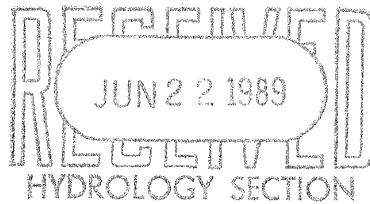


DRAINAGE INFORMATION SHEET

PROJECT TITLE: Colby Plaza ZONE ATLAS/DRNG. FILE #: K-14/D40
 LEGAL DESCRIPTION: Lots U, V, W, X & Y, Ambrosia Parcel Addn.
 CITY ADDRESS: 3rd St between Ogden & Ogden
 ENGINEERING FIRM: Bahannon - Heston Inc CONTACT: Kerry Heston
 ADDRESS: 7500 Jefferson NE PHONE: 825-1000
 OWNER: Beta West Prop. Inc CONTACT: Gary Unazio
 ADDRESS: 1999 Broadway Suite 2000 PHONE: 303-592-7099
 ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES
☐ NO
☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED



DRB NO. _____
 EPC NO. _____
 PROJ. NO. _____

TYPE OF SUBMITTAL:

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

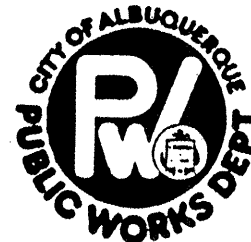
CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 6/22/89
 BY: Will Peterson

330 Tijeras N.

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**



INTER-OFFICE CORRESPONDENCE

December 29, 1989

ENGINEERING GROUP

TO: Mike Weix, Code Administration Division

FROM: Robert Hogrefe, P.E., Civil Engineer, Engineering Group, PWD *Bob*

SUBJECT: BETA WEST PLAZA PROJECT, COA NO. 3566, VARIOUS UTILITY LINES OBSERVED
BY CITY CONSTRUCTION INSPECTORS

This memo is intended to certify that the following utility extensions were observed by the Construction Management Division inspectors during their installation. We believe that the material and installation procedures utilized were adequate to meet the appropriate codes. As you know, the Contractor did not obtain the permits that are normally required from the Code Administration Division and has therefore requested that we indicate those utilities that we did observe. We would point out also that the approved engineering plans for Project No. 3566 did indicate the utility trench specifications to be followed. The following will summarize the locations. (Plan sheet reproductions are provided for reference.)

A. Third Street—Copper to Tijeras

1. Sanitary Sewer

- a. Station 0+62.5, Third Street—4 foot diameter manhole built, 33 feet of 8 inch ductile iron SAS run to building interior.
- b. Station 1+76 an existing 8 inch VCP stub was encountered; adaptor and reducer installed with 6 inch ductile iron SAS run to building interior. (Existing 8" VCP appeared to be in good condition.)

2. Storm Sewer

- a. Station 0+78.2—core drilled 10 inch diameter into existing 66 inch RCP stormmain. Placement of 40 feet of 10 inch ductile iron drainline to building interior.
- b. Station 2+96.7—core drill 10 inch diameter into existing 66 inch RCP stormline. Placed 40 feet of 10 inch ductile iron drainline to building.

B. Copper Avenue—Third Street to Fourth Street

1. Storm Sewer

- a. Station 2+14.5—new 6 foot diameter manhole built on existing 30 inch RCP stormmain. Placement of 25 feet 10 inch ductile iron drainline run to building interior.

Mike Weix
Code Administration Division
December 29, 1989
Page Two (2)

b. Station 0+90 existing 12 inch RCP stormdrain encountered.

*Placed 10' of 12" D. I. drainline.

C. Tijeras Avenue—Third Street to Fourth Street

1. Sanitary Sewer (SAS Stubin at Station 0+45 inspected by Code Administration)
2. Storm Sewer
 - a. Station 0+50--6 foot diameter manhole built on existing 24 inch RCP stormdrain, 15 feet of 10 inch ductile iron drainline was run to building interior.
 - b. Station 2+25--6 foot diameter manhole built on existing 24 inch RCP stormdrain, 18 feet of 10 inch ductile iron stormdrain was run to building interior.

In summary, the above stations reflect those utilities that we observed to have been installed adequately. They will nonetheless be under the Contractor's standard one-year warranty provisions. Thank you for your cooperation.

RH:jah

xc: Kerry Davis, Bohannon Huston, Inc.
Mark Jones, HCB Contractors
Ben Larson, HCB Contractors
Cliff Pedroncelli, Engineering Group, PWD
Cecilia Herrera, Engineering Group, PWD
f/Project Correspondence #3566
f/Reader's

138334

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 1, 1989

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


RE: DRAINAGE PLAN FOR ALBUQUERQUE PLAZA
(K-14/D40) RECEIVED JUNE 22, 1989

Dear Mr. Davis:

The referenced plan dated June 8, 1989 is approved for Building Permit.

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

Cordially,


Carlos A. Montoya, P.E.
Civil Engineer/Hydrology

CAM/bsj
(WP+467)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

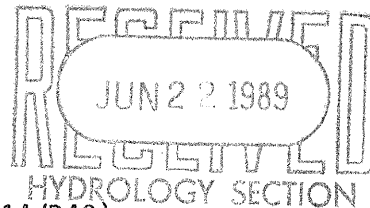
ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

June 8, 1989

Mr. Carlos Montoya
 City/County Flood Plain Administrator
 Hydrology Department
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103



RE: Drainage Plan for Albuquerque Plaza (K-14/D40)

Dear Carlos:

Enclosed please find the drainage plan for the referenced project. Also enclosed is the Drainage Information sheet and a copy of the pre-design meeting notes.

In response to your comments on April 18, 1989, the flow from the site will not tie-in to the back of any catch basins. Instead, the flows will be routed to six storm drain lines that tie into the storm sewer mains. Manholes will be constructed to tie the 8" and 10" lines to the main lines in Tijeras Ave., Copper Ave., and Third St.

Please review this plan at your earliest convenience. If you should have any questions or comments please don't hesitate to call.

Sincerely,

Jill L. Peterson
 Project Engineer

Enclosures

cc: Mr. Jim Puckett
 Mr. Mike Preston

JP/al

Job No. 88271.01



PRINCIPALS

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

DANA C. WOOD, P.E.
 ANDRES ARAGON-VIAMONTE
 DARRELL L. WADE, P.E.

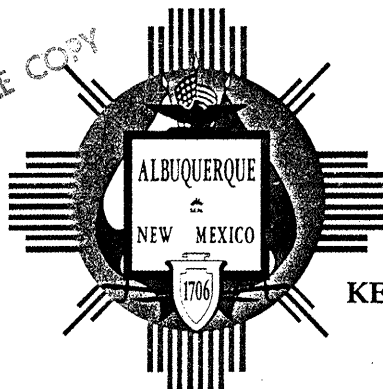
JAMES V. DOMENICK, P.E.
 BRIAN G. BURNETT, P.E.

BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
 UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
 6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

April 18, 1989

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

RE: DRAINAGE PLAN FOR BETAWEST - ALBUQUERQUE PLAZA
RECEIVED MARCH 10, 1989 DATED MARCH 7, 1989 (K-14/D40)

Dear Mr. Davis:

I have reviewed the referenced plan and find that there are some concerns that have yet to be addressed. They are as follows:

The tie-in to the back of catch basin requires an S.O. #19 approval. The S.O. #19 notes have to be made as part of the drainage plan. The diameter of pipe which can be tied into the back of the catch basin is governed in the standard specification. Please indicate the pipe size to be placed into the back of the catch basin.

If you should have any questions regarding these requirements, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj
(WP+467)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

March 9, 1989

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

RE: DRAINAGE PLAN FOR BETAWEST - ALBUQUERQUE PLAZA
RECEIVED JANUARY 31, 1989 (K-14/D40)

Dear Mr. Davis:

I have reviewed the referenced plan and forward the following comments.

1. The drawing needs to be stamped, signed, and dated by a professional engineer.
2. Please show exactly where the flows will be directed. Please show elevations. Will the flows be directed to the back of the catch basins, storm drains, or sidewalk culverts?
3. We need at least one review at D.R.C. for us to release the building permit.

If I can be of further assistance, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj
(WP+467)

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 9, 1989

Kerry Davis, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR ALBUQUERQUE PLAZA
(K-14/D40)

Dear Mr. Davis:

I have released a phase of the Albuquerque Plaza project with the condition that a drainage plan be submitted in the near future. I wanted to bring this to your attention so that you are aware that we will not approve any other Building Permits or Certificates of Occupancy until we receive and approve the drainage plan.

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

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj
(WP+467)

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

October 27, 1987

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

RE: CONCEPTUAL DRAINAGE PLAN FOR ALBUQUERQUE PLAZA
(K-14/D40) RECEIVED OCTOBER 15, 1987

Dear Mr. Davis:

The above referenced plan, dated October 14, 1987, is approved for Site Plan approval.

Prior to Building Permit release by Hydrology, a more detailed drainage plan will be required for approval. The Work Order needs to be submitted to DRC for their review and comment.

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

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

off: gray

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

October 15, 1987

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

Re: Drainage Submittal for the Albuquerque Plaza

Dear Fred:

Submitted herewith is the conceptual grading and drainage plan for the referenced project. Also attached is a copy of the drainage information sheet and the pre-design conference recap.

As we discussed at the pre-design conference, the proposed roof gutter systems will be designed to discharge runoff into existing storm sewer inlets as shown on the plan. The proposed drainage patterns shown on the plan closely resemble the existing patterns being utilized by the existing building on the site. The gutter downspout connection details into the existing inlets will require a work order and will be submitted for City review concurrently with the building permit application. Water blocks will be provided at each entrance (Copper and Tijeras) to an elevation at least as high as the adjacent top of curb elevations.

Please review this submittal as soon as possible. If you should have any questions or comments, please don't hesitate to call.

Sincerely,

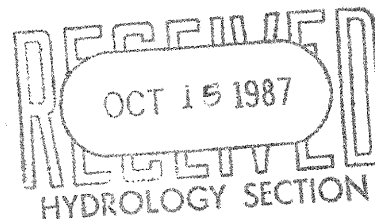


Kerry L. Davis, P.E.
Project Manager

Enclosure

cc: Doug Smith
Joe Boehning
Gary Orazio

KLD/da
Job No. 87321.00



PRINCIPALS

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

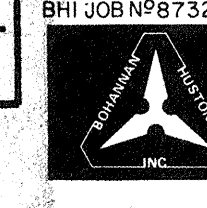
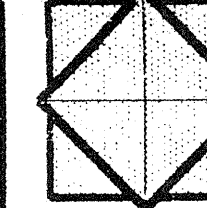
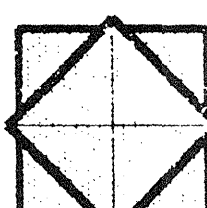
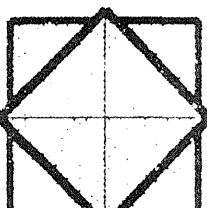
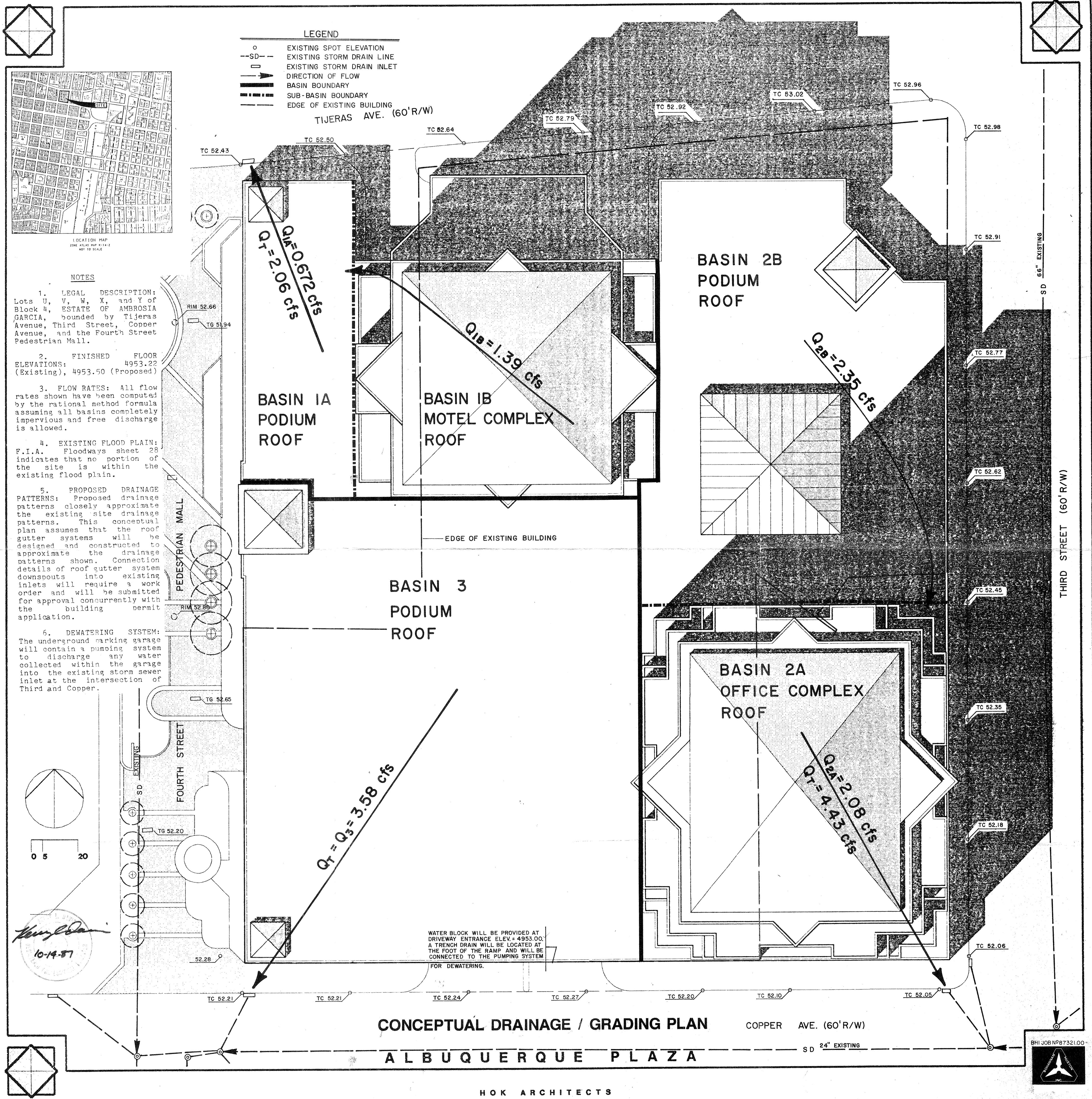
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UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491



LEGEND

- o EXISTING SPOT ELEVATION
- SD-- EXISTING STORM DRAIN LINE
- o EXISTING STORM DRAIN INLET
- DIRECTION OF FLOW
- BASIN BOUNDARY
- - - SUB-BASIN BOUNDARY
- EDGE OF EXISTING BUILDING

- NOTES
- LEGAL DESCRIPTION: Lots U, V, W, X, and Y of Block 4, ESTATE OF AMBROSIA GARCIA, bounded by Tijeras Avenue, Third Street, Copper Avenue, and the Fourth Street Pedestrian Mall.
 - FINISHED FLOOR ELEVATIONS: 4953.22 (Existing), 4953.50 (Proposed)
 - FLOW RATES: All flow rates shown have been computed by the rational method formula assuming all basins completely impervious and free discharge is allowed.
 - EXISTING FLOOD PLAIN: F.I.A. Floodways sheet 28 indicates that no portion of the site is within the existing flood plain.
 - PROPOSED DRAINAGE PATTERNS: Proposed drainage patterns closely approximate the existing site drainage patterns. This conceptual plan assumes that the roof gutter systems will be designed and constructed to approximate the drainage patterns shown. Connection details of roof gutter system downspouts into existing inlets will require a work order and will be submitted for approval concurrently with the building permit application.
 - DEWATERING SYSTEM: The underground parking garage will contain a pumping system to discharge any water collected within the garage into the existing storm sewer inlet at the intersection of Third and Copper.

CONCEPTUAL DRAINAGE / GRADING PLAN

ALBUQUERQUE PLAZA

HOK ARCHITECTS

COPPER AVE. (60' R/W)

SD 24" EXISTING

BHI JOB N°87321.00



