Hydrology File No. D-19/D005A

PLANS/PLATS ON FILE

FILE DESC:

D-19/D005A

PLANS/PLATS 3

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION FILE NO. D19 DATE: 10/17/88

PLANNING DIVISION NO. Building Permit

CONFERENCE RECAP

SUBJECT: Tract A, Unit 2, Lomas de Mesa (South Louisa Park)

ATTENDANCE:	WHO	REPRESENTING
	John Green	Modesto
	Steve Marquez	

PERMIT RECEIVED
FEB 14 1995
HYDROLOGY SECTION

FINDINGS:

1. The applicant presented revised drawings for drainage [illegible]
2. The drainage discharge into the adjacent [illegible] [illegible] and not adding on the existing drainage problem. (I.E. they developed the [illegible] such that [illegible] the predevelopment 100 year discharge that would be entering at the point analyzed)
3. Provide the appropriate easement or construct a [illegible] for the alley
4. Convey the proposed parking into the drainage [illegible]

The undersigned agree that the above finds are as accurate as we are able to be at this time and are only subject to change if further investigation proves that they are not reasonable or that they are based on inaccurate information.

SIGNED: Fred V. Cogan
TITLE:
DATE: 10/17/88

SIGNED: Deborah Garcia
TITLE:
DATE: 10/17/88

INFORMATION SHEET

PROJECT TITLE [illegible] TYPE OF SUBMITTAL [illegible]

DISR

ZONE MELAS PAGE NO. [illegible] GRID ADDRESS 3220 Louisiana Blvd. N.E.

LEGAL DESCRIPTION Tract A, Lot No. 5, Block 1, DeLaunay's Zone [illegible] Unit, Sec. 19, T12N, R4E, NMPM

ENGINEERING FIRM William Mahoney & Assoc., Inc. CONTACT John Garcia

ADDRESS 280 Tower, N.E. PHONE (505) [illegible]

OWNER [illegible] CONTACT [illegible]

3115 Southwest Fwy.

ADDRESS Houston, TX 77098 PHONE (713) [illegible]

Romanow Art Gallery & Planters

ARCHITECT Miguel Trujillo & Associates CONTACT Miguel Trujillo

8700 La Mirada Rd., N.E. Suite 100

ADDRESS Albuquerque, N.M. 87109 PHONE (505) [illegible]

SURVEYOR William Mahoney & Assoc., Inc. CONTACT [illegible]

ADDRESS 280 Tower N.E., Albuquerque, 87108 PHONE (505) [illegible]

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

DATE SUBMITTED: November 21, 1984

BY William Mahoney & Associates, Inc. - John L. Garcia

Use this Information Sheet when submitting the following:

Drainage reports or plan, conceptual grading and drainage plan, Engineer's certification plan, erosion plot and grading plan. Provide the information applicable to your submittal.

RECEIVED
NOV 23 1984
CITY OF ALBUQUERQUE
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
[illegible] Albuquerque, New Mexico
[illegible]

January 3, 1985

John Garcia
William Hinchman & Associates, Inc.
[illegible] Truman Street, NE
Albuquerque, New Mexico 87106

RE: DRAINAGE REPORT FOR SANTA LUCIA APARTMENTS (3-15/156)
RECEIVED DECEMBER 21, 1984

Dear Mr. Garcia:

I have reviewed the referenced submittal and forward these comments:

1. Enclosed herewith, please find a copy of the current Information Sheet used by this Section. Please identify on the residential unit your client wishes to receive with approval of this report, i.e. final plat approval, site development approval, building permit approval, etc.

2. The rainfall intensity, as presented in the report is incorrect. I am not sure how you determined what was used, but there will be a significant impact on the amount of discharge. On page 5 of the computations, it appears that a rainfall of 1.8 inches was used to determine the intensity. All the 100-year 6-hours rainfall amounts are 2.2 inches or greater.

3. The grading plan should have a Vicinity Map, engineers, signature, and date per the D.P.M.

4. For inspection purposes, there should be a TBM locator co-ordinate for reference.

5. City approved street and alley grades are required for any unimproved City streets or alleys.

Should you have any questions or comments, please call me at 765-7641.

Sincerely,

Billy J. Goolsby

Billy J. Goolsby, C.E.
Design Hydrology Section

BJG/mj

WILLIAM MATOTAN & ASSOCIATES INC. • ENGINEERS

330 Truman Street, N.E. Albuquerque, New Mexico 87108 Phone (505) 294-5483

January 27, 1987

Mr. Billy Gentry, P.E.
Civil Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Subject: Addenda to Drainage Report for Bella Larina
Apartments [illegible]

Dear Mr. Gentry:

As per our conversation on January 23, we are including a revised grading plan [illegible] the engineers signature and date.

The alley mentioned in in-house No. 5 of your letter of January 8, has been vacated, Vacation No. 2-84-84.

It is our understanding that items 1, 2 and 4 of your January 8 letter were addressed in our meeting of January 16, 1987.

Sincerely,

WILLIAM MATOTAN & ASSOCIATES, INC.

[signature]

Alfio L. Zurola

ALZ/rjb

Incl.: Revised grading plan w/Engineers stamp and date.

cc: BWP, Job File 734

JAN 23 1987
RECEIVED
HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Santa Fe Gas Apts. ____ ZONE ATLAS/DRAINAGE FILE #: D-22-Z

LEGAL DESCRIPTION: Unit 2, Casa Del Monte Addn., Zoned 5/22/62, Ord-132

CITY ADDRESS: _____

ENGINEERING FIRM: William Maxton & Assoc., Inc. CONTACT: John G. Garcia

ADDRESS: 220 Tijeras Street, S.E. Albuquerque, N.M. 87108 PHONE: (505) 266-6167

OWNER: Rebecca Development (Suite 214) 3333 Bell Power Pkwy. Dallas, TX 75234 CONTACT: Mr. Richard Kuehler

ADDRESS: _____ PHONE: (214) 520-1372

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: William Maxton & Associates, Inc. CONTACT: John G. Garcia

ADDRESS: 220 Tijeras N.E., Alb., 87108 PHONE: (505) 266-8867

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

___ NO

X COPY OF COMMENTS SUBMITTED WITH REPORT

DRB NO. 85-502

EPC NO. EP-85-85

AA NO. _____

JAN 5 1985

HYDROLOGY SECTION

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

X EROSION CONTROL PLAN

___ EROSION CERTIFICATION

TYPE OF APPROVAL SOUGHT:

___ PRELIM. PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH FRAMING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

X OTHER Drainage Report (SPECIFY)

DATE SUBMITTED: 1/23/85

BY: William Maxton & Associates, Inc.

City of Albuquerque

P.O. Box 1293 · Albuquerque, New Mexico 87103

DESIGN HYDROLOGY SECTION
[illegible] Central NW, Albuquerque, New Mexico
(505) 766-[illegible]

February 17, 1995

John Garcia
William Hebenstreit & Associates, Inc.
200 Tijeras Street, NE
Albuquerque, New Mexico 87103

RE: REVISED DRAINAGE MAP FOR SANTA LOUISA APARTMENTS
(D-13/DA) RECEIVED JANUARY 23, 1995

Dear Mr. Garcia:

Previously, I had requested that you inform me as to what your client wants with the approval of this submittal. I still do not know. I am assuming that with approval of this submittal you are seeking hydrology sign-off for the building permit process. If this submittal is for any other process, please let me know.

Prior to final approval, I suggest that you check this plan against the DPM check-list to ensure that all requirements for the Plan Phasing are included. This plan is incomplete at this time to receive approval for inclusion in a building permit set for hydrology sign-off.

Should you have any questions or comments regarding this project, please call me at 766-7696.

Cordially,

Billy J. Gockley

Billy J. Gockley, P.E.
Design Hydrology Section

BJG/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

Q. Dwayne Sheppard, P.E., City Engineer · [illegible] DIVISION · Telephone (505) 768-[illegible]

AN EQUAL OPPORTUNITY EMPLOYER

WILLIAM MATOTAN & ASSOCIATES INC. ● ENGINEERS

[illegible] Street, N.E. Albuquerque, New Mexico 87108 Phone (505) 265-[illegible]

HAND CARRIED February 18, 1985

Mr. Billy J. Goolsby, P.E.
Design Hydrology Section
City of Albuquerque
600 Central Ave., N.W.
2nd Floor
Albuquerque, New Mexico 87102

RECEIVED
FEB 19 1985
HYDROLOGY SECTION

Subject: Drainage Report 84-19/15% for Santa Ursula Apartments.

Dear Mr. Goolsby:

This is to answer your letter dated February 12, 1985, requesting further clarification of what approvals are being requested by our client relative to the subject drainage report.

At this time, we are requesting approval of the drainage report, grading and drainage plan, and rough grading permit.

A revised drainage information sheet is attached herewith, indicating the approvals sought together with a revised drainage and grading plan, Plate 4, on which a vicinity map has been shown and alley vacation reference noted.

It is my understanding that Mr. Gonzales, of our office, met with you recently, and resolved to your satisfaction drainage report items you have previously questioned.

Preparation of the final site development plans are scheduled to commence upon receipt of your written approval of subject report, grading and drainage plan.

Should you have any further questions, please call me at your earliest convenience.

Your early approval of the items requested will be greatly appreciated.

Very truly yours,

WILLIAM MARCUM & ASSOCIATES, INC.

Rodney E. Peterson

Rodney E. Peterson
Vice-President

REP:vg

Encl.: Revised Intermediate Street, revised Grading Plan w/Vicinity Map

xc: Mr. Gale Hunsicker, Project Manager, Albuquerque, Job File 734

DRAINAGE INFORMATION SHEET

PROJECT TITLE: [illegible] DRC PROJECT NUMBER, FILE #: D-[illegible]

LEGAL DESCRIPTION: Lots [illegible], Unit [illegible]

CITY ADDRESS: 7220 [illegible] Blvd. N.E. Albuquerque, New Mexico

ENGINEERING FIRM: Wilson & Company, Inc. CONTACT: Robert D. Fortune, Vice President

ADDRESS: 401 Tijeras Street, N.E. PHONE: (505) 242-8757

OWNER: Sabalo-Pennsylvania CONTACT: Gale Blackmore, Project Mgr.

ADDRESS: 333 Texas Street, S.E. PHONE: (505) 266-7955

ARCHITECT: Pennsylvania Architects & Planners CONTACT: Gale Blackmore, Project Mgr.

ADDRESS: 333 Texas Street, S.E. PHONE: (505) 266-7955

SURVEYOR: Wilson & Company, Inc. CONTACT: Robert D. Fortune, Vice President

ADDRESS: 401 Tijeras Street, N.E. PHONE: (505) 242-8757

CONTRACTOR: Not yet selected CONTACT: [illegible]

ADDRESS: [illegible] PHONE: [illegible]

PRE-DESIGN MEETING:

X YES

___ NO

X COPY IN CONFERENCE ROOM
NOTE PROVIDED

DRB NO. [illegible]

EPC NO. [illegible]

PROJ. NO. [illegible] assigned
after Preliminary Approval:

RECEIVED
FEB 19 1985
HYDROLOGY SECTION

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

X EROSION CONTROL PLAN

___ EXCAVATION CERTIFICATE

CHECK TYPE OF APPROVAL SOUGHT:

___ NORTH VALLEY APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

X ROUGH GRADING PERMIT APPROVAL

___ EXCAVATION/FILL PERMIT APPROVAL

X OTHER Drainage Report & (SPECIFY)
Drainage Plan

DATE SUBMITTED: Original Drainage Report Submitted Nov. 21, 1984; Addendum Submitted January 22, 1985.

BY: Wilson & Company, Inc.
Feb. 19, 1985

City of Albuquerque

[illegible]

[illegible]

March 31, 1986

James E. [illegible]
[illegible] & Associates, Inc.
[illegible] Tramway Street, NE
Albuquerque, New Mexico [illegible]

RE: DRAINAGE REPORT FOR SANTA LUCIA APARTMENTS
(D-10/[illegible]) RECEIVED FEBRUARY 10, 1986

Mr. Paterson:

The referenced plan dated January [illegible], 1986 is approved.

Please attach a copy of this approved plan to the construction set prior to hydrology sign-off.

If you have any questions or comments regarding this project, please call me at 265-1848.

Cordially,

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

CAM/[illegible]

CITY OF ALBUQUERQUE
HUMAN DEVELOPMENT DEPARTMENT
ENVIRONMENTAL DEVELOPMENT DIVISION/DRAINAGE MANAGEMENT SECTION

CONTROL BOARD

DRAINAGE FILE/DRAINAGE PLAN PAGE NO.: 019 DATE: 12/1/95

SUBDIVISION DIVISION MGR: (EPC) _____ DRC: _____

SUBJECT: Vista Del Sol

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Unit 2, Tract A Lomas Colinas Addn

REVIEW FOLLOWING:

___ PRELIMINARY PLAT
___ SITE DEVELOPMENT PLAN
___ OTHER

___ FINAL PLAT
X BUILDING PERMIT
___ RIGHT OF WAY

	NAME	REPRESENTING
ATTENDEES:	[illegible]	[illegible]
	[illegible]	
	[illegible]	City of Albuquerque

FINDINGS:

Discharge rates are to be determined by certain of downstream capacity.

The revised control plan for the pond & contributors will be submitted to ensure that sediment continues onsite.

The undersigned agrees that the above findings and conclusions accurately and are only binding to change if further investigation reveals that they are not accurate or true, they are based on inaccurate information.

SIGNED: [illegible] SIGNED: [illegible]

TITLE: [illegible] TITLE: [illegible]

DATE: [illegible] DATE: [illegible]

NOTE: PLEASE PROVIDE A COPY OF THIS FORM WITH THE DRAINAGE SUBMITTAL

DRAINAGE REPORT

FOR

VISTA DEL SOL APARTMENTS

NORTHEAST CORNER OF LOUISIANA BLVD
AND SAN ANTONIO DR NE

ALBUQUERQUE NEW MEXICO

MAY 1986

RECEIVED
MAY 21 1986
HYDROLOGY SECTION

DRAINAGE REPORT

FOR

VISTA DEL SOL APARTMENTS

NORTHEAST CORNER OF

WOODWARD ROAD AND SAN ANTONIO DR NE

ALBUQUERQUE, NEW MEXICO

MAY 1986

MAY 21 1986
HYDROLOGY SECTION

Prepared by:

TRAUTWEIN & ARMAS, P.A.
Consulting Engineering Associates
123 Monroe Street N.E.
Albuquerque, N.M. 87108

Fred C. Armas, P.E. 5-21-86

FRED C. ARMAS
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER

I. INTRODUCTION

Vista Del Sol is a 288 unit multi-family apartment project consisting of eleven apartment buildings and a community building. Total gross square footage for this proposed development is 130,000 square feet. The balance of the 7.18 acre site, currently zoned Commercial (C-1), will be asphaltic paving, concrete walks, and approximately forty-five percent landscaped area. See Vicinity Map in Appendix.

A pre-design meeting was held with Mr. Billy Hodges of the Hydrology Section of the Utility Development Division of the City of Albuquerque. The following findings were established as design criteria for this project:

1. Discharge from site is to be determined by analysis of downstream capacity.

2. An erosion control plan for the period of construction will be required to ensure that sediment remains on-site.

II. EXISTING SITE CONDITIONS

A. Flood Hazard - This site is not within an established flood hazard area as shown on Panel 20

of the FEMA Flood maps (a copy of which is included in the Appendix). The runoff quantity for the 100-year storm is confined to the North Pine Channel which is approximately 300 feet north of the site.

B. Soils. - From the SCS Soil Survey of Escambia County, those Tifton and Rutledge generally fine sandy loam soils are classified as Hydrologic Soil Group 'B' soils. (refer to the March 5, 1986 Soils Report by Fox & Associates - a copy of the drainage recommendations is included in the Appendix).

C. Topography - Present conditions are such that storm waters fall from the east to the west and from the south to the north over a slope of 3 percent. No drainage courses are present, all runoff is overland sheet flow by nature.

III. EXISTING CONDITIONS

The site is bounded on the west by Scenic Hwy; on the north and east by a fully developed residential subdivision; and on the south by a proposed commercial site. Offsite flows presently enter the site from the proposed commercial site to the south. Following are the offsite flow rates and quantities

which presently cross the subject site as they sheetflow west and north.

Area = 2.4077 ac = 104,870 sq. ft.

Tc = 10 minutes

D = 2.38 in. = 0.198 ft.

I = 2.16 x 2.35 = 5.08 in/hr

C = 0.40 (Undeveloped)

Q_{100} = (0.40)(5.08)(2.4077) = 4.9 cfs

Q_{10} = 4.9 (.657) = 3.2 cfs

V_{100} = (0.40)(0.198)(104,870) = 8555 cu.ft.

V_{10} = 8,255 (.657) = 5403 cu.ft.

The commercial site will probably develop simultaneously with this apartment project. The parking curb at the site's southern boundary is typically 8 inches higher than the existing ground which will be an effective berm diverting surficial flows westward to Louisiana Blvd. Should the overpass begins be completed first. The commercial site therefore will require its own sound wldge/ drainage plan.

IV DOWNSTREAM ANALYSIS

After flows enter the public right of way on Louisiana Blvd, they are carried north to the North

Arroyo del Pino drainage channel. Flows enter the channel via four double "C" catch basins located at the bridge crossing the channel.

Louisiana Blvd has a capacity of 80 cfs as given by Plate 22.3 D-1 of the DPM, using a slope of 0.015 ft/ft and a flow depth of 0.67 feet. The catch basins have a combined capacity of 55 cfs at a depth of 0.67 feet, but this increases greatly as the depth of water rises. If clogging were to occur, rising water would simply spill over the bridge curb, which would act like a broad weir, and enter the drainage channel.

The 100-year storm runoff rate from this site is presently 14.5 cfs, which would increase to 16.3 cfs after the proposed development, (see Runoff Calculations in Appendix). This flow rate is less than the proposed Q_{100} for a previously approved project, at 5210 Lomas site, as detailed in a Drainage Report prepared by William Matotan & Associates. That report, (submitted 11-23-84, revised 1-31-85 and approved 3-11-85), confirming downstream capacity, is on public record at the Hydrology Section of the City's Utility Development Division.

V. EROSION CONTROL

During the rough grading of the site and until construction is finished, an earth berm. (See Berm Detail in Appendix) will need to be constructed and maintained along the west property line. No erosion control measures will be required once the site is completed. All ground surfaces shall be either impervious or landscaped.

VI. SUMMARY & RECOMMENDATIONS

Analysis of downstream conditions indicates that the increase in the 100-year storm rate from 14.5 cfs to 24.1 cfs can be handled with only a minimal impact on existing conditions.

1. Flows should be allowed to discharge onto Lowrigan Boulevard via the two proposed driveways and proposed sidewalk drain.

2. Onsite flows shall be directed away from all building foundations.

3. No offsite flows should be accepted onto the site.

APPENDIX

		Page #
1.	Information Sheet	7
2.	Conference Notes	8
3.	Copy of Approval Letter for Feasibility Report dated 1-21-86	9
4.	Vicinity & Flood Hazard Maps	10
5.	Soils Map	11
6.	Runoff Calculations - Undeveloped	12
7.	RUNOFF Calculations - Developed	13
8.	Cedar Street Capacity	14
9.	Erosion Control Meas. Detail	15
10.	Soils Report Recommendations	16
11.	Drainage & Grading Plan	(in pocket)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Uptown del Sol Apts. ZONE ATLAS/DRAINAGE FILE #: D-19

LEGAL DESCRIPTION: Tract A, Lyn on Hertz Addition, Unit 2

CITY ADDRESS: NE Corner Louisiana Blvd & Sun Ridge Dr NE

ENGINEERING FIRM: Isaacson & Arfman CONTACT: Scott McGee

ADDRESS: 125 Monroe NE PHONE: 268-8828

OWNER: U.S. Realco Development Group CONTACT: Fred Anderson

ADDRESS: 2700 Bay P-Rd, Tampa, FL, 33607 PHONE: (813) 888-3900

ARCHITECT: Dekker & Assoc. CONTACT: Tom Fletcher

ADDRESS: 600 1st ST PHONE: 247-2888

SURVEYOR: Acrodrome Surveying Co. CONTACT: Fred Sanchez

ADDRESS: 2119 Menaul NE PHONE: 884-2086

CONTRACTOR: UNKN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.:

EPC NO.:

PROJECT NO.:

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ POND GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: May 21, 1986

BY: [signature]

REV. 5/88

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DRAINAGE DIVISION/DRAINAGE MANAGEMENT SECTION

CONFERENCE RECORD

DRAINAGE FILE/DRAINAGE REPORT NO.: D-9 DATE: 12/9/85

PLANNING DIVISION NO.: EPC: _____ DRC: _____

NAME: Vista Del Sol

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Unit 2, Tract A Lomas Del Norte Add.

CONFERENCE CONCERNING

___ PRELIMINARY PLAT
___ SITE DEVELOPMENT PLAN
___ OTHER _____

___ FINAL PLAT
X BUILDING PERMIT
___ FLOOD PROOFING

	NAME	REPRESENTING
ATTENDEES:	Fred Arnold	Tierra West Arkona
	Scott Shaw	
	Billy Goodby	City / Design Hydrology

FINDINGS:

① Discharge from site is to be attained by analysis of downstream capacity

② A grading control plan for the period of construction will be required to insure that sediment removal occurs

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

SIGNED: Billy J. Goodby SIGNED: Fred M. Arnold

TITLE: Civil Engineer Hydrology TITLE: CE

DATE: 12/9/85 DATE: 12-9-85

PLEASE PROVIDE A COPY OF THIS RECORD WITH THE DRAINAGE SUBMITTAL.

City of Albuquerque

P.O. BOX 1293 / ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE HYDROLOGY SECTION
100 Central NW, Albuquerque, NM 87102
(505) 768-7844

March 11, 1985

Sidney E. Petersen
William Mathews & Associates, Inc.
200 Truman Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE REPORT FOR SANTA LUCINDA APARTMENTS
(D-18/D34) RECEIVED FEBRUARY 15, 1985

Mr. Petersen:

The referenced plan dated January 21, 1985 is approved.

Please attach a copy of this approved plan to the construction permit prior to hydrology sign-off.

If you have any questions or comments regarding this project, please call me at 768-2584.

Cordially,

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

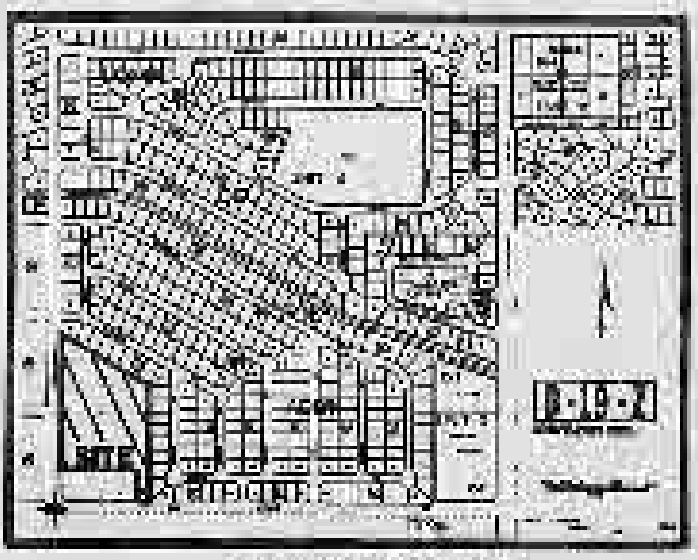
CAM/dd

MUNICIPAL DEVELOPMENT DEPARTMENT

D. Dwayne Gingerich, P.E., City Engineer — ENGINEERING SERVICES — Telephone (505) 767-2142

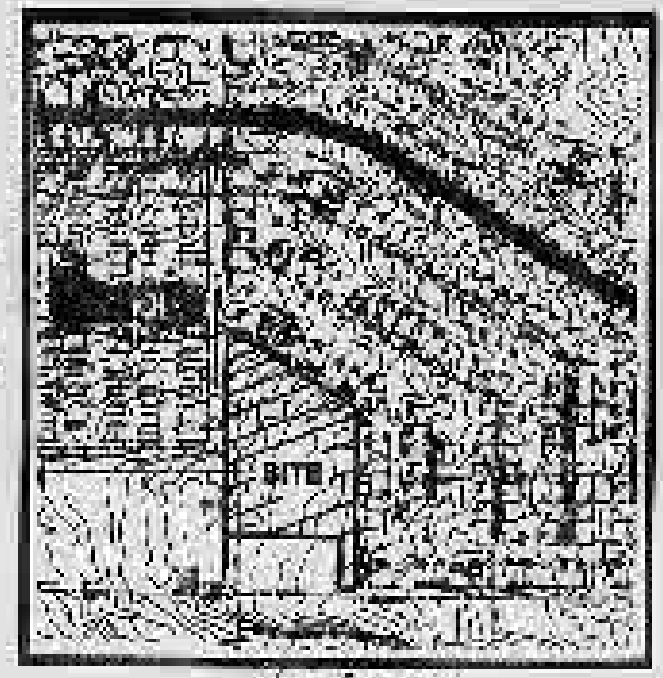
AN EQUAL OPPORTUNITY EMPLOYER

THIS DOCUMENT IS THE BEST AVAILABLE INFORMATION DUE TO THE POOR QUALITY OF THE ORIGINAL.



VICINITY MAP

FLOOD HAZARD MAP



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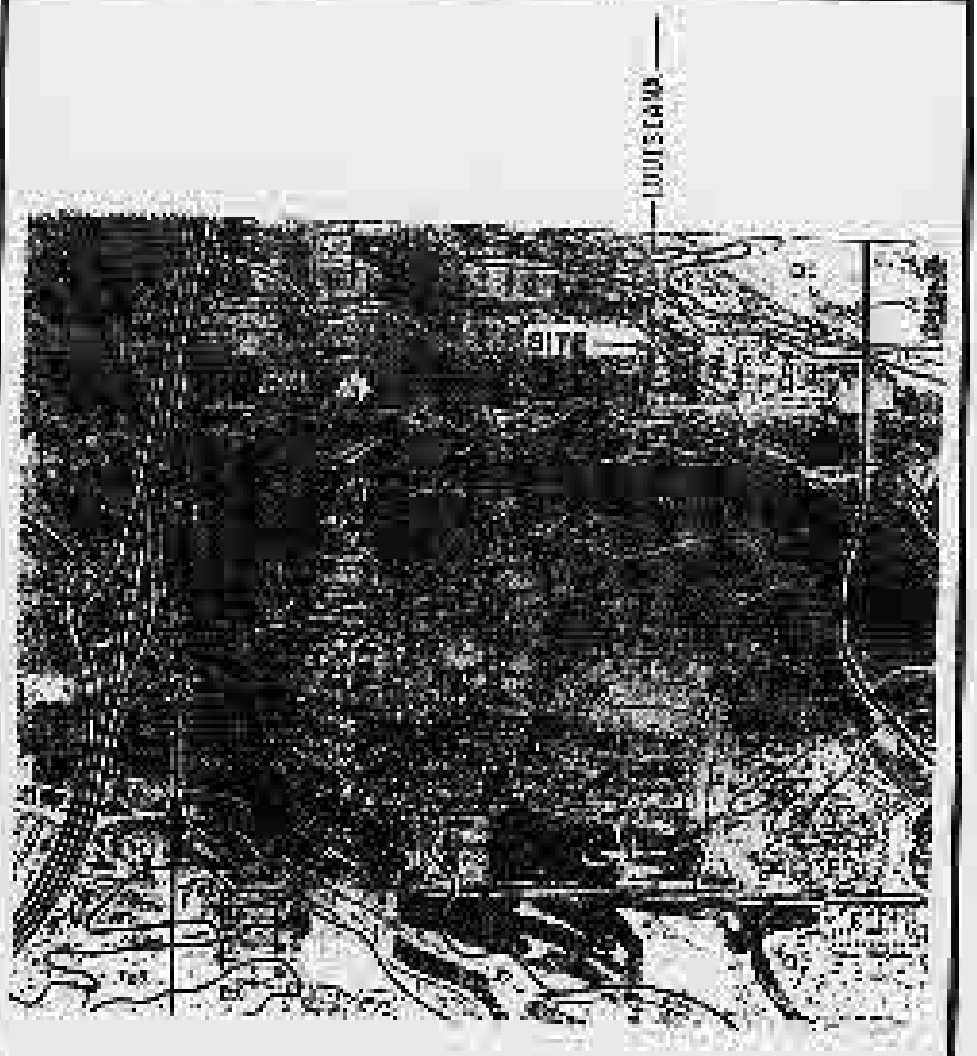


BERNALILLO COUNTY
SCS SOIL SURVEY
MAP 21

Transcon & Artman, P.A.

SUBJECT Map of Site Area JOB NO.
BY SM DATE 5-1-86 SHEET NO. OF

RUNOFF CALCULATIONS

(Rational Method)

PROJECT: Vista del Sol Apts Analysis Point: Vineyard Creek

WATERSHED AREA:

Planimeter Dig. _____ = .0625

x Map Scale _____ 2 = 43,560 A = 7.1506 acres

TIME OF CONCENTRATION:

Drainage Basin Area:

L = 650 ft., Fall = 20 ft., Slope = .031 ft/ft

☒ Overland Flow:

v = .605 ft/sec (Fig. 22.2 B-3)

Tc = 618 sec. = 10.3 min. Tc = 10.3 min.

☐ Street Flow:

v = _____ ft/sec. (Fig. 22.2 B-2)

Tc = _____ sec. = _____ min. Tc = _____ min.

☐ Storm Flow:

Tc = 0.3078 (L)^.77 / (S)^.385 = _____ min. Tc = _____ min.

Σ Tc = 10 min.

RUNOFF COEFFICIENT:

	C	*	A	=	CA
Development					
Streets, Drives & Walks	.85				
Roofs	.85				
Lawns & Landscaping	.25				
Undeveloped	.40		.04		.04

Σ = .04 C = .040

RAINFALL INTENSITY:

100 year depth = 2.50 " (Fig. 22.2 B-1)

Intensity Factor = 2.16 (Fig. 22.2 B-2)

Intensity = depth x factor I = 5.08 in/hr.

PEAK RUNOFF RATE:

Q = CIA = .040 x 5.08 x 7.1506 Q_{100} = 14.5 cfs

14.5 x 0.637 = Q_{10} = 9.5 cfs

VOLUME OF RUNOFF:

V = C x Rainfall Depth x Area

= .040 x 2.50/12 x 7.1506 x 43,560 V_{100} = 24,333 cu.ft.

24,333 x 0.637 = V_{10} = 15,500 cu.ft.

* Decrease of Total Area
** C Value Component

Prepared By: [illegible]
Date: 5-20-86

(5/85)

RUNOFF CALCULATIONS

(Rational Formula)

PROJECT: Vista del Sol APTS Contract Number: Lowrey Company

DRAINAGE AREA:

Planimeter Mfg. _____ x .315

X Map Scale _____ 2 ÷ 43,560 A = 7.506 acres

TIME OF CONCENTRATION:

Drainage Basin Data:

L = 960 ft., fall = 24 ft., slope = .025 ft/ft.

☒ Overland Flow:

V = 2.15 ft/sec (Fl. 22.2 B-2)

Tc = 446 sec. = 7.4 min. Tc = 7.4 min.

☐ Gutter Flow:

V = _____ ft/sec. (Fl. 22.2 B-3)

Tc = _____ sec. = _____ min. Tc = _____ min.

☐ Swale Flow:

Tc = 0.0078 (L/S)^0.77 = _____ min. Tc = _____ min.

Σ Tc = 7.4 min.

(Use Tc = 10 min)

RUNOFF COEFFICIENT:

	C	A	C x A
Development			
Streets, Drives & Walks	.95	1.1	.95
Roofs	.90	.25	.23
Lawns & Landscaping	.35	.45	.16
Undeveloped	.40	.5	.20
		Σ =	1.54

Composite C = 0.67

RAINFALL INTENSITY:

100 Year depth = 2.35 " (Fl. 22.2 B-1)

Intensity factor = 2.16 (Fl. 22.2 B-2)

Intensity = depth x factor I = 5.08 in/hr.

PEAK RUNOFF RATE:

Q = CIA = 0.67 x 5.08 x 7.506 Q_{100} = 24.3 cfs

24.3 x 0.667 = Q_{10} = 16.2 cfs

VOLUME OF RUNOFF:

V = C x Rainfall Depth x Area

= 0.67 x 2.35/12 x 7.506 x 43,560 V_{100} = 48,861 cu.ft.

48,861 x 0.667 = V_{10} = 32,581 cu.ft.

* Decrease of Total Area
** C Value Decreases

Prepared By: [illegible]
Date: 5-20-86

(9/82)

On - Site Street Capacity

@ NW property access point & Louisiana
Q_r is approximately ½ of the site flow into

$Q_r = (0.5)(24.0 cfs) = 12.0$ cfs

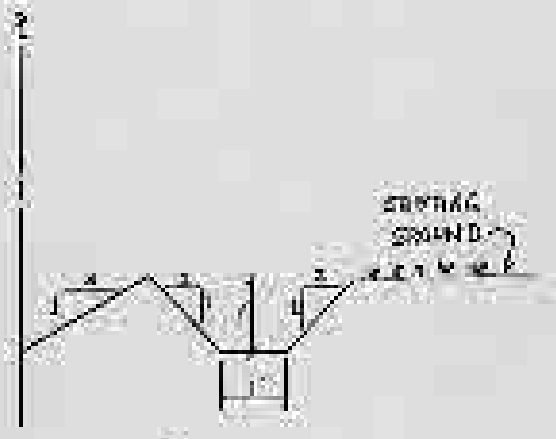
Street Capacity:

Width = 24' (F-F)
Curb height = 0.5 ft
Longitudinal slope = 4%
Cross slope = 2%

from DFM (Plate 22.3 D-3)
½ Street Flow for 48' wide street

$Q_{cap} = 25$ cfs (D = 0.50 ft)

25 cfs > 12.0 cfs ✓
∴ OK



EROSION CONTROL BERM DETAIL
N T S

BACKFILL AND SURFACE DRAINAGE

Due to the potential sensitivity of the site soils it is very important that the recommendations presented in this and the following section are closely followed.

Care in compacting the backfill and allowing excess to dissipate from being wetted after construction. Backfill around the foundations should be free of trash and construction debris, and should be moistened and compacted to a minimum of 90% of maximum density as determined by ASTM D-1557. Only enough water needs to be added to the backfill material to allow proper compaction. Do not puddle or jet backfill.

The final grade should have a gradual slope away from foundation walls and exterior slabs on all sides. A minimum slope of one (1) foot vertical the first ten (10) feet from foundation walls is recommended in areas not protected by sidewalks and asphalt paving. Drainage from roofs, and all other surface water, should not be allowed to pond in the backfill areas or within ten (10) feet of foundations. Downspout extensions and splash blocks should be used to protect the ground surface where the ground is not covered by concrete or asphalt.

Ponding areas should be eliminated if possible. However, if they are required for the control of surface runoff they should be located as far from the foundation walls as possible, a minimum of fifteen (15) feet.

FILE COPY

City of Albuquerque

[illegible]

DESIGN INTERDIVISION SECTION
[illegible] Albuquerque, NM 87102
[illegible]

[illegible] 1986

[illegible]
[illegible]
[illegible]
[illegible]

RE: [illegible] PRELIMINARY PLAT [illegible] 1985-[illegible] [illegible]
[illegible] 21, 1986

Dear Mr. [illegible]:

The referenced plan dated [illegible] is approved for Preliminary Review [illegible] Application dated [illegible] is found to be attached to the [illegible]. The environment in which is being considered [illegible] phase. Therefore, [illegible] approval of the review as [illegible]. Any phasing of the project will [illegible] subject to this office for review and approval.

If you should have any questions, please feel [illegible].

Sincerely,

[illegible]
[illegible]
Chief Engineer

[illegible]

MUNICIPAL DEVELOPMENT DEPARTMENT

[illegible] Albuquerque, NM, City Engineer — ENGINEERING DIVISION — Telephone [illegible]

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vista del Sol Apts. ZONE ATLAS/DRAINAGE FILE #: D-19/D-9

LEGAL DESCRIPTION: Tract A, Land of Vista Addition, Unit 2

CITY ADDRESS: NE Corner Louisiana Blvd & San Antonio Dr NE

ENGINEERING FIRM: Isaacson & Arman CONTACT: Gary McCoy

ADDRESS: 128 Monroe NE PHONE: 268-5928

OWNER: U.S. Resico Development Group CONTACT: Fred Anderson

ADDRESS: 2309 Rocky Pt Rd, Tampa, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: Decker & Assoc. CONTACT: Tom Fletcher

ADDRESS: 600 1st St PHONE: 247-2888

SURVEYOR: Albuquerque Surveying Co. CONTACT: Fred Sanchez

ADDRESS: 2119 Menaul NE PHONE: 884-2036

CONTRACTOR: UNKN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

__ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JUL 30 1986 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL: PRELIMINARY APPROVAL

X DRAINAGE REPORT

__ DRAINAGE PLAN

__ CONCEPTUAL GRADING & DRAIN PLAN

__ GRADING PLAN

__ EROSION CONTROL PLAN

__ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

__ SECTOR PLAN APPROVAL

__ SECTOR 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)

INTERNAL ROUTING

DATE SUBMITTED: July 30, 1986

BY: Gary M. McCoy

REV: 8/85

FILE COPY

City of Albuquerque

[illegible]

[illegible]
[illegible]
[illegible]

[illegible] 1986

[illegible]
[illegible]
[illegible]
[illegible]

RE: [illegible] DRAINAGE REPORT [illegible]
RECEIVED JULY 23, 1986 [illegible]
([illegible])

Dear [illegible]

[illegible] the above referenced [illegible], revised [illegible], 1986, [illegible] the following comments:

1. [illegible] Drainage and Drainage Plan [illegible] Operations [illegible] right-of-way. [illegible] be required to have a [illegible] from Phase II [illegible] through to the [illegible] by locating [illegible] or pavement [illegible] along the [illegible]

[illegible] be approved by [illegible] grading and erosion control plan [illegible] Indian.

If you have any questions, call me at [illegible].

Sincerely,

Roger L. Hixson, Jr.

[illegible], P.E.
Sub-Division Section

[illegible]

[illegible] Fletcher, Reiner & [illegible]

[illegible]

PUBLIC WORKS DEPARTMENT

[illegible] P.E. City Engineer — [illegible] — [illegible]

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: North Del Sol Apts. (DRB AGENDA/DRAINAGE FILE #: D-19/D59A)

LEGAL DESCRIPTION: Tract A Land of North Addition, Unit 2

CITY ADDRESS: NE Corner Louisiana Blvd & San Antonio Dr Ne

ENGINEERING FIRM: Isaacson & Arman — CONTACT: Scott McGee

ADDRESS: 125 Monroe NE — PHONE: 266-8821

OWNER: U.S. Resco Development Group — CONTACT: Don Anderson

ADDRESS: 2301 East Fl Rd, Tampa, FL, 33607 — PHONE: (813) 888-8900

ARCHITECT: Decker & Assoc. — CONTACT: Jim Fletcher

ADDRESS: 600 1st St — PHONE: 247-2888

SURVEYOR: Albuquerque Surveying Co. — CONTACT: Fred Schwartz

ADDRESS: 2119 Menaul NE — PHONE: 884-2096

CONTRACTOR: UNKN — CONTACT:

ADDRESS: — PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED AUG 1 2 1996 HYDROLOGY SECTION

TBD NO.

DRC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

X RESUBMITTAL * DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

* REVISION OF PREVIOUSLY APPROVED PLAN

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ POND BUILDING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 8-12-96

BY: [illegible]

REV. 4/95

FILE COPY

City of Albuquerque

[illegible]

HYDROLOGY SECTION
[illegible]
[illegible]

[illegible], 1986

[illegible]
[illegible]
[illegible]
[illegible]

RE: REVISED DRAINAGE REPORT FOR [illegible]
REQUEST [illegible] FOR BUILDING PERMIT APPROVAL
[illegible]

Dear [illegible]:

The [illegible] dated [illegible] is approved for Building Permit.

[illegible] grading and drainage plan along with the approved [illegible] for building construction [illegible] hydrology approval.

If you have any questions, call me at [illegible].

Sincerely,

Roger L. Green, P.E.
C.E./Hydrology Section

xc: [illegible] Fletcher, Tobin & Associates

RLG/dg

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vista Del Norte DRAINAGE FILE #: D-9/035

LEGAL DESCRIPTION: Tract "B-2-1" of Loma Del Norte, Unit No. 2

CITY ADDRESS: unknown

ENGINEERING FIRM: Thomas A. Anderson, P.A. CONTACT: Frank E. Anderson

ADDRESS: 122 Monroe St. N.E. PHONE: 265-1928

OWNER: Cross Mortgage Co. CONTACT: Organization

ADDRESS: 2414 Carlisle N.E. PHONE: 881-9017

DEVELOPER: Dreamer & Assoc. CONTACT: Dave Dreamer

ADDRESS: 200 2nd St. N.W. PHONE: 247-8375

SURVEYOR: Architecture Surveying & CONTACT: Fred Sanchez

ADDRESS: 215 Tijeras Blvd PHONE: 242-2636

CONTRACTOR: Dave Wright Const. CONTACT: Dave Wright

ADDRESS: PHONE: 881-3907

RECEIVED
MAY 10 1993
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO: _____

EPC NO: _____

PROJ. NO: _____

TYPE OF SUBMITTAL:

___ GRADING PERMIT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ PONDING ANALYSIS PLAN

___ PERFORMANCE GUARANTEE(S)

CHECK TYPE OF APPROVAL SOUGHT:

___ PRELIM. PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ HIGH COVERING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: December 11, 1992

BY: Frank E. Anderson, P.E.

FILE COPY

City of Albuquerque

P.O. BOX 1293 · ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
[illegible]
[illegible]

[illegible] 26, [illegible]

[illegible]
[illegible], P.E.
[illegible]
Albuquerque, New Mexico [illegible]

RE: [illegible]

Dear [illegible]:

I have reviewed the above referenced [illegible] and offer the following comments:

1. [illegible] approval, the Engineer's stamp, signature and registration date will need to be on the original drawing prior to grading. The approval letter from this office is/was a specifically dated [illegible] for [illegible] in the permit [illegible]. If this plan is not [illegible] in the approval letter [illegible], a resubmittal from this section will result. The revision date will be applied by the responsible engineer because this section assumes no [illegible] of any [illegible] responsibilities for any and all changes to the plan.

2. The retaining [illegible] and/or spot elevations are required to extend a minimum of 25 feet beyond the property lines. The purpose of this is to [illegible] show the interfacing with adjacent properties.

3. All existing & proposed [illegible] within a distance of [illegible] feet of the property line adjacent to the site must be [illegible] and provided.

PUBLIC WORKS DEPARTMENT

[illegible], P.E., City Engineer

ENGINEERING GROUP

[illegible]

AN EQUAL OPPORTUNITY EMPLOYER

4. [illegible] proposed easements and [illegible] are [illegible] [illegible] [illegible]

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vista del Sol Apts ZONE ATLAS/DRAINAGE FILE #: D-19/D8A

LEGAL DESCRIPTION: Tract A Lands of Nortel Addition, Unit 2

CITY ADDRESS: NE Corner Louisiana Blvd & San Antonio Dr NE

ENGINEERING FIRM: Isaacson & Arfman CONTACT: Scott McGee

ADDRESS: 128 Monroe NE PHONE: 266-8828

OWNER: U.S. Realco Development Group CONTACT: Gene Anderson

ADDRESS: 2309 Rocky Pt Rd, Tampa, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: Dekker & Assoc. CONTACT: Tim Fletcher

ADDRESS: 600 1st St PHONE: 247-2688

SURVEYOR: Albuquerque Surveying Co. CONTACT: Fred Sanchez

ADDRESS: 2119 Menaul NE PHONE: 884-2036

CONTRACTOR: UNKN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
DEC 05 1988
HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: 12-5-88

BY: Fred C. Arfman

DRB - 3/85
REV 10/87

FILE COPY

City of Albuquerque

[illegible]

[illegible]

January 5, 1982

[illegible]
[illegible]
[illegible]
Albuquerque, New Mexico [illegible]

RE: [illegible]
[illegible]

Dear Mr. [illegible]:

I have reviewed the plans [illegible] and forward the following comments:

[illegible]

[illegible]

Sincerely,

[illegible]
[illegible]

[illegible]

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vista del Sol Apts ZONE ATLAS/DRAINAGE FILE #: D-19/054

LEGAL DESCRIPTION: Tract A, Lands del Norte Aviation, Unit 2

CITY ADDRESS: NE Corner Louisiana Blvd & San Antonio Dr NE

ENGINEERING FIRM: Isaacson & Arman CONTACT: Scott McGee

ADDRESS: 128 Monroe NE PHONE: 268-0828

OWNER: U.S. Resico Development Group CONTACT: Fred Anderson

ADDRESS: 2747 Rocky Pt Rd, Tampa, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: Decker & Assoc. CONTACT: Tom Fletcher

ADDRESS: 600 1st St PHONE: 247-2888

SURVEYOR: Albuquerque Surveying Co. CONTACT: Fred Sackett

ADDRESS: 2119 Menaul NE PHONE: 884-2056

CONTRACTOR: UNKN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

__ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JUL 30 1997 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

PERMANENT APPROVAL

X DRAINAGE REPORT

__ DRAINAGE PLAN

__ CONCEPTUAL GRADING & DRAIN PLAN

__ GRADING PLAN

__ EROSION CONTROL PLAN

__ ENGINEER'S CERTIFICATION

X FROM MEMORANDUM OF PHASE ONE DRB TO MEE

9-2-97

SUBMITTED BY:

DATE SUBMITTED:

BY:

REV. 8/95

CHECK TYPE OF APPROVAL SOUGHT:

__ SECTOR PLAN APPROVAL

__ SECTOR PLAN APPROVAL

__ PRELIMINARY PLAT APPROVAL

__ SITE DEVELOPMENT PLAN APPROVAL

__ FINAL PLAT APPROVAL

__ BUILDING PERMIT APPROVAL

__ FOUNDATION PERMIT APPROVAL

__ CERTIFICATE OF OCCUPANCY APPROVAL

__ ROAD CUTTING PERMIT APPROVAL

__ GRADING/PAVING PERMIT APPROVAL

X OTHER Revised Phase (SPECIFY)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: [illegible] (NEW DEVELOPMENT, REVISION, ETC.): [illegible]

LEGAL DESCRIPTION: [illegible]

CITY ADDRESS: _____

ENGINEERING FIRM: [illegible] CONTACT: [illegible]

ADDRESS: [illegible] PHONE: _____

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DRAINAGE MEETING:

X NO

___ YES

X DATE OF CONFERENCE GROUP EXCEPT PROVIDED

FILE NO. _____

DRG NO. _____

CALC. NO. _____

RECEIVED JUL 21 1987 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ EXCEPTION CERTIFICATION

X Letter of Credit Due to Fire

CHECK TYPE OF REQUESTED SUBMITTAL:

___ MASTER PLAN 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 _____ (DESCRIBE)

DATE SUBMITTED: 7-21-87

BY: [illegible]

FILE COPY

City of Albuquerque

[illegible] ALBUQUERQUE, NEW MEXICO [illegible]

Ken Schultz
Mayor

[illegible] DEVELOPMENT DIVISION
HYDROLOGY SECTION
[illegible]

July [illegible], 1987

Fred Arfman, P.E.
Tonemaker & Arfman, P.A.
123 Monroe Street, NE
Albuquerque, New Mexico [illegible]

RE: BUILDING PLAN SUBMITTAL - [illegible] ADDITIONS
(D-19/[illegible])

Dear Fred:

I have reviewed the resubmittal, which changes the original plan by elevating the finished floor grades of buildings D, E, F, G, and H, by a inches (0.33 ft.), and relocates the grade line to compare to the floor which bounds these buildings. This plan, with a date of July 7, 1987, is approved, and your building permit approval remains in effect.

Thank you for your cooperation.

Sincerely,

G. Stuart Snyder, P.E.
C.O./Hydrology Section

GSS/[illegible]

PUBLIC WORKS DEPARTMENT

[illegible], P.E., City Engineer — [illegible] — [illegible]

AN EQUAL OPPORTUNITY EMPLOYER

Bradbury & Stamm Construction Company, Inc.

[illegible]

[illegible]

July 21, 1993

Mr. Dick Brown
Building Inspector
City of Albuquerque
600 2nd Street N.W.
Albuquerque, NM 87102

SUBJECT: Vista del Sol Apartments
3100 Louisiana Blvd. N.E.

Dear Dick:

This letter is to inform you of the schedule of completion of buildings at this project. The site is divided into two phases for drainage. Phase I consists of Buildings A, B, C, I, J, K, Community Center, Pool and Spa. Phase II consists of Buildings D, E, F, G and H.

Phase I inspections have started for occupancy. On July 17, 1993 you issued 30-day temporary sign-offs for Buildings I, J and the Community Center. We expect to complete Phase I at the end of the first week in August with inspections of Buildings A, B, C, K, the pool and spa. We request a 30-day temporary occupancy if all the parking is not completed for all of Phase I.

Phase II, consists of Buildings D, E, F, G & H. Three buildings were destroyed by fire. We have begun reconstruction, but cannot give you a schedule for completion at this time. I will keep you advised.

Thank you for your consideration in this matter. We appreciate the cooperation you have afforded us during this period.

Very truly yours,

BRADBURY & STAMM CONSTRUCTION COMPANY, INC.

Robert A. Hanna
Administrative Vice President

RAH:dks

cc: Dave Broadwell
Jerry Jones

[illegible]

BEST QUALITY OF THE ORIGINAL DOCUMENT

[illegible]

[illegible]
AT [illegible]
[illegible]

[illegible]
[illegible]
[illegible]

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POOR QUALITY OF THE ORIGINAL
DOCUMENT.

[illegible]		[illegible]	[illegible]		[illegible]	[illegible]					
		[illegible]									
[illegible]			[illegible]		[illegible]	[illegible]					
[illegible]			[illegible]		[illegible]	[illegible]					
[illegible]			[illegible]		[illegible]	[illegible]					
[illegible]			[illegible]		[illegible]	[illegible]					
[illegible]		[illegible]									
[illegible]			[illegible]		[illegible]	[illegible]					
[illegible]			[illegible]		[illegible]	[illegible]					
[illegible]			[illegible]		[illegible]	[illegible]					

[illegible]	[illegible]	[illegible]		[illegible]		
[illegible]		[illegible]		[illegible]	[illegible]	
			[illegible]	[illegible]		
	[illegible]	[illegible]				
[illegible]			[illegible]	[illegible]	[illegible]	

PLAN/PLATS

ON

FILE

Hydrology File No. D-19/D005A

PLANS/PLATS ON FILE

FILE DESC: D-19/D005A

PLANS/PLATS 3

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. D19 DATE: 10/17/84

PLANNING DIVISION NO. Building Permit

CONFERENCE RECAP

SUBJECT: Tract A, Unit 2, Loma del Norte (Santa Louisa Project)

WHO	REPRESENTING
ATTENDANCE: John Garcia	Matator
Steve Makowski	"

RECEIVED
FEB 19 1985
HYDROLOGY SECTION

FINDINGS:

1. The approved drainage report required for building permit sign-off.
2. Allowable discharge will be based on downstream constraints (i.e. the status of the contributing drainage basins watershed fully developed or undeveloped) such that no precedence is set by allowing a free allowable discharge that might be contrary to the present ordinance).
3. Provide City approved alley grades or process a vacation request for the alley
4. Identify any proposed phasing with the 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: Fred J. Cequin SIGNED: John L. Garcia

TITLE: TITLE:

DATE: 10/17/84 DATE: 10/17/84

INFORMATION SHEET

PROJECT TITLE Santa Louisa Apartments TYPE OF SUBMITTAL Drainage Report

ZONE ATLAS PAGE NO. D-19 / D5A CITY ADDRESS 7200 Louisiana Blvd, N.E.

LEGAL DESCRIPTION Tract A, Unit No. 2, Dale J. Bellamah's Loma Del Norte, Sect. 19, T11N, R4E, NMPM

ENGINEERING FIRM William Matotan & Assoc. Inc. CONTACT John Garcia

ADDRESS 230 Truman, N.E. PHONE (505) 265-8467

OWNER Sabalo-Brownstone (Suite 204) CONTACT Richard Rushing

ADDRESS 3130 Southwest Frwy. Houston, TX 77098 PHONE (713) 520-7272

ARCHITECT Brownstone Architects & Planners Miguel Trujillo & Associates CONTACT Miguel Trujillo

ADDRESS 8210 La Mirada Rd., N.E. Suite 400 Albuquerque, N.M. 87109 PHONE (505) 298-7535

SURVEYOR William Matotan & Assoc., Inc. CONTACT Bill Houston

ADDRESS 230 Truman N.E., Albuquerque, 87108 PHONE (505) 265-8467

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

DATE SUBMITTED November, 23, 1984

BY William Matotan & Associates, Inc. - John L. Garcia

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, Engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

RECEIVED
NOV 23 1984
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

January 8, 1985

John Garcia
William Matotan & Associates, Inc.
230 Truman Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE REPORT FOR SANTA LOUISA APARTMENTS (D-19/D5A)
RECEIVED NOVEMBER 23, 1984

Dear Mr. Garcia:

I have reviewed the referenced submittal and forward these comments:

1. Enclosed herewith, please find a copy of the current Information Sheet used by this section. Please identify on the resubmittal what your client wishes to receive with approval of this report, i.e. final plat approval, site development approval, building permit approval, etc.
2. The rainfall intensity, as presented in the report is incorrect. I am not sure how you determined what was used, but there will be a significant impact on the amount of discharge. On page 5 of the computations, it appears that a rainfall of 1.8 inches was used to determine the intensity. All the 100-year 6-hours rainfall amounts are 2.2 inches or greater.
3. The grading plan should have a Vicinity Map, engineers, signature, and date per the D.P.M.
4. For inspection purposes, there should be a TBM located on-site for references.
5. City approved street and alley grades are required for any unimproved City streets or alleys.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, C.E.
Design Hydrology Section

BJG/bsj

WILLIAM MATOTAN & ASSOCIATES INC. • ENGINEERS

230 Truman Street, N.E. Albuquerque, New Mexico 87108 Phone (505) 265-8467

January 22, 1985

Mr. Billy Goolsby, P.E.
Civil Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Subject: Addendum to Drainage Report for Santa Louisa Apartments D19/D5A

Dear Mr. Goolsby:

As per our conversation on January 18, we are enclosing a revised grading plan with the engineers signature and date.

The alley referred to in comment No. 5 of your letter of January 8, has been vacated, Vacation No. V-84-84.

It is our understanding that Items 1, 2 and 4 of your January 8 letter were resolved in our meeting of January 18, 1985.

Sincerely,

WILLIAM MATOTAN & ASSOCIATES, INC.

John L. Garcia

John L. Garcia

JLG:vlg

Encl.: Revised grading plan w/Engineers stamp and date.

cc: SAM, Job File 734

RECEIVED
JAN 23 1985
HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Santa Louisa Apts. ZONE ATLAS/DRNG. FILE #: D-19-Z

LEGAL DESCRIPTION: Unit 2, Loma Del Norte Addn., Filed 5/22/62, C-8-139

CITY ADDRESS:

ENGINEERING FIRM: William Matotan & Assoc. CONTACT: John L. Garcia

ADDRESS: 230 Truman Street, N.E. Albuquerque, N.M. 87108 PHONE: (505) 265-8467

OWNER: Sabalo-Brownstone (Suite 204) CONTACT: Mr. Richard Rushing,

ADDRESS: 3130 Southwest Frwy. Houston, TX 77098 PHONE: (713) 520-7272

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: William Matotan & Associates, Inc. CONTACT: John L. Garcia

ADDRESS: 230 Truman N.E., Alb., 87108 PHONE: (505) 265-8467

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 84-502

EPC NO. ZA-84-85

PRE. NO.

RECEIVED JAN 23 1985 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

X 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 Drainage Report (SPECIFY)

DATE SUBMITTED: 1/23/85

BY: William Matotan & 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

February 12, 1985

John Garcia
William Matotan & Associates, Inc.
230 Truman Street, NE
Albuquerque, New Mexico 87108

RE: REVISED DRAINAGE PLAN FOR SANTA LOUISA APARTMENTS
(D-19/D5A) RECEIVED JANUARY 23, 1985

Dear Mr. Garcia:

Previously, I had requested that you inform me as to what your client wants with the approval of this submittal. I still do not know. I am assuming that with approval of this submittal you are seeking Hydrology sign-off for the building permit process. If this submittal is for any other process, please let me know.

Prior to final approval, I suggest that you check this plan against the DPM check-list to ensure that all requirements for the Plan Drawing are included. This plan is incomplete at this time to receive approval for inclusion in a building permit set for Hydrology sign-off.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Design Hydrology Section

BJG/bsj

WILLIAM MATOTAN & ASSOCIATES INC. • ENGINEERS

230 Truman Street, N.E. Albuquerque, New Mexico 87108 Phone (505) 265-8467

HAND CARRIED February 18, 1985

Mr. Billy J. Goolsby, P.E.
Design Hydrology Section
City of Albuquerque
123 Central Ave., N.W.
2nd Floor
Albuquerque, New Mexico 87103

RECEIVED
FEB 19 1985
HYDROLOGY SECTION

Subject: Drainage Report D-19/D5A for Santa Louisa Apartments.

Dear Mr. Goolsby:

This is to answer your letter dated February 12, 1985, requesting further clarification of what approvals are being requested by our client relative to the subject drainage report.

At this time, we are requesting approval of the drainage report, grading and drainage plan, and rough grading permit.

A revised drainage information sheet is attached herewith, indicating the approvals sought together with a revised drainage and grading plan, Plate 4, on which a vicinity map has been shown and alley vacation reference noted.

It is my understanding that Mr. Garcia, of our office, met with you recently, and resolved to your satisfaction drainage report items you have previously questioned.

Preparation of the final site development plans are scheduled to commence upon receipt of your written approval of subject report, grading and drainage plan.

Should you have any further equestions, please call me at your earliest convenience.

Your early approval of the items requested will be greatly appreciated.

Very truly yours,

WILLIAM MATOTAN & ASSOCIATES, INC.

Rodney E. Peterson

Rodney E. Peterson
Vice-president

REP:vg

Encl.: Revised Information Sheet, Revised Grading Plan w/Vicinity Map

cc: Mr. Gale Hunsinger, Project Manager, w/enclosure, Job File 734

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Santa Louisa Apartments ZONE ATLAS/DRNG. FILE #: D-19/D5A

LEGAL DESCRIPTION: Loma Del Norte, Unit 2

CITY ADDRESS: 7200 Louisiana Blvd. N.E. , Albuquerque, New Mexico

ENGINEERING FIRM: William Matotan & Associates, Inc CONTACT: Rodney E. Peterson, Vice-president

ADDRESS: 230 Truman Street, N.E. PHONE: (505) 265-8467

OWNER: Sabalo-Brownstone CONTACT: Gale Hunsinger, Project Mgr.

ADDRESS: 230 Truman Street, N.E. PHONE: (505) 266-7955

ARCHITECT: Brownstone Architects & Planners CONTACT: Gale Hunsinger, Project Mgr.

ADDRESS: 230 Truman Street, N.E. PHONE: (505) 266-7955

SURVEYOR: William Matotan & Associates, Inc. CONTACT: Rodney E. Peterson, Vice-president

ADDRESS: 230 Truman Street, N.E. PHONE: (505) 265-8467

CONTRACTOR: Not yet selected. CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 84-502

EPC NO. ZA-84-85

PROJ. NO. Not yet assigned

Alley Vacation Ordinance: [illegible]

RECEIVED FEB 19 1985 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

X 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

X ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

X OTHER Drainage Report & Drainage Plan (SPECIFY)

DATE SUBMITTED: Original Drainage Report Submittal, Nov. 23, 1984; Addendum Submitted January 22, 1985.

BY: William Matotan & Associates, Inc.
Feb. 18, 1985

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

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

March 11, 1985

Rodney E. Peterson
William Matotan & Associates, Inc.
230 Truman Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE REPORT FOR SANTA LOUISA APARTMENTS
(D-19/D5A) RECEIVED FEBRUARY 19, 1985

Mr. Peterson:

The referenced plan dated January 21, 1985, is approved.

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

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

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: D-19 DATE: 12/16/85

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Vista Del Sol

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Unit 2, Tract A Loma Del Norte Addi.

APPROVAL REQUESTED:

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

	WHO	REPRESENTING
ATTENDANCE:	Fred Artman	Isaacson & Artman
	Scott McGee	" "
	Billy Goolsby	City / Design Hydrology

FINDINGS:

① Discharge from site is to be determined by analysis of downstream capacity.

② An erosion control plan for the period of construction will be required to ensure that sediment remains on-site.

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:	Billy J. Goolsby	SIGNED:	Scott M. McGee
TITLE:	CE/Design Hydrology	TITLE:	CE
DATE:	12/16/85	DATE:	12-16-85

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

DRAINAGE REPORT

FOR

VISTA DEL SOL APARTMENTS

NORTHEAST CORNER OF LOUISIANA BLVD
AND SAN ANTONIO DR NE

ALBUQUERQUE NEW MEXICO

MAY 1986

RECEIVED
MAY 21 1986
HYDROLOGY SECTION

DRAINAGE REPORT

FOR

VISTA DEL SOL APARTMENTS

NORTHEAST CORNER OF

LOUISIANA BLVD AND SAN ANTONIO DR NE

ALBUQUERQUE NEW MEXICO

MAY 1986

RECEIVED
MAY 21 1986
HYDROLOGY SECTION

Prepared by:

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, N.M. 87108

Fred C. Arfman 5-21-86
Fred C. Arfman, P.E. Date

FRED C. ARFMAN
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER

I. INTRODUCTION

Vista Del Sol is a 168 unit multi-family apartment project consisting of eleven apartment buildings and a community building. Total gross square footage for this proposed development is 119,080 square feet. The balance of the 7.15 acre site, currently zoned Commercial (C-1), will be asphaltic paving, concrete walks, and approximately forty-five percent landscaped area. See Vicinity Map in Appendix.

A pre-design meeting was held with Mr. Billy Goolsby of the Hydrology Section of the Utility Development Division of the City of Albuquerque. The following findings were established as design criteria for this project:

1. Discharge from site is to be determined by analysis of downstream capacity.

2. An erosion control plan for the period of construction will be required to ensure that sediment remains on-site.

II. EXISTING SITE CONDITIONS

A. Flood Hazard - This site is not within an established flood hazard area as shown on Panel 10

of the FEMA flood maps (a copy of which is included in the Appendix). The runoff quantity for the 100-year storm is confined to the North Pino Channel which is approximately 800 feet north of the site.

B. Soils - From the SCS Soil Survey of Bernalillo County, these Tijeras and Embudo gravelly fine sandy loam soils are classified as Hydrologic Soil Group 'B' soils, (refer to the March 5, 1986 Soils Report by Fox & Associates - a copy of the drainage recommendations is included in the Appendix).

C. Topography - Present conditions are such that storm waters fall from the east to the west and from the south to the north over a slope of 2 percent. No drainage courses are present, all runoff is overland sheet flow by nature.

III. OFFSITE CONDITIONS

The site is bounded on the west by Louisiana Blvd; on the north and east by a fully developed residential subdivision; and on the south by a proposed commercial site. Offsite flows presently enter the site from the proposed commercial site to the south. Following are the offsite flow rates and quantities

which presently cross the subject site as they sheetflow west and north.

Area = 2.4077 ac = 104,879 sq. ft.

Tc = 10 minutes

D = 2.35 in. = 0.196 ft.

I = 2.16 x 2.35 = 5.08 in/hr

C = 0.40 (Undeveloped)

Q_{100} = (0.40)(5.08)(2.4077) = 4.9 cfs

Q_{10} = 4.9 (.657) = 3.2 cfs

V_{100} = (0.40)(0.196)(104,879) = 8223 cu.ft.

V_{10} = 8,223 (.657) = 5403 cu.ft.

The commercial site will probably develop simultaneously with this apartment project. The parking curb at the site's southern boundary is typically 6 inches higher than the existing ground which will be an effective berm diverting offsite flows westward to Louisiana Blvd, should the apartment complex be completed first. The commercial site therefore will require its own stand alone drainage plan.

IV DOWNSTREAM ANALYSIS

After flows enter the public right of way on Louisiana Blvd, they are carried north to the North

Arroyo del Pino drainage channel. Flows enter the channel via four double "C" catch basins located at the bridge crossing the channel.

Louisiana Blvd has a capacity of 90 cfs as given by Plate 22.3 D-3 of the DPM, using a slope of 0.016 ft/ft and a flow depth of 0.67 feet. The catch basins have a combined capacity of 50 cfs at a depth of 0.67 feet, but this increases greatly as the depth of water rises. If clogging were to occur, rising water would simply spill over the bridge curb, which would act like a broad weir, and enter the drainage channel.

The 100-year storm runoff rate from this site is presently 14.5 cfs, which would increase to 24.3 cfs after the proposed development, (see Runoff Calculations in Appendix). This flow rate is less than the proposed Q_{100} for a previously approved project, at this same site, as detailed in a Drainage Report prepared by William Matotan & Associates. That report, (submitted 11-23-84, revised 1-21-85, and approved 3-11-85), confirming downstream capacity, is on public record at the Hydrology Section of the City's Utility Development Division.

V. EROSION CONTROL

During the rough grading of the site and until construction is finished, an earth berm, (See Berm Detail in Appendix) will need to be constructed and maintained along the west property line. No erosion control measures will be required once the site is completed. All ground surfaces shall be either impervious or landscaped.

VI. SUMMARY & RECOMMENDATIONS

Analysis of downstream conditions indicates that the increase in the 100-year storm rate from 14.5 cfs to 24.3 cfs can be handled with only a minimum impact on drainage facilities.

1. Flows should be allowed to discharge onto Louisiana Boulevard via the two proposed drivepads and proposed sidewalk drain.

2. Onsite flows shall be directed away from all building foundations.

3. No offsite flows should be accepted onto the site.

APPENDIX

		Page #
1.	Information Sheet	7
2.	Conference Recap	8
3.	Copy of Approval letter for Matotan Report dated 1-21-85.	9
4.	Vicinity & Flood Hazard Maps	10
5.	Soils Map	11
6.	Runoff Calculations - Undeveloped	12
7.	Runoff Calculations - Developed	13
8.	Onsite Street Capacity	14
9.	Erosion Control Berm Detail	15
10.	Soils Report Recommendations	16
11.	Drainage & Grading Plan	(in pocket)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: VISTA DEL SOL APTS. ZONE ATLAS/DRAINAGE FILE # D-19

LEGAL DESCRIPTION: TRACT A, LOMA DEL NORTE ADDITION, UNIT 2

CITY ADDRESS: NE CORNER LOUISIANA BLVD & SAN ANTONIO DR NE

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE

ADDRESS: 128 MONROE NE PHONE: 268-8828

OWNER: U.S. RESICO DEVELOPMENT GROUP CONTACT: FRED ANDERSON

ADDRESS: 2709 ROCKY PT RD, TAMPA, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: DEKKER & ASSOC. CONTACT: TOM FLETCHER

ADDRESS: 600 1ST ST PHONE: 247-2888

SURVEYOR: ALBUQUERQUE SURVEYING CO. CONTACT: FRED SANCHEZ

ADDRESS: 2119 MENAUL NE PHONE: 884-2036

CONTRACTOR: UNKN CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: May 21, 1986

BY: Scott M McGee

REV. 6/85
25130

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: D-19 DATE: 12/16/85

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Vista Del Sol

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Unit 2, Tract A Loma Del Norte Add'n.

APPROVAL REQUESTED:

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

ATTENDANCE:	WHO	REPRESENTING
	Fred Artman	Isaacson & Artman
	Scott McGee	" "
	Billy Goolsby	City / Design Hydrology

FINDINGS:

① Discharge from site is to be determined by analysis of downstream capacity.

② An erosion control plan for the period of construction will be required to ensure that sediment remains on-site.

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:	Billy J. Goolsby	SIGNED:	Scott M McGee
TITLE:	CE/Design Hydrology	TITLE:	CE
DATE:	12/16/85	DATE:	12-16-85

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

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

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

March 11, 1985

Rodney E. Peterson
William Matotan & Associates, Inc.
230 Truman Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE REPORT FOR SANTA LOUISA APARTMENTS
(D-19/D5A) RECEIVED FEBRUARY 19, 1985

Mr. Peterson:

The referenced plan dated January 21, 1985, is approved.

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

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

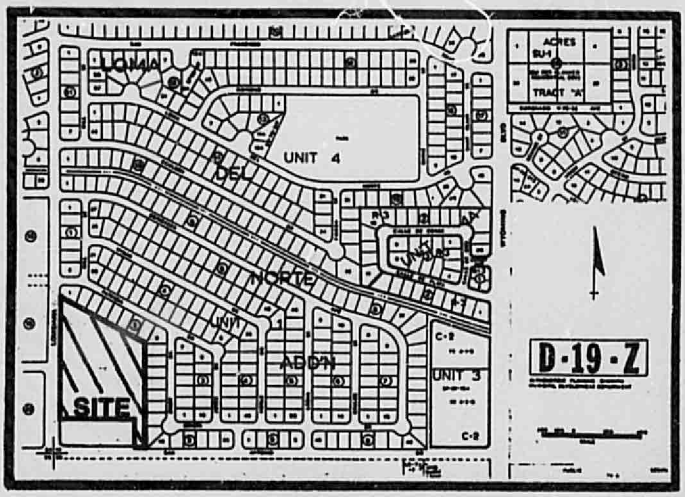
Cordially,

Carlos A Montoya

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

CAM/bsj

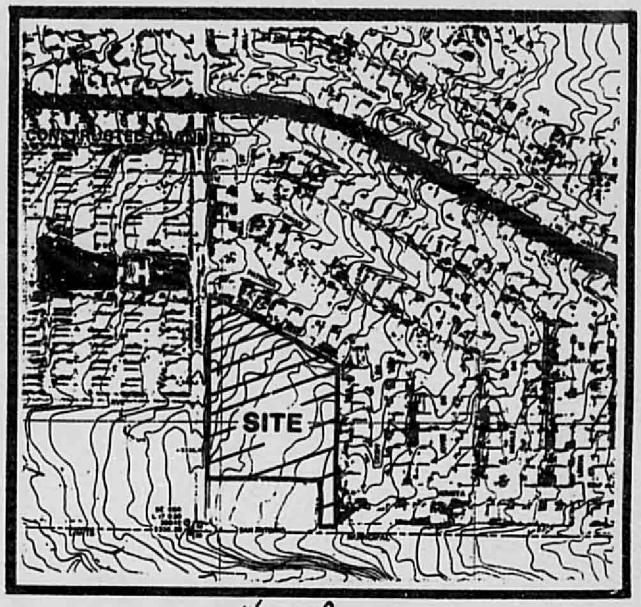
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.



VICINITY MAP

FLOOD HAZARD MAP

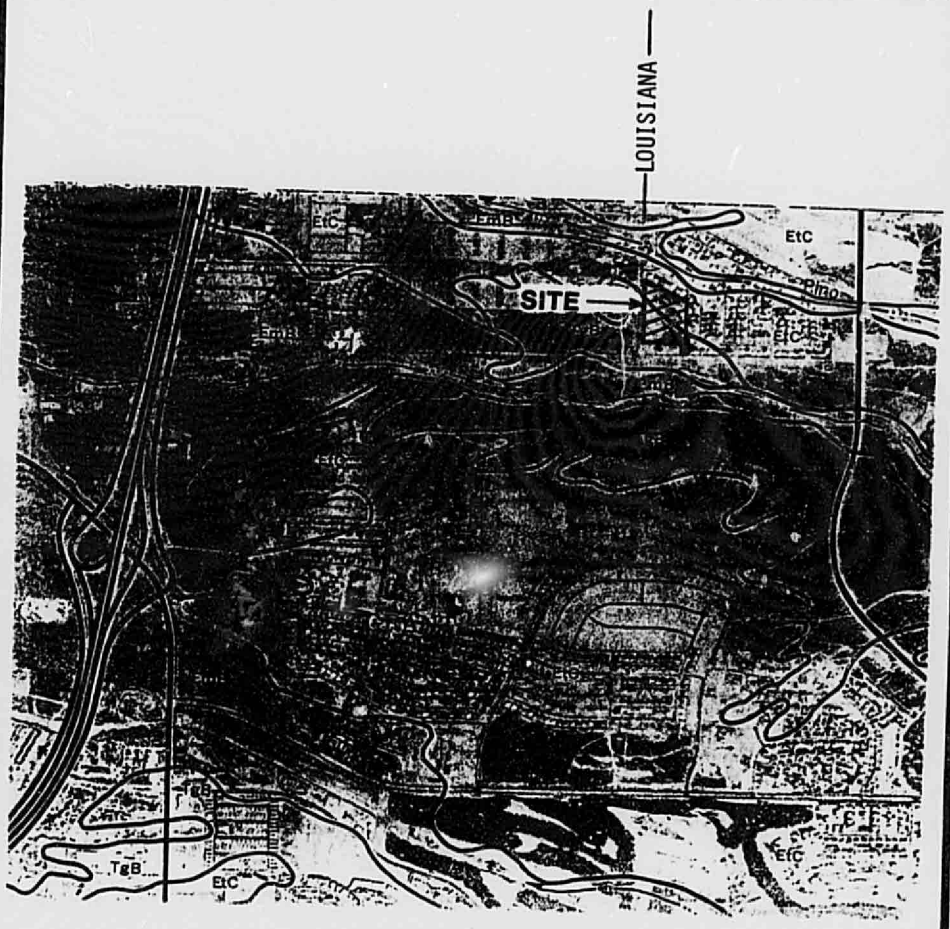
PANEL 10 OF 50



Isaacson & Arfman, P.A.

SUBJECT Vista Del Sol Apts JOB NO. 419
BY SM DATE 4-30-86 SHEET NO. ___ OF ___

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.



BERNALILLO COUNTY
SCS SOIL SURVEY
MAP 21

Isaacson & Arfman, P.A.

SUBJECT Vista Del Sol Apts JOB NO.
BY SM DATE 5-1-86 SHEET NO. OF

RUNOFF CALCULATIONS

(Rational Formula)

PROJECT: VISTA DEL SOL APTS Analysis Point# UNDEVELOPED OUTFALL

DRAINAGE AREA:

Planimeter Rdg. _____ x .015

x Map Scale _____ 2 ÷ 43,560 A = 7.1506 acres

TIME OF CONCENTRATION:

Drainage Basin Data:

L = 650 ft., fall = 20 ft., slope = .031 ft/ft

☒ Overland Flow:

v = 1.05 ft/sec (Pl 22.2 B-1)

Tc = 619 sec. = 10.3 min. Tc = 10.3 min.

☐ Street Flow:

v = _____ ft/sec. (Pl 22.2 B-2)

Tc = _____ sec. = _____ min. Tc = _____ min.

☐ Arroyo Flow:

$Tc = 0.0078 \frac{L^{0.77}}{S^{0.385}}$ = _____ min. Tc = _____ min.

Σ Tc = 10 min.

RUNOFF COEFFICIENT:

Development	C	x A*	÷ 100	Cc**
Streets, Drives & Walks	.95			
Roofs	.90			
Lawns & Landscaping	.25			
Undeveloped	.40	100		0.4

Σ = 0.4 C = 0.40

RAINFALL INTENSITY:

100 year depth = 2.35 " (Pl. 22.2 D-1)

Intensity Factor = 2.16 (Pl.22.2 D-2)

Intensity = depth x factor I = 5.08 "/hr.

PEAK RUNOFF RATE:

Q = CIA = 0.40 x 5.08 x 7.1506 Q_{100} = 14.5 cfs

14.5 x 0.657 = Q_{10} = 9.5 cfs

VOLUME OF RUNOFF:

V = C x Rainfall Depth x Area

$= 0.40 \times \frac{2.35}{12} \times 7.1506 \times 43{,}560$ V_{100} = 24,399 cu.ft.

24,399 x 0.657 = V_{10} = 16,030 cu.ft.

* Percent of Total Area

** C Value Component

Prepared By: SM

Date : 5-20-86

(5/86)

RUNOFF CALCULATIONS

(Rational Formula)

PROJECT: VISTA DEL SOL APTS **Analysis Point#** DEVELOPED OUTFALL

DRAINAGE AREA:

Planimeter Rdg. _____ x .015

x Map Scale _____ 2 ÷ 43,560 A = 7.1506 acres

TIME OF CONCENTRATION:

Drainage Basin Data:

L = 960 ft., fall = 24 ft., slope = .025 ft/ft

☒ Overland Flow:

v = 2.15 ft/sec (Pl 22.2 B-1)

Tc = 446 sec. = 7.4 min. Tc = 7.4 min.

☐ Street Flow:

v = _____ ft/sec. (Pl 22.2 B-2)

Tc = _____ sec. = _____ min. Tc = _____ min.

☐ Arroyo Flow:

$Tc = 0.0078 \frac{L^{0.77}}{S^{0.385}}$ = _____ min. Tc = _____ min.

Σ Tc = 7.4 min.

(Use Tc = 10 MIN)

RUNOFF COEFFICIENT:

Development	C	x	A*	÷ 100	Cc**
Streets, Drives & Walks	.95		41		.39
Roofs	.90		20		.18
Lawns & Landscaping	.25		39		.10
Undeveloped	.40		0		—
				Σ =	0.67

Composite C = 0.67

RAINFALL INTENSITY:

100 year depth = 2.35 " (Pl. 22.2-D-1)

Intensity Factor = 2.16 (Pl.22.2 D-2)

Intensity = depth x factor I = 5.08 "/hr.

PEAK RUNOFF RATE:

Q = CIA = 0.67 x 5.08 x 7.1506 Q_{100} = 24.3 cfs

24.3 x 0.657 = Q_{10} = 16.0 cfs

VOLUME OF RUNOFF:

V = C x Rainfall Depth x Area

= 0.67 x $\frac{2.35}{12}$ x 7.1506 x 43,560 V_{100} = 40,869 cu.ft.

40,869 x 0.657 = V_{10} = 26,851 cu.ft.

* Percent of Total Area

** C Value Component

Prepared By: SM

Date : 5-20-86

(5/86)

On - Site Street Capacity

@ NW property access point to Louisiana
Q_1 is approximately ½ of the site flow rate

$Q_1 = (0.5)(24.0 \text{ cfs}) = 12.0 \text{ cfs}$

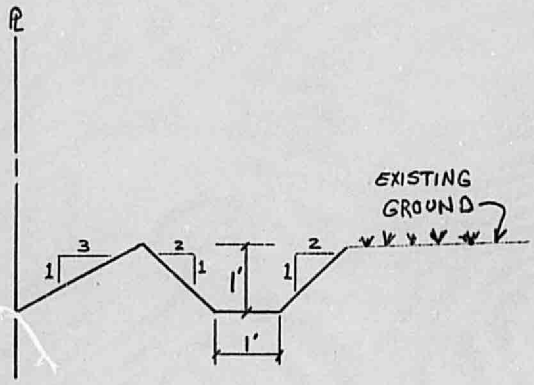
Street Capacity:

Width = 24' (F-F)
Curb height = 0.5 ft
Longitudinal Slope = 4%
Cross Slope = 2%

from DPM (Plate 22.3 D-3)
½ Street Flow for 48' wide street

$Q_{cap} = 25 \text{ cfs}$ (D = 0.50 ft)

25 cfs > 12.0 cfs ✓
∴ OK



EROSION CONTROL BERM DETAIL

N T S

Isaacson & Arfman, P.A.

SUBJECT Vista del Sol Apts JOB NO. 412

BY SM DATE 5-1-86 SHEET NO. ___ OF ___

BACKFILL AND SURFACE DRAINAGE

Due to the moisture sensitivity of the site soils, it is very important that the recommendations presented in this and the following section are closely followed.

Soils supporting the structures and slabs should be prevented from being wetted after construction. Backfill around the foundations should be free of trash and construction debris, and should be moistened and compacted to a minimum of 90% of maximum density as determined by ASTM D-1557. Only enough water should be added to the backfill material to allow proper compaction. Do not puddle or jet backfill.

The final grade should have a good slope away from foundation walls and exterior slabs on all sides. A minimum slope of one (1) foot of fall in the first ten (10) feet from foundation walls is recommended in areas not protected by sidewalks and asphalt paving. Drainage from roofs, and all other surface water, should not be allowed to pond in the backfill areas or within ten (10) feet of foundations. Downspout extensions and splash blocks should be used to protect the ground surface where the ground is not covered by concrete or asphalt.

Ponding areas should be eliminated if possible. However, if they are required for the control of surface runoff they should be located as far from the foundation walls as possible, a minimum of fifteen (15) feet.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 16, 1986

Mr. Scott McGee
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87110

REF; DRAINAGE REPORT FOR VISTA DEL SOL APARTMENTS (D19-D5A) RECEIVED MAY 21, 1986

Dear Mr. McGee:

The referenced plan dated 5-21-86 is approved for Building Permit. Prior to Hydrolgoy sign-off a S.O. 19 needs to be attached to the construction set. The development is shown as being constructed in one phase, therefore, at inspection we will review as one plan. Any phasing of the project will need to be submitted to this office for review and approval.

If you should have any questions, please feel free to call.

Sincerely,

Carlos A Montoya

Carlos A. Montoya, PE
CE/Hydrology

CAM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: VISTA DEL SOL APTS. ZONE ATLAS/DRAINAGE FILE #: D-19/D5A

LEGAL DESCRIPTION: TRACT A, LOMA DEL NORTE ADDITION, UNIT 2

CITY ADDRESS: NE CORNER LOUISIANA BLVD & SAN ANTONIO DR NE

ENGINEERING FIRM: ISAACSON & AREMAN CONTACT: SCOTT MCGEE

ADDRESS: 128 MONROE NE PHONE: 268-8828

OWNER: U.S. RESICO DEVELOPMENT GROUP CONTACT: FRED ANDERSON

ADDRESS: 2709 ROCKY PT RD, TAMPA, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: DEKKER & ASSOC. CONTACT: TOM FLETCHER

ADDRESS: 600 1ST ST PHONE: 247-2888

SURVEYOR: ALBUQUERQUE SURVEYING CO. CONTACT: FRED SANCHEZ

ADDRESS: 2119 MENAUL NE PHONE: 884-2036

CONTRACTOR: UNKN CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

__ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JUL 30 1986 HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

X PREVIOUSLY APPROVED DRAINAGE REPORT

__ DRAINAGE PLAN

__ CONCEPTUAL GRADING & DRAIN PLAN

__ GRADING PLAN

__ EROSION CONTROL PLAN

__ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

__ SECTOR PLAN APPROVAL

__ 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~~ Resubmitted: July 30, 1986

BY: Scott M McGee

REV. 6/85

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 14, 1986

Scott McGee
Isaacson & Arfman, P.A.
128 Monroe, NE
Albuquerque, New Mexico 87108

RE: REVISED DRAINAGE REPORT OF VISTA DEL SOL APARTMENTS
RECEIVED JULY 30, 1986 FOR BUILDING PERMIT APPROVAL
(D-19/D5A)

Dear Scott:

I have reviewed the above referenced submittal, revised July 31, 1986, showing phasing, and have the following comments:

1. An Erosion Control Plan must be provided on the Grading and Drainage Plan. Since Phase I is the downstream phase with free discharge into public right-of-way, it is critical that erosion control be provided to keep all sediment from Phase II from entering Phase I and carrying through to the street. This could be accomplished by locating sediment ponds, diversions, or sediment fencing along the phase boundaries.

The submitted phasing plan cannot be approved by this office until an adequate erosion control plan is also included.

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

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

Standard Form Letter to:

Tom Fletcher, Dekker & Assoc.

RAG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: VISTA DEL SOL APTS. ZONE ATLAS/DRAINAGE FILE # D-19/D5A

LEGAL DESCRIPTION: TRACT A, LOMA DEL NORTE ADDITION, UNIT 2

CITY ADDRESS: NE CORNER LOUISIANA BLVD & SAN ANTONIO DR NE

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE

ADDRESS: 128 MONROE NE PHONE: 268-8828

OWNER: U.S. RESICO DEVELOPMENT GROUP CONTACT: FRED ANDERSON

ADDRESS: 2709 ROCKY PT RD, TAMPA, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: DEKKER & ASSOC. CONTACT: TOM FLETCHER

ADDRESS: 600 1ST ST PHONE: 247-2888

SURVEYOR: ALBUQUERQUE SURVEYING CO. CONTACT: FRED SANCHEZ

ADDRESS: 2119 MENAUL NE PHONE: 884-2036

CONTRACTOR: UNKN CONTACT: ____

ADDRESS: ____ PHONE: ____

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED AUG 18 1986 HYDROLOGY SECTION

DRB NO. ____

EPC NO. ____

PROJECT NO. ____

TYPE OF SUBMITTAL:

X RESUBMITTAL* DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

* REVISION OF PREVIOUSLY APPROVED PLAN

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: 8-18-86

BY: Scott M McGee

REV. 6/85

25130

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 22, 1986

Scott McGee
Isaacson & Arfman, P.A.
128 Monroe, NE
Albuquerque, New Mexico 87108

RE: REVISED DRAINAGE REPORT OF VISTA DEL SOL APARTMENTS
RECEIVED AUGUST 21, 1986 FOR BUILDING PERMIT APPROVAL
(D-19/D5A)

Dear Scott:

The above referenced submittal, revised August 21, 1986, is approved for Building Permit.

Include this approved Grading and Drainage plan along with the approved S.O. #19 with the building construction sets prior to Hydrology sign-off.

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

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Tom Fletcher, Dekker & Associates

RAG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: VISTA DEL NORTE ZONE ATLAS/DRNG. FILE #: D-19 / D5A

LEGAL DESCRIPTION: TRACT "A-2-1" OF LOMA DEL NORTE, UNIT NO. 2

CITY ADDRESS: UNKNOWN

ENGINEERING FIRM: ISAACSON & AREMAN, P.A. CONTACT: FRED C. AREMAN

ADDRESS: 128 MONROE ST. N.E. PHONE: 268-8828

OWNER: GARY WATSON CO. CONTACT: GARY WATSON

ADDRESS: 3814 CARLISLE N.E. PHONE: 881-7007

ARCHITECT: DECKER & ASSOC. CONTACT: DALE DECKER

ADDRESS: 600 1ST. ST., N.W. PHONE: 247-2888

SURVEYOR: ALBUQUERQUE SURVEYING CO. CONTACT: FRED SANCHEZ

ADDRESS: 2119 MENAUL BLVD. PHONE: 884-2036

CONTRACTOR: JACK WILGER CONST. CONTACT: JACK WILGER

ADDRESS: PHONE: 881-7007

RECEIVED NOV 12 1986 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

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: NOVEMBER 11, 1986

BY: FRED C. AREMAN, P.E.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

November 26, 1986

Fred Arfman
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR VISTA DEL NORTE COMMERCIAL SITE
(D-19/D5A) RECEIVED NOVEMBER 12, 1986

Dear Fred:

I have reviewed the above referenced submittal for Building Permit request and forward the following comments.

1. For final approval, the Engineer's stamp, signature and revision date will need to be on the original drawing prior to printing. The approval letters from this office reference a specifically dated plan for inclusion in the permit sets. If this plan is not included as per the approval letter instructions, a rejection from this section will result. The revision date shall be applied by the reviewing design engineer because this section assumes he is aware of and accepts all responsibilities for any and all changes to the plan.

2. The existing contours and or spot elevations are required to extend a minimum of 25 feet beyond the property lines. The purpose of this is to clearly show the interfacing with adjacent properties.

3. All existing or proposed structures located on-site or within 25 feet of the property line adjacent to the site should have pertinent elevations provided.

4. All existing or proposed easements and rights-of-ways on or adjacent to the site shall be identified with dimensions and purpose shown. There appears to be an easement paralleling the west and south property lines. However, it is not dimensioned or identified.

5. The runoff computations do not appear to be based upon the new direction of the Mayor's Emergency Rule. Also, it is not clear on how the rational "C" factor was determined.

6. Any and all off-site runoff is required to be quantified and identified to be accepted or diversion provisions (structures, easements, etc.) shown. Details are also required for this method. The contributing area shall also be delineated.

7. Is there an encroachment agreement for the proposed construction shown in the easement paralleling the west and south property lines?

8. Required spot elevations for standard City drivepads need to be provided.

Should you have any questions or comments regarding this review, please call me at 768-2650.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Hydrology Section

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: VISTA DEL SOL APTS. ZONE ATLAS/DRAINAGE FILE # D-19/05A

LEGAL DESCRIPTION: TRACT A, LOMA DEL NORTE ADDITION, UNIT 2

CITY ADDRESS: NE CORNER LOUISIANA BLVD & SAN ANTONIO DR NE

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE

ADDRESS: 128 MONROE NE PHONE: 268-8828

OWNER: U.S. RESICO DEVELOPMENT GROUP CONTACT: FRED ANDERSON

ADDRESS: 2709 ROCKY PT RD, TAMPA, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: DEKKER & ASSOC. CONTACT: TOM FLETCHER

ADDRESS: 600 1ST ST PHONE: 247-2888

SURVEYOR: ALBUQUERQUE SURVEYING CO. CONTACT: FRED SANCHEZ

ADDRESS: 2119 MENAUL NE PHONE: 884-2036

CONTRACTOR: UNKN CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED DEC 05 1986 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

X REVISED DRAINAGE REPORT EXHIBIT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: 12-5-86

BY: FRED C. ARFMAN

REV. 6/85

25130

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

January 5, 1987

Scott McGee
Isaacson & Arfman, P.A.
128 Monroe, NE
Albuquerque, New Mexico 87108

RE: DRAIANGE REPORT FOR VISTA DEL SOL APARTMENTS
RECEIVED DECEMBER 5, 1986 (D-19/D5A)

Dear Mr. McGee:

I have reviewed the plan dated December 5, 1986, and forward the following comment:

1. Is there a downstream drainage easement for flows generated by the San Antonio entry?

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

Cordially,

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

CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: VISTA DEL SOL APTS. ZONE ATLAS/DRAINAGE FILE #: D-19/D5A

LEGAL DESCRIPTION: TRACT A, LOMA DEL NORTE ADDITION, UNIT 2

CITY ADDRESS: NE CORNER LOUISIANA BLVD & SAN ANTONIO DR NE

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT McGEE

ADDRESS: 128 MONROE NE PHONE: 268-8828

OWNER: U.S. RESICO DEVELOPMENT GROUP CONTACT: FRED ANDERSON

ADDRESS: 2709 ROCKY PT RD, TAMPA, FL, 33607 PHONE: (813) 888-8900

ARCHITECT: DEKKER & ASSOC. CONTACT: TOM FLETCHER

ADDRESS: 600 1ST ST PHONE: 247-2888

SURVEYOR: ALBUQUERQUE SURVEYING CO. CONTACT: FRED SANCHEZ

ADDRESS: 2119 MENAUL NE PHONE: 884-2036

CONTRACTOR: UNKN CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JUL 02 1987 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

X PREVIOUSLY APPROVED DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X REALIGNMENT OF PHASE LINE DUE TO FIRE

7-2-87

Resubmitted

DATE ~~SUBMITTED~~: _____

BY: [signature]

REV. 6/85

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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 REVISED PHASE LINE (SPECIFY)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Vista Del Sol Apts ZONE ATLAS/DRNG. FILE #: D-19/D5A

LEGAL DESCRIPTION: Tract A, Loma Del Norte Addition, Unit 2

CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: Fred C. Arfman

ADDRESS: 128 Monroe NE PHONE: _____

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

RECEIVED JUL 21 1987 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X Realignment of phase line due to fire.

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: 7-21-87

BY: Arlene Quinn for Fred Arfman

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

July 22, 1987

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN RESUBMITTAL - VISTA DEL SOL APARTMENTS
(D-19/D5A)

Dear Fred:

I have reviewed the resubmittal, which changes the original plan by elevating the finished floor grades of buildings D, E, F, G, and H, by 4 inches (0.33 ft.), and reroutes the phase line in response to the fire which burned these buildings. This plan, with a date of July 2, 1987, is approved, and your building permit approval remains in effect.

Thank you for your cooperation.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

Bradbury & Stamm Construction Company, Inc.

D19-054

HAND CARRIED

July 23, 1987

Mr. Rick Duran
Drainage Inspector
City of Albuquerque
600 2nd Street N. W.
Albuquerque, NM 87102

SUBJECT: Vista del Sol Apartments
7100 Louisiana Blvd. N. E.

Dear Rick:

This letter is to inform you of the schedule of completion of buildings at this project. The site is divided into two phases for drainage. Phase I consists of Buildings A, B, C, I, J, K, Community Center, Pool and Spa. Phase II consists of Buildings D, E, F, G and H.

Phase I inspections have started for occupancy. On July 17, 1987, you issued 30-day temporary sign-offs for Buildings I, J and the Community Center. We expect to complete Phase I at the end of the first week in August with inspections of Buildings A, B, C, K, the pool and spa. We request a 30-day temporary occupancy if all the paving is not completed for all of Phase I.

Phase II, consists of Buildings D, E, F, G & H. These buildings were destroyed by fire. We have begun reconstruction, but cannot give you a schedule for completion at this time. I will keep you advised.

Thank you for your consideration in this matter. We appreciate the cooperation you have afforded us during this period.

Very truly yours,

BRADBURY & STAMM CONSTRUCTION COMPANY, INC.

Robert M. Hasaka

Robert M. Hasaka
Administrative Vice President

RMH:ikw

cc: Jane Broadwell
Jerry James

1217 First Street NW, PO Box 25027, Albuquerque, NM 87125-0027 • (505) 765-1200

An Equal Opportunity Employer

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

MISC/Hydro

Spot Elevations
At 7100 Louisiana N.E
VISTA DEL SOL APTS.

P.E. G. ARCHUNDE
" J. GARCIA
" J. DURAN

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Sta	+	HI	INT	−	Elev	Remarks
10-D18					5319.15	intersection of Independence & Louisiana
	4^{10}	5323.25				
TP#1				0^{98}	5322.27	
	12^{97}	5335.24				
#20			11^{27}		5323.95	
#2			7^{22}		5328.02	
#1			10^{11}		5325.13	
#4			1^{52}		5333.72	

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Sta	+	HI	INT	-	Elev	Remarks
		5335.24				
#3			0.40		5334.04	Finish Floor
TP 2				1.41	5333.83	
	7.24	5341.07				
#6			1.52		5339.55	Finish Floor
#5			3.35		5337.72	
#19			7.84		5333.23	
#12			0.41		5340.66	

THIS MIC[illegible] IS THE BEST
POSSIBL[illegible] CTION DUE TO THE
POOR QU[illegible] THE ORIGINAL
DOCUMEN[illegible]

Sta	+	HI	INT	-	Elev	Remarks
		5341.07				
# 14			1^{60}		5339.47	Finish Floor
#15			6^{35}		5334.72	Asphalt
# 16			4^{82}		5336.25	Asphalt
TP#3				2^{65}	5338.39	
	10^{92}	5349.31				
#13			6^{80}		5342.51	Asphalt
# 11			4^{40}		5344.91	Finish Floor

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Stn	+	HI	INT	-	Elev	Remarks
		5349.31				
#10			1.70		5347.61	Finish Rock
#17			3.14		5346.17	
TP#4				1.35	5347.96	
	0.75	5348.71				
#9			4.48		5344.23	
#7			8.70		5340.01	
#8			6.00		5342.71	

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Sta	+	~~5346.71~~ ~~5346.73~~	INT	-	Elev	Remarks
#18			9.00		~~[illegible]~~	5349.71
				13.10	5335.61	
	0.50	5336.11				
10-D-18				16.95	5319.16	E/C 0.00 Tie to B.M.

PLAN/PLATS

ON

FILE