E17/D9

GULTON
COURT EAST

3 PLANS

FOX Consulting Engineers and Geologists

F.M. FOX & ASSOCIATES, INC.
3412 BRYN MAWR DRIVE, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 345-3681 — FMFOX

SOIL AND FOUNDATION INVESTIGATION

FOR

GULTON COURT EAST

ALBUQUERQUE, NEW MEXICO

RECEIVED
OCT 1 0 1980
CITY ENGINEER

Prepared for

Jack M. Clifford and Company

Job No. 3137062700

August 18, 1980

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GENERAL

This report presents the results of a subsoil investigation conducted at the site of the proposed development to be located on Lot 3B, Block A, Unit 2 of the Interstate Industrial Park, Bernalillo County, New Mexico.

The investigation was made to determine the safest and most economical types and depths of foundations, allowable soil bearing pressures, groundwater conditions, and any special precautions which should be taken in the design and construction of the proposed structure due to soil and groundwater conditions.

The conclusions and recommendations presented in this report are based on data compiled during the site investigation, on the results of laboratory testing, and on our experience with similar soil conditions. Factual data gathered during the field and laboratory investigations are presented in Figures 1 through 4 and Table 1.

PROPOSED CONSTRUCTION AND SITE CONDITIONS

Based on information supplied by Jack M. Clifford & Company, it is our understanding that the site is to be developed with warehouse and office type structures. The structures are to be metal frame construction with no basements and concrete slab-on-grade floors. Column

loads are to be a maximum of 35 kips and a minimum of 17 kips.

The site is bounded on the south and east by industrial structures with a ponding area immediately east of the site. The remaining sides of the site are bounded by paved streets. The site slopes downward to the southwest with approximately 15 feet in relief across the site. Vegetative cover consists of a light growth of grass and weeds. Previous evidence of grading was obvious on the north side of the site. However, obvious man-made fill was not detected in borings in this area. Man-made fill has been deposited adjacent to Gulton Court; however, this is not in the present planned construction area. A thin layer of sawdust overlies part of the site.

SUBSOIL CONDITIONS

As shown on the Logs of Test Holes, Figure 2, the subsoil conditions are erratic across the site and vary with depth. Generally, the site consists of very silty sand to sandy silt and low plasticity sandy clay which occur in layers interbedded with gravelly sands and slightly silty sands. These soils were generally medium dense to dense, however, several loose zones were encountered from elevation 5117 to elevation 5105. Moisture levels in soils encountered in Test Hole #4 were slightly elevated above other soils encountered and this appears to be a result of its proximity to the ponding area.

Neither groundwater nor bedrock was encountered to elevation 5087

the maximum depth of the investigation.

The loose sands and sand-silt mixtures will consolidate upon increases in their natural moisture content. Refer to Swell-Consolidation Tests, Figures 3 and 4. The amount of possible settlement can be minimized by means of densification of the soils, as well as other positive methods designed to control the moisture content of the soils. All surface debris, sawdust, and existing man-made fill should be removed from the site prior to construction.

FOUNDATIONS - CONVENTIONAL SPREAD FOOTINGS

Differential settlement is the governing criteria for foundation design of the structures; therefore, the structures should be founded on conventional spread footings bearing on a minimum of 2 feet of structurally controlled fill. Foundations should be designed for a maximum soil bearing pressure of 2000 pounds per square foot. The overexcavation for structural fill, below foundation bearing elevation, should extend horizontally from all footing lines a distance equal to the depth of fill to be placed. Prior to fill placement, the exposed fill subgrade should be moistened to optimum moisture content (± 2%) for as deep as practicable and compacted with a minimum of 10 passes using a heavy vibratory roller, to a minimum of 95% of maximum density as determined by ASTM D-1557. Structurally controlled fill utilized for foundation support should then be placed as detailed in the attached Appendix. Soils encountered across the site will be suitable for use as structural fill, if properly blended to conform to the

specifications outlined in the Appendix. No sawdust should be incorporated in the fill. Should the use of a vibratory roller pose a threat to nearby structures, a static roller should be used in its place.

Special care should be taken to insure that prior to footing placement, all materials disturbed or loosened in the excavation process are removed or recompacted to 95% of maximum density as determined by ASTM D-1557. Footings should be proportioned as much as practicable in order to minimize differential settlements. A minimum strip footing width of 16 inches is recommended. Exterior footings should be placed a minimum of 18 inches below final exterior grade for frost protection.

INTERIOR FLOOR SLAB CONSTRUCTION

Interior floor slabs should be supported on compacted natural soils, or structurally controlled fill. Subsequent to the placement of utilities, and prior to slab placement, disturbed soil should be compacted to a minimum of 90% of maximum density as determined by ASTM D-1557. Fill placed for slab support should be compacted in accordance with the specifications as outlined in the attached Appendix.

It is good practice to separate slabs from all bearing members and utility lines to allow their independent movement. However, if desired, slabs may be tied into foundation walls. Where concentrated

loads are anticipated, a gravel layer may be placed beneath the slabs to help distribute these loads. Frequent joints should be scored in the slabs to control the location of any cracking.

REINFORCING

Foundations and slabs should be well reinforced to minimize the effects of differential settlements. Refer to foundation design for details.

IRRIGATION OF LANDSCAPED AREAS

Do not install sprinkler system lines next to foundation walls. If a sprinkler system is installed, the sprinklers should be placed so that the spray from the heads under full pressure does not fall within 5 feet of foundation walls. Irrigation should be minimized and controlled. We recommend employing plants native to the area which require minimal irrigation.

BACKFILL AND SURFACE DRAINAGE

Backfill around the foundations should be free of trash and con-

struction debris, and should be compacted to a minimum of 90% of maximum density as determined by ASTM D-1557. Backfill should not be puddled or jetted.

The final grade should slope away from the foundation walls on all sides. A minimum slope of 1 foot of fall in the first 10 feet is recommended. Downspouts and sill cocks should discharge onto splash blocks where the ground surface is not protected by concrete slabs, or asphalt pavement. Any runoff ponding areas on the site should be located as far from foundation walls as possible, a minimum of 15 feet.

CONSTRUCTION INSPECTION

The recommendations outlined above are based on the current plans for the proposed subdivision. If the plans should become significantly modified in the future, we should be contacted for supplemental recommendations.

In any foundation investigation it is necessary to assume that the subsoil conditions do not vary greatly from the conditions encountered in the test holes. Our experience has shown that variations do exist, and that they are generally apparent in the foundation excavations. For this reason, we recommend that we be called back to inspect the soils

exposed in the foundation excavations prior to construction, and to supervise any fill placement.

F.M. Fox & Associates of the Southwest, Inc.

Pat Byres

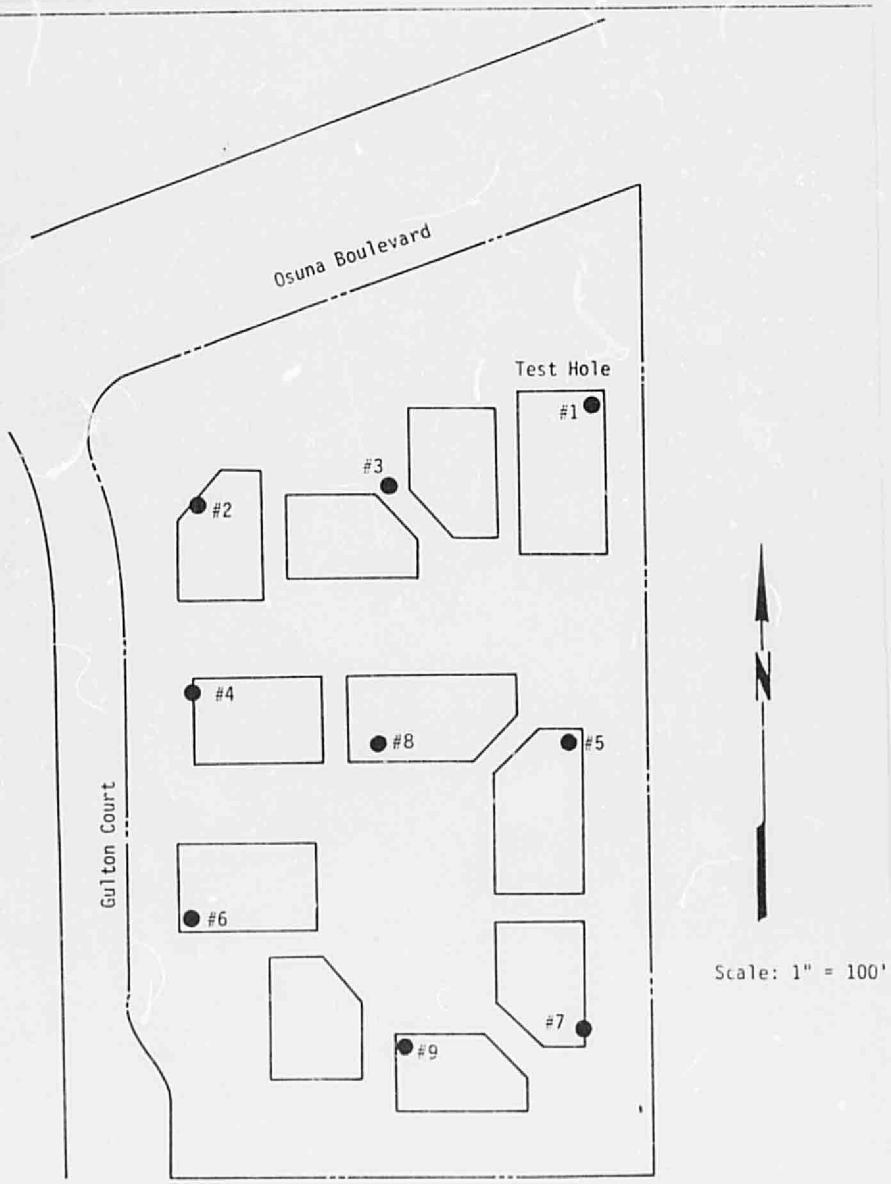
Pat Byres
Staff Engineer

CHARLES M. MILLER
STATE OF NEW MEXICO
No. 6018
REGISTERED PROFESSIONAL ENGINEER

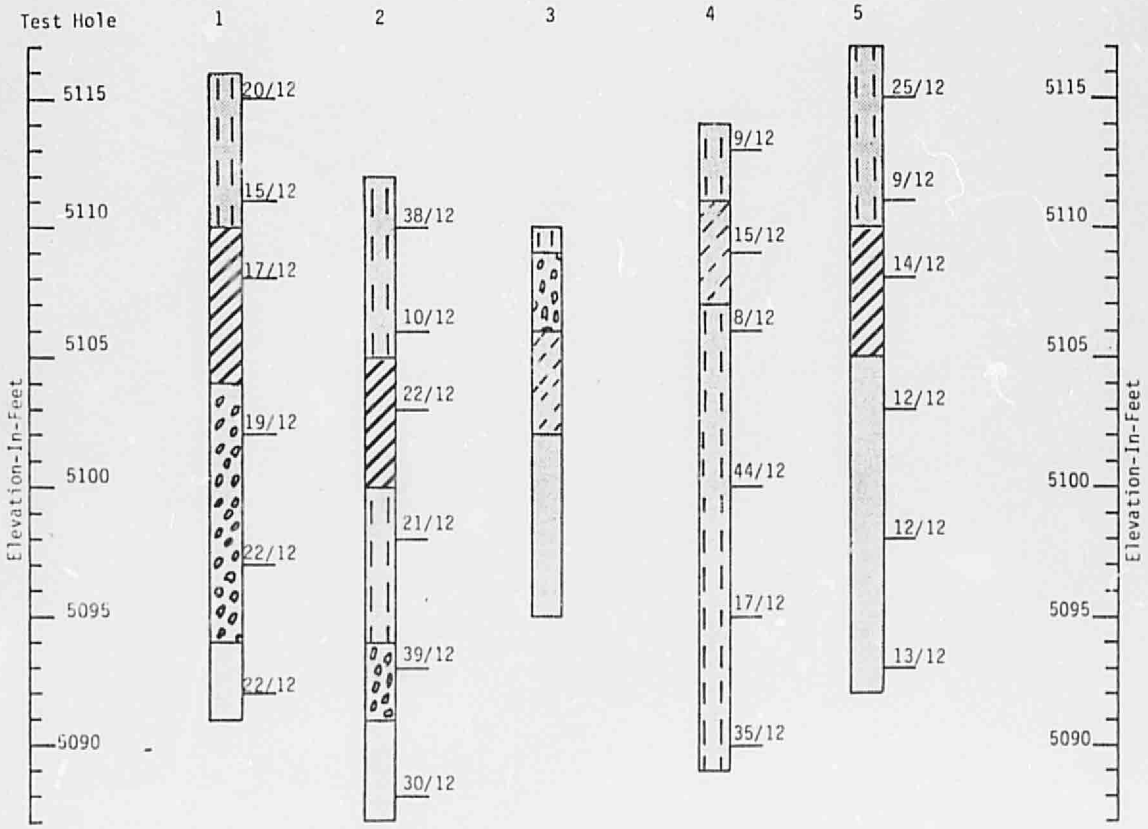
Reviewed by:

Charles M. Miller, P.E.
Vice President

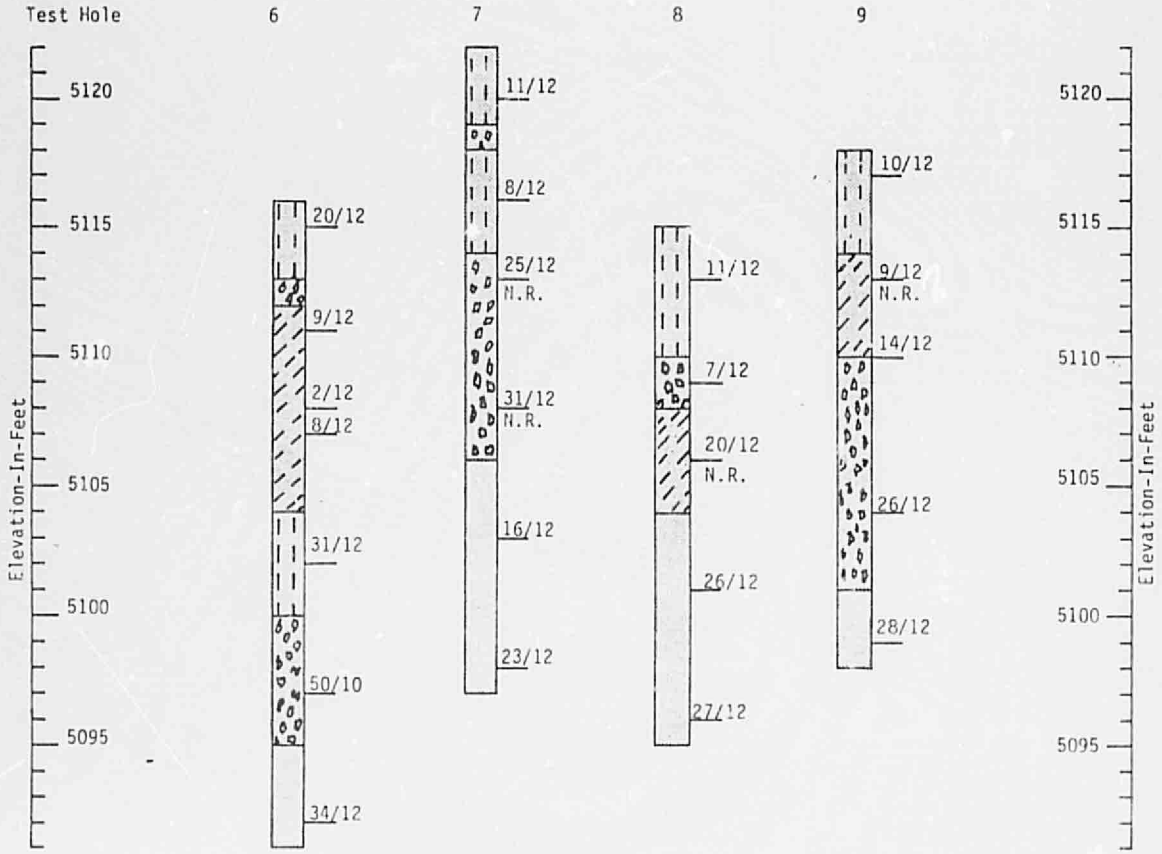
Copies: Jack M. Clifford & Company (3)



TEST HOLE LOCATION PLAN	Job No: 31317062700
FOX Consulting Engineers and Geologists	Date: August 14, 1980
	Figure 1



LOGS OF TEST HOLES	Job No: 31317062700
FOX Consulting Engineers and Geologists	Date: August 18, 1980
	Figure 2



LOGS OF TEST HOLES	Job No:	31317062700
FOX Consulting Engineers and Geologists	Date:	August 18, 1980
	Figure	2 (Continued)

LEGEND

SAND, coarse to fine-grained, silty, loose to dense, slightly moist to moist, light brown (SM)

CLAY, stiff to very stiff, slightly moist, brown (CL)

SAND AND GRAVEL, coarse to fine-grained, silty, with a trace of small cobbles, loose to dense, slightly moist, tan (SM-GM)

SAND, medium to fine-grained, slightly silty, medium dense to dense, slightly moist, light brown (SP-SM)

SAND, very silty to SILT, very sandy, loose to medium dense, slightly moist, brown (SM-ML)

N.R. Indicates no sample recovery

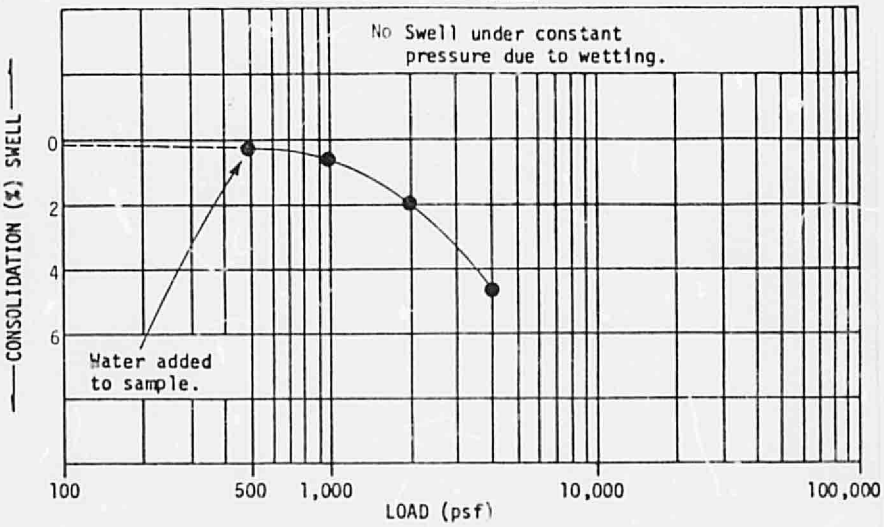
NOTES

1. Test holes were drilled on August 1 and August 4, 1980, with a 6-inch diameter hollowstem continuous flight power auger.
2. (20/12) location of Standard Penetration Test; indicates that 20 blows with a 140-pound hammer, falling 30 inches, were required to drive a 2-inch diameter sampler 12 inches.
3. Elevations were taken from site plan topography.

LOGS OF TEST HOLES	Job No: 31317062700
FOX Consulting Engineers and Geologists	Date: August 18, 1980
	Figure 2 (Continued)

SWELL-CONSOLIDATION TESTS

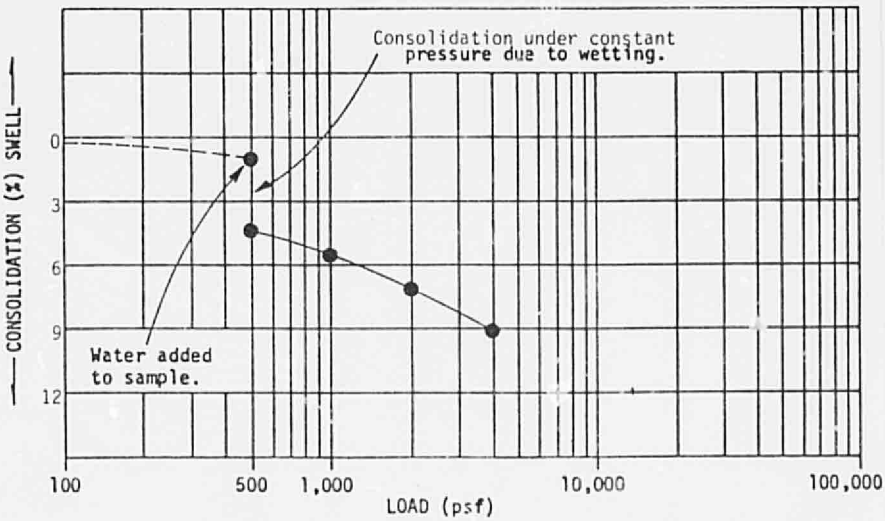
Hole ____ @ ____



Sample of sandy CLAY from test hole 1 from depth 8 feet.

Natural Moisture Content 6.4% Natural Dry Density 100 pcf

Job No. ____ Hole ____ @ ____



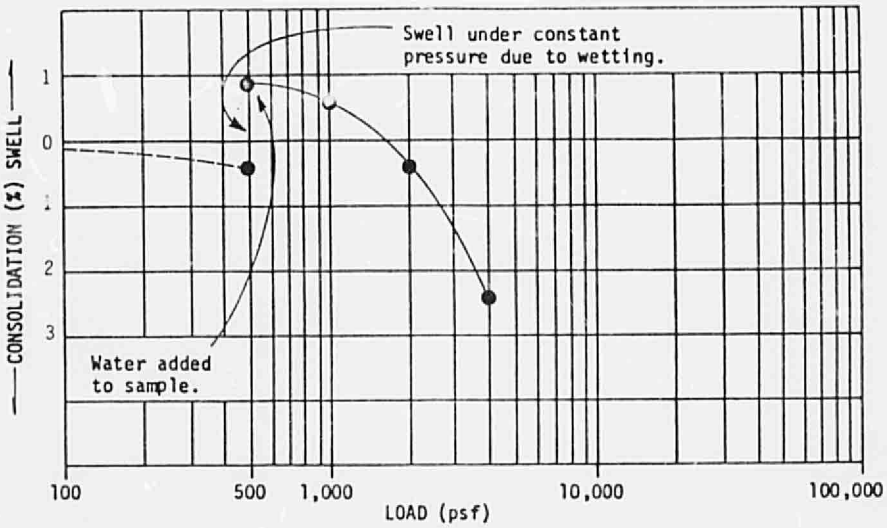
Sample of silty SAND from test hole 2 from depth 6 feet.

Natural Moisture Content 2.1% Natural Dry Density 102 pcf

Form 1-109

FIGURE 3

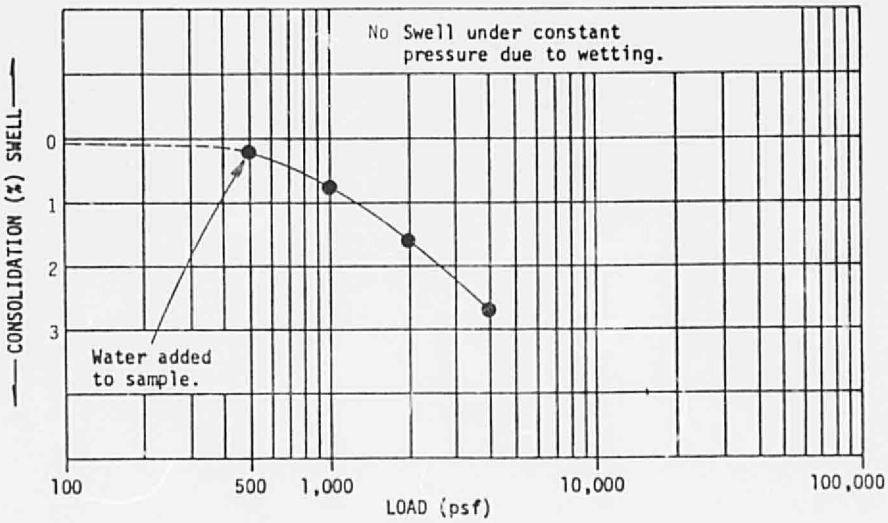
SWELL-CONSOLIDATION TESTS



Hole ___ @ ___

Sample of sandy CLAY from test hole 2 from depth 9 feet.

Natural Moisture Content 9.9% Natural Dry Density 102 pcf



Hole ___ @ ___

Sample of sandy SILT from test hole 4 from depth 5 feet.

Natural Moisture Content 3.3% Natural Dry Density 98 pcf

Form 1-109

FIGURE 4

SUMMARY OF LABORATORY TEST DATA

Hole No.	Depth of Sample (ft)	Natural Dry Density (pcf)	Natural Moisture Content (%)	Atterberg Limits LL	Atterberg Limits PI	Sieve Analyses % Passing No. 4	No. 10	No. 40	No. 200	Soil Description	Remarks
1	1	-	-	23	NP	94	82	37	36	silty SAND	
1	8	-	6.4	28	9	99	96	90	68	sandy CLAY	Figure 3
2	6	-	2.1	NV	NP	98	90	71	33	silty SAND	Figure 3
2	9	-	9.9	34	12	-	100	96	87	sandy CLAY	Figure 4
4	5	-	3.3	NV	NP	97	92	84	54	sandy SILT	Figure 4
5	6	-	-	NV	NP	99	88	60	36	silty SAND	
6	8	-	-	23	NP	96	94	90	67	sandy SILT	

NV indicates No Value

NP indicates Non-Plastic

Table 1

APPENDIX

GUIDE SPECIFICATIONS FOR PLACEMENT OF COMPACTED FILL

GENERAL

The Soils Engineer shall be the owner's representative to control the fill operations. The Soils Engineer shall approve the material, the method of placing and compaction, and shall give written approval of the completed fill after having taken sufficient tests to assure compliance with the specifications.

Fill Material Under Foundations and Within 3 Feet of Slabs

The fill materials shall be gravel, sand, silt or clay mixtures which have a plasticity index not greater than 12. Material larger than 6 inches shall not be placed in the fill, and material larger than 4 inches shall not be placed within 1 foot of bearing surfaces of slabs or foundations. Materials shall be approved by the Soils Engineer.

Preparation of Overexcavated Surfaces

The overexcavated surface under the areas to be filled shall be scarified, brought to optimum moisture content (± 2%), for as deep as practicable, and compacted with a minimum of 10 passes with a heavy vibratory roller to a minimum of 95% of the maximum Proctor density.

Preparation of Natural Ground - Site Fill and Treatment of Cut Sections

Prior to the placement of site fill, and subsequent to final grading in cut sections, the natural ground shall be scarified, brought to optimum moisture content (± 2%), and compacted to a minimum of 95% of maximum Proctor density. All vegetation and topsoil shall be removed before beginning preparation of natural ground.

Preparation of Natural Ground for Slab Support

Prior to the placement of floor slabs, the natural ground at slab elevation shall be scarified and moistened to optimum moisture content (±2%) for a minimum depth of 12 inches, and compacted to a minimum of 90% of maximum Proctor density.

PLACING FILL

No brush, sod, frozen material, or other perishable or unsuitable

material shall be placed in the fill. Distribution of material shall be such as to avoid lenses differing substantially from the surrounding material. The materials shall be delivered to the fill in such a manner as to result in a well and uniformly compacted fill.

Before compacting, the fill material shall be spread in approximately horizontal layers not greater than 8 inches thick.

MOISTURE CONTROL

The material, while being compacted, shall contain the optimum moisture for compaction distributed uniformly throughout the layers. The contractor shall be required to add moisture to the material in the excavation if, in the opinion of the Soils Engineer, it is not possible to obtain proper and uniform moisture by adding water on the fill surface.

COMPACTION

When the moisture content and condition of each individual layer is satisfactory, it shall be compacted by method approved by the Soils Engineer. A Proctor Test should be performed on each typical fill material and frequent density tests of the fill shall be taken.

When compacting cohesionless free-draining materials such as sands and gravels, the material shall be deposited in layers and compacted by treads of a crawler-type tractor, surface of internal vibrators, smooth or pneumatic rollers, hand or power tampers or by any other means approved by the Soils Engineer. The thickness of the horizontal layers after compaction shall not exceed 6 inches compacted thickness if compaction is performed by tractor treads, surface vibrators or similar equipment, or not more than the penetrating length of the vibrator head if compaction is performed by internal vibrators. The material may be ponded or flooded to aid in the compaction only if free-draining material underlies the new fill.

DENSITY REQUIREMENTS

Fill placed for foundation support shall be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557.

Fill placed for slab support shall be compacted to a minimum of 90% of maximum density as determined by ASTM D-1557.

Should the use of a heavy vibratory roller pose a threat to the structural integrity of the surrounding buildings, a heavy static roller may be used.

FRED DENNEY & ASSOCIATES, INC.
CONSULTING ENGINEERS
2400 COMANCHE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 345-8852

E17-D9

May 28, 1980

RECEIVED
MAY 30 1980
CITY ENGINEER

Mr. Bruno Conegliano
Drainage Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Gulton Court East
F.D. Job No. 472.12

Dear Bruno:

Transmitted herewith are two copies of the Drainage Report for Lot 3-B, Block A, Unit II, Interstate Industrial Tract, known as Gulton Court East, for your review.

Very truly yours,

Daniel Grochowski

Daniel Grochowski

DG/lm

Enclosures

cc: Knight Seavey/w. Encl.

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

August 7, 1980

E17-D9

Mr. Lou Gross
Fred Denney & Associates, Inc.
2400 Comanche Rd. NE
Albuquerque, NM 87107

Re: Drainage Report for Gulton Court East

Dear Mr. Gross:

The drainage report for Gulton Court East is in substantial compliance with the overall drainage report dated August, 1978. However, before approval can be given to the construction plans, the following items must be considered and incorporated in the drainage plan:

1. The required pond(s) must have a positive discharge. The total discharge from the site must not be greater than the Q5 undeveloped.

2. The plans must indicate an overflow spillway capable of handling the 100 years undeveloped runoff rate.

3. The close proximity of the ponds to the foundations may cause problems with the design of the foundation. Please review this item with the Building and Inspection Division or provide us with a soil report verifying the adequacy of the proposed construction plan.

4. The grading plan provided in the report is somewhat schematic and is not sufficient for construction purposes.

If you have any questions concerning the above, please feel free to call me.

Very truly yours,

Bruno Conegliano
Assistant City Engineer/Hydrology

BC:lf

FRED DENNEY & ASSOCIATES, INC.
CONSULTING ENGINEERS
2400 COMANCHE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 345-8852

October 6, 1980

C17-D9

RECEIVED
OCT 10 1980
CITY ENGINEER

Mr. Bruno Conegliano
Assistant City Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Gulton Court East
Drainage Report
F.D. Job No. 472.12

Dear Mr. Conegliano:

Transmitted herewith is a revised drainage report for subject project. This report will serve as an amendment to the original report dated May, 1980.

Please note that the architect has modified the site plan to some degree since the first submission by increasing the sizes of some building areas; but in general the overall treatment of the drainage management scheme has been unaltered.

In response to the comments contained within your August 7, 1980 letter, we offer the following information:

1. Comment: Required pond(s) must have a positive discharge system. Total discharge from the site must not be greater than the Q5 Undeveloped rate.

   Reply: We are in full agreement with this requirement and we have provided all three on-site ponds with such positive drainage systems.

2. Comment: The plans must indicate an overflow spillway capable of handling a 100-year Undeveloped runoff rate.

   Reply: Each pond has been provided with an overflow spillway capable of handling the 100-year Undeveloped runoff rate. Please note that

due to aesthetic requirements of the architect the spillways will consist of a series of underground pipes that will run from a spillway headwall at each pond and will discharge overflowing runoff a outlet headwalls. The pipes as mentioned above will be installed underground so that the planned landscaping scheme can exhibit full continuity without any visual interruption. (See Exhibit I)

3. Comment: The close proximity of the ponds to the foundations may cause problems with the design of the foundation. Please review this item with the Building Inspection Division or provide us with the soil report verifying the adequacy of the proposed construction plan.

Reply: We are in agreement that the location of any retention pond closer than 15 feet to any building foundation could possibly have some serious ramifications. Therefore, per our May, 1980 drainage plan we have modified the positioning of Ponds 1 and 2. Pond 1 has been relocated and Pond 2 has been totally eliminated.

Within the revised drainage plan Pond 2 is located to the east of building D and the western edge of the pond has been located 15 feet from the eastern building line. Positioning of this pond is in accordance with the requirements of the attached soils report for the site.

4. Comment: The grading plan provided in the report is somewhat schematic and is not sufficient for construction purposes.

Reply: The detail of the drainage and grading plan has been vastly improved since the May, 1980 submission. The existing and finished contours are clearly indicated as are all landscaped areas along with areas that are to be bound by standard stand-up curb. It is not the intent of the drainage and grading plan to serve as the final grading plan that will be implemented within the architect's construc-

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

RECEIVED
NOV 10 1980
FRED DENNEY ASSOCIATES, INC.

October 31, 1980

Mr. Gary Tiblis
Fred Denney & Associates
5643 Paradise Blvd. N.W.
Albuquerque, N.M. 87114

RE: LOT 3B, BLOCK A, UNIT 2 INTERSTATE INDUSTRIAL TRACT-GULTON CT. EAST

Dear Mr. Tiblis:

This letter is to advise you that the revised drainage report has been reviewed and is approved.

Very truly yours,

Bruno Conegliano
Asst. Hydrology Engineer

BC/tsl

cc - R. S. Heller
R. Leonard

INFORMATION SHEET

PROJECT TITLE GULTON COURT EAST TYPE OF SUBMITTAL -

ZONE ATLAS PAGE NO. E-17 09 CITY ADDRESS Gulton Court & Osuna

LEGAL DESCRIPTION Lot 3B, Block A, Unit II, Interstate Industrial Tract

ENGINEERING FIRM Denney-Gross CONTACT Gary Tibljas

ADDRESS 2400 Comanche PHONE 884-0896

OWNER Jack M. Clifford & Company CONTACT Knight Seavey

ADDRESS P.O. Box 35640, Sta. D PHONE 884-5573
Albuquerque, NM 87176

ARCHITECT Knight Seavey CONTACT -

ADDRESS P. O. Box 35640, Sta. D PHONE
Albuquerque, NM 87176

SURVEYOR Denney-Gross CONTACT

ADDRESS Same PHONE

CONTRACTOR Frank Hines CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

___ YES
/ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
X OTHER Drainage Report (SPECIFY)
Reactivation & Review

DATE SUBMITTED: January 30, 1984

BY:

HYDROLOGY SECTION
JAN 30 1984

Jack M. Clifford and Company

01.30.84

Mr. Fred Aguirre
Hydrology Engineering Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Fred,

In regard to our recent conversation, I am requesting that our Drainage Report for "Gulton Court East" be reactivated. The property is located at Lot 3B, Block A, Unit II, of the Interstate Industrial Tract.

The Drainage Report, prepared by Denney-Gross and Associates, was originally submitted in October of 1980. The Report was approved October 31, 1980.

I am confident that the Report complies with the most recent City of Albuquerque policies and the DPM. I have enclosed the City of Albuquerque 1980 approval letter and a recent information sheet.

We would greatly appreciate your earliest attention and your written response regarding this matter. Thank you for your consideration.

Sincerely,

KSB

Knight Seavey AIA,AICP

HYDROLOGY SECTION
JAN 30 1984

PARKWAY CENTER OFFICE WAREHOUSE DEVELOPMENT

PO Box 35640 Station D Albuquerque, New Mexico 87176

RESUBMITTAL

2/29/84

TO: FILES
FROM: F.J. AGUIRRE FJA
SUBJECT: GULTON COURT REENTRY
DATED 1/30/84

THE SUBJECT REENTRY IS ACCEPTABLE AND APPROVED FOR THE PURPOSE OF INCORPORATING THE COMMON LOT INTO THE REMAINING LOTS. NO OTHER CHANGES WERE PROPOSED. SEE ~~APPROV~~ PLAT IN FILE ~~FOR THE REPLAT~~ DATED 2/28/84

Jack M. Clifford and Company

February 8, 1984

REQUEST FOR DRB REVIEW
FEBRUARY 21, 1984 HEARING

Jack M. Clifford and Co. is submitting the following items for DRB consideration:

Replat of Block A, Unit II, ITT (South Portion)

The south portion of the original site development plan is being submitted as a replat for the following reasons.

"The easement originally designated for water and sewer is now indicated for water only, in that the sewer line will be privately maintained.

"The common drive area was not designated as a lot, and ownership/maintenance of this land would prove cumbersome. The revised plat extends the property lines to the center of the drive and parking area, thereby eliminating the common area. The indicated easement allows reciprocal access.

"The two lots on the north side of the access drive have been combined as a single lot.

Recertification of Granted Variances

"Numerous variances were approved in the process of establishing an approved site development plan. Mr. Romero, the Zoning Enforcement Officer, will allow the maintenance of the variances if the DRB reviews and positively acknowledges.

Respectfully Submitted,

Knight L. Seavey

PO Box 35640 Station D Albuquerque, New Mexico 87176

DRB-84-138

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

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

January 27, 1984

Mr. Knight Seavey
JACK CLIFFORD & CO.
P.O. Box 35640, Station D.
Albuquerque, New Mexico 87176

RE: Gulton Court East

Dear Mr. Seavey:

Regarding to your request concerning the status of ZA 80-26 as it applies to the above referenced property, I have concluded the following:

1. The terms and conditions of ZA 80-26 are valid despite the time lapse between the initial approval and subsequent development.

2. The approved development plan must be reviewed by the Development Review Board (DRB). The DRB may use the decision of ZA 80-26, but must re-certify or modify the orginial development plan before this office can accept your plans for our own review.

It is my opinion that the originial site development plan approval of July 7, 1980 was sufficient to allow you to make use of your orginial variance despite the time lag between ZA approval and construction. Section 24.H.3.b., however, requires that any development in the I-P Zone which is not begun within six months of the Planning Commission's approval must be submitted to the Planning Comission or the Planning Director prior to the issuance of any building permit. The DRB in this case, may act for the Planning Commission.

Please contact the Planning Division in order to set up a review by the DRB. If I can be of further service, please let me know.

Sincerely

Robert E. Romero
Zoning Enforcement Officer

cc: Gene Mares, Planning
Lloyd Barlow, Planning

RER:oao
01210

HAND DELIVER

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

DATE: June 21, 1980

NOTIFICATION OF DECISION

File: Z-1650
Location: Lot 3B, Block A, Interstate Industrial Tract, Unit 2

K. Seavey

Jack M. Clifford & Co.
2201 San Pedro N. E., Bldg. 2, Suite 201
Albuquerque, New Mexico

On June 19, 1980, the Environmental Planning Commission approved the above site plan for the above-described lot subject to the above Findings:

1. Sanitary sewer service will require the extension of sewer lines at the developer's expense.
2. In order that adequate water service and/or fire protection can be provided, waterline extensions at the developer's expense will be required.
3. An drainage plan shall be submitted subject to the approval of the City Engineer.
4. It appears that proximity of Ponds 2 thru 6 to the buildings may prove to be detriment in that settlement of the buildings could occur.
5. Portions of the curb and gutter along Osuna Road adjacent to this property require replacement. Settlement and drainage has occurred to the curb and gutter.
6. The proposed site plan is not inconsistent with the approved Master Plan for the area.
7. Only one sign shall be permitted on Osuna Rd. for the entire development.
8. Minor modifications of this site plan shall be delegated to staff for approval.
9. Parking spaces shall be reduced by seven spaces in order to provide for landscaping along the southern and easterly boundaries, in order to break up the long row of asphalt behind the buildings.

If you wish to appeal this decision, you must do so by 7-7-80 in the manner described below. A non-refundable filing fee of $40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

Gloria Cruz

Board Secretary

Letter of Advice

OFFICIAL NOTICE

DECISION ON A REQUESTED SPECIAL EXCEPTION
As provided by the Comprehensive City Zoning Code,
Chapter 7, Article XIV, Revised Ordinances of Albuquerque, NM, 1974

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
P.O. Box 1293, Albuquerque, NM 87103

Decision No.: ZA-80-26
Hearing Date: January 30, 1980
Decision Date: January 30, 1980

Jack Clifford and Company requests lot area variances of up to 0.7 acres in order to allow platting of 11 lots, most or all of which would be less than one acre in size, and some of which would be as small as 0.3 acres; side yard setback variances of 15 feet in order to allow side setbacks of as little as 10 feet; 20 foot front setback variances in order to allow front setbacks of as little as 30 feet; 10 foot rear setback variances in order to allow rear setbacks as little as 15 feet; and variances to eliminate any minimum lot width requirement; all of these requests relate to what is now Lot 3B, Block A, Unit 2 of Interstate Industrial Tract, zoned IP, and located on Gulton Court and on the south side of Osuna Road NE. (E-17)

DECISION: The following variances are approved:

(1) Lot area variances of up to 0.7 acres in order to allow platting of 11 lots, which are .45, .67, .53, .51, .46, .63, .46, .8, .5, .59, and .67 acres;

(2) Side yard setback variances of 15 feet in order to allow side setbacks of as little as 10 feet;

(3) 20 foot front setback variances in order to allow front setbacks of as little as 30 feet;

(4) 10 foot rear setback variances in order to allow rear setbacks as little as 15 feet;

(5) 30 foot lot width variances to allow lost as narrow as 70 feet.

All these variances are on the conditions that platting and development are essentially per the site plan submitted and on the condition that the terms of the reciprocal easement are submitted prior to issuance of building permit and found satisfactory by myself.

f you wish to appeal this decision, you may do so by February 14, 1980 in the manner described below, as xcerpted from Section 45 of the Comprehensive City Zoning Code.

Jurisdiction. Appeal is to the Planning Commission.

Application. A special exception decision is final unless appeal is initiated by application to the City on prescribed forms within 15 days of the decision.

Fee. A filing fee to $40 shall accompany each appeal application. When an application is withdrawn the fee shall not be refunded.

Hearing and Decision. An appeal shall be heard within 60 days of its filing. The decision shall be following a public hearing. This hearing shall review carefully the previous decisions on the matter. The Planning Department shall give written notice of an appeal, together with a notice of the date, time, and place of hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

he above decision is not final and building permits dependent on it will not normally be issued until an appeal is ecided or the time for filing the appeal has expired without an appeal being filed. However, if public hearing produces o objection of any kind to approval of an application, which application is approved, the Hearing Examiner may allow suance of a building permit before 15 days. To receive this approval, the applicant agrees in writing to return related uilding permits if an appeal is duly filed.

uccessful applicants are reminded that other regulations of the City must be complied with, even after approval of a ecial exception is secured. This decision does not constitute approval of plans for a building permit. If your application approved, bring this decision when you apply for any related building permit or occupation tax number.

pproval of a conditional use or variance application is void after one year from date of approval if the rights and ivileges granted thereby have not been executed or utilized.

: Knight Seavey, 2201 San Pedro NE,
Bldg. 2, Suite 201 87110

Zoning Hearing Examiner

ZA-80-26
January 30, 1980
January 30, 1980

Jack Clifford and Company requests lot area variances of up to 0.7 acres in order to allow platting of 11 lots, [illegible] or all of which would be less than [illegible] acre in size, and some of which would be as small as 0.3 acres; side yard setback variances of 15 feet in order to allow side setbacks of as little as 10 feet; 20 foot front setback variances in order to allow front setbacks of as little as 30 feet; 10 foot rear setback variances in order to allow rear setbacks as little as 15 feet; and variances to eliminate any minimum lot width requirement; all of these requests relate to what is now Lot 3B, Block A, Unit 2 of Interstate Industrial Tract, zoned IP, and located on Sulton Court and on the south side of Osuna Road NE. (E-17)

FINDINGS: The proposal is consistent with the intent and purposes of the Zoning Code and the Comprehensive Plans, specifically with the intent of the IP zone. The ownership concept being proposed will result in an exceptional physical condition which justifies the requested variances.

1 8 4 0

Jack M. Clifford and Company

HAND DELIVERED

May 7, 1984

Mr. John Armstrong
City Hydrology Department
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Gulton Court East
(E-17 D9)

Dear Mr. Armstrong:

While still the owner and prior to selling any lots, Jack M. Clifford & Company will grant, if necessary, drainage easements to accommodate runoff within Gulton Court East. For reference see file #E17-D9.

An updated drainage plan, Exhibit I, will be submitted to your office for review on May 7, 1984.

Simultaneously a building foundation plan will be submitted to City Hall for a building permit on Tract E of Gulton Court East. As the new drainage plan exhibit must be approved prior to the issuance of a foundation permit, please contact me should you need further information in order to approve the updated drainage report.

Sincerely,

Robert L. Kastning
Administrative Planning Assistant

RLK:jj

cc: Mr. Fred Aguire
City Hydrology Department

RECEIVED
MAY 08 1984
HYDROLOGY SECTION

P.O. Box 35640 Station D Albuquerque, New Mexico 87176

Jack M. Clifford and Company

May 2, 1984

RECEIVED
MAY 02 1984
HYDROLOGY SECTION

City of Albuquerque
Hydrology Department
c/o Mr. John Armstrong
P. O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Armstrong:

Re: Gulton Court East (E-17, D-9)

With reference to the attached exhibit, taken from the approved drainage report for Gulton Court East, Jack M. Clifford & Company wishes to inform you of the following:

1. Jack M. Clifford & Company is to submit a more detailed exhibit for construction purposes.

2. Jack M. Clifford & Company will be starting construction of the buildings on Pads E, F and G within 60 days of the date of this letter.

3. Jack M. Clifford & Company will start construction on Pads H, J and K within 120 days of the date of this letter.

4. Jack M. Clifford & Company, or others, will start construction on Pads A, B, C and D within 180 days of the date of this letter.

5. Jack M. Clifford & Company, and/or the collective owners within the site, will construct and maintain the drainage structures during and after all building construction.

This information was provided pursuant to our drainage plan review held on May 1, 1984, to clarify the building status and drainage management. If you should need additional information, which would be necessary for the acquistion of a building permit, please contact this office.

As time is of the essence in obtaining a building permit for Pads E, F and G, please respond by calling me at 884-5573 as soon as you receive this letter.

Sincerely,

Robert L. Kastning
Administrative Planning Assistant

RLK:ls

cc: Mr. Fred Aquirre

P.O. Box 35640 Station D Albuquerque, New Mexico 87176

INFORMATION SHEET

PROJECT TITLE Parkway Center TYPE OF SUBMITTAL See Below *

ZONE ATLAS PAGE NO. E-17-Z CITY ADDRESS Gulton Ct & Osuna Blvd. NE

LEGAL DESCRIPTION Tract 3-B Group Industrial Park

ENGINEERING FIRM Blackwell Eng. CONTACT Jim Blackwell

ADDRESS 1620 Central SE 87106 PHONE 247-9761

OWNER Jack M. Clifford CONTACT Robert Kastning

ADDRESS Louisianna PHONE

ARCHITECT Schlegel + Lewis CONTACT Don Schlegel

ADDRESS 1620 Central SE PHONE 247-1529

SURVEYOR N/A CONTACT

ADDRESS PHONE

CONTRACTOR Frank Hines CONTACT Frank Hines

ADDRESS 12800 Lomas NE PHONE 298-7440

RECEIVED MAY 09 1984 HYDROLOGY SECTION

DATE SUBMITTED 5-9-84

BY Jim Blackwell

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.

*(1.) Submittal is for Final Design of Project.
(2.) Drainage Plan Submitted and Approved by City from Fred Denny & Assoc.
(3.) A copy of Drainage Plan & Report (Prepared by Denny) is Also Submitted Herein.
(4.) Grading Plan & Final Drainage By Blackwell Engineering, is Also Submitted.

May 9, 1984

Mr. John Armstrong
Civil Engineer/Hydrology
505 Marquette NW
Albuquerque, New Mexico 87102

Re: Gulton Court Drainage Plan

Dear John

Please find enclosed the following documents:

1. Drainage Plan prepared by Fred Denny and Associates, dated October 1980.
2. Drainage Report prepared by Fred Denny and Associates, dated October 1980.
3. Final Grading Plan (two sheets) prepared by Blackwell Engineering, dated May 1984.
4. Final Drainage Plan (two sheets) prepared by Blackwell Engineering, dated May 1984.
5. Overall Utility Plan.
6. Sanitary Sewer Plan and Profile Sheet.

As you have requested, we are submitting the final plans in order to obtain a Building Permit for this project. No further calculations of the runoff have been prepared by this office. The Final Grading and Drainage Plan is within conformance to the conceptual plan prepared by Fred Denny & Associates, and approved by the City of Albuquerque.

If you have any questions, please call me at 247-9761.

Sincerely

James E. Blackwell, P.E.

JEB/wv

RECEIVED
MAY 09 1984
HYDROLOGY SECTION

Jack M. Clifford and Company

HAND DELIVERED

May 31, 1984

Mr. John Armstrong
City of Albuquerque
Hydrology Department
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Gulton Court East - File: #E-17-(D-9)

Dear Mr. Armstrong:

Attached is an original Drainage Covenant dated May 31, 1984, which includes the maintenance and construction of drainage facilities in Gulton Court East. According to our last phone conversation, this covenant and some minor details in design drafting were needed to secure your approval for the updated drainage report and plan.

Please have your legal department and the chief administrative officer endorse and sign the enclosed covenant and return a copy to my office at P. O. Box 35640, Station D, Albuquerque, New Mexico 87176.

Should you need to discuss this or any other matter concerning final approval of the drainage report, call me at 345-9011 as soon as possible.

Sincerely,

Robert L. Kastning

Robert L. Kastning
Administrative Planning Assistant

RLK:jj

Enclosure

RECEIVED
MAY 31 1984
HYDROLOGY SECTION

4200 Osuna N.E. P.O. Box 35640 Station D Albuquerque, New Mexico 87176 (505) 345-9011

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

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

June 5, 1984

Mr. Jim Blackwell
Blackwell Engineering
1620 Central SE
Albuquerque, New Mexico 87106

REF: GULTON COURT EAST (E17-D9)

Dear Mr. Blackwell:

Based on the information provided on your May 9, 1984 submittal of the above referenced drainage plan, listed below you will find certain concerns that will need to be addressed before final approval is granted:

1. Complete information sheet with resubmittal designation.
2. Professional's stamp with signature and resubmittal date on each appropriate sheet.
3. Phased development plan must be included within grading and drainage plan (must include phases of development outlined and numbered in sequential order of construction). Erosion plan checklist for phased development will need to be followed.
4. Pond volume calculations along with pond details for each pond will be required.
5. Please indentify in numerical form the 100 year ponding limits for each ponding area on the plan.
6. Pond No. 2 is closer than 15' from the building, according to the soils report this is not allowed.
7. For ponding areas greater than 18" in depth, fencing is required.

8. On sheet 5 of 7 your pond inverts don't correspond to any of your other inverts shown on the other sheet for pond No. 1.

9. Please include a typical cross-section across pond No. 2 showing how the pond water will be contained and not allowed to over-flow onto the property on the east.

10. Finish floor elevations will need to be identified on plan.

11. Please identify location and elevation of TBM.

12. Please make all appropriate changes on all sheets which correspond to the changes.

13. How do you propose to route the developed run-off into the ponds, please identify where you propose to construct the curb cuts to allow the entry of the run-off into the ponds.

14. Please advise your client that a separate submittal for each phase will be required for review to assure that project is being constructed according to the initial proposal. Also, because of the phasing procedure it is recommended that the engineer certify each phase upon completion.

15. Private easements for the proposed drainage scheme across property lines will be required (an alternative to this easements would be to remove the common lot lines between the lots by replatting.

The approved "Drainage Facilities Within City R/W" document must be attached to the construction sets before Hydrology will sign-off.

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

Sincerely,

Billy J. Golsby

Billy J. Golsby
City/County Flood Plain Admin.

BJG/BG/cl

Jack M. Clifford and Company

July 2, 1984

Mr. Fred Aguirre
City Hydrologist
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Aguirre:

Re: Gulton Court East (E-17/D-9)

For your information and records, Jack M. Clifford & Company is enclosing a recorded Drainage Covenant which recently has been approved by and received from the City of Albuquerque Engineers' Office. This Drainage Covenant specifies that the facilities, as shown in the Drainage Report for the above-captioned property, are to be constructed and maintained for the purpose of conveying water across the site.

Jack M. Clifford & Company, and future owners of the site, are obligated to conform to the Drainage Report and to the plans within the Drainage Report as well as to the Drainage Covenant. There should be no further agreements or easements required to obtain final approval of the revised report now being reviewed by your office.

Please do not hesitate to call this office if there are any questions or problems in acquiring final City approval of the revised report.

Sincerely,

Robert L. Kastning
Administrative Planning Assistant

RLK:ls

Enclosures

4200 Osuna N.E. P.O. Box 35640 Station D Albuquerque, New Mexico 87176 (505) 345-9011

TO: FILE
FROM: F.J.A.
SUBJECT: Building Permit release Phase 1 + 2

CONDITIONAL APPROVAL ACCEPTABLE SUBJECT TO A PRIVATE DRAINAGE EASEMENT(S) BEING PROVIDED TO THIS OFFICE PRIOR TO ISSUANCE OF A P.O. AN APPROVED DRAINAGE PLAN IS ALSO REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT

7/2/84

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

July 19, 1984

Mr. James Blackwell
Blackwell Engineering
1620 Central Avenue S.E.
Albuquerque, N.M. 87106

RE: PARKWAY CENTER - DRAINAGE FACILITY IN CITY R/W

Dear Mr. Blackwell:

Returned herewith is the subject document for revision and resubmittal. I have enclosed a print with several concerns noted in red.

Of major concern on this project is the misunderstanding over whether or not sidewalks are required adjacent to the site. Sheet 2 of this submittal includes a note indicating sidewalks are not required, per approved site development plan. However, neither the site development plan nor the case file in Planning Division indicate that a sidewalk variance has been requested or approved for this site. I also contacted Traffic Engineering and learned that the Building Permit set of plans has a reject on it due to lack of sidewalks.

For your reference, I am enclosing a handout that outlines the process for submitting designs for Drainage Facilities in City Rights-of-Way. If you have any questions, do not hesitate to call me.

Sincerely,

Greg Olson

Gregory R. Olson
Assistant City Engineer, Design

GRO/tsl
Enclosure

cc: Billy Goolsby, Hydrology Division

File E17-D9A.

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

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

August 20, 1984

Mr. Jim Blackwell
Blackwell Engineering
1620 Central SE
Albuquerque, NM 87106

REF: PARKWAY CENTER (GULTON COURT EAST) E17-D9

Dear Mr. Blackwell:

Based on the information provided on your July 13, 1984 resubmittal, the above referenced drainage plan is approved.

Please advise your client that a separate submittal for each building within each phase will be required for review to assure that the project is being constructed according to the initial proposal. Also, because of the phasing procedure, it is recommended that the Engineer certify each phase upon completion. The approved "Drainage Facilities Within City R/W" document must be attached to the construction sets before Hydrology will sign-off.

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

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:BJM:mrk

INFORMATION SHEET

new

PROJECT TITLE PARKWAY CENTER TYPE OF SUBMITTAL HYDROLOGY.

ZONE ATLAS PAGE NO. E 17 D9A CITY ADDRESS 6604 - 6624 GILTON CT. NE.

LEGAL DESCRIPTION UNIT 2 TRACT A INTERSTATE INDUSTRIAL TRACT

ENGINEERING FIRM BLACKWELL ENG. CONTACT JONATHAN DEGRAY

ADDRESS 1620 CENTRAL SE PHONE 247 1529

OWNER JACK M. CLIFFORD CO. CONTACT ROBERT KASTNING

ADDRESS 4200 OSUNA RD NE PHONE 345-9011

ARCHITECT SCHLEGEL LEWIS CONTACT RS JACKSON

ADDRESS 1620 CENTRAL SE PHONE 247 1529

SURVEYOR RON FORSTBAUER CONTACT

ADDRESS PHONE

CONTRACTOR FRANK HINES CONTACT FRANK HINES

ADDRESS 12800 LOMAS NE PHONE 2864444

PRE-DESIGN MEETING:

X YES
NO
COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

SKETCH PLAT APPROVAL
PRELIMINARY PLAT APPROVAL
SITE DEVELOPMENT PLAN APPROVAL
FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY APPROVAL
ROUGH GRADING PERMIT APPROVAL
GRADING/PAVING PERMIT APPROVAL
OTHER (SPECIFY)

APPROVED 7/24/84

RECEIVED JUL 13 1984 HYDROLOGY SECTION

DATE SUBMITTED: 7·13·84

BY:

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKWAY CENTER ZONE ATLAS/DRNG. FILE #: E-17/D9

LEGAL DESCRIPTION: TRACT A,B,C,D & E BLOCK A, UNIT I INTERSTATE INDUSTRIAL TRACT

CITY ADDRESS: 6608, 10, 12, 14, 16, 20, 24 GULTON COURT

ENGINEERING FIRM: BLACKWELL ENG. CONTACT: J. LEWIS

ADDRESS: 1620 CENTRAL SE. PHONE: 247-1529

OWNER: JACK M. CLIFFORD & CO. CONTACT: T. ELLIOT

ADDRESS: P.O. BOX 35640, STAT. D. PHONE: 345-9011

ARCHITECT: SCHLEGEL LEWIS ASSOC. CONTACT: J. ER

ADDRESS: 620 CENTRAL PHONE: 247-1529

SURVEYOR: FORESTBAUER CONTACT: R. FORSTBAUER

ADDRESS: 508 CHAMA NE PHONE: 268-0248

CONTRACTOR: FRANK HINES CONTACT: F. HINES

ADDRESS: 12800 LOMAS NE. PHONE: 298-4444

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED MAR 06 1985 HYDROLOGY SECTION

DRE NO. 84-751 10/30/84

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X 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

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: _____

BY: _____

INFORMATION SHEET

PROJECT TITLE PARKWAY CENTER

ZONE ATLAS PAGE NO. C-17/D9 TYPE OF SUBMITTAL Certification

CITY ADDRESS Gulton Court, NE

LEGAL DESCRIPTION Interstate Industrial Tract - Tracts A, B, C, D, E of Block A, Unit II

ENGINEERING FIRM Easterling & Associates, Inc.

ADDRESS 5643 Paradise Blvd., NW

PHONE 898-8021 CONTACT Charles M. Easterling

OWNER Jack Clifford & Company

ADDRESS P.O. Box 35640, Station D - 4200 Osuna, NE

PHONE 345-9011 CONTACT Robert Kastning

ARCHITECT Schlegel & Lewis

ADDRESS 1710 Central Avenue, SE

PHONE 247-9761 CONTACT Joe Brawley

SURVEYOR Easterling & Associates, Inc.

ADDRESS 5643 Paradise Blvd., NW

PHONE 898-8021 CONTACT Charles M. Easterling

CONTRACTOR Hines Construction

ADDRESS

PHONE CONTACT Frank Hines

PRE-DESIGN MEETING: X YES ____ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

DATE SUBMITTED: April 25, 1985

BY: EASTERLING & ASSOCIATES, INC.

RECEIVED APR 25 1985 HYDROLOGY SECTION

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

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

May 14, 1985

Mr. Charles M. Easterling
Easterling & Associates, Inc.
5643 Paradise Blvd., NW
Albuquerque, NM 87114

REF: PARKWAY CENTER CERTIFICATION (E17-D9)

Dear Chuck:

Based on the information provided on your April 25, 1985 submittal, acceptance for certification of the above referenced drainage plan cannot be processed until the items listed below have been satisfied:

1. New information sheet designating resubmittal.

2. Certification statement stamped, signed and re-dated.

3. What type of erosion control measures do you propose on the North boundary line to contain the developed flows being routed towards the adjacent property.

4. You must address the flows being conveyed towards the northeast corner of the above referenced site. What impact and what solution do you propose.

5. Please advise your client that a separate submittal for each future building will be required for review to assure that the development is being constructed in accordance to the initial proposal (see attached letter dated August 20, ~~1985~~ 1984).

6. Please show direction of roof drains.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Engineering Asst. C.E., Hydrology

BJM:mrk

INFORMATION SHEET

PROJECT TITLE PARKWAY CENTER PHASE II

ZONE ATLAS PAGE NO. E-17/D9 TYPE OF SUBMITTAL Amended Grading & Drainage Plan

CITY ADDRESS

LEGAL DESCRIPTION Tracts A, B1, B2, C, D, E1 & E2, Block A, Unit II, Interstate Industrial Tract

ENGINEERING FIRM Easterling & Associates, Inc.

ADDRESS 5643 Paradise Blvd., NW

PHONE 898-8021 CONTACT Charles M. Easterling

OWNER Jack Clifford & Company

ADDRESS P.O. Box 35640, Station D - 4200 Osuna, NE

PHONE 345-9011 CONTACT Robert Kastning

ARCHITECT Schlegel & Lewis

ADDRESS 1710 Central Avenue, SE

PHONE 247-9761 CONTACT Joe Brawley

SURVEYOR Easterling & Associates, Inc.

ADDRESS 5643 Paradise Blvd., NW

PHONE 898-8021 CONTACT Charles M. Easterling

CONTRACTOR Hines Construction

ADDRESS

PHONE CONTACT

RECEIVED MAY 24 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING: XX YES NO

XX COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

DATE SUBMITTED: May 24, 1985

BY: EASTERLING & ASSOCIATES, INC.

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

HYDROLOGY SECTION PROJECT NO.: E17-D9 DATE: 4/11/85

PLANNING DIVISION NOS. EPC: _____ DRB: DRB 85-221

CONFERENCE RECAP

SUBJECT: Tract B Block A Unit 2, Interstate Industrial Tract.

APPROVAL REQUESTED:

____ PRELIMINARY PLAT ✓ FINAL PLAT (DRB 85-221)

____ SITE DEVELOPMENT PLAN ____ BUILDING PERMIT

____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDENCE:	Chuck Esterling	
	Fred J. Aguirre	

FINDINGS: 1. Amended conceptual plan for Tract "B".

2. A drainage plan will be required ~~for proposed~~ prior to building permit sign-off by Hydrology.

3. Compliance with items 1 & 2 will satisfy comments made for DRB 85-221 to allow sign-off by City Engineer's Designee.

RECEIVED
MAY 29 1985
HYDROLOGY SECTION

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: [signature] SIGNED: [signature]

TITLE: _____ TITLE: _____

DATE: 4/11/85 DATE: 4-11-85

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

INFORMATION SHEET

PROJECT TITLE PARKWAY CENTER

ZONE ATLAS PAGE NO. E17/D9 TYPE OF SUBMITTAL Certification

CITY ADDRESS Gulton Court, NE

LEGAL DESCRIPTION Interstate Industrial Tract - Tracts A, B, C, E, E of Block A, Unit II

ENGINEERING FIRM Easterling & Associates, Inc.

ADDRESS 5643 Paradise Blvd., NW

PHONE 898-8021 CONTACT Charles M. Easterling

OWNER Jack Clifford & Company

ADDRESS P.O. Box 35640, Station D - 4200 Osuna, NE

PHONE 345-9011 CONTACT Robert Kastning

ARCHITECT Schlegel & Lewis

ADDRESS 1717 Central Avenue, SE

PHONE 247-9761 CONTACT Joe Brawley

SURVEYOR Easterling & Associates, Inc.

ADDRESS 5643 Paradise Blvd., NW

PHONE 898-8021 CONTACT Charles M. Easterling

CONTRACTOR Hines Corporation

ADDRESS

PHONE CONTACT Frank Hines

RECEIVED MAY 29 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING: x YES ___ NO

x COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ BUILDING PERMIT APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ OTHER ___ (SPECIFY)

___ PRELIMINARY PLAT APPROVAL
___ FINAL PLAT APPROVAL
x CERT. OF OCCUPANCY APRVL.
___ GRAD./PAVING PERMIT APRVL.

DATE SUBMITTED: May 29, 1985

BY: EASTERLING & ASSOCIATES, INC.

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

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

May 31, 1985

Mr. Charles M. Easterling
Easterling & Associates, Inc.
5643 Paradise Boulevard NW
Albuquerque, NM 87114

REF: PARKWAY CENTER CERTIFICATION PHASE I (E17-D9) ENGINEER'S STAMP DATED MAY 28, 1985

Dear Chuck:

Based on the information provided on your May 29, 1985 resubmittal, your plan indicates that the majority of the developed runoff is not being contained within the platted 24' wide drainage easements. Before final approval is granted we will require that either a revised plat or a blanket easement be submitted to address the above concerns.

If I can be of further assistance, please call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant/Hydrology

BJM:mrk

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

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

May 31, 1985

Mr. Charles M. Easterling
Easterling & Associates, Inc.
5643 Paradise Boulevard NW
Albuquerque, NM 87114

REF: DRAINAGE AND GRADING PLAN PARKWAY CENTER PHASE II (E17-D9) RECEIVED MAY 30, 1985

Dear Chuck:

Based on the information provided on your May 30, 1985 submittal, the developed runoff must be contained within the platted 24' wide drainage easements, or a blanket easement and description of the T.B.M. within the site area.

If I can be of further assistance, 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: PARKWAY CENTER I & II ZONE ATLAS/DRNG. FILE #: E-17

LEGAL DESCRIPTION: REPLATS BLK. A, unit II INTERSTATE INDUS. TRACT

CITY ADDRESS: GULLTOW COURT

ENGINEERING FIRM: BASTERLINK & ASSOC. CONTACT: Charles ATLAS

ADDRESS: PHONE: 898-8021

OWNER: PARKWAY PARTNERS (JACK CLIFFORD) CONTACT: JERRY ELLIOTT

ADDRESS: 4200 OSUNA NE 87109 PHONE: 345-9011

ARCHITECT: Schelgel & Lewis CONTACT:

ADDRESS: CENTRAL SE. PHONE: 247-1929 or 247-1927

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: HILVES CORP. CONTACT: FRANK HILVES

ADDRESS: PHONE:

RECEIVED
JUL 16 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

___ EASEMENTS FOR DRAINAGE (RECORDED) SEE B. MOLTOYA

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

X CERTIFICATE OF OCCUPANCY APPROVAL

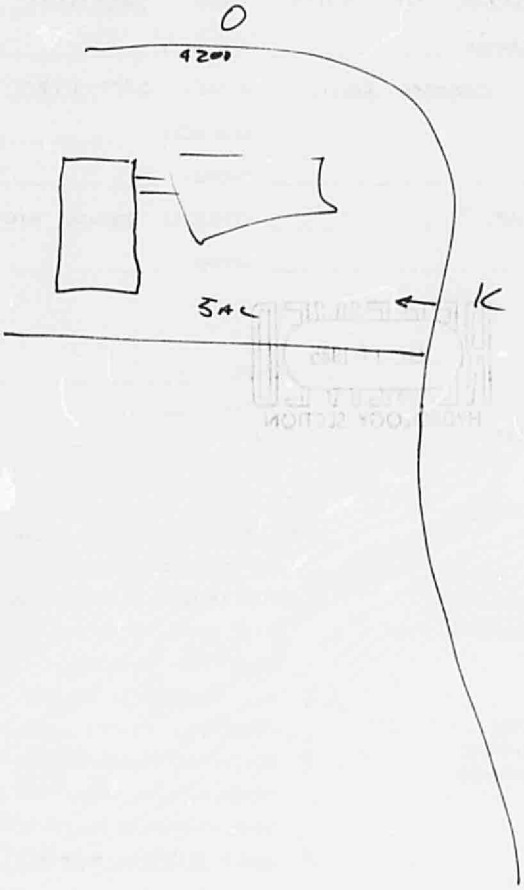
___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

X OTHER FINAL Approval (SPECIFY)

DATE SUBMITTED: 7-16

BY: Robert L. Kurtz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City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 19, 1985

Mr. Charles M. Easterling
Easterling & Associates, Inc.
4543 Paradise Blvd. NW
Albuquerque, NM 87114

REF: DRAINAGE AND GRADING PLAN FOR PARKWAY CENTER PHASE II (E17/D9)
ENGINEER'S STAMP DATE 5/23/85

Dear Chuck,

Based on the easement information provided by the developer on July 16, 1985, the above referenced drainage plan is approved.

Please advice your clients, that upon completion of phase II, a separate certification will be required.

If I can be of further assistance, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya

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

CAM/BJM/cl

1 8 6 4

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKWAY CENTER - PHASE II ZONE ATLAS/DRNG. FILE #: E-17-D9

LEGAL DESCRIPTION: Tracts A, B1, B2, C, D, E1 & E2, Block A, Unit II, Interstate Industrial Tract

CITY ADDRESS:

ENGINEERING FIRM: Easterling & Assoc., Inc. CONTACT: Charles M. Easterling

ADDRESS: 5643 Paradise Blvd., NW PHONE: 898-8021

OWNER: Jack Clifford & Company CONTACT: Robert Kastning

ADDRESS: P.O. Box 35640 - Station D PHONE: 345-9011

ARCHITECT: Schlegel & Lewis CONTACT: Joe Brawley

ADDRESS: 1620 Central Ave., SE PHONE: 247-1529

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Hines Corporation CONTACT: Frank Hines

ADDRESS: 12800 Lomas Blvd., NE, Ste. C PHONE: 298-4444

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED DEC 19 1985 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X 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

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 12-17-85

BY: CM Easterling