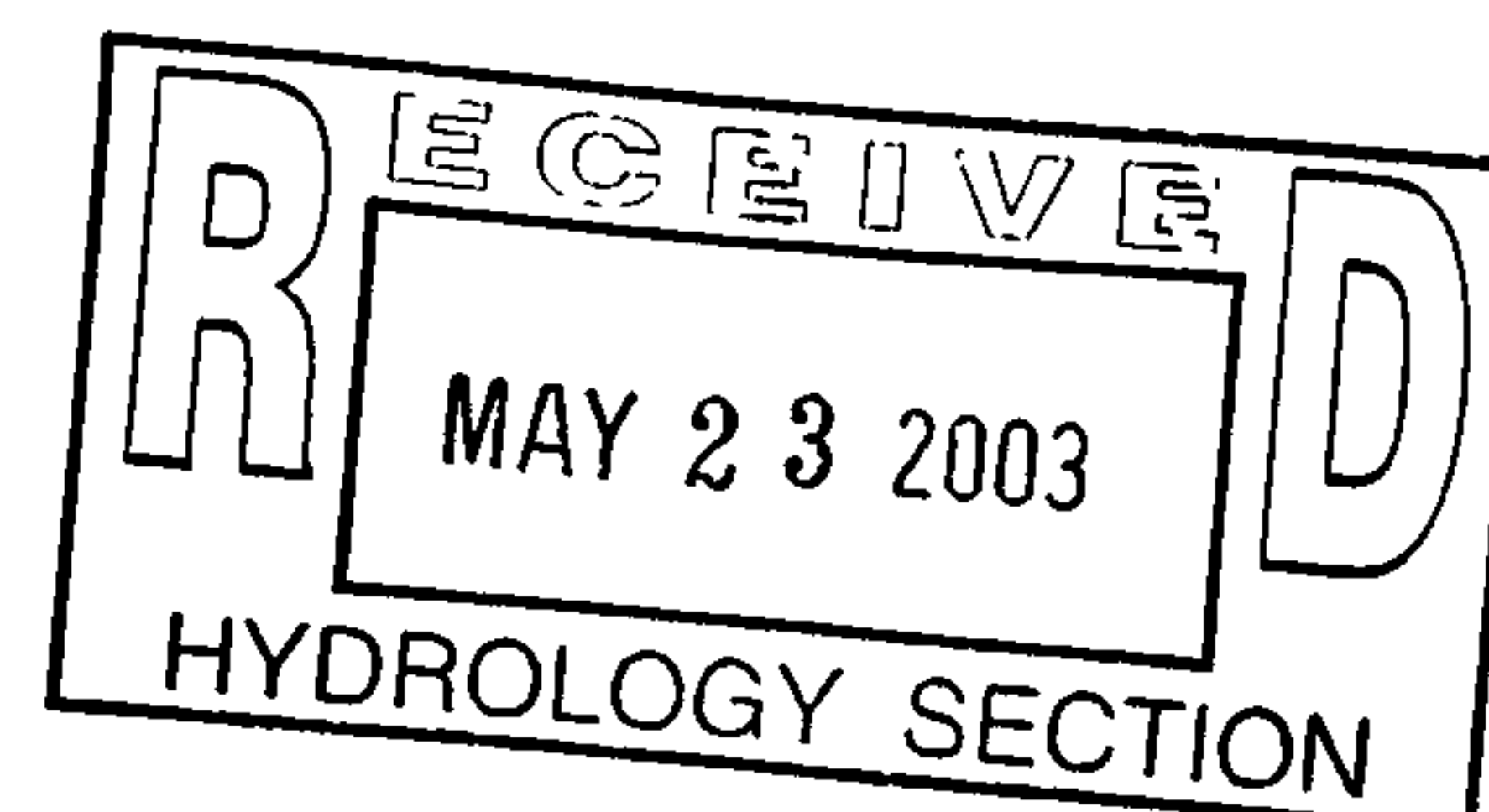
QUANTITY

2

DESCRIPTION

Copies of the Campus Lofts Grading, Drainage Plan dated 2/13/03

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ◊

SPATIAL DATA ◊

ADVANCED TECHNOLOGIES ◊



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 30, 2004

Bruce Stidworthy, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

Re: Market Lofts, 401 Central, Certificate of Occupancy
Engineer's Stamp dated 1-07-03 (K14-D29)
Certification dated 4-23-04

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 4-30-04, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

K-14/D29

PROJECT TITLE: Market Lofts at Old Albuquerque High School ZONE MAP/DRG. FILE # K-14/D-29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C-2A-1 Banner Square Addition
CITY ADDRESS: N.E. Corner of Central and Arno St.

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

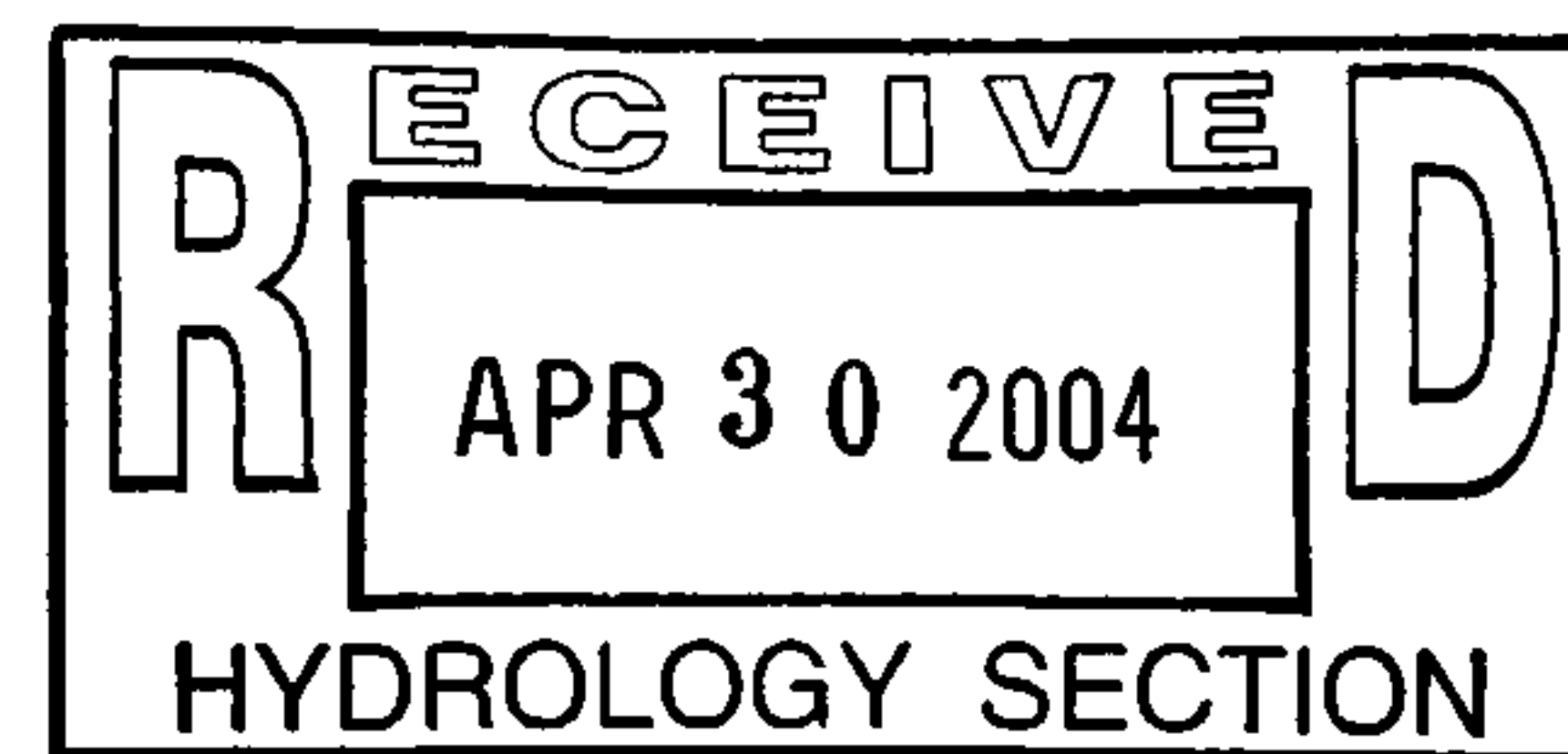
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
☒ GRADING PLAN
☒ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 04/22/04 BY: BOHANNAN HUSTON

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

March 17, 2003

Dale R. Dekker, Registered Architect
6801 Jefferson NE, Ste 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Old ABQ. HS-South Parking Structure, [K-14 / D29]
Lofts at Old ABQ HS-South Parking Structure
Architect's Stamp Dated 03/11/03

Dear Mr. Dekker:

The TCL / Letter of Certification submitted on March 12, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology_file
CO Clerk

March 11, 2003



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

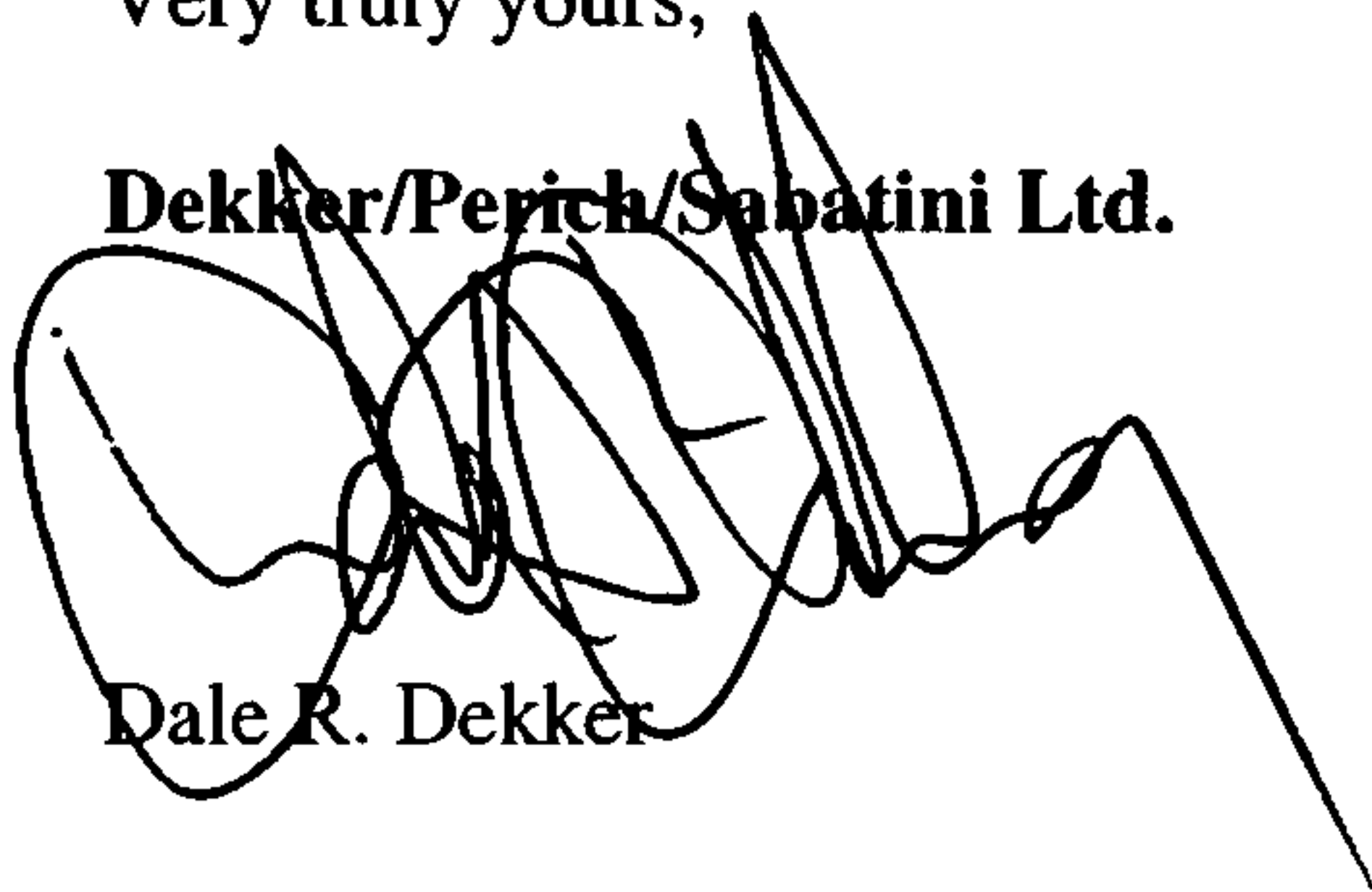
Transportation Department
City of Albuquerque
600 2ND Street NW
Albuquerque, NM 87102

To Whom It May Concern:

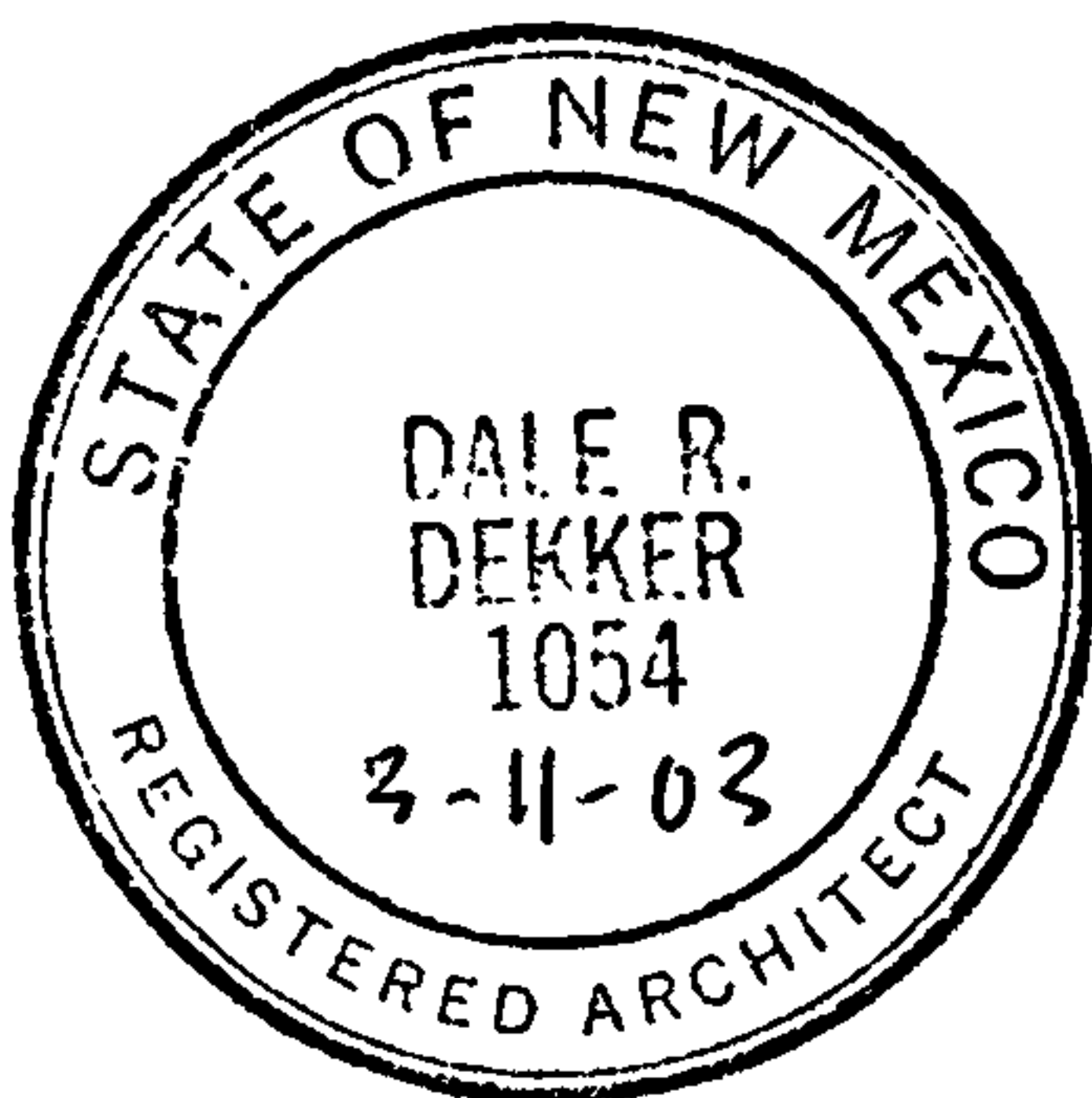
I, Dale R. Dekker, licensed under the laws of the State of New Mexico, do hereby certify that this project was constructed in substantial compliance with the improvements shown on the approved Traffic Circulation Layout for the south Parking Structure at Old Albuquerque High School located at Central and Arno Avenue SE.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Dale R. Dekker



Enclosure: Approved site plan for building permit



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 6, 2003

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**RE: Market Lofts at Old Albuquerque High School
Grading and Drainage Plan (K-14/D29)
Engineer's Stamp Dated January 7, 2003**

Dear Mr. Stidworthy:

The above referenced grading and drainage plan received January 7, 2003 is approved for Building Permit. If the work order is not approved, an SO-19 request and an additional plan set submittal will be required. Please attach a copy of the approved plan to the construction set. Prior to Certificate of Occupancy approval, an Engineer's Certification per the Development Process Manual is required.

If you have any questions, please call me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Market Lofts at Old Albuquerque High School ZONE MAP/DRG. FILE # K-14/D-29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C-2A-1 Banner Square Addition
CITY ADDRESS: N.E. Corner of Central and Armo St.

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

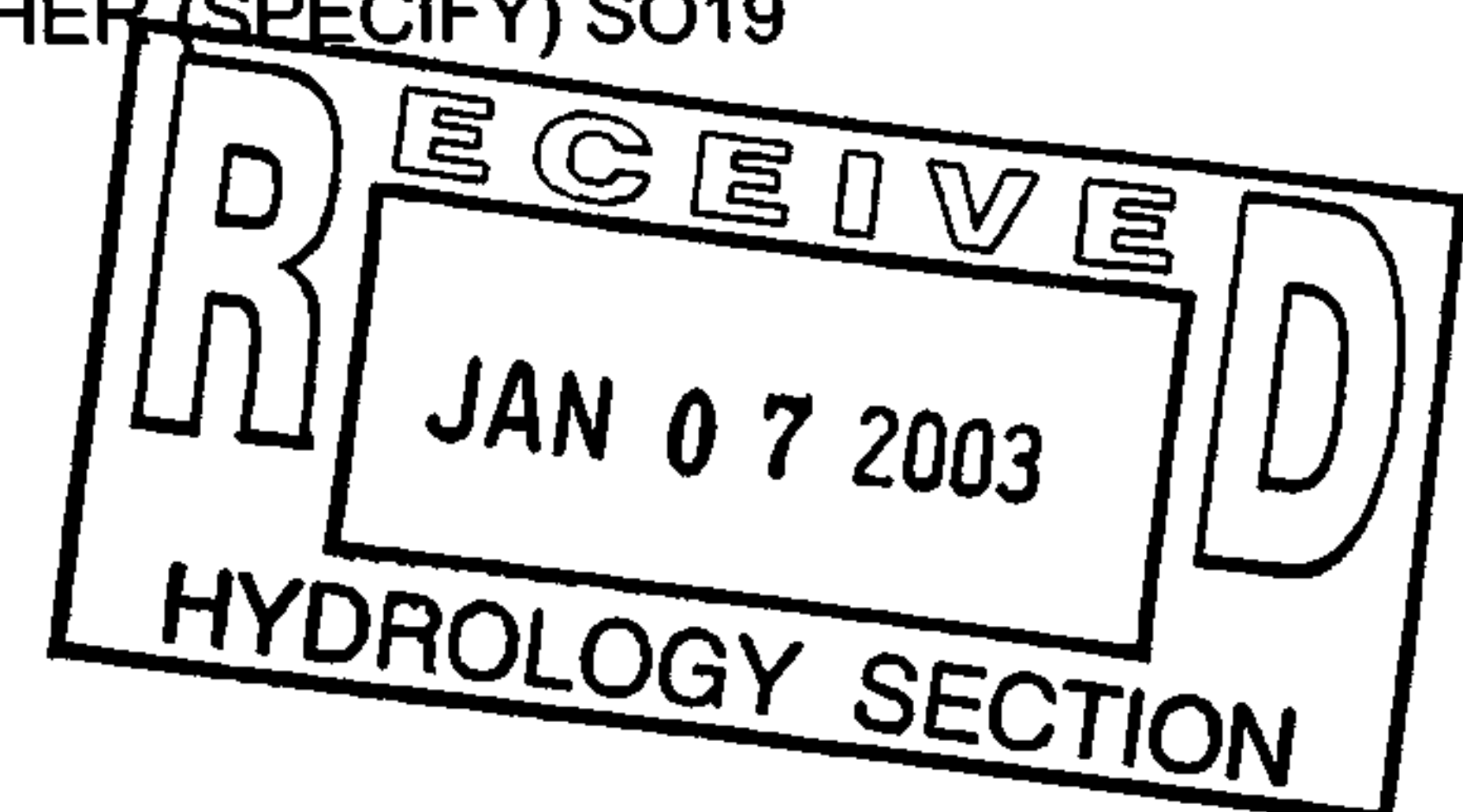
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 01/07/03 BY: BHI, Bruce Stidworthy

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 15, 2002

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Old Albuquerque High School Lofts Conceptual Grading and Drainage Plan
Engineer's Stamp dated 10-22-02 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 10-23-02, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 3, 2001

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Old Albuquerque High School Parking Structure Grading Plan
Engineer's Stamp dated 10-16-01 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 11-29-01, the above referenced plan is approved for Work Order and Building Permit.

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

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

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, PWD
Development and Building Services

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 13, 2001

Bruce Stidworthy
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

K14-D29

RE: Grading and Drainage Plan For Old Albuquerque High School (~~F18-D21~~) Dated September 5, 2001

Dear Mr. Stidworthy:

I have reviewed the referenced drainage plan received September 6, 2001 and forward the following comments.

1. Please submit the final plat for the site.
2. Is the common area (Tract A-1A) owned by the City? Does the City have an easement as shown on note 10 of the proposed plat? Who maintains the storm drain?
3. I was unable to find the easement for the vacated Copper Avenue through the school site. Please submit that public drainage easement.
4. Does the round access accept public runoff from Arno Street?
5. We have not received a drainage plan for tracts B-1A or C-1A. So any approvals would not be for these areas.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator



City of Albuquerque

August 14, 2000

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Old Albuquerque High School Conceptual Grading and Drainage Plan
Engineer's Stamp dated 7-21-00 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 7-21-00, the above referenced site is approved for Site Development Plan for Subdivision and Site Development Plan for Building Permit. I cannot approve Final Plat from a conceptual submittal; please submit a Final Plat for my review. Are you planning on vacating Tijeras and Arno? A private storm drain system in the public right-of-way (or public drainage easement) would require a Drainage Covenant prior to Final Plat sign-off. All connections to the public storm system will require a new manhole.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Old Alb. High School ZONE ATLAS/DRNG. FILE # K-14/D-

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

LEGAL DESCRIPTION: Tracts A1, A2, B1, B2 & C1, Banner Square Addition

CITY ADDRESS: Broadway between MLK and Central

ENGINEERING FIRM: BOHANNAN-HUSTON INC.

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109

OWNER: _____

ADDRESS: _____

ARCHITECT: Dekker/Perich/Sabatini

ADDRESS: _____

SURVEYOR: _____

ADDRESS: _____

CONTRACTOR: _____

ADDRESS: _____

CONTACT: Bruce Stidworthy

PHONE: (505) 823-1000

CONTACT: _____

PHONE: _____

CONTACT: Tobias Flatow

PHONE: 761-9700

CONTACT: _____

PHONE: _____

CONTACT: _____

PHONE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☒ DRAINAGE PLAN (Conceptual)
☐ FINAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☒ S. DEV. PLAN FOR SUBCD. APPROVAL
☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 7/21/00

BY: Bruce Stidworthy, Bohannon Huston, Inc.

Revised 02/98

EXISTING OFFSITE FLOW

USING AHJMO 97 WITH LAND TREATMENT AS FOLLOWS

$$B = 25\% \quad C = 25\% \quad D = 50\%$$

$$\text{EXISTING OFFSITE FLOW} = \underline{\underline{317.62 \text{ cfs}}}$$

CAPACITY OF EXISTING CULVERT (EXISTING CULVERT IS APPROX 4' X 4')

* At a water depth of 3.9 ft

$$\text{Using } Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

$$n = 0.013$$

$$A = 15.6 \text{ ft}^2$$

$$R = \frac{A}{WP} = \frac{15.6}{11.8} = 1.322$$

$$S = 0.03$$

$$\underline{\underline{Q = 373.04 \text{ cfs}}}$$

* At a water depth of 4 ft

$$\cancel{D=4} \quad \frac{16}{12}$$

$$\underline{\underline{Q = 317.63 \text{ cfs}}}$$

Bohannon & Huston



PROJECT NAME OLD ABQ HIGH RENOVATION

SHEET 1

OF 1

PROJECT NO. 00321

BY CGH

DATE 07/21/00

SUBJECT OFFSITE FLOW & CULVERT CAP.

CH'D

DATE

ENGINEERS PLANNERS PHOTOGRAMMETRISTS
SURVEYORS SOFTWARE DEVELOPERS

Existing Basins (07-20-00)

Basin #	Area (SF)		Area (Acres)		Area (SM)
1	982500		22.55510		0.03524
2	615000		14.11846		0.02206
3	2280000		52.34160		0.08178
TOTAL	3877500		89.01515		0.13909

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = IN.HYM

Ahymo:sum

- VERSION: 1997.02c

RUN DATE (MON/DAY/YR) 07/21/2000
USER NO. = AHYMO-S-9702c1B0hãñHũ-ÅH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
*S AHYMO FILE FOR OLD ALBUQUERQUE HIGH, BH PROJ # 00 321										
*S 6HR, 100YR STORM										
*S										
*S INPUT FILE: P:\00321\CDP\HYDRO\IN.HYM										
*S OUTPUT FILE: P:\00321\CDP\HYDRO\OUT.HYM										
RAINFALL TYPE= 1										
COMPUTE NM HYD	EX_DB1	-	1	.03524	82.40	2.870	1.52677	1.500	3.653	RAIN6= 2.350 PER IMP= 50.00
COMPUTE NM HYD	EX_DB2	-	2	.02206	51.59	1.796	1.52677	1.500	3.654	PER IMP= 50.00
COMPUTE NM HYD	EX_DB3	-	3	.08178	191.35	6.659	1.52677	1.500	3.656	PER IMP= 50.00
ADD HYD	EX_DB2&3	2& 3	4	.10384	242.94	8.455	1.52677	1.500	3.655	
ROUTE	EDB2.1	4	20	.10384	235.22	8.455	1.52677	1.500	3.539	
ADD HYD	TOTALFLOW	1&20	30	.13908	<u>317.62</u>	11.325	1.52677	1.500	3.568	
FINISH										

```

*S AHYMO FILE FOR OLD ALBUQUERQUE HIGH, BH PROJ #00 321
*S 6HR, 100YR STORM
*S
*S INPUT FILE: P:\00321\CDP\HYDRO\IN.HYM
*S OUTPUT FILE: P:\00321\CDP\HYDRO\OUT.HYM
*
*****
*LAND FACTORS TYPE = 1
* TREATMENT A IA = 0.70 INF = 1.79
* TREATMENT B IA = 0.54 INF = 1.34
* TREATMENT C IA = 0.37 INF = 0.89
* TREATMENT D IA = 0.10 INF = 0.04
*****
*
* 100 YEAR RAINFALL (TABLE A-2 DPM SECTION 22.2-HYDROLOGY)
*****
RAINFALL TYPE=1 RAIN QUARTER=0.0
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.05 HRS
*****
*
* COMPUTE AND PRINT HYDROGRAPHS FOR EXISTING CONDITIONS
* (OFFSITE)
*****
*
COMPUTE NM HYD ID=1 HYD=EX_DB1 AREA=.03524 SQ MI
PER A=0 PER B=25 PER C=25 PER D=50
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=1 CODE=5
*
COMPUTE NM HYD ID=2 HYD=EX_DB2 AREA=0.02206 SQ MI
PER A=0 PER B=25 PER C=25 PER D=50
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=2 CODE=5
*
COMPUTE NM HYD ID=3 HYD=EX_DB3 AREA=0.08178 SQ MI
PER A=0 PER B=25 PER C=25 PER D=50
TP=0.1333 HR MASS RAIN=-1
PRINT HYD ID=3 CODE=5
*
ADD HYD ID=4 HYD=EX_DB2&3 ID=2 ID=3
PRINT HYD ID=4 CODE=5
*
*****
* COMPUTE RATING CURVE & TRAVEL TIME TABLES FOR EDB2
*****
** ROUTE HYD EX_DB2 and EX_DB3 THRU EX_DB1 **
*
COMPUTE RATING CURVE CID=1 VS NO=1 NO SEGS=-1
SLP=0.03 DIA=48
N=0.013
*
COMPUTE TRAVEL TIME ID=20 REACH NO=1 NO VS=1 L=1750 SLOPE=0.03
ROUTE ID=20 HYD NO=EDB2.1 INFLOW ID=4 DT=0.0
PRINT HYD ID=20 CODE=5
*
*****
* TOTAL OF PIPE AND EDB1
*****
*
ADD HYD ID=30 HYD=TOTALFLOW ID=1 ID=20
PRINT HYD ID=30 CODE=5
*
*****
*
FINISH

```

NO CAN DO THIS WAY - USE 4x4 channel

Out.hym

AHYMO PROGRAM (AHYMO 97) - - Version: 1997.02c
RUN DATE (MON/DAY/YR) = 07/21/2000,
START TIME (HR:MIN:SEC) = 08:34:49 USER NO.= AHYMO-S-9702c1BohanHu-AH
INPUT FILE = IN.HYM

*S AHYMO FILE FOR OLD ALBUQUERQUE HIGH, BH PROJ # 00 321
*S 6HR, 100YR STORM
*S
*S INPUT FILE: P:\00321\CDP\HYDRO\IN.HYM
*S OUTPUT FILE: P:\00321\CDP\HYDRO\OUT.HYM
*

*LAND FACTORS TYPE = 1
* TREATMENT A IA = 0.70 INF = 1.79
* TREATMENT B IA = 0.54 INF = 1.34
* TREATMENT C IA = 0.37 INF = 0.89
* TREATMENT D IA = 0.10 INF = 0.04

* 100 YEAR RAINFALL (TABLE A-2 DPM SECTION 22.2-HYDROLOGY)

RAINFALL TYPE=1 RAIN QUARTER=0.0
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.05 HRS

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.

DT =	.050000 HOURS	END TIME =	6.000000 HOURS
.0000	.0024	.0049	.0075
.0102	.0130	.0158	.0188
.0219	.0252	.0286	.0321
.0358	.0397	.0439	.0482
.0529	.0578	.0631	.0689
.0751	.0836	.0930	.1201
.1842	.2944	.4649	.7103
1.0460	1.3107	1.4303	1.5302
1.6176	1.6959	1.7667	1.8313
1.8906	1.9452	1.9955	2.0421
2.0851	2.0946	2.1034	2.1115
2.1191	2.1262	2.1330	2.1394
2.1455	2.1513	2.1569	2.1622
2.1673	2.1723	2.1771	2.1817
2.1862	2.1905	2.1948	2.1989
2.2028	2.2067	2.2105	2.2142
2.2178	2.2213	2.2248	2.2282
2.2315	2.2347	2.2379	2.2410
2.2440	2.2470	2.2500	2.2529
2.2557	2.2585	2.2613	2.2640
2.2666	2.2693	2.2719	2.2744
2.2769	2.2794	2.2818	2.2842
2.2866	2.2889	2.2913	2.2935
2.2958	2.2980	2.3002	2.3024
2.3046	2.3067	2.3088	2.3109
2.3129	2.3150	2.3170	2.3190
2.3209	2.3229	2.3248	2.3267
2.3286	2.3305	2.3323	2.3342
2.3360	2.3378	2.3396	2.3414
2.3431	2.3449	2.3466	2.3483
2.3500			

*
* COMPUTE AND PRINT HYDROGRAPHS FOR EXISTING CONDITIONS
* (OFFSITE)

COMPUTE NM HYD ID=1 HYD=EX_DB1 AREA=.03524 SQ MI
PER A=0 PER B=25 PER C=25 PER D=50
TP=0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 69.565 CFS UNIT VOLUME = .9990 B = 526.28 P60 = 2.0100
AREA = .017620 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .119767HR TP = .133300HR K/TP RATIO = .898476 SHAPE CONSTANT, N = 3.944947
UNIT PEAK = 46.460 CFS UNIT VOLUME = 1.001 B = 351.48 P60 = 2.0100
AREA = .017620 SQ MI IA = .42500 INCHES INF = 1.04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

PRINT HYD ID=1 CODE=5

HYDROGRAPH FROM AREA EX_DB1

TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
------	------	------	------	------	------	------	------

Out.hym

TIME	FLOW		CFS		CFS		CFS		CFS	
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
6.000	.000	.4	.0	1.500	82.4	.8	3.000	.8	4.500	.3
6.250	.250	.1	.0	1.750	31.3	.5	3.250	.5	4.750	.3
6.500	.500	.0	.0	2.000	16.2	.4	3.500	.4	5.000	.3
6.750	.750	.0	.0	2.250	5.0	.4	3.750	.4	5.250	.3
7.000	1.000	.0	.0	2.500	2.4	.3	4.000	.3	5.500	.3
	1.250	.0	5.5	2.750	1.3	.3	4.250	.3	5.750	.4

RUNOFF VOLUME = 1.52677 INCHES = 2.8695 ACRE-FEET
 PEAK DISCHARGE RATE = 82.40 CFS AT 1.500 HOURS BASIN AREA = .0352 SQ. MI.

*
 COMPUTE NM HYD ID=2 HYD=EX_DB2 AREA=0.02206 SQ MI
 PER A=0 PER B=25 PER C=25 PER D=50
 TP=0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 43.547 CFS UNIT VOLUME = .9989 B = 526.28 P60 = 2.0100
 AREA = .011030 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .119767HR TP = .133300HR K/TP RATIO = .898476 SHAPE CONSTANT, N = 3.944947
 UNIT PEAK = 29.084 CFS UNIT VOLUME = 1.001 B = 351.48 P60 = 2.0100
 AREA = .011030 SQ MI IA = .42500 INCHES INF = 1.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

PRINT HYD ID=2 CODE=5

HYDROGRAPH FROM AREA EX_DB2

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
6.000	.000	.0	1.500	51.6	3.000	.5	4.500	.2
6.250	.250	.0	1.750	19.6	3.250	.3	4.750	.2
6.500	.500	.0	2.000	10.1	3.500	.3	5.000	.2
6.750	.750	.0	2.250	3.1	3.750	.2	5.250	.2
7.000	1.000	.0	2.500	1.5	4.000	.2	5.500	.2
	1.250	3.5	2.750	.8	4.250	.2	5.750	.2

RUNOFF VOLUME = 1.52677 INCHES = 1.7963 ACRE-FEET
 PEAK DISCHARGE RATE = 51.59 CFS AT 1.500 HOURS BASIN AREA = .0221 SQ. MI.

*
 COMPUTE NM HYD ID=3 HYD=EX_DB3 AREA=0.08178 SQ MI
 PER A=0 PER B=25 PER C=25 PER D=50
 TP=0.1333 HR MASS RAIN=-1

K = .072877HR TP = .133300HR K/TP RATIO = .546715 SHAPE CONSTANT, N = 7.077889
 UNIT PEAK = 161.02 CFS UNIT VOLUME = .9990 B = 524.93 P60 = 2.0100
 AREA = .040890 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .118928HR TP = .133300HR K/TP RATIO = .892186 SHAPE CONSTANT, N = 3.974584
 UNIT PEAK = 108.43 CFS UNIT VOLUME = 1.001 B = 353.47 P60 = 2.0100

Out.hym
 AREA = .040890 SQ MI IA = .42500 INCHES INF = 1.04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

PRINT HYD ID=3 CODE=5

HYDROGRAPH FROM AREA EX_DB3

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
6.000	.000	.0	1.500	191.3	3.000	1.8	4.500	.7
6.250	.250	.0	1.750	72.6	3.250	1.3	4.750	.7
6.500	.500	.0	2.000	37.6	3.500	1.0	5.000	.7
6.750	.750	.0	2.250	11.5	3.750	.8	5.250	.8
7.000	1.000	.0	2.500	5.5	4.000	.8	5.500	.8
7.250	1.250	12.8	2.750	3.0	4.250	.7	5.750	.8
		.0						

RUNOFF VOLUME = 1.52677 INCHES = 6.6591 ACRE-FEET
 PEAK DISCHARGE RATE = 191.35 CFS AT 1.500 HOURS BASIN AREA = .0818 SQ. MI.

*
 ADD HYD ID=4 HYD=EX_DB2&3 ID=2 ID=3
 PRINT HYD ID=4 CODE=5

HYDROGRAPH FROM AREA EX_DB2&3

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
6.000	.000	.0	1.500	242.9	3.000	2.3	4.500	.9
6.250	.250	.0	1.750	92.2	3.250	1.6	4.750	.9
6.500	.500	.0	2.000	47.7	3.500	1.3	5.000	.9
6.750	.750	.0	2.250	14.6	3.750	1.1	5.250	1.0
7.000	1.000	.0	2.500	6.9	4.000	1.0	5.500	1.0
7.250	1.250	16.3	2.750	3.8	4.250	.9	5.750	1.1
		.0						

RUNOFF VOLUME = 1.52677 INCHES = 8.4554 ACRE-FEET
 PEAK DISCHARGE RATE = 242.94 CFS AT 1.500 HOURS BASIN AREA = .1038 SQ. MI.

*

 * COMPUTE RATING CURVE & TRAVEL TIME TABLES FOR EDB2

 ** ROUTE HYD EX_DB2 and EX_DB3 THRU EX_DB1 **
 *
 COMPUTE RATING CURVE CID=1 VS NO=1 NO SEGS=-1
 SLP=0.03 DIA=48
 N=0.013

RATING CURVE PIPE SECTION 1.0			
WATER	FLOW	FLOW	MAX
SURFACE	AREA	RATE	WIDTH
ELEV	SQ FT	CFS	FT
.00	.00	.00	.00
.21	.25	1.31	1.78
.42	.69	5.67	2.44

Out.hym			
.63	1.25	13.17	2.91
.83	1.90	23.69	3.25
1.04	2.60	36.99	3.51
1.25	3.36	52.77	3.71
1.46	4.15	70.70	3.85
1.67	4.96	90.39	3.94
1.88	5.79	111.43	3.99
2.08	6.62	133.36	4.00
2.29	7.45	155.69	4.00
2.50	8.27	177.89	4.00
2.71	9.06	199.38	4.00
2.92	9.82	219.51	4.00
3.13	10.54	237.52	4.00
3.34	11.20	252.50	4.00
3.54	11.77	263.23	4.00
3.75	12.24	267.63	4.00
4.00	12.57	267.63	4.00

*
 COMPUTE TRAVEL TIME ID=20 REACH NO=1 NO VS=1 L=1750 SLOPE=0.03

TRAVEL TIME TABLE
 REACH= 1.0

WATER DEPTH FEET	AVERAGE AREA SQ.FT.	FLOW RATE CFS	TRAVEL TIME HRS
.208	.250	1.31	.0930
.417	.695	5.67	.0596
.625	1.255	13.17	.0463
.834	1.898	23.69	.0390
1.042	2.604	36.99	.0342
1.251	3.358	52.77	.0309
1.459	4.146	70.70	.0285
1.668	4.960	90.39	.0267
1.876	5.788	111.43	.0252
2.084	6.621	133.36	.0241
2.293	7.451	155.69	.0233
2.501	8.267	177.89	.0226
2.710	9.062	199.38	.0221
2.918	9.823	219.51	.0218
3.127	10.539	237.52	.0216
3.335	11.195	252.50	.0216
3.544	11.773	263.23	.0217
3.752	12.243	267.63	.0222
4.000	12.566	267.63	.0228

ROUTE ID=20 HYD NO=EDB2.1 INFLOW ID=4 DT=0.0
 PRINT HYD ID=20 CODE=5

HYDROGRAPH FROM AREA EDB2.1

TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
6.000	.000	.0	1.500	235.2	3.000	2.6	4.500	.9
6.250	.250	.0	1.750	98.3	3.250	1.8	4.750	.9
6.500	.500	.0	2.000	50.3	3.500	1.4	5.000	.9
6.750	.750	.0	2.250	16.7	3.750	1.1	5.250	1.0
7.000	1.000	.0	2.500	7.7	4.000	1.0	5.500	1.0
7.250	1.250	6.5	2.750	4.1	4.250	.9	5.750	1.0
		.0						

RUNOFF VOLUME = 1.52677 INCHES = 8.4554 ACRE-FEET
 PEAK DISCHARGE RATE = 235.22 CFS AT 1.500 HOURS BASIN AREA = .1038 SQ. MI.

*

*

 *
 ADD HYD ID=30 HYD=TOTALFLOW ID=1 ID=20
 PRINT HYD ID=30 CODE=5

HYDROGRAPH FROM AREA TOTALFLOW

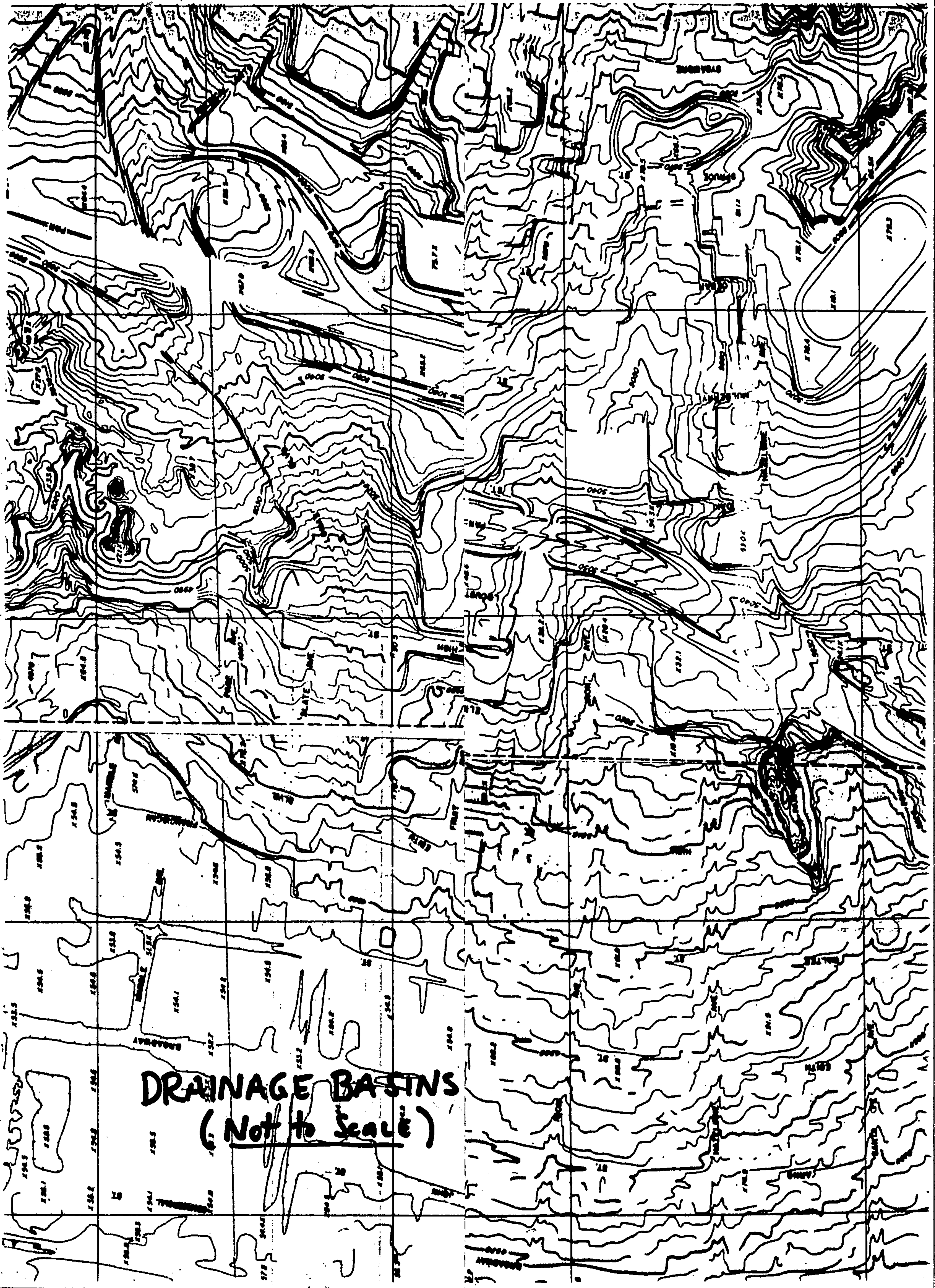
TIME	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
6.000	.000	.0	1.500	317.6	3.000	3.4	4.500	1.2
6.250	.250	.0	1.750	129.6	3.250	2.3	4.750	1.2
6.500	.500	.0	2.000	66.5	3.500	1.8	5.000	1.2
6.750	.750	.0	2.250	21.6	3.750	1.5	5.250	1.3
7.000	1.000	.0	2.500	10.1	4.000	1.3	5.500	1.3
7.250	1.250	12.0	2.750	5.4	4.250	1.2	5.750	1.4
		.0						

RUNOFF VOLUME = 1.52677 INCHES = 11.3249 ACRE-FEET
 PEAK DISCHARGE RATE = 317.62 CFS AT 1.500 HOURS BASIN AREA = .1391 SQ. MI.

*

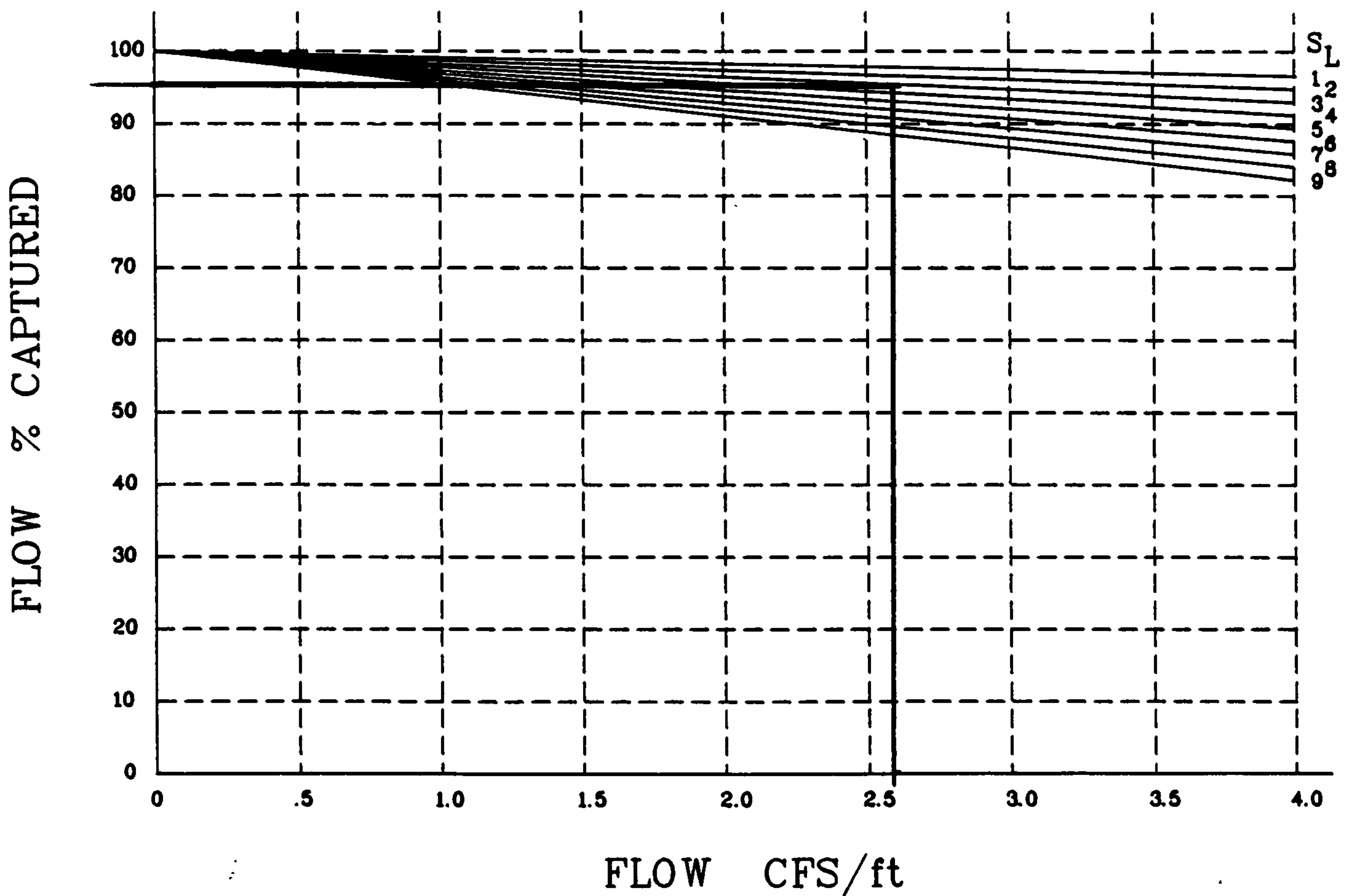
 *
 FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 08:34:50



CAPACITY OF PROPOSED INLET
ON COPPER @ ARND

R-4999-L6
(CHART FROM NEENAH CATALOG)



FLOW IN COPPER = 82.4 CFS

STREET WIDTH = 32'

CFS/FT = $82.4 / 32 = 2.6$

% CAPTURED $\approx 95\%$

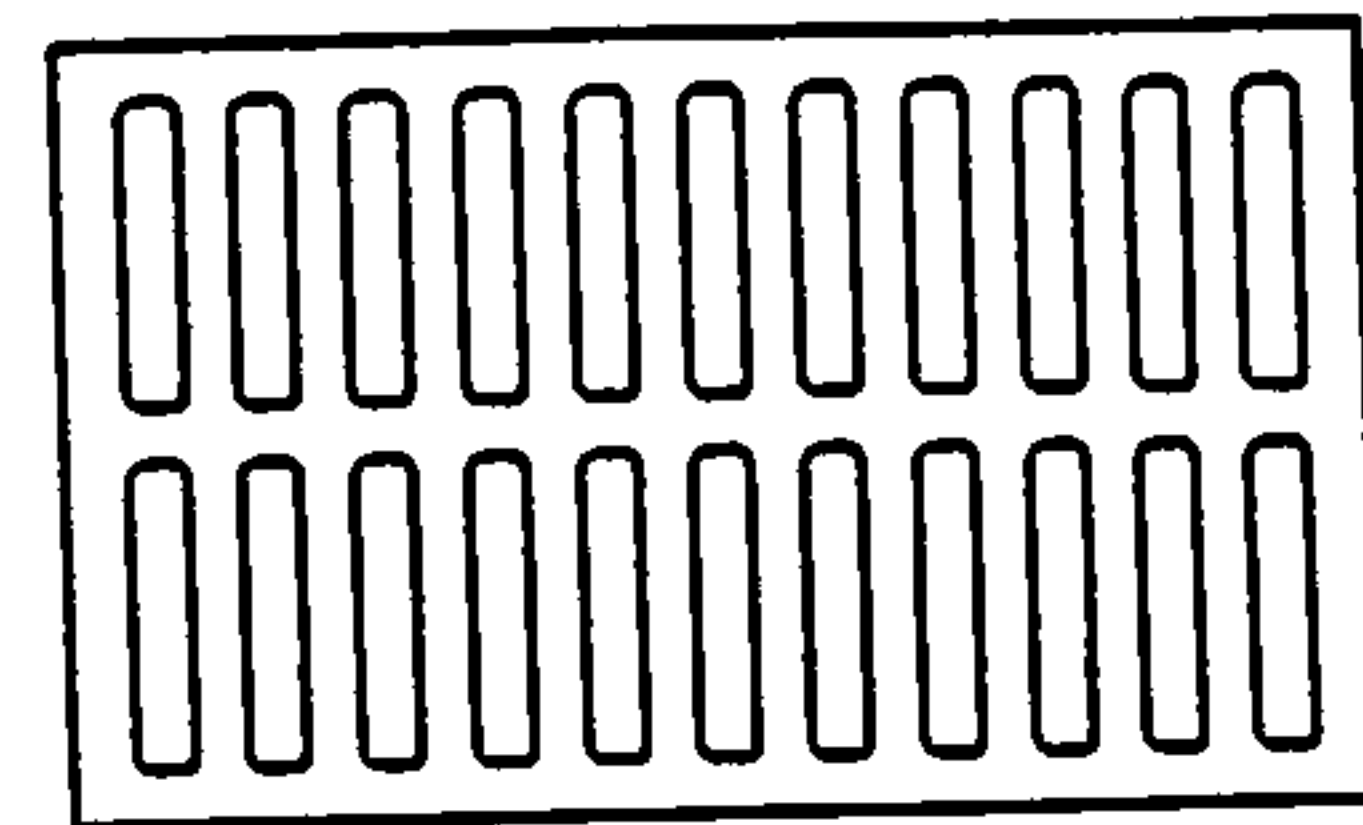
**NOTE: When specifying or ordering grates—
Please refer to "CHOOSING THE PROPER INLET GRATE" on pages 108 and 109.**

Airport Trench Drains for Hangars, Gates and Taxiways

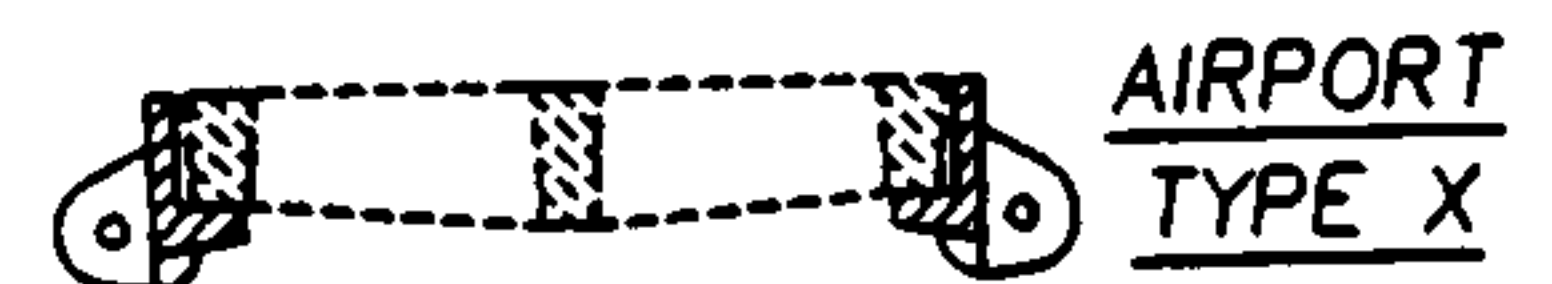
Heavy Duty

It is important to remove storm water from hanger areas, taxiways and ground level loading where passengers are present and in areas where aircraft must pass. These trench drains are capable of supporting the heavy wheel loads of today's commercial aircraft. For larger trench widths or greater loading requirements, please contact our Product Engineering Dept.

Grates are bolted to frames.



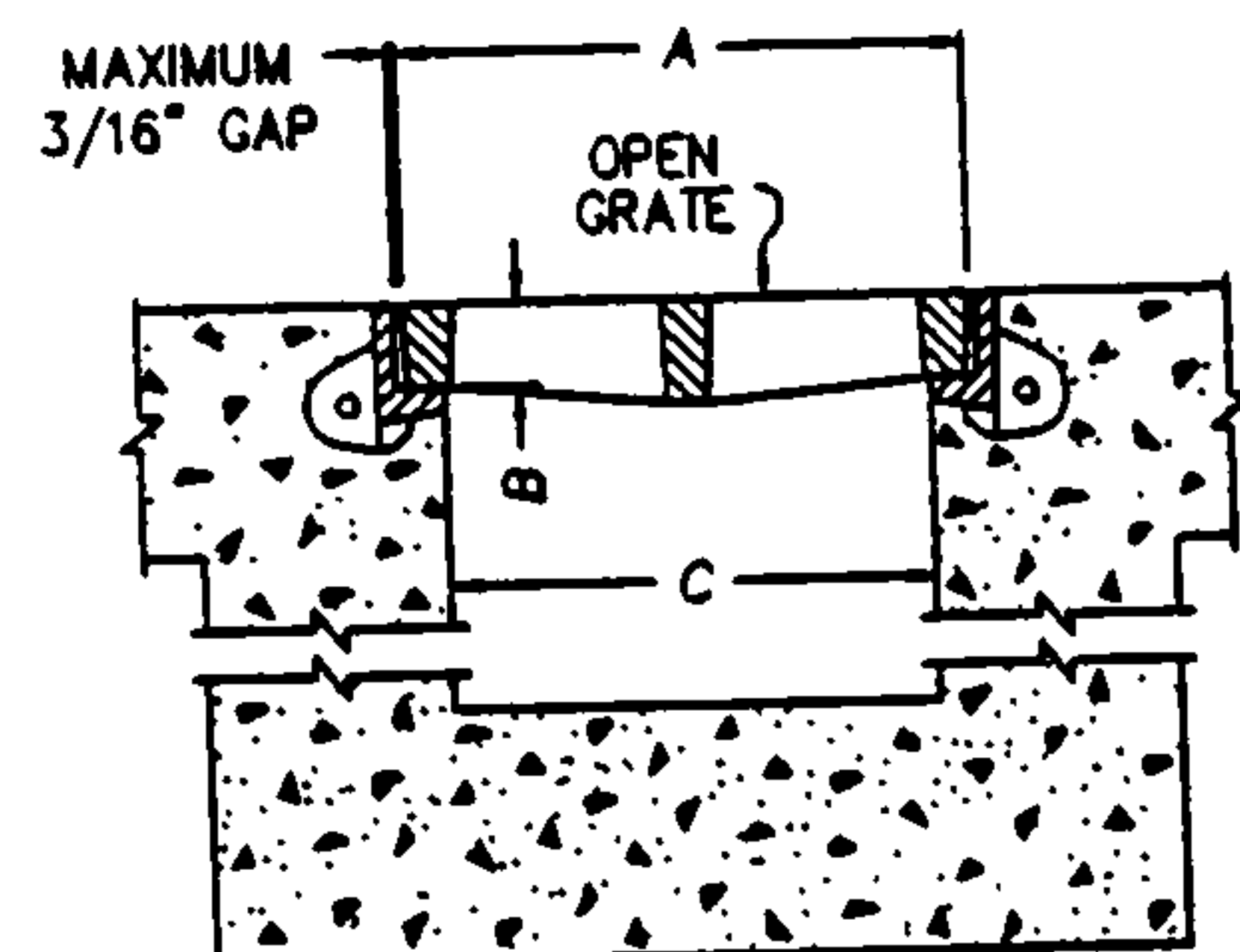
**TYPE A
GRATE OPENINGS**



**AIRPORT
TYPE X**

Catalog No.	Dimensions in inches			Grate Material
	A	B	C	
R-4990-AA	8	2	6	Gray Iron Class 35
R-4990-BA	10	2	8	Gray Iron Class 35
R-4990-CA	12	2	10	Ductile Iron
R-4990-DA	14	2	12	Ductile Iron
R-4990-EA	17	2	15	Ductile Iron
R-4990-FA	20	2	18	Ductile Iron
R-4990-HA	26	2	24	Ductile Iron
R-4990-KA2	34	2	31	Ductile Iron
R-4990-OA	51	2	48	Ductile Iron

Type X frame is supplied in Gray Iron Class 35.
Refer to R-4990 Series on pages 286 for details and installation instructions.



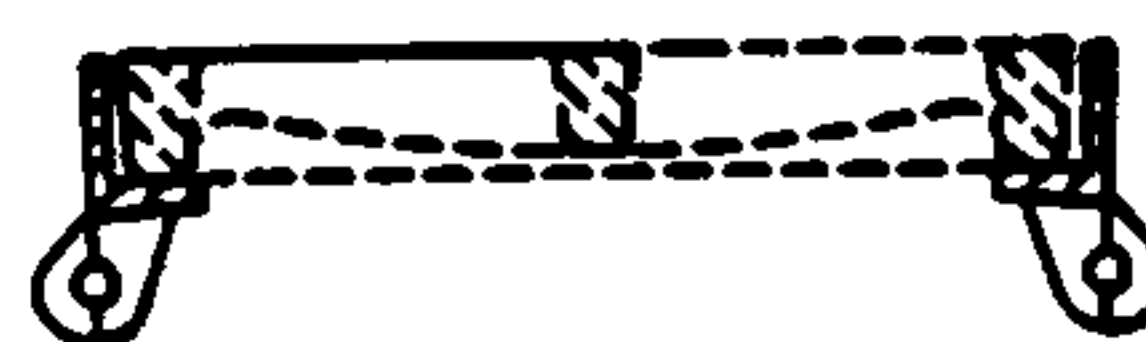
R-4999 Vane Style Grates for Bolted Transverse Drainage Structures

Illustrating R-4999 bolted trench series with Type L grate.

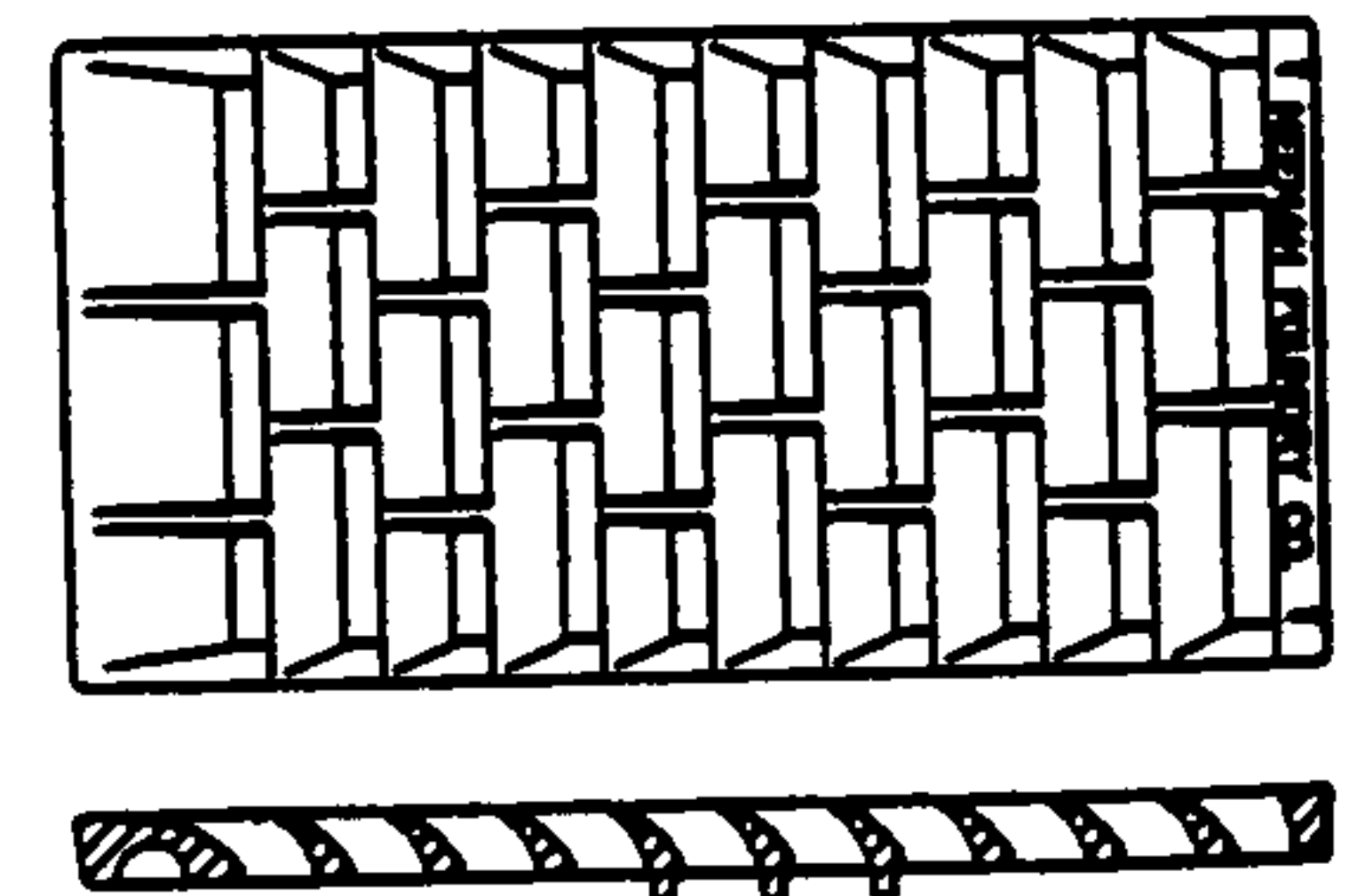
Catalog No.	Dimensions in inches			
	A	B	C	
R-4999-L2	12	1 1/2	10	***
R-4999-L3	14	1 1/2	12	*
R-4999-L6	23 7/8	2	21 7/8	**
R-4999-L9	29 3/4	2 1/2	26 3/4	***

This series furnished with Type L grate shown at right.

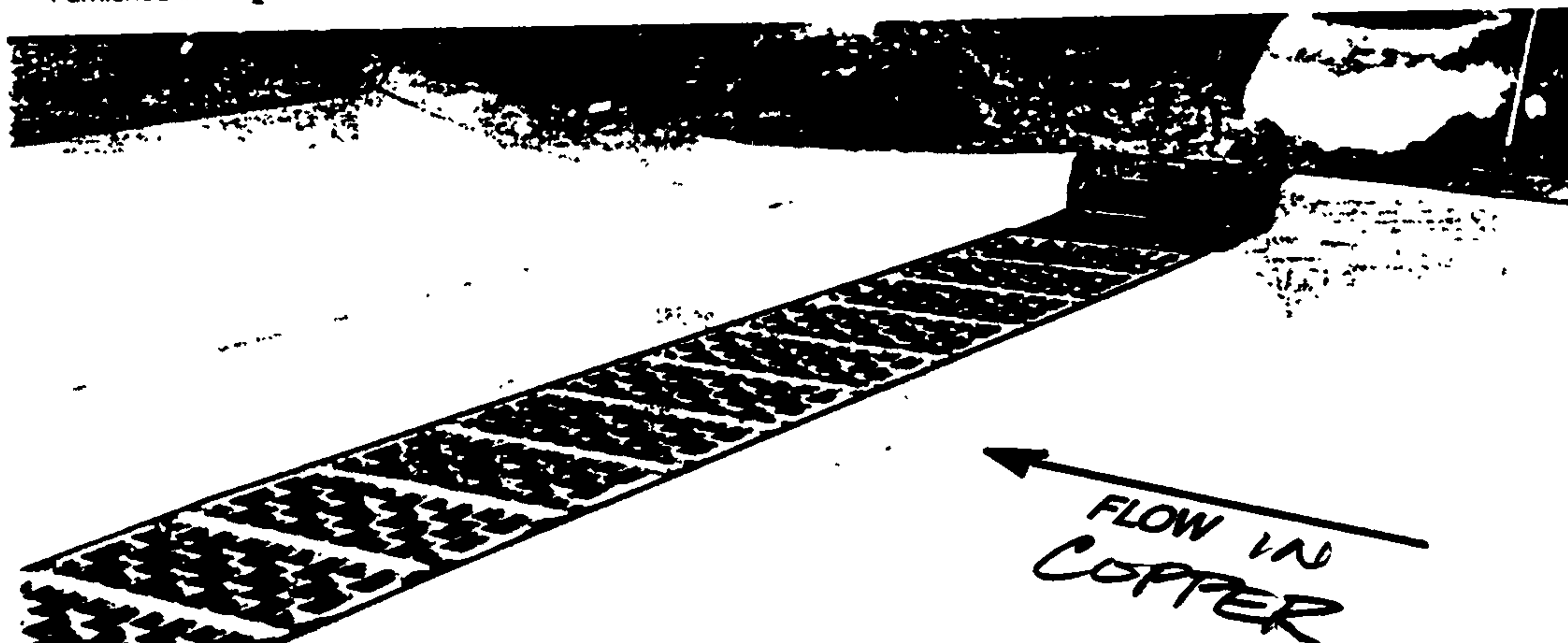
- * Furnished in 2-foot increments only.
- ** Furnished in 1 or 2-foot increments.
- *** Furnished in 1 1/2 or 3-foot increments.



**Frame Type
Type X**



**Type L grate available only on
R-4999-L2, L3, L6, and L9.**



THIS RUN OF THE PROGRAM CONSIDERS AN EIGHT INCH CURB

PC PROGRAM STREAM

SEPTEMBER 1994

COPPER

□ MANNING'S N= .017 SLOPE= .03

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1	0.00	5101.00	3	31.00	5100.33			
2	0.00	5100.33	4	31.00	5101.00			
WSEL	DEPTH	FLOW	FLOW	WETTED	FLOW	TOPWID	VEL	ENERGY
	INC	AREA	RATE	PER	VEL		HEAD	HEAD
(FT)	(FT)	SQ.FT.	(CFS)	(FT)	(FPS)	(FT)	(FT)	(FT)
5100.38	0.05	1.55	3.2	31.10	2.05	31.00	0.07	0.12
5100.43	0.10	3.10	10.1	31.20	3.25	31.00	0.16	0.26
5100.48	0.15	4.65	19.7	31.30	4.25	31.00	0.28	0.43
5100.53	0.20	6.20	31.8	31.40	5.13	31.00	0.41	0.61
5100.58	0.25	7.75	46.1	31.50	5.94	31.00	0.55	0.80
5100.63	0.30	9.30	62.3	31.60	6.70	31.00	0.70	1.00
5100.68	0.35	10.85	80.4	31.70	7.41	31.00	0.85	1.20
5100.73	0.40	12.40	100.2	31.80	8.08	31.00	1.01	1.41
5100.78	0.45	13.95	121.7	31.90	8.72	31.00	1.18	1.63
5100.83	0.50	15.50	144.7	32.00	9.34	31.00	1.35	1.85
5100.88	0.55	17.05	169.3	32.10	9.93	31.00	1.53	2.08
5100.93	0.60	18.60	195.3	32.20	10.50	31.00	1.71	2.31
5100.98	0.65	20.15	222.7	32.30	11.05	31.00	1.90	2.55
5101.00	0.67	20.66	232.1	32.33	11.23	31.00	1.96	2.63

*Q₁₀₀ = 82.4**DEPTH = 0.35*



City of Albuquerque

March 28, 2000

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Old Albuquerque High School Conceptual Grading and Drainage Plan
Engineer's Stamp dated ??????? (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 3-9-00, the above referenced site cannot be approved for Site Development Plan for Subdivision or Site Development Plan for Building Permit because it was not signed or dated. I cannot approve Final Plat based on a conceptual plan. In your resubmittal, please address the additional minor comments:

- The connection to the public storm drain in Broadway will require a new manhole.
- Provide copy of the Final Plat so that I can review easements and other pertinent information.
- Please provide narrative of offsite flows (in any) impacting this site.

Please keep in mind that all connections to the existing storm drain will be part of the work order. If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham
Bradley L. Bingham, PE
Hydrology Review Engineer

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 11, 1986

Jesse May, III, P.E.
Easterling & Associates
5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

RE: DRAINAGE REPORT SUBMITTAL OF BANNER SQUARE
SUBMITTED FEBRUARY 21, 1986 FOR BUILDING PERMIT APPROVAL
(K-14/D29)

Dear Jesse:

The above referenced submittal, revised February 19, 1986, is approved for Building Permit. Approved permits to construct within public right-of-ways will also be required for the sidewalk culverts and catch basin in parking lot.

If the owners do not wish to comply with the existing agreement regarding the storm drain relocation, a request should be made to the City's Chief Administrative Officer.

Engineer's Certification of the on-site storm drains will be a requirement of Certificate of Occupancy approval, unless timely inspections can be scheduled with the Drainage Inspector of this office.

If you have any questions regarding this project, call me at 766-7644.

Cordially,

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

cc: Banner Square Associates
309 Arno, NE

RAG/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

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

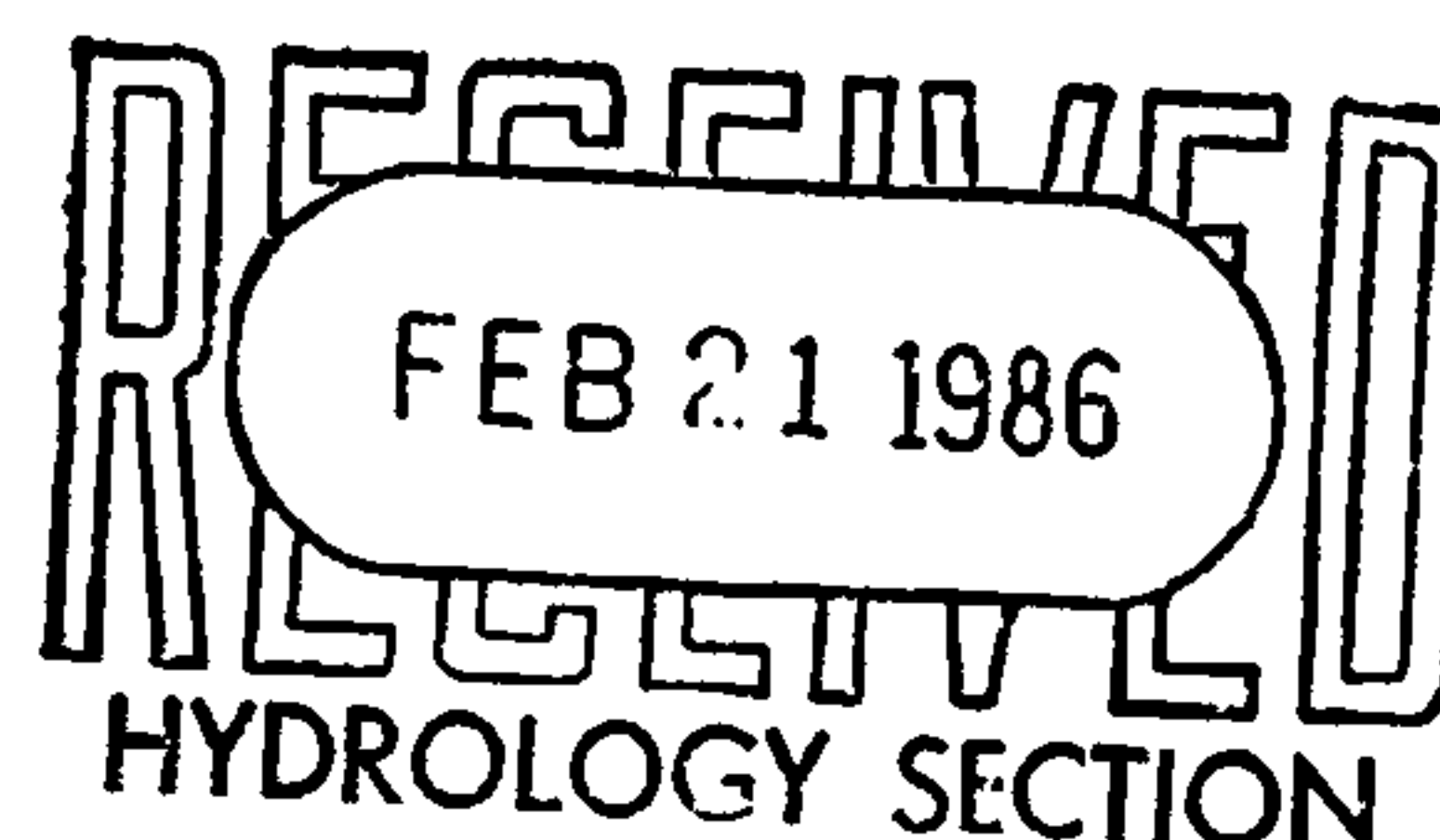
ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

February 17, 1986

Mr. Roger Green
Design Hydrology Section
City of Albuquerque
123 Central, NW
Albuquerque, NM 87102



**RE: BANNER SQUARE DRAINAGE REPORT (K-14/D29)
FOR BUILDING PERMIT APPROVAL**

Dear Roger:

In response to your letter of February 6, 1986 and our telephone conversation of Thursday, February 13, 1986, I am addressing your comments as follows:

1. A legend is now provided for the different boundaries shown on Sheets 2 and 3.
2. The storm drain member sizes were determined using data derived from Manning's equation with pipe flowing at full capacity conditions.
3. In lieu of providing a note on the drawings regarding an agreement for relocation of the storm drain, the owners have indicated that they will provide an easement for the existing storm drain.

This should resolve your comments regarding this project. If you have other concerns, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jesse A. May, III".

Jesse A. May, III, P.E.
Engineering Manager

JAM/mlc
Job No. 401401



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 6, 1986

Jesse May
Easterling & Associates
5643 Paradise Blvd., NW
Albuquerque, New Mexico 87114

RE: BANNER SQUARE DRAINAGE REPORT (K-14/D29)
RECEIVED JANUARY 15, 1986 FOR BUILDING PERMIT APPROVAL

Dear Jesse:

I have reviewed the above referenced drainage submittal dated January 14, 1986, and have the following comments to be addressed before Building Permit approval:

1. Provide a legend to distinguish the different boundaries shown on Sheets 2 and 3.
2. Provide the storm drain and sidewalk culvert hydraulic calculations showing flow rates and HGL elevations as supporting documentation for improvements shown on drawings.
3. Provide a note on sheet 2 of 4 acknowledging the agreement between the City and owners of Banner Square to relocate the existing storm drain at the intersection of Arno Street and Copper Avenue.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, PE

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

cc: Standard Letter to:

Banner Square Associates
309 Arno Street, NE

RAG/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K-14 DATE: 12-4-85
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: 1000 1st St (School) BANNER SQUARE
STREET ADDRESS (IF KNOWN): 1st & Broadway
SUBDIVISION NAME: _____

APPROVAL REQUESTED:

☐ PRELIMINARY PLAT	☒ FINAL PLAT
☐ SITE DEVELOPMENT PLAN	☒ BUILDING PERMIT
☐ OTHER	☐ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	<u>Jesse May, PE</u>	<u>Eastling & Assoc.</u>
	<u>Doger Green</u>	<u>Hydrology</u>

FINDINGS:

- (1) Free discharge
- (2) Sidewalk curb to be removed from parking Area (See 1.)
- (3) Drain. Plan according to DPM outline
- (4) No new S.D. or changes to existing planned.

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: Roger A. Price
TITLE: _____
DATE: 12/4/85

SIGNED: James K. Taylor, Jr.
TITLE: _____
DATE: 12/4/85

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 21, 2003

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Campus Lofts @ Old Albuquerque High School Grading and Drainage Plan
Engineer's Stamp dated 2-13-03 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal to DRB, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 24, 2003

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Campus Lofts @ Old Albuquerque High School Grading and Drainage Plan
Engineer's Stamp dated 2-13-03 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 2-14-02, the above referenced plan cannot be approved for Building Permit until the following comment is addressed.

- The latest proposal before the DRB is to vacate all easements retained with the previous vacation of Copper. The City will need to keep an easement for the 4' box culvert and it will need to be shown on this plan. Please provide inverts as necessary to determine the proper width of this easement.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: Campus Lofts Old Albuquerque High School ZONE MAP/DRG. FILE # K-14/D-29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-7 Banner Square Addition
CITY ADDRESS: N.W. Corner of Arno St. and Copper Ave.

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

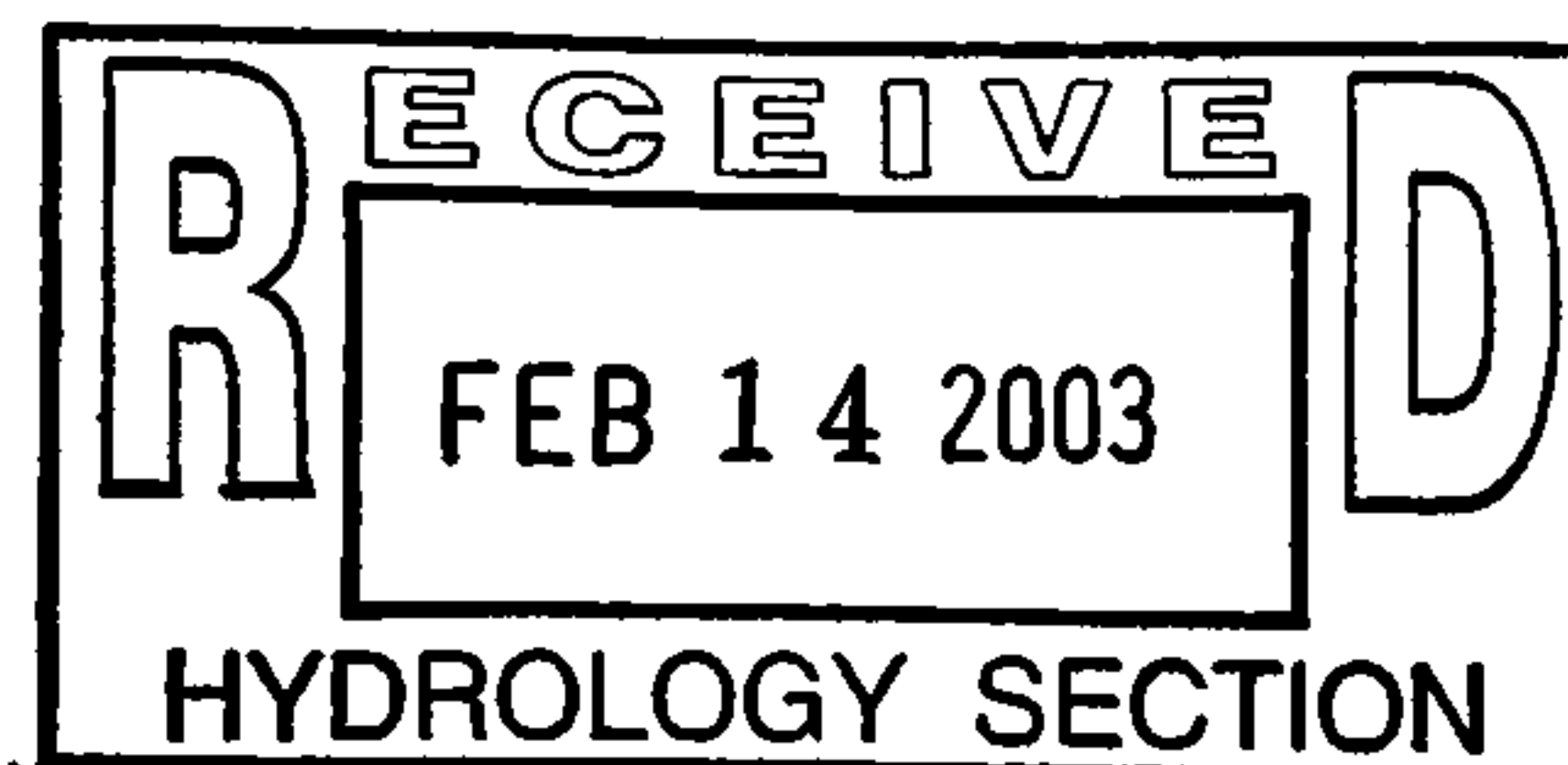
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 02/14/03 BY: BHI, Bruce Stidworthy

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 30, 2003

Bruce Stidworthy, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, New Mexico 87109

RE: OLD ALBUQUERQUE H.S.- SOUTH PARKING STRUCTURE (K-14/D29)
(101 Arno St. NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 10/16/2001 Rev. 12/10/2001
ENGINEERS CERTIFICATION DATED 4/28/2003

Dear Bruce:

Based upon the information provided in your Engineers Certification submittal dated 4/28/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Development & Bldg. Services Division

BUB

C: Certificate of Occupancy Clerk, COA
✓ drainage file
approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: Albuquerque High School South Parking Structure ZONE MAP/DRG. FILE # K-14/D-29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C-1 Banner Square Addition
CITY ADDRESS: Arno St. between Central and Copper.

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

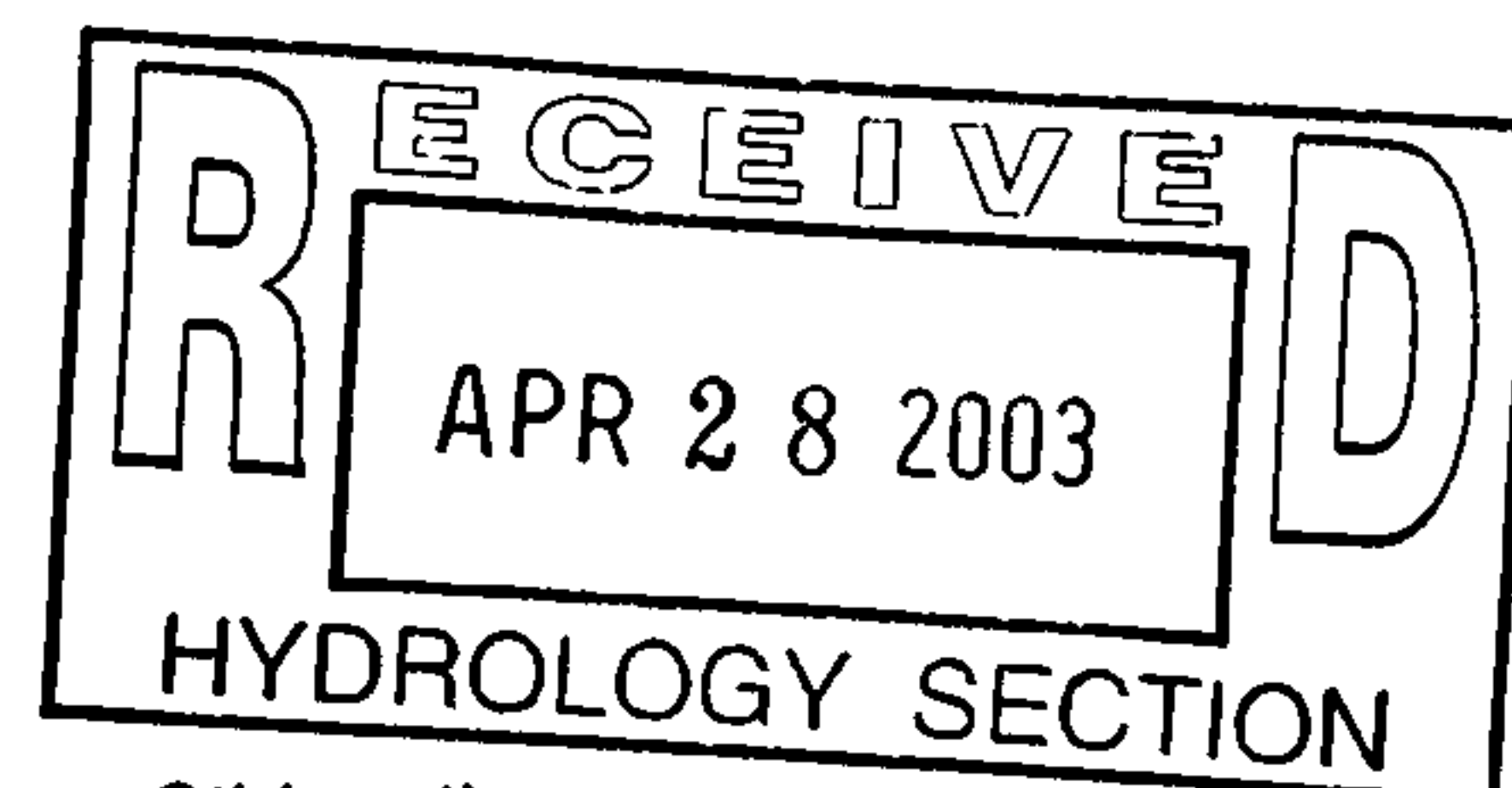
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 04/28/03 BY: BHI, Bruce Stidworthy

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Dekker/Perich/Sabatini

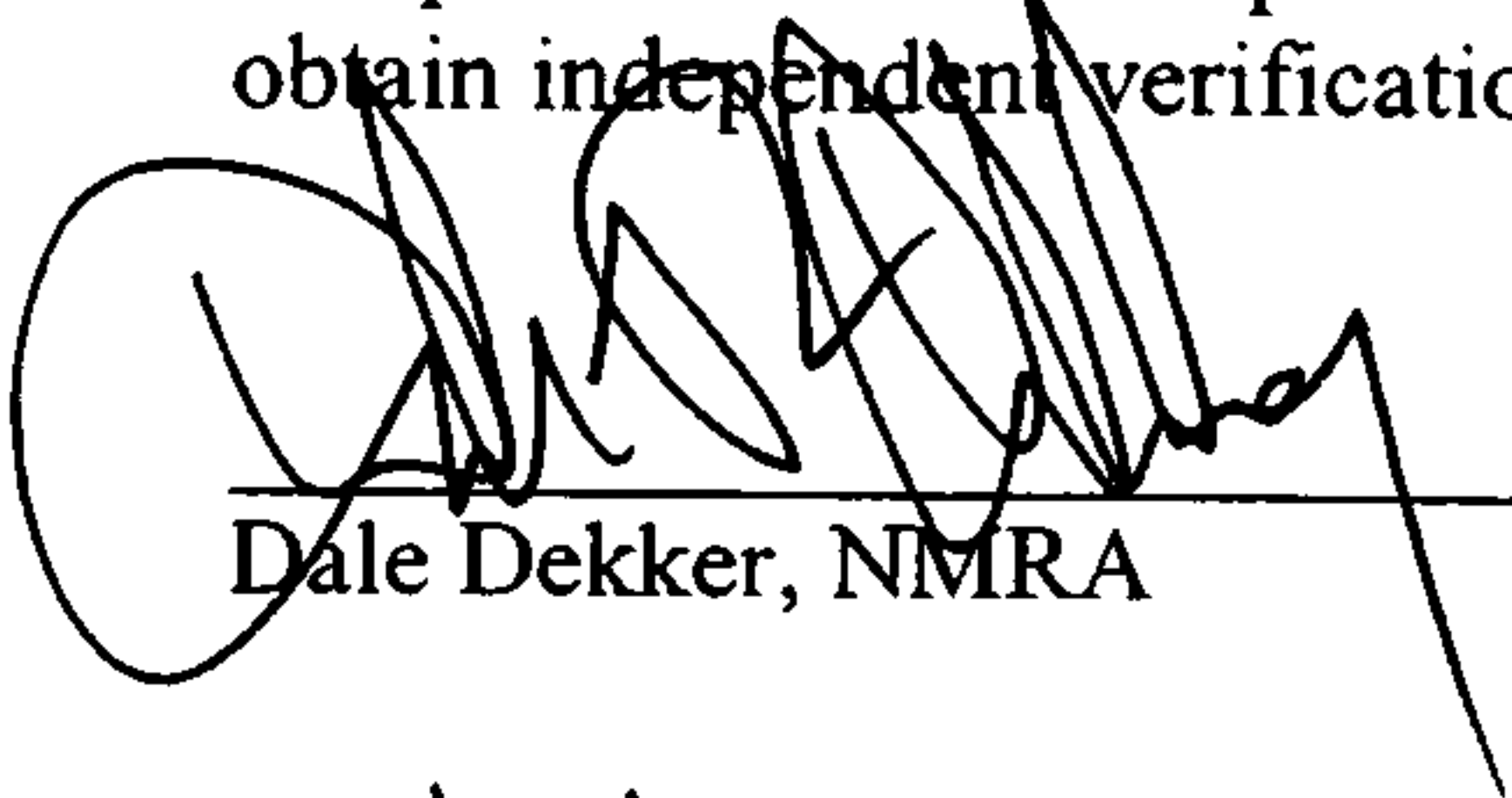
architecture
interiors
planning
engineering

Copper Lofts
400 Copper Ave. NE

TRANSPORTATION CERTIFICATION* WITH VERIFICATION BY ARCHITECT OF RECORD

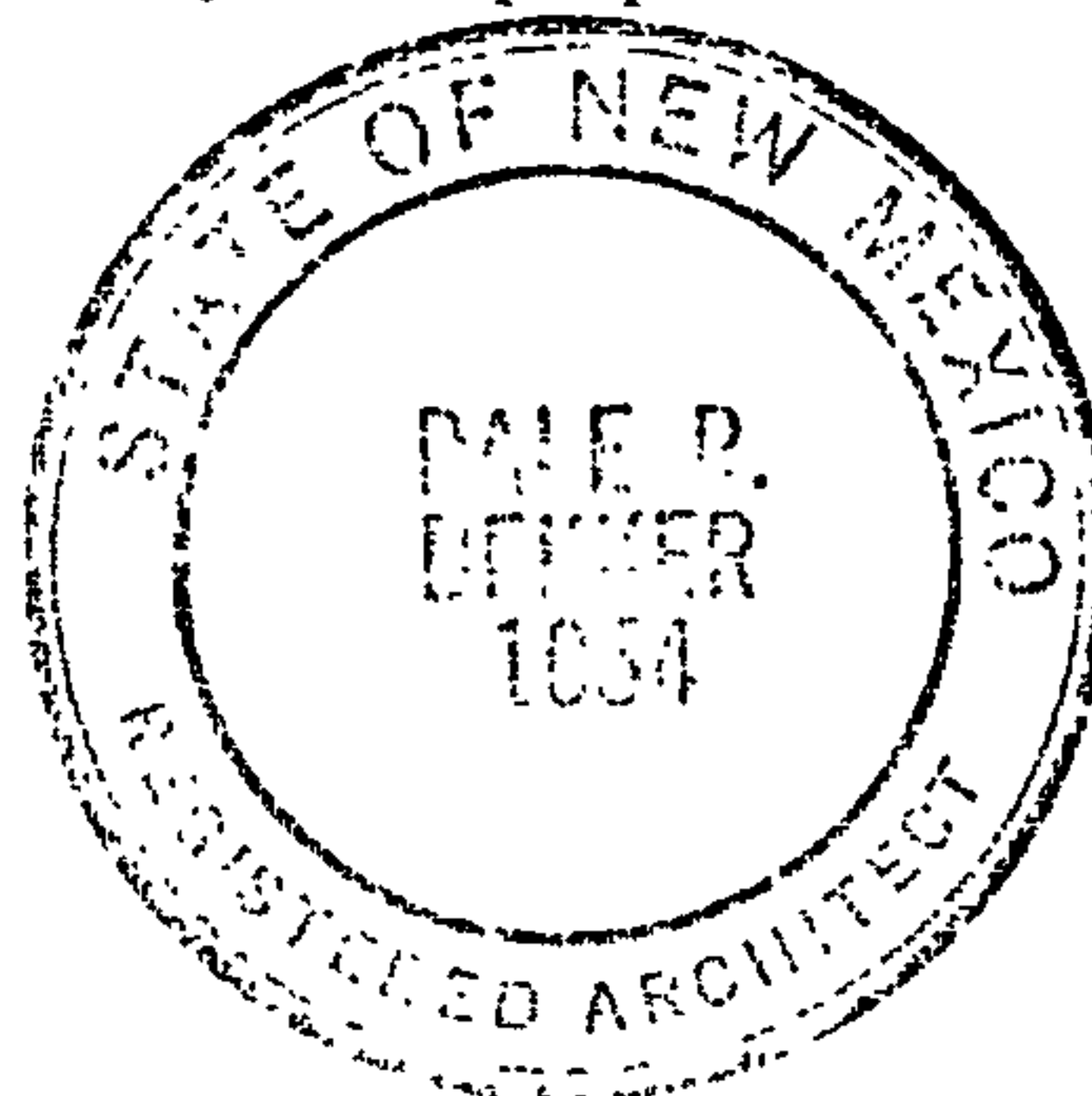
I, Dale Dekker, RA, of the firm Dekker, Perich, Sabatini, hereby certify* that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 7/11/03. The record information edited into the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification* is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the transportation aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

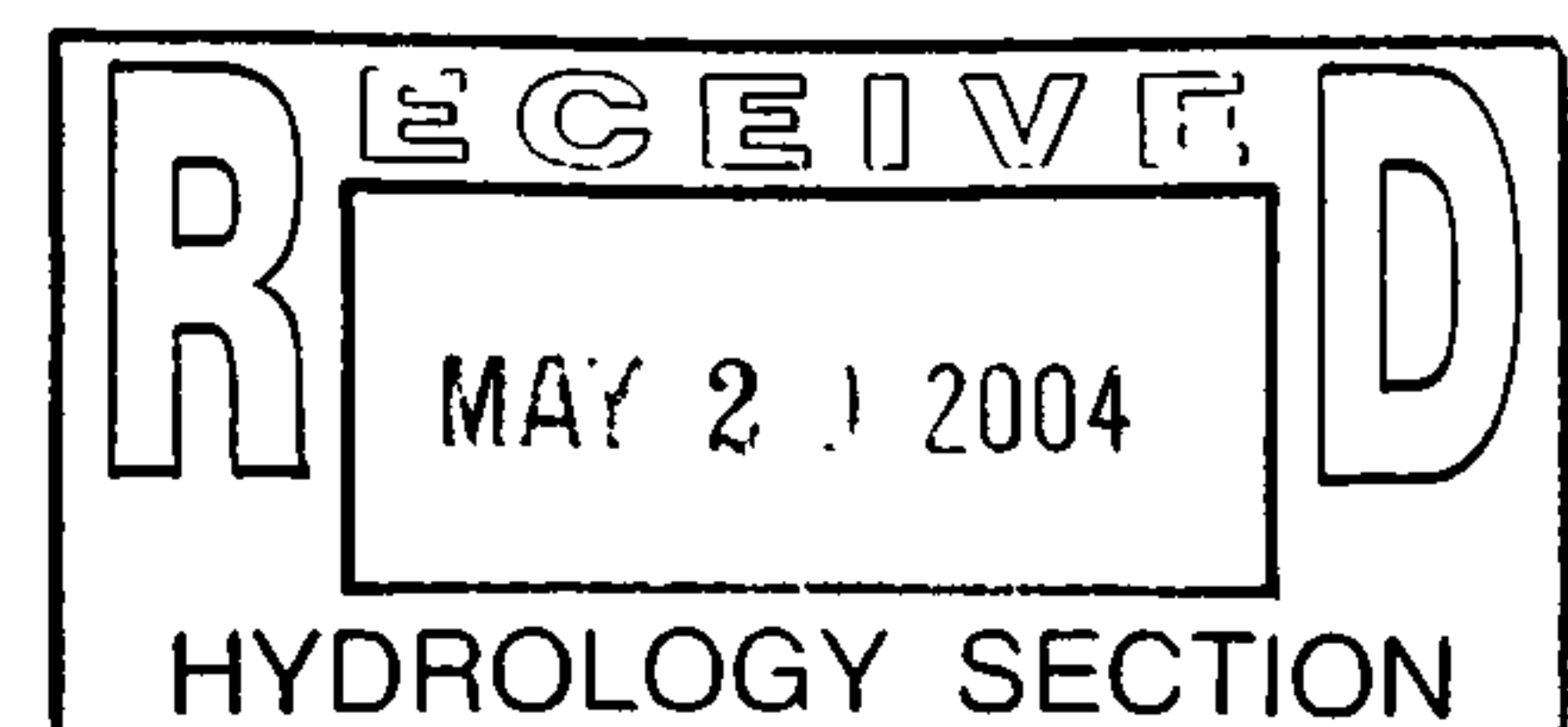

Dale Dekker, NMRA

5/12/04
Date

(Seal)



*AS USED HEREIN, THE WORD CERTIFICATION SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Copper Lofts ZONE MAP/DRG. FILE #: K-14/1D029
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 400 Copper NE

ENGINEERING FIRM: Bohannon Huston
ADDRESS: _____
CITY, STATE: _____

CONTACT: Bruce Stidworthy
PHONE: _____
ZIP CODE: _____

OWNER: Paradigm & Company
ADDRESS: _____
CITY, STATE: _____

CONTACT: Amber Kennington
PHONE: 243-5636
ZIP CODE: _____

ARCHITECT: Dekker/Perich/Sabehini
ADDRESS: _____
CITY, STATE: _____

CONTACT: Joe Boehning
PHONE: 761-9700
ZIP CODE: _____

SURVEYOR: Surveys SW
ADDRESS: _____
CITY, STATE: _____

CONTACT: Dan Graney
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Richardson & Richardson
ADDRESS: _____
CITY, STATE: _____

CONTACT: Jim Wilson
PHONE: 934-3075
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

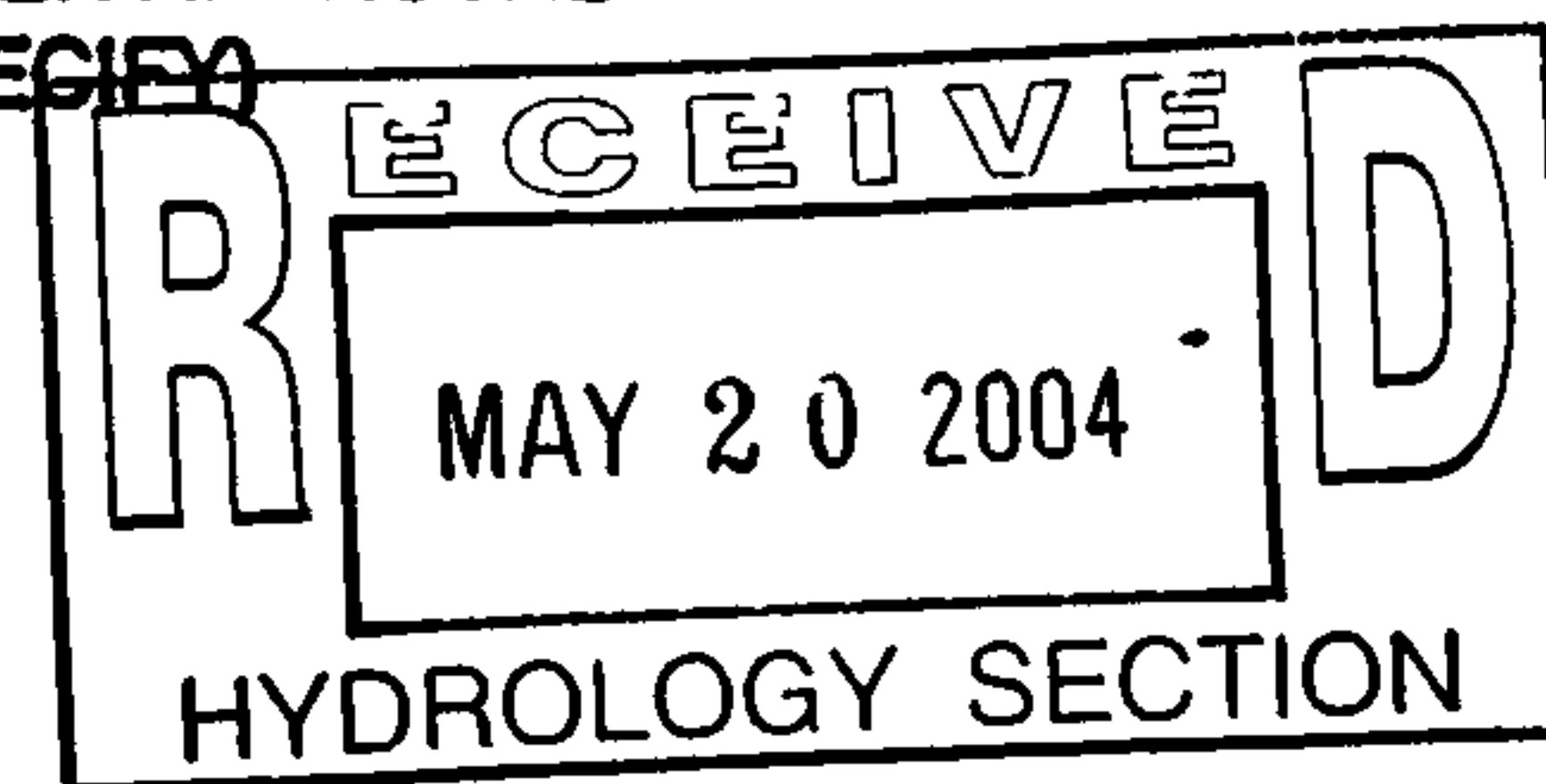
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 5/20/04 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Left message
to provide site
approved

Plen 5/26/04
2:28 pm



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

May 20, 2004

Dale Dekker, Registered Architect
6801 Jefferson NE, Ste 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Copper Lofts, [K-14 / D29]
400 Copper Ave. NE
Architect's Stamp Dated 05/12/04

Dear Mr. Dekker:

The TCL / Letter of Certification submitted on May 20, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

CLIENT/COURIER TRANSMITTAL

To: Brad Bingham, P.E.
Drainage Section
Municipal Development Department
City of Albuquerque
600 Second Street NW - 2nd Floor West

Requested by: Rich Banker - am

Date: May 6, 2004

Time Due: ☒ This A.M.
☐ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3986

Job No.: 03 0120 006 JRT

Job Name: Arno Lofts

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

ITEM NO. QUANTITY DESCRIPTION

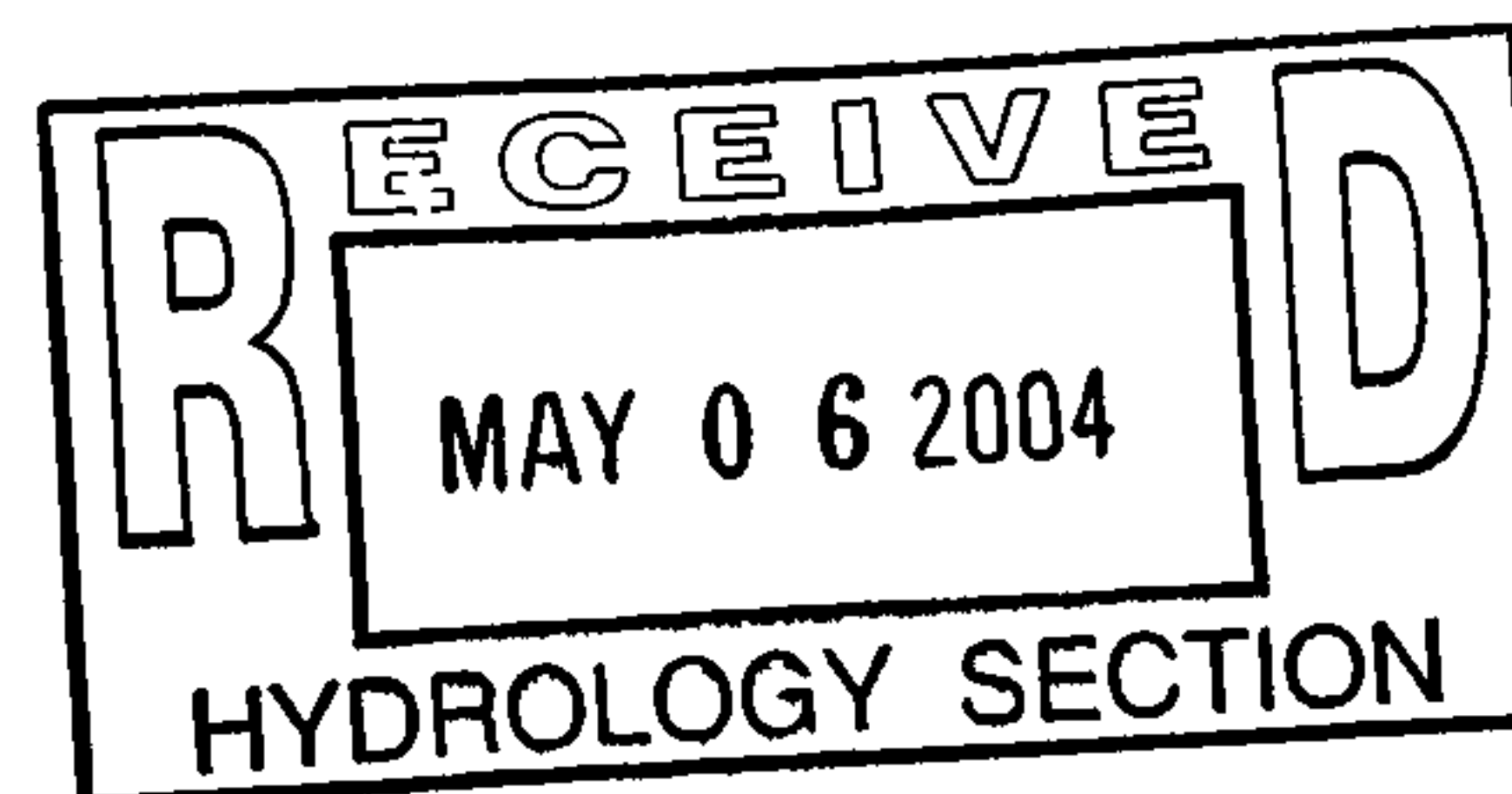
1	1	Copper Lofts Grading & Drainage Plan.
2	1	Copper Lofts Drainage Information Sheet..

SO-19 have not
been completed.
as per Matt Cline
5/6/04

COMMENTS / INSTRUCTIONS

Copper Lofts submittal for permanent Certificate of Occupancy.

1st permit issued 3/31/04 to G&H Constr.
Contractor unable to pour until TLC
completed their work. Permit updated
5/4/04 and to be poured by 5/11/04.
AJP



ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

REC'D BY: _____ DATE: _____ TIME: _____

CITY OF ALBUQUERQUE

PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR LICENSE ADDRESS	G&H CONSTRUCTION INC 0803 9009 WASHINGTON ST. N.E. ALBUQUERQUE, NM 87113 821-9173 400 COPPER AV NE	PERMIT NUMBER PROJECT NUMBER PERMIT ISSUE DATE BARRICADED BY BLUE STAKE PAVING BY	2081215 03/31/2004 CON <table style="width: 100%;"> <tr> <td style="text-align: right;">84.00</td> <td>EX</td> </tr> <tr> <td style="text-align: right;">0.00</td> <td>SW</td> </tr> <tr> <td style="text-align: right;">0.00</td> <td>DF</td> </tr> <tr> <td style="text-align: right;">0.00</td> <td>CG</td> </tr> <tr> <td style="text-align: right;">50.00</td> <td>BR</td> </tr> <tr> <td style="text-align: right;">0.00</td> <td>RS</td> </tr> <tr> <td style="text-align: right;">134.00</td> <td></td> </tr> </table>	84.00	EX	0.00	SW	0.00	DF	0.00	CG	50.00	BR	0.00	RS	134.00	
84.00	EX																
0.00	SW																
0.00	DF																
0.00	CG																
50.00	BR																
0.00	RS																
134.00																	
SITE	PERMIT AND DETOUR PLAN COMMENTS (2) SOM19 COPPER LOFTS @ OLD ALBUQ. HIGH SCHOOL R14/D29, LETTER ON FILE DATED 3/24/0																
EXCAVATION 443008-5810000 SIDEWALK 443012-5810000 DRIVEPAD 443011-5810000 CURB/CUTTER 443010-5810000 BARRICADING 443009-5810000 RESTORATION 443017-5810000 TOTAL FEE																	
START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS												
05/03/2004	05/11/2004	05/11/2004	01/01/2005	12/31/2004													
 APPLICANT ISSUED BY			VOID UNTIL VALIDATED BY CITY TREASURER														

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 924-3400 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 04/03



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*G.H. Construction
2081215
3/31/04*

March 24, 2003

Bruce Stidworthy, PE
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Copper Lofts @ Old Albuquerque High School Grading and Drainage Plan
Engineer's Stamp dated 3-4-03 (K14/D29)**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 3-4-02, the above referenced plan is approved for **Building Permit and SO#19 Permit**. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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.

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

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept
Development and Building Services

C: Matt Cline, Storm Drain Maintenance
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

K-14/D29

PROJECT TITLE: Copper Lofts at Old Albuquerque High ZONE MAP/DRG. FILE # K-14-Z / D29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 7 & Portion of Lot 8, Block 14 Hunnings Highland Addition
CITY ADDRESS: Intersection of Copper Ave. & Arno st. 400 Copper Ave. N.E.

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Bruce Stidworthy
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Dekker Perich Sabatini CONTACT: Darren Sowell
ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

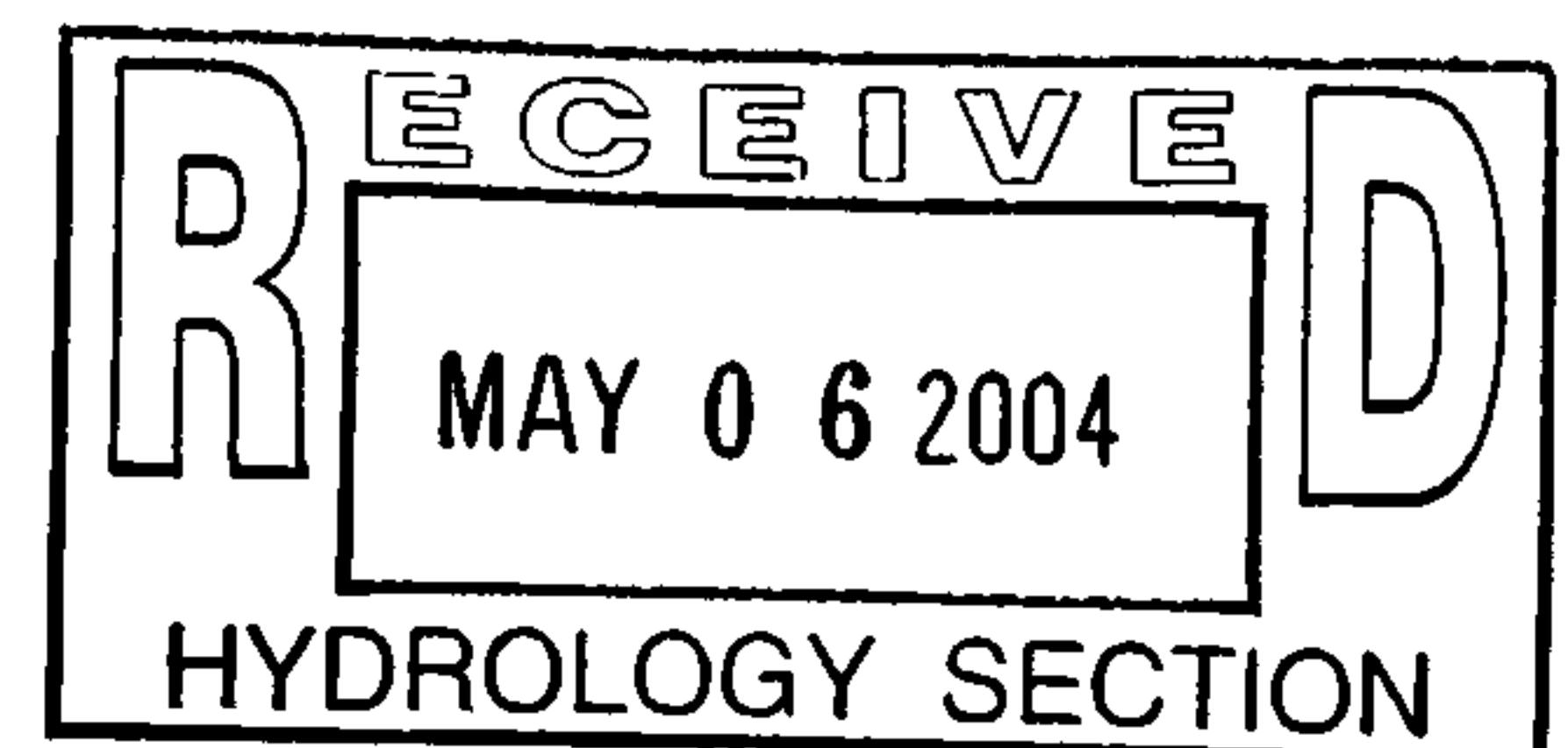
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 05/06/04 BY: BOHANNAN HUSTON

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1355
CONNECTION TEL 97987988
SUBADDRESS
CONNECTION ID BOHANNAN HUSTON
ST. TIME 05/10 10:51
USAGE T 00'33
PGS. 1
RESULT OK



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 6, 2004

Mr. Bruce Stidworthy, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: Copper Lofts at Old Albuquerque High
400 Copper Ave. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/04/2004 (K-14/D029)
Certification dated 05/06/2004

Dear Bruce,

Based upon the information provided in your submittal received 05/06/2004, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon acceptance of the required SO-19's, please resubmit an updated certification.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Antonio J. Portillo



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 6, 2004

Mr. Bruce Stidworthy, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: Copper Lofts at Old Albuquerque High
400 Copper Ave. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/04/2004 (K-14/D029)
Certification dated 05/06/2004

Dear Bruce,

Based upon the information provided in your submittal received 05/06/2004, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon acceptance of the required SO-19's, please resubmit an updated certification.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

310

C: Phyllis Villanueva
File ✓



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 20, 2004

Mr. Bruce Stidworthy, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: Copper Lofts at Old Albuquerque High
400 Copper Ave. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/04/2004 (K-14/D029)
Certification dated 05/06/2004

Dear Bruce,

Based upon the information provided in your submittal received 05/20/2004, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,

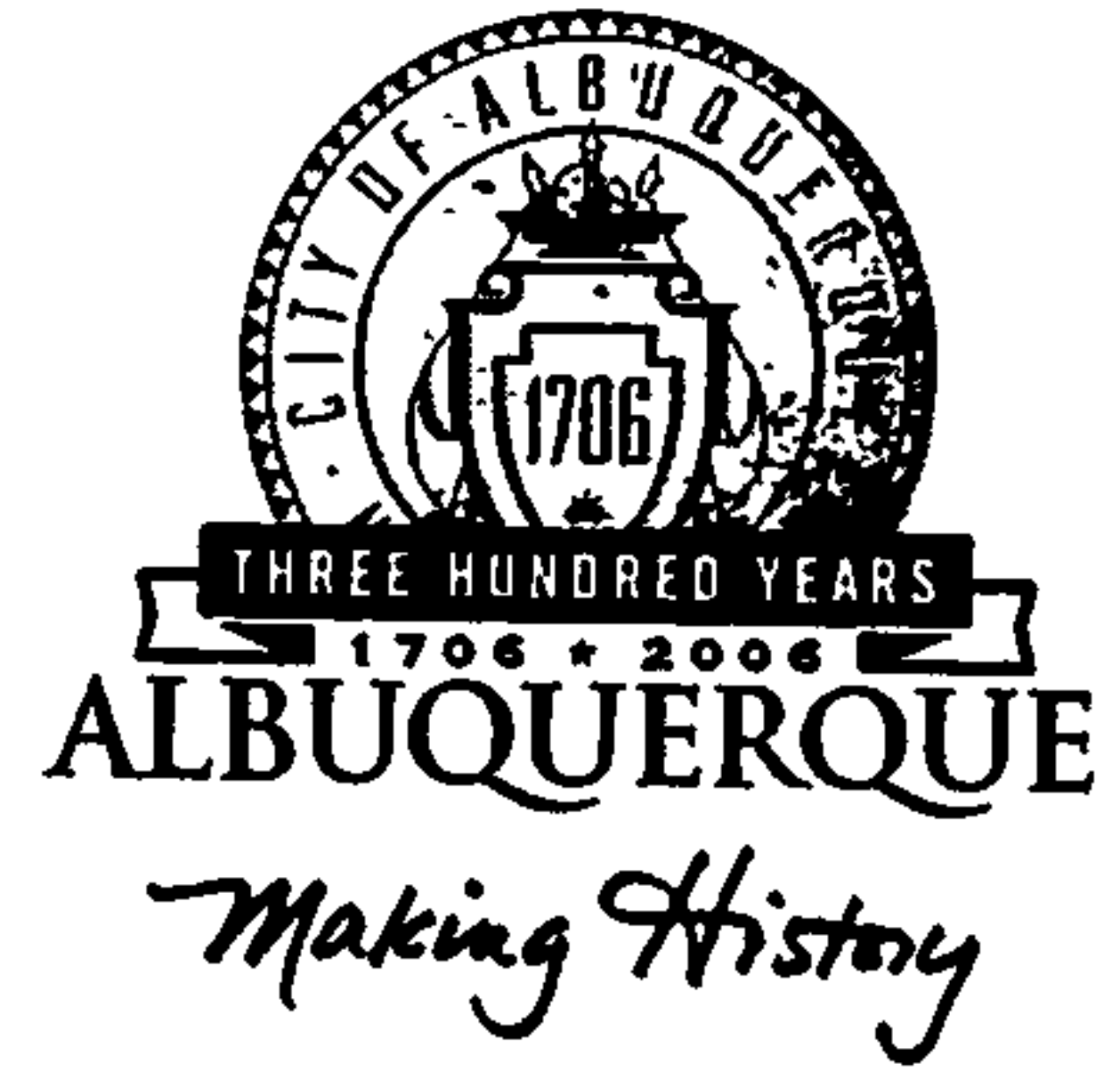
Arlene V. Portillo

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

AP

C: Phyllis Villanueva
✓ File

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

August 3, 2004

Dale Dekker, Registered Architect
6801 Jefferson NE, Ste 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Campus Lofts, [K-14 / D29]
201 Arno Street NE
Architect's Stamp Dated 07/30/04

Dear Mr. Dekker:

The TCL / Letter of Certification submitted on August 3, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

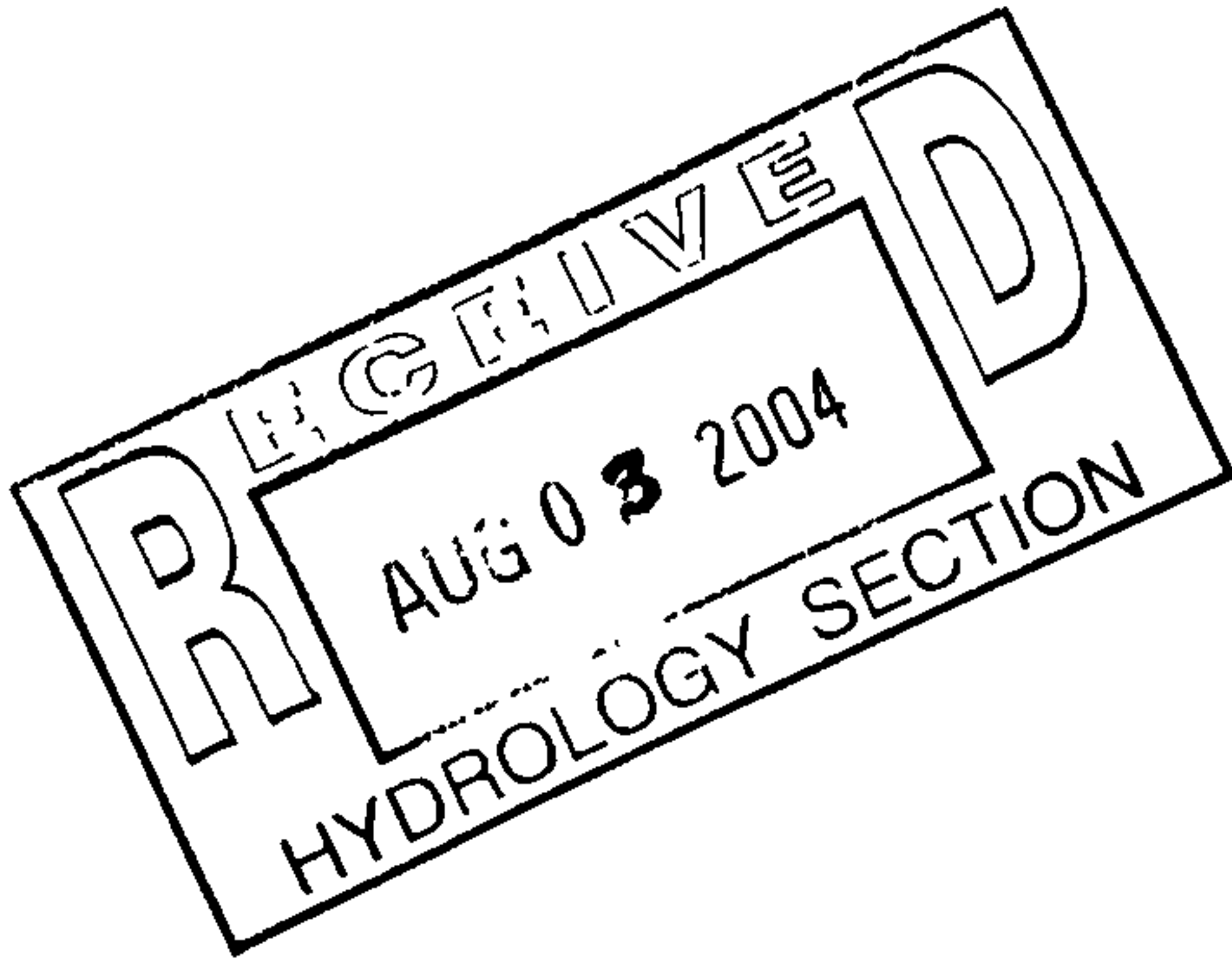
c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Dekker/Perich/Sabatini

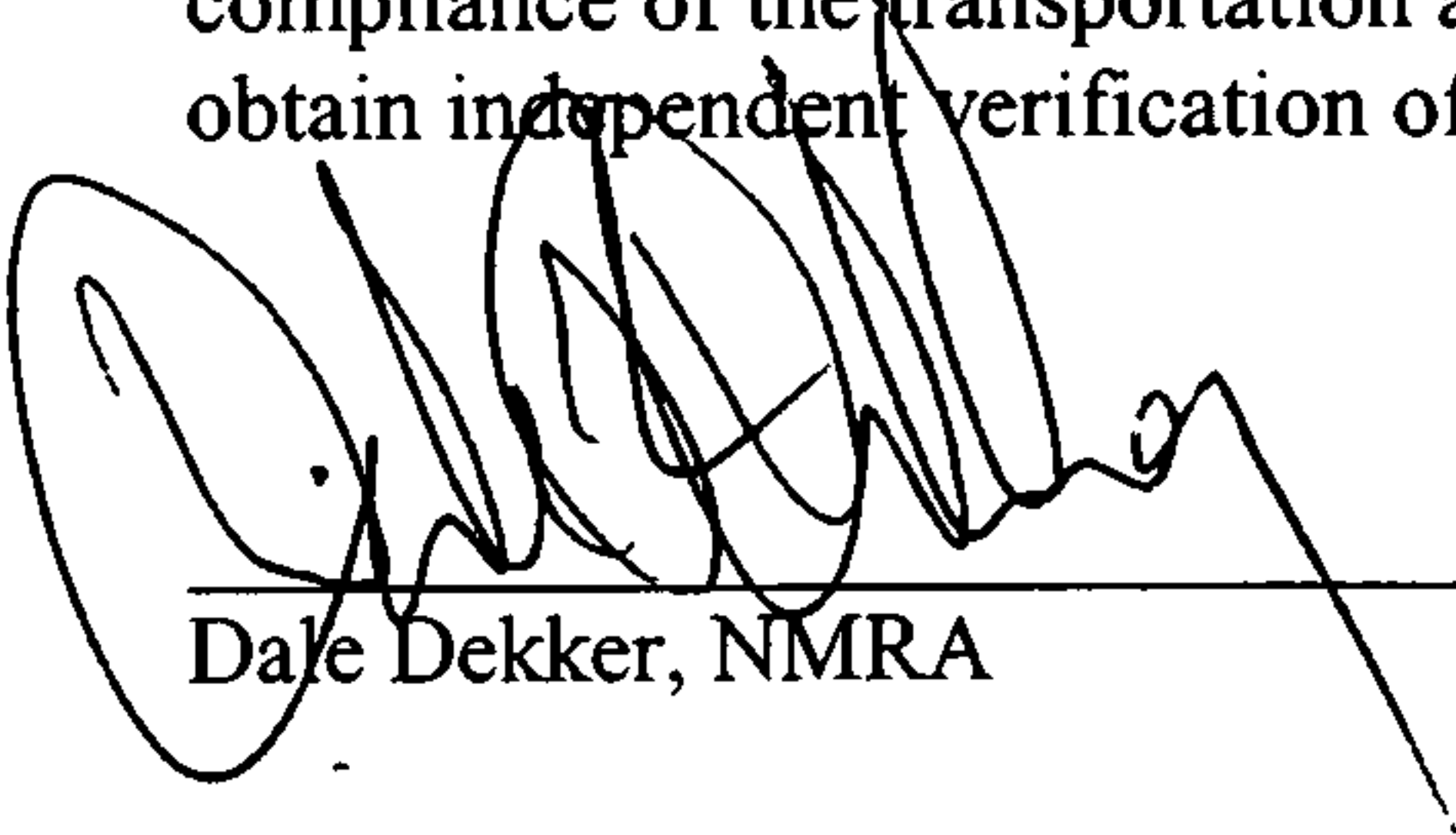
architecture
interiors
planning
engineering

Campus Lofts
201 Arno Street NE

TRANSPORTATION CERTIFICATION* WITH VERIFICATION BY ARCHITECT OF RECORD

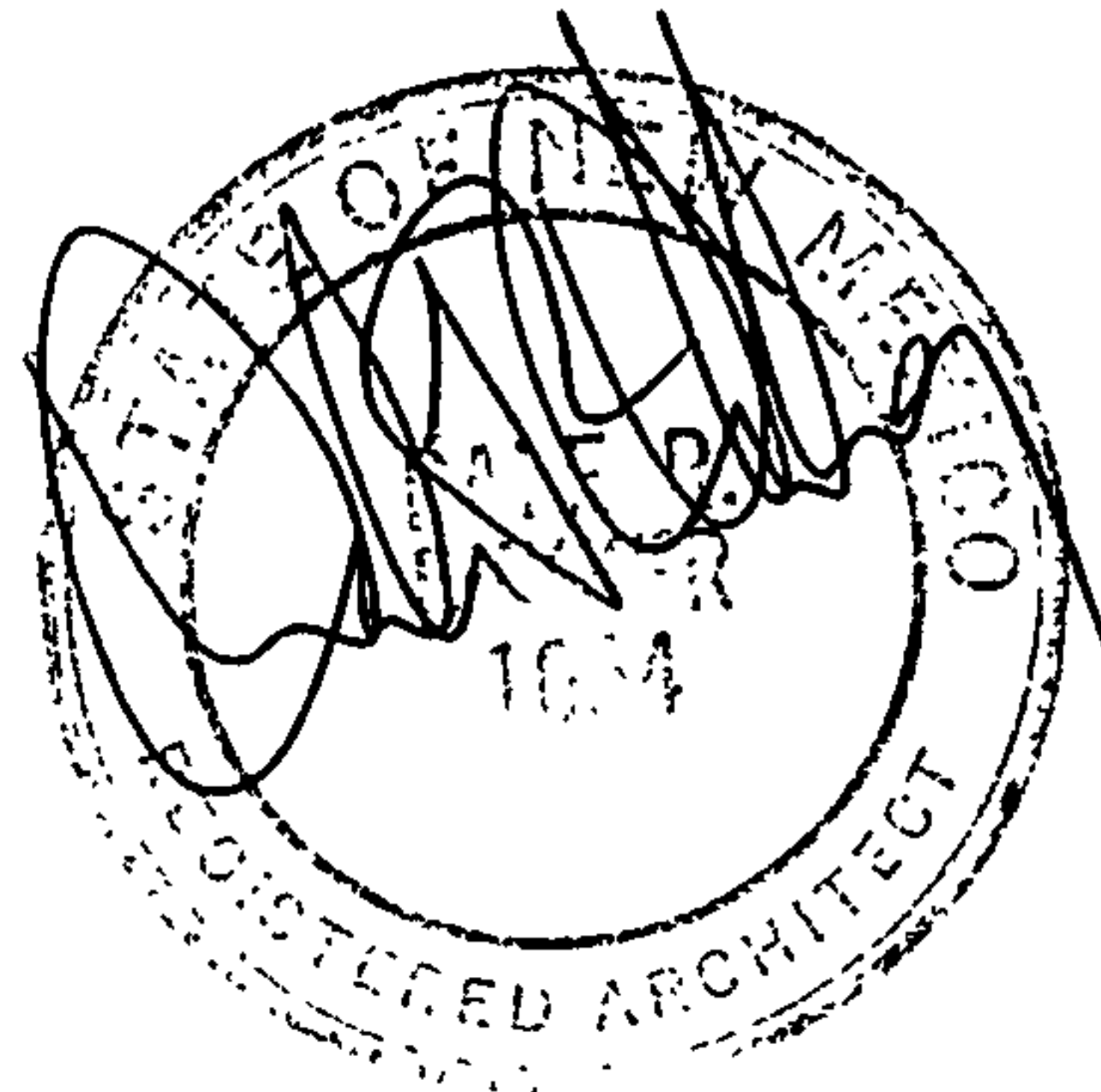
I, Dale Dekker, RA, of the firm Dekker, Perich, Sabatini, hereby certify* that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 7/11/03. The record information edited into the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification* is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the transportation aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Dale Dekker, NMRA

7/30/04
Date

(Seal)



***AS USED HEREIN, THE WORD CERTIFICATION SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.**



6801 Jefferson NE
Suite 100
Albuquerque NM
87109

505 761 9700
fax 761.4222

dps@dpsabq.com

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CAMPUS LOFTS @ ALBUQUERQUE HIGH ZONE MAP/DRG. FILE #: Page K-14-1029
DRB #: _____ EPC#: 1000184 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-7 OF THE BANNER SQUARE ADDITION
CITY ADDRESS: 201 ARNO STREET NE

ENGINEERING FIRM: BOHANNAN HUSTON
ADDRESS: 7500 JEFFERSON NE
CITY, STATE: ALBUQ NM

CONTACT: GLENN BROUGHTON
PHONE: 823-7000
ZIP CODE: 87109

OWNER: PARADIGM & CO. LLC
ADDRESS: 302 CENTRAL AVENUE
CITY, STATE: ALBUQ NM

CONTACT: ROB DICKSON
PHONE: 243-5638
ZIP CODE: 87102

ARCHITECT: DEKKER/PERICH/SABATINI LTD
ADDRESS: 6801 JEFFERSON NE
CITY, STATE: ALBUQ NM

CONTACT: JOE BOENNING
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: SURVEYS SOUTHWEST LTD
ADDRESS: 333 LOMAS NE
CITY, STATE: ALBUQ NM

CONTACT: DAN GRANEY
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: RICHARDSON & RICHARDSON
ADDRESS: 4100 MENAUL NE
CITY, STATE: ALBUQ NM

CONTACT: BOB PETERSON
PHONE: 881-2268
ZIP CODE: 87110

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) (3)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRE APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

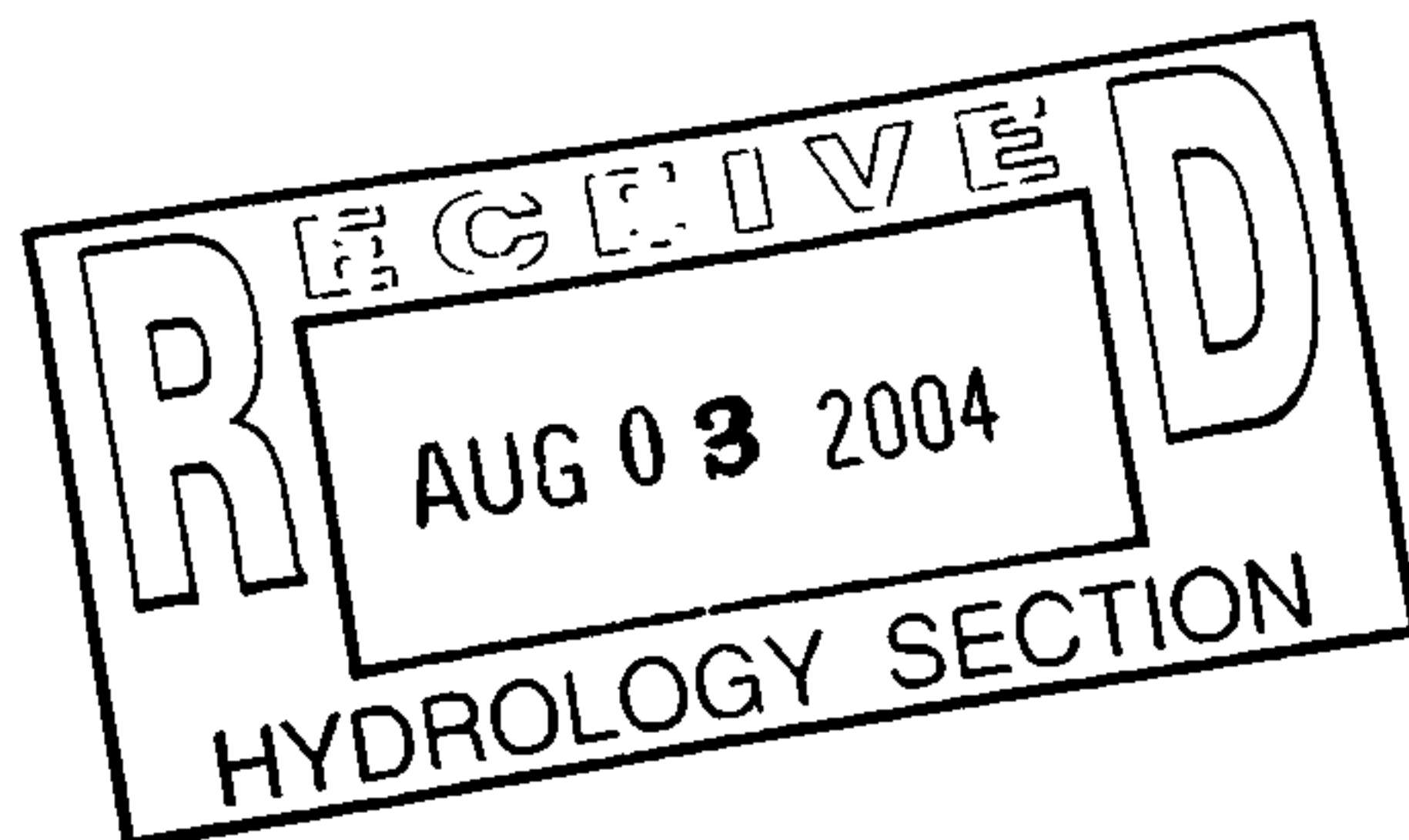
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 8/3/04 BY: Joe Boel

Recd
8/3/04

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Dekker/Perich/Sabatini

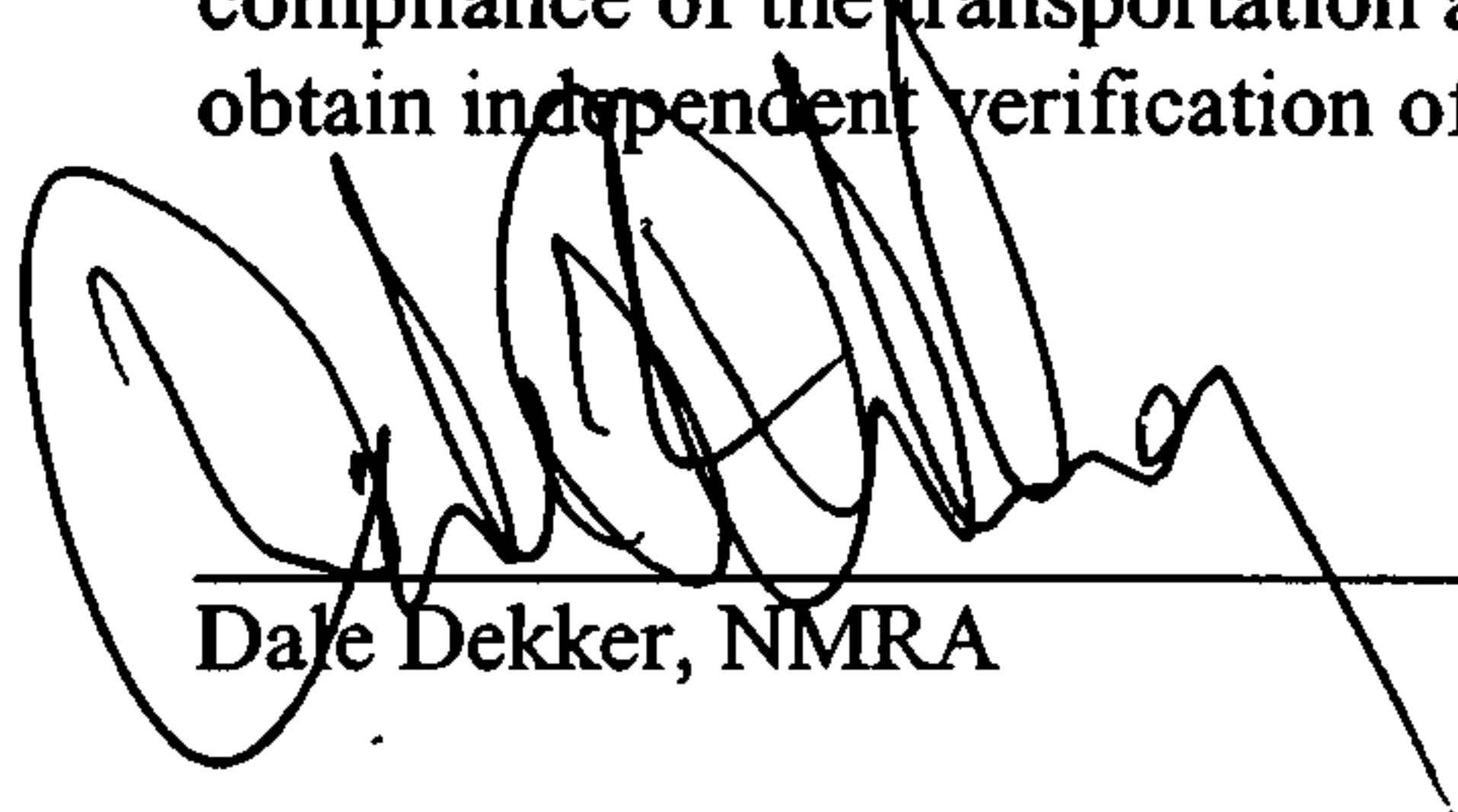
architecture
interiors
planning
engineering

Campus Lofts
201 Arno Street NE

TRANSPORTATION CERTIFICATION* WITH VERIFICATION BY ARCHITECT OF RECORD

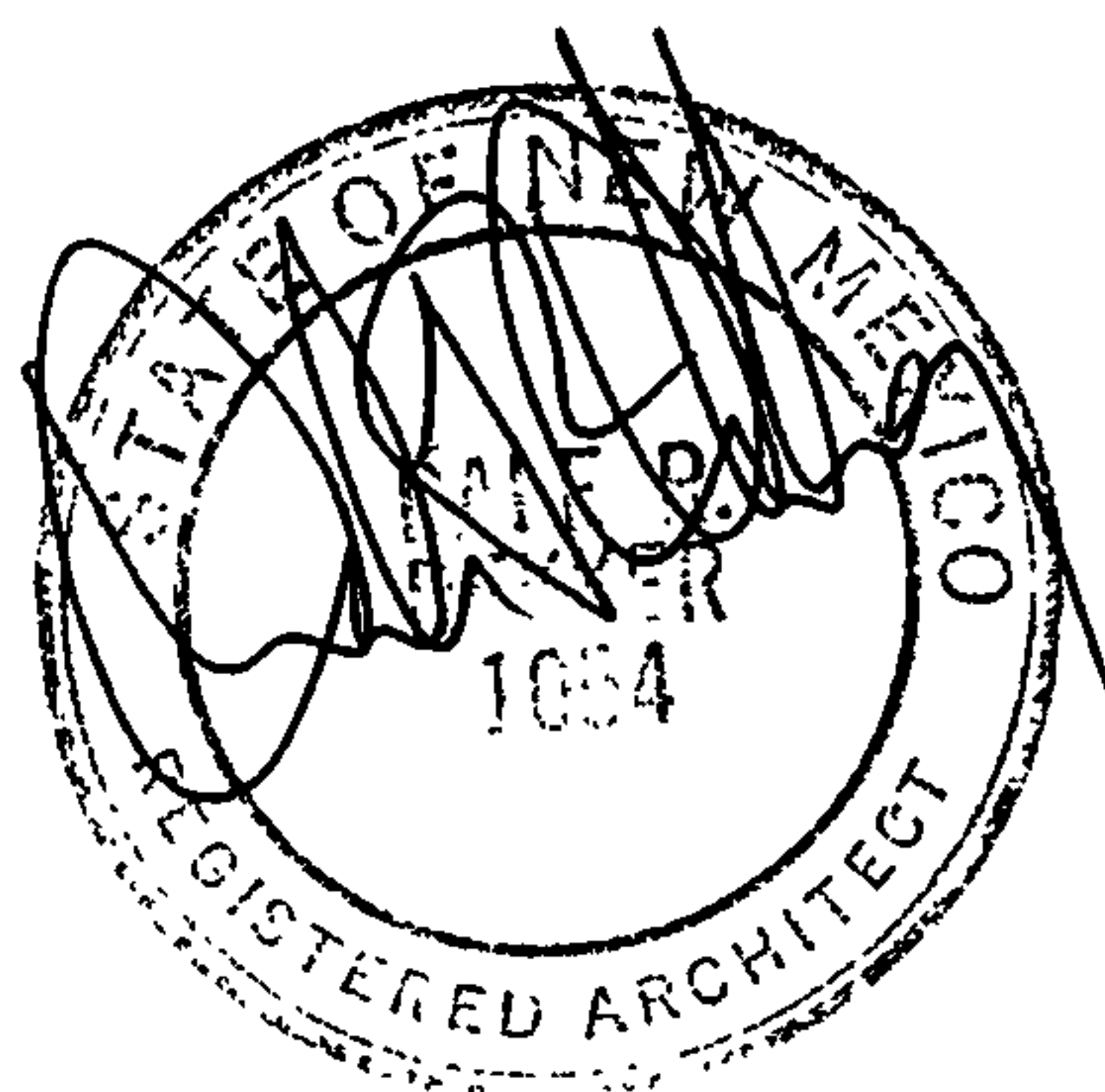
I, Dale Dekker, RA, of the firm Dekker, Perich, Sabatini, hereby certify* that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 7/11/03. The record information edited into the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification* is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the transportation aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Dale Dekker, NMRA

7/30/04
Date

(Seal)



***AS USED HEREIN, THE WORD CERTIFICATION SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.**



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 5, 2004

Glenn Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: Gym at Old Albuquerque High School, S.E. Corner of Tijeras and Broadway
NE, Grading and Drainage Plan**

Engineer's Stamp dated 4-05-04 (K14/D29)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 4-05-04, the above referenced plan is approved for **Building Permit**. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO#19) is required for construction within City Right of Way. 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.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

K-14/D29

PROJECT TITLE: Gym at Old Albuquerque High School ZONE MAP/DRG. FILE # K-14/D-29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-6 Banner Square Addition
CITY ADDRESS: S.E. Corner of Tijeras NE and Broadway NE

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

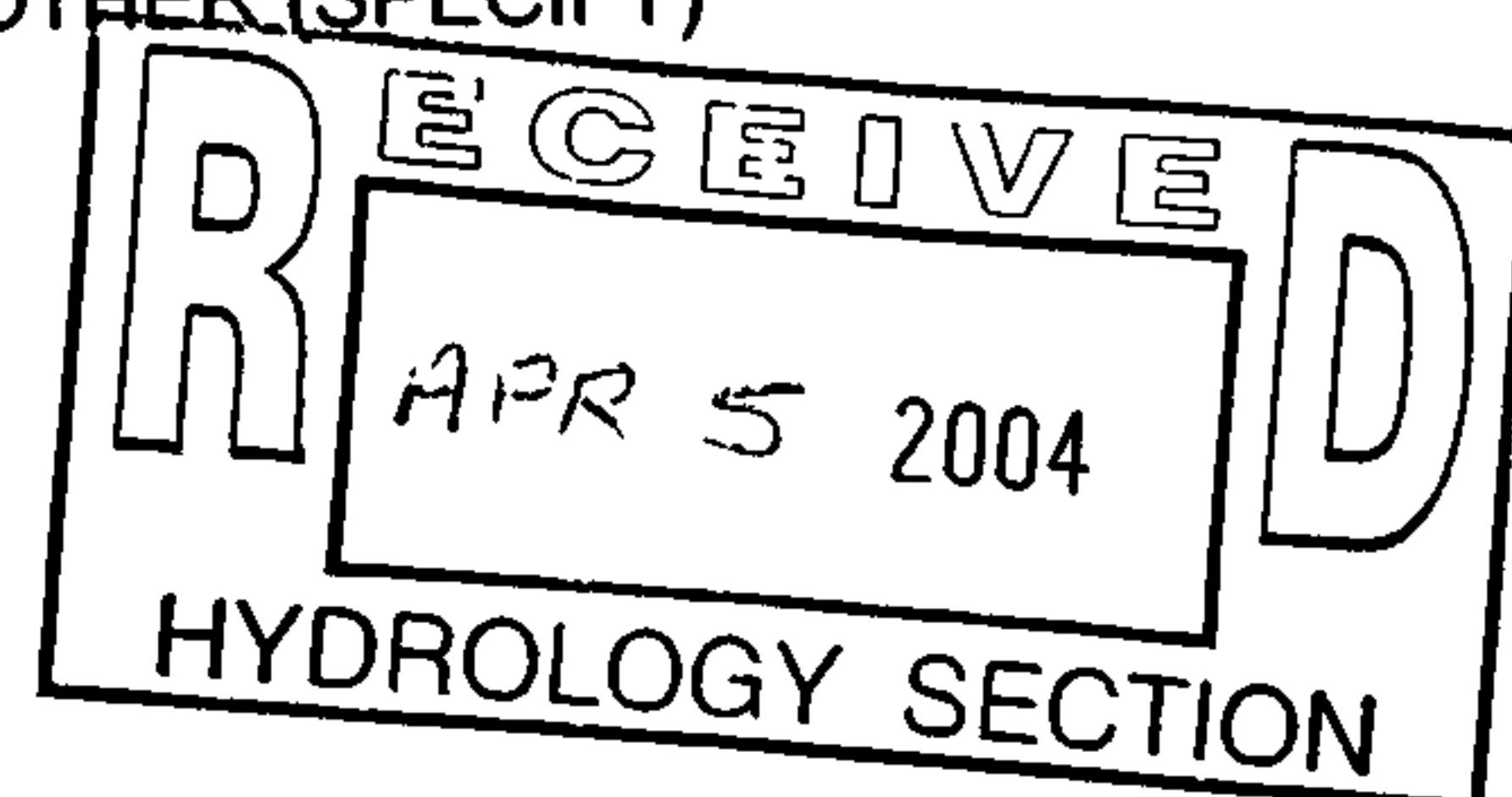
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB)
☐ OTHER _____

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

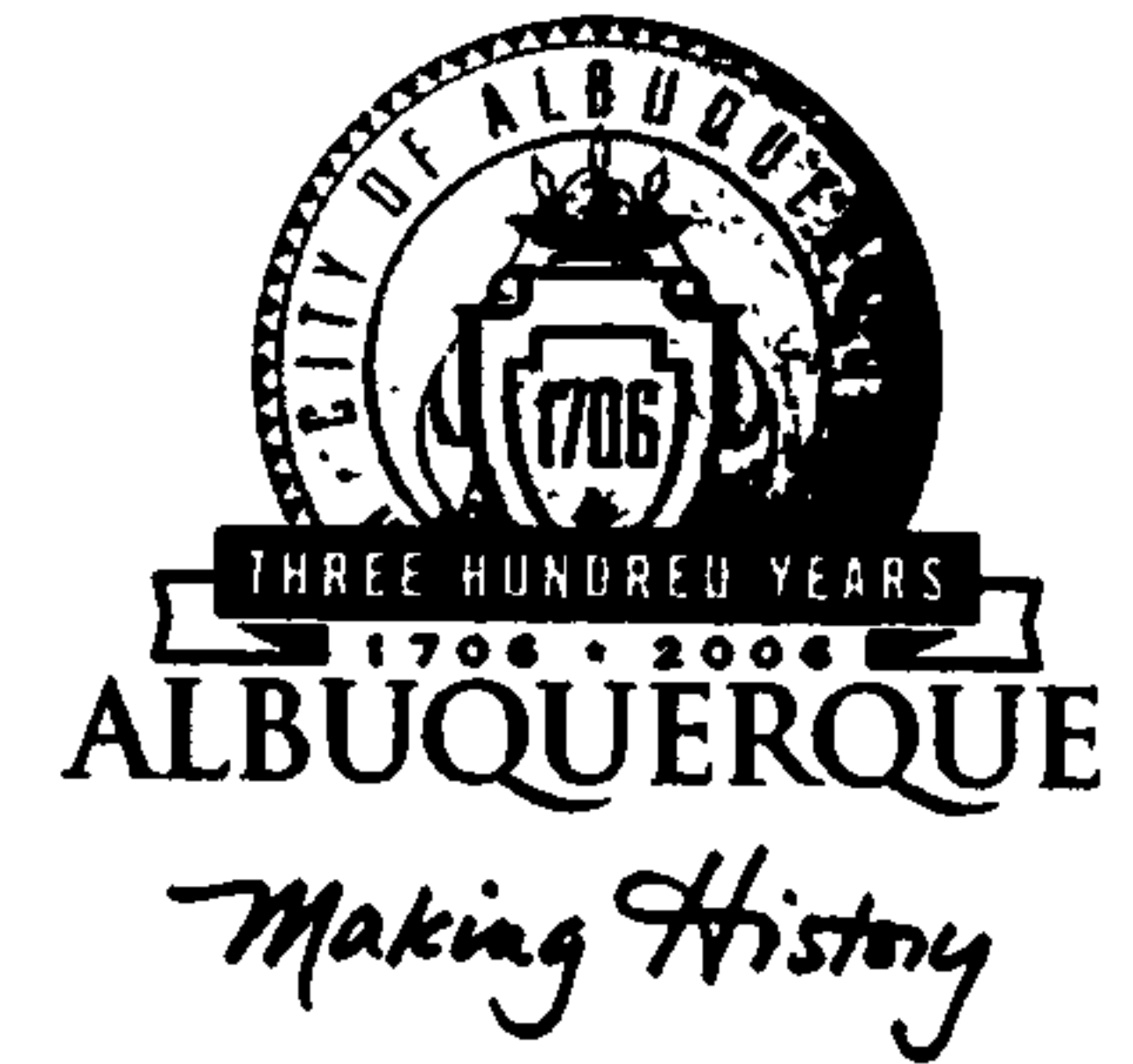


DATE SUBMITTED: 4/2/04 BY: BHI, Glenn Broughton

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



August 6, 2004

Bruce Stidworthy, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: Campus Lofts at Old Albuquerque High School, NW corner of Arno St
and Copper Ave, Certificate of Occupancy
Engineer's Stamp dated 2-13-04 (K14-D29)
Certification dated 8-06-04**

Dear Mr. Stidworthy,

P.O. Box 1293

Based upon the information provided in your submittal received 8-06-04,
the above referenced certification is approved for release of permanent
Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3981.

New Mexico 87103

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

www.cabq.gov

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

K-14/D29

PROJECT TITLE: Campus Lofts Old Albuquerque High School ZONE MAP/DRG. FILE # K-14/D-29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-7 Banner Square Addition
CITY ADDRESS: N.W. Corner of Arno St. and Copper Ave.

ENGINEERING FIRM: Bohannon Huston, Inc.
ADDRESS: 7500 Jefferson NE - Courtyard I
CITY, STATE: Albuquerque, NM

CONTACT: Bruce Stidworthy
PHONE: (505) 823-1000
ZIP CODE: 87109

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

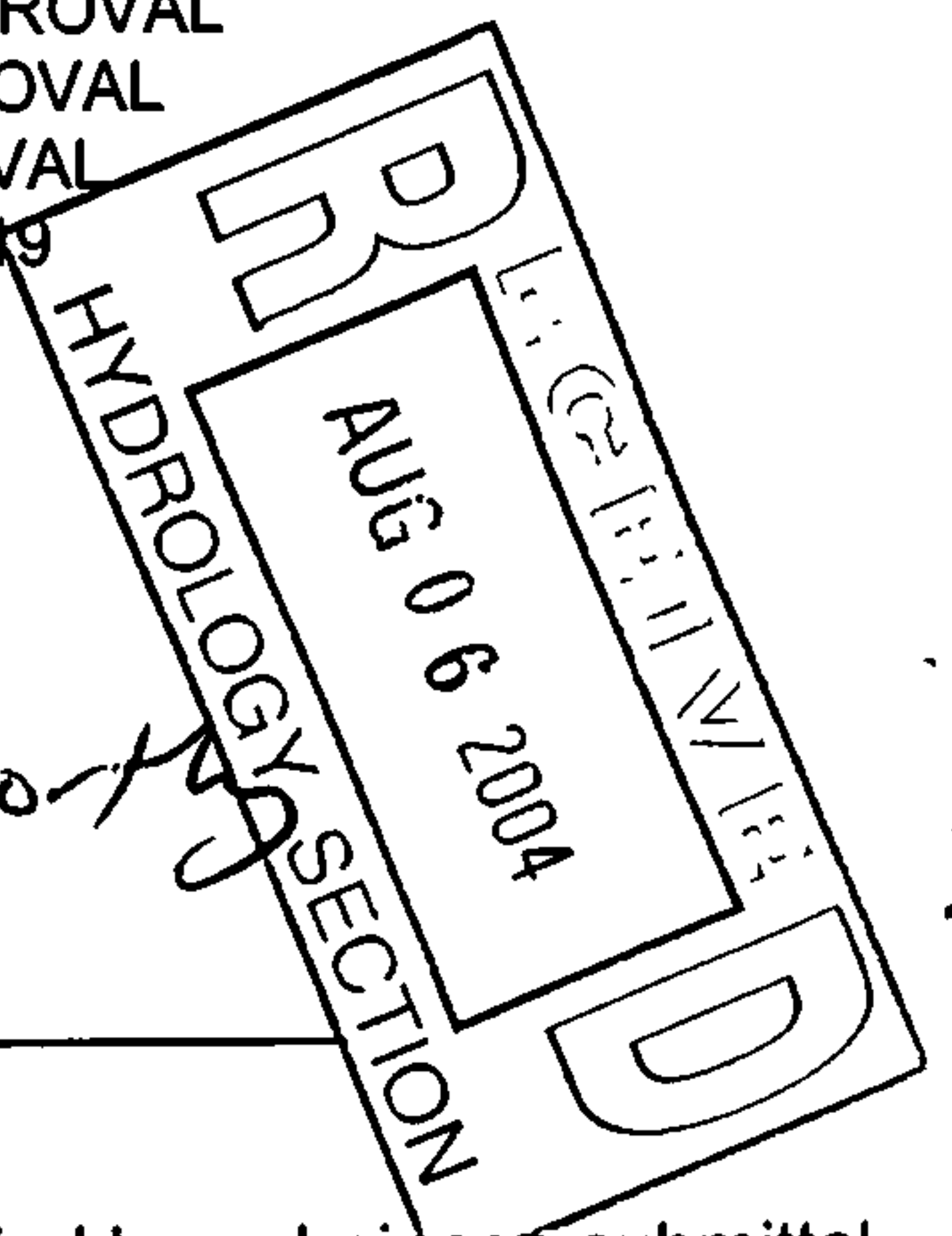
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) SO19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

*Need stamp
date 2-13-03
by Bruce Stidworthy*

DATE SUBMITTED: 07/30/04 BY: BHI, Bruce Stidworthy



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Brad Bingham
City of Albuquerque Hydrology
600 Second Street NW, 2nd Floor
Albuquerque, NM 87102

Requested by: Glenn Broughton

Date: January 23, 2004

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush _____
☐ By Tomorrow

Phone: 924-3986

Job No.: 040169

Job Name: Gym @ OAHS

DELIVERY VIA

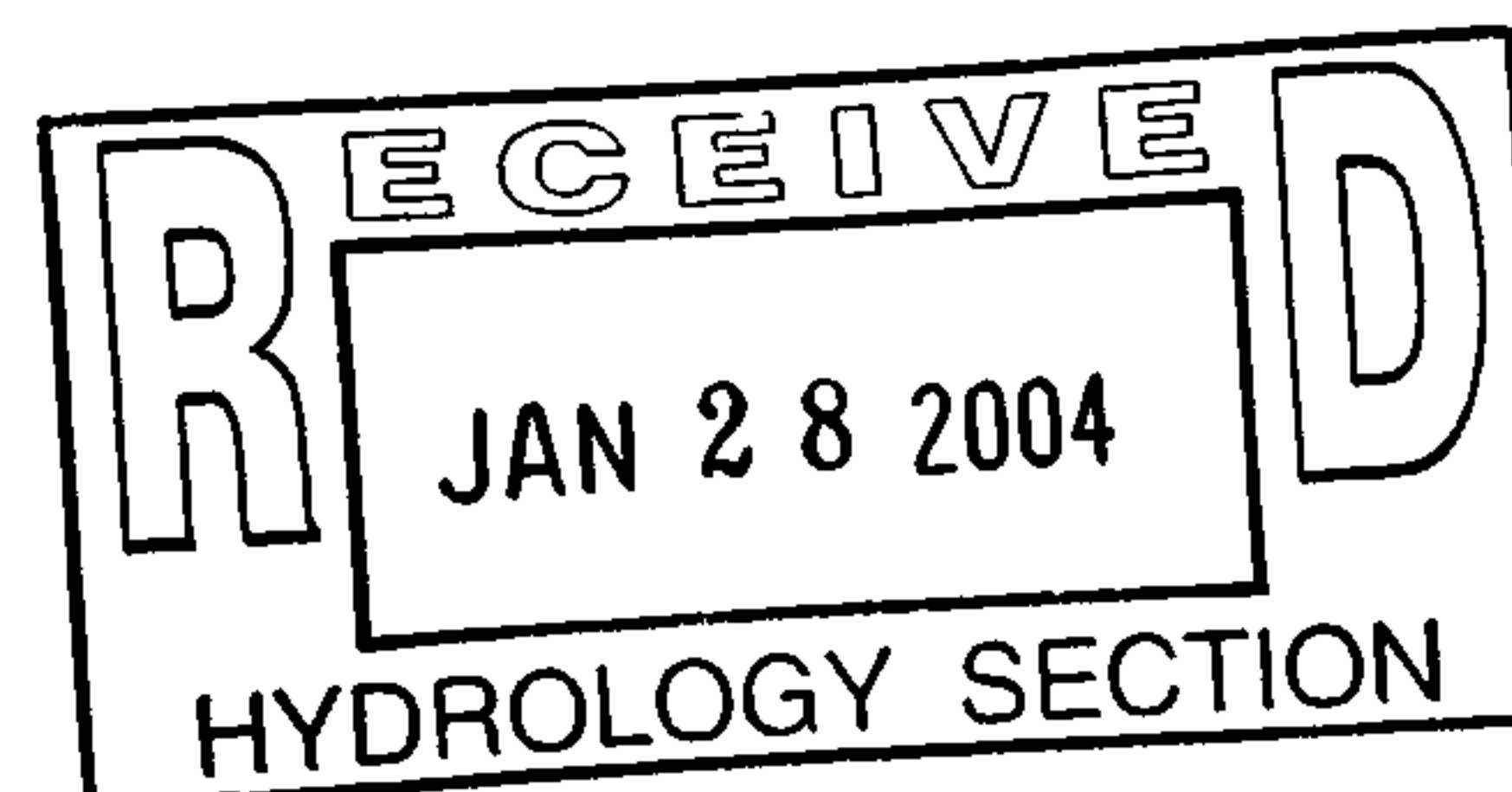
☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	2	Grading & Drainage Plan - Engineers Stamp Dated 1/14/04
2	2	Drainage Managenment Plan - Engineers Stamp Dated 1/14/04

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

K-14/D29

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: Gym at Old Albuquerque High School ZONE MAP/DRG. FILE # K-14/D-29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-6 Banner Square Addition
CITY ADDRESS: S.E. Corner of Tijeras NE and Broadway NE

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRNG. PLAN (amendment)
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

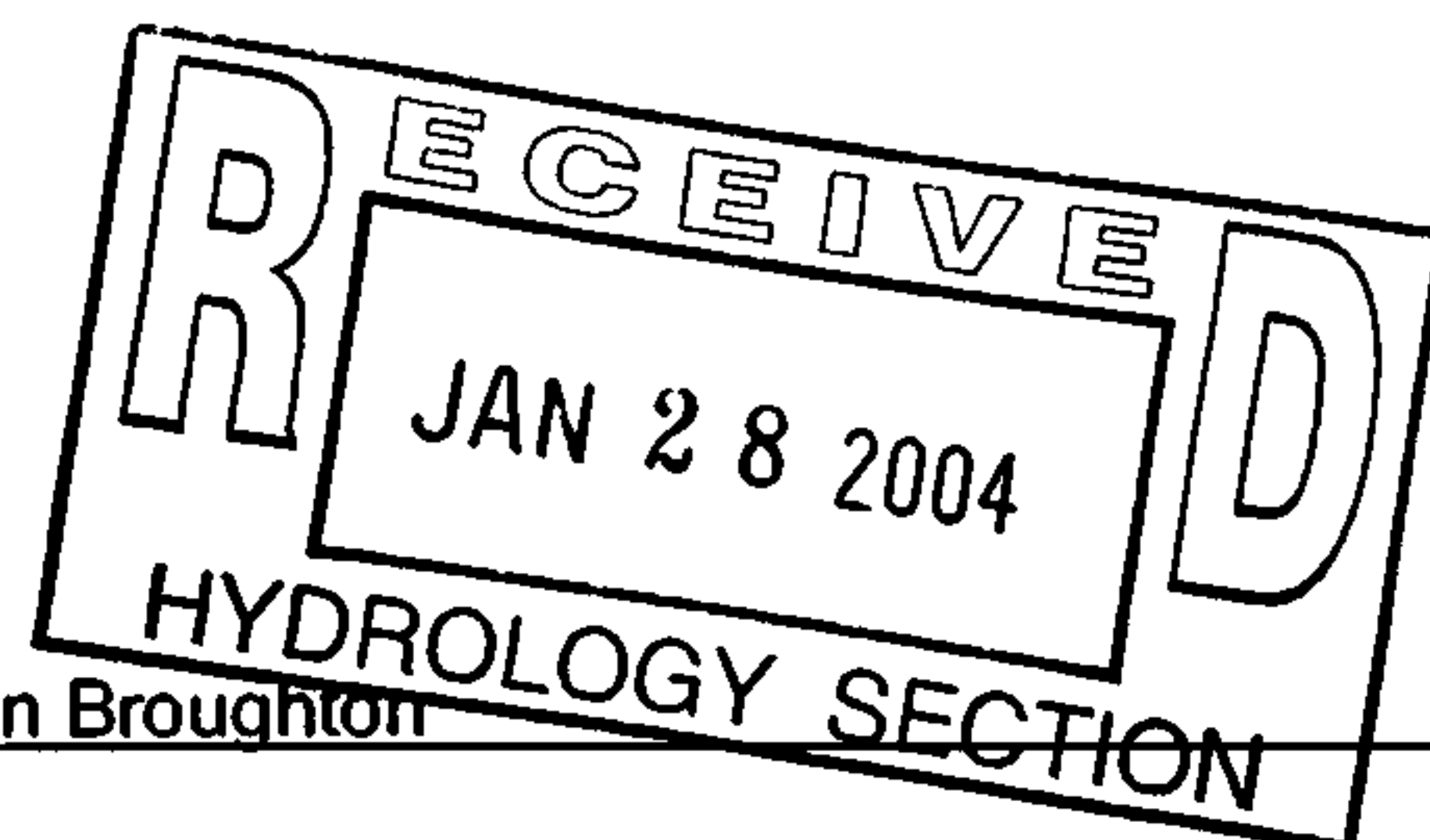
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 1/23/04 BY: BHI, Glenn Broughton



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 5, 2004

Glenn Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: Gym at Old Albuquerque High School, S.E. Corner of Tijeras and Broadway
NE, Grading and Drainage Plan
Engineer's Stamp dated 1-14-04 (K14/D29)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 1-28-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The proposed method of draining the light wells is acceptable as a last resort, but is not preferred. The details shown indicate that a 0.7% slope on the proposed storm drain would allow the invert to be met by gravity.
2. What is the existing invert of the inlet in Tijeras Avenue?

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

April 30, 2004

Ronald A. Witherspoon, Registered Architect
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
City Market Lofts, [K-14 / D29]
401 Central Ave.
Architect's Stamp Dated 04/30/04

Dear Mr. Witherspoon:

The TCL / Letter of Certification submitted on April 30, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file?
CO Clerk



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Market Lofts
401 Central Ave. NE

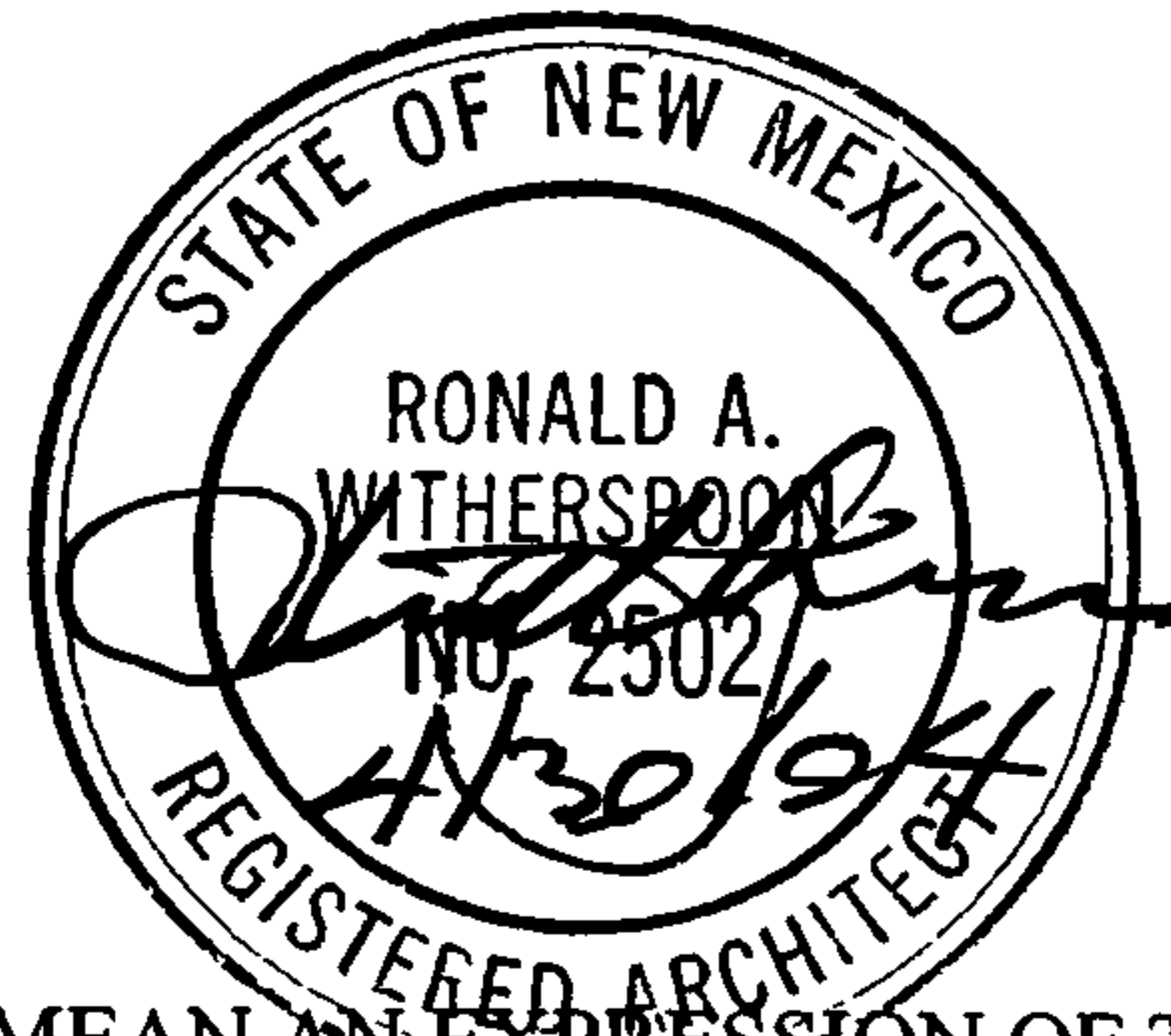
TRANSPORTATION CERTIFICATION* WITH VERIFICATION BY ARCHITECT OF RECORD

I, Dale Dekker, RA, of the firm Dekker, Perich, Sabatini, hereby certify* that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 7/11/03. The record information edited into the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification* is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the transportation aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Dale Dekker, NMRA (Ron WITHERSPOON
FOR)
4/30/04
Date

(Seal)



*AS USED HEREIN, THE WORD CERTIFICATION SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: City Market Lofts ZONE MAP/DRG. FILE #: K-14/DD29
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 401 Central Avenue NE

ENGINEERING FIRM: Bohannon Huston
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Albug. Loft Developers
ADDRESS: 302 Central Ave SE
CITY, STATE: Alb, NM 87102

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: D/P/S
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Surveys SW
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Richardson & Richardson
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

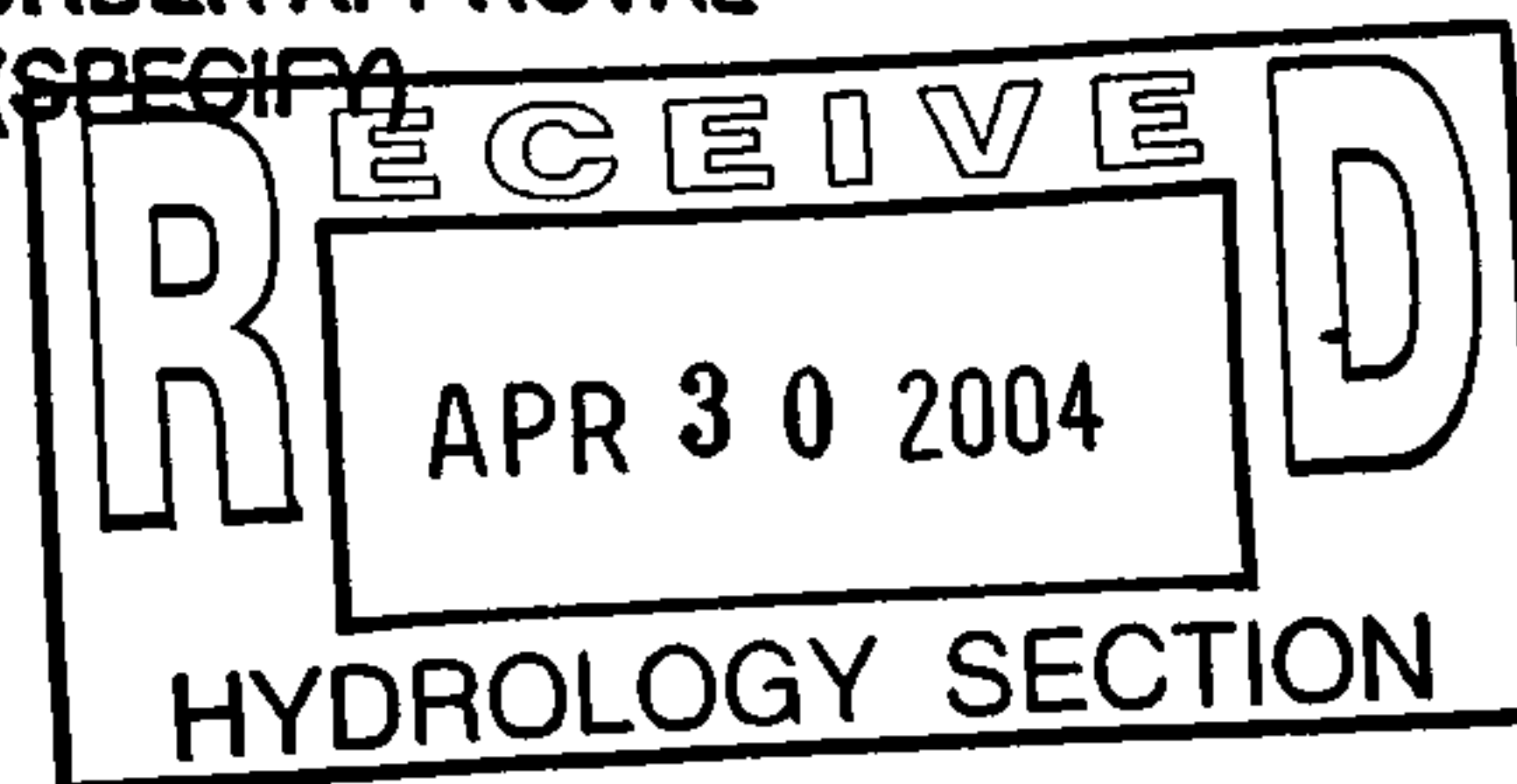
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
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- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 4/30/04 BY: [Signature]

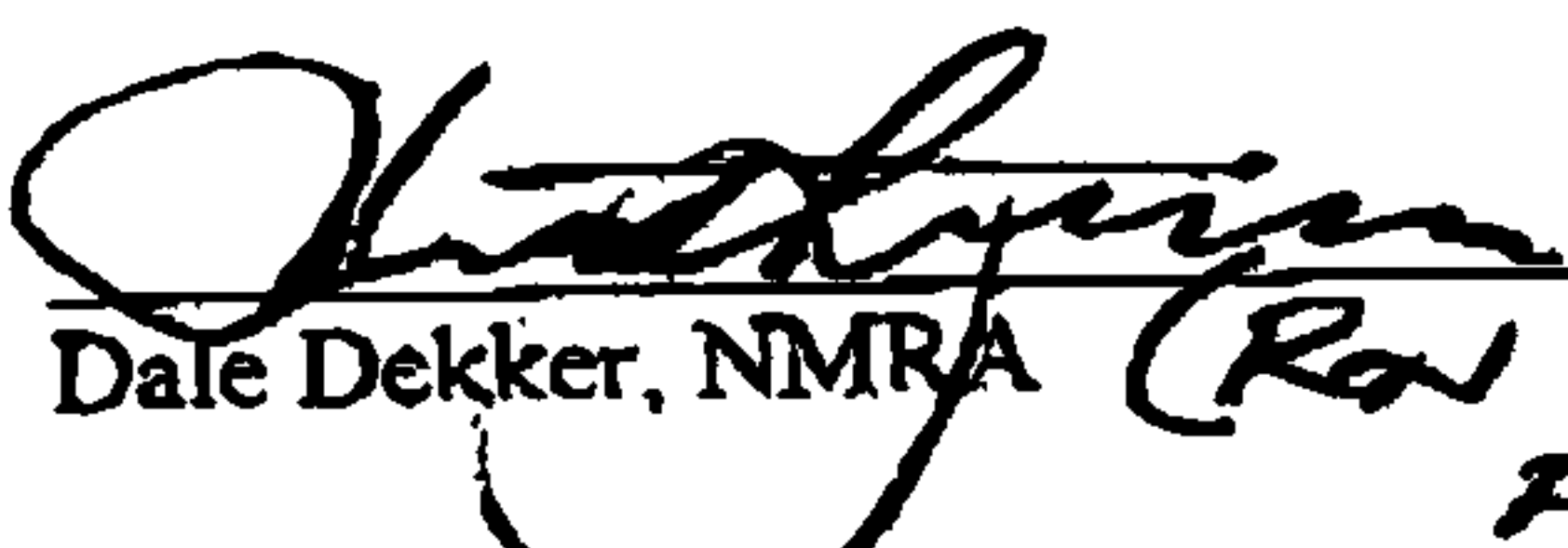
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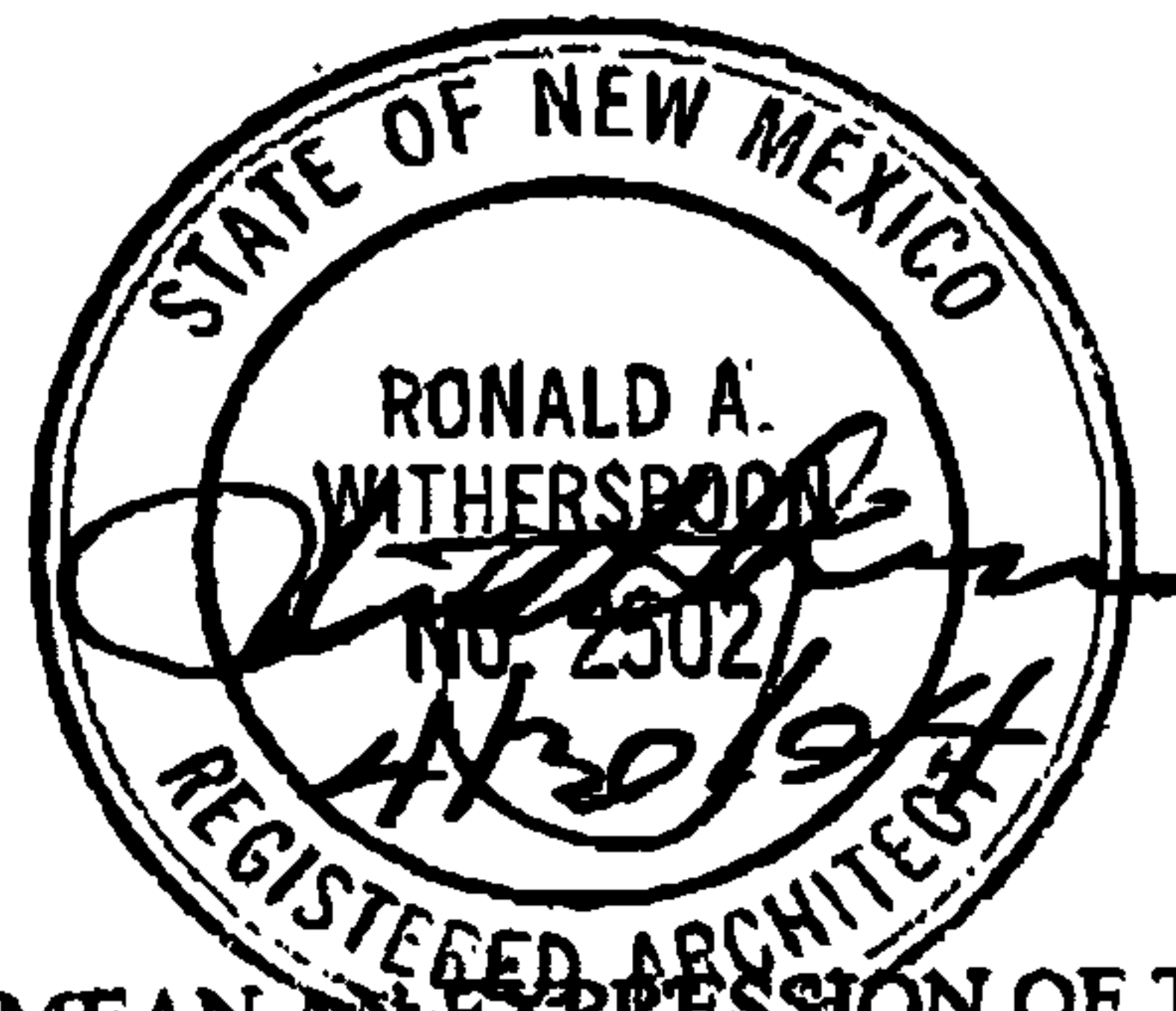
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

**Dekker/Perich/Sabatini**architecture
interiors
planning
engineeringMarket Lofts
401 Central Ave. NE**TRANSPORTATION CERTIFICATION* WITH VERIFICATION BY ARCHITECT OF RECORD**

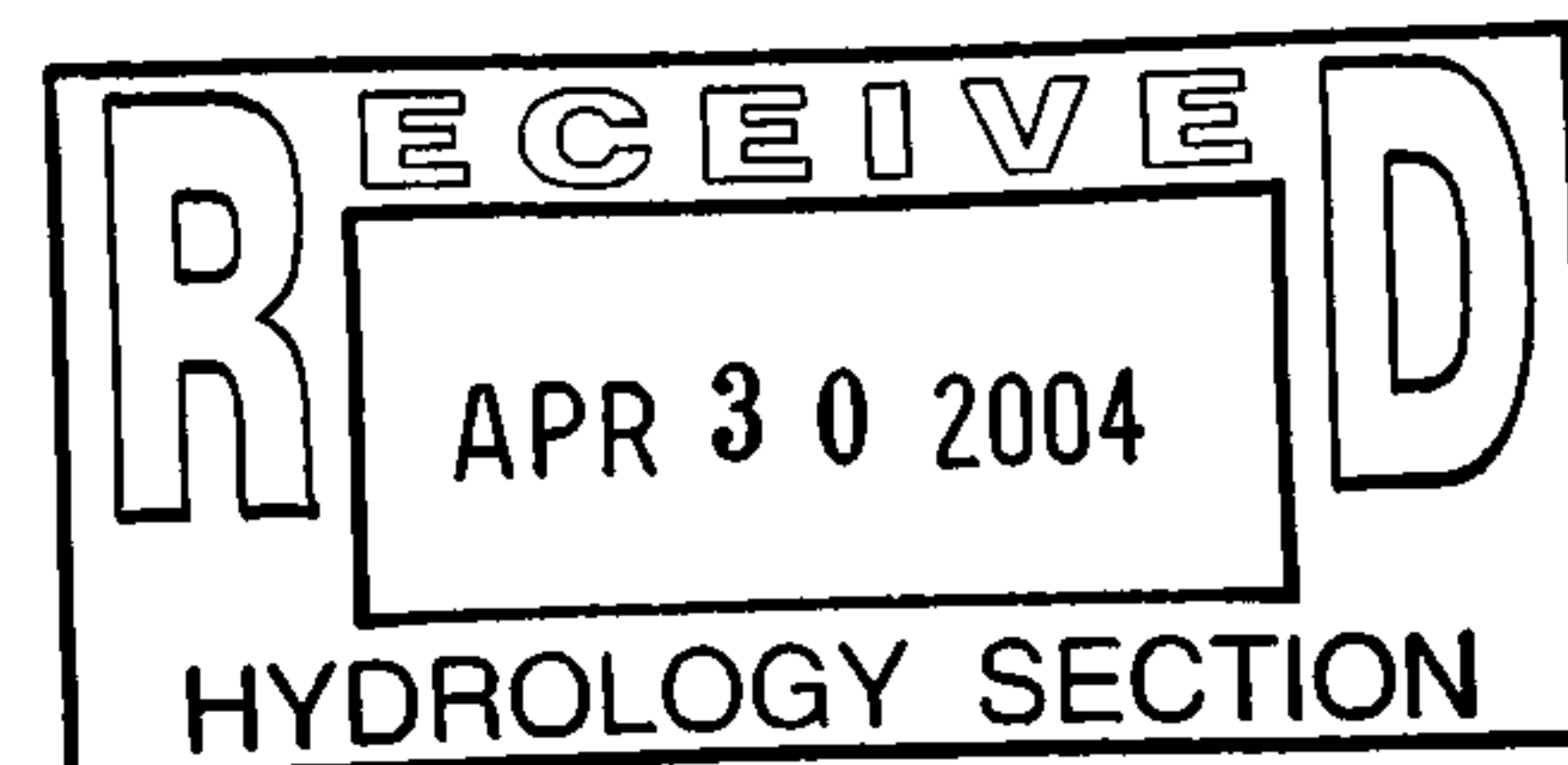
I, Dale Dekker, RA, of the firm Dekker, Perich, Sabatini, hereby certify* that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 7/11/03. The record information edited into the original design document has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief. This certification* is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the transportation aspects of the project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

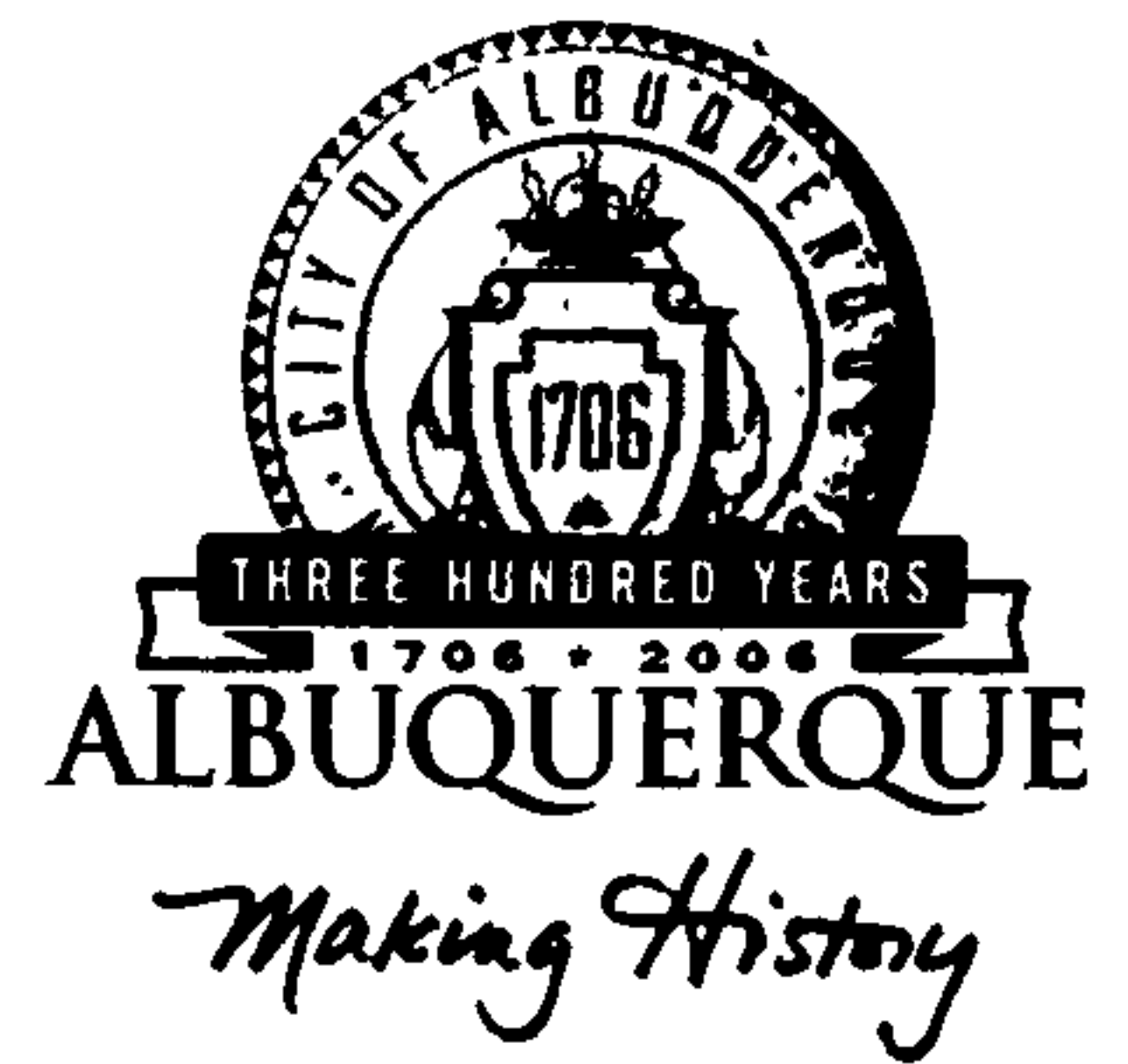

Dale Dekker, NMRA (Ron WITHERSPON
FOR) (Seal)
4/30/04
Date



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CITY OF ALBUQUERQUE



July 8, 2005

Mr. Glenn Broughton, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: GYM AT OLD ALBUQUERQUE HIGH SCHOOL
Southeast Corner of Tijeras Ave. and Broadway Blvd. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 04/05/2004 (K-14/D29)
Certification dated 07/08/2005

Dear Glenn:

P.O. Box 1293

Based upon the information provided in your submittal received 07/08/2005, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon acceptance of the required SO-19 and the noted exception(s) listed in your Drainage Certification, please resubmit an updated Certification for Permanent C.O.

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

www.cabq.gov

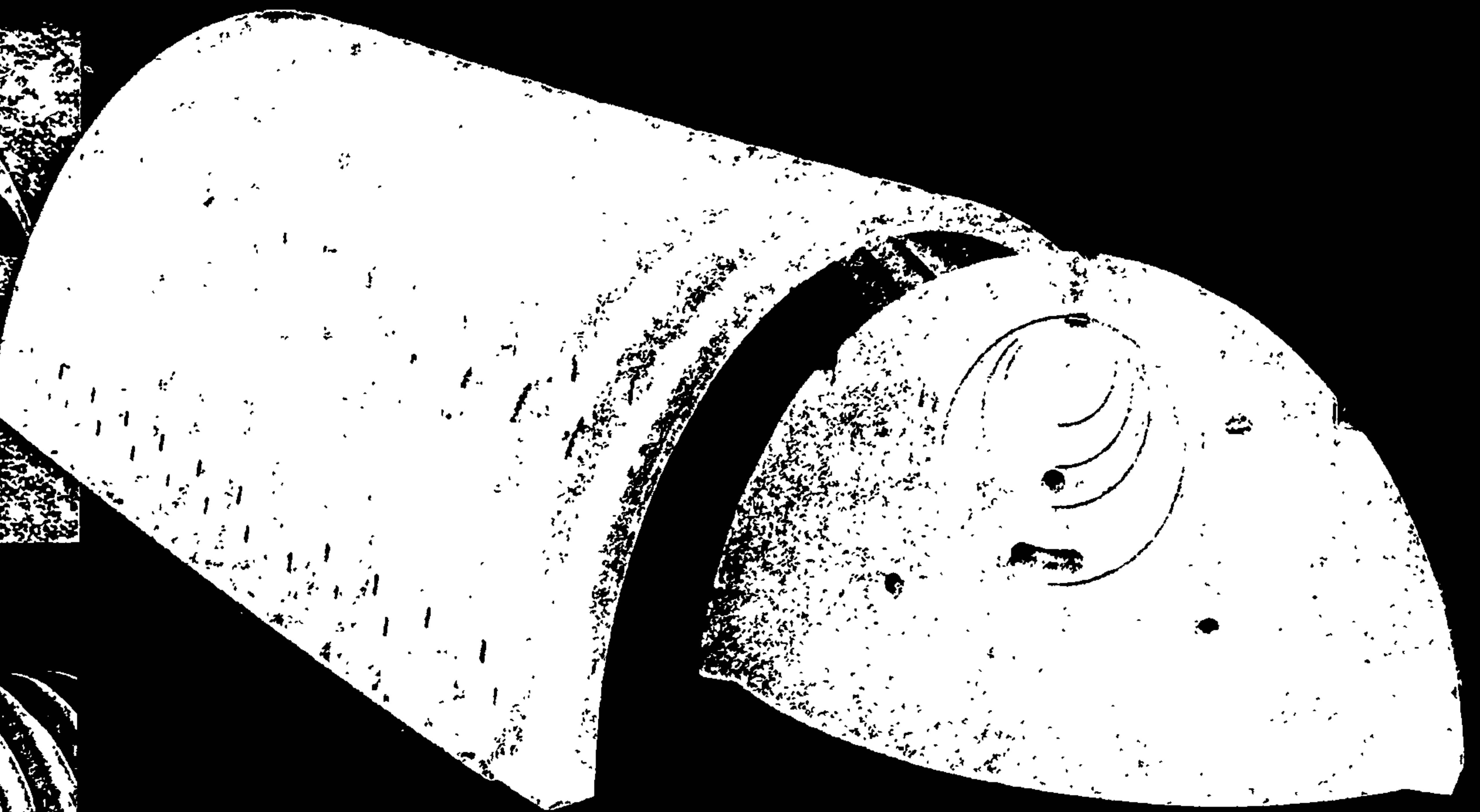
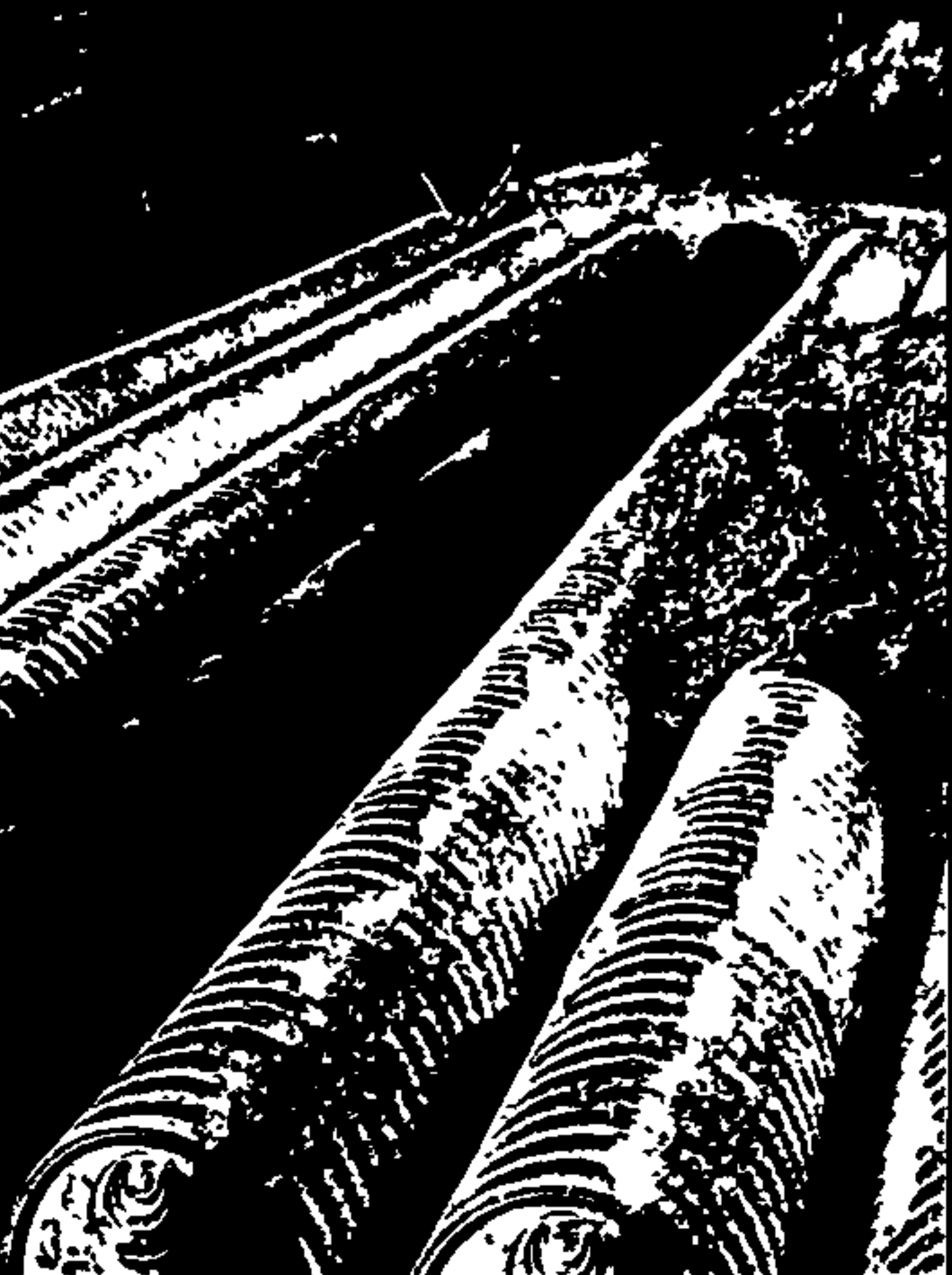
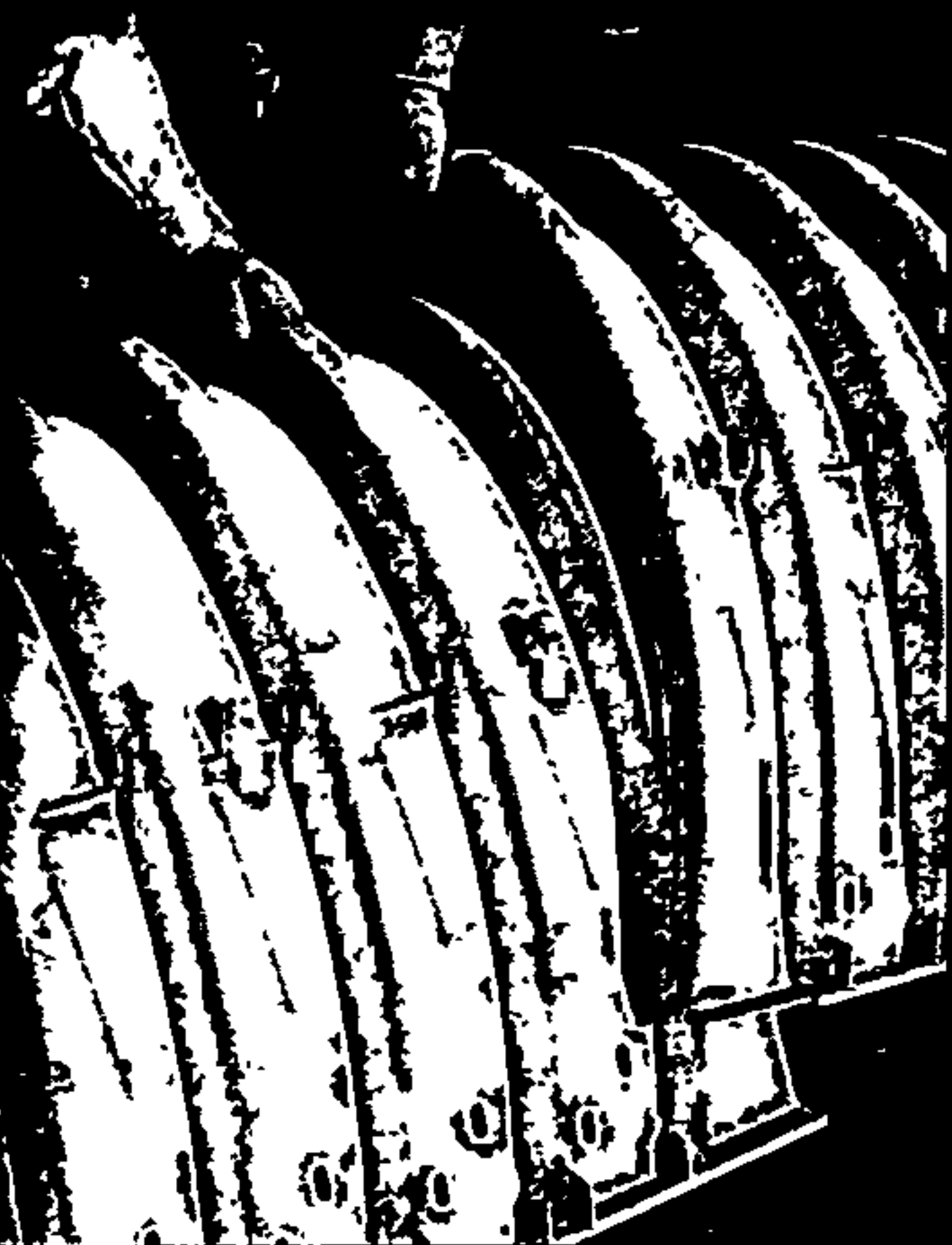
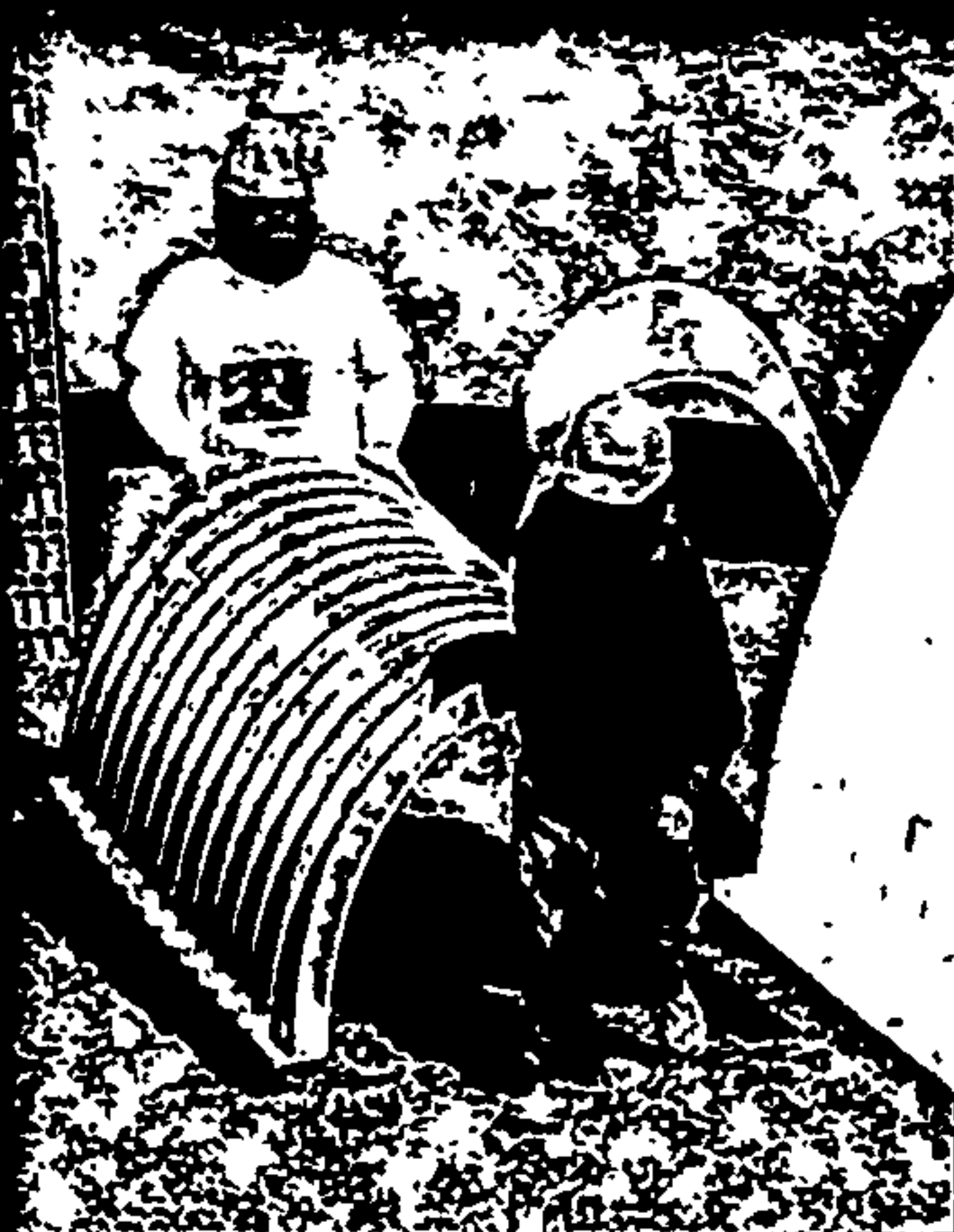
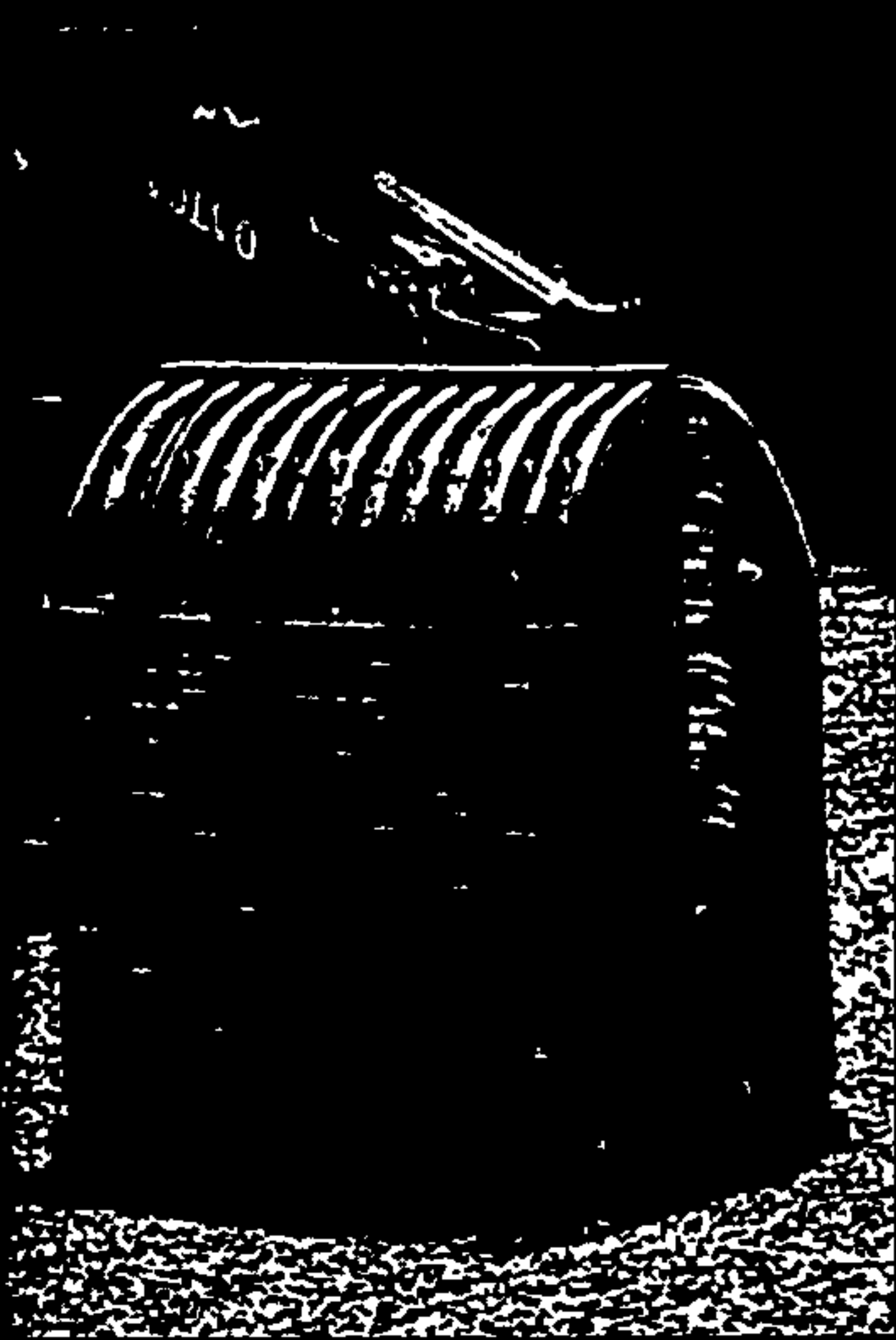
Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: Phyllis Villanueva
File

Product Catalog

Underground Stormwater Chambers



Save Valuable Land and
Protect Water ResourcesSM



StormTech[®]

Detention • Retention • Recharge

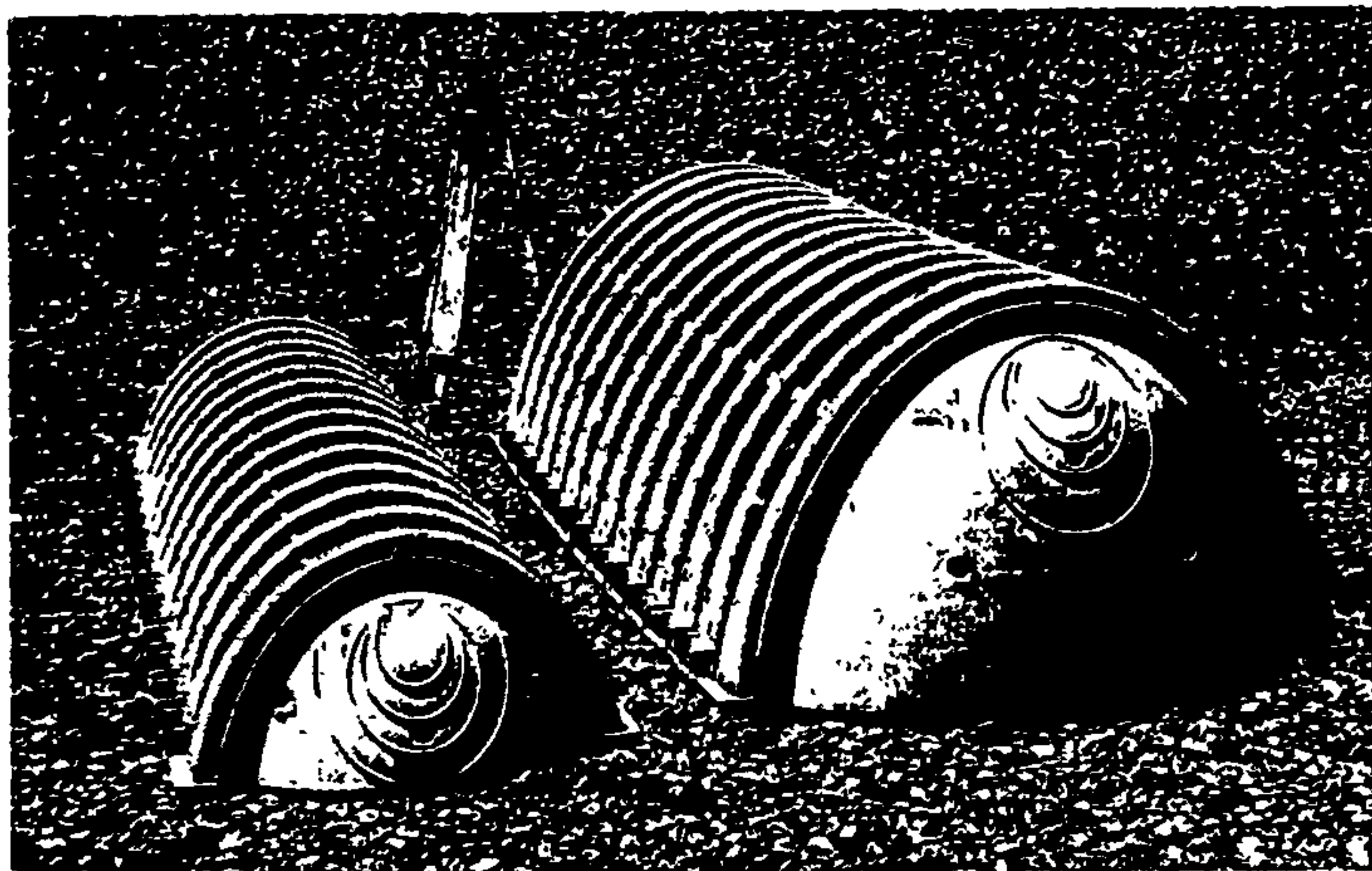
Subsurface Stormwater ManagementSM

StormTech® Subsurface Stormwater Management

The advanced design of StormTech's chambers allows stormwater professionals to create more profitable, environmentally sound installations. Compared with other subsurface systems, StormTech's innovative chambers offer lower overall installed costs, superior design flexibility and enhanced long-term performance.

Superior Design Flexibility for Optimal Land Use

StormTech chambers are ideal for commercial, municipal and residential applications. One of the key advantages of the StormTech chamber system is design flexibility. StormTech chambers can be configured into beds or trenches, in centralized or decentralized layouts to fit on nearly any site



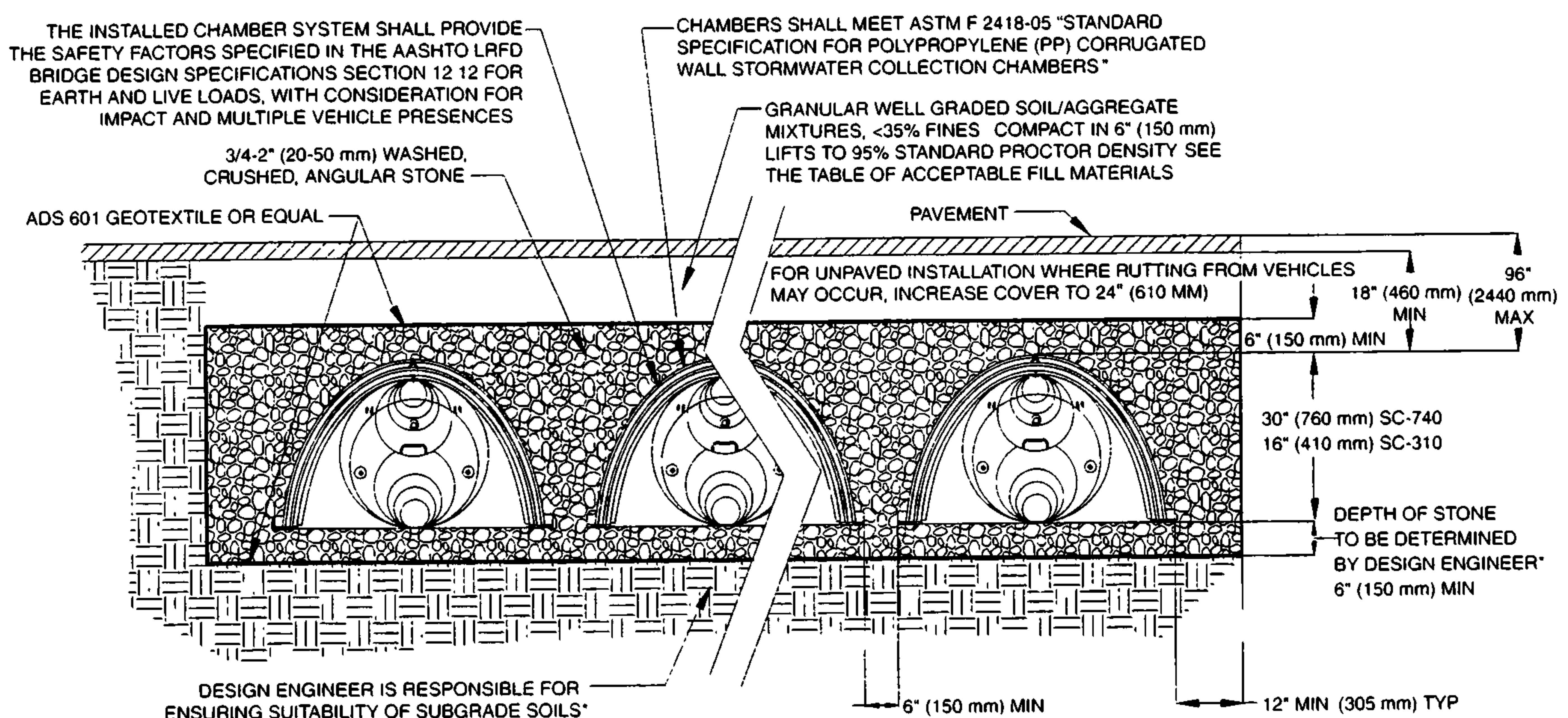
L to R: SC-310 chamber and SC-740 chamber

Product Features and Benefits

The advanced features and innovative technology of StormTech chambers streamline installations while lowering overall installed costs. StormTech chambers offer these unique advantages:

- Lightweight, two people can install chambers quickly and easily, saving time and money
- Extensive product research & development and rigorous testing ensure long term reliability and performance
- Versatile product design accommodates a wide range of site constraints with cost-effective system designs
- The chamber length can be cut in 6.5" (165 mm) increments – reducing waste and optimizing the use of available space
- Injection molded polypropylene ensures precise control of wall thickness and product consistency
- Isolator Row – a patent pending technique to inexpensively enhance total suspended solids (TSS) removal and provide easy access for inspection and maintenance
- Corrugated Arch Design – a proven geometry for structural integrity under H-20 live loads and deep burial loads, also provides high storage capacity

Typical Cross Section Detail (not to scale)



THIS CROSS SECTION DETAILS THE REQUIREMENTS NECESSARY TO SATISFY THE SAFETY FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS

Detention-Retention-Recharge

The StormTech SC-740 chamber optimizes storage volumes in relatively small footprints by providing 2.2 ft³/ft² (0.67 m³/m²) (minimum) of storage. This can decrease excavation, backfill and associated costs. The StormTech SC-310 chamber is ideal for systems requiring low-rise and wide-span solutions. The chamber allows the storage of large volumes, 1.3 ft³/ft² (0.4 m³/m²) (minimum), at minimum depths.

StormTech SC-740 Chamber

(not to scale)

Nominal Chamber Specifications

Size (L x W x H)

85.4" x 51.0" x 30.0"
(2170 x 1295 x 762 mm)

Chamber Storage

45.9 ft³ (1.30 m³)

Minimum Installed Storage*

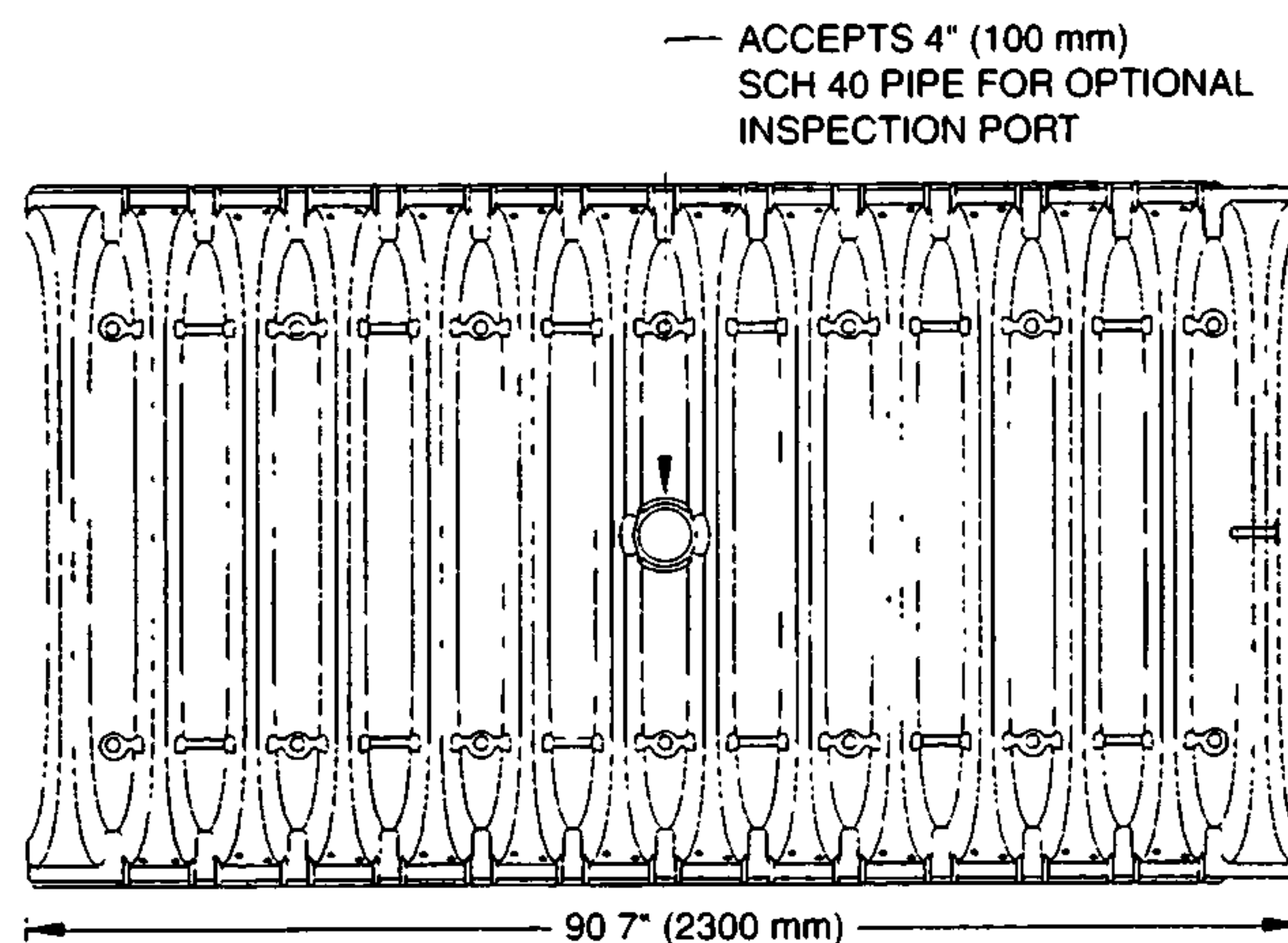
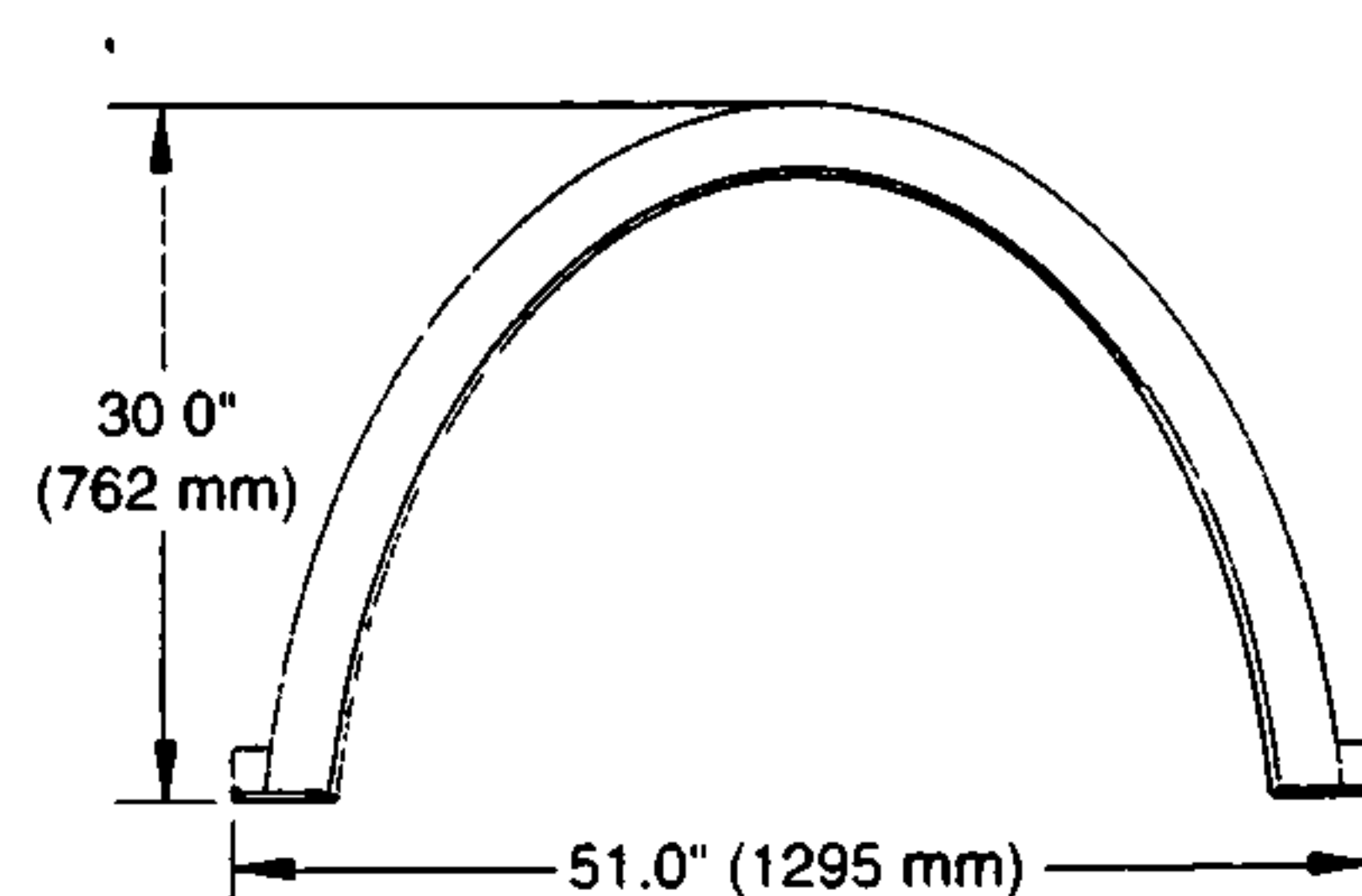
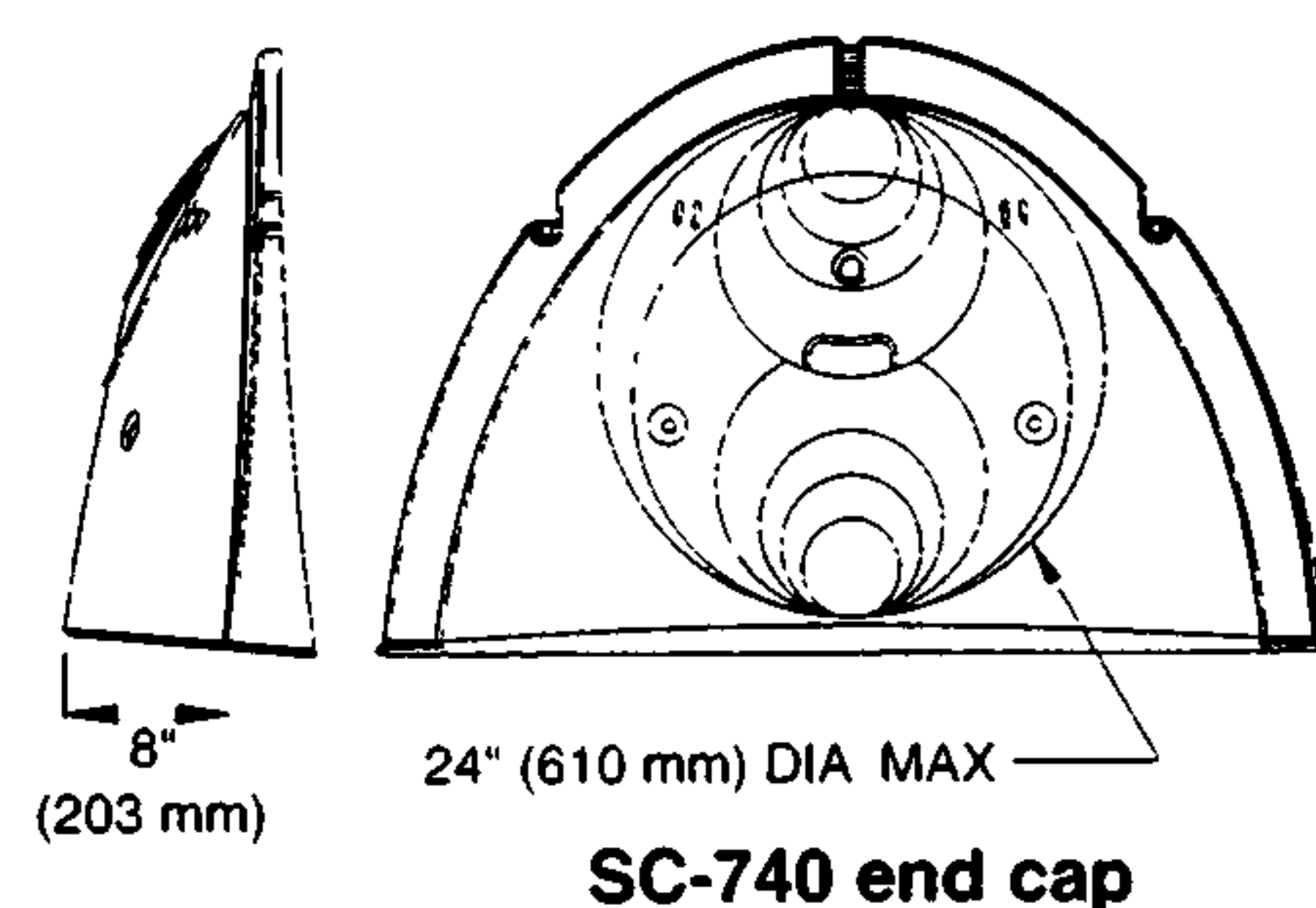
74.9 ft³ (2.12 m³)

Weight

74.0 lbs (33.6 kg)

Shipping

30 chambers/pallet
60 end caps/pallet
12 pallets/truck



SC-740 chamber

StormTech SC-310 Chamber

(not to scale)

Nominal Chamber Specifications

Size (L x W x H)

85.4" x 34.0" x 16.0"
(2170 x 864 x 406 mm)

Chamber Storage

14.7 ft³ (0.42 m³)

Minimum Installed Storage*

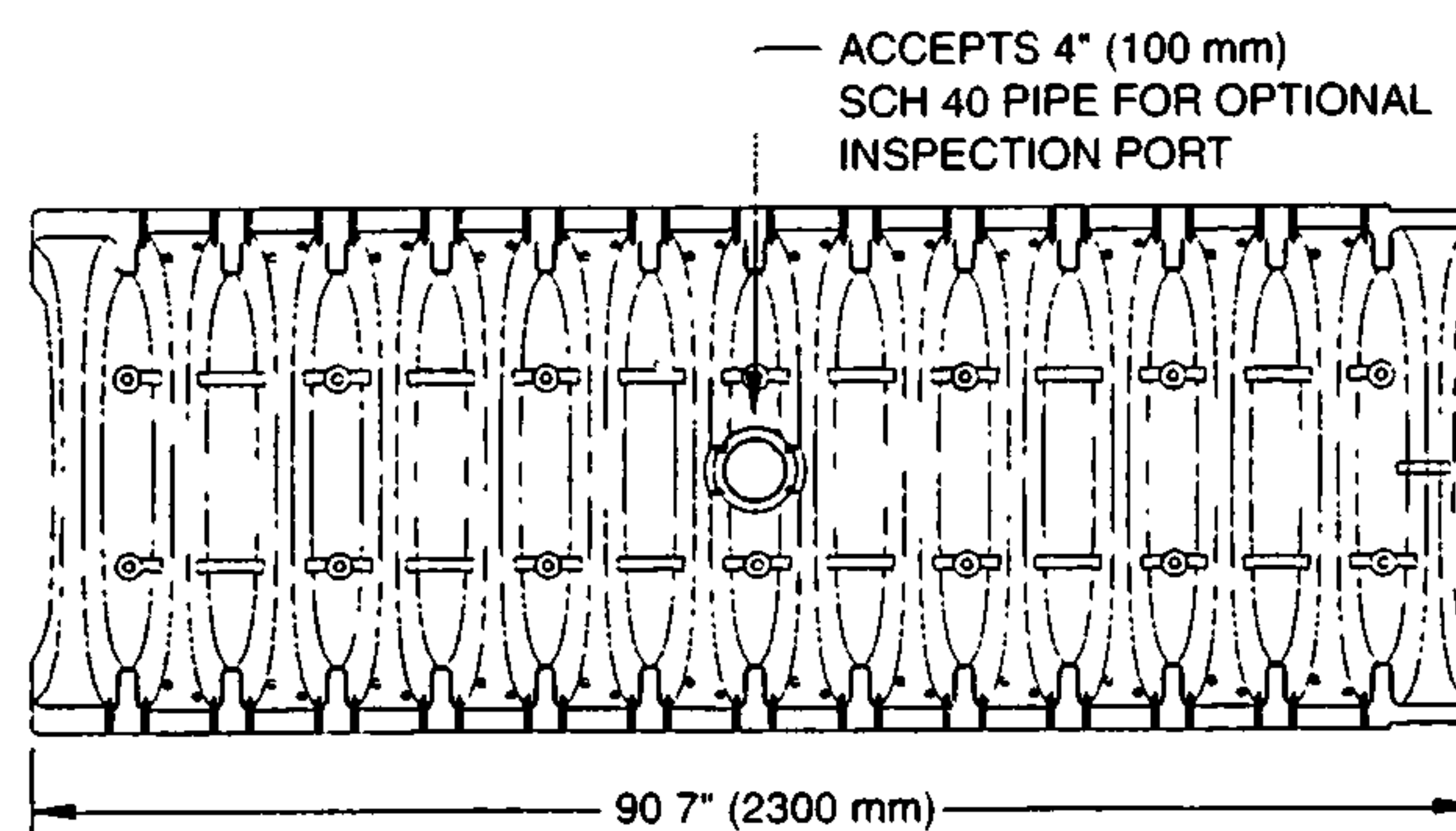
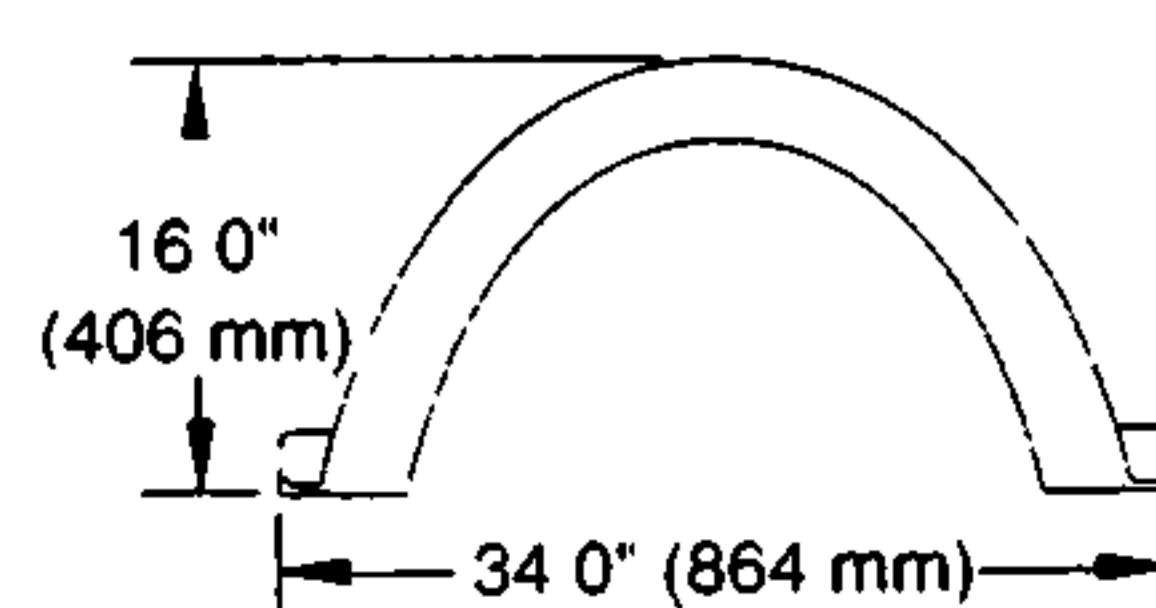
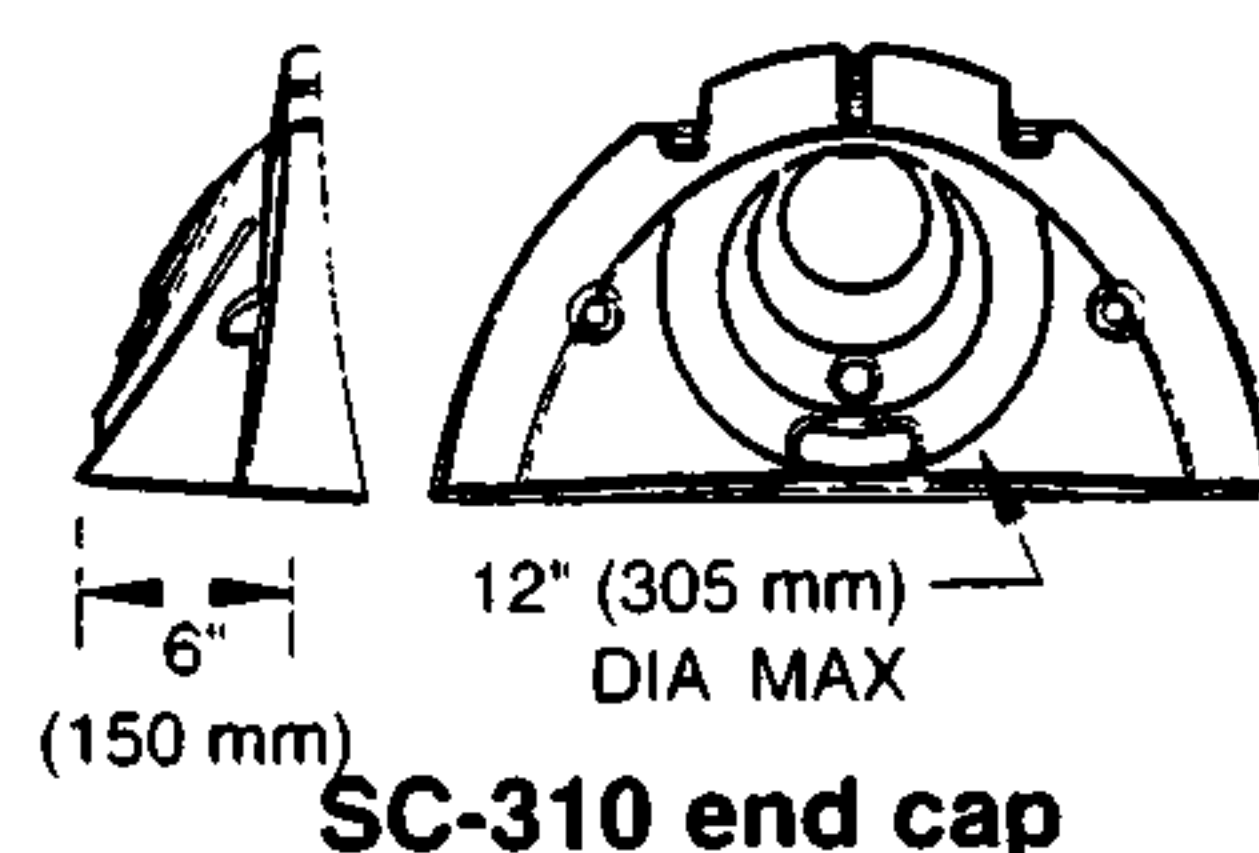
31.0 ft³ (0.88 m³)

Weight

37.0 lbs (16.8 kg)

Shipping

41 chambers/pallet
108 end caps/pallet
18 pallets/truck



SC-310 chamber

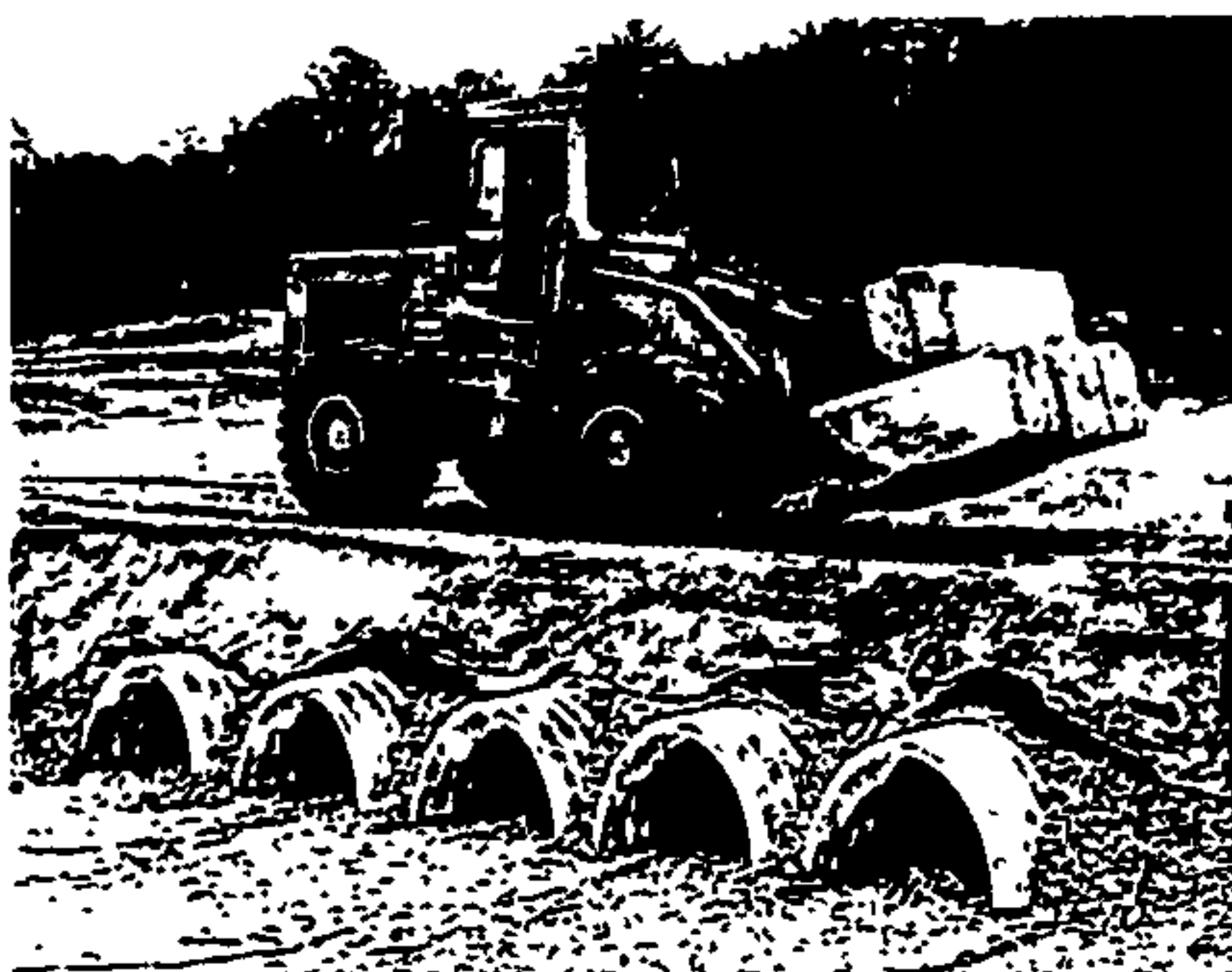
*This assumes a minimum of 6 inches (150 mm) of stone below, above and between chamber rows

Advanced Structural Performance for Greater Long-Term Reliability

StormTech developed a state of the art chamber design through:

- Collaboration with world-renowned experts of buried drainage structures to develop and evaluate the structural testing program and product design
- Designing chambers to exceed American Association of State Highway and Transportation Officials (AASHTO) LRFD design specifications for HS-20 live loads and deep burial earth loads
- Subjecting the chambers to rigorous full scale testing, under severe loading conditions to verify the AASHTO safety factors for live load and deep burial applications

StormTech continues to conduct research and consult with outside experts to meet customer needs for alternative back-fill materials, designs for special loadings and other technical solutions.

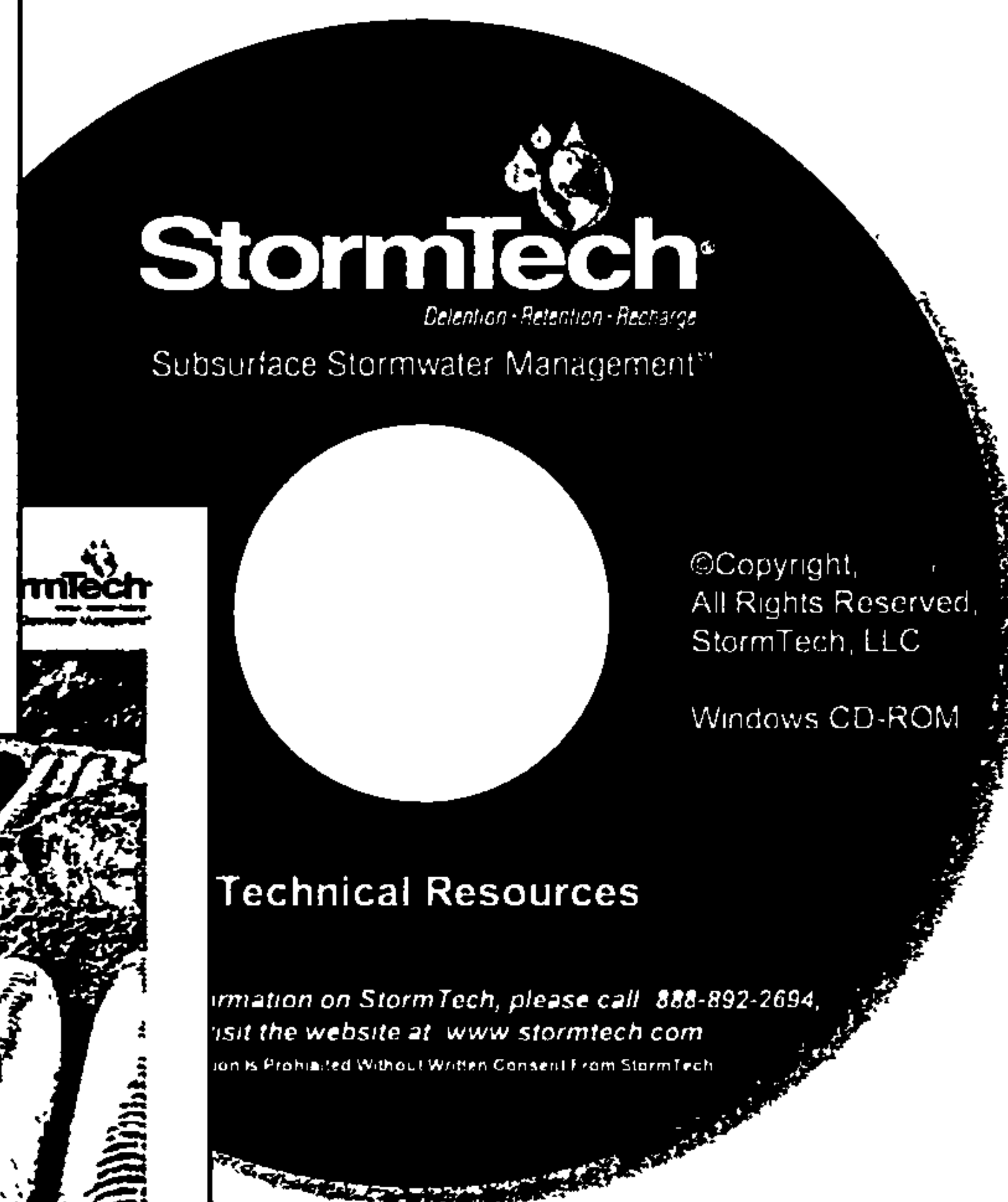
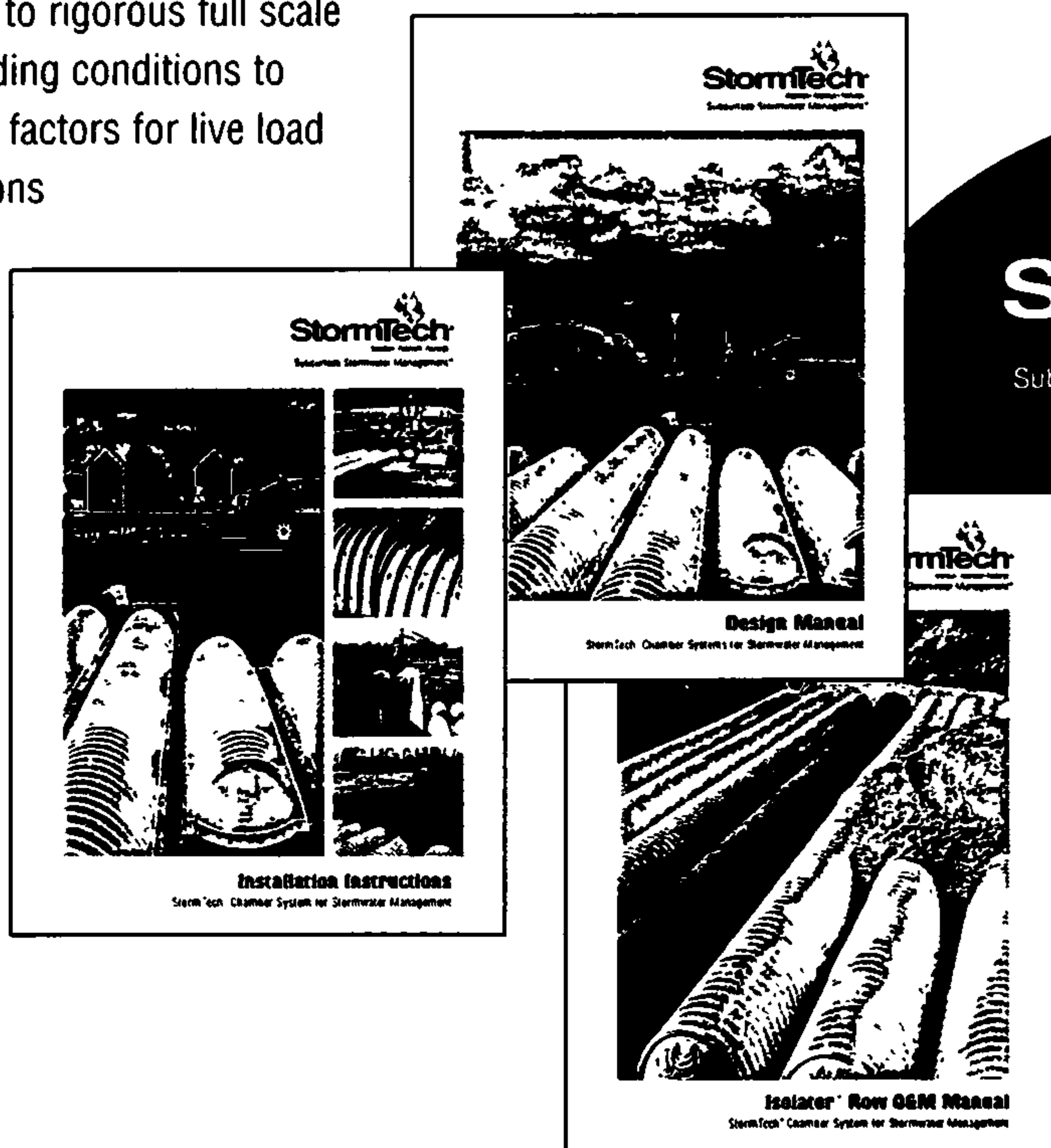
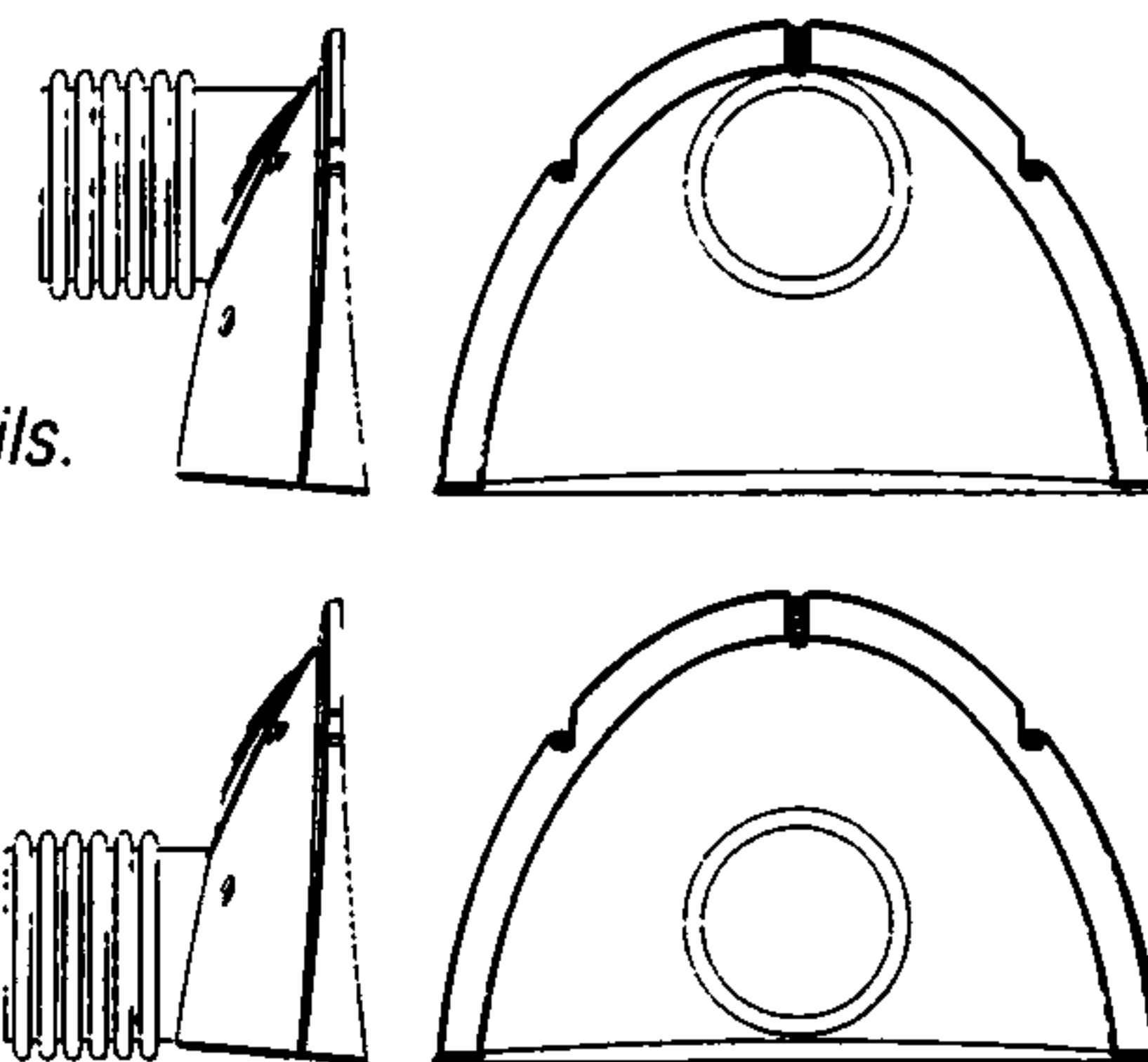


Technical Assistance

StormTech's technical support staff is available to provide assistance to engineers, contractors and developers. Please contact one of our engineers or product managers to discuss your particular application. A wide variety of technical support material is available in print, electronic media or from our website at www.stormtech.com. For any questions, please call StormTech at 888-892-2694.

Fabricated End Caps

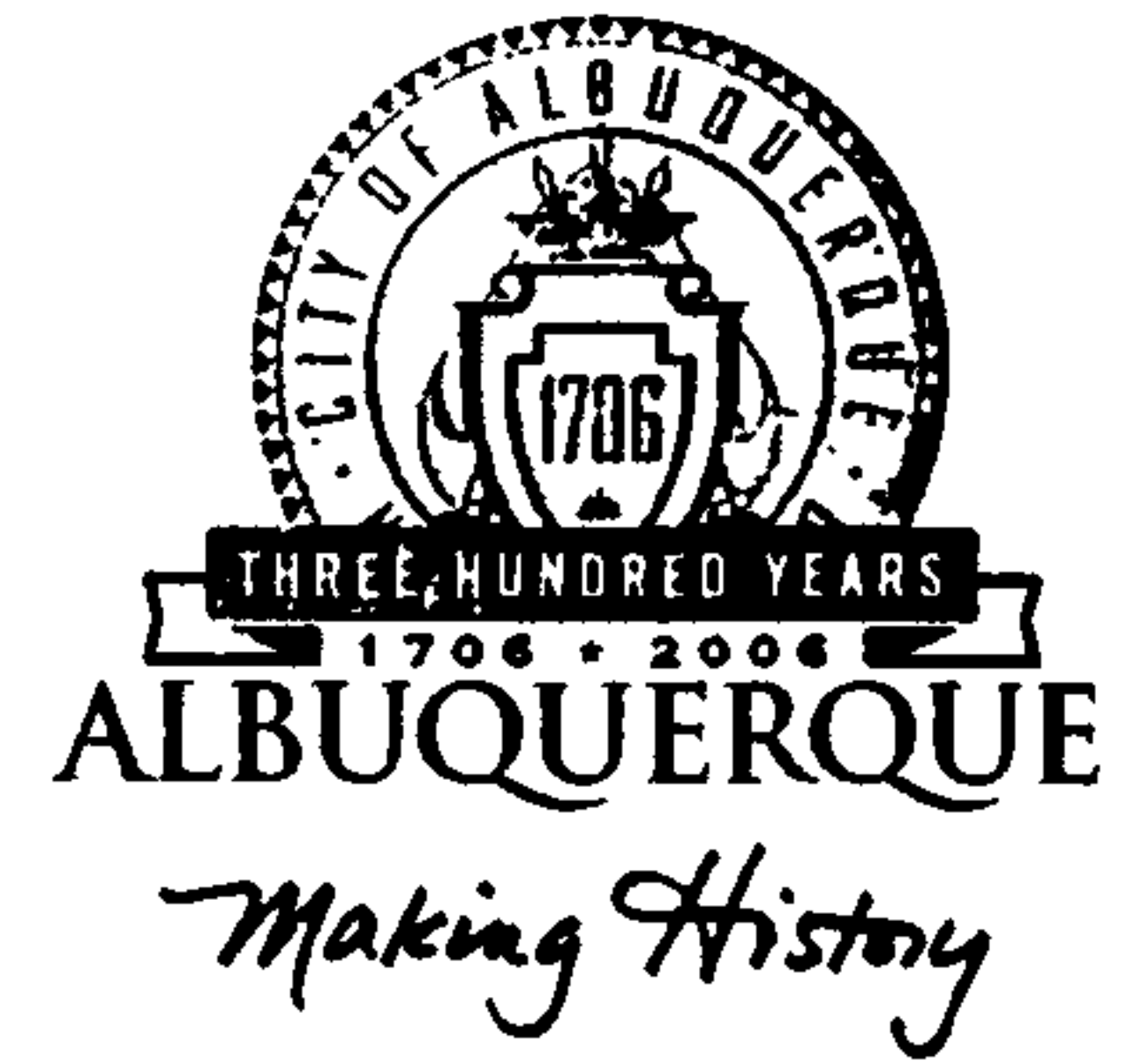
Contact StormTech for details.



StormTech®
Detention • Retention • Recharge
 Subsurface Stormwater ManagementSM

20 Beaver Road, Suite 104 | Wethersfield | Connecticut | 06109
 860 529 8188 | 888 892 2694 | fax 866 328 8401 | fax 860-529-8040 | www.stormtech.com

CITY OF ALBUQUERQUE



April 11, 2006

David Aube, P.E.
The Design Group
202 Central Ave. SE Suite 200
Albuquerque, NM 87102

**Re: BelVedere at Banner Square, Tijeras Avenue and Broadway Boulevard,
Grading and Drainage Plan**

Engineer's Stamp dated 2-22-06 (K14-D29)

Dear Mr. Aube,

Based upon the information provided in your submittal received 2-23-06, the
above referenced plan cannot be approved for Building Permit until the following
comments are addressed:

P.O. Box 1293

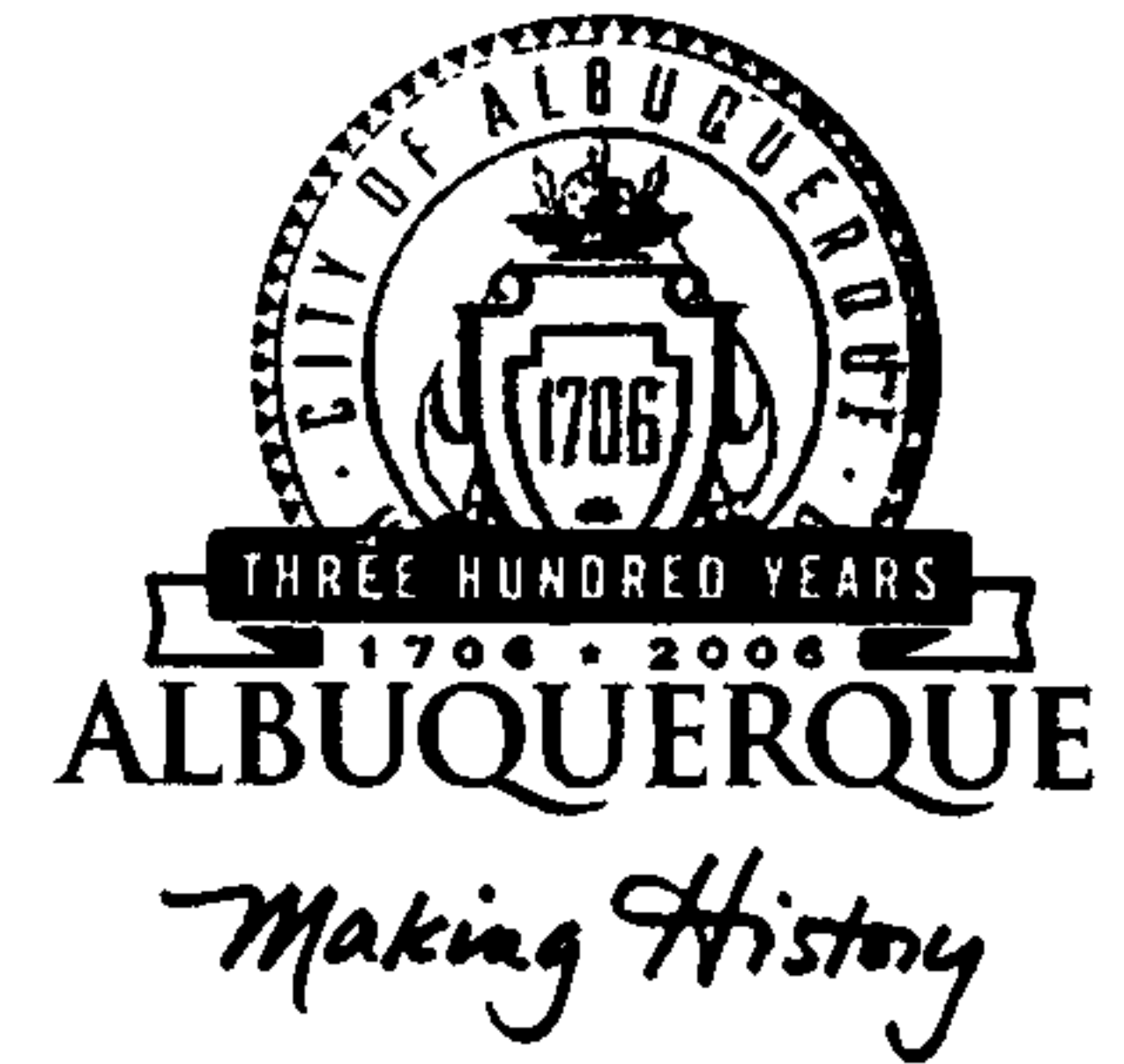
Albuquerque

New Mexico 87103

www.cabq.gov

1. The total area of the proposed basins is approximately 2835 square feet less than the existing area provided.
2. Per the *Development Process Manual*, Chapter 27, Section 1, "Standard sheets must be 24" by 36" having a margin of 2" along the left and 1" on the top and bottom. Use of non-standard sheets must have prior approval of the City Engineer or City Architect in writing."
3. Provide finished floor elevations for all buildings, both existing and proposed.
4. A build note is needed for the sidewalk culverts. Refer to the appropriate City Standard. In addition, if an SO#19 permit is required, you must include the appropriate notes on the plan (see attached).
5. Define the site's proximity to the flood zone on the plan. Include a copy of the FEMA Flood Insurance Rate Map.
6. A benchmark and legal description must be provided on the plan.
7. The write up refers to an internal storm drain system. Where is this system? Provide build notes, referring to all appropriate City Standards and giving inverts.
8. List inverts for existing storm drain stub outs.
9. Provide identification of all existing structures located on-site or on adjacent property extending a minimum of 25' beyond property line. Contours should run past property lines onto adjacent properties.

CITY OF ALBUQUERQUE



10. This plan is difficult to interpret. More information must be provided regarding the proposed conditions; the contours provided are illegible. Providing a separate basin map would clean up this plan considerably.
11. Basin 30 cannot discharge over the sidewalk to Broadway. A sidewalk culvert will be needed.
12. The description of the internal storm drain system (last paragraph, Drainage Management Plan) is missing text (see the last sentence).
13. Define the ponding limits of the sump condition catch basin in Basin number 16.
14. Provide all appropriate calculations for the internal storm drain system; where is the proposed weir for which you provide calculations?
15. The text under Site Description and History (Sheet CD.3) indicates a copy of the redevelopment plan is to be provided.

If you have any questions, you can contact me at 924-3981.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BelVedere @ Banner Square
DRB #: 1000184 EPC#: 1000184

ZONE MAP/DRG. FILE #: K-14-~~14~~ D29
WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2
CITY ADDRESS:

ENGINEERING FIRM: Design Group
ADDRESS: 202 Central Avenue Suite 200
CITY, STATE: Albuquerque, NM

CONTACT: David Aube
PHONE: 242-6880
ZIP CODE: 87102

OWNER: BelVedere LLC
ADDRESS: 301 Central Avenue
CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson
PHONE: 243-0132
ZIP CODE: 87102

ARCHITECT: The Design Group
ADDRESS: 202 Central Avenue Suite 200
CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman
PHONE: 242-6880
ZIP CODE: 87102

SURVEYOR: Survey Southwest
ADDRESS: \
CITY, STATE: _

CONTACT: Dan Graney
PHONE: 998-0303
ZIP CODE: _____

CONTRACTOR: Enterprise Builders
ADDRESS: _
CITY, STATE: Albuquerque

CONTACT: Stanley
PHONE: _____
ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

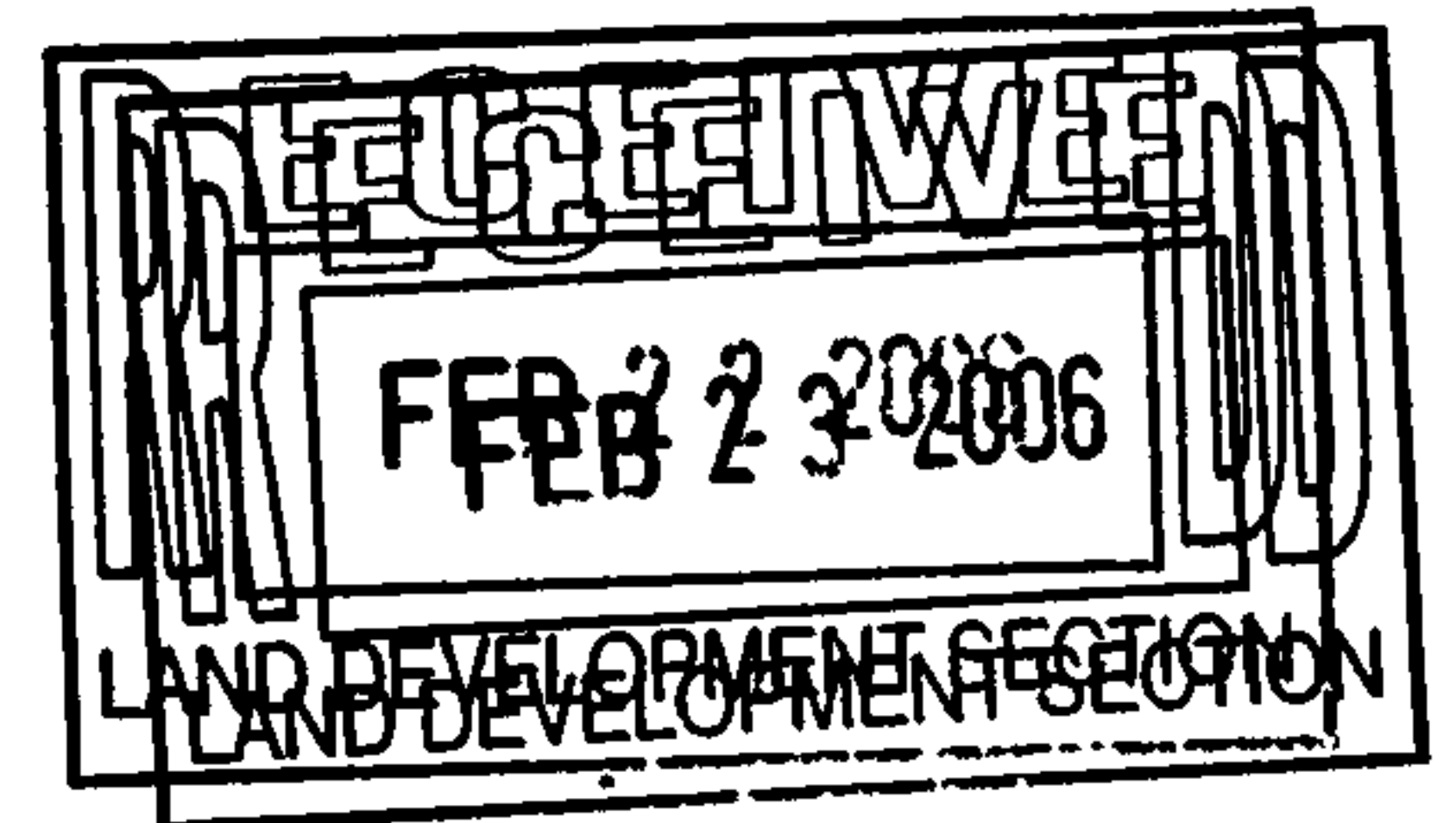
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 2-23-06

BY: David Aube P.E.



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

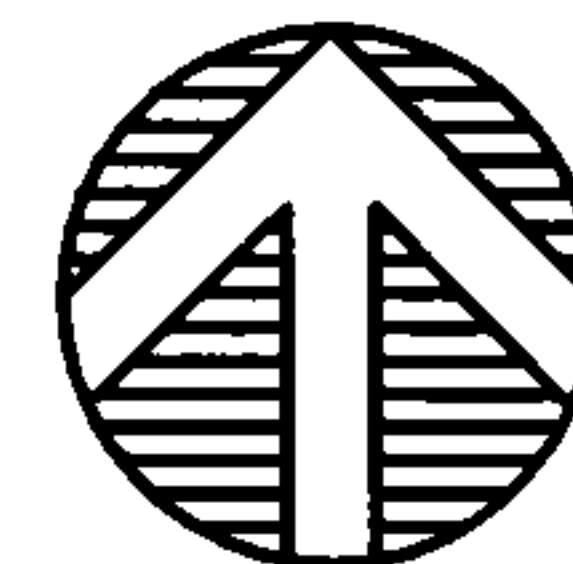


E5

VICINITY MAP

SCALE: NOT TO SCALE

K-14-Z





E5

FLOOD ZONE MAP

SCALE: NOT TO SCALE



Q Factor (Zone 2)			
A	B	C	D
1.56	2.28	3.14	4.70

Existing Conditions % Land Treatment					Total Area (Acres)	Proposed Conditions % Land Treatment				Total Area (Acres)	Total Area (sq ft)	
A	B	C	D	A		B	C	D				
Basin 1			100%		1.7732	Basin 1	0%	0%	0%	100%	0.0323	1406
						Basin 2	0%	0%	0%	100%	0.0236	1027
						Basin 3	0%	0%	0%	100%	0.0183	796
						Basin 4	0%	0%	40%	60%	0.1706	7431
						Basin 5	0%	0%	0%	100%	0.0324	1411
						Basin 6	0%	0%	0%	100%	0.0236	1027
						Basin 7	0%	0%	0%	100%	0.0236	1027
						Basin 8	0%	0%	30%	70%	0.0372	1621
						Basin 9	0%	0%	0%	100%	0.0943	4107
						Basin 10	0%	0%	0%	100%	0.0320	1396
						Basin 11	0%	0%	30%	70%	0.0872	3798
						Basin 12	0%	0%	0%	100%	0.1211	5274
						Basin 13	0%	0%	5%	95%	0.2033	8856
						Basin 14	0%	0%	80%	20%	0.0138	599
						Basin 15	0%	0%	0%	100%	0.0225	981
						Basin 16	0%	0%	0%	100%	0.0887	3864
						Basin 17	0%	0%	0%	100%	0.0323	1408
						Basin 18	0%	0%	30%	70%	0.1096	4775
						Basin 19	0%	0%	0%	100%	0.0234	1020
						Basin 20	0%	0%	0%	100%	0.0323	1408
						Basin 21	0%	0%	70%	30%	0.0399	1739
						Basin 22	0%	0%	0%	100%	0.0236	1027
						Basin 23	0%	0%	0%	100%	0.0323	1406
						Basin 24	0%	0%	0%	100%	0.0943	4107
						Basin 25	0%	0%	30%	70%	0.1083	4717
						Basin 26	0%	0%	0%	100%	0.0441	1922
						Basin 27	0%	0%	0%	100%	0.0567	2471
						Basin 28	0%	0%	0%	100%	0.0074	321
						Basin 29	0%	0%	0%	100%	0.0521	2268
						Basin 30	0%	0%	10%	90%	0.0275	1196
1.7732 Acres is equal to 77,240.6 square feet					74406 square feet is equal to 1.7081				1.7081	74406		
EXISTING AND PROPOSED AREAS DO NOT MATCH												

Proposed Area is short
2835 ft²

[illegible]

	Proposed Conditions Area (Acres) per Land			
	A	B	C	D
Basin 1	0.00	0.00	0.00	0.03
Basin 2	0.00	0.00	0.00	0.02
Basin 3	0.00	0.00	0.00	0.02
Basin 4	0.00	0.00	0.07	0.10
Basin 5	0.00	0.00	0.00	0.03
Basin 6	0.00	0.00	0.00	0.02
Basin 7	0.00	0.00	0.00	0.02
Basin 8	0.00	0.00	0.01	0.03
Basin 9	0.00	0.00	0.00	0.09
Basin 10	0.00	0.00	0.00	0.03
Basin 11	0.00	0.00	0.03	0.06
Basin 12	0.00	0.00	0.00	0.12
Basin 13	0.00	0.00	0.01	0.19
Basin 14	0.00	0.00	0.01	0.00
Basin 15	0.00	0.00	0.00	0.02
Basin 16	0.00	0.00	0.00	0.09
Basin 17	0.00	0.00	0.00	0.03
Basin 18	0.00	0.00	0.03	0.08
Basin 19	0.00	0.00	0.00	0.02
Basin 20	0.00	0.00	0.00	0.03
Basin 21	0.00	0.00	0.03	0.01
Basin 22	0.00	0.00	0.00	0.02
Basin 23	0.00	0.00	0.00	0.03
Basin 24	0.00	0.00	0.00	0.09
Basin 25	0.00	0.00	0.03	0.08
Basin 26	0.00	0.00	0.00	0.04
Basin 27	0.00	0.00	0.00	0.06
Basin 28	0.00	0.00	0.00	0.01
Basin 29	0.00	0.00	0.00	0.05
Basin 30	0.00	0.00	0.00	0.02

Existing Conditions Q ₁₀₀ (cfs)				
A	B	C	D	TOTAL
0.00	0.00	5.57	0.00	5.57
				0.00
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	Proposed Conditions Q ₁₀₀ (cfs)				TOTAL
	A	B	C	D	
Basin 1	0.00	0.00	0.00	0.15	0.15
Basin 2	0.00	0.00	0.00	0.11	0.11
Basin 3	0.00	0.00	0.00	0.09	0.09
Basin 4	0.00	0.00	0.21	0.48	0.70
Basin 5	0.00	0.00	0.00	0.15	0.15
Basin 6	0.00	0.00	0.00	0.11	0.11
Basin 7	0.00	0.00	0.00	0.11	0.11
Basin 8	0.00	0.00	0.04	0.12	0.16
Basin 9	0.00	0.00	0.00	0.44	0.44
Basin 10	0.00	0.00	0.00	0.15	0.15
Basin 11	0.00	0.00	0.08	0.29	0.37
Basin 12	0.00	0.00	0.00	0.57	0.57
Basin 13	0.00	0.00	0.03	0.91	0.94
Basin 14	0.00	0.00	0.03	0.01	0.05
Basin 15	0.00	0.00	0.00	0.11	0.11
Basin 16	0.00	0.00	0.00	0.42	0.42
Basin 17	0.00	0.00	0.00	0.15	0.15
Basin 18	0.00	0.00	0.10	0.36	0.46
Basin 19	0.00	0.00	0.00	0.11	0.11
Basin 20	0.00	0.00	0.00	0.15	0.15
Basin 21	0.00	0.00	0.09	0.06	0.14
Basin 22	0.00	0.00	0.00	0.11	0.11
Basin 23	0.00	0.00	0.00	0.15	0.15
Basin 24	0.00	0.00	0.00	0.44	0.44
Basin 25	0.00	0.00	0.10	0.36	0.46
Basin 26	0.00	0.00	0.00	0.21	0.21
Basin 27	0.00	0.00	0.00	0.27	0.27
Basin 28	0.00	0.00	0.00	0.03	0.03
Basin 29	0.00	0.00	0.00	0.24	0.24
Basin 30	0.00	0.00	0.01	0.12	0.12
TOTAL					7.68

CITY OF ALBUQUERQUE



August 31, 2006

David Aube, P.E.
The Design Group
202 Central Ave. SE Suite 200
Albuquerque, NM 87102

**Re: BelVedere at Banner Square, Tijeras Avenue and Broadway Boulevard,
Grading and Drainage Plan**

Engineer's Stamp dated 5-01-06 (K14-D29)

Dear Mr. Aube,

Based upon the information provided in your submittal received 8-31-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

A separate permit (SO#19) is required for construction within City Right of Way. 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.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Edward Elwell, DMD Street / Storm Maintenance
Antoinette Baldonado, Construction Services
Charles Caruso, DMD Storm Drainage Design
File



August 31, 2006

Brad Bingham
City of Albuquerque
Hydrology
Plaza Del Sol
Albuquerque, NM 87102

Ph: 924-3886

Re: BelVedere, Project # 100184, Case # 06DRB-00245

Dear Brad,

The follow is in response to the review letter from Kristal Metro issued 8-28-06. As discussed with you and Jeremy Hoover at the counter on 8-30-06, I am providing the following information for your review and approval.

- ✓ A copy of the grading and drainage certification for the Old Albuquerque High School showing the existing storm drain line in Tijeras and the existing stub outs for storm drainage into the project site.
- The reissued paving sheets showing the SO19 Permit notes and signoff block are shown with the 5-1-06 date with an addendum date of 8-31-06.
- Sheets C501 and C503 showing the cross section of the valley gutter and details for the StormTech SC-740 infiltration chamber.
- The existing stub into the property to accept below grade drainage in the drivepad onto Tijeras is a 10" PVC line. It was discussed and agreed that the existing line would remain and that a manhole would be added near the property line that will have a slotted drain to allow any overflow from the existing 10" line to flow out the top of the manhole and down the drivepad. This will negate the requirement to dig up and upsize the storm drain line into Tijeras. *changed & initialed on plans*
- Call outs for the Valley gutter are shown on sheet C103 and C104 (provided) that make reference to the vally gutter detail on sheet C501.
- SO19 Notes and signature blocks have been added to sheet C103 and C104.
- The buildings along Broadway have small balconies on the second floor (Broadway side). There are interior roof drains that collect the roof drainage and discharge that water into the sidewalk culverts indicated on the plans.

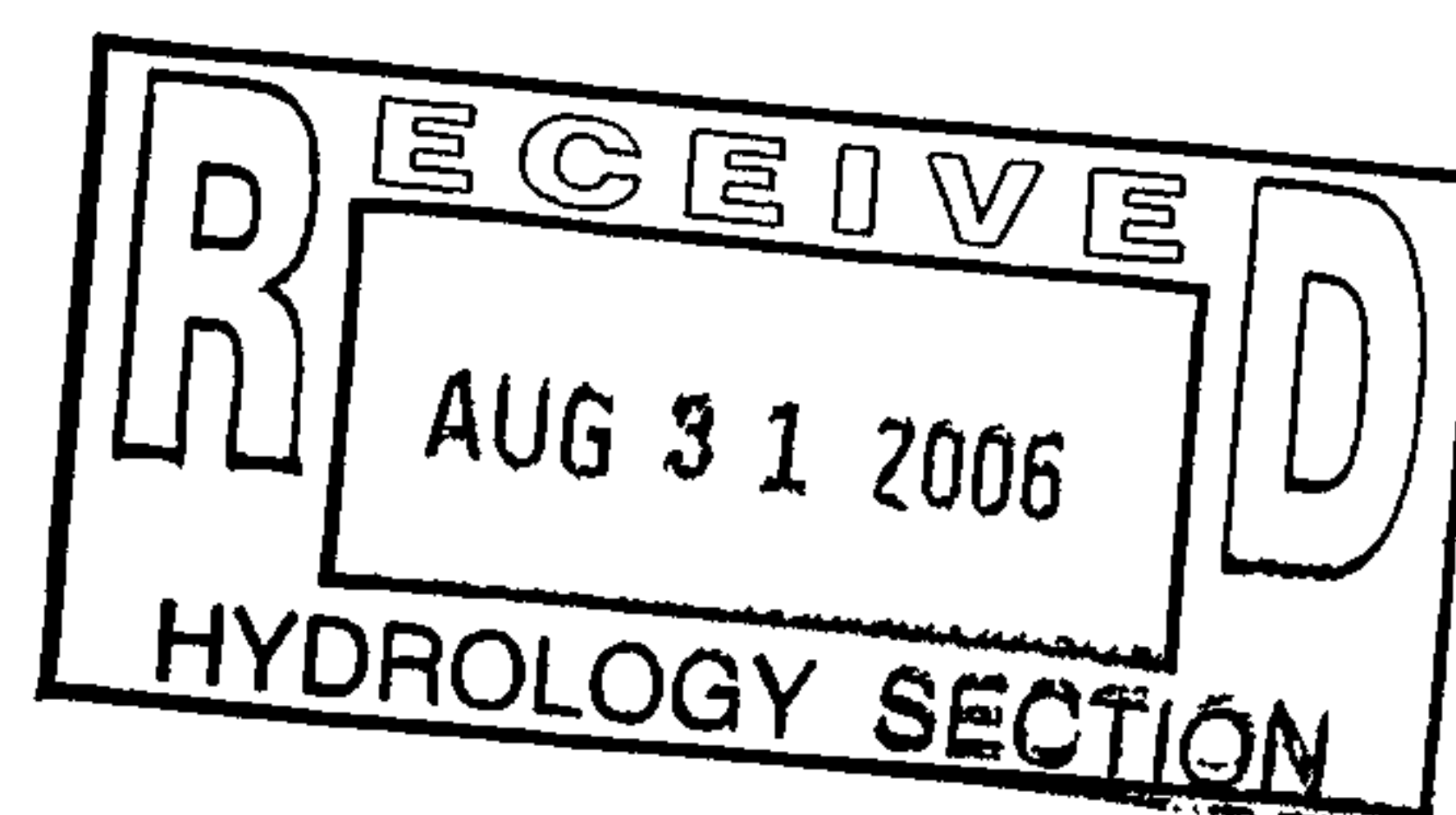
I wish that we had the opportunity to come down to the hydrology department and go through the plans with the reviewer. I feel this could have assisted in the understanding of the project complexities and assisted the reviewer in locating information within the plan set.

Respectfully,

A handwritten signature in black ink, appearing to read 'David Aube' followed by three dots.

David Aube PE

P:\2281_belvedere\C2_Agency\HyrdologySignoffLetter.doc



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE #: K-14-Z

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 11-17 Sunrise Heights Subdivision and MRGCD tracts 89-A-2, 89-B-2

CITY ADDRESS:

ENGINEERING FIRM: Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: David Aube

PHONE: 242-6880

ZIP CODE: 87102

OWNER: BelVedere LLC

ADDRESS: 301 Central Avenue

CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson

PHONE: 243-0132

ZIP CODE: 87102

ARCHITECT: The Design Group

ADDRESS: 202 Central Avenue Suite 200

CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman

PHONE: 242-6880

ZIP CODE: 87102

SURVEYOR: Survey Southwest

ADDRESS: \

CITY, STATE: _

CONTACT: Dan Graney

PHONE: 998-0303

ZIP CODE: _____

CONTRACTOR: Enterprise Builders

ADDRESS: _

CITY, STATE: Albuquerque

CONTACT: Stanley

PHONE: _____

ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

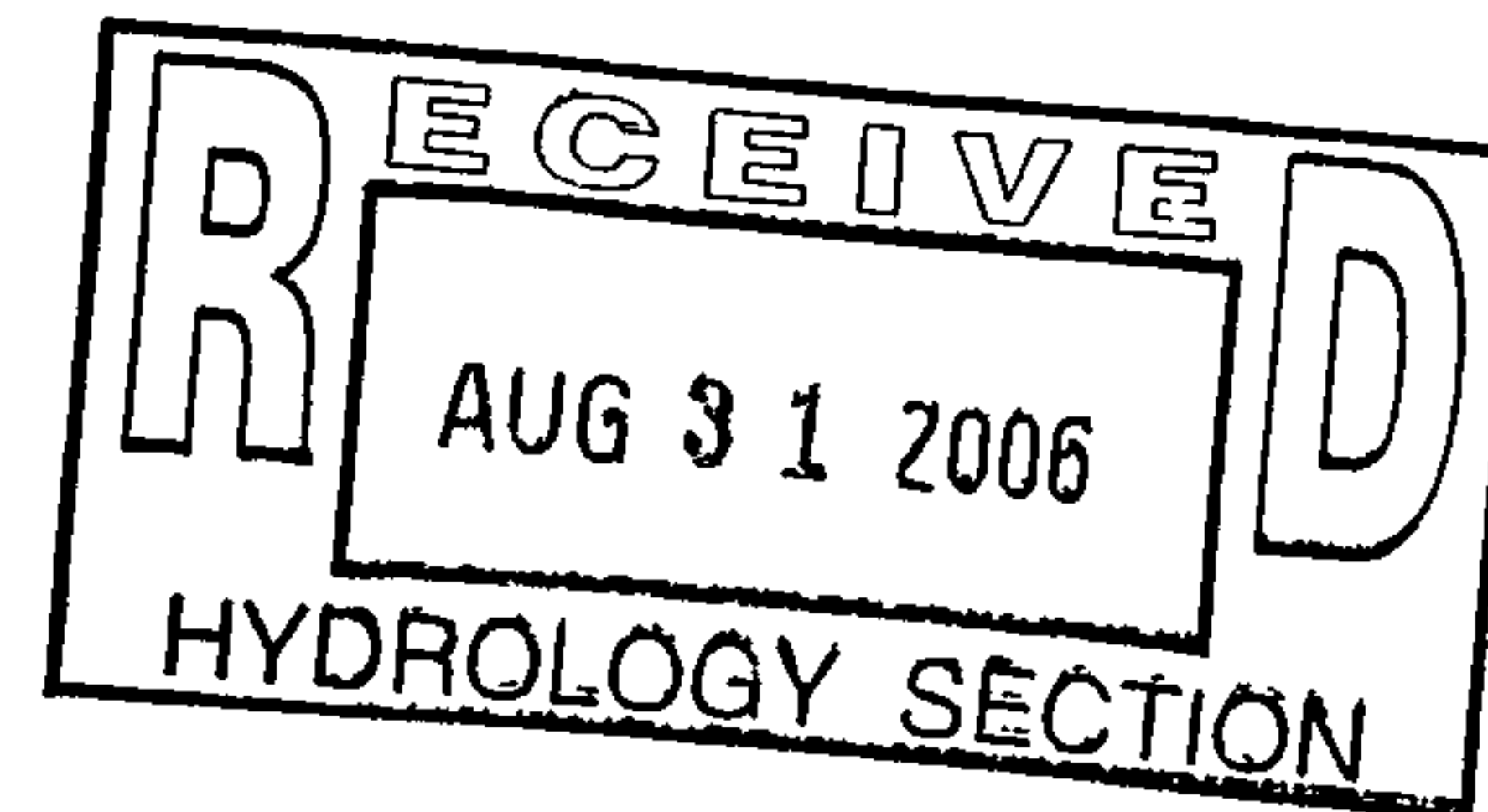
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 8-31-06

BY: David Aube P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

COMMISSION ORDINANCE NO. 217-1971

ORDINANCE VACATING TIJERAS AVENUE NE BETWEEN THE EAST RIGHT OF WAY LINE OF BROADWAY BOULEVARD AND THE WEST RIGHT OF WAY LINE OF ARNO STREET; AND THE ALLEY IN BLOCK 1, DELVIDERE ADDITION, AND DECLARING AN EMERGENCY.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico certain easements for street and alley purposes, more particularly described below, and

WHEREAS, said rights of way are not needed for public use except for easements reserved in Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The following described rights of way are hereby closed and vacated subject to easements reserved in Section 2 hereof:

That portion of Tijeras Avenue NE lying between the east right of way line of Broadway Boulevard and the west right of way line of Arno Street; and the alley in Block 1, Delvidere Addition as filed in the office of the County Clerk of Bernalillo County, New Mexico on December 18, 1883.

SECTION 2. The City hereby reserves easements for existing public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication in full in accordance with law.

ADOPTED: December 13, 1971

Harry E. Zinner
Chairman, City Commission, Albuquerque, New Mexico

ATTEST: Lucille Salgado, City Clerk

APPROVED AS TO FORM
Date:

FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date:

WILLIAM T. STEVENS, CITY ENGINEER

January 9, 1985

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, ALBUQUERQUE, NEW MEXICO 87103

AMHIGH Joint Venture
P.O. Box 25485
Albuquerque, NM 87125

REF: V-85-1 Vacation (closing) of the entire right-of-way of Arno Street, N.E., from the north right-of-way line of Central Avenue north to the extension of the southerly right-of-way line of Copper Avenue, N.E., located immediately east of the Old Albuquerque High School, containing approximately 4 acres. (K-14)

At the January 8, 1985, Development Review Board meeting, the above-referenced request was approved subject to and based on the following Findings:

Findings:

1. Utility easements shall be retained per Water Resource Department and Gas Company of New Mexico requirements.
2. The proposed vacation is in accordance with the approved plan for Banner Square.
3. The vacation will protect the abutting residential neighborhood from the traffic from Banner Square.
4. Disposition of the vacated property must be arranged through the Real Estate Office.
5. A plat incorporating the vacated property into the adjoining property must be filed within ninety (90) days from the date of the hearing.
6. The public welfare is in no way served by retaining the right-of-way.
7. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

If you wish to appeal this decision, you must do so by January 23, 1985, in the manner described below. A nonrefundable fee of \$40 is required at the time the appeal is filed.

Appeal to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form to the Planning Division within 15 days of the Development Review Board's decision. The date the determination or question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. You can receive briefing periods and other information as quoted above, provided all conditions imposed by the City have been met. Successful applicants are required to comply with the application.

CITY OF ALBUQUERQUE



August 28, 2006

David Aube, P.E.
The Design Group
202 Central Ave. SE Suite 200
Albuquerque, NM 87102

**Re: BelVedere at Banner Square, Tijeras Avenue and Broadway Boulevard,
Grading and Drainage Plan**

Engineer's Stamp dated 7-31-06 and 5-01-06 (K14-D29)

Dear Mr. Aube,

Based upon the information provided in your submittal received 8-01-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

~~1.~~ The total area of the proposed basins is approximately 1584 square feet less than the existing area provided.

2. Call out the size of the existing storm drain shown. Our GIS data shows an existing 48" RCP along the Broadway frontage, and an existing 30" RCP along the Dr. Martin Luther King Jr. Avenue frontage in this area. However, this is not reflected on your plan. We have no record of existing storm drain along Tijeras Avenue in this area. Please check your information and provide as-built information if you feel our records are in error.

~~3.~~ Show the proposed drainage infrastructure on all of the grading and drainage sheets.

4. If the necessary grading and drainage information is going to be on many different sheets, all of these plans must have the same stamp date.

~~5.~~ I do not see the legal description on the plan set. In addition, the legal description provided on the submittal sheet is not correct.

6. Provide a copy of the details for all drainage infrastructure. Sheets C501 and C503 must be included. Please provide the specifications for the StormTech SC-740 storm water retention chamber(s).

7. Sheet CD.1 calls out an existing 10" PVC stub that is to be replaced with a 12" stub. Replacing this stub will require work within the City right-of-way, which will require a manhole and a work order. How will connecting a proposed 18" storm drain to a proposed 12" stub out provide you with sufficient capacity?

Keep 10" stub out - add a gated lid

CITY OF ALBUQUERQUE



8. Please call out and provide details for the proposed concrete valley gutter within Basin 13. *Shown on paving plan*
9. If an SO#19 permit is required for this project, two sets of plans must be provided.
10. Please update your SO#19 notes using the template provided.
11. Why do you need sidewalk culverts along basins 27 and 29 if all flow is *Balconies* going east (according to Sheet CD.2, Proposed Drainage Basin Map)?
- ~~12. Where are the calculations for the analysis points shown on Sheet CD.2?~~

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

P.O. Box 1293

C: File

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: BelVedere

DRB #: 1000184

EPC#: 1000184

ZONE MAP/DRG. FILE #: K-14-7D29

WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 11-17 Sunrise Heights Subdivision and MRGCD tracts 80-A-2, 80-B-2

CITY ADDRESS: Lot B1A Banner Square Addition
301 Arno St

ENGINEERING FIRM: Design Group
ADDRESS: 202 Central Avenue Suite 200
CITY, STATE: Albuquerque, NM

CONTACT: David Aube
PHONE: 242-6880
ZIP CODE: 87102

OWNER: BelVedere LLC
ADDRESS: 301 Central Avenue
CITY, STATE: Albuquerque, NM

CONTACT: Rob Dickson
PHONE: 243-0132
ZIP CODE: 87102

ARCHITECT: The Design Group
ADDRESS: 202 Central Avenue Suite 200
CITY, STATE: Albuquerque, NM

CONTACT: Gregory Hartman
PHONE: 242-6880
ZIP CODE: 87102

SURVEYOR: Survey Southwest
ADDRESS: 1
CITY, STATE:

CONTACT: Dan Graney
PHONE: 998-0303
ZIP CODE:

CONTRACTOR: Enterprise Builders
ADDRESS:
CITY, STATE: Albuquerque

CONTACT: Stanley
PHONE:
ZIP CODE: 87111

CHECK TYPE OF SUBMITTAL:

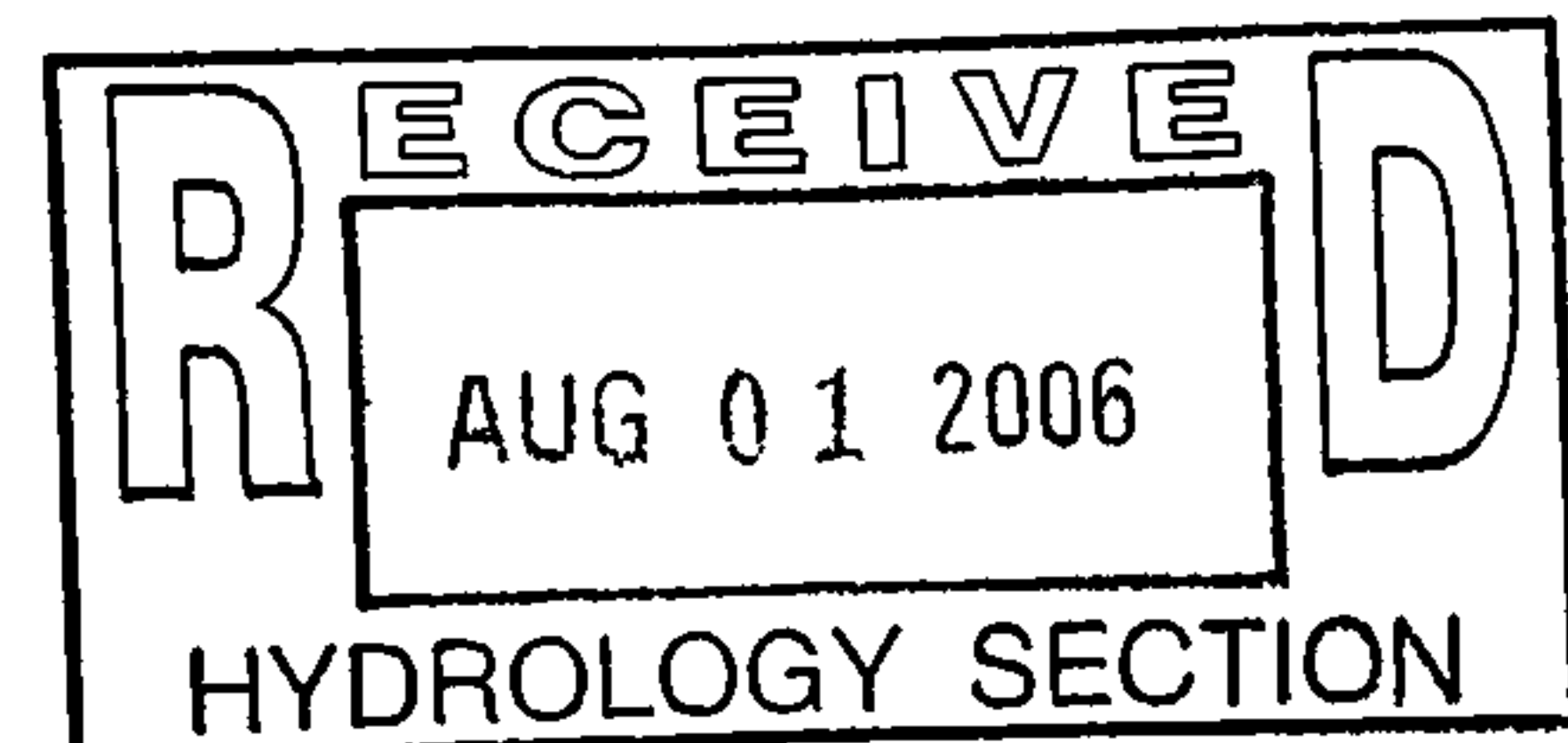
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 8-1-06

BY: David Aube P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Need same stamps date for all sheets
 Σ Proposed Area $\ll$ Σ Existing Area

77167 ft²

Lot

Q Factor (Zone 2)			
A	B	C	D
1.56	2.28	3.14	4.70

PROPOSED BASINS

BASIN	AREA (SF)	AREA (AC)	%A	%B	%C	%D	AREA PER % (AC)				FLOW (CFS)				TOTAL FLOW (CFS)
							%A	%B	%C	%D	A	B	C	D	
B1	1406	0.032	0%	0%	0%	100%	0.000	0.000	0.000	0.032	0.000	0.000	0.000	0.152	0.152
B2	1027	0.024	0%	0%	0%	100%	0.000	0.000	0.000	0.024	0.000	0.000	0.000	0.111	0.111
B3	796	0.018	0%	0%	0%	100%	0.000	0.000	0.000	0.018	0.000	0.000	0.000	0.086	0.086
B4	7431	0.171	0%	0%	40%	60%	0.000	0.000	0.068	0.102	0.000	0.000	0.214	0.481	0.695
B5	1411	0.032	0%	0%	0%	100%	0.000	0.000	0.000	0.032	0.000	0.000	0.000	0.152	0.152
B6	1027	0.024	0%	0%	0%	100%	0.000	0.000	0.000	0.024	0.000	0.000	0.000	0.111	0.111
B7	1027	0.024	0%	0%	0%	100%	0.000	0.000	0.000	0.024	0.000	0.000	0.000	0.111	0.111
B8	1621	0.037	0%	0%	30%	70%	0.000	0.000	0.011	0.026	0.000	0.000	0.035	0.122	0.157
B9	4107	0.094	0%	0%	0%	100%	0.000	0.000	0.000	0.094	0.000	0.000	0.000	0.443	0.443
B10	1396	0.032	0%	0%	0%	100%	0.000	0.000	0.000	0.032	0.000	0.000	0.000	0.151	0.151
B11	3798	0.087	0%	0%	30%	70%	0.000	0.000	0.026	0.061	0.000	0.000	0.082	0.287	0.369
B12	5490	0.126	0%	0%	0%	0%	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
B13	8856	0.203	0%	0%	5%	95%	0.000	0.000	0.010	0.193	0.000	0.000	0.032	0.908	0.940
B14	599	0.014	0%	0%	80%	20%	0.000	0.000	0.011	0.003	0.000	0.000	0.035	0.013	0.047
B15	981	0.023	0%	0%	0%	100%	0.000	0.000	0.000	0.023	0.000	0.000	0.000	0.106	0.106
B16	3864	0.089	0%	0%	0%	100%	0.000	0.000	0.000	0.089	0.000	0.000	0.000	0.417	0.417
B17	1408	0.032	0%	0%	0%	100%	0.000	0.000	0.000	0.032	0.000	0.000	0.000	0.152	0.152
B18	4775	0.110	0%	0%	30%	70%	0.000	0.000	0.033	0.077	0.000	0.000	0.103	0.361	0.464
B19	1020	0.023	0%	0%	0%	100%	0.000	0.000	0.000	0.023	0.000	0.000	0.000	0.110	0.110
B20	1408	0.032	0%	0%	0%	100%	0.000	0.000	0.000	0.032	0.000	0.000	0.000	0.152	0.152
B21	1739	0.040	0%	0%	70%	30%	0.000	0.000	0.028	0.012	0.000	0.000	0.088	0.056	0.144
B22	1027	0.024	0%	0%	0%	100%	0.000	0.000	0.000	0.024	0.000	0.000	0.000	0.111	0.111
B23	1406	0.032	0%	0%	0%	100%	0.000	0.000	0.000	0.032	0.000	0.000	0.000	0.152	0.152
B24	4107	0.094	0%	0%	0%	100%	0.000	0.000	0.000	0.094	0.000	0.000	0.000	0.443	0.443
B25	4717	0.108	0%	0%	30%	70%	0.000	0.000	0.032	0.076	0.000	0.000	0.102	0.356	0.458
B26	1922	0.044	0%	0%	0%	100%	0.000	0.000	0.000	0.044	0.000	0.000	0.000	0.207	0.207
B27	2471	0.057	0%	0%	0%	100%	0.000	0.000	0.000	0.057	0.000	0.000	0.000	0.267	0.267
B28	321	0.007	0%	0%	0%	100%	0.000	0.000	0.000	0.007	0.000	0.000	0.000	0.035	0.035
B29	2268	0.052	0%	0%	0%	100%	0.000	0.000	0.000	0.052	0.000	0.000	0.000	0.245	0.245
B30	1196	0.027	0%	0%	10%	90%	0.000	0.000	0.003	0.025	0.000	0.000	0.009	0.116	0.125
B31	365	0.008	0%	80%	0%	20%	0.000	0.007	0.000	0.002	0.000	0.015	0.000	0.008	0.023
B32	192	0.004	0%	80%	0%	20%	0.000	0.004	0.000	0.001	0.000	0.008	0.000	0.004	0.012
B33	301	0.007	0%	80%	0%	20%	0.000	0.006	0.000	0.001	0.000	0.013	0.000	0.006	0.019
B34	177	0.004	0%	70%	0%	30%	0.000	0.003	0.000	0.001	0.000	0.006	0.000	0.006	0.012

75657

SQ FT

1.7368

ACRES

TOTAL FLOW (CFS)

7.178

EXISTING BASIN

BASIN	AREA (SF)	AREA (AC)	%A	%B	%C	%D	AREA PER % (AC)				FLOW (CFS)				TOTAL FLOW (CFS)
							%A	%B	%C	%D	A	B	C	D	
B1	77241	1.773	0%	0%	100%	0%	0.000	0.000	1.773	0.000	0.000	0.000	5.568	0.000	5.568

