FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

March 1, 1988

Dan Grochowski
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR INTERNATIONAL HOUSE OF PANCAKES
(L-22/D33D) REVISION DATED FEBRUARY 4, 1988

Dear Mr. Grochowski:

Based on the information provided on your resubmittal of February 8, 1988, revisions as indicated are acceptable.

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

Cordially,

Carlos A Montoya

for Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

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

February 5, 1988

Mr. Bernie J. Montoya, C.E.
Engineering Assistant
Utility Development Division
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
FEB 08 1988
HYDROLOGY SECTION

Re: International House of Pancakes (L-22/D33D)

Dear Bernie:

Attached is one print of the grading plan for the referenced site revised per your comments given to me by phone. I am sending a print to the contractor by copy of this letter.

Sincerely,

Daniel J. Grochowski, P.E. & L.S.
Project Manager

Attachment

cc: Mr. Steve Haley w/attach.

DJG/da
Job No. 87332.00

PRINCIPALS
LARRY W HUSTON
MICHIAL M EMERY, PE
DANA C WOOD, PE
ANDRES ARAGON-VIAMONTE
DARRELL L WADE, PE
JAMES V DOMENICK, PE
BRIAN G BURNETT, PE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: IHOP at Four Hills ZONE ATLAS/DRNG. FILE #: L22 / D33D

LEGAL DESCRIPTION: West portion of Tract A, Four Hills Shopping Center

CITY ADDRESS:

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Dan Grochowski

ADDRESS: 7500 Jefferson, N.E. - 87109 PHONE: 823-1000

OWNER: Trammell Crow Company CONTACT: Mark Mullane

ADDRESS: P.O. Box 25346 - 87125 PHONE: 843-7525

ARCHITECT: Claudio Vigil Architects CONTACT: Claudio Vigil

ADDRESS: 2701 Miles, S.E. - 87106 PHONE: 247-1000

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Westwind Builders CONTACT: Steve Haley

ADDRESS: 4308 Carlisle, N.E. - 87110 PHONE: 889-3737

RECEIVED
FEB 08 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X 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

X 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

X OTHER REVISIONS (SPECIFY)

DATE SUBMITTED: 2/5/88

BY: Bohannan-Huston, Inc.

WESTWIND
BUILDERS-DEVELOPERS, INC.

December 22, 1987

City of Albuquerque
Public Works Department
Hydrology Section
Post Office Box 1293
Albuquerque, New Mexico 87103

Attn: Mr. Rick Duran

Re: International House of Pancakes
13100 Central SE

HAND DELIVERED

Dear Mr. Duran:

This letter is to request a 30-day temporary Certificate of Occupancy for the above referenced property. The incomplete items consist of the parking lot and some exterior site work. We anticipate having these items completed within the 30-day period and will call for a re-inspection.

Thank you for your cooperation.

Sincerely,

Steve Haley

822-0997 • Post Office Box 290 • Cedar Crest, New Mexico 87008

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

October, 9, 1987

Dan Grochowski
Bohannan-Huston, Inc.
7500 Jefferson Street NE
Albuquerque, New Mexico 87105

RE: REVISED DRAINAGE PLAN FOR INTERNATIONAL HOUSE OF PANCAKES (L-22/D33D) REVISION DATE OCTOBER 5, 1987

Dear Dan:

Based on the information provided on your October 5, 1987 resubmittal, the above referenced drainage plan is approved for Building Permit.

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

Also, please advise your client that a separate permit is required for construction within City right-of-way.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/lk

cc: Becky Sandoval

DRAINAGE INFORMATION SHEET

PROJECT TITLE: IHOP at Four Hills ZONE ATLAS/DRNG. FILE #: L22 / D33D

LEGAL DESCRIPTION: West portion of Tract A, Four Hills Shopping Center

CITY ADDRESS:

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Dan Grochowski

ADDRESS: 7500 Jefferson, N.E., Courtyard I 87109 PHONE: 823-1000

OWNER: Trammell Crow Company CONTACT: Mark Mullane

ADDRESS: P.O. Box 25346 - 87125 PHONE: 843-7525

ARCHITECT: Claudio Vigil Architects CONTACT: Claudio Vigil

ADDRESS: 2701 Miles, S.E. - 87106 PHONE: 247-1000

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Westwind Builders-Developers, Inc. CONTACT: Steve Haley

ADDRESS: 4308 Carlisle, N.E. - 87110 PHONE: 889-3737

RECEIVED
OCT 05 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 10/05/87

BY: Bohannan-Huston, Inc.

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

October 5, 1987

Mr. Bernie J. Montoya, C.E.
Engineering Assistant
Utility Development Division
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
OCT 05 1987
HYDROLOGY SECTION

Re: International House of Pancakes (L-22/D33D)

Dear Bernie:

Thank you for the very quick response on our request for Foundation Permit approval. It is greatly appreciated.

Attached are two (2) copies of the final drainage plan for building permit approval. Our response to your comments on the conceptual plan are as follows:

1. Finish floor elevation now shows full mean sea level designation.

2. Location and direction of roof drains are now shown.

3. Retaining wall details are now on the plan.

4. S.O. #19 notes and sign-off block have been added.

5. The landscaped area, which includes the swales that direct flow to the outlet on Central, will be irrigated grass.

6. The location of the emergency spillway is now shown.

If you have any additional questions or comments, please feel free to call.

Sincerely,

Sandi C. Powell
for

Daniel J. Grochowski, P.E. & L.S.
Project Manager

Attachments

cc: Mr. Mark Mullane
Mr. Steve Haley

DJG/da
Job No. 87332.03

PRINCIPALS
LARRY W HUSTON
MICHIAL M EMERY, PE
DANA C WOOD, PE
ANDRES ARAGON-VIAMONTE
DARRELL L WADE, PE
JAMES V DOMENICK, PE
BRIAN G BURNETT, PE

BOHANNAN-HUSTON INC.

Courtyard I 7500 Jefferson Street, N.E. Albuquerque, NM 87109
(505) 823-1000

Transmittal

To: City Hydrology
City Hall (old)
4th Floor

Attention: Bernie Montoya

Date: 10/5/87

Our job number: 87332.03

Your job number:

Job: International House of Pancakes

- ☐ Parcel post
- ☐ Messenger
- ☐ First Class
- ☐ UPS
- ☐ Express Mail
- ☐ Air Freight
- ☐ Bus
- ☒ Hand

We are enclosing:	For:
2 final grading	Your Review
1 drng. info sheet	

Comments:

RECEIVED
OCT 05 1987
HYDROLOGY SECTION

By: Sandi Bowen

thank you

Rec'd by: Richard L. Duran

Date:

☐ Please Return Signed Yellow Copy

3/86

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

September 25, 1987

Dan Grochowski
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR INTERNATIONAL HOUSE OF PANCAKES
(L-22/D33D) ENGINEER'S STAMP DATED SEPTEMBER 22, 1987

Dear Dan:

Based on the information provided on your submittal of September 22, 1987, the above referenced drainage plan is approved for Foundation Only Permit.

Prior to Building Permit release, we will need a new submittal indicating:

1. Finish floor elevation to full mean sea level designation.

2. Location and direction of roof drains.

3. Retain wall details.

4. S.O. #19 notes to contractor and sign-off block within the plan drawings.

5. How will erosion and sediment control be accomplished along proposed swales towards the outlet on Central?

6. Location of emergency spillway.

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

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

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

September 22, 1987

RECEIVED
SEP 22 1987
HYDROLOGY SECTION

Carlos Montoya
Hydrology Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: International House of Pancakes Site at Four Hills Village Shopping Center (L22)

Dear Carlos:

Attached are two (2) copies of the drainage plan for the referenced 0.8 acre site for Conceptual approval to get a foundation permit. This submittal lacks sufficient retaining wall details at this time to request final approval for building permit, however, please review the plan as a final submittal with the knowledge that the retaining wall details will be submitted in the near future.

As you discussed with Brian Burnett, Cochiti Road currently lacks downstream capacity to accept any runoff from this site. We have directed as much of the site as possible to flow to Central Avenue where it will have free discharge. The portion that will continue to flow towards Cochiti Road will be collected in a retention pond. A pond outlet pipe will be installed but plugged until such time as the downstream capacity in Cochiti Road is increased to a point where the pond can discharge to it.

Please call me if you have any questions or comments.

Sincerely,

Dan Grochowski

Daniel J. Grochowski, P.E. & L.S.
Project Manager

Attachments

cc: Mr. Paul Silverman
Mr. Mark Mullane

DJG/da
Job No. 87332.02

PRINCIPALS
LARRY W HUSTON
MICHIAL M EMERY, PE
DANA C WOOD, PE
ANDRES ARAGON-VIAMONTE
DARRELL L WADE, PE
JAMES V DOMENICK, PE
BRIAN G BURNETT, PE

DRAINAGE INFORMATION SHEET

PROJECT TITLE: IHOP at Four Hills ZONE ATLAS/DRNG. FILE #: L22 / D33D

LEGAL DESCRIPTION: West portion of Tract A, Four Hills Shopping Center

CITY ADDRESS:

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Dan Grochowski

ADDRESS: 7500 Jefferson, N.E. - 87109 PHONE: 823-1000

OWNER: Trammell Crow Company CONTACT: Mark Mullane

ADDRESS: P.O. Box 25346 - 87125 PHONE: 843-7525

ARCHITECT: Claudio Vigil Architects CONTACT: Claudio Vigil

ADDRESS: 2701 Miles, S.E. - 87106 PHONE: 247-1000

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Westwind Builders CONTACT: Steve Haley

ADDRESS: 4308 Carlisle, N.E. - 87110 PHONE: 889-3737

RECEIVED
SEP 22 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 9/22/87

BY: Bohannan-Huston, Inc.

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: L-22 DATE: 8/31/87 (10 a.)

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: [illegible] - 4 Hills Village

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
X	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT
____	OTHER	____	ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	[illegible]	[illegible]
	[illegible]	[illegible]

FINDINGS:

(1) Drainage plan not DPM

(2) Free discharge to Central allowed.

(3) No checks to Cent. inlets need to be constructed. Also, if CAD 217 has gone to bid.
(A) Duo downstream drainage complaint problems

(4) When future improvements are accomplished on Central, a central check is still required.

(5) For Site development plan must meet a conceptual drainage plan.

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:	Carlos A Martinez	SIGNED:	[illegible]
TITLE:		TITLE:	Jr Eng/Engineer
DATE:	8-31-87	DATE:	8/31/87

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

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

May 18, 1987

Richard Hall
Hall Engineering
6840 Second Street, NW Suite 306
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR ARBY'S @ FOUR HILLS SHOPPING CENTER
(L-22/D33D) RECEIVED MAY 1, 1987

Dear Mr. Hall:

Based on the information provided on your submittal of May 1, 1987, listed you will find certain items that will need to be addressed prior to final approval:

1. Type of pump to be used along with pump specs.

2. Detail of structure which will house the proposed pump.

3. On your resubmittal, we will need two copies of the drainage plan.

4. How do you propose to control the erosion from the proposed curb cut down into the ponding area.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ARBY'S ZONE ATLAS/DRNG. FILE #: L-22/D33d

LEGAL DESCRIPTION: FOUR HILLS VILLAGE SHOPPING CENTER & COMPLEX

CITY ADDRESS: EAST CENTRAL AND TRAMWAY

ENGINEERING FIRM: HALL ENGINEERING CONTACT: PARVIZ EFTEKHARI

ADDRESS: 6840 2ND ST. N.W. PHONE: 345-1064

OWNER: ARBY'S INC. CONTACT:

ADDRESS: PHONE:

ARCHITECT: GASKIN & ASSOCIATE CONTACT: NEIL GASKIN

ADDRESS: 144 WASHINGTON SE PHONE: 266-9831

SURVEYOR: HALL ENGINEERING CO. CONTACT: PARVIZ EFTEKHARI

ADDRESS: 6840 2ND ST. N.W. PHONE: 345-1064

CONTRACTOR: N/A CONTACT:

ADDRESS: N/A PHONE:

RECEIVED
MAY 01 1987
HYDROLOGY SECTION

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: May 1st 1987

BY: PARVIZ EFTEKHARI

CITY OF ALBUQUERQUE
MU...IPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: L-22 DATE: ~~4/24/87 @ 1:00~~ 4/27/87 @ 9:00

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Arb[illegible] Trum[illegible]

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Four Hills Village Shopping Center & Apt. Complex

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
____	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT
____	OTHER _____	____	ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Parviz Ettehari	Hall Engineering
	Bernie Montoya	Hydrology Section

FINDINGS:

1. Drainage Plan per DPM required for review & approval prior to Building Permit release.
2. Site not within a flood hazard zone.
3. Drainage problems downstream of Coch[illegible] exist. a retention pond may be appropriate if a future outfall exists
4. May be appropriate to dissipate to Central Avenue if gullies exist.
5. Time frame as to SAD approval and construction

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:	[illegible]	SIGNED:	[illegible]
TITLE:	[illegible]	TITLE:	
DATE:	4/27/87	DATE:	4/27/87

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

Address 13100 CENTRAL Engr/Arch

Plans Approved 20 OCT 87 Cond.

Comments: L22-D330 INTERNATIONAL HOUSE OF PANCAKES

12-22-87 FOR TEMP. C.O.

1-18-88

Inspection Requested 12-22-87 Contractor STEVE HALEY

Appr. Disappr. 30-Day-Temp. 12-22-87

Comments:

S.O.-19 APPROVED BY BEN GALVEZ

SINK @ N.W. CORNER MUST BE RE-WORKED.

POND OUTLET MUST BE REDONE PER B.L.M. & DAN GROCHOWSKI

LEGEND

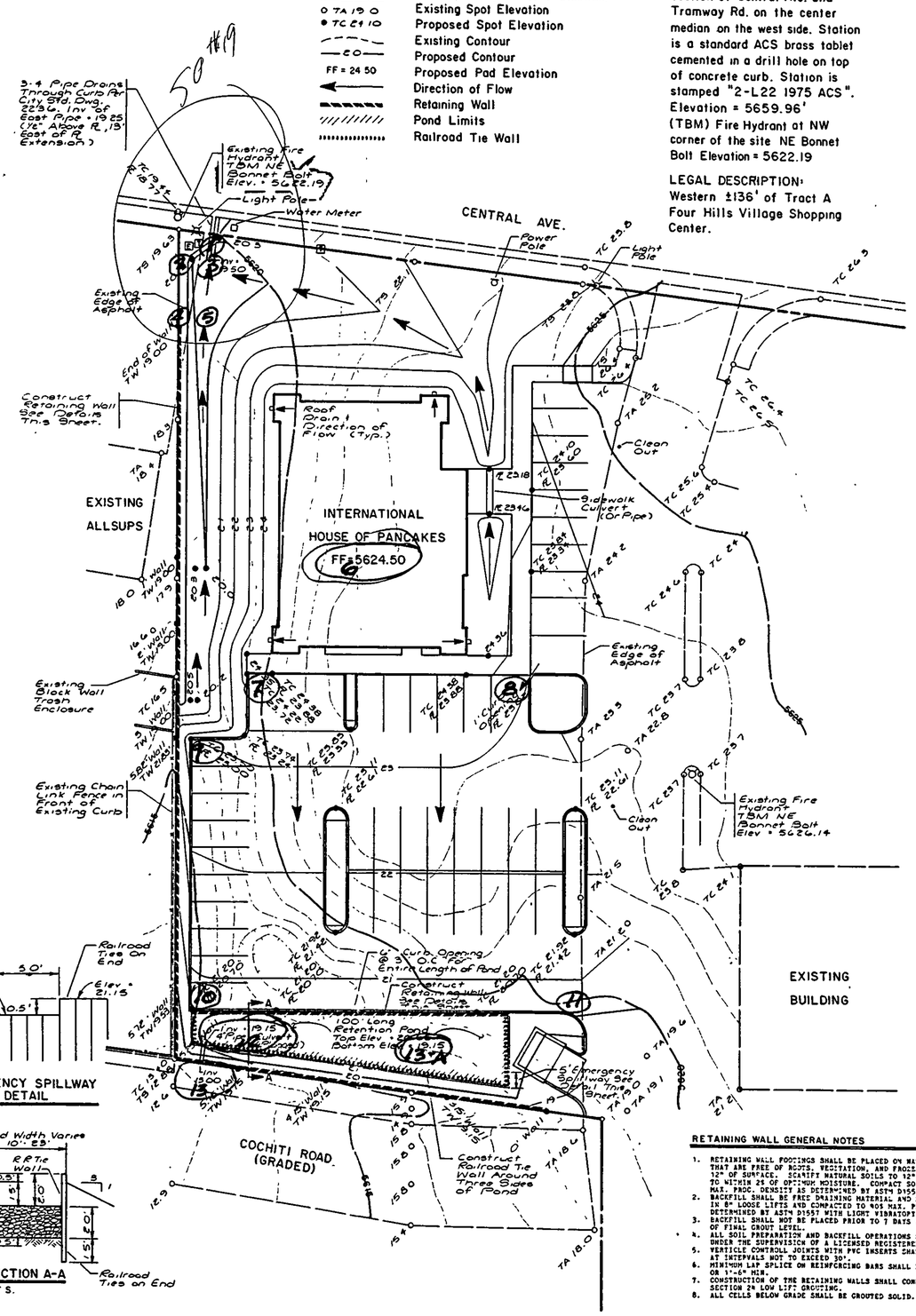
- Property Boundary
- Existing Curb, Gutter & Sidewalk
- 0 TA 19 0 — Existing Spot Elevation
- • TC 24 10 — Proposed Spot Elevation
- Existing Contour
- 20 — Proposed Contour
- FF = 24 50 — Proposed Pad Elevation
- Direction of Flow
- Retaining Wall
- Pond Limits
- Railroad Tie Wall

BENCHMARK:

Station is located at the inter-section of Central Ave. and Tramway Rd. on the center median on the west side. Station is a standard ACS brass tablet cemented in a drill hole on top of concrete curb. Station is stamped "2-L22 1975 ACS". Elevation = 5659.96'
(TBM) Fire Hydrant at NW corner of the site NE Bonnet Bolt Elevation = 5622.19

LEGAL DESCRIPTION:

Western ±136' of Tract A Four Hills Village Shopping Center.



1" = 20'

CALCULATIONS

EXISTING RUNOFF

North 2/3
Area = 0.80 (2/3) = 0.53 Ac. C = 0.40 (undeveloped)
Rainfall = 2.5 in. T_c = 10 min.
Intensity = 2.5 (2.11) = 5.28 in/hr.
Q_{100} = 0.40 (5.28) 0.53 = 1.1 cfs
Q_{10} = 1.1 (0.647) = 0.7 cfs

South 1/3
Area = 0.80 (1/3) = 0.27 Ac C = 0.40 (undeveloped)
Rainfall = 2.5 in T_c = 10 min.
Intensity = 2.5 (2.11) = 5.28 in/hr
Q_{100} = 0.40 (5.28) 0.27 = 0.6 cfs
Q_{10} = 0.6 (0.647) = 0.4 cfs

EXISTING VOLUME

North 2/3
Area = 0.8 (43,560) 2/3 = 23,232 sq ft.
CN = 79 Rainfall = 2.5 in
Direct Runoff = 0.85 in.
Volume = 0.85/12 (23,232) = 1646 cu ft

South 1/3
Area = 0.8 (43,560) 1/3 = 11,616 sq. ft.
CN = 79 Rainfall = 2.5 in.
Direct Runoff = 0.85 in
Volume = 0.85/12 (11,616) = 833 cu.ft

PROPOSED RUNOFF

To Pond
Area = 0.42 Ac C; 17.9% @ 0.25; 82.1% @ 0.95 = 0.82
Rainfall = 2.5 in T_c = 10 min.
Intensity = 2.5 (2.11) = 5.28 in/hr.
Q_{100} = 0.82 (5.28) 0.42 = 1.8 cfs
Q_{10} = 1.8 (0.647) = 1.2 cfs

To Central
Area = 0.38 Ac. C; 35% @ 0.90; 65% @ 0.25 = 0.48
Rainfall = 2.5 in T_c = 10 min.
Intensity = 2.5 (2.11) = 5.28 in/hr.
Q_{100} = 0.48 (5.28) 0.38 = 1.0 cfs
Q_{10} = 1.0 (0.647) = 0.6 cfs

PROPOSED VOLUME

To Pond
Area = 0.42 (43,560) = 18,295 sq ft
CN = 91 Rainfall = 2.5 in
Direct Runoff = 1.6 in
Volume = 1.6/12 (18,295) = 2439 cu ft

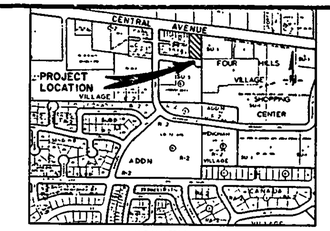
To Central
Area = 0.38 (43,560) = 16,553 sq.ft.
CN = 74 Rainfall = 2.5 in
Direct Runoff = 0.6 in
Volume = 0.6/12 (16,553) = 828 cu ft

POND AREA

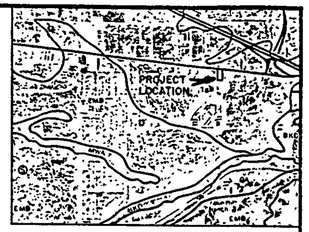
Surface Area = 100 x (100+53) = 1650 sq.ft
Vertical Wall Pond 1.5 ft. Deep = 1650 x 1.5 = 2475 cu ft.

EMERGENCY SPILLWAY

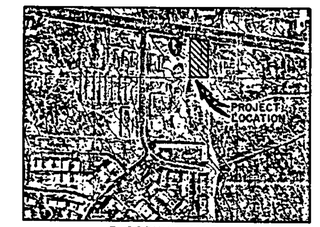
Using Weir EQ. Q = 2.0 cfs L = 2.0 ft.
H = 0.48 ft.



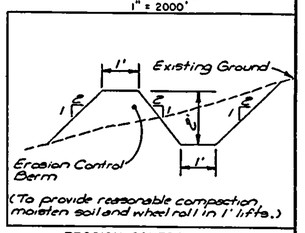
VICINITY MAP
L-22-Z
1" = 800'



SOILS MAP
SOURCE:
SCS SOIL SURVEY
1" = 2000'



FLOODWAY MAP
SOURCE:
FLOOD INSURANCE STUDY 9-83
1" = 500'



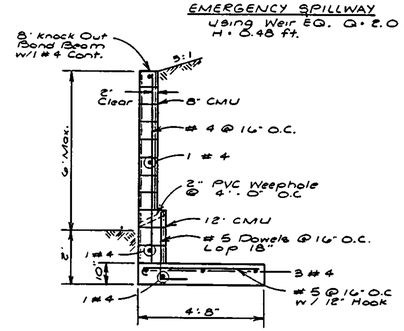
(To provide reasonable compaction, moisten soil and wheel roll in 1' lifts.)

EROSION CONTROL PLAN
NOT TO SCALE

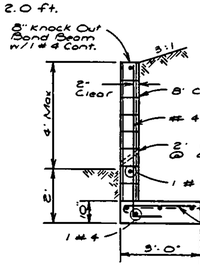
CALCULATIONS (Cont.):

FUTURE OUTLET PIPE
4 in Pipe Area 0.0873 sq. ft.
Using Orifice EQ. @ H = (1.5' - 4"/12) = 1.33'
Q = 0.5 cfs
@ Top of Pipe H = 4"/12 = 0.17'
Q = 0.2 cfs
@ 0.2 cfs Time to Drain = 2439 ÷ 0.2 = 12,195 sec
= 3.4 hrs.

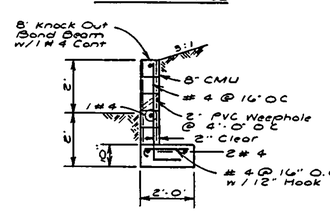
OUTLET TO CENTRAL
Q = 1.0 cfs Three 4 in Pipes
Using Orifice EQ For Each Pipe
Q = 0.33 cfs A = 0.0873 sq ft
H = 0.59 ft.
Depth of Outlet = 0.59' + 4"/12 = 0.76 ft.



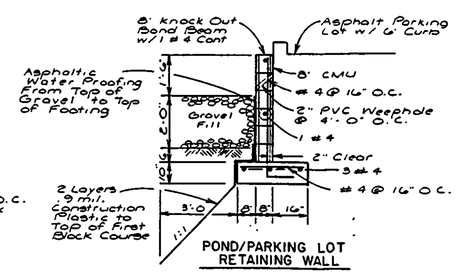
6'-4' RETAINAGE



4'-2' RETAINAGE

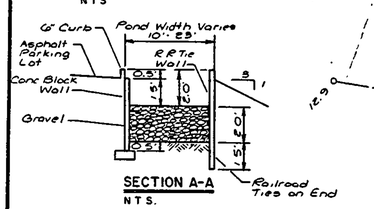


2'-0' RETAINAGE



POND/PARKING LOT RETAINING WALL

RETAINING WALL DETAILS
SCALE: 3/8" = 1'-0"



SECTION A-A
NTS.

EMERGENCY SPILLWAY DETAIL
NTS

INTRODUCTION AND SITE DESCRIPTION

The currently undeveloped site is the western portion of Tract A of the Four Hills Village Shopping Center. The site plan has been previously approved by the Environmental Planning Commission. The site is bounded on the east and west by commercial development, on the north by Central Avenue and the south by Cochiti Road. Cochiti Road is a graded road but has not been paved.

The site is not in or adjacent to a Flood Hazard Zone. The soils are in the Tijeras group which have a SCS hydrologic soil group classification of "B".

Existing Conditions

The site has been partially filled and slopes to the west and south with the northern two-thirds draining in sheet flow to the west property line and the southern one-third draining in sheet flow to Cochiti Road. No off-site flows enter the site. Runoff from the east is diverted south to Cochiti Road by the inverted crown in the asphalt driveway at the east edge of the site.

Proposed Conditions

Due to the lack of downstream capacity currently in Cochiti Road, no runoff can be allowed to flow to Cochiti Road after development. As a result, approximately one-third of the site's developed runoff will be directed to Central Avenue. The remaining two-thirds will drain to a ponding area north of Cochiti Road between the parking lot and the south property line. Until such time as more downstream capacity becomes available, the pond will retain all runoff flowing to it. A four-inch outlet will be in place but plugged until then.

The northern portion of the site will drain to the northwest corner of the site. Two four-inch drain lines will be extended through the curb to allow runoff to flow to Central Avenue.

Calculations

Runoff peaks and volume were determined using the criteria set forth in the City of Albuquerque's Development Process Manual.

Erosion Control

All runoff from the site flows south or west. A berm/trench of the dimensions shown on this sheet is required adjacent to the south and west boundaries. The berm/trench shall remain in place during all phases of site work construction.

RETAINING WALL GENERAL NOTES

1. RETAINING WALL FOOTINGS SHALL BE PLACED ON NATIVE SOILS THAT ARE FREE OF ROOTS, VEGETATION, AND FROZEN SOILS WITHIN 12" OF SURFACE. SCARIFY NATURAL SOILS TO 12" DEPTH, MOISTEN TO WITHIN 2% OF OPTIMUM MOISTURE. COMPACT SOIL TO 95% OF MAX. PROC. DENSITY AS DETERMINED BY ASTM D1557.
2. BACKFILL SHALL BE FREE DRAINING MATERIAL AND SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 90% MAX. PROC. DENSITY AS DETERMINED BY ASTM D1557 WITH LIGHT VIBRATORY EQUIPMENT.
3. BACKFILL SHALL NOT BE PLACED PRIOR TO 7 DAYS AFTER PLACING OF FINAL GROUT LEVEL.
4. ALL SOIL PREPARATION AND BACKFILL OPERATIONS SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED REGISTERED ENGINEER.
5. VERTICLE CONTROLL JOINTS WITH PVC INSERTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 30'.
6. MINIMUM LAP SPLICE ON REINFORCING BARS SHALL BE 30 BAR DIA. OR 1'-6" MIN.
7. CONSTRUCTION OF THE RETAINING WALLS SHALL CONFORM TO UBC SECTION 24 LOW LIFT GROUTING.
8. ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID.

MATERIALS AND DESIGN DATA.
BLOCK WEIGHT=135 PCF. SOIL WEIGHT=110 PCF. ACTIVE SOIL PRESSURE=80 PCF PASSIVE SOIL PRESSURE=350 PCF. ALLOWABLE SOIL BEARING PRESSURE=2000 PSF. COEF. OF FRICTION=0.4 CONCRETE f'c=3000 PSI AT 28 DAYS. GROUT STRENGTH= 2000 PSI CMU GRADE N = 1500 PSI (GROUTED) REINFORCEMENT = 40 KSI (ASTM A-615)

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all constructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to ___Arterial___ street use
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served

APPROVALS	NAME	DATE
A C E / DESIGN	Barry Montoya	10/7/87
INSPECTOR		
A C E / HYDROLOGY		

No.	Revision	Date
1	Revised For Final Plan	10/5/87

RECEIVED
OCT 05 1987
HYDROLOGY SECTION

INTERNATIONAL HOUSE OF PANCAKES

Project No

Seal

Daniel J. Gallardo 9/22/87

FINAL GRADING & DRAINAGE PLAN

Job No	Sheet	Of
8733200	1	1
Drawn By SAH	Date 9/87	
Checked By DJG	Scale 1" = 20'	

Rev. 10/5/87

BRUNING 64256

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

March 1, 1988

Dan Grochowski
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR INTERNATIONAL HOUSE OF PANCAKES
(L-22/D33D) REVISION DATED FEBRUARY 4, 1988

Dear Mr. Grochowski:

Based on the information provided on your resubmittal of February 8, 1988, revisions as indicated are acceptable.

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

Cordially,

Carlos A Montoya

for Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

October, 9, 1987

Dan Grochowski
Bohannan-Huston, Inc.
7500 Jefferson Street NE
Albuquerque, New Mexico 87105

RE: REVISED DRAINAGE PLAN FOR INTERNATIONAL HOUSE OF PANCAKES (L-22/D33D) REVISION DATE OCTOBER 5, 1987

Dear Dan:

Based on the information provided on your October 5, 1987 resubmittal, the above referenced drainage plan is approved for Building Permit.

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

Also, please advise your client that a separate permit is required for construction within City right-of-way.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/lk

cc: Becky Sandoval

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

September 25, 1987

Dan Grochowski
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR INTERNATIONAL HOUSE OF PANCAKES
(L-22/D33D) ENGINEER'S STAMP DATED SEPTEMBER 22, 1987

Dear Dan:

Based on the information provided on your submittal of September 22, 1987, the above referenced drainage plan is approved for Foundation Only Permit.

Prior to Building Permit release, we will need a new submittal indicating:

1. Finish floor elevation to full mean sea level designation.
2. Location and direction of roof drains.
3. Retain wall details.
4. S.O. #19 notes to contractor and sign-off block within the plan drawings.
5. How will erosion and sediment control be accomplished along proposed swales towards the outlet on Central?
6. Location of emergency spillway.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

May 18, 1987

Richard Hall
Hall Engineering
6840 Second Street, NW Suite 306
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR ARBY'S @ FOUR HILLS SHOPPING CENTER
(L-22/D33D) RECEIVED MAY 1, 1987

Dear Mr. Hall:

Based on the information provided on your submittal of May 1, 1987, listed you will find certain items that will need to be addressed prior to final approval:

1. Type of pump to be used along with pump specs.

2. Detail of structure which will house the proposed pump.

3. On your resubmittal, we will need two copies of the drainage plan.

4. How do you propose to control the erosion from the proposed curb cut down into the ponding area.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

MISC/Hydro

13100 CENTRAL N.E

SPOT ELEV

1-21-88

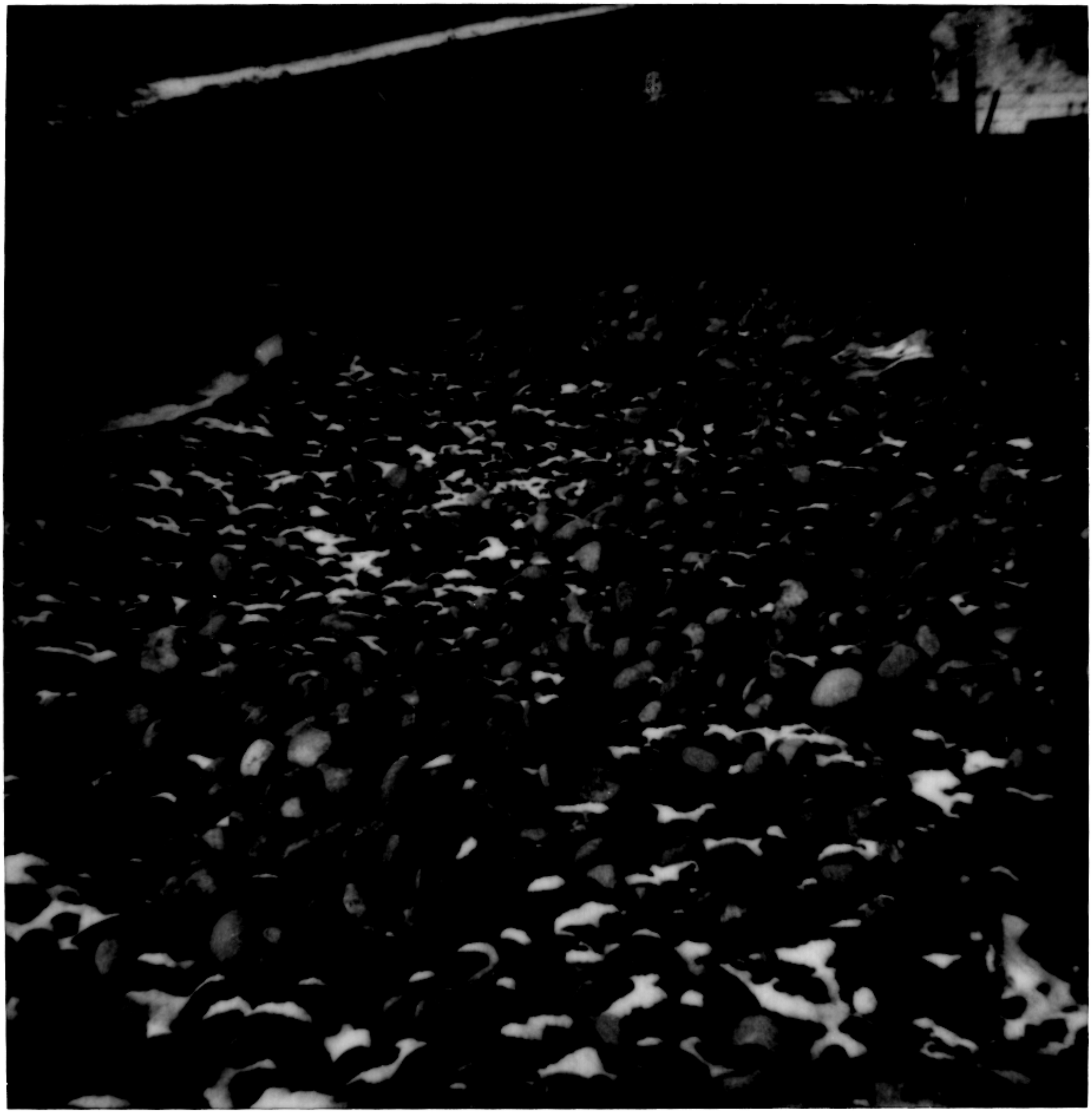
P.C G. Archunde

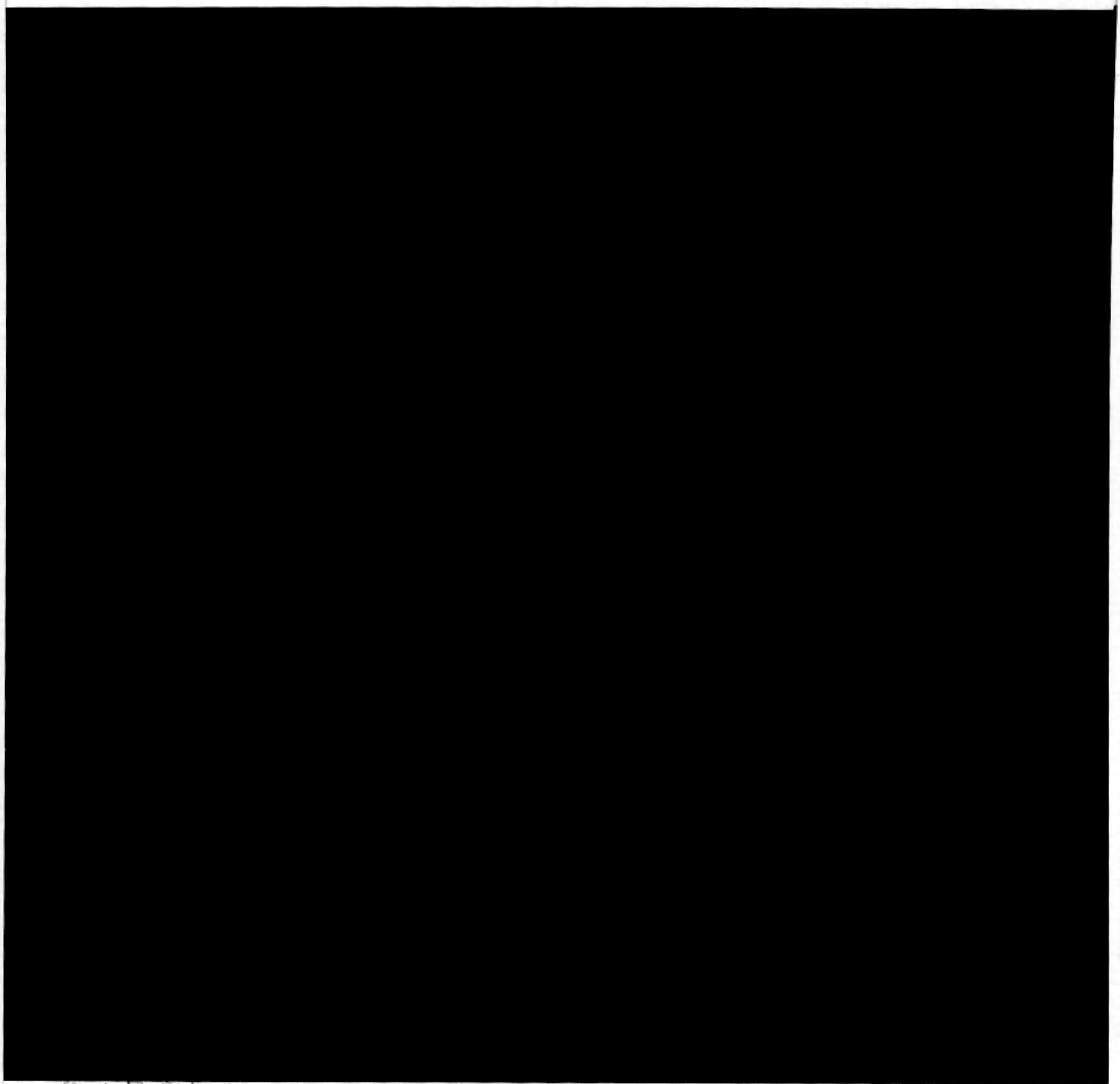
T A. SALAZAR

Θ S. SAFAR.

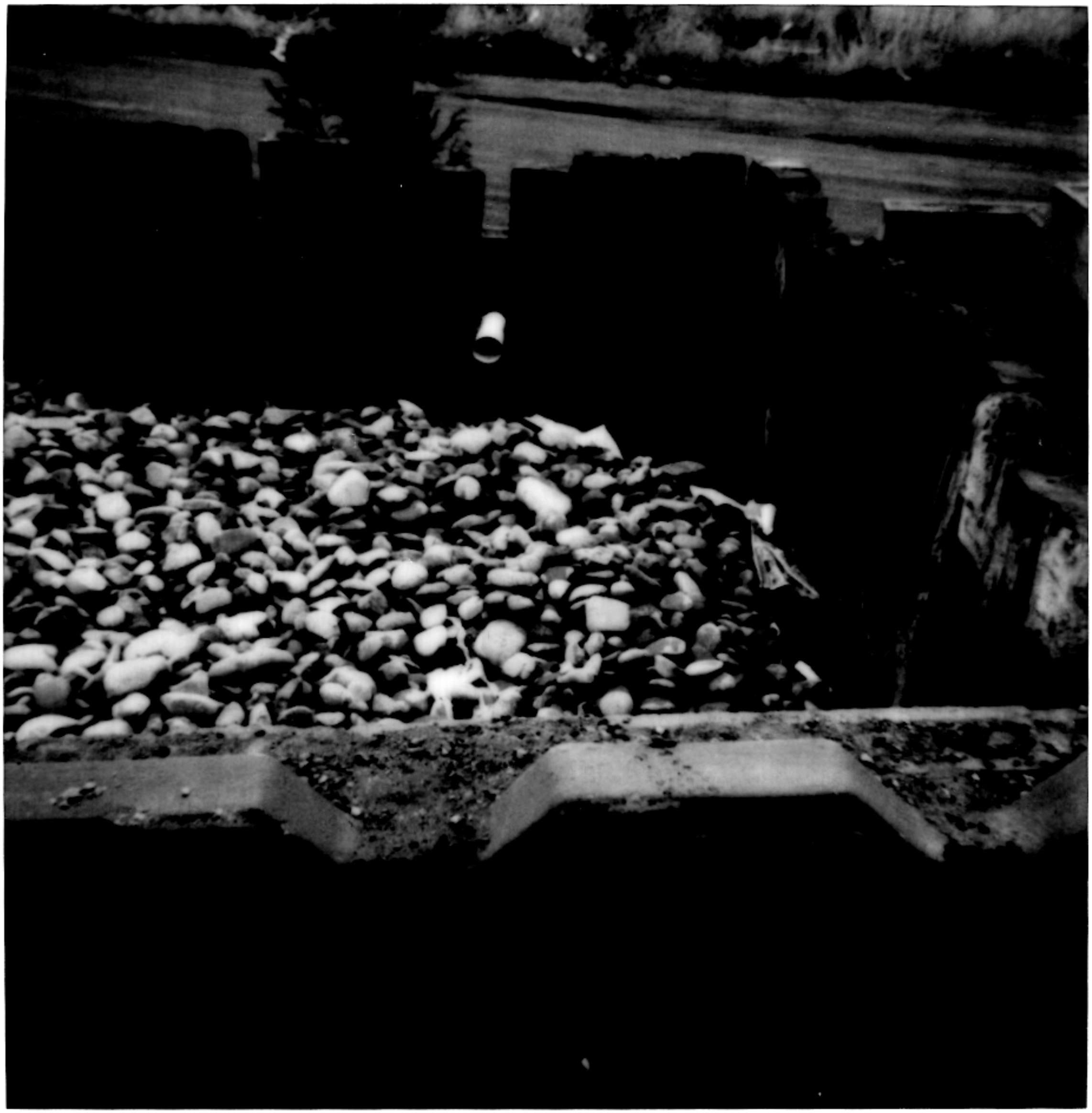
POINT #	+	HI	INT	−	ELEV	REMARKS
T.B.M					5622.19	F.H EK.
	603	28.22				
1			8.95		5619.27	INVERT PIPE 4"
2			9.41		5618.81	
3			8.60		5619.62	
4			9.70		5618.52	
5			8.98		5619.24	
6			3.90		5624.32	F.F. ELEV
7			4.51		5623.71	
8			5.18		5623.04	
9			5.40		5622.82	

POINT #	+	HI	INT	−	ELEV	REMARKS
		28.22				
10			7.84		5620.38	
11			7.91		5620.31	
12			9.50		5618.72	
13			9.80		5618.42	
13A			8.00		5620.22	





04701100204 POLAROID 9

13100 CENTRAL SE

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