HYDROLOGY E21/D9 TWO PLANS

E21/D14A

2 Plans

6142

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Burnhamwood ZONE ATLAS/DRNG. FILE #: E-21 / D14A

LEGAL DESCRIPTION: Tract B-1, Academy Place

CITY ADDRESS: Juan Tabo Blvd. N.E.

ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE. PHONE: 265-5611

OWNER: Cauwels & Davis CONTACT: Rick Davis

ADDRESS: 1116 Pennyslvania N.E. PHONE: 266-5731

ARCHITECT: Visions in Architecture CONTACT: Eric Spurlock

ADDRESS: 110 Second St. S.W., Ste. 208 PHONE: 843-7780

SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: Sundance Mechanical CONTACT: Mike Mechenbier

ADDRESS: 5920 Midway Place N.E. PHONE: 345-2694

RECEIVED
MAY 04 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

x YES

___ NO

x COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-147

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

x DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

x GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

x FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

x ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 5-4-87

BY: J.G. MORTENSEN

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

May 26, 1987

Jeff Mortensen, P.E.
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: GRADING & DRAINAGE PLAN FOR BURNHAMWOOD
(E-21/D14A)

Dear Mr. Mortensen:

The submittal referred to above, Sheets 1 and 2, dated April 29, 1987, and revised May 1987, and identified as Drawing No. 3232, is approved for final plat sign-off.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

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

GSR/bsj

61442

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Burnhamwood ZONE ATLAS/DRNG. FILE #: E-21/D14A

LEGAL DESCRIPTION: Tract B-1, Academy Place

CITY ADDRESS: Juan Tabo Boulevard N.E.

ENGINEERING FIRM: Tom Mann & Associates CONTACT: J. G. Mortensen

ADDRESS: 811 Dallas N.E. PHONE: 265-5611

OWNER: Albuquerque Associates CONTACT: Rick Davis

ADDRESS: PHONE: 266-5711

ARCHITECT: Visions in Architecture CONTACT: Eric

ADDRESS: PHONE: 843-7780

SURVEYOR: Tom Mann & Associates CONTACT: J. G. Mortensen

ADDRESS: PHONE:

CONTRACTOR: Sundance Mechanical CONTACT: Mike Mechenbier

ADDRESS: PHONE: 345-2694

RECEIVED MAY 12 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

x YES

___ NO

x COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-147

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

x DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

x GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

REVISED

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

x FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

x ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 05-13-87

BY: J. G. Mortensen

D.R.B. Case No._____
D.R.B. Project No._____
Date Submitted 3-2-87

EXHIBIT "D"
to Subdivision Improvements Agreement

DEVELOPMENT REVIEW BOARD (D.R.B.)
REQUIRED INFRASTRUCTURE LISTING
for Burnham Wood

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

Size	*Type Improvement	Location	From	To
4'	Sidewalk	Burnham Wood N.E.	(Both sides)	
N/A	Curb & Gutter	Burnham Wood N.E.	(Both sides)	
32'FF	Residential Paving	Burnham Wood N.E.	(entire length)	
N/A	Left turnbay	Juan Tabo Blvd.N.E.	Guadalajara	Burnham Wood
8"	Sanitary sewer	Burnham Wood N.E.	Juan Tabo Blvd. N.E. into site	
6"	water	Burnham Wood N.E.	16" c.cyl line into site (loop)	

Note: Above improvements shall conform to DPM requirements, Water and Sanitary Sewer Availability Letter dated January 13, 1987 and entire length of looped street through the site.

Prepared by: Jeffrey G. Mortensen
Print Name Jeffrey G. Mortensen
Firm Tom Mann & Associates

Page 1 of 1

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Development Review Board Member Approvals

Traffic Date | WUD Date | Parks & Rec. Date

City Engineer/AMAFCA Date | DRB Chairman Date

Rev. 10/85
ID3901D

5-77

61442

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

May 11, 1987

Jeff Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR BURNHAMWOOD
(E-21/D14A) RECEIVED MAY 4, 1987

Dear Mr. Mortensen:

The above referenced plan, dated April 29, 1987, is approved for Final Plat sign-off.

Please resubmit if any changes occur due to the DRC process.

If you should have any questions, call me at 768-2650.

Cordially,

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

CAM/bsj

PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

Walter Nickerson, P.E., City Engineer

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

RECEIVED
APR 24 1987
HYDROLOGY SECTION

61442
April 22, 1987

Mr. Carlos Montoya
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Burnhamwood Subdivision (D-21/D14A)

Dear Carlos:

We are in receipt of your letter dated April 15, 1987 concerning the subject project. Presented herewith are responses to your comments.

1. Offsite flows have been discussed in the drainage plan text. To summarize, there are no offsite flows affecting this property. Although the DPM checklist requires that the topographic survey overlap the property lines by at least 25 feet. That is not always possible in developed areas. In developed areas such as this, we cannot gain access to private property, especially when that private property is residential. Because of this, we are not able to show overlapping grades. You will note, however, that we are matching existing conditions along our side of the existing walls, hence, we are not undercutting or backfilling against the existing block wall and are thereby not changing the existing conditions.

2. You have noted that several lots have "rear yard ponding". These rear yards will only experience that rainfall which falls within the landscaped rear yard. All roof runoff shall be directed to the street, therefore minimal runoff will be generated in the rear yard. My previous conversations with Mr. Fred Aguirre have indicated that rear yard ponding need not be created provided that flows generated within the back-yard will be contained. The block walls which the developer proposes to construct will contain those flows. These are townhouse lots with 15' rear yard setbacks. Constructing a traditional pond in this small space would destroy the usability of the backyard and makes no sense whatsoever from a practical standpoint. You may wish to discuss this further with Mr. Aguirre.

3. Additional discussion is required concerning retaining walls. Close review of the plan indicates that the rear yards can be graded at the maximum 3:1 slope as allowed by the DPM. In this case, the developer has selected to not cut corners and to construct retaining walls to enhance the livability of the lots. This is a developer decision based upon aesthetics and is not based upon necessary engineering design. It is our understanding that only required infrastructure appear on the infrastructure list. The retaining walls shown on the plan are not required infrastructure because the site can be developed without them. Our main objection to including these walls on the infrastructure list is that they will need to be financially guaranteed which will incur an additional cost for the developer. We have no objection to amending the infrastructure list to include the walls if they do not have to be financially guaranteed. This is the case for street lighting and should, in this case, be applied to the retaining walls. You may wish to discuss this further with Mr. Aguirre because it is our understanding from previous conversations with Mr. Aguirre that these walls would not need to be included on the infrastructure list.

If you should have any questions or comments concerning this information, please do not hesitate to call. We anxiously await your reply so that we may proceed with this project at the DRC.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
Vice-President

JGM:dj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

April 15, 1987

Jeff Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR BURNHAMWOOD
(E-21/D14A) RECEIVED MARCH 20, 1987

Dear Mr. Mortensen:

I have reviewed the referenced plan and forward the following comments:

1. Please show existing grades outside of the property line. We need to determine off-site flows and retaining wall requirements.

2. The following lots have back yard ponds. The lots are 1 - 8; 25, and 26. Please address volume, dimensions, and location for these ponds.

3. Retaining walls are needed between Lots 21 - 29, 22 - 28, 23 - 27, and 27 -26. Please indicate on the grading plan locations of retaining walls for subdivision. If the retaining walls are not part of the approved Infrastructure List, it will need to be amended at DRB.

If you should have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya

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

CAM/bsj

DRAINAGE INFORMATION SH

61442

PROJECT TITLE: BURNHAM WOOD ZONE ATLAS/DRNG. FILE #: E-21/D14A

LEGAL DESCRIPTION: TRACT B-1 ACADEMY PLACE

CITY ADDRESS: JUAN TABO BLVD NE

ENGINEERING FIRM: TOM MANN & ASSOC CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

OWNER: CAUWELS & DAVIS CONTACT: RICK DAVIS

ADDRESS: PHONE: 266-5711

ARCHITECT: VISIONS IN ARCHITECTURE CONTACT: ERIC

ADDRESS: PHONE: 843-7780

SURVEYOR: TOM MANN & ASSOC CONTACT: J.G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: SUNDANCE MECHANICAL CONTACT: MIKE MECHENBIER

ADDRESS: PHONE: 345-2694

RECEIVED MAR 20 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-147

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

X FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

X ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 03-20-87

BY: J.G. MORTENSEN

BURNHAM WOOD -SUB'D.
E21/D14 A

1. What is the impact of this discharge to the flow in the street. The street can carry this flow by itself but, what about when it is added to flow from the rest of the watershed. How does this site fit in with the overall characteristics of the watershed.

2. Water collected in the backyards will be ponded against the proposed block walls according to the grading plan. For example, all the lots 1-8 will collect this water in a low spot in the north west corner of the lot with no visible means to keep it away from the wall. Lot 26 directs the roof runoff to this same kind of condition. On-site volume retention is not mentioned as per the pre-design recap.

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: E21 DATE: 2/26/87

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Tract E-1, Academy Park Subdivision

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

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

	WHO	REPRESENTING
ATTENDANCE:	Jeff Mortensen	
	Fred J. Aguilar	

FINDINGS:

1. An approved drainage report is required for subject report

2. Free discharge is appropriate if one of the following conditions is met:

A. Street capacity exists in Juan Tabo

B. The proposed development is negligible compared to the existing developed basin

3. No objection to the parking of trailers that exists in the floodplain. However the grading plan must identify how the volume will be contained on-site

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

SIGNED:	[signature]	SIGNED:	[signature]
TITLE:		TITLE:	
DATE:	2/26/87	DATE:	02-26-87

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

1435