HYDROLOGY

E18/D2B

VILLA SANDIA
AT BEAR

E18-D2B

3 PLANS

5'T
10' 1 1½' 15'

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

May 31, 1979

Mr. Richard H. Allen
Design Professionals Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, N.M. 87107

Ref: Drainage Report Tract A - Unit 2 Academy Acres Subdivision

Dear Mr. Allen:

The drainage report for the referenced development has been reviewed and the method of handling the internal drainage is acceptable in concept. Nevertheless, before approval is granted to the development plan, the question of the protection of the south bank of the arroyo bordering the property must be resolved in a satisfactory manner as discussed by Mr. Bruno Coneliano, of our office, with your Mr. G. Bolling. Either an amendment to the drainage report will be supplied indicating that erosion protection acceptable to this Office will be provided along the north boundary of this property, or an agreement acceptable to the City Attorney's Office will have been recorded, indicating the owners will contribute 50% of the cost of the channel protection at the time of construction of the improvements by the City. In the first case, it will be required that standard plans be submitted to all City Departments for review and an AHBA contract will have to be entered into by the Developer, to insure that the construction will be executed in conformance to City standards.

$2.00 sq ft
50'/ft length
576'
x 50/ft
$28,800
= ½ cost

At the time of submission of the construction plans, site grading plans will have to be submitted at a scale no smaller than 1"=10', with sufficient details of the ponding areas, in terms of dimensions and configuration; to allow verification of the computation submitted, correctness of execution, and ease of inspection.

If you have any questions on these matters, please do not hesitate to call on me.

Very truly yours,

Richard S Heller

Richard Heller
City Engineer

4" @ $16/sq yd
6" = $18/sq yd

John Meyer
City Attorneys office

BC/RH/ms

cc - Bruno Conegliano, Assistant City Eng-Hyrdrology
Drainage File
Richard Leonard - AMAFCA

DESIGN PROFESSIONALS, INC.
4125 CARLISLE BOULEVARD, NE/ALBUQUERQUE, NEW MEXICO 87107/(505) 881-6336

March 28, 1980

Mr. Richard Heller, City Engineer
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

SUBJECT: Villa Sandia at Bear Canyon North (7948.6)
Drainage Ponds for Building No. 5 (5934 McKinney Drive, N.E.)

Dear Mr. Heller:

Per your request of June 18, 1979 and DPI's letter to you of the same date, we have obtained a letter of certification from Kent Nowlin Construction Company relative to the drainage ponds for the referenced project. The referenced letter and sketch of the pond areas (attached hereto) indicates that the ponds adjacent to Building No. 5 have been constructed in compliance with the design criteria. The pond area north of Building No. 5 is approximately 70 sq. ft. less in area than that originally designed. However, two 21' deep dry wells have been installed in the pond bottom which will adequately compensate for the smaller pond area.

Based upon Kent Nowlin's letter and survey data, we herein state that the ponds adjacent to the referenced building will retain the quantities of run-off stated in the drainage report for Tract A, Unit 2 of Academy Acres Subdivision. This report has been reviewed by your staff and is currently on file in your office.

Please advise if there are any questions.

Sincerely,

DESIGN PROFESSIONALS, INC.

Richard H. Allen

RICHARD H. ALLEN, P.E.
Vice President

cc: L.B. Nelson Corporation

ARCHITECTS/ENGINEERS
GEORGE H. BOLLING
ROBERT L. ROCHELEAU
JOHN PETER VARSA
RICHARD H. ALLEN
HOWARD S. COTTRELL
RICHARD G. VAUGHAN

KENT NOWLIN
CONSTRUCTION, INC.

March 27, 1980

Richard H. Allen, P.E.
Design Professionals, Inc.
4201 Carlisle Boulevard NE
Albuquerque, NM 87107

RE: VILLA SANDIA AT BEAR CANYON NORTH

Dear Mr. Allen:

This is to inform you that the drainage ponds adjacent to Building Number 5, street address 5935 McKinney Drive NE, of the referenced project have been constructed in accordance with the project drawings and field modifications. The surface areas of the pond bottoms have been checked and are shown on the attached drawing. This has been verified through field measurements conducted by our survey crew on March 27, 1980.

Very truly yours,

KENT NOWLIN CONSTRUCTION, INC.

R. O. Kinz

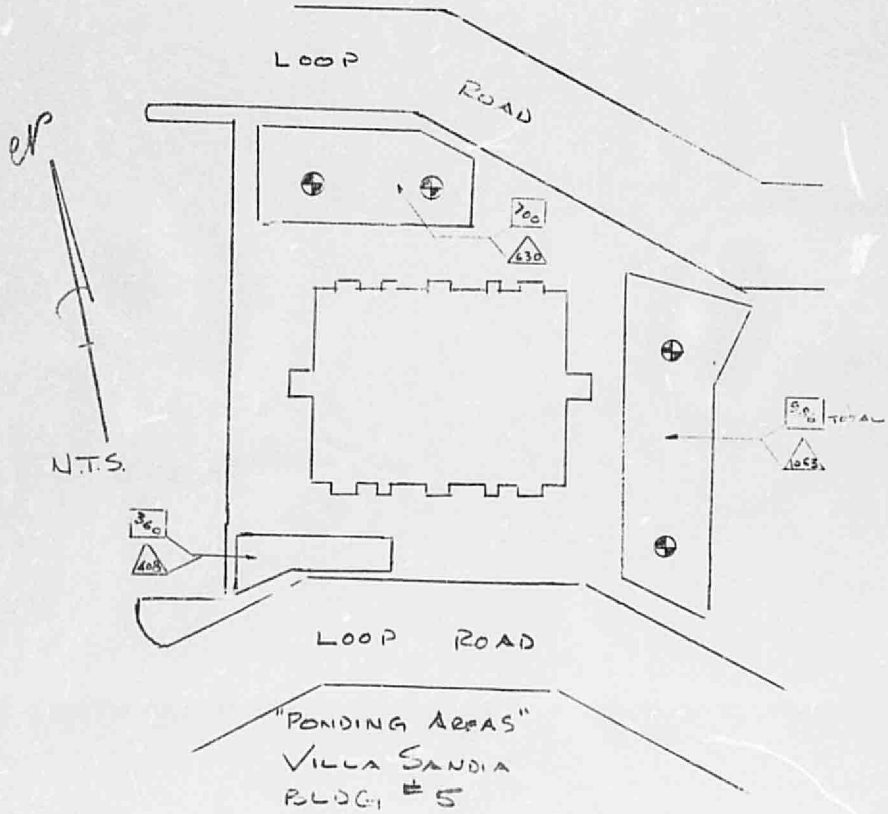
R. O. Kinz
Survey Chief

ew

Enclosure

cc: L. B. Nelson

P. O. Box 14651 / 4001 Bogan, N.E. / Albuquerque, New Mexico 87191 / Phone (505) 821-2211 / Telex 910-989-1211



"PONDING AREAS"
VILLA SANDIA
BLDG # 5
5935 McKINNEY DRIVE N.E.

2½' DIAMETER BY
21' DEEP HOLE
FILLED WITH GRAVEL

DESIGN POND AREA (SF)
AT BOTTOM OF POND

AS-BUILT POND AREA (SF)
AT BOTTOM OF POND.

3/27/80

DESIGN PROFESSIONALS, INC.
4125 CARLISLE BOULEVARD, NE/ALBUQUERQUE, NEW MEXICO 87107/(505) 881-6338

June 12, 1979

Mr. Richard Heller
City Engineer
Post Office Box 1293
Albuquerque, New Mexico 87103

RE: Drainage Report Tract A - Unit 2 Academy Acres Subdivision
Arroyo Protection Agreement

Dear Mr. Heller:

In accordance with your letter of May 31, 1979, the owner of the subject property desires to have the City of Albuquerque make the necessary arroyo ditch improvements. Since the City construction date is unknown and the Subdivision is to be developed shortly, the owner proposes to escrow to the appropriate city account 50% of the improvement cost based upon the current block to block rates for a 4" channel section for the length required along the boundary. The existing improvements are shown on the attached drawing. Our calculations indicate 537 lineal feet of channel and 2,596 sq. yards of slab required which at $16/sy is $41,536 or at 50% is $20,768. We propose to escrow this amount per your instructions prior to final build out of the project.

Sincerely,

DESIGN PROFESSIONALS, INC.

GEORGE H. BOLLING, Agent for
L.B. Nelson Corp. of New Mexico

APPROVED:

NORMAN ORCHANT
L.B. Nelson Corporation of
New Mexico

RICHARD HELLER
City Engineer
City of Albuquerque

GERALD DAVENPORT
Municipal Development Director
City of Albuquerque

CITY ATTORNEY'S OFFICE
City of Albuquerque

ARCHITECTS/ENGINEERS
GEORGE H. BOLLING
ROBERT L. ROCHELEAU
JOHN PETER VARSA
RICHARD H. ALLEN
HOWARD S. COTTRELL
RICHARD G. VAUGHAN

DESIGN PROFESSIONALS, INC.
4125 CARLISLE BOULEVARD, NE/ALBUQUERQUE, NEW MEXICO 87107/(505) 881-6336

May 13, 1980

Mr. Fred Aguirre
City of Albuquerque - Drainage
P. O. 1213
Albuquerque, New Mexico 87103

Subject: Villa Sandia at Bear Canyon North

Dear Mr. Aguirre:

Enclosed are four copies of changes we discussed relative to an erosion problem at the referenced project. I have reviewed the changes with Cellia Thomlinson and Sergio Miranda of the City Engineer's office and they concur with my solution to the problem.

Please advise if you have any questions.

Sincerely,

DESIGN PROFESSIONALS, INC.

Richard H. Allen

Richard H. Allen, P.E.
Vice President

RHA:dm

cc: Sergio Miranda
L.B. Nelson Corporation

ARCHITECTS/ENGINEERS

GEORGE H. BOLLING
ROBERT L. ROCHELEAU
JOHN PETER VARSA

RICHARD H. ALLEN
HOWARD S. COTTRELL
RICHARD G. VAUGHAN

DESIGN PROFESSIONALS, INC.
4125 CARLISLE, NE, ALBUQUERQUE, N.M. 87107 (505) 881-6336

Date August 27, 1980 Project No. 7948.6
Project Villa Sandia @ Bear Canyon North
(McKinney at Academy)

To: City of Albuquerque Drainage Dept
P.O. Box 1293
Albuquerque, NM 87103
Attention: Fred Aguirre

- ☐ Transmittal
- ☐ Memorandum
- ☐ Shop Drawing No. _____
- Quantity _____

Attached for your review & approval are copies of revisions to the western quadrant drainage plan for the referenced project. The changes were required due to unit revisions requested by the owner, C.B. Nelson Corporation. The drainage changes are in compliance with City of Albuquerque drainage criteria.

Please advise if you have any questions.

Signed: Richard H. Allen, PE

cc: C.B. Nelson Corporation
File: 7948.6.

ARCHITECTS/ENGINEERS

DESIGN PROFESSIONALS, INC.
4125 CARLISLE BOULEVARD, NE/ALBUQUERQUE, NEW MEXICO 87107/(505) 881-6336

NOV 17 1980

November 11, 1980

Mr. Richard Heller, City Engineer
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

RE: Villa Sandia at Bear Canyon North (7948.6)
Drainage for Pool/Recreation Facility

Dear Mr. Heller:

Per your request of June 18, 1979 and DPI's letter to you of the same date, we have obtained a Letter of Certification from Hugg Surveying Company relative to the drainage for the referenced project. The referenced letter and accompanying survey notes (attached hereto) indicate that the drainage pond adjacent to the pool area has been constructed in substantial compliance with the revised design criteria. A drain has been provided in the bottom of the ponding area to allow the area to drain to a large pond at the southwest corner of the site. This is a temporary holding area and will eventually empty directly to the arroyo located on the north side of the property after said arroyo is hard lined.

Based upon the Hugg survey, we herein state that the graded drainage areas will adequately convey or hold the quantities of runoff stated in the drainage report for Tract A, Unit 2 of Academy Acres Subdivision. This report has been reviewed by your staff and is on file in your office.

Please advise if there are any questions.

Sincerely,

DESIGN PROFESSIONALS, INC.

RICHARD H. ALLEN, P.E.
Vice President

cc: L.B. Nelson Corporation of New Mexico

ARCHITECTS/ENGINEERS
GEORGE H. BOLLING
ROBERT L. ROCHELEAU
JOHN PETER VARSA
RICHARD H. ALLEN
HOWARD S. COTTRELL
RICHARD G. VAUGHAN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 5/30/84

PLANNING DIVISION NO. E18-D2

CONFERENCE RECAP

SUBJECT: Villa Sandia at Bear Canyon North (Portion of Tract A, Academy Acres Subd.

ATTENDANCE:	WHO	REPRESENTING
	Rich Allen	
	Fred J. Aguirre	

FINDINGS:

1. Free discharge to the existing concrete lined channel immediately ~~to the~~ north of the subject site acceptable.

2. Provide a revised drainage ~~report~~ plan (with sufficient grading detail) for the proposed scheme of free discharge ~~flow~~

3. An approved drainage plan is required for building permit issuance in accordance with the DPM

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: Richard A. Allen
TITLE:	TITLE:
DATE: 5/30/84	DATE: 5/30/84

INFORMATION SHEET

PROJECT TITLE VILLA SANDIA AT BEAR CANYON NORTH - PHASE III TYPE OF SUBMITTAL CONCEPTUAL

ZONE ATLAS PAGE NO. E-18 023 CITY ADDRESS 4 BUILDINGS ON McKINNEY DR., NE *(SEE BELOW)

LEGAL DESCRIPTION SEE ATTACHED SHEET

ENGINEERING FIRM DESIGN PROFESSIONALS, INC CONTACT RICHARD H. ALLEN, PE

ADDRESS 4301 CARLISLE BLVD, NE PHONE 881-6336

OWNER STEVE CARTER CONTACT STEVE CARTER

ADDRESS 6020 ACADEMY RD., NE PHONE 821-5036

ARCHITECT DESIGN PROFESSIONALS, INC. CONTACT GEORGE BOLLING

ADDRESS 4301 CARLISLE BLVD, NE PHONE 881-6336

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

RECEIVED JUN 15 1984 HYDROLOGY SECTION

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
✓ OTHER FOUNDATION PERMIT (SPECIFY)

* BUILDING NO.	STREET NO.
1	5951, 5953, 5955, 5957, 5959, 5961, 5963, 5965.
2	5967, 5969, 5971, 5973, 5975, 5977, 5979, 5981.
3	6065, 6067, 6069, 6071, 6073, 6075, 6077, 6079
4	6081, 6083, 6085, 6087, 6089, 6091, 6093.

DATE SUBMITTED: JUNE 15, 1984

BY: Richard H. Allen, PE

NOTE: FLOOD HAZARD MAP 05 INDICATES THAT SITE IS NOT WITHIN A FLOOD PLAIN.

E18 D2B

DESIGN PROFESSIONALS, INC.
4301 CARLISLE BOULEVARD, NE/ALBUQUERQUE, NEW MEXICO 87107/(505) 881-6336

June 15, 1984

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

SUBJECT: Villa Sandia at Bear Canyon North - Phase III
McKinney Dr., NE
Albuquerque, New Mexico

Dear Mr. Aguirre:

Attached is a conceptual drainage plan for the subject project. The plan was prepared in conformance with our discussions on May 30, 1984. A copy of the conference recap sheet is attached for your use in reviewing the enclosed plan.

As is indicated on the enclosed information sheet, the object of this submittal is to allow the owner to obtain a foundation permit. The final drainage plan will be prepared and submitted for your approval while the foundations for the buildings are under construction.

Your earliest possible reivew of this conceptual plan would be appreciated. Please let me know if you have any questions or if you need any additional information.

Sincerely,

DESIGN PROFESSIONALS, INC.

Richard H. Allen

RICHARD H. ALLEN, P.E.
Vice-President

cc: Steve Carter

RECEIVED
JUN 15 1984
HYDROLOGY SECTION

ARCHITECTS/ENGINEERS
PRINCIPALS:
RICHARD H. ALLEN
GEORGE H. BOLLING
HOWARD S. COTTRELL

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

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

June 29, 1984

Mr. Richard Allen
Design Professionals, Inc.
4301 Carlisle Boulevard NE
Albuquerque, NM 87107

REF: CONCEPTUAL GRADING AND DRAINAGE PLAN FOR VILLA SANDIA AT BEAR CANYON NORTH-PHASE III (E18-D28) RECEIVED JUNE 15, 1984

Dear Rick:

The above referenced submittal is approved in concept. However, prior to releasing any permits the following information will need to be provided:

1. Benchmark information and finished floor elevations with complete MSL designations.

2. You have provided the calculation for the inflow runoff volume. However, you have not shown how much volume is provided by the pond or how much will actually be stored (also, what the maximum W.S. elevation will be).

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

Yours truly,

for Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

INFORMATION SHEET

PROJECT TITLE Villa Sandia at Bear Canyon North - Phase III TYPE OF SUBMITTAL Drainage Plan

ZONE ATLAS PAGE NO. E-18/ D28 update CITY ADDRESS 4 Buildings on McKinney Dr. NE *(See Below)

LEGAL DESCRIPTION See Attached Sheet

ENGINEERING FIRM Design Prof., Inc. CONTACT Richard H. Allen, PE

ADDRESS 4301 Carlisle Blvd., N.E. PHONE 881-6336

OWNER Steve Carter CONTACT Steve Carter

ADDRESS 6020 Academy Rd., N.E. PHONE 821-5036

ARCHITECT Design Professionals, Inc. CONTACT George Bolling

ADDRESS 4301 Carlisle Blvd., N.E. PHONE 881-6336

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

X YES
___ NO
X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 02 1984 DESIGN HYDROLOGY SECTION

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)

* BUILDING NO.	STREET NO.
1	5951, 5953, 5955, 5957, 5959, 5961, 5963, 5965.
2	5967, 5969, 5971, 5973, 5975, 5977, 5979, 5981.
3	6065, 6067, 6069, 6071, 6073, 6075, 6077, 6079.
4	6081, 6083, 6085, 6087, 6089, 6091, 6093.

DATE SUBMITTED: November 2, 1984

BY: Richard H. Allen, PE

NOTE: Flood Hazard Map 05 indicates that site is not within a flood plain.

DESIGN PROFESSIONALS, INC.
4301 CARLISLE BOULEVARD, NE/ALBUQUERQUE, NEW MEXICO 87107/(505) 881-6336

November 2, 1984

Mr. Billy Goolsby, P.E.
Design Hydrology Section, City of Albuquerque
123 Central S.W.
Albuquerque, New Mexico 87102

SUBJECT: Drainage Plan for Villa Sandia at Bear Canyon, Phase III (E-18-D2)

Dear Mr. Goolsby:

Attached are 2 copies of the Information Sheet, Pre-Design Conference Re-cap Sheet and Drainage Plan for the subject project. The enclosed plan contains the information requested in your letter to me of 06/29/84.

Your earliest possible review and approval of this drainage plan would be appreciated. Please advise if you have any questions.

Sincerely,

DESIGN PROFESSIONALS, INC.

Richard H. Allen

RICHARD H. ALLEN, P.E.
Vice-President

RECEIVED
NOV 02 1984
DESIGN HYDROLOGY SECTION

ARCHITECTS/ENGINEERS

PRINCIPALS:
RICHARD H. ALLEN
GEORGE H. BOLLING
HOWARD S. COTTRELL

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

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

November 27, 1984

Mr. Richard Allen
Design Professionals, Inc.
4301 Carlisle Boulevard NE
Albuquerque, NM 87107

REF: REVISED GRADING AND DRAINAGE PLAN FOR VILLA SANDIA AT BEAR CANYON PHASE III (E18-D2B) RECEIVED NOVEMBER 2, 1984

Dear Rich:

The above referenced plan, dated October 12, 1984 is approved.

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

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

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk