Hydrology

File No. C-17/D001U7

PLANS/PLATS ON FILE

FILE DESC: C-17/D001U7

PLANS/PLATS 2

Address 8710 Washington NE Engr/Arch Ron Bohannan

Plans Approved _____ Cond _____

Comments: C17-D147

Inspection Requested 1/30/09 Contractor Kinser

Appr. 1/31/09 Disappr. _____ 30 Day Temp. _____

Comments: _____

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: C-17/D14 DATE: 6-22-88
EPC NO.: _____ DRB NO.: 88-355 ZONE: SU-1 for M-1
SUBJECT: Clifford Industrial Park
STREET ADDRESS: Washington & Alameda
LEGAL DESCRIPTION: Tracts B1, B-2, B-3, B-4

APPROVAL REQUESTED:
- X PRELIMINARY PLAT
- ___ SITE DEVELOPMENT PLAN
- ___ GRADING/PAVING PERMIT
- X FINAL PLAT
- ___ BUILDING PERMIT
- ___ OTHER

ATTENDANCE:	WHO	REPRESENTING
	Robert Kasting	Clifford & Co.
	Roger Green	City Hydrology

RECEIVED OCT 18 1988 HYDROLOGY SECTION

FINDINGS:

① To replat Tract B-1, one of the following items are required:

a. Make Tract B-1-A have a blanket drainage easement granted to Lot J to provide for a drainage swale outfall or retention pond site. This way, no Master Drainage Plan revision would be necessary.

b. Revise the Master Drainage Plan showing the revised Lot J. Plan would show one of the following drainage schemes:

i. - Retention pending on Lot J until Tract B-1-A is subdivided and drainage outfall is constructed.

? ii - Retention pending on Tract B-1-A until further subdivision.

iii - discharge to Washington street with reanalysis of downstream capacity

iv - Construction of downstream drainage system across Tract B-1-A.

② If replat is approved with blanket Drainage Easement, then revised Grading & Drainage Plan will be required at time of Lot J development.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	Roger L Green	SIGNED:	Robert Kasting
TITLE:	Civil Engineer	TITLE:	
DATE:	6/22/88	DATE:	6-22-88

NOTE PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

DRAINAGE INFORMATION SHEET

D147

PROJECT TITLE: Klinger Constructors ZONE ATLAS/DRNG. FILE #: C-17-Z

LEGAL DESCRIPTION: Lot 1 Clifford Industrial Park

CITY ADDRESS: Washington S/o Alameda NE.

ENGINEERING FIRM: Tierra West Dev. Mgmt. CONTACT: Ron Bohannon

ADDRESS: 4127 Carlisle N.E. PHONE: 883-7592

OWNER: Klinger Constructors CONTACT: Don Kawal

ADDRESS: 7301 Jefferson NE PHONE: 345-7891

ARCHITECT: Van Gilbert CONTACT: Jim Graf

ADDRESS: 319 Central N.W. PHONE: 247-9955

SURVEYOR: Lynn Surveying & Engr'ing CONTACT: Dennis Lynn

ADDRESS: 22 Chughole Los Lunas PHONE: 869-3548

CONTRACTOR: Klinger Constructors CONTACT: Fred Malcolm

ADDRESS: 7301 Jefferson NE PHONE: 345-7891

RECEIVED
OCT 18 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X 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: October 18, 1988 ✓ asap for grading permit

BY: Dennis Cunningham

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

KEN SCHULTZ
MAYOR

November 1, 1988

Ronald Bohannan
Tierra West Development
4127 Carlisle Boulevard, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR KLINGER CONSTRUCTION, INC.
(C-17/D1U7) RECEIVED OCTOBER 18, 1988

Dear Mr. Bohannan:

Based on the information provided on your submittal of October 18, 1988, listed are some concerns that will need to be addressed prior to approval.

1. Finish floor elevations to full mean sea level designation.
2. How do you propose to control the erosion towards the ponding area?
3. Elevation at property line should be at least one foot above flow line of gutter.
4. On your Site Data notes you indicate that the remainder of the lot will remain in an "impervious" state. Should these read in a "pervious" state?
5. Note within plan drawing indicating that the proposed ponding area is temporary and that when Tract B1A is developed it will be the owners responsibility to see that the retention pond is done away with, and the permanent outfall is installed.

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
(WP+909)

Tierra West Development Management Services

November 4, 1988

RECEIVED
NOV 07 1988
HYDROLOGY SECTION

Mr. Bernie J. Montoya
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Drainage Plan - Klinger Constructors, Inc.
(C-17/D1U7)

Dear Bernie:

Enclosed please find the revised drainage plan incorporating your comments. The items addressed included identifying the mean sea level elevation of the building; identifying the proposed elevation is one foot above the flow line at the property line; adding the note concerning future drainage improvements to Tract B1A. We have also changed the word "pervious" to "impervious".

The owner is planning to treat the yard with a gravel base which will provide erosion protection. As a contractor, if erosion becomes a problem, the owner will repair and replace any material lost as well as maintain the ponding area.

Should you have any questions, please do not hesitate to call me. Thank you for your attention to this matter.

Sincerely,

Ronald R. Bohannan, P. E.

cc: Don Kawal, Klinger Constructors, Inc.
Jim Graf, Van Gilbert & Associates

RRB/db
Job No. 880014

4127 Carlisle Boulevard NE • Albuquerque, NM 87107 • (505) 883-7592

DRAINAGE INFORMATION SHEET

D14W7

PROJECT TITLE: Klinger Constructors ZONE ATLAS/DRNG. FILE #: C-17-Z

LEGAL DESCRIPTION: Lot 1 Clifford Industrial Park

CITY ADDRESS: Washington S/o Alameda NE.

ENGINEERING FIRM: Tierra West Dev. Mgmt. CONTACT: Ron Bohannan

ADDRESS: 4127 Carlisle N.E. PHONE: 883-7592

OWNER: Klinger Constructors CONTACT: Don Kawal

ADDRESS: 7301 Jefferson NE. PHONE: 345-7891

ARCHITECT: Van Gilbert CONTACT: Jim Graf

ADDRESS: 319 Central N.W. PHONE: 247-9955

SURVEYOR: Lynn Surveying & Engr'ing CONTACT: Dennis Lynn

ADDRESS: 22 Chughole Los Lunas PHONE: 869-3548

CONTRACTOR: Klinger Constructors CONTACT: Fred Malcolm

ADDRESS: 7301 Jefferson NE PHONE: 345-7891

RECEIVED
NOV 07 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X 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: October 18, 1988

BY: Dennis Cunningham

DRAINAGE INFORMATION SHEET

C17/D147

PROJECT TITLE: Klinger Constructors ZONE ATLAS/DRNG. FILE #: C-17-Z

LEGAL DESCRIPTION: Lot 1 Clifford Industrial Park

CITY ADDRESS: Washington % Alameda NE.

ENGINEERING FIRM: Tierra West Dev. Mgmt. CONTACT: Ron Bohannan

ADDRESS: 4127 Carlisle N.E. PHONE: 883-7592

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ADDRESS: 7301 Jefferson NE PHONE: 345-7891

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED NOV 16 1988 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

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___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: October 18, 1988

BY: Dennis Cunningham

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ALBUQUERQUE NEW MEXICO 1706

KEN SCHULTZ
MAYOR

November 25, 1988

Ronald Bohannan
Tierra West Development
4127 Carlisle Boulevard, NE
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR KLINGER CONSTRUCTION, INC.
(C-17/D1U7) REVISION DATE OF NOVEMBER 16, 1988

Dear Mr. Bohannan:

Based on the information provided on your resubmittal of November 16, 1988, the above referenced plan is approved for Building and Foundation Permit.

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

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
(WP+909)

PLAN/PLATS

ON

FILE

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