PLANS/PLATS ON FILE

FILE DESC: E-11/0014A

PLANS/PLATS 2

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: E11 DATE: 8/15/85

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Windmill Manor Apartments

STREET ADDRESS (IF KNOWN): Corner of Delgane & Ville Vista (N.W. Corner)

SUBDIVISION NAME: SE 1/4 of the SW 1/4 of the SE 1/4, Section 26 T11N, R2E

APPROVAL REQUESTED:

✓ PRELIMINARY PLAT — FINAL PLAT

✓ SITE DEVELOPMENT PLAN — BUILDING PERMIT

OTHER — ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Gil Gardner	
	Fred J. Aguirre	

FINDINGS:

1. An approved drainage plan is required for the subject request
2. 100% retention is required for the developed runoff
3. A covenant/drainage easement will be required for the required pond
4. The drainage scheme must be designed around a future outfall system (review the North Coors Drainage Study for proposed outfall plan)
5. A phasing scheme is acceptable if in compliance with the conditions above.

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. Aguirre	SIGNED:	Gil Gardner
TITLE:		TITLE:	Engineer
DATE:	8-15-85	DATE:	8-15-85

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Windmill Manor ZONE ATLAS/DRNG. FILE #: E-11-Z/D14a

LEGAL DESCRIPTION: Within the SE¼, SW¼, SE¼, Section 26, T"N, R2E

CITY ADDRESS: NW Corner of Dellyae Avenue & Valle Vista Dr., NW

ENGINEERING FIRM: Gardner, Mason & Assoc., Inc. CONTACT: Ray Pang
ADDRESS: 2127 Menaul Boulevard, N. E. Albuquerque, NM 87107 PHONE: (505) 881-3846

OWNER: Martha D. Risdal CONTACT: Architect/Agent
ADDRESS: 5201 Valle Vista, NW Albuquerque, NM 87120 PHONE: (505) 883-5965

ARCHITECT: The Baer Company CONTACT: Richard Moeller
ADDRESS: 6400 Uptown Blvd., NE Albuquerque, NM 87110 PHONE: (505) 883-5965

SURVEYOR: Fred Sanchez CONTACT: Fred Sanchez
ADDRESS: 2119 Menaul Boulevard, N.E. Albuquerque, NM 87107 PHONE: (505) 884-2036

CONTRACTOR: CONTACT:
ADDRESS: PHONE:

RECEIVED OCT 04 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:
X YES ? can't find one
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-555
EPC NO. E-78-90-1
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
X SITE DEVELOPMENT PLAN APPROVAL
X 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 1, 1985

BY: R Pang

NOTE: A Drainage Covenant notarized by Owner/Agent is enclosed for process and approval.

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

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

October 8, 1985

Mr. Gil Gardner
Gardner, Mason & Associates, Inc.
2127 Menaul Boulevard NE
Albuquerque, NM 87107

REF: WINDMILL MANOR (E11-D14A) RECEIVED OCTOBER 4, 1985

Dear Gil:

A preliminary review of your submittal for Final Plan and Site Development Plan approval has shown that the following information is lacking for this section to begin the reveiw process:

Information Needed:

1. Detailed Grading Plan showing T.C. & F.L. Elevations (for final plat approval).

2. Approved copy of plat will need to be submitted before building permits are issued.

Plan Drawing:

1. Bench mark description/location.

2. TBM location and description.

3. Finished floor elevation with complete MSL designation.

4. Location and/or direction of flow for roof-drains.

5. Delineation of phased construction.

6. Section A-A notes that elevations will be provided in the plan review. However, I am unable to find these noted elevations.

7. Please address how the flows will be introduced into the retention pond. Without a rundown do you expect erosion to be a problem?

8. Please address if the running tract will have any impact on the retention pond volume..

9. The legend needs to be expanded to describe the various symbols used in your drawing.

10. Please explain with a section what is meant by "Gravel Pit 3' Deep". Is this section of the pond filled with gravel? Are the nuisance flows going to be directed to this section of the retention pond?

11. Please show a slope to the retention pond in order to contain the nuisance flows in a minimum area. This slope would help in the maintenance of the retention pond.

12. Please review your calculations for the "Pond Water Level Calculations" for the following:

    A. Available Retention Surface Area.
    B. Top Width.

13. The following comments refer to the Drainage Convenant.

    A. Please attach a reduce copy of the drainage plan to the convenant as an attachment. We will use this drawing to define the retention pond.
    B. Please fill in all the blanks.
    C. We require a signature block for the City Engineer.

14. Please describe what future improvements this drainage scheme will tie into.

If you should have any questions, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:BJM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Windmill Manor ZONE ATLAS/DRNG. FILE #: E11-D14A

LEGAL DESCRIPTION: Within the SE¼, SW¼, SE¼, Section 26, T"N, R2E

CITY ADDRESS: NW Corner of Dellyne Avenue & Valle Vista Dr., NW

ENGINEERING FIRM: Gardner, Mason & Assoc., Inc. CONTACT: Ray Pang

ADDRESS: 2127 Menaul Blvd., N. E. Albuquerque, NM 87107 PHONE: (505) 881-3846

OWNER: Martha D. Risdal CONTACT: Architect/Agent

ADDRESS: 5201 Valle Vista, NW Albuquerque, NM 87120 PHONE: (505) 883-5965

ARCHITECT: The Baer Company CONTACT: Richard Moeller

ADDRESS: 6400 Uptown Blvd., N. E. Albuquerque, NM 87110 PHONE: (505) 883-5965

SURVEYOR: Fred Sanchez CONTACT: Fred Sanchez

ADDRESS: 2119 Menaul Blvd., N. E. Albuquerque, NM 87107 PHONE: (505) 884-2036

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

XX YES

___ NO

___ COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED OCT 15 1985 HYDROLOGY SECTION

DRB NO. 85-555

EPC NO. E-78-90-1

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

XX DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CM

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

~~X~~ SITE DEVELOPMENT PLAN APPROVAL

~~X~~ 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 15, 1985

BY: R. Pang

NOTE: A Drainage Covenant notarized by Owner/Agent is enclosed for process and approval.

Gardner, Mason & Associates, Inc.
ENGINEERS & PLANNERS

2127 Menaul Blvd. NE
Albuquerque, N.M. 87107
(505) 881-3946

132 W. Las Cruces Av.
Las Cruces, N.M. 88001
(505) 526-8057

RECEIVED
OCT 15 1985
HYDROLOGY SECTION

October 15, 1985

Mr. Carlos Montoya
Design Hydrology Section
THE CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, New Mexico 87103-1293

RE: WINDMILL MANOR (E11-D14A)

Dear Carlos:

The following is our response to your preliminary review comments dated October 8, 1985, and as a result of my meeting with you on October 10, 1985:

Information Provided:

1. Detailed Grading Plan is submitted with typical section for on-site grading showing 6" curb face.
2. Noted.

Plan Drawing:

1. Bench Mark information has been provided on grading plan.
2. TBM information has been provided on plan.
3. Finished floor elevations with complete MSL designation have been provided on plan.
4. Location and direction of roof-drains as shown on plan.
5. Phased construction is not part of our submittal for approval. "Future improvements" shown within drainage (retention) easement relate to improvements that would be submitted for future approval at a time when the 100% retention criteria is lifted.
6. The note in Section A-A that refers to elevation for the jogging path should correctly read: "Elevation As Shown On Plan".
7. Flows will be directed towards the northerly side of the retention pond via a wire-enclosed riprap rundown section as shown on plan.
8. Running tract within the retention area is designated for future improvements.
9. Legend has been expanded as shown on plan.

10. Section C-C is provided on plan showing construction of 3' deep gravel pit. The retention pond is graded in a manner that nuisance water be directed into the gravel pit area.
11. Please refer to No. 10.
12. A. Available retention surface area is 26,400 sq. ft.
    B. Top width of equivalent square pond 162.48 ft. Top width of water surface with 2' freeboard is 154.48 ft.
13. Drainage Covenant has been completed and revised with City Engineer signature block and enclosed with reduced copy of drainage plan.
14. As you are aware, due to downstream concerns, your office has implemented a requirement of 100% retention as a criteria for development approval. At this point in time the type, location and/or timing of drainage solutions that would effect the elimination of 100% retention requirement are not certain. However, since Valle Vista Drive drains towards Dellyne Avenue at a time when street runoff is permitted, it is feasible to direct on-site flows to Valle Vista Drive by retaining a 10' to 20' wide drainage swale along the easterly length of the proposed retention pond into the 3' gravel pit serving as a detention pond with an overflow device. The overflow can then be directed either on to Valle Vista via undercurb PVC conduit or RCP connection into any future underground drainage trunk line.

If you should have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

Ray Pang
Project Engineer

cc: Mr. Richard Moeller
THE BAER COMPANY

RP/mef

Gardner, Mason & Associates, Inc.
ENGINEERS & PLANNERS

2127 Menaul Blvd. NE
Albuquerque, N.M. 87107
(505) 881-3846

132 W. Las Cruces Av.
Las Cruces, N.M. 88001
(505) 526-8057

FILE w/ REPORT

October 24, 1985

RECEIVED
OCT 15 1985
HYDROLOGY SECTION

Mr. Fred Aguirre
Design Hydrology Section
THE CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, New Mexico 87103-1293

RE: Windmill Manor (E11-D14A)
DRB-85-555

Dear Fred:

I was notified by Mr. Carlos Montoya of your office today that the drainage plan for subject site has been approved with the following condition:

1. A note referencing drainage responsibility for the drainage easement be included on plat map.

Since we have satisfied all the findings pursuant to the DRB meeting of September 24, 1985 (minutes enclosed), we are requesting site Development Plan and Final Plat approval. Transmitted herewith for your signature is mylar original of subject plat, revised per above mentioned requirement.

If you have any further questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

Ray Pang
Project Engineer

cc: Richard Moeller
THE BAER COMPANY

RP/mef

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

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

October 23, 1985

Mr. Ray Pang
Gardner, Mason & Assoc. Inc.
2127 Menaul Blvd. NE
Albuquerque, NM 87107

REF: DRAINAGE PLAN FOR WINDMILL MANOR (E11-D14A) RECEIVED OCTOBER 15, 1985

Dear Mr. Pang:

The above referenced plan dated October 10, 1985 is approved. The following items at present are not completed.

1. The drainage covenant has been reviewed and approved by our office; however, it has not been finalized by other departments.
2. Flows cross lot lines and therefore, the plat should show drainage easements.

If you have any questions, please contact this office at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

PLAN/PLATS

ON

FILE

1406