HYDROLOGY

A14/D3B

FIRST INTERSTATE
BANK

A14/D3B

2 PLANS

A14/D38

INFORMATION SHEET

PROJECT TITLE FIRST INTERSTATE BANK

ZONE ATLAS PAGE NO. ~~A-13~~ TYPE OF SUBMITTAL Grading and Drainage Plan

CITY ADDRESS NW Corner of Ellison Drive, NW & NM 528

LEGAL DESCRIPTION Tract C-1A

ENGINEERING FIRM Easterling and Associates, Inc.

ADDRESS 5643 Paradise Blvd., NW

PHONE (505) 898-8021 CONTACT Charles M. Easterling

OWNER First Interstate Bank , c/o W.R. Dub Underwood

ADDRESS 4200-D Silver Avenue, SE

PHONE (505) 265-7373 CONTACT Dub Underwood

ARCHITECT Hutchison, Brown, Burton and Partners

ADDRESS 202 Central Avenue, SE

PHONE (505) 842-5630 CONTACT Ernest Uliberri

SURVEYOR Hugg Surveying

ADDRESS 1701 Grande Blvd., SE Rio Rancho

PHONE (505) 892-8800 CONTACT Gary Hugg

CONTRACTOR N/A Z-79-146-5 11/15/84

ADDRESS DRB-84-150 4/24/84

PHONE CONTACT

PRE-DESIGN MEETING: XX YES NO

COPY OF CONFERENCE RECAP SHEET PROVIDED Portion of Drainage Master Plan (attached)

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

SKETCH PLAT APPROVAL	PRELIMINARY PLAT APPROVAL
SITE DEVELOPMENT PLAN APPROVAL	FINAL PLAT APPROVAL
BUILDING PERMIT APPROVAL	CERT. OF OCCUPANCY APRVL.
ROUGH GRADING PERMIT APPROVAL	GRAD./PAVING PERMIT APRVL.
OTHER (SPECIFY)	

DATE SUBMITTED:

BY: Leverton-Easterling, Inc.

RECEIVED FEB 04 1985 HYDROLOGY SECTION

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 6, 1985

Chuck Easterling
5629 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

85K F021

RE: DRAINAGE PLAN FOR FIRST INTERSTATE BANK (A-14/D3B)
RECEIVED FEBRUARY 4, 1985

Dear Mr. Easterling:

I have reviewed the referenced submittal and have this comment:

1. Please document the increase in ponding at the offsite detention/desilting basin to absorb the 80% of the 100 year runoff from the site. Show existing and proposed conditions of the detention/desilting basin. Also, require concurrence from the downstream owner.

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

Cordially,

Carlos A. Montoya

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

CAM/bsj

INFORMATION SHEET

PROJECT TITLE FIRST INTERSTATE BANK

ZONE ATLAS PAGE NO. A-14 TYPE OF SUBMITTAL SUPPLEMENT TO A SUBMITTED PLAN

CITY ADDRESS N.W. CORNER OF ELLISON DR. N.W. & N.M. 528.

LEGAL DESCRIPTION TRACT C-1A

ENGINEERING FIRM EASTERLING AND ASSOCIATES, INC.

ADDRESS 5643 PARADISE BLVD. N.W.

PHONE (505) 898-8021 CONTACT CHARLES M. EASTERLING

OWNER FIRST INTERSTATE BANK C/O W.R. DUB UNDERWOOD.

ADDRESS 4200-D SILVER AVE. S.E.

PHONE (505) 265-7373 CONTACT DUB UNDERWOOD.

ARCHITECT HUTCHISON, BROWN, BURTON AND PARTNERS

ADDRESS 202 CENTRAL AVE. S.E.

PHONE (505) 842-5630 CONTACT ERNEST ULIBERRI

SURVEYOR HUGG SURVEYING

ADDRESS 1701 GRANDE BLVD. S.E. RIO RANCHO N.M.

PHONE (505) 892-8800 CONTACT GARY HUGG

CONTRACTOR N/A

ADDRESS

PHONE CONTACT

PRE-DESIGN MEETING: X YES NO

COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED APR 10 1985 HYDROLOGY SECTION

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

SKETCH PLAT APPROVAL	PRELIMINARY PLAT APPROVAL
SITE DEVELOPMENT PLAN APPROVAL	FINAL PLAT APPROVAL
BUILDING PERMIT APPROVAL	CERT. OF OCCUPANCY APRVL.
ROUGH GRADING PERMIT APPROVAL	GRAD./PAVING PERMIT APRVL.
X OTHER SUPPLEMENT TO A SUBMITTED PLAN	(SPECIFY)

DATE SUBMITTED: 4/10/85

BY: EASTERLING & ASSOCIATES, INC.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 16, 1985

DRB-85-533

Chuck Easterling
Easterling & Associates, Inc.
5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

RE: DRAINAGE PLAN FOR FIRST INTERSTATE BANK
(A-14/D3B) RECEIVED APRIL 10, 1985

Dear Chuck:

The plan dated April 10, 1985, is approved for building permit sign-off; however, prior to release of Certificate of Occupancy, the following must be completed:

1. Require the engineer to certify the pond volume increase as shown on the April 10, 1985, submittal.

2. The proposed pond appears to be outside the limits of the drainage easement. Between the Corrales Main Canal and the temporary drainage easement, the pond is not located in a drainage easement. After discussing the matter with Doug Underwood, the building permit was released with the understanding that the easement or appropriate permits would be obtained. Downstream improvements of the Cabezon Channel may eliminate the need for ponding. However, the engineer will need to submit appropriate drawings.

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

Cordially,

Carlos A. Montoya

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

CAM/bsj

2139

Easterling & Associates, Inc.

5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114
(505) 898-8021

September 18, 1985

Rick notified Don Johnson on 9-20-85 about the easement.

Carlos A. Montoya, P.E.
City/County Flood Plain
Administrator
Design Hydrology Section
City of Albuquerque
123 Central Avenue, NW
Albuquerque, NM 87102

RE: FIRST INTERSTATE BANK (A-14/D3B) CERTIFICATION

Dear Carlos:

I hereby certify that the offsite pond located north of the Jemez Building was enlarged sufficiently to accommodate that portion of the 100-year runoff volume from the project site which is not being ponded onsite.

For your information, the Cabezon Channel should go to construction within the next 60 days. In accordance with the Drainage Ordinance, Section 12.G., we can assume that Cabezon Channel is in place as construction funds are available and design capacity is known. Therefore, the provision of this certificate and the temporary easements which you requested in your April 16, 1985, letter can be waived.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Charles M. Easterling, P.E.
President

cc: Mr. Dub Underwood

CME/dlh
Job No. 403101

Rio Rancho
3761 State Rd 528 NW

9-25-85
Notified Chuck Easterling that we still require the easement which was documented on ~~the~~ my April 16, 1985. CM.

3761 State Rd. #528

85 6956A

RECEIVED
JAN 17 1986
0 JA185 CORD.

7 Bar - Grantor
AMAFCA - Grantee

DESILTING POND EASEMENT AGREEMENT

THIS DESILTING POND EASEMENT AGREEMENT is made and executed this 19th day of December 1985, by and between Seven Bar Land and Cattle Company, a New Mexico limited partnership (hereinafter referred to as the "Grantor"), and the Albuquerque Metropolitan Arroyo Flood Control Authority, a political subdivision of the State of New Mexico (hereinafter referred to as the "Grantee").

Grantor and Grantee hereby agree to the following:

1. For good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and deliver to the Grantee a Desilting Pond Easement over and across the property indicated as Easement "B" on page 1 of Exhibit A, attached hereto and incorporated herein by reference, and more particularly described by metes and bounds description on page 2 of Exhibit A (hereinafter referred to as the Easement) for the purpose of permitting the flow, conveyance, temporary storage and discharge of storm water runoff, and for the construction, operation and maintenance of facilities deemed necessary for said purposes by Grantee.

2. The Easement and any facilities placed thereon by Grantee shall be operated and maintained by the Grantee at its own cost. AMAFCA will maintain

3. That Grantee, its successors and assigns, shall be entitled to have and to hold the said right and easement for the uses and purposes aforesaid, forever, except that any portion of the easement granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.

4. The Grantor reserves the right to use the land upon which this Easement is located in any manner for any purpose approved in writing by Grantee which does not interfere with Grantee's use of the easement rights hereby granted, which approval shall not be unreasonably withheld.

AMAFCA hold harmless the Grantor

5. The Grantee hereby indemnifies and holds harmless the Grantor from any liability, actions or damages arising from or in

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED

1985 DEC 13 PM 4:05

M-303A 185-189

RECEIVED
JAN 17 1986
JAYNES CORP.

connection with Grantee's use of the Easement.

IN WITNESS WHEREOF, the parties set their hands and seals this 18th day of December, 1985.

GRANTOR:

SEVEN BAR LAND AND CATTLE COMPANY,
a New Mexico limited partnership

By _____
John F. Black, General Partner

By _____
A. Rolfe Black, General Partner

GRANTEE:

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision

By Richard E. Leonard
Its EXEC. ENGR.

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 18th day of December, 1985, by John F. Black, and A. Rolfe Black, General Partners of Seven Bar Land and Cattle Company, a New Mexico limited partnership, on behalf of said partnership.

Matthew Spangler
Notary Public

My commission expires:
9/14/87

RECEIVED
JAN 17 1986
JAYNES CORP.

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

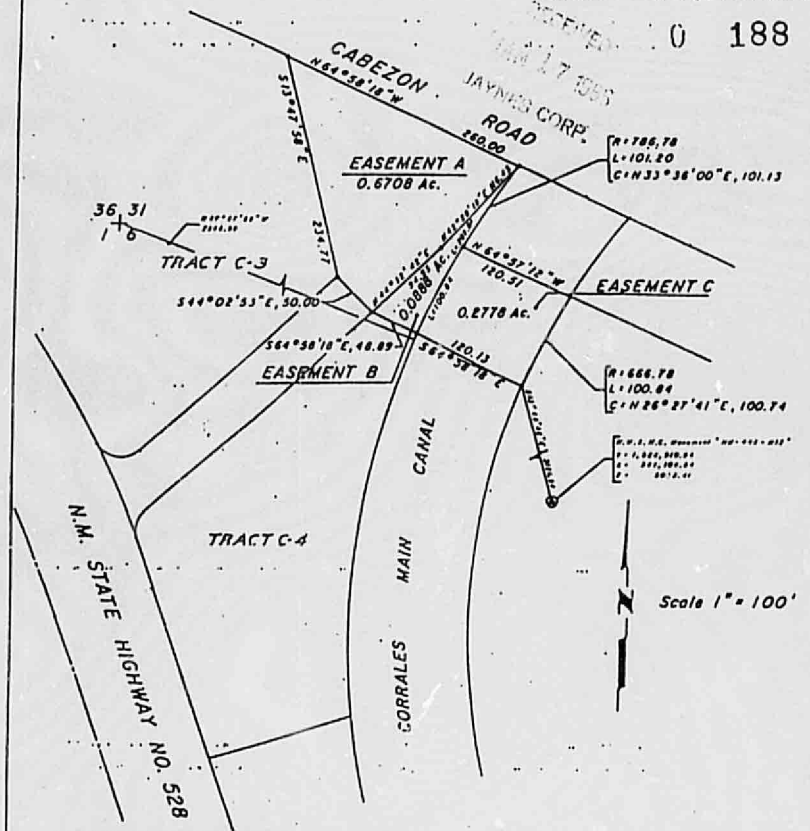
The foregoing instrument was acknowledged before me this 18th day of December, 1985, by Richard Leonard, Executive Engineer of the Albuquerque Metropolitan Arroyo Flood Control Authority the State of New Mexico, on behalf of said municipal corporation.

Geneva Burke
Notary Public

My commission expires:
October 17, 1986

Desilting Pond Easements
Seven-Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico

0 188



SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Land Surveyor Number 5823, hereby certify that this plat of survey was prepared by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
NMPLS No. 5823
October 8, 1985

REGISTERED LAND SURVEYOR
STATE OF
No. 5823
NEW MEXICO
GARRY P. HUGG

EXHIBIT "A"
Pg. 1

hugg surveying co.
1701 Grande S.E., Rio Rancho, New Mexico 87124 Phone: (505) 892 8800

LEGAL DESCRIPTION DRAINAGE EASEMENT B

That certain parcel of land situate within the Town of Alameda Grant in projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a Northeasterly portion of Tract C-4, Seven-Bar Ranch, as the same is shown and designated on the plat entitled "TRACTS C-1 THRU C-6, SEVEN-BAR RANCH, WITHIN PROJECTED SECTIONS 5 & 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, in Volume C24, folio 136, on July 26, 1984, more particularly described as follows:

BEGINNING at the Northeast corner of said Tract C-4 and the Northeast corner of the parcel herein described; Thence,

Southwesterly , 202.04 feet along the Easterly line of said Tract C-4 on the arc of a curve to the left (said curve having a radius of 786.78 feet and a chord which bears S 29° 55' 41" W, 201.48 feet) to the Southeast corner of the parcel herein described; Thence,

N 64° 58' 18" W, 48.89 feet to the Southwest corner of the parcel herein described, a point on the Westerly line of said Tract C-4; Thence,

N 44° 12' 42" E, 94.93 feet along said Westerly line of Tract C-4 to a point; Thence,

N 42° 28' 18" E, 116.45 feet along said Westerly line of Tract C-4 to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 0.0888 acre, more or less.

Public Works/Hydrology

A14/D3B

0000 0000 0882

A14/D3B

25×10 32×10

0000 0000 0883

Easterling & Associates, Inc.

10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021
FAX (505) 898-8501

SAD 223

August 24, 1992

Mr. Cliff Anderson
Albuquerque Metropolitan Arroyo
Flood Control Authority
2600 Prospect Avenue, N.E.
Albuquerque, NM 87107

RE: Hydraulic Capacity of the Existing Cabezon Channel

Dear Mr. Anderson:

In an effort to address your concerns regarding the capacity of Cabezon Channel, our office has recently performed additional analysis on the Channel and its watershed. As you requested, we performed the hydraulic analysis based on the following three conditions and associated peak 100 year flow rates.

Condition	Estimated Peak 100 Year Flow Rate
1. Existing including 50 cfs irrigation flow in the High Ditch.	380 cfs
2. Existing plus S.A.D. 223 plus 100 cfs flood flow in the High Ditch.	502 cfs
3. Future	600 cfs

Transmitted herewith are blueline copies of the plan and profile sheet from the Construction Drawings for Cabezon Channel. These sheets have been marked up with water surface profile lines as determined in our recent analysis for the various flow rates presented above.

The following text includes information related to the methodology and assumptions used in our analysis.

Hydrology

Methodology: Peak runoff rates were determined using AMAFCA's AHYMO Version 3-92. Attached is a map showing the major components of the Channel watershed. The assumptions utilized in the hydrologic analysis for the various conditions are listed below.

1 - Existing Condition.

- Determining the runoff from the area south of S.R. 528 is very difficult due to the presence of several depressions and very flat slopes along the major flow paths. For the purpose of this analysis it was assumed all flow which reached the Cabezon Channel from this area would have to pass through the existing

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0000 0000 0884

culverts crossing S.R. 528. The capacity of these culverts and thus the estimated peak flow from the S.A.D. 223 area was estimated at 120 cfs.

- Areas OS-1 through OS-4 were assumed to be in the existing condition.
- All of the runoff from OS-1 and OS-2 was assumed to reach the Channel.
- The existing inverted street section conveying flows form area OS-3 to the Channel will not carry all of the runoff from that area. A portion of that flow and all flow from Area OS-4 (approximately 95 cfs) will likely bypass the Channel.
- The High Ditch was assumed to flow at a level 50 cfs irrigation flow.

2 - Existing Condition plus S.A.D. 223 and additional flow in High Ditch.

- Area south of S.R. 528 assumed fully developed. Flow is conveyed to the Channel through the existing culverts under S.R. 528 and the proposed Ellison Storm Drain. The aggregate peak flow from the area south of S.R. 528 is approximately 152 cfs.
- Areas OS-1 through OS-4 as noted in existing condition.
- The peak flow in the High Ditch was assumed to be 150 cfs. This includes 50 cfs irrigation flow and 100 cfs flood flow. Due to the fact that the timing of the peak is impossible to estimate for the future flood flows, a level hydrograph of 150 cfs for the High Ditch Hydrograph was utilized in the model.

3 - Future Condition.

- S.A.D. 223 area as noted in condition 2.
- Areas OS-1 and OS-2 modeled in the existing condition. As this property develops, on-site detention ponding is assumed in order to reduce peak flows to the existing condition peak discharge rate.
- Areas OS-3 and OS-4 assumed to be fully developed with all flows reaching the Cabezon Channel.
- Peak flow in the High Ditch as noted in condition 2.

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Hydraulic Analysis

Methodology: The existing Channel as defined by as-built drawings dated December 1985 was modeled using U.S. Army Corps of Engineers HEC-II software. As the lined segments of the Channel were designed to run at or near to critical both subcritical and supercritical flow regime models were run for these reaches. The hydraulic grade line which is plotted on the attached sheets is a result of a composite of these two runs. Where backwater conditions were found to exist, the subcritical flow depth was plotted to a point where the flow reached critical depth. In all other reaches the supercritical flow depth was plotted except where the Froude number generated by HEC-II was less than 1. In these reaches, the subcritical depth was plotted. Where the H.G.L. was plotted for supercritical flow, the conjugate water surface elevation was also approximated and plotted by utilizing the formula

$$\frac{Y2}{Y1} = 0.5\left(\sqrt{1 + 8F_r^2} - 1\right)$$

It should be noted that the hydraulic characteristics of the Cabezon Channel above Corrales Road are very complex and some of the conditions represented there are not readily modeled by a one dimensional model such as HEC-II. However, we do believe that the H.G.L. determined by this analysis is a fair approximation of the water surface. For the benefit of comparison, a fourth HEC-II run was completed utilizing a peak flow rate of 1000 cfs. A plot of this data is included with the plots for the other flow rates associated with our analysis.

Please review this data at your earliest convenience. We would like to schedule a meeting with you and other interested parties to discuss the implications of this analysis on the S.A.D. later this week. Please do not hesitate to call me if you have questions or comments about this information.

Sincerely,

Vancel Fossinger

Vancel Fossinger
Staff Engineer

VSF/das
Job No. 3302.1

Enclosure

cc: Gilbert Aldaz, City of Albuquerque, Dept. of Public Works/Hydrology
w/o encl. Lee Lunsford, City of Albuquerque, Dept. of Public Works/Spec. Assessments

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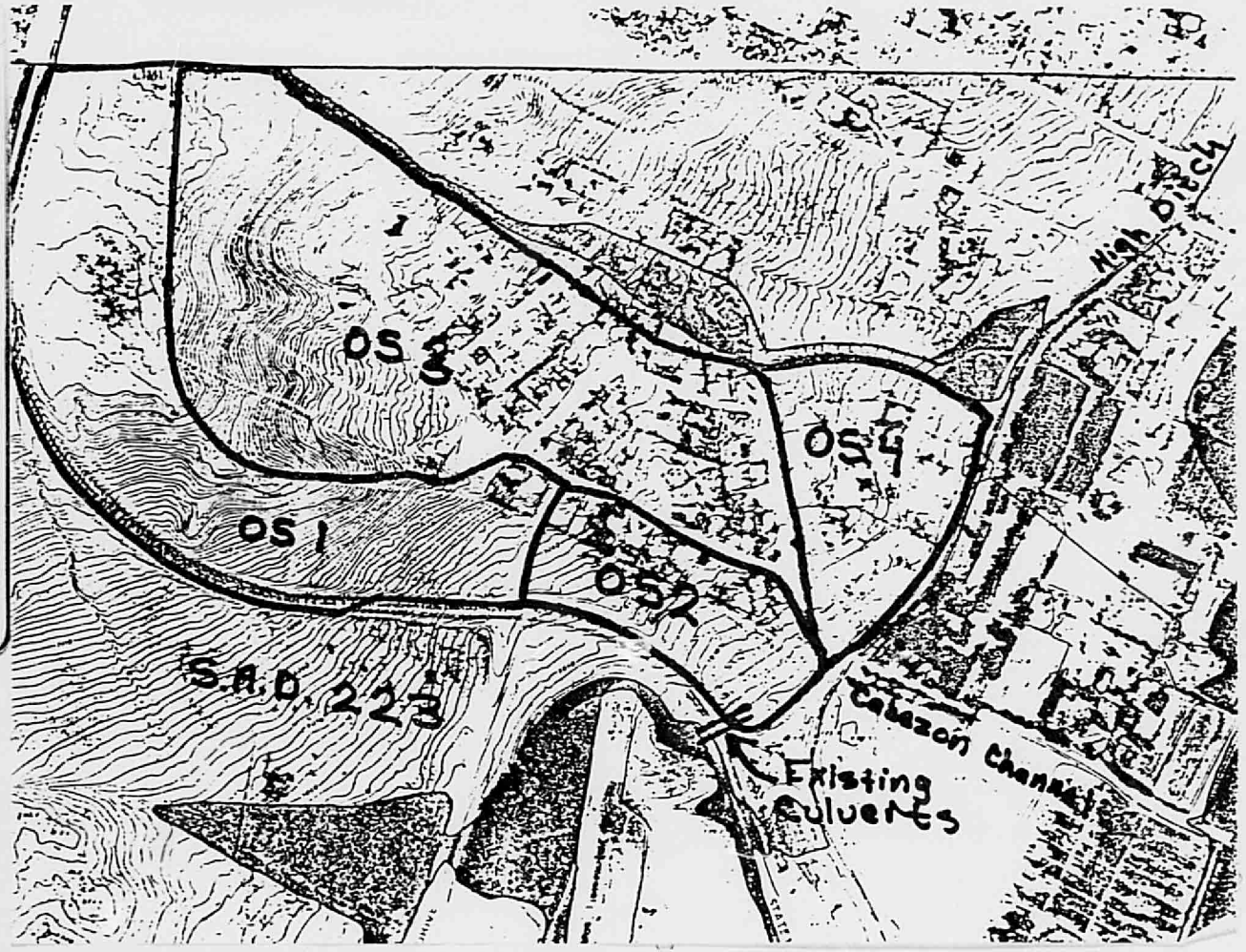
OS 3
OS 1
OS 2
OS 4
S.A.O. 223
Existing Culverts
Cabazon Channel
High Ditch

25×
32×

0000 0000 0887

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 28, 1994

Mark Goodwin, P.E.
D. Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, N.M. 87199

RE: ENGINEER'S CERTIFICATION FOR CHARTER BANK PHASE I (A-14/D3B)
RECEIVED JUNE 21, 1994 FOR CERTIFICATE OF OCCUPANCY APPROVAL
ENGINEER'S STAMP DATED 6/20/94

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage and approves a Permanent Certificate of Occupancy for Phase 1.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia

WPHYD/7968/jpc

3761 Re port

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

25×10 32×10

0000 0000 0888

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Charter Bank Phase I ZONE ATLAS/DRNG.FILE#: A-14 / 1038

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

LEGAL DESCRIPTION: Tract C1-B Seven Bar Ranch

CITY ADDRESS: Ellison at NM 528

ENGINEERING FIRM: D. Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: P.O. Box 90606 Albuquerque PHONE: ~~828-2200~~ 345-2010

OWNER: Charter Bank CONTACT: _____

ADDRESS: 2130 Eubank NE Albuquerque PHONE: 291-3700

ARCHITECT: De la Torre-Rainhart CONTACT: Jorge De la Torre

ADDRESS: 7801 Academy, Suite 200 PHONE: 828-9611

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: GERALD MARTIN CONTACT: MATT MARTIN

ADDRESS: 8501 Jefferson NE PHONE: 828-1144

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- X ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- ____ YES
- X 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
- X CERTIFICATION OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (Specify)

DATE SUBMITTED: 6/20/94

BY: Mark Goodwin
Mark Goodwin, P.E.

JUN 2 1 1994

25× 32×

0000 0000 0889

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 16, 1993

Mark Goodwin, P.E.
D. Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, N.M. 87199

RE: GRADING & DRAINAGE PLAN FOR CHARTER BANK (A-14/D3B)
RECEIVED NOVEMBER 12, 1993 FOR BUILDING PERMIT APPROVAL
ENGINEER'S STAMP DATED 11/11/93

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology APPROVES this project for Building Permit.

Include a copy of the approved Grading & Drainage Plan in the set of construction documents that you submit to the "one stop" for the Building Permit.

Engineer's Certification of grading & drainage per DPM checklist must be approved before any Certificate of Occupancy will be released.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: Alan Martinez

WPHYD+7968;jpc

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

25×10 32×10

0000 0000 0890

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Charter Bank ZONE ATLAS/DRNG,FILE#: A-14/D30

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

LEGAL DESCRIPTION: Tract C1-B Seven Bar Ranch

CITY ADDRESS: Ellison at NM 528

ENGINEERING FIRM: D. Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: P.O. Box 90606 Albuquerque PHONE: 828-2200

OWNER: Charter Bank CONTACT: _____

ADDRESS: 2130 Eubank NE Albuquerque PHONE: 291-3700

ARCHITECT: De la Torre-Rainhart CONTACT: Jorge De la Torre

ADDRESS: 7801 Academy, Suite 200 PHONE: 828-9611

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- ____ YES
- X 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
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATION OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (Specify)

DATE SUBMITTED: 11/4/93

BY: Mark Goodwin
Mark Goodwin, P.E.

RECEIVED
NOV 12 1993
HYDROLOGY DIVISION

25×10 32×10

0000 0000 0891

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 8, 1993

Mark Goodwin, P.E.
D. Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, N.M. 87199

RE: GRADING & DRAINAGE PLAN FOR CHARTER BANK (A-14/D3B)
RECEIVED NOVEMBER 1, 1993 FOR BUILDING PERMIT APPROVAL
ENGINEER'S STAMP DATED 11/1/93

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology request additional information.

The following information must be provided prior to Building Permit approval:

1. Indicate the boundary between Basin A & B, the width of the existing concrete rundown and the grade break at the south entrance. Show roof leaders for all roof surfaces; the 12"x12" grated drop inlet, 4" PVC drain line and the 18" curb cut on the North side of the building; and the grade break at the north entrance. Indicate the maximum water surface elevation and the volume provided for the pond on Section A.

2. Provide Top of Wall elevations at the north end of the pond to match existing contours. If the swale in front of the building is to be preserved, then new contours are required around the Phase 1 building.

3. BE AWARE, the future finished floor of the Phase 2 building is atleast 18" below the adjacent sidewalk on the NW side.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

WPHYD+7968;jpc

25×10 32×10

0000 0000 0892

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Charter Bank ZONE ATLAS/DRNG,FILE#: A-14 / D38

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

LEGAL DESCRIPTION: Tract C1-B Seven Bar Ranch

CITY ADDRESS: Ellison at NM 528

ENGINEERING FIRM: D. Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: P.O. Box 90606 Albuquerque PHONE: 828-2200

OWNER: Charter Bank CONTACT: _____

ADDRESS: 2130 Eubank NE Albuquerque PHONE: 291-3700

ARCHITECT: De la Torre-Rainhart CONTACT: Jorge De la Torre

ADDRESS: 7801 Academy, Suite 200 PHONE: 828-9611

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- ____ YES
- X 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
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATION OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (Specify)

DATE SUBMITTED: 11/1/93

BY: Mark Goodwin
Mark Goodwin, P.E.

RECEIVED
NOV - 1 1993
HYDROLOGY DIVISION

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dmg D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT Charter Bank
SUBJECT Drainage
BY MG DATE 11/1/93
CHECKED _____ DATE _____
SHEET 1 OF ____

Per comments from COA 9/17/93, we will re-size pond such that all additional runoff created by new project will be ponded and controlled.

Per previous plan by Easterling, existing pond volume required = 1009 cu. ft.

Per our calculations of 9/28/93, total additional volume generated = 573 cu. ft.

→ Req'd. Ponding Vol. = 1009 + 573 = [redacted] cu. ft.

Ponding Vol. Provided = $1.5\left(\frac{18+8}{2}\right)(82) =$ [redacted] cu. ft.

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HYDROLOGY DIVISION

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City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 17, 1993

Mark Goodwin, P.E.
D. Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, N.M. 87199

RE: CON. GRADING & DRAINAGE PLAN FOR CHARTER BANK (A-14/D3B)
ENGINEER'S STAMP DATED 9/14/93; RECEIVED SEPTEMBER 15, 1993
FOR SITE DEVELOPMENT PLAN APPROVAL

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology APPROVES the Site Development Plan for this project.

Prior to Building Permit approval, Adequate ponding must be provided to limit the proposed discharge to the existing rate.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: Fred Aguirre

WPHYD+7968;jpc

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

25×10 32×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Charter Bank ZONE ATLAS/DRNG,FILE#: A-14 /38

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

LEGAL DESCRIPTION: Tract C1-B Seven Bar Ranch

CITY ADDRESS: Ellison at NM 528

ENGINEERING FIRM: D. Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: P.O. Box 90606 Albuquerque PHONE: 828-2200

OWNER: Charter Bank CONTACT: _____

ADDRESS: 2130 Eubank NE Albuquerque PHONE: 291-3700

ARCHITECT: De la Torre-Rainhart CONTACT: Jorge De la Torre

ADDRESS: 7801 Academy, Suite 200 PHONE: 828-9611

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- X CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- ____ YES
- X NO
- ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SKETCH PLAT APPROVAL
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
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- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (Specify)

DATE SUBMITTED: _____

BY: Mark Goodwin
Mark Goodwin, P.E.

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City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 10, 1993

Mark Goodwin, P.E.
D. Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, N.M. 87199

RE: CON. GRADING & DRAINAGE PLAN FOR CHARTER BANK (A-14/D3B)
ENGINEER'S STAMP DATED 8/18/93; RECEIVED AUGUST 19, 1993
FOR SITE DEVELOPMENT PLAN APPROVAL

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology REJECTS the Site Development Plan for this project.

The following comments must be addressed prior to Site Development Plan approval:

1. Plan must be in accordance with the Plan for SAD 223. Based on Sheet 1 of 4 received June 17, 1993; I interpret the Plan to be based on the existing development. Therefore 100% of any increase in runoff must be detained OR downstream capacity must be verified.

2. Shown drainage basin boundaries. Label drainage easement & ditch on west side that diverts off-site flows.

I you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

WPHYD+7968;jpc

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Charter Bank ZONE ATLAS/DRNG,FILE#: A-14 /38

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

LEGAL DESCRIPTION: Tract C1-B Seven Bar Ranch

CITY ADDRESS: Ellison at NM 528

ENGINEERING FIRM: D. Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: P.O. Box 90606 Albuquerque PHONE: 828-2200

OWNER: Charter Bank CONTACT: _____

ADDRESS: 2130 Eubank NE Albuquerque PHONE: 291-3700

ARCHITECT: De la Torre-Rainhart CONTACT: Jorge De la Torre

ADDRESS: 7801 Academy, Suite 200 PHONE: 828-9611

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TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN
X CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER

PRE-DESIGN MEETING:

____ YES
X NO
____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
X S. DEV. PLAN FOR BLDG PERMIT APPROVAL
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____ CERTIFICATION OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (Specify)

DATE SUBMITTED: _____

BY: Mark Goodwin
Mark Goodwin, P.E.

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dmg D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT CHARTER BANK
SUBJECT DRAINAGE
BY MJ DATE 7/28/93
CHECKED _____ DATE _____
SHEET 1 OF 1

This project consists of a bldg. expansion now of 1534 ft to an existing bank bldg. with a potential future expansion of an additional 1938 ft. No changes to parking areas, etc. are anticipated.

The existing site Grading & Drainage Plan was prepared by Easterling and Assoc. 1986. This approved plan allowed for controlled discharge at a rate equal to 20% of the 100 year developed condition. The Rational formula was employed.

Approved Values:

Required Pond Volume (Exist.) = 1009 C.F.
Allowable Discharge = 3.3 cfs

Since we will have to reconfigure pond, new volume required will equal 1009 cf + ~~[illegible]~~ new volume.

Proposed Addition:

1534 + 1938 = 3472 sq.Ft. all roof
C = 0.90
T_c = 10 min. minimum
P = 2.2 in
I = 4.65 in/hr.
Q (Addn.) = 0.3 cfs
Vol. (Addn.) = 573 cu. Ft.
Vol. Reqd. = 1009 + ~~[illegible]~~(573) = ~~[illegible]~~ 1582 C.F.
Vol Provided = ~~1250~~

RECEIVED AUG 19 1993

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PLANS/PLATS ON FILE

FILE DESC: AH/D3B

PLANS/PLATS 1

25×10 32×10

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