PUBLIC WORKS/HYDROLOGY

F17/D61

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F17/D61

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WEISS-HINES ENGINEERING, INC.

DRAINAGE REPORT
FOR
JEFFERSON COMMONS BUSINESS PARK

PREPARED FOR

George Chant Associates
3434 Vassar N.E., Suite A
Albuquerque, NM 87107
(505) 883-8906

PREPARED BY

Weiss-Hines Engineering, Inc.
1100 Alvarado N.E.
Albuquerque, NM 87107
(505) 266-3444

August, 1989

CHRISTOPHER L. WEISS
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

RECEIVED
NOV 29 1989
HYDROLOGY SECTION

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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HYDROLOGY STUDY FOR
JEFFERSON COMMONS INDUSTRIAL PARK

Introduction

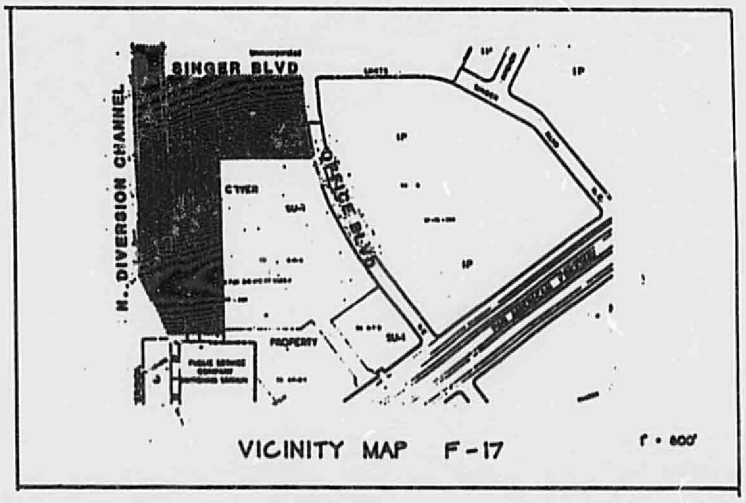
This report summarizes a hydrologic study of a proposed business park located in northeast Albuquerque, a 26 acre tract located adjacent to the North Diversion Channel, between the North Vineyard Arroyo and Singer Boulevard.

Site Characteristics

The site slopes uniformly from east to west at an average slope of 1.5%. Runoff from the site sheet flows toward the North Diversion Channel where it is routed by a secondary interceptor ditch (SID) to two existing side inlets to North Diversion Channel.

Proposed Development

The proposed development of the Jefferson Common's tract will result in 29 office/warehouse units, along with the necessary access streets, parking areas, and public utilities.



Site Background

The site has an extensive history of utility and access requirements which have shaped the proposed layout and influenced the drainage patterns. The site is crossed by a plethora of gas, electrical, drainage, and access easements. A consecutive listing of these easements will help to recap the history of the site. (Refer to Plat)

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Gas Easement

A 30′ wide N-S gas easement was the first to cross the site. This easement provides for a HP gas main, which is buried an average depth of 4-5 feet below existing ground.

The Gas company will allow street construction over their main, so the easement area became the cul-de-sac street, Midway Park Place.

Electric Easement

A 150′ wide PNM easement crosses the east side of the site in a N-S direction. This easement provides for high voltage transmission lines and as such, its secondary use is limited to parking or storage for those affected lots.

Drainage Easements

The initial drainage easements to influence the site involved a 30′ wide E-W easement and a 34′ wide N-S easement. The E-W easement provides routing of flows from a low point in Office Boulevard to a side channel inlet of the North Diversion Channel. The best application for this easement area became the access street named Commons Avenue. The other easement, a short N-S segment, became the extension of Midway Park Place between Commons Avenue and Singer Boulevard.

> **Reference 1**: The offsite flows affecting the site and the need for these drainage easements is referenced in the Midway Business Park Drainage Plan.

The latest series of easements affecting the site is a drainage access easement situated along the east side of the property-line common to the drive-in theater site. This easement was conveyed to AMAFCA to provide access for maintenance of a stormwater diversion wall situated between Jefferson Commons and the drive-in theater. The purpose of this wall was to insure that SPF II flows from the drive-in maintained the drainage path to the south into the Vineyard Arroyo. AMAFCA did not want these flows to impact the North Diversion Channel at any other entrance point except at the Vineyard Arroyo inlet.

In conjunction with the diversion wall, AMAFCA required that a new inlet be constructed into the Vineyard Arroyo at the south end of the diversion wall. The area occupied by this rundown and the portion of the Vineyard Arroyo crossing the site were conveyed by deed to AMAFCA.

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Reference 2: The flow characteristics of the Vineyard Arroyo are referenced in a report prepared by this firm to establish depth of flow in the channel. Flow depths are for the SPF II storm per AMAFCA's design requirements for improvements to the channel system.

Access Easement

Singer Boulevard has been extended west to the North Diversion Channel from Midway Park Boulevard. The grades established by a recent survey verify Singer Boulevard drains to the west. The flow patterns established at the intersection of Singer and Midway Park by the Midway Business Park Drainage Plan have been changed--flows will continue on Singer to the west rather than turn into the Jefferson Common site. Flows from Singer Boulevard are discharged into the SID system for routing to a Channel side inlet.

This summarizes the influence the utility and drainage easements had in shaping the site layout and land use patterns.

SITE HYDROLOGIC PATTERNS

Offsite Flows

Offsite flows which had previously affected the site are noted as to any changes. (Refer to Plate I)

Analysis Point 29 - Reference 1: Drainage from a 28 acre basin east of the site collects at a low point in Office Boulevard for routing through the site via a gravel lined swale to the North Diversion Channel. Offsite flow patterns to the low point on Office Boulevard are unchanged. Onsite, the 30' wide drainage eastment will be replaced by a paved street, Commons Avenue. Slight changes in the location of the street will require that the existing intersection at Office Boulevard be removed and replaced. Flow patterns for entrance to the site will remain unchanged.

Flows routed west within Commons Avenue will enter a lined drainage channel located between Lots 3 and 4 for direct discharge into a side inlet to the North Diversion Channel.

Analysis Point 30-A - Reference 1: Previous drainage from a small portion of Singer Boulevard and an area adjacent to Singer Boulevard collected at the south entrance of the intersection of Singer and Midway for entrance onto the site. These flows will be rerouted to continue west within the newly constructed Singer boulevard extension. Flows will be discharged into the SID system as previously noted.

Drive-in Theater - Reference 2: The drive-in theater's runoff collects in the internal access lane along the west side of its site, where it then drains south for discharge into the Vineyard Arroyo. A curb placed along the west

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property line of the drive-in theater deflects all runoff (up to a 100-year storm) to the Vineyard Arroyo. However, flows generated by a SPF II storm ? would overtop this curb and cross the Jefferson Commons site. These flows had previously entered the Vineyard Arroyo via a secondary inlet situated on property owned by AMAFCA. In order to provide continuity to the development of the Jefferson Common tract, AMAFCA agreed to sell the land used for the secondary inlet if a diversion wall and new inlet were constructed adjacent to the drive-in theater curb.

In summary, offsite flows now enter the site only at Analysis Point 29, the intersection of Office Boulevard and Commons Avenue.

Onsite Flows

Onsite flows are divided into seven basins. (Refer to Plate II)

Area A - Lots 27 through 29: This area will drain to Singer Boulevard and discharge into the SID system near the new bridge.

Area B and B-1 - Lots 17 through 26, 14 through 16: These areas will drain to the internal streets and discharge into the drainage channel located between Lots 3 and 4. Flows from Analysis Point 29 also drains through Area B. Outfall for the channel is directly into the North Diversion Channel via an existing side inlet.

Area C - Lots 12 and 13: This area drains to the cul-de-sac and discharges into the drainage channel located between Lots 9 and 10. Outfall for the channel is directly into the North Diversion Channel via an existing side inlet.

Area D - Lot 1: This area drains to the SID system.

Areas E & F - Lots 2 through 4: These areas drain to either the SID system or may enter the west end of the drainage channel located between Lots 3 and 4. Final site and grading plans will determine the outlet locations.

Areas G, H, I, & J - Lots 5 through 8: These areas drain to the SID system.

Areas K & L - Lots 9 through 11: These areas drain to either the SID system or may enter the west end of the drainage channel located between Lots 9 and 19. Final site and grading plans will determine the outlet locations.

Areas G-L, in the developed condition, will contribute less runoff to the SID system than the present undeveloped basin - sheet runoff from a 13.5 acre portion of the tract presently contributes 25 cfs. After development, areas G-L will contribute between 8 and 16 cfs to the SID system, depending on which lots drain directly to the onsite channels, as previously discussed.

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CONCLUSIONS

Based on the recommendations set forth in this report, the developed site will safely handle all offsite and onsite runoff generated during a 100 year storm. These flows will be discharged at established entrance points to the North Diversion Channel. Thus, the site development will comply with current AMAFCA and City of Albuquerque requirements.

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The following exhibits are enclosed in the rear packet of this report.

PLAT	- SUBDIVISION PLAT REFERENCING ALL EASEMENTS
PLATE 1	- MIDWAY BUSINESS PARK DRAINAGE PLAN - OVERALL BASINS - ANALYSIS POINT 29
PLATE 1-A	- MIDWAY BUSINESS PARK DRAINAGE PLAN - ENLARGED MAP OF FLOWS ON SINGER BOULEVARD - ANALYSIS POINT 30-A
PLATE 2	- CONCEPTUAL GRADING/DRAINAGE PLAN FOR JEFFERSON COMMONS
PLATE 3	- ON-SITE DRAINAGE CHANNEL PLAN/PROFILES.

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 22, 1990

Chris L. Weiss
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR JEFFERSON COMMONS LOTS 1 - 29
(F-17/D61) RESUBMITTAL BLOCK DATED AUGUST 6, 1990

Dear Mr. Weiss:

Based on the information provided on your resubmittal of August 8, 1990, the referenced drainage plan is approved for Site Development.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

for Bernie J. Montoya
Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj
(WP+772)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25×10

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F-17/D61

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PROJECT REVIEW COMMITTEE MEETING 8/16/90 2:30 P.M.

PROJECT: Midway Place Utility & Road Extensions PROJECT NO.: 4098.90

CONSULTANT: Bohannan-Huston, Inc.

ATTENDEES: Roger Green, DRC Chairman
Richard Dourte, Transportation
Mary Lee Dereske, Water/Wastewater
Gilbert Aldaz, Hydrology
James Topmiller, Consultant
Kristine Sisco, Consultant

Roger

COMMENTS:

1. Plans signed by Richard Dourte (revise right-of-way line).

2. Marked up plan sets provided by Mary Lee Dereske and Richard Pena.

3. Written comments provided by Mary Lee Dereske.

No further DRC meeting required. Bring mylars and marked up plan sets to the master scheduler for remaining signatures.

WP+72

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

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F17/D61

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
AUG 20 1990
HYDROLOGY DIVISION

August 14, 1990

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. George A. Chant
P.O. Box 3529
Albuquerque, NM 87190

RE: PROJECT NO. 3969, JEFFERSON COMMONS, (MAP NO. F-17)

Dear Mr. Chant:

This is to certify that the City of Albuquerque accepts Project No. 3969 as being completed according to approved plans and construction specifications. The City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3969.

The project is described as follows:

- Infrastructure improvements for this industrial park included curb and gutter, sidewalk, additional fire lines to individual lots, drainage run downs to AMAFCA's north diversion channel, and arterial pavement. Water and sewer line installations were as follows:

Water		Sewer	
6" PVC	255 LF	8" PVC	744 LF
8" PVC	1,204 LF	2" PE Force Main	1,318 LF
12" PVC	1,055 LF		

- The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Brian L. Speicher, P.E.
Chief Construction Engineer
Design/Construction Division
Engineering Group
Public Works Department

BLS:kt

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: JEFFERSON COMMONS ZONE ATLAS/DRNG. FILE #: F-17/D61

LEGAL DESCRIPTION: LOTS 1-29, JEFFERSON COMMONS, ALBUQUERQUE

CITY ADDRESS:

ENGINEERING FIRM: WEISS-HINES ENG. INC CONTACT: STEVE CLARK

ADDRESS: 1100 ALVARADO NE 87111 PHONE: 266-3444

OWNER: GEORGE CHANT ASSOC. CONTACT: GEORGE CHANT

ADDRESS: PO B 3529 ALB 87190 PHONE: 883-8906

ARCHITECT: BERENT GROTH CONTACT: BERENT GROTH

ADDRESS: 1100 ALVARADO NE 87111 PHONE: 266-6700

SURVEYOR: RON FORSTBAUER SURVEYING CONTACT: RON FORSTBAUER

ADDRESS: 1116 MONTCLAIRE NE 87110 PHONE: 268-6519

CONTRACTOR: SUNDANCE CO. TRACTORS CONTACT: MIKE MECHENBIER

ADDRESS: 5930 MIDWAY PARK, 87110 PHONE: 345-2694

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. DRB-880319

EPC NO. Z-88 51

PROJ. NO. 3969

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X RESUBMITTAL FOR A RECORD OF SUBDIVISION VARIANCE.

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

RECEIVED AUG 8 1990 HYDROLOGY DIVISION

DATE SUBMITTED: 8/8/90

BY:

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FILE COPY

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

January 19, 1990

Christopher L. Weiss, PE
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE REPORT FOR JEFFERSON COMMONS
(F-17/D61), ENGINEER'S STAMP DATED JANUARY 9, 1990

Dear Mr. Weiss:

Based on the information provided on your submittal of January 8, 1990 and drainage plan of January 17, 1990 the above referenced plan is approved for Preliminary and Final Plat.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially Yours,

Gilbert Aldaz

Gilbert Aldaz, P.E. & L.S.
Civil Engineer/Hydrology

GA
(WP+772)

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Jefferson Commons ZONE ATLAS/DRNG. FILE #: FM/D61

LEGAL DESCRIPTION: Tract A-1D of the Cuyer property + tracts 20-A + 21 A of the mid-Jefferson Park

CITY ADDRESS:

ENGINEERING FIRM: Weiss-Hines Eng. Inc. CONTACT: Chris or Steve

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

OWNER: George Chant Associates CONTACT: George Chant

ADDRESS: 3434 Vassar N.E. PHONE: 883-8906

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

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

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

RECEIVED JAN 17 1990 HYDROLOGY SECTION

DATE SUBMITTED: 1-17-90

BY:

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DEVELOPMENT REVIEW BOARD--SPEED MEMO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: V-89-76; DRB-88-319; S-90-1 AGENDA ITEM NO.: 5

SUBJECT:

_____(01) Sketch Plat _____(02) Bulk Land Variance _____(03) Sidewalk Variance
X (04) Preliminary Plat _____(05) Site Development Plan X (06) Vacation
X (07) Final Plat _____(08) Infrastructure Listing _____(09) Sector Plan Bndry
_____(10) Sector Plan _____(11) Other _____

ACTION REQUESTED: _____ REV/CMT; X APP; _____ SIGN-OFF; _____ EXTN; _____ AMEND

COMMENTS:

1. See DRB minutes/speed memo dated January 4, 1990 for comments.

RESOLUTION:
APPROVED 6 4; DENIED _____; DEFERRED _____; COMMENTS PROVIDED _____; WITHDRAWN _____
SIGNED-OFF: (SDP) (FP) (IL) (SP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)
DELEGATED: (SDP) (FP) (IL) (SP) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)
FOR: S/A & Approved Drainage Report

SIGNED: Fred J. Aguirre, P.E. DATE: January 9, 1990
City Engineer/AMAFCA Designee

FJA 3/20/90

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WEISS-HINES ENGINEERING, INC.

8 January 1990

RECEIVED
JAN 0 3 1990
HYDROLOGY SECTION

Mr. Gilbert Aldaz, PE & LS
Civil Engineer/Hydrology
City of Albuquerque
POB 1293
Albuquerque, NM 87103

Re: Jefferson Commons Drainage Report (F-17/D61)

Dear Mr. Aldaz:

Following our meeting today concerning a review of our submittals for the above referenced project, we are submitting additional plans per your request.

Resubmittal of Attachment #2 (Now called 2-A)
This plan has been revised to show additional spot elevations on Midway Park Place and a note/cross section for drivepads to insure that drivepads will be constructed to act as water blocks at each site.

Resubmittal of Attachment #9 (Now called 9-A)
This plan has been revised to show additional information on the berm locations for clarity of the limits of work.

Submittal of Attachment #11 (Sheet 1 & 2 of the diversion wall and rundown between Jefferson Commons and the drive-in theater site).
These plans represent the approved construction plans for the diversion wall, signed by Cliff Anderson of AMAFCA. (Signed upper right corner, Sheet 1 of 2).

This completes our resubmittals. Thank you for taking the time to meet with me on short notice and for your prompt responses.

Sincerely,

WEISS-HINES ENGINEERING, INC.

Christopher L. Weiss, P.E.
President

CLW/tdq

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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WEISS-HINES ENGINEERING, INC.

5 January 1990

RECEIVED
JAN 0 3 1990
HYDROLOGY SECTION

Mr. Gilbert Aldaz, PE & LS
Civil Engineer/Hydrology
City of Albuquerque
POB 1293
Albuquerque, NM 87103

Re: Jefferson Commons Drainage Report - City Review Comments, Letter of January 3, 1990 (F-17/D61)

Dear Mr. Aldaz:

Thank you for your review comments of the above referenced project. We are submitting this letter and attachments to provide clarification, backup data, or to note where revisions were made, in response to your questions.

submittal OK AL

Item 1: A Mr. Dennis Depoy (889-2539) with the Gas Company had been contacted in order to coordinate the design requirements for the channel crossing. The crossing criteria as shown in Attachment #1 has been approved by the Gas Company.

submittal OK

Item 2: AMAFCA has approved the Drainage Plan, as noted by the signature on Attachment #2.

NEED ADD. INFO. APPROVALS

Item 3: Attachment #3 shows a grading plan design revision for the Drive-In Theater as completed in 1985. The interception of the flows and subsequent on-site routing of these flows to the south was established with that plan. The construction of a concrete block wall along the adjoining property with Jefferson Commons was as a prerequisite by AMAFCA for Jefferson Common's development. AMAFCA wanted to insure that any future development of the drive-in theater property would maintain the existing flow patterns directly to the Vineyard Arroyo. (See Attachment #4 for the as-built survey of the wall).

OK existing structure 1/8/90 AL

Item 4: Singer Blvd. was under construction at the time of the drainage study for Jefferson Commons, and it was evident that a positive grade from the intersection of Singer and Midway Park had been established to the AMAFCA channel. In light of this direct route to the AMAFCA channel, it was unrealistic to try and turn flows from Singer Blvd. into the Jefferson Commons site, as originally proposed by the Midway Park Master Drainage Plan. Depth of flow in Singer for the 10 cfs developed rate = 0.32: (48' street, s = 2.6%, vel = 3.5'/sec - Plate 22.3 D-3). The flows from Singer Blvd. now enter the AMAFCA side ditch via a 5' wide asphalt rundown located 50' east of the bridge. Capacity of 5' wide rundown at 14%, n = 0.017, D = 0.5', Q = 45 cfs. (See Attachment #5).

OK

Item 5: Attachment #6 is the as-built survey of the Office Blvd. low point. Attachment #7 is Sheet #7 of the construction plan for this intersection.

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These additional details should clarify the flow patterns onto the Jefferson Commons site.

OK

Item 6: Calculations for the proposed channels are enclosed as Attachment #8. The depth of flow may exceed 0.87' at the north channel entrance, but the flows will be contained within the ROW by diversion berms located at each side of the channel entrance. (See Attachment #9). The south channel entrance did not have any problems accepting the street runoff and is in fact larger than needed to handle the flows, but was sized primary for maintenance requirements. (See Attachment #2 - Table of Channel, Street Flow Depths and Velocities, and Freeboard).

OK

Item 7: Flow arrow removed. Each lot will drain directly to the street (See Attachment #2).

SHOW ADD. DETAILS AND NOTES

Item 8: The finished floor elevations are conceptual in that final elevations will have to be worked out for specific buildings. The building elevations are lower than the street to address economic considerations of the site development. Drivepads will follow standard City criteria of establishing the drivepad at the R/W 1' above the gutter FL. This provides a water block at each drivepad. Flows generated onsite will be routed around each building. Final grading plans will be established and submitted to the City as part of the building permit process for approval as each lot is developed.

TALK TO FERD

Item 9: The finished floor elevations for Lots 1-3, again conceptual, may or may not require retaining walls. If the building has a stabilized slope or an extended stem wall foundation as part of the design, then retaining walls will not be uned.

Item 10: An infrastructure list is enclosed as Attachment #10.

OK

Item 11: The word "conceptual" removed from Attachment #2.

This completes our responses to your review comments. If you have any questions, we will be happy to meet with you at your convenience. Otherwise, we respectfully request City approval of the Jefferson Commons Drainage Plan. Thank you.

Sincerely,

WEISS-HINES ENGINEERING, INC.

Christopher L. Weiss, P.E.
President

CLW/tdq

Attachments

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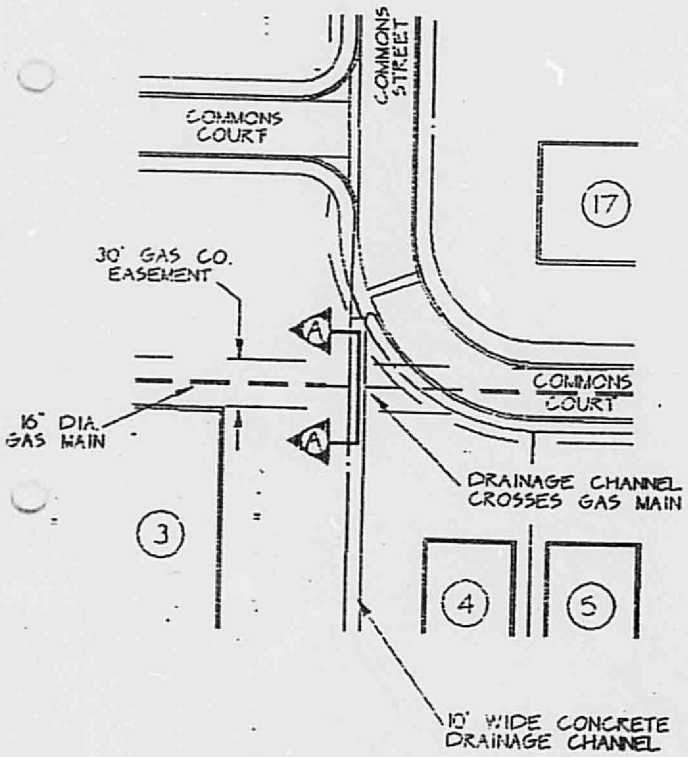
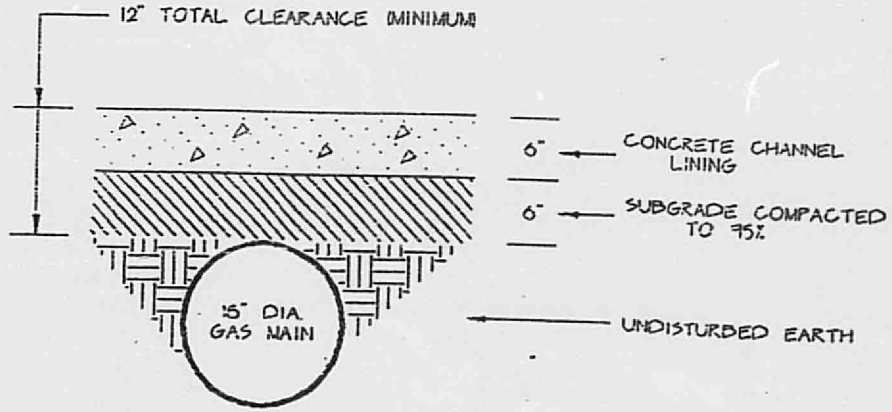
Comment #1

JEFFERSON COMMONS GAS LINE CROSSING

North

1" = 100'





SECTION A

GAS LINE CROSSING AT DRAINAGE CHANNEL

RECEIVED
JAN 0 - 1990
HYDROLOGY SECTION

ATTACHMENT 1

Dennis DeRoy 8-15-89

APPROVED BY GAS CO. DATE

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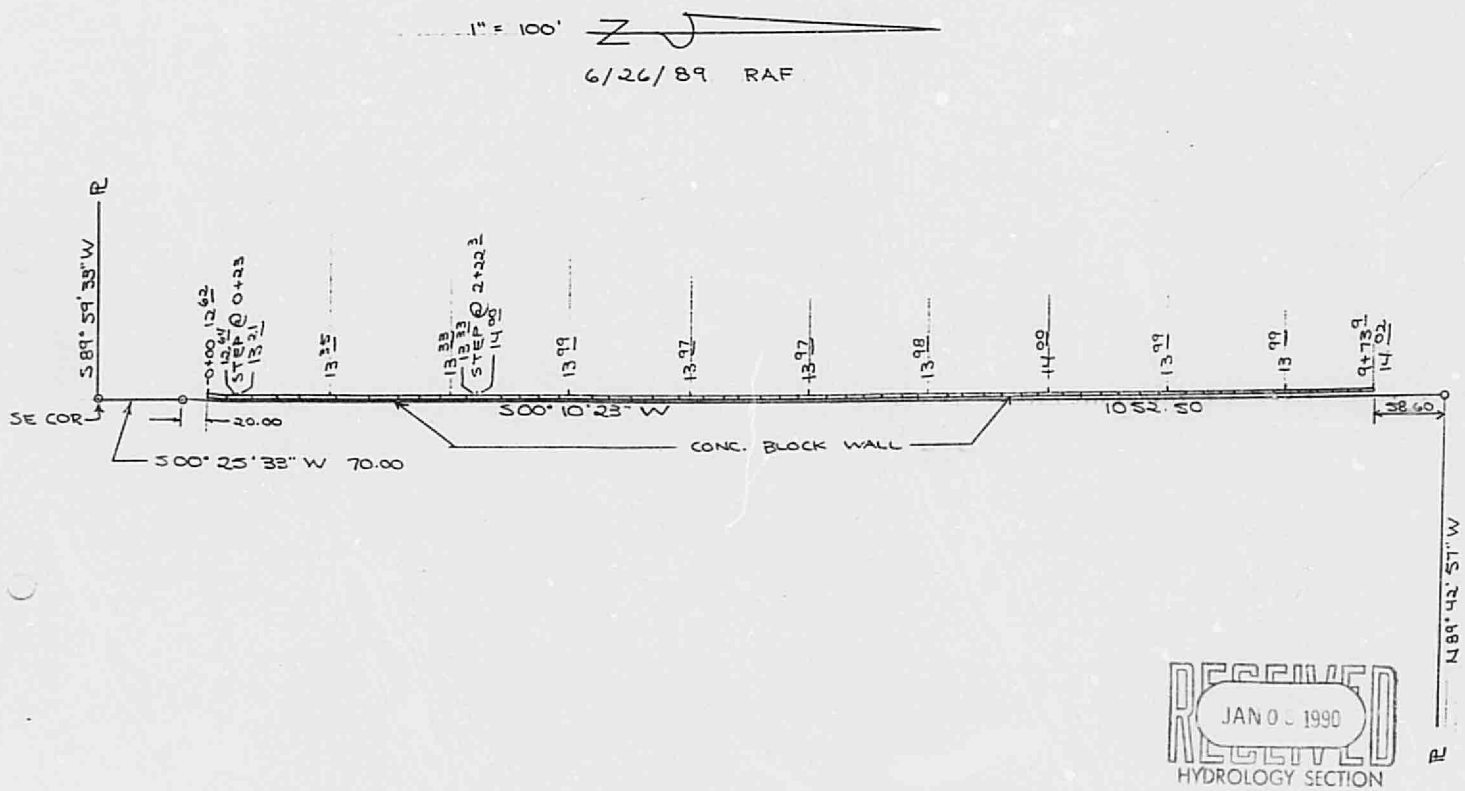

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CONCRETE BLOCK WALL

ATTACHMENT 4

OF THE ORIGINAL DOCUMENT
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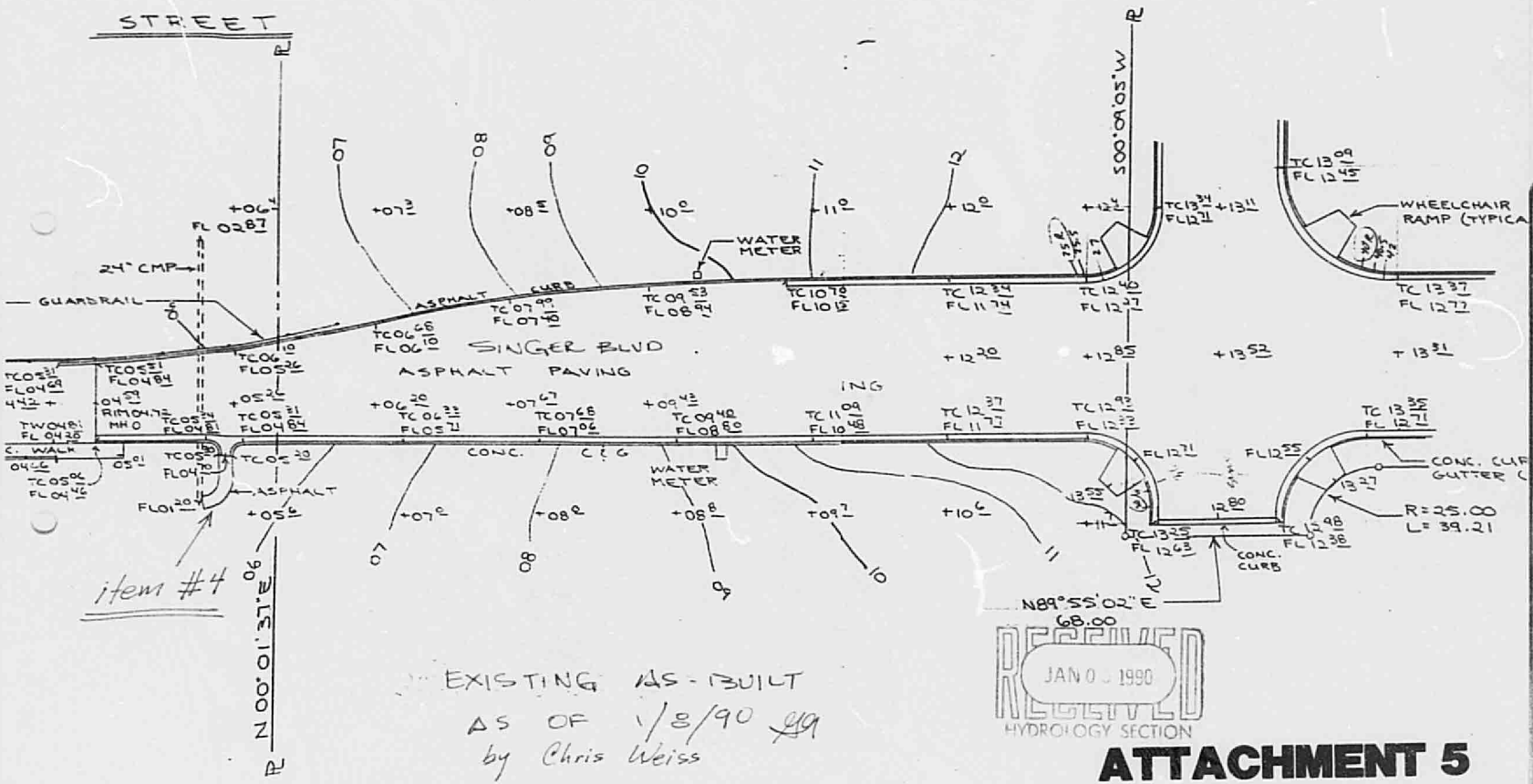

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HYDROLOGY SECTION

ATTACHMENT 5

OF THE ORIGINAL DOCUMENT
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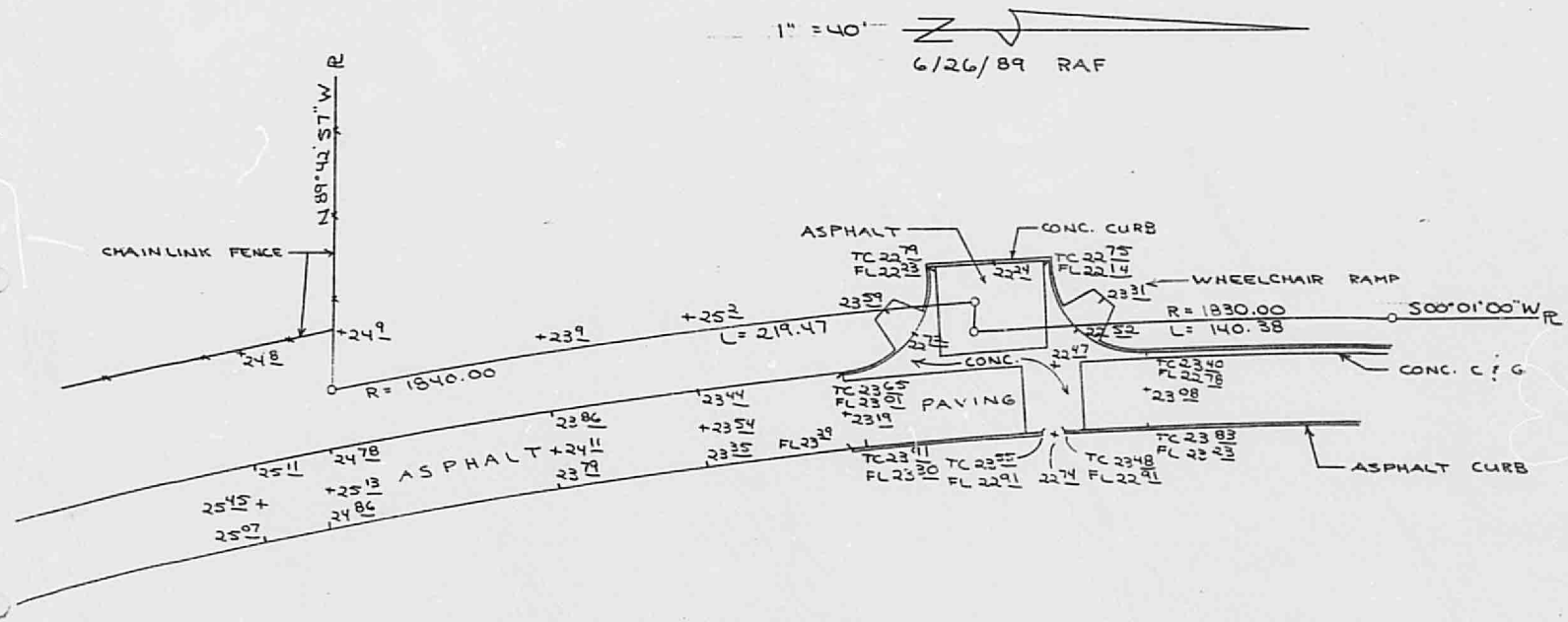

OFFICE BLVD AS BUILT 1/8/90 by Chris Weiss
UTILITIES NOT SHOWN

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JAN 0 8 1990
HYDROLOGY SECTION

ATTACHMENT 6

OF THE ORIGINAL DOCUMENT
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0000 0000. 1075

TO Chris Weiss

Commons Ct.

RJH 1/5/90

ATTACHMENT 8

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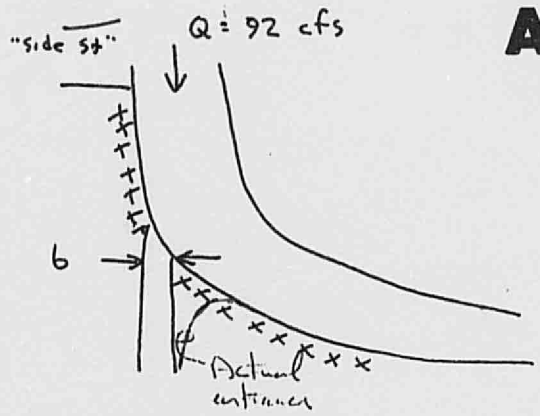
JAN 0 5 1990
HYDROLOGY SECTION



b originally 10 ft

b=10, z=0, Q = 92 → y_c = 1.318 ft

assuming minimal velocity head in intersection

Y intersection = 1.5 y_c = 1.98 ft

W S elev = 1.98 + 3.68 = 5.66

this floods intersection approx 200 ft each way.

change b to 20 ft

y_c → 0.857

Y intersection = 1.5 × .857 = 1.28

W S elev = 1.28 + 3.68 = 4.96

this floods approx 100 ft each way, but does not flood to "Side St"

The curb is 4.51 ft. Thus a berm (or lot elevation) is needed where I indicated XXXX

Profile down channel to North Drainage Channel is not a problem, as y_n is .768 ft (S_2 profile)

25×10

0000 0000 1076

D.R.B. Case No. 88-319
D.R.C. Project No. 3969
Date Submitted 12-15-89
Prelim. Plat Approved
Prelim. Plat Expires

Figure 12

EXHIBIT "A"

to Subdivision Improvements Agreement

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LISTING
for JEFFERSON COMMONS

SIZE	IMPROVEMENT	LOCATION	FROM	TO
36'	Art/Coll Paving & C&G	Midway Park Place	Cul-de-sac	Int. Commons Ave.
40'	Art/Coll Paving & C&G	Midway Park Place	Int. Commons Ave.	Singer Blvd.
40'	Art/Coll Paving & C&G	Commons Ave.	Int. Mid. Pk. Pl.	Office Blvd.
12"	Water Main & 4-FH's	Midway Park Place	Cul-de-sac	Int. Commons Ave.
8"	Water Main	Midway Park Place	Int. Commons Ave.	Singer Blvd.
8"	Water Main	Office Blvd.	Int. Commons Ave.	So. Property Line
8"	Water Main & 2-FH's	Commons Ave.	Int. Mid. Pk. Pl.	Office Blvd.
6"	FH	Singer Blvd.	Mid. Pk. Pl.	Office Blvd.
8"	Sewer Main & MH's	Mid.Pk.Pl./Com.Ave.	Office Blvd.	Singer Blvd.
2"	Pressure Sewer Main	Midway Park Place	Cul-de-sac	Singer Blvd.
4'	Conc. Walk (E. side only)	Midway Park Place	Cul-de-sac	Int. Commons Ave.
4'	Conc. Walk (W. side only)	Midway Park Place	Int. Commons Ave.	Singer Blvd.
4'	Conc. Walk (S. side only)	Commons Ave.	Office Blvd.	Int. Mid. Pk. Pl.
6'	Conc. Walk (S. side only)	Singer Blvd.	Office Blvd.	Midway Pk. Pl.
6'	Conc. Walk (W. side only)	Office Blvd.	Singer Blvd.	So. Property Line
10'	Conc. Drainage Channel	Midway Park Place	Lot 9/10	AMAFCA Inlet
10'	Conc. Drainage Channel	Midway Park Place	Lot 3/4	AMAFCA Inlet
24'	Art/Coll Paving & C&G	Office Blvd.	Int. Commons Ave.	So. Property Line
24'	Art/Coll Paving & C&G (Bonded for future const.)	Singer Blvd.	130' W. of Midway Blvd.	No. Diversion Ch.

Prepared by: Steve Clark
Print Name Steve Clark
Firm Weiss-Hines Engineering, Inc.

Page 1 of 1

****

Development Review Board Member Approvals

Traffic Date Water/Liquid Waste Date Parks & Rec. Date

City Engineer/AMAFCA Date DRB Chairman Date

Figure 12 - Page 10

Rev. 2/1/88

ATTACMENT 10

25×10

0000 0000 1077

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

January 3, 1990

Steve Clark
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE REPORT FOR JEFFERSON COMMONS, RECEIVED NOVEMBER 29, 1989 FOR PRELIMINARY AND FINAL PLAT APPROVAL (F-17/D61)

Dear Mr. Clark:

Based on the information provided on your submittal of November 29, 1989 the following comments should be addressed prior to the resubmittal for Preliminary and Final Plat approval:

1. We will need encroachment agreements from the Gas Company to build channels in their easements. Please check other utility easements.

2. AMAFCA's written approval will be required for the drainage report.

3. We will need written permission and an easement from Albuquerque "6" Drive-In owners to divert flows on their property. Please provide a cross section and hydraulic calculation for the proposed diversion.

4. Your plan is unclear if Singer Boulevard is existing or proposed to be extended from Midway Park Place to the Diversion Channel. The master plan identifies 3.4 cfs draining through Midway Park Place, you are now proposing a water block. Please address how these flows and flows from Singer Boulevard are to be diverted into the North Diversion Channel. Show street profiles and hydrological calculation for sizing the inlets.

5. Provide a profile or additional details on how your proposing to shift the existing low point at Office Boulevard.

6. Provide the calculations for sizing the curb opening of the proposed channels, the maximum street depth per the D.P.M. criteria is 0.87 feet above flowline for a 100 year storm. A variance from traffic engineering and a maintenance covenant agreement will be required to exceed a depth of 0.87 feet.

25×10

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7. Lot 28 shows a flow leader proposing cross lot drainage to lot 27, an easement is required if this flow leader is correct.

8. Please address why the finish floor elevations for lots 4-10 are lower then the street flowline, how will drivepads or other curb cuts be designed to keep street flows from entering these lots and possibly the finished floor?

9. The finished floor elevations for lots 1-3 are 3 to 6 feet above existing ground at the rear property line, will this require a retaining wall.

10. Please submit a infrastructure list as part of your submittal, so I can check it with the drainage plan.

11. The word "Conceptual" should be removed from your plan, since it does not correlate with the type of approval your requesting.

If you have any questions concerning my comments, please do not hesitate to call me at 768-2650.

Cordially Yours,

Gilbert Aldaz, PE & LS
Civil Engineer/Hydrology

GA
(WP+772)

25×10

0000 0000 1079

DRAINAGE INFORMATION SHEET

PROJECT TITLE: JEFFERSON COMMONS ZONE ATLAS/DRNG. FILE #: F-17

LEGAL DESCRIPTION: TRACT A-1D CRYER PROPERTY & 20-A & 21-A OF MIDWAY BUSINESS PARK

CITY ADDRESS:

ENGINEERING FIRM: WEISS-HINES ENGINEERING CONTACT: STEVE CLARK

ADDRESS: 1100 ALVARADO NE PHONE: 505-266-3444

OWNER: GEORGE CHANT CONTACT:

ADDRESS: PHONE:

ARCHITECT: BERENT GROTH CONTACT:

ADDRESS: PHONE:

SURVEYOR: DAVE CLAUSSEN CONTACT:

ADDRESS: PHONE:

CONTRACTOR: GEORGE CHANT CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

__ NO

__ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 29 1989 HYDROLOGY SECTION

DRB NO.

EPC NO. Z-88-51

PROJ. NO.

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

__ DRAINAGE/GRADING PLAN

__ CONCEPTUAL GRADING & DRAINAGE PLAN

__ RESUBMITTAL

__ 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

__ ROUGH GRADING PERMIT APPROVAL

__ GRADING/PAVING PERMIT APPROVAL

__ OTHER _____ (SPECIFY)

DATE SUBMITTED:

BY: Weiss-Hines Engineering, Inc.

DATE RECEIVED:

RECEIVED BY:

25 x 10

0000 0000 1080

F17/D61

#12

June 22, 1989
Sheet 1 of 1

To: Fred Aguirre, Hydrologist
Public Works Dept., City of Albuquerque

From: Cliff Anderson, Drainage Engineer
AMAFCA

RECEIVED
JUN 2 1989
HYDROLOGY SECTION

Re: DRB-88-319 Site Development Plan Review for Lots 20A, 21A, A-10 of Midway Business Park/ Cryer Property Tracts N-13-1 (F-17), scheduled for DRB hearing on Tuesday, June 27, 1989.

On Wednesday, June 21, 1989 AMAFCA sold its property within the development to Chant and Hurley. At the same time, AMAFCA obtained right-of-way for the Vineyard Arroyo and an easement for a water diversion wall from Chant and Hurley. When a final plat is prepared for this area, these conveyances should be reflected on the plat.

The conveyances satisfy AMAFCA's concerns on the Vineyard Arroyo and the inlet to the North Diversion Channel. We anticipate that local drainage and plat concerns will be addressed by City Public Works, Hydrology

25×10

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JEFFERSON COMMONS

1. Cross Lot Drainage from Lot 28 to Lot 27
2. Do we Have Encroachment Agreement From Gas Co.
3. ~~Does Traffic Allow A Variance For Deleting The Sidewalk Culvert~~
4. Is Singer Blvd. Part Of Your Construction, How Will These Flows Be Diverted Into North Diversion Channel, How is this construction correlated with yours.
5. ~~Profile~~ Provide Profile Or Additional Details On How Low Point Will Be Shifted
6. The Finished Floor For Lots 1-3 is 3 to 6' Above Existing Grade at rear lot, does this require retaining wall how will this be constructed
7) Please address how finish floors for Lots 4-10 being lower then Flowline How ~~to~~ Will Drivepads Impact
8) ~~Please provide detail for diversion wall~~ OK ADD
8) Provide Calculations for sizing inlet of sidewalk culvert, ~~opening~~ maximum street height criteria is 0.87', ~~Please dictate How Flows differ from 42 to 67cfs For North Channle~~
8) Need an infrastructure list, identifying all improvements
9) Need AMAFCA's concurrence on drainage scheme

ID 772

25×10

0000 0000 1082

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

KEN SCHULTZ
MAYOR

Drainage Report required for subdivision

September 1, 1988

Steve Clark
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: CONCEPTUAL DRAINAGE PLAN FOR JEFFERSON COMMONS
(F-17/D61) RECEIVED AUGUST 4, 1988

Dear Mr. Clark:

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

yes 1. Will Singer Boulevard be extended from Midway Park Boulevard to the Diversion Channel?

2. We will need encroachment agreements from the Gas Company to build channels in their easements. Please check other utility easements.

3. We will need written permission from Albuquerque "6" Drive-In owners to divert flows on their property.

4. How will Lots 11 and 12 drain into an unstable arroyo? Please address erosion.

5. Parking and structures on Lots 11 and 12 will need to be setback from the Vineyard Arroyo. Please address how far the parking and structures will be set back from the bank. Please address the erosion potential on the banks for the Vineyard Arroyo.

6. AMAFCA's approval will be required for the drainage plan.

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

Cordially,

Carlos A. Montoya

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

xc: Cliff Anderson

CAM/bsj
(WP+772)

25×10

0000 0000 1083

WEISS-HINES ENGINEERING, INC.

August 3, 1988

Mr. Carlos A. Montoya, P.E.
City/County Floodplain Administrator
POB 1293
Albuquerque, NM 87103

Re: Conceptual Drainage Plan for Jefferson Commons (F-17/D61)

Dear Carlos:

We have recieved your letter dated June 20, 1988 commenting on the above referenced project and have addressed your comments as follows:

1. All pertinent information is contained on the Conceptual Drainage Plan that accompanies this letter.
2. Spot elevations provided on Plan.
3. There are two 10' drainage easements (Lots 3 & 4 and 9 & 10).
4. Erosion control is addressed on Plan.
5. No retaining walls will be constructed as a part of this development.
6. The owner and AMAFCA are currently negotiating a solution to these questions.
7. Erosion protection addressed on Plan.
8. The two 10' drainage easements will be concrete-lined channels.

If you have any questions regarding these items, please call us at 266-3444.

Sincerely,

WEISS-HINES ENGINEERING, INC.

Steve Clark

Stephen D. Clark

SDC/tdq

RECEIVED
AUG 1 1988
HYDROLOGY SECTION

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

25x10

0000 0000 1084

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

ALBUQUERQUE NEW MEXICO 1706

KEN SCHULTZ
MAYOR

Drainage Report required for subdivision

September 1, 1988

Steve Clark
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: CONCEPTUAL DRAINAGE PLAN FOR JEFFERSON COMMONS
(F-17/D61) RECEIVED AUGUST 4, 1988

Dear Mr. Clark:

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

yes 1. Will Singer Boulevard be extended from Midway Park Boulevard to the Diversion Channel?

2. We will need encroachment agreements from the Gas Company to build channels in their easements. Please check other utility easements.

3. We will need written permission from Albuquerque "6" Drive-In owners to divert flows on their property.

4. How will Lots 11 and 12 drain into an unstable arroyo? Please address erosion.

5. Parking and structures on Lots 11 and 12 will need to be setback from the Vineyard Arroyo. Please address how far the parking and structures will be set back from the bank. Please address the erosion potential on the banks for the Vineyard Arroyo.

6. AMAFCA's approval will be required for the drainage plan.

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

Cordially,

Carlos A. Montoya

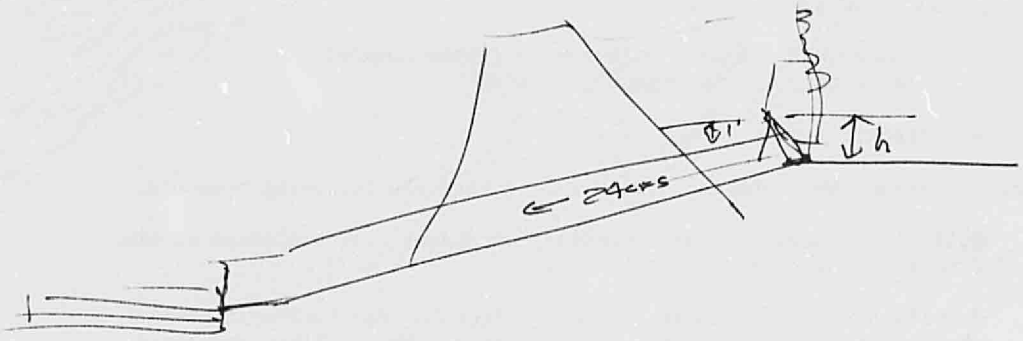
Carlos A. Montoya, P.E.
City/County Floodplain Administrator

xc: Cliff Anderson

CAM/bsj
(WP+772)

25×10

0000 0000 1085



25×10

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WEISS-HINES ENGINEERING, INC.

August 3, 1988

Mr. Carlos A. Montoya, P.E.
City/County Floodplain Administrator
POB 1293
Albuquerque, NM 87103

Re: Conceptual Drainage Plan for Jefferson Commons (F-17/D61)

Dear Carlos:

We have recieved your letter dated June 20, 1988 commenting on the above referenced project and have addressed your comments as follows:

1. All pertinent information is contained on the Conceptual Drainage Plan that accompanies this letter.
2. Spot elevations provided on Plan.
3. There are two 10' drainage easements (Lots 3 & 4 and 9 & 10).
4. Erosion control is addressed on Plan.
5. No retaining walls will be constructed as a part of this development.
6. The owner and AMAFCA are currently negotiating a solution to these questions.
7. Erosion protection addressed on Plan.
8. The two 10' drainage easements will be concrete-lined channels.

If you have any questions regarding these items, please call us at 266-3444.

Sincerely,

WEISS-HINES ENGINEERING, INC.

Steve Clark

Stephen D. Clark

SDC/tdq

RECEIVED
AUG 1 . 1988
HYDROLOGY SECTION

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

25x10

0000 0000 1087

DRAINAGE INFORMATION SHEET

PROJECT TITLE: JEFFERSON COMMONS ZONE ATLAS/DRAINAGE FILE # F-17/D61

LEGAL DESCRIPTION: TRACTS A-1D OF CRYER PROPERTY + TRACTS 20A + 21A

CITY ADDRESS: OF THE MIDWAY BUSINESS PARK, ALB. NM

ENGINEERING FIRM: Weiss-Hines Engineering, Inc. CONTACT: STEVE CLARK

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB. NO.

EPC NO.

PROJECT NO.

RECEIVED AUG 0 - 1988 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

✓ Resubmittal

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

✓ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED:

BY: Weiss-Hines Eng. Inc.

REV. 10/85 10

DATE RECEIVED

BY

25×10

0000 0000 1088

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

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

June 20, 1988

Steve Clark
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: CONCEPTUAL DRAINAGE PLAN FOR JEFFERSON COMMONS
(F-17/D61) RECEIVED MAY 23, 1988

Dear Mr. Clark:

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

1. Please submit one drainage package with all the appropriate drawings. The drawings should have the same date on the engineer's stamp.

2. Please show spot elevations in the street at critical locations.

3. Is there one or two 10 foot drainage easements?

4. Please address erosion control from the outfall of Lots 1 - 12 and Singer Boulevard.

5. Is a retaining wall needed between Lots 27 - 30 and 23 - 26.

6. Who will maintain the asphalt rundown from the 45 foot AMAFCA easement? Who will maintain the 45 foot AMAFCA easement?

25×10

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7. Please address erosion protection from the Vineyard Arroyo for Lots 12 and 13.

8. What type of drainage lining will be used on the 10 foot drainage easement?

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

Cordially,

Carlos A. Montoya

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

xc: Cliff Anderson, AMAFCA

CAM/bsj

25×10

0000 0000 1090

Overview info —

RECEIVED
MAY 23 1988
HYDROLOGY SECTION

DEVELOPED BY: Chant Associates
P.O. Box 3529
Albuquerque, NM 87109

AREA: 25 Acres

EXISTING CONDITIONS: Undeveloped land.

LEGAL: Tracts A-1D of the Cryer Property, Tracts 20-A and 21-A of the Midway Business Park, and AMAFCA Tracts N-13-1-B, N-13-2-A and N-13-2-B, and Deeded Tract N-13-1-C(T), Albuquerque, New Mexico.

PROPOSED DEVELOPMENT: 30 lot industrial/business park.

SITE ACCESS: From Singer and Midway Park Blvd. on the north and Office Blvd. on the east.

SITE DRAINAGE: Site drainage collected by proposed infrastructure improvements and discharged to the north Diversion Channel to the west.

SITE UTILITIES: Water and sewer availability requested and received from Water Resources Department.

WATER: A 12" masterplan line will be constructed in the north/south street from the existing stub in Singer Blvd. to the south site property line. An 8" line will be constructed in the east/west street from the proposed 12" line to the existing 8" line in Office Blvd. An 8" line will also be constructed in Singer Blvd. from existing stub at the intersection with Midway Park to the west property line. Lots 1, and 27-30 will be serviced from the existing system. Water will also be extended approximately 100' from existing cap in Office Boulevard to the limits of the site boundary.

SEWER: An 8" line will be constructed in the north/south street from Lots 3 and 27 through the site, then south to an existing 12" VCP line on the north side of I-25. Easement will be obtained for the offsite sewer line. An 8" line will be constructed in the east/west street and connected to the proposed north/south line. Lots 1-2, and 27-30 will be serviced from the existing system in Singer and Midway Park Boulevards.

25×10

0000 0000 4091

REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

LETTER OF TRANSMITTAL

FROM:

Weiss-Hines Engineering, Inc.
1100 Alvarado N.E.
Albuquerque, NM 87110

RECEIVED
MAY 23 1988
HYDROLOGY SECTION

DATE: 5-23-88 JOB NO.:

RE: Jefferson Commons
Background information
for EPC submittal
#Z-88-51
Nancy Reynolds
To be heard June 16th

TO: Fred Aquino
ADDRESS: City of Albq.
CITY: Hydrology Dept
ATTENTION:

PLEASE BE ADVISED:

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA THE FOLLOWING:

☒ PRINTS ☐ PLANS ☐ SHOP DRAWINGS ☐ SAMPLES ☐ SPECIFICATIONS
☐ ARTWORK ☐ PROOFS ☐ PHOTOGRAPHS ☐ COPY OF LETTER ☐ CHANGE ORDER
☒ and other info attached to plans

	NO.	DATE	COPIES	DESCRIPTION
1	1	–	1	Prel. Sketch Plan – for info only –
2	2	–	1	Existing/planned land status
3	3	–	1	45' AMAFCA Drainage easement
4	4	–	1	EPC submittal package
5				

THESE ARE BEING TRANSMITTED AS INDICATED BELOW:

☒ AS REQUESTED ☐ APPROVED AS IS ☐ SUBMIT ____ COPIES FOR DISTRIBUTION
☐ FOR APPROVAL ☐ APPROVED WITH CORRECTIONS ☐ RETURN ____ CORRECTED
☐ FOR YOUR USE ☐ RETURNED WITH CORRECTIONS ☐ RETURNED AFTER LOAN TO US
☐ FOR YOUR COMMENTS ☐ RESUBMIT ____ COPIES FOR APPROVAL ☐
☐ FOR BID(S) DUE

COMMENTS:

SIGNED: Chris Wiss

TOPS FORM 3805 ORIGINAL LITHO IN U.S.A.

25 × 10

0000 0000 1092

REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: JEFFERSON COMMONS ZONE ATLAS/DRAINAGE FILE # F-17/D61

LEGAL DESCRIPTION: TRACT A-1D CRYER PROPERTY: TRACTS 20A + 21A OF MIDWAY BUSINESS PARK

CITY ADDRESS:

ENGINEERING FIRM: Weiss-Hines Engineering, Inc. CONTACT: STEVE CLARK

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED APR 29 1988 HYDROLOGY SECTION

DRB NO.

EPC NO. Z 88-51

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

___ Resubmittal

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 4-29-88

BY: Weiss-Hines Eng. Inc.

REV. 10/85

10

DATE RECEIVED

BY

25 × 10

0000 0000 1093

FOLLOWING DOCUMENT(S)

PRINTED ON COLORED

PAPER STOCK DO NOT

ALWAYS REPRODUCE WELL.

THIS RESULTS IN

A POOR FILM IMAGE.

25×10

0000 0000 1094

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: F17 DATE: 11/12/87

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Jeanette Gurnett Subdivision (S.P. Zoning)

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Tract 6-1-D Gurnett Property, Tract 2-A + 21-D of Arroyo Business, Tract A-1-B, Lots 13, N 3-1-D, N 1-2-D, N 3-2-D.

APPROVAL REQUESTED:

✓ PRELIMINARY PLAT
✓ SITE DEVELOPMENT PLAN
_____ OTHER

_____ FINAL PLAT
_____ BUILDING PERMIT
_____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Doug Crew	Chris Wells
	Chris Wells	" "
	Fred J. Nourse	City

FINDINGS:

- An approved Conceptual Grading & Drainage Plan appropriate for site plan approval (S.P. and the S.P. Plan)
- An approved drainage report is required for planning and approval.
  - Report/Submittal must include all the parties affected by the subdivision.
- Coordinate with AMAFCA with respect to their property proposed for subdivision.
- More information needed on the proposed off-site drainage flows across Lots 13-17. Elevations on such lots to show where the flow be directed to across Tract A-1-B and the vicinity Arroyo to show where the easement be granted to across Lots 13-17. Also show where the easement across Lots 13-17.

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

SIGNED:	[signature]	SIGNED:	[signature]
TITLE:		TITLE:	
DATE:	11/12/87	DATE:	11/12/87

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

25X

0000 0000 1095

PLANS/PLATS ON FILE

FILE DESC: F17/D61

PLANS/PLATS 13

25×10

0000 0000 1096

25×10