



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 22, 2001

Scott Steffen, P.E.  
Bohannon-Huston Inc.  
7500 Jefferson NE  
Albuquerque, NM 87109

**Re: Ammended Grading Plan Submittal for Building Permit Approval for 501 Morris NE -  
Dominion Plaza, Engineer's stamp dated 10-12-00 (K-21/D9G)**

Dear Mr. Steffen:

I have reviewed the above referenced submittal and request that you please make the following changes to the plan so I can approve it:

1. Call out the inlet shown at the curb in the northwest corner of the parking lot.
2. Call out the top of grate elevation for all new inlets.
3. The "FUTURE" 18" & 24" storm drain lines conveying the parking lot flow should be labeled as "NEW."
4. The "NEW" 42" storm drain parallel to I-40 should be labeled as "EXISTING."
5. Please label the drainage & utility easement that contains the 42" SD.

I understand from our conversation on February 21, 2001 that 128 feet of the 84" storm drain along the west side of the property is to be built with this project to convey the existing channel flows under the access road. The rest of the 84" (both north and south of the access road) is not finalized due to pending plans for the expansion of Wal-mart and Sam's Club located southwest of the project site.

If you have any questions or if I may be of further assistance to you, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.  
Hydrology/Utility Development  
City of Albuquerque Public Works

cc: file

# CLIENT/COURIER TRANSMITTAL



BOHANNAN HUSTON

Courtyard One

7500 JEFFERSON NE

Albuquerque

NEW MEXICO 87109

voice 505.823.1000

fax 505.821.0892

To: Loren Mainz, P.E.  
Hydrology Division  
City of Albuquerque  
Plaza del Sol  
One Stop Shop  
924-3980

Requested By: Scott Steffen

Date: January 19, 2001

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

Job No.: 99506B3

Job Name: 501 Morris Dominion Plaza Development

## DELIVERY VIA

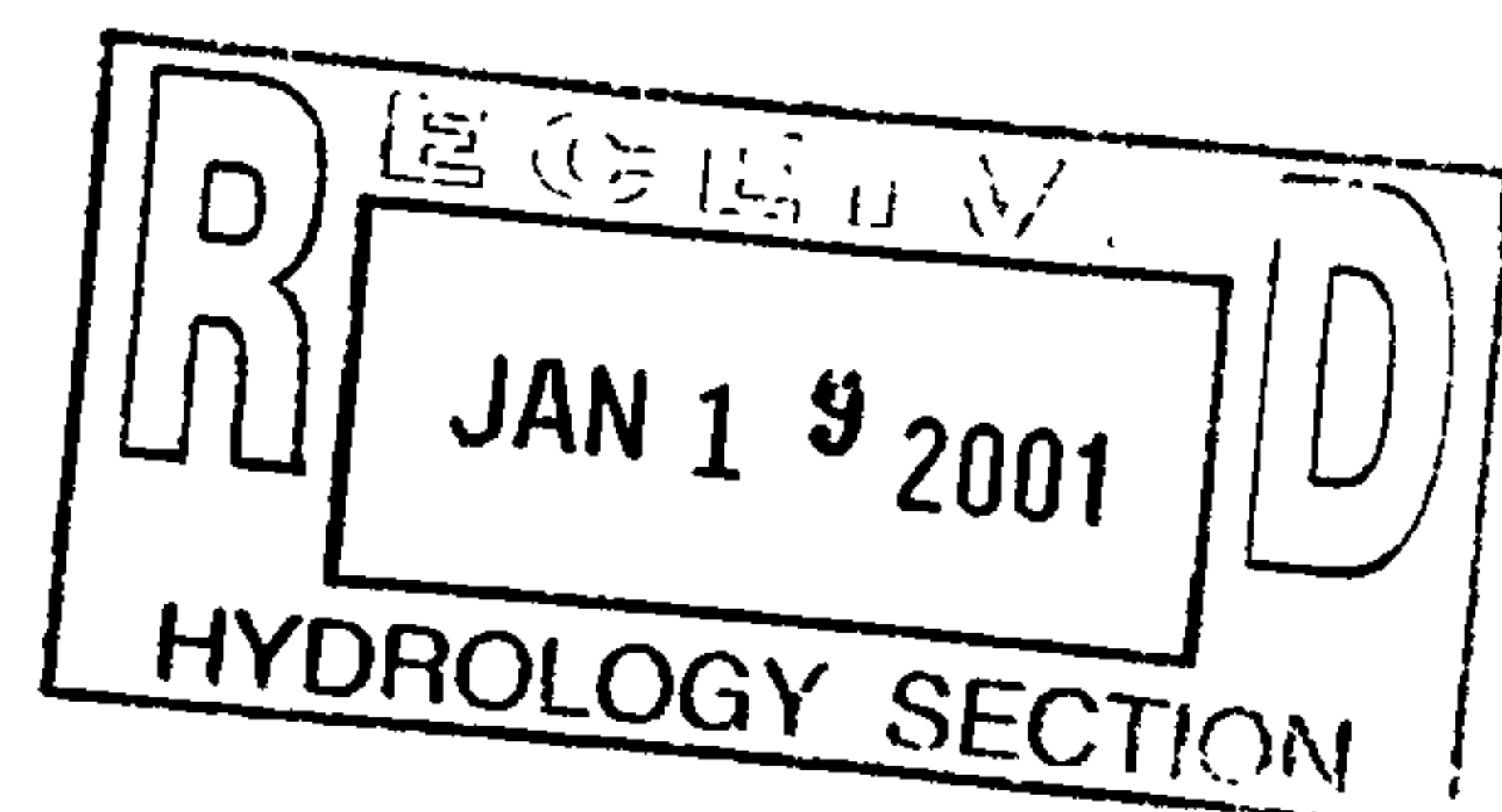
- ☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other \_\_\_\_\_

## PICK UP

Item: \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage Information Sheet
2	1	Dominion Plaza Grading Plan

## COMMENTS / INSTRUCTIONS



REC'D BY: Bohannon DATE: 01/18/01 TIME: 11:05



BOHANNAN-HUSTON, INC

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505 821 0892

January 19, 2001

Loren Meinz, P.E.  
Hydrology Division  
City of Albuquerque  
600 Second Street NW  
2nd Floor  
Albuquerque, NM 87103

Re: 501 Morris, Dominion Plaza Development (K-21/DO96)

Dear Loren:

We are submitting the attached amended grading plan for the 501 Morris Site - Dominion Plaza Development for approval. The revised grading plan reflects changes made by the architect to the parking lot layout north of the existing building.

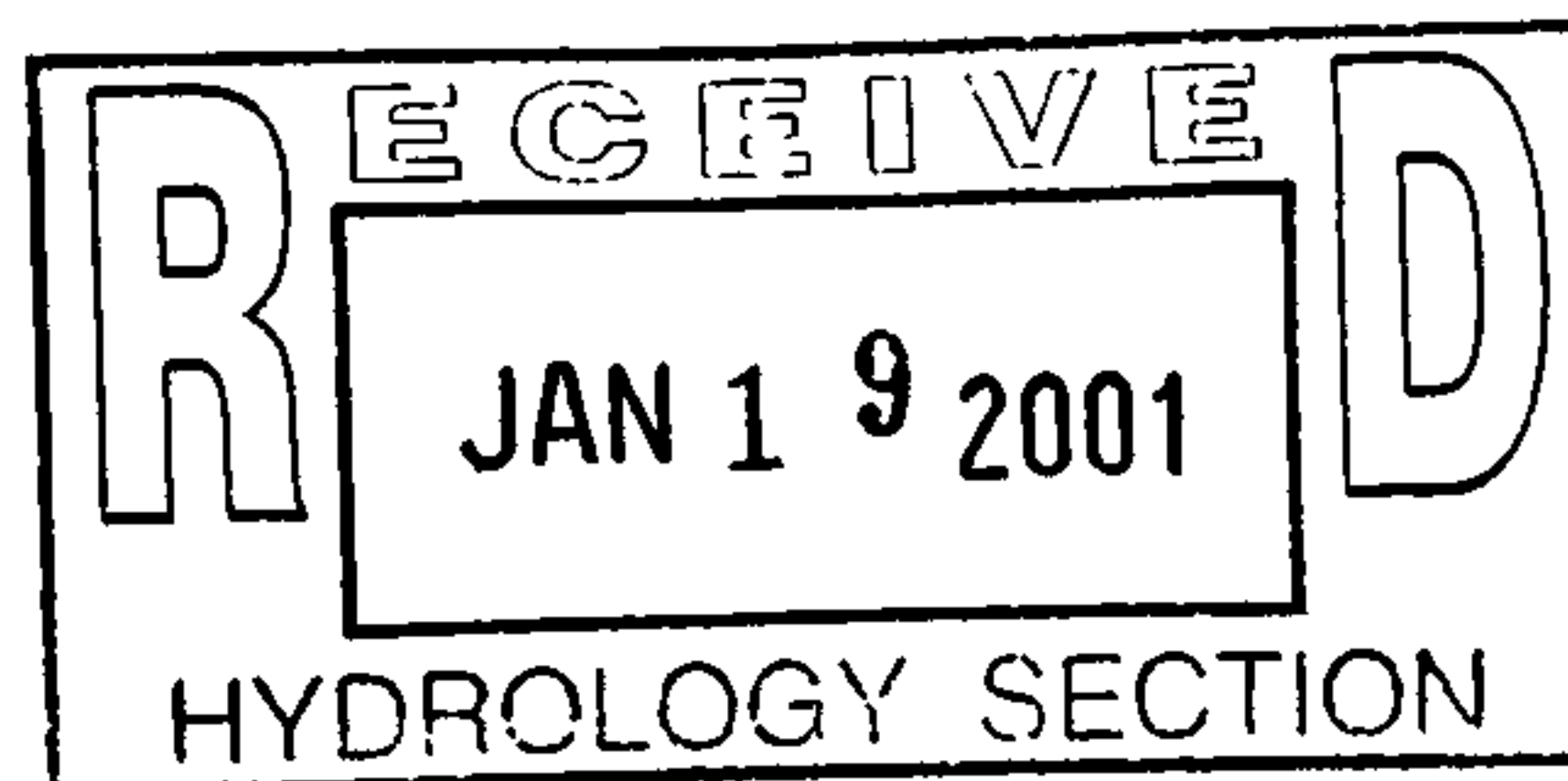
The original grading plan is stamped 4-26-00 and approved 5-4-00. The only changes to the original grading plan are the relocation of curb, the addition of parking islands, and the revised grading associated with the new parking lot layout. The changes in grading are minor, with the site as a whole functioning in the same manner as the approved grading plan and consistent with the approved drainage report.

If you have questions or comments, please call me.

Sincerely,  
Bohannon Huston, Inc.

Scott J. Steffen, P.E.  
Community Development  
and Planning Group

Enclosure



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Dominion Plaza Development ZONE ATLAS/DRNG. FILE # K-21/D96

DRB #: 99-17 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1, 5 and 6 of Lenkurt Properties

CITY ADDRESS: 501 Morris

ENGINEERING FIRM: BOHANNAN-HUSTON INC.

ADDRESS: 7500 JEFFERSON NE, ABQ. NM 87109

OWNER: JTL Capital

ADDRESS: Suite 770 8235 Douglas Ave. Dallas, TX 75225

ARCHITECT: Dekker/Perich/Sabatini

ADDRESS: 6801 Jefferson NE Suite 100 Albuquerque, NM 87109

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT: SCOTT STEFFEN

PHONE: (505) 823-1000

CONTACT: Mark Sullivan

PHONE: (214) 692-5085

CONTACT: Chris Gunning

PHONE: (505) 761-9700

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

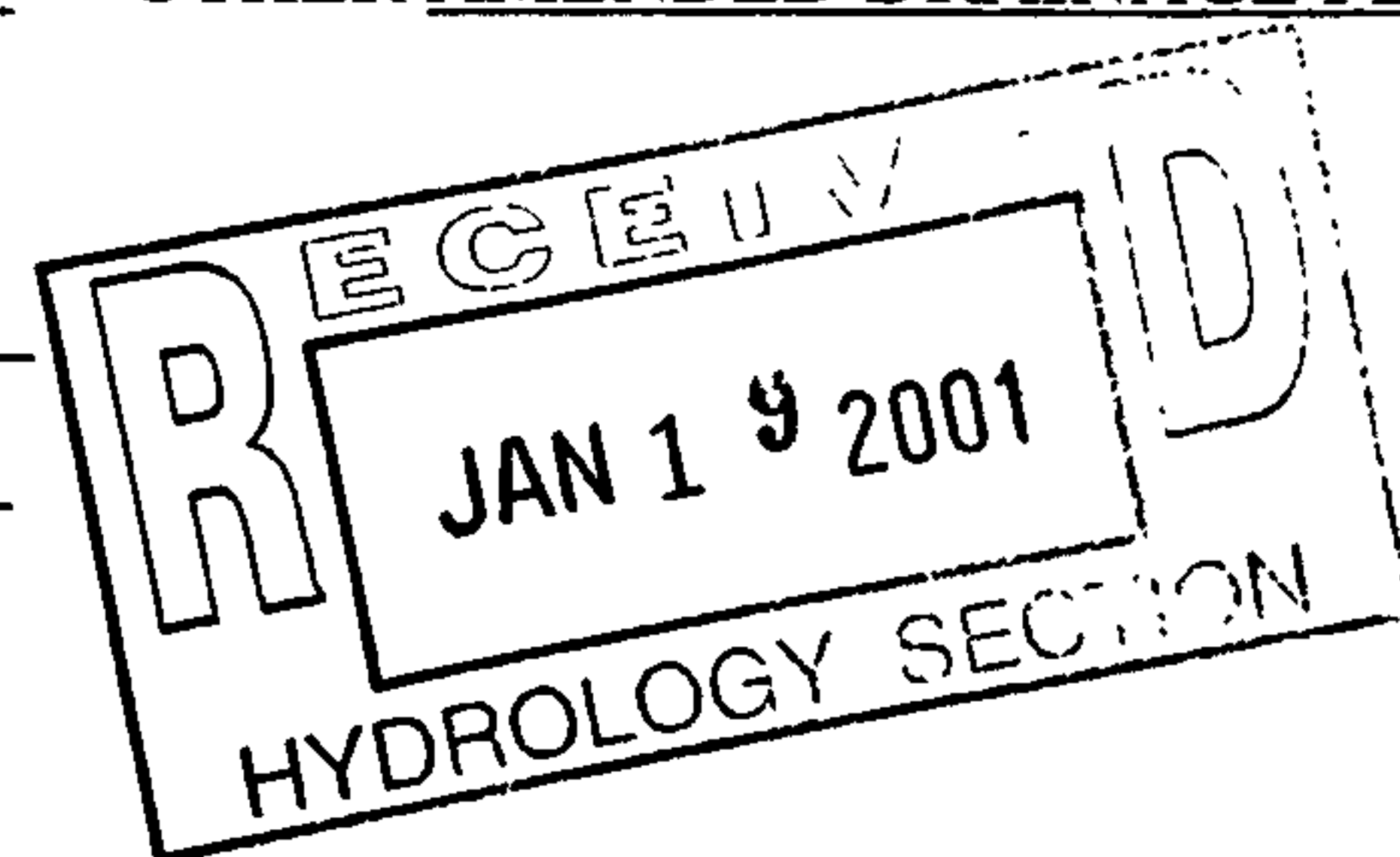
☒ YES  
☐ NO  
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR 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 APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ SUBDIVISION CERTIFICATION  
☒ OTHER AMENDED DRAINAGE PLAN

DATE SUBMITTED: January 19, 2001

BY: Scott Steffen



Revised 02/98



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 14, 2001

Scott Steffen, P.E.  
Bohannon-Huston Inc.  
7500 Jefferson NE  
Albuquerque, NM 87109

**Re: Amended Final Grading and Drainage Plan Submitted for Building Permit Approval  
501 Morris NE - Dominion Plaza, Engineer's stamp dated 5-04-00 (K-21/D9G)**

Dear Mr. Steffen:

Based on the information provided in your submittal dated May 7, 2001, the above referenced project 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 release of the Certificate of Occupancy, an Engineer Certification per the DPM checklist will be required.

If you have any questions or if I may be of further assistance to you, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.  
Hydrology/Utility Development  
City of Albuquerque Public Works

cc: file 



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Dominion Plaza Development ZONE ATLAS/DRNG. FILE # K-21/D96

DRB #: 99-17 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1, 5 and 6 of Lenkurt Properties

CITY ADDRESS: 501 Morris

ENGINEERING FIRM: BOHANNAN-HUSTON INC.

ADDRESS: 7500 JEFFERSON NE, ABQ. NM 87109

OWNER: JTL Capital

ADDRESS: Suite 770 8235 Douglas Ave. Dallas, TX 75225

ARCHITECT: Dekker/Perich/Sabatini

ADDRESS: 6801 Jefferson NE Suite 100 Albuquerque, NM 87109

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT: SCOTT STEFFEN

PHONE: (505) 823-1000

CONTACT: Mark Sullivan

PHONE: (214) 692-5085

CONTACT: Chris Gunning

PHONE: (505) 761-9700

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☒ 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  
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☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ SUBDIVISION CERTIFICATION  
☒ OTHER AMENDED DRAINAGE PLAN

DATE SUBMITTED: May 7, 2001

BY: Scott Steffen

**R** **E** **C** **E** **I** **V** **E** **D**  
MAY 07 2001  
HYDROLOGY SECTION

Revised 02/98



BOHANNAN-HUSTON, INC

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505 821 0892

May 7, 2001

Nancy Musinski, P.E.  
Hydrology/Utility Development  
City of Albuquerque Public Works  
600 Second Street NW  
2nd Floor  
Albuquerque, NM 87103

Re: 501 Morris, Dominion Plaza Development (K-21/DO96)

Dear Nancy:

The amended grading plan for the 501 Morris Site - Dominion Plaza Development is being submitted for approval. The grading plan incorporates the changes that you requested in your letter dated February 22, 2001 and minor grading changes to accommodate the proposed Wal-mart improvements as we discussed at our meeting on April 26, 2001.

The changes in grading are minor, with the site as a whole functioning in the same manner as the grading plan that was approved on May 4, 2000 and consistent with the approved drainage report.

If you have questions or comments, please call me.

Sincerely,  
Bohannon Huston, Inc.

Scott J. Steffen, P.E.  
Community Development  
and Planning Group

Enclosure

cc: Mark Sullivan



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 2000

Rick Beltramo, P.E.  
Bohannon-Huston  
7500 Jefferson NE,  
Albuquerque, NM 87109

RE: GRADING & DRAINAGE PLAN FOR DOMINION PLAZA DEVELOPMENT (K-21/D09G) ENGINEERS STAMP DATED 4/26/00 SUBMITTED FOR BUILDING PERMIT APPROVAL

Dear Mr. Beltramo,

Based upon the information provided in your May 1, 2000, submittal, the project referred to above 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 release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
File



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Dominion Plaza Development ZONE ATLAS/DRNG. FILE # K-21/D9 G

DRB #: 99-17 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1, 5 and 6 of Lenkurt Properties

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ENGINEERING FIRM: BOHANNAN-HUSTON INC.

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OWNER: JTL Capital

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ARCHITECT: Dekker/Perich/Sabatini

ADDRESS: 6801 Jefferson NE Suite 100 Albuquerque, NM 87109

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT: RICK BELTRAMO

PHONE: (505) 823-1000

CONTACT: Mark Sullivan

PHONE: (214) 692-5085

CONTACT: Chris Gunning

PHONE: (505) 761-9700

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

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☐ EROSION CONTROL PLAN  
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☐ OTHER

PRE-DESIGN MEETING:

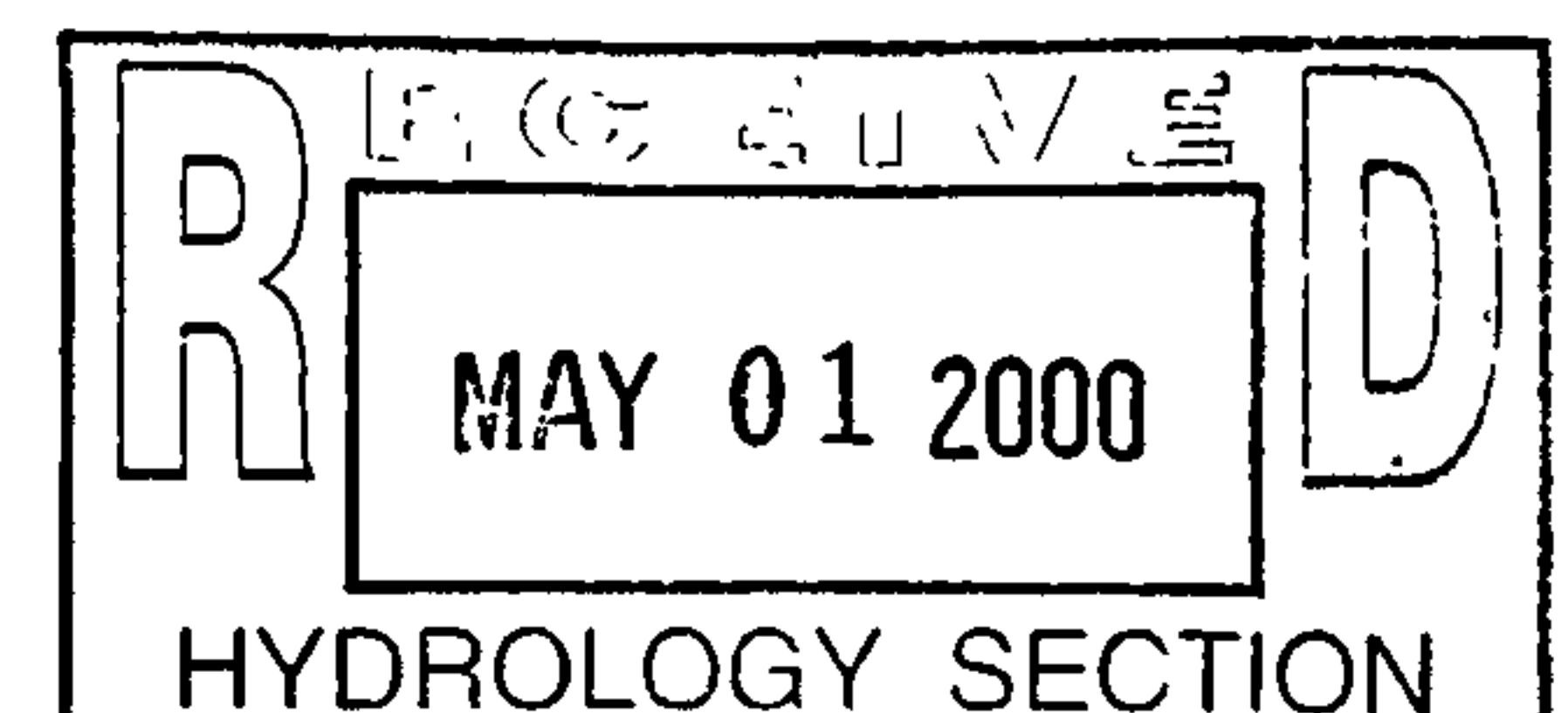
☒ YES  
☐ NO  
☐ COPY PROVIDED

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☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ SUBDIVISION CERTIFICATION  
☐ OTHER AMENDED DRAINAGE PLAN

DATE SUBMITTED: April 26, 2000

BY: Michael Ramirez



Revised 02/98

April 26, 2000



BOHANNAN-HUSTON, INC

Courtyard One

7500 JEFFERSON NE

Albuquerque

NM 87109-4335

voice 505.823.1000

fax 505 821 0892

Fred Aguirre, P.E.  
City Engineer - Hydrology Division  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Dominion Plaza

Dear Fred:

Submitted is the drainage and grading plan for Dominion Plaza. Dominion Plaza is essentially a minor tenant modification to the existing Lenkurt building. Therefore, the drainage is an amendment to the approved drainage report entitled, "Facility Re-Utilization: 501 Morris," dated January 4, 1999 (K-21/D-9). Minor changes to the site grading, drainage and access were made. The building remains the same size.

The site grading has been modified to accommodate the new parking layout. The changes in the grading were minor; the site as a whole functions in the same manner as the original site and is consistent with the approved drainage report.

Proposed loop road 'A' has been relocated further north, placing it within the existing earthen channel. Storm drain "A" will be built to carry existing offsite flow. Storm drain "A" will be built with the public work order plans and is included in this submittal for review purposes.

A portion of storm drain "B" will be built to accommodate loop road 'A.' The rest of storm drain "B" will be built with the Cinemark plans. The Cinemark project has been delayed, and associated improvements will be constructed after Dominion Plaza is complete. This plan reflects that schedule. However, the design can accommodate a reversal of the order of construction.

Hydrological analysis was obtained from the approved drainage report. Hydraulic analysis is included.

If you have questions or comments, please call me.

Sincerely,  
Bohannon Huston, Inc.

  
Rick L. Beltramo, P.E.  
Community Development  
and Planning Group

RLB/am  
Enclosure

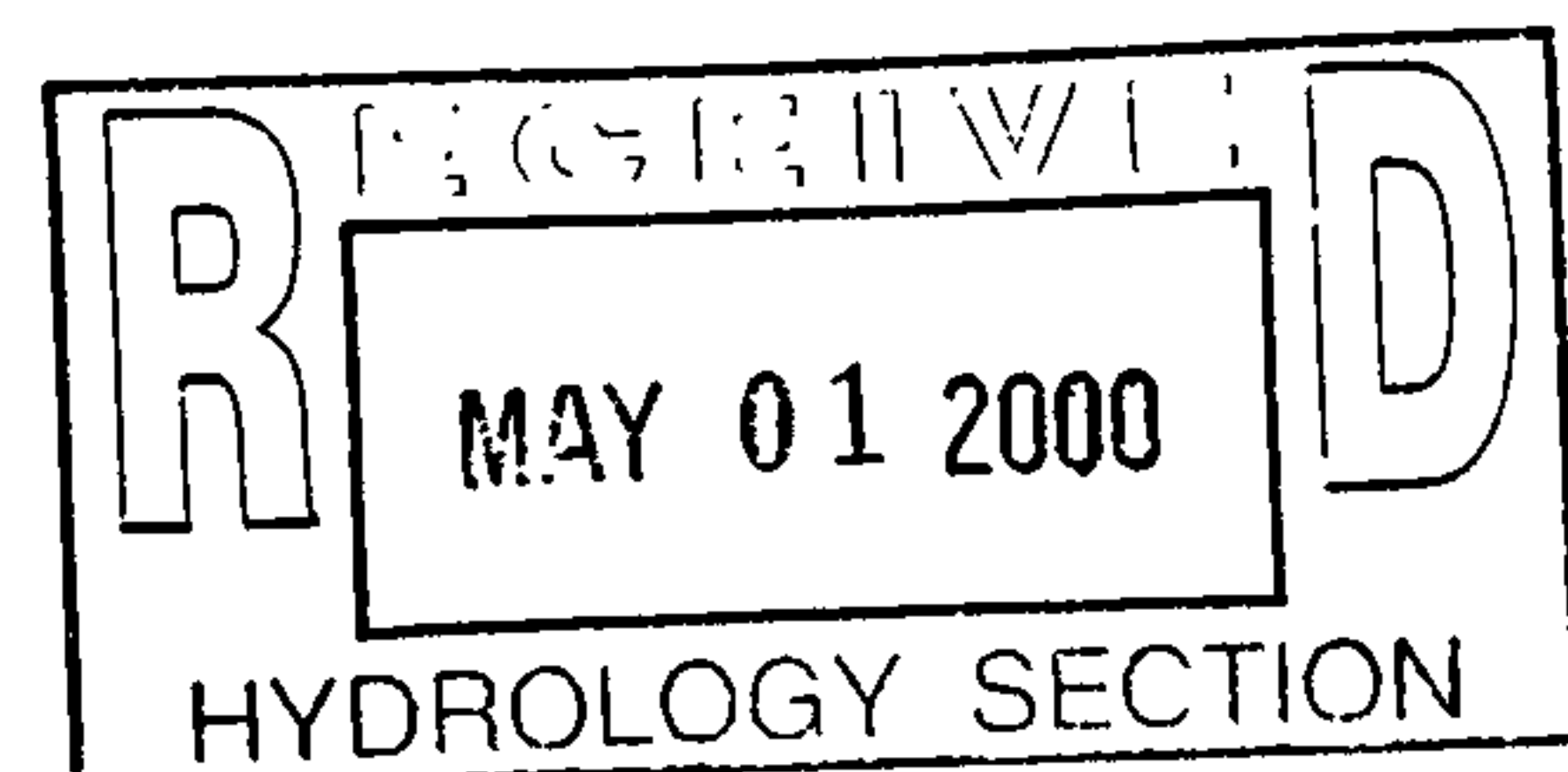


FIGURE 6  
CITY OF ALBUQUERQUE  
NOTICE OF D.R.C. MEETING  
7/10/00  
(DATE)

DRB NO: 99-17  
PROJECT NO: 640581  
ZONE ATLAS: K-21

PROJECT NAME: Dominium Plaza  
LOCATION: In area of Morris St. and Chico Ave. N.E.

TYPE OF PROJECT: AHBA ☒ CIP ☐ PWC ☐ SAD ☐ ALL PRIVATE ☐

Contact Person: Rick Beltramo / Mike Ramirez Phone: 823-1000  
Firm: Banner-Huston, Inc

☒ Scheduled with the D.R.C. on 7/20/00 at 2:30pm Plaza Del Sol/2nd Fl.  
☐ No DRC Meeting Scheduled. Please return any comments by \_\_\_\_\_

**The Project Is Scheduled For:**

/ / Design Report Review	/ / Final Plan Review
/ / Pre-Design Meeting	<input checked="" type="checkbox"/> Signoff of Plans
/ / Preliminary Plan Review	/ / _____

**The Project Relates To:**

/ / Water / / San. Sewer / / Paving ☒ Storm Drainage / / \_\_\_\_\_

**The Attached Package Includes:**

/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings.

/D/ DRC Chairman	Project Review Section	All Drawings
/ / Traffic Repres.	Transportation Development	All Drawings
D/ Utility Dev.	Utility Design	All AHBA Drawings
/ / Utility Dev. (Billy G.)	Utility Design	All CIP Drawings
D/ Hydro Repres. <u>John</u>	Hydrology	All Drawings
/ / Const. Repres.	Construction	All Drawings
/ / Dave Harmon	Traffic Operations	All Drawings
/ / Sergio Miranda	Water (Shutoff Plan)	All Water Shutoff
/ / Parks Repres.	Parks & Recreation	ALL Landscaping
/ / Andre Houle	Street Maintenance	All Paving
/ / Kevin Broderick	Utility Coordinator	ALL PWC & CIP
/ / Tom Murphy	Transit Department	All Drawings
/ / Joe Luehring	Construction Coordinator	CIP/Memo
/ / Jim Fink	Line Maintenance	CIP & SAS/Memo
/ / George Gee	City Architect	Arch. Drawings
/ /	SAD Engineer	SAD/Memo
/ / Tom Ellis	Park Management	Parks/Community Ctrs/APS
/ / Gene Bustamante	General Services Dept.	Arch. Drawings
/ / Greg Smith	PWD/Legal	Specs Only
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Project Manager	CIP	CIP/Memos
/ / Donald Bartlett	Risk Management	Arch. Drawings
/ / _____	_____	_____
/ / _____	_____	_____



FIGURE 6  
CITY OF ALBUQUERQUE  
NOTICE OF D.R.C. MEETING  
5/3/00 ✓  
(DATE)

DRB NO: 99-17  
PROJECT NO: 640581  
ZONE ATLAS: K-21

PROJECT NAME: Dominion Plaza  
LOCATION: In area of Morris St. and Chico Ave. N.E.

TYPE OF PROJECT: AHBA ☒ CIP ☐ PWC ☐ SAD ☐ ALL PRIVATE ☐

Contact Person: Rick Beltramo Phone: 823-1000  
Firm: Bohannon-Huston, Inc.

☒ Scheduled with the D.R.C. on 5/09/00 at 1:30pm Plaza Del Sol/2nd Fl.  
☐ No DRC Meeting Scheduled. - Please return any comments by \_\_\_\_\_

**The Project Is Scheduled For:**

/ / Design Report Review	/ / Final Plan Review
/ / Pre-Design Meeting	/ / Signoff of Plans
/ ✓ Preliminary Plan Review	/ / _____

**The Project Relates To:**

/ / Water / / San. Sewer / / Paving / ✓ Storm Drainage / / \_\_\_\_\_

**The Attached Package Includes:**

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Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings.

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<input checked="" type="checkbox"/> Utility Dev.	Utility Design	All AHBA Drawings
/ / Utility Dev. (Billy G.)	Utility Design	All CIP Drawings
<input checked="" type="checkbox"/> Hydro. Repres. <del>REEDER</del>	Hydrology	All Drawings
<input checked="" type="checkbox"/> Const. Repres. <del>REEDER</del>	Construction	All Drawings
<input checked="" type="checkbox"/> Dave Harmon <del>MURRAY</del>	Traffic Operations	All Drawings
/ / Sergio Miranda	Water (Shutoff Plan)	All Water Shutoff
<input checked="" type="checkbox"/> Parks Repres.	Parks & Recreation	ALL Landscaping
/ / Andre Houle	Street Maintenance	All Paving
/ / Kevin Broderick	Utility Coordinator	ALL PWC & CIP
<input checked="" type="checkbox"/> Tom Murphy	Transit Department	All Drawings
<input checked="" type="checkbox"/> Joe Luehring	Construction Coordinator	CIP/Memo
/ / Jim Fink	Line Maintenance	CIP & SAS/Memo
/ / George Gee	City Architect	Arch. Drawings
/ /	SAD Engineer	SAD/Memo
/ / Tom Ellis	Park Management	Parks/Community Ctrs/APS
/ / Gene Bustamante	General Services Dept.	Arch. Drawings
/ / Greg Smith	PWD/Legal	Specs Only
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Project Manager	CIP	CIP/Memos
/ / Donald Bartlett	Risk Management	Arch. Drawings
/ / _____	_____	_____
/ / _____	_____	_____

DRCNOTIC. UPD 5/03/00

5-48

*Easements*  
*CB as MH also?*  
*SD line location in easement*