DRAINAGE INFORMATION SHEET

PROJECT TITLE: *Jefferson Commons Lot 22A* ZONE ATLAS / DRNG. FILE #: *F-17-D61V*

LEGAL DESCRIPTION: *Lot 22A , Jefferson Commons Subdivision, Albuq. N.M.*

CITY ADDRESS: *NA*

ENGINEERING FIRM: *C. L. Weiss Engineering, Inc.* CONTACT: *Bryan J. Bobrick*

ADDRESS: *P.O. Box 97, Sandia Park, NM 87047* PHONE: *266-3444*

OWNER: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

ARCHITECT:_____ CONTACT:_____

ADDRESS:_____ PHONE:_____

SURVEYOR: *Forstbauer Surveying Co.* CONTACT: *Ron Forstbauer*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *268-2112*

CONTRACTOR FIRM: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

PRE-DESIGN MEETING:

_____YES

__x__NO

_____COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO._____

EPC NO._____

PROJ. NO F17-D61V

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

_____PRELIMINARY PLAT

_____SITE DEVELOPMENT PLAN

_____FINAL PLAT

__X__BUILDING PERMIT

_____FOUNDATION PERMIT

_____CERT. OF OCCUPANCY

_____ROUGH GRADING PERMIT

_____GRADING / PAVING PERMIT

_____OTHER_____

RECEIVED
APR 28 1998
HYDROLOGY SECTION

DATE RESUBMITTED: *April 24, 1998*

BY: *C.L. Weiss Engineering, Inc.*

CITY OF
Albuquerque

May 22, 1998

Chris Weiss, P.E.
C. L. Weiss Engineering, Inc.
P.O. Box 97
Sandia Park, NM 87047

RE: RADIO TOWER, LOT 22A, JEFFERSON COMMONS (F17-D61V). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED APRIL 28, 1998.

Dear Mr. Weiss:

Based on the information provided on your April 28, 1998 submittal, the above referenced project is approved for Building Permit.

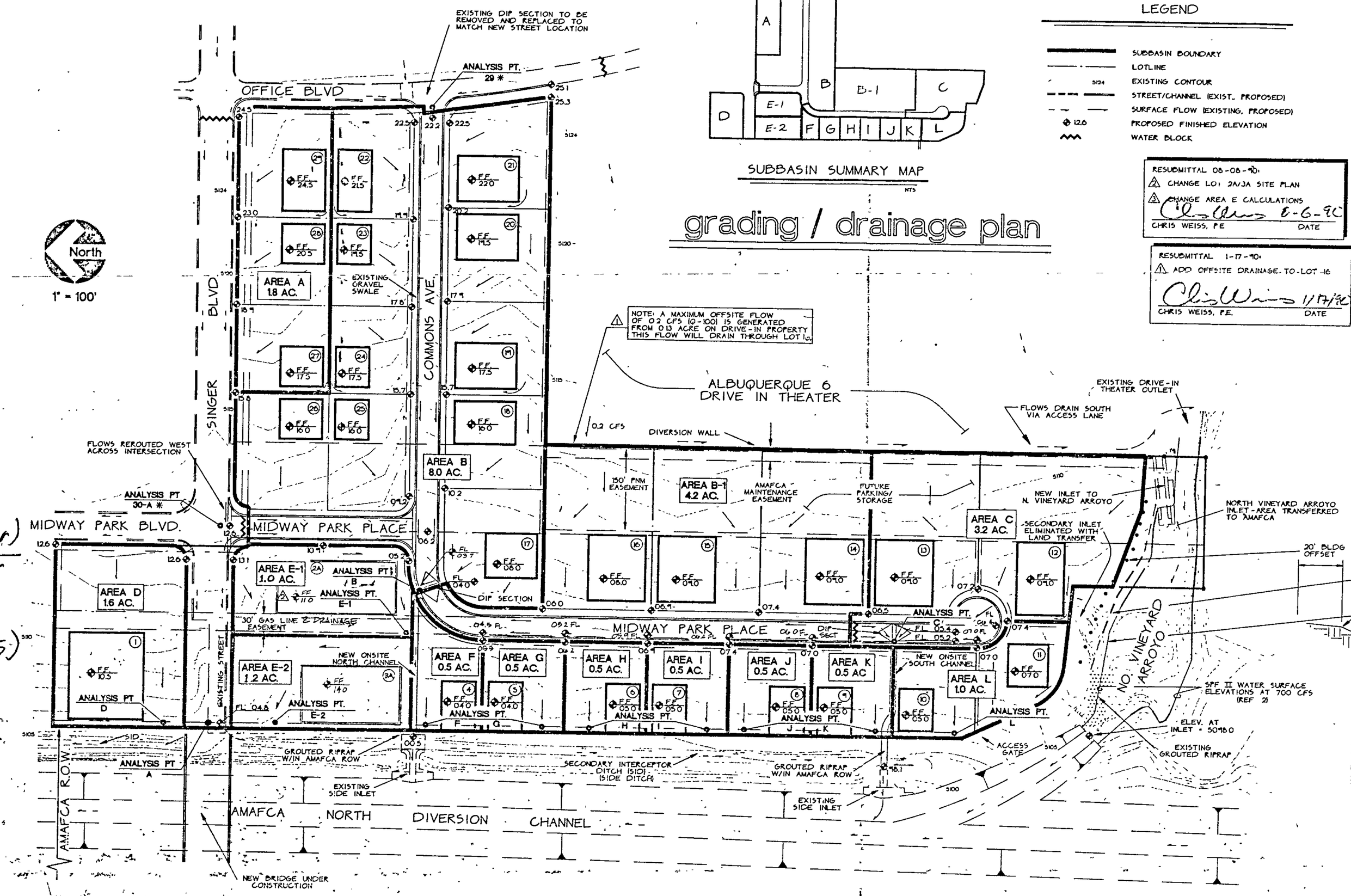
Prior to Certificate of Occupancy, an Engineer's Certification

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

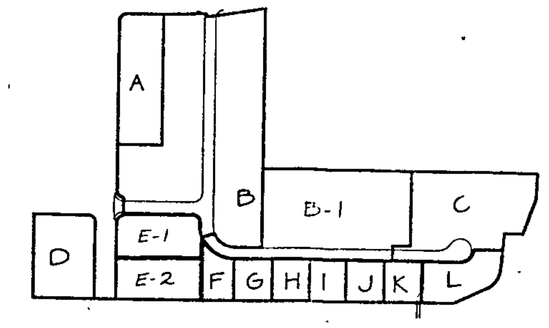
John P. Murray, P.E.
Hydrology

c: Andrew Garcia
File



Street (Singer)
A = 2.4 - 1.68
= 0.72 Ac
C = .9(.95) + .1(.25)
= .88
Q = .88(4.65).72
= 2.95 cfs

Basin A
Q = 10 - 3
= 7 cfs



SUBBASIN SUMMARY MAP

NTS

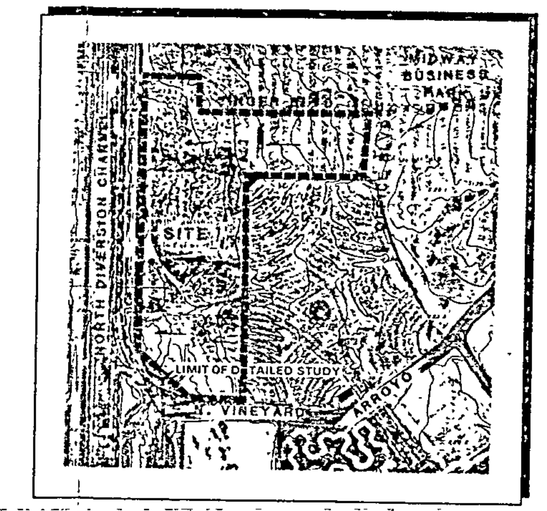
grading / drainage plan

LEGEND

- SUBBASIN BOUNDARY
- LOTLINE
- 5124 EXISTING CONTOUR
- STREET/CHANNEL (EXIST., PROPOSED)
- SURFACE FLOW (EXISTING, PROPOSED)
- 12.6 PROPOSED FINISHED ELEVATION
- WATER BLOCK

RESUBMITTAL 08-08-90
△ CHANGE LOT 2A/2A SITE PLAN
△ CHANGE AREA E CALCULATIONS
Chris Weiss 8-6-90
CHRIS WEISS, P.E. DATE

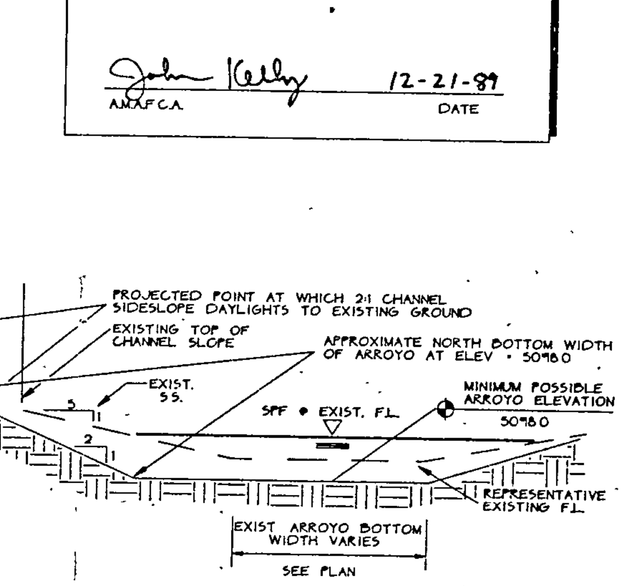
RESUBMITTAL 1-17-90
△ ADD OFFSITE DRAINAGE TO LOT 16
Chris Weiss 1/17/90
CHRIS WEISS, P.E. DATE



FLOOD HAZARD MAP

AMAFCA APPROVAL

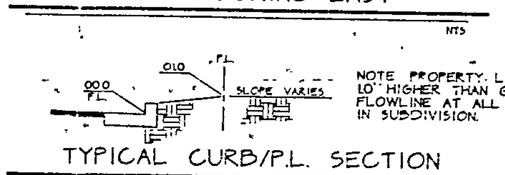
John Kelly 12-21-89
AMAFCA DATE



THE BOTTOM OF THE NORTH VINEYARD ARROYO COULD CUT DOWN TO A MINIMUM ELEVATION OF 5078.0 WHICH IS THE INVERT ELEVATION OF THE CONCRETE INLET TO THE NORTH DIVERSION CHANNEL. A PROJECTED ARROYO WIDTH WAS ESTABLISHED RELATIVE TO THE SPF FLOWS OF 700 CFS. IF THIS FLOW CONDITION CUT THE ARROYO BOTTOM TO ELEVATION 5078.0 AND THE SIDE SLOPES SLOUGH TO A 2:1 S.S. THE 20' OFFSET WILL PROVIDE A BUFFER FOR THE JEFFERSON COMMONS SITE IMPROVEMENTS.

TYPICAL NORTH VINEYARD ARROYO SECTION LOOKING EAST

NTS



NOTE: PROPERTY LINE IS 10" HIGHER THAN GUTTER FLOWLINE AT ALL POINTS IN SUBDIVISION.

TYPICAL CURB/P.L. SECTION

NTS

BASIN	ANALYSIS POINT	DRAINAGE AREA	AREA (AC.)	LENGTH (FT.)	SLOPE (%)	VEL. (FPS)	T.C. (MIN.)	'C'	I-10 (IN/HR)	I-100 (IN/HR)	Q-10 (CFS)	Q-100 (CFS)	REMARKS
OFFSITE *	29	IA - 3A	221	-	-	-	20.5	0.40	2.10	3.20	18.6	28.3	MIDWAY BUS. PK. MASTER PLAN
	30A	3A1	3.9	350 S.T.	1.8	3.6	10	0.82	3.06	4.65	2.3	3.4	MIDWAY BUS. PK. MASTER PLAN
SEE BELOW △ ONSITE	A	AREA A ST.	2.4	200	0.5	<1	10	0.56	3.06	4.65	6	10	INTERIOR BASIN
	B	AREA B	8.0	800	1.5	2	10	0.81	3.06	4.65	20	30	INTERIOR BASIN
	B-1	AREA B-1	4.2	800	0.5	<1	10	0.79	3.06	4.65	10	△16	INTERIOR BASIN
	C	AREA C	3.2	400	1.0	<1	10	0.68	3.06	4.65	7	10	INTERIOR BASIN
	D	AREA D	1.6	300	1.5	<1	10	0.84	3.06	4.65	4	6	INTERIOR LOT
	E	AREA E	2.2	400	1.8	<1	10	0.84	3.06	4.65	6	9	INTERIOR LOT
	F	AREA F	0.5	150	1.3	<1	10	0.84	3.06	4.65	1	2	INTERIOR LOT
	G	AREA G	0.5	150	2.0	<1	10	0.84	3.06	4.65	1	2	INTERIOR LOT
	H	AREA H	0.5	150	2.0	<1	10	0.84	3.06	4.65	1	2	INTERIOR LOT
	I	AREA I	0.5	150	2.0	<1	10	0.84	3.06	4.65	1	2	INTERIOR LOT
	J	AREA J	0.5	150	2.0	<1	10	0.84	3.06	4.65	1	2	INTERIOR LOT
	K	AREA K	0.5	150	2.0	<1	10	0.84	3.06	4.65	1	2	INTERIOR LOT
	L	AREA L	1.0	300	1.3	<1	10	0.84	3.06	4.65	3	4	INTERIOR BASIN
COMBINED ONSITE + EXISTING OFFSITE UNDEVELOPED	A	5&1 A. ST.	3.3	1000	2.0	3.4	10	0.84	3.06	4.65	8	13	OFFSITE/ONSITE COMBINED
	B-NOW	OFFSITE + B	3.0.1	-	-	-	25	0.51	1.81	2.75	28	42	OFFSITE/ONSITE COMBINED
COMBINED ONSITE + OFFSITE FULLY DEVELOPED	B-FUTURE	OFFSITE + B	3.0.1	1000	2.0	3.4	25	0.81	1.81	2.75	44	67	OFFSITE/ONSITE COMBINED
△ ONSITE	E-1	AREA E-1	1.0	350	2.0	<1	10	0.84	3.06	4.65	3	4	INTERIOR LOT
	E-2	AREA E-2	1.2	300	1.0	<1	10	0.84	3.06	4.65	3	5	INTERIOR LOT

* MIDWAY BUSINESS PARK MASTER DRAINAGE PLAN - REF NO 1

CHANNEL	BOTTOM WIDTH (FT.)	N	SLOPE % (MIN.)	MAX Q (CFS)	DEPTH (FT.)	VEL. (FPS)	FREE BOARD (FT.)
N-NOW	7	0.03	1	42	0.7	8	0.8
N-FUTURE	7	0.03	1.5	67	0.9	9	0.5
S	7	0.03	3.5	10	0.5	7	1.3
STREET	-	-	-	-	-	-	-
COMMONS AVE.-NOW	40	0.017	1.5	42	0.5	4	0.5
COMMONS AVE.-FUTURE	40	0.017	1.5	67	0.6	5	0.4
MIDWAY PARK PLACE-N.	36	0.017	0.5	15	0.4	4.2	0.6
MIDWAY PARK PLACE-S	36	0.017	0.5	10	0.35	4	0.65

THE PEAK FLOW RATES WERE DETERMINED BY APPLICATION OF THE RATIONAL METHOD AS OUTLINED IN THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL (DPM)

RAINFALL INTENSITIES WERE DETERMINED FROM PLATES 22.2 D-1 AND 22.2 D-2 OF THE DPM. THE 100 YEAR-6 HOUR RAINFALL FOR THE SITE IS 2.2 INCHES

RUNOFF COEFFICIENTS WERE OBTAINED FROM THE DPM AS FOLLOWS:

SURFACE TYPE	'C' VALUE
STREETS, WALKS	0.95
ROOFS	0.90
LAWNS, LANDSCAPING	0.25
UNDEVELOPED	0.40

FLOW DEPTHS AND VELOCITIES IN CHANNELS WERE COMPUTED BY MANNING'S EQUATION FOR OPEN CHANNEL FLOW. CHANNEL CONFIG WITHIN 10 R.O.W. = TRAPEZOIDAL WITH 4:1 SIDE SLOPE, 7' BOTTOM WIDTH, & CURBS ALONG EACH LIP. FLOW DEPTHS AND VELOCITIES IN STREETS WERE ESTABLISHED FROM DPM STREET CAPACITY PLATES

OTHER INFORMATION

LEGAL: TRACT A-10 OF THE GRYER PROPERTY AND TRACTS 20-A AND 21-A OF THE MIDWAY BUSINESS PARK, ALBUQUERQUE.

SOILS: FROM SCS BERNALILLO COUNTY SOILS MAP, THE SOIL IS TYPE EMB, HYDROLOGICAL SOIL GROUP 'D'

BENCHMARK: "SC 31-25" - A STANDARD BLM BRASS CAP SET IN CONCRETE PROJECTING 10" ABOVE THE GROUND. CAP IS LOCATED APPROXIMATELY 350' NORTHWEST OF THE INTERSECTION OF SINGER AND MIDWAY PARK BOULEVARDS, N.E. ELEVATION = 5,110.41

FLOOD HAZARD: THE SOUTH PROPERTY LINE OF THE SITE BORDERS ON THE AMAFCA NORTH VINEYARD ARROYO FLOOD ZONE AS SHOWN ON FEMA MAP NO 16

△ ELEV. ELEVATIONS SHOWN ON STREETS AND DRAINAGE SYSTEMS HAVE BEEN ESTABLISHED FROM CONSTRUCTION PLANS PREPARED FOR JEFFERSON COMMONS.

RECEIVED AUG 8 1990 HYDROLOGY DIVISION

plate 2

WEISS-HINES ENGINEERING INC.
1100 ALVARADO N.E. SUITE B
ALBUQUERQUE, NEW MEXICO 87110
(505) 266-3444

REVISIONS

DATE 7/17/90
DESIGNED CW 8-89
DRAWN CW/BB 8-89
CHECKED CW 8-89

JEFFERSON COMMONS

GRADING/DRAINAGE PLAN

CHRISTOPHER L. WEISS NEW MEXICO 6083 REGISTERED PROFESSIONAL ENGINEER

SHEET 1 OF 1

CITY OF
Albuquerque

August 14, 1996

Martin J. Chávez, Mayor

Chris Weiss
C.L. Weiss
P.O. Box 97
Sandia Park, NM 87047

RE: REVISED ENGINEER CERTIFICATION FOR JEFFERSON COMMONS LOT 22-A (F17-D61V) CERTIFICATION STATEMENT DATED 7/24/96.

Dear Mr. Weiss:

Based on the information provided on your July 25, 1996 submittal, Engineer Certification for the above referenced site is acceptable.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

CITY OF
Albuquerque

July 15, 1996

Martin J. Chávez, Mayor

Chris Weiss
C.L. Weiss
P.O. Box 97
Sandia Park, NM 87047

RE: ENGINEER CERTIFICATION FOR JEFFERSON COMMONS LOT 22-A (F17-D61V)
CERTIFICATION STATEMENT DATED 6/17/96.

Dear Mr. Weiss:

Based on the information provided on your June 25, 1996 submittal, listed are some concerns that will need to be addressed prior to final C.O. issuance:

1. Concurrence of acceptance for the sidewalk culvert.
2. New legal designation is Lot 22-A. Please change your heading on the plan drawing.
3. Indicate the as-built flow line elevation on each drivepad. A 1' foot water block is required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: *Jefferson Commons Lot 22-A* ZONE ATLAS / DRNG. FILE #: *F-17-D61V*

LEGAL DESCRIPTION: *Lot 22-A , Jefferson Commons Subdivision, Albuq. N.M.*

CITY ADDRESS: *NA*

ENGINEERING FIRM: *C. L. Weiss Engineering, Inc.* CONTACT: *Bryan J. Bobrick*

ADDRESS: *P.O. Box 97, Sandia Park, NM 87047* PHONE: *266-3444*

OWNER: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

ARCHITECT: *Berent Groth AIA* CONTACT: *Berent Groth*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *266-6700*

SURVEYOR: *Forstbauer Surveying Co.* CONTACT: *Ron Forstbauer*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *268-2112*

CONTRACTOR FIRM: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

PRE-DESIGN MEETING:

_____ YES

__x__ 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

__X__ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____SKETCH PLAT

_____PRELIMINARY PLAT

_____SITE DEVELOPMENT PLAN

_____FINAL PLAT

_____BUILDING PERMIT

_____FOUNDATION PERMIT

__X__ CERT. OF OCCUPANCY

_____ROUGH GRADING PERMIT

_____GRADING / PAVING PERMIT

_____OTHER_____

DATE RESUBMITTED: *July 24, 1996*

BY: *C.L. Weiss Engineering, Inc.*

Weiss Engineering

C.L. Weiss Engineering, Inc
Post Office Box 97
Sandia Park, N.M. 87047

Phone / Fax (505) 281-1800
Alvarado Office (505) 266-3444

July 24, 1996

Bernie J. Montoya, CE
Engineering Associate
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: ENGINEER CERTIFICATION FOR JEFFERSON COMMONS LOT 22-1 (F17-D61V)
CERTIFICATION STATEMENT DATED 7-24-96

Dear Mr. Montoya,

Enclosed with this letter is a revised copy of the as-built certification for the above mentioned project. The revisions were in response to your letter dated July 15, 1996 and are as follows:

1. Greg Chant with Chant and Assoc. said he would get the C.O.A. concurrence of acceptance for the sidewalk culvert and deliver it to you.

2. Plan title changed to reflect new legal description.

3. As-built flowline elevations shown on each drivepad. 1' water block is provided at all entrances as required.

Please don't hesitate to call me at 266-3444 or Chris Weiss, Project Engineer at 281-1800 if you have any questions, comments or concerns.

Sincerely,

Bryan J. Bobrick, Project Manager
C.L. Weiss Engineering, Inc.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: *Jefferson Commons Lots 22,23,24,27,28,29* ZONE ATLAS / DRNG. FILE #: *F-17 / D6 / V*

LEGAL DESCRIPTION: *Lots 22,23,24,27,28,29, Jefferson Commons Subdivision, Albuquerque, New Mexico*

CITY ADDRESS: *NA*

ENGINEERING FIRM: *C. L. Weiss Engineering, Inc.* CONTACT: *Bryan J. Bobrick*

ADDRESS: *P.O. Box 97, Sandia Park, NM 87047* PHONE: *266-3444*

OWNER: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

ARCHITECT: *Berent Groth AIA* CONTACT: *Berent Groth*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *266-6700*

SURVEYOR: *Forstbauer Surveying Co.* CONTACT: *Ron Forstbauer*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *268-2112*

CONTRACTOR FIRM: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

PRE-DESIGN MEETING:

_____ YES

__x__ 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

_____PRELIMINARY PLAT

_____SITE DEVELOPMENT PLAN

_____FINAL PLAT

__x__ BUILDING PERMIT

_____FOUNDATION PERMIT

_____CERT. OF OCCUPANCY

_____ROUGH GRADING PERMIT

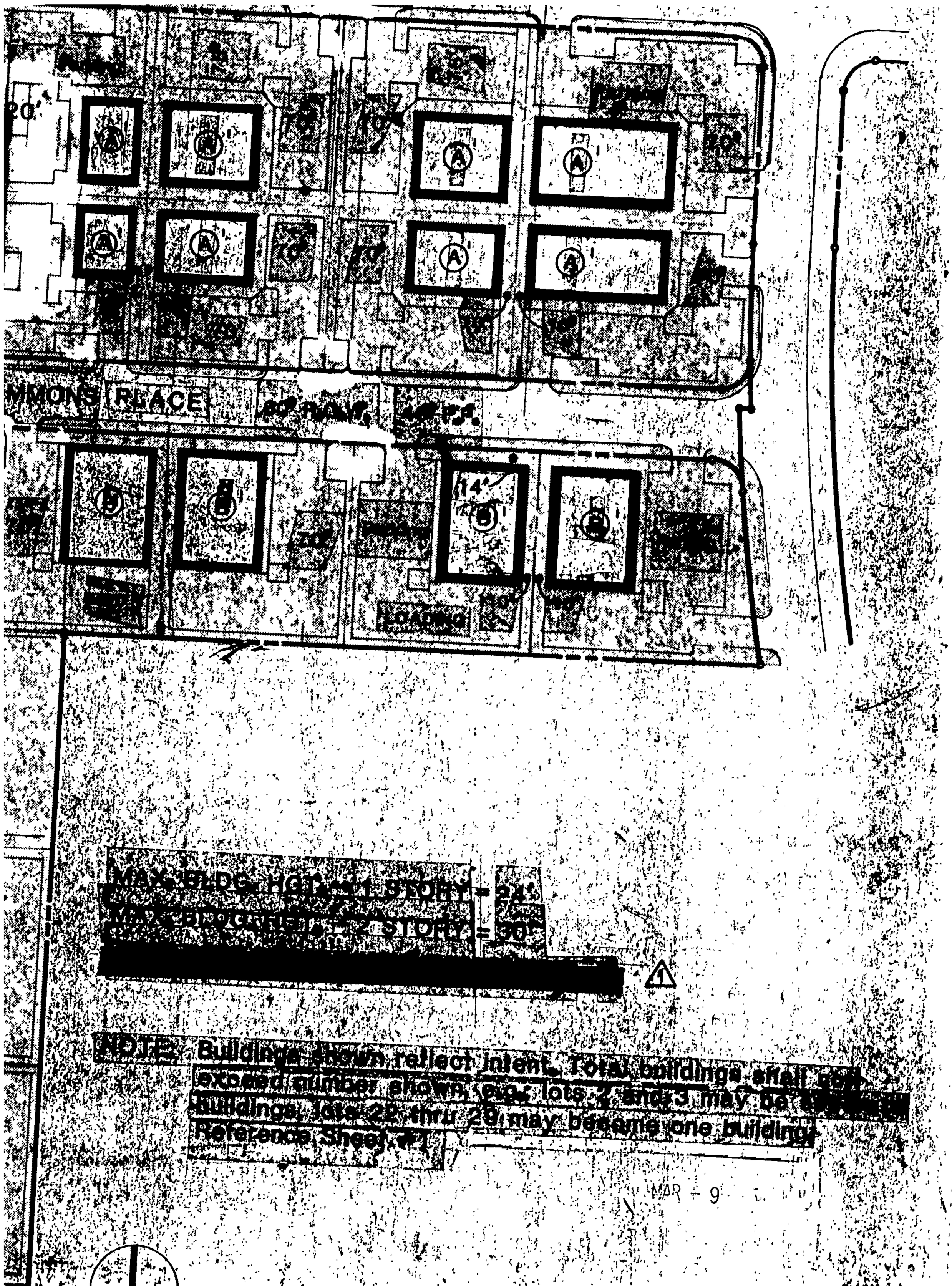
_____GRADING / PAVING PERMIT

_____OTHER_____

DATE RESUBMITTED: *January 3, 1995*

BY: *C.L. Weiss Engineering, Inc.*

JAN - 4 '005


20'
MMONS PLACE
14'
LOADING
MAX. BLDG. HGT. = 1 STORY = 24'
MAX. BLDG. HGT. = 2 STORY = 30'
NOTE: Buildings shown reflect intent. Total buildings shall not exceed number shown, e.g.: lots 2 and 3 may be [redacted] buildings; lots 22 thru 29 may become one building.
Reference Sheet #1
MAR - 9

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

January 17, 1995

Bryan J. Bobrick
C.L. Weiss Engineering
P. O. Box 97
Sandia Park, N.M. 87047

RE: DRAINAGE & GRADING PLAN FOR JEFFERSON COMMONS LOTS 22, 23, 24, 27, 28 & 29 (F-17/D61V); RECEIVED JANUARY 4, 1995 FOR BUILDING PERMIT APPROVAL; ENGINEER'S STAMP DATED 1-3-94

Dear Mr. Bobrick:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed before Building Permit approval:

1. All land zoned IP must have an approved Site Development Plan for Building Permit. Is there an approved Site Development Plan for this project? If so, what is the DRB number?

2. The proposed Drainage Plan does not conform to the approved Master Grading /Drainage Plan for Jefferson commons revised 8-6-90. The Master Plan indicates that 50% of the site drains to Singer & 50% to Commons instead of 34% to Singer & 66% to Commons as proposed. If the proposed plan does not conform to the approved Master Plan then downstream capacity must be verified independently.

3. Note 5 indicates that a retaining wall is required along the west property line. Provide top of retaining wall elevations and/or a section of that condition. Indicate downspout locations mentioned in Notes 3 & 4.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia
George Chant; George Chant & Associates; P.O.Box 3529; Albuquerque, N.M. 87190

DRAINAGE INFORMATION SHEET

PROJECT TITLE: *Jefferson Commons Lots 22,23,24,27,28,29* ZONE ATLAS / DRNG. FILE #: *F-17/D61V*

LEGAL DESCRIPTION: *Lots 22,23,24,27,28,29, Jefferson Commons Subdivision, Albuquerque, New Mexico*

CITY ADDRESS: *NA*

ENGINEERING FIRM: *C. L. Weiss Engineering, Inc.* CONTACT: *Bryan J. Bobrick*

ADDRESS: *P.O. Box 97, Sandia Park, NM 87047* PHONE: *266-3444*

OWNER: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

ARCHITECT: *Berent Groth AIA* CONTACT: *Berent Groth*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *266-6700*

SURVEYOR: *Forstbauer Surveying Co.* CONTACT: *Ron Forstbauer*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *268-2112*

CONTRACTOR FIRM: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

PRE-DESIGN MEETING:

_____ YES

__x__ NO

_____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO._____

EPC NO._____

PROJ. NO. *F-27/D16V*

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

_____PRELIMINARY PLAT

_____SITE DEVELOPMENT PLAN

_____FINAL PLAT

__X__ BUILDING PERMIT

_____FOUNDATION PERMIT

_____CERT. OF OCCUPANCY

_____ROUGH GRADING PERMIT

_____GRADING / PAVING PERMIT

_____OTHER_____

DATE RESUBMITTED: *March 6, 1995*

BY: *C.L. Weiss Engineering, Inc.*

MAR - 9

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 29, 1995

Bryan J. Bobrick
C.L. Weiss Engineering
P. O. Box 97
Sandia Park, N.M. 87047

RE: DRAINAGE & GRADING PLAN FOR JEFFERSON COMMONS LOTS 22, 23, 24, 27, 28 & 29 (F-17/D61V); RECEIVED MARCH 9, 1995 FOR BUILDING PERMIT ENGINEER'S STAMP DATED 1-3-94

Dear Mr. Bobrick:

Based on the information included in the submittal referenced above, City Hydrology accepts this Drainage & Grading Plan for Building Permit.

Include a copy of the approved Drainage & Grading Plan, dated 3-6-95, in the set of construction documents that will be submitted to Code Administration for the Building Permit.

A separate permit is required for construction of private drainage facilities within the City right of way. A copy of this letter must be on hand when applying for the excavation permit.

Engineer's Certification of grading & drainage per DPM checklist must be approved before any Certificate of Occupancy will be released.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, PE
Civil Engineer/Hydrology

c: Andrew Garcia
Arlene Portillo
George Chant; George Chant & Associates; P.O.Box 3529; 87190

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Weiss Engineering

C.L. Weiss Engineering, Inc
Post Office Box 97
Sandia Park, N.M. 87047

Phone / Fax (505) 281-1800
Alvarado Office (505) 266-3444

March 3, 1995

Mr. John P. Curtin, P.E.
City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: RESPONSE TO COMMENTS DATED 1-17-95 FOR JEFFERSON COMMONS LOTS 22, 23, 24, 27, 28 AND 29 (F-17/D61V)

Dear Mr. Curtin,

Enclosed with this letter please find 2 bluelines of the Grading / Drainage Plan for the above mentioned project. The plan has been revised per your comments as follows:

1. This property is zoned SU-1 for IP or C3 uses. The Site Development Plan for the property (Z-88-51) clearly states that "*Total buildings shall not exceed number shown, e.g.: ...lots 22 through 29 may become one building...*". I have enclosed a Xerox copy of this area from the set.

2. Per the Master Grading / Drainage for Jefferson Commons revised 8-6-90, the downstream capacity of the North Channel was designed to accept 67 cfs based on fully developed on-site / off-site basins with a time of concentration (Tc) of 28 minutes at the point of study. The on-site flows released into Commons Avenue all have a Tc of 10 minutes or less and will pass through the North Channel prior to the off-site flows reaching the entry point of the North Channel.

3. Top of retaining wall elevations provided and downspout locations shown.

If you have any questions concerning this proposal, please don't hesitate to call me at 266,3444 or Chris Weiss, Project Engineer at 281-1800.

Sincerely,

Bryan J. Bobrick, Project Manager
C.L. Weiss Engineering, Inc.

::reviewed and approved by Chris Weiss, P.E.
Principle Engineer

DRAINAGE INFORMATION SHEET

PROJECT TITLE: *Jefferson Commons Lot 22-A* ZONE ATLAS / DRNG. FILE #: *F-17* /D61V

LEGAL DESCRIPTION: *Lot 22-A (previously Lots 22,23,24,27,28,29) , Jefferson Commons Subdivision, Albuq. N.M.*

CITY ADDRESS: *NA*

ENGINEERING FIRM: *C. L. Weiss Engineering, Inc.* CONTACT: *Bryan J. Bobrick*

ADDRESS: *P.O. Box 97, Sandia Park, NM 87047* PHONE: *266-3444*

OWNER: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

ARCHITECT: *Berent Groth AIA* CONTACT: *Berent Groth*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *266-6700*

SURVEYOR: *Forstbauer Surveying Co.* CONTACT: *Ron Forstbauer*

ADDRESS: *1100 Alvarado Dr. N.E. Albuq., NM 87110* PHONE: *268-2112*

CONTRACTOR FIRM: *George Chant & Associates* CONTACT: *George Chant*

ADDRESS: *P.O. Box 3529, Albuquerque, NM 87190* PHONE: *344-1633*

PRE-DESIGN MEETING:

_____ YES

__x__ NO

_____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO._____

EPC NO._____

PROJ. NO F17/D61V

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

_____PRELIMINARY PLAT

_____SITE DEVELOPMENT PLAN

_____FINAL PLAT

_____BUILDING PERMIT

_____FOUNDATION PERMIT

__X__ CERT. OF OCCUPANCY

_____ROUGH GRADING PERMIT

_____GRADING / PAVING PERMIT

_____OTHER_____

DATE RESUBMITTED: *June 17, 1996*

BY: *C.L. Weiss Engineering, Inc.*

JUN 25 1996
HYDROLOGY