PUBLIC WORKS/HYDROLOGY

F18/D51

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F18/D51

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

November 2, 1989

August F. Mosiman
Engineering Associates
3121 Carlisle Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR AN ADDITION TO ALBUQUERQUE LAWN & LOG (F-18/D51)
RECEIVED OCTOBER 30, 1989

Dear Mr. Mosiman:

Based on the information provided on your submittal of October 30, 1989, the above referenced plan is approved for Building Permit, contingent on a sidewalk culvert being added to the outlet drains. Please submit a detail showing the connection of the outlet drain to the sidewalk culvert.

A Special Order #19 will be required for the construction of the sidewalk culvert within public right-of-way.

If you should have any question, 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+1200)

25×10

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Albuquerque Lawn & Log ZONE ATLAS / DRNG FILE: F-18-Z/D51

LEGAL DESCRIPTION: Tract B of the Highland Park East Subdivision

CITY ADDRESS: 5700 Osuna Blvd. N.E.

ENGINEERING FIRM: Engineering Associates CONTACT: Mike J. Walla

ADDRESS: 3121 Carlisle Blvd. N.E. PHONE: 884-3311

OWNER: Abe Krieder CONTACT: Abe Krieder

ADDRESS: 5700 Osuna Blvd. N.E. PHONE: 883-8888

DESIGNER: Barbara Chavez CONTACT: Barbara Chavez

ADDRESS: 43 Gonzales Rd, Tijeras PHONE: 281-1008

SURVEYOR: King Surveying CONTACT: David King

ADDRESS: PO Box 306, Grants, NM PHONE: 552-9876

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
OCT 30 1989
HYDROLOGY SECTION

PREDESIGN 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 APPROVAL
_X_BUILDING PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY
___ROUGH GRADING PERMIT
___GRADING/PAVING PERMIT
___OTHER (SPECIFY)

DATE SUBMITTED: 10-30-89

BY: Mike J. Walla
for
Engineering Associates, Inc.

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FILE COPY

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

KEN SCHULTZ
MAYOR

August 23, 1989

August F. Mosiman
Engineering Associates
3121 Carlisle Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR AN ADDITION TO ALBUQUERQUE LAWN & LOG
(F-18/D~~74~~ 51) RECEIVED AUGUST 4, 1989

Dear Mr. Mosiman:

Based on the information provided on your submittal of August 4, 1989, listed you will find certain items that will need to be addressed prior to approval.

1. Does there exist a drainage easement either platted or by paper that allows your clients property to drain into the property to the west?
2. Proposed and existing contours will need to be shown on the plan drawing.
3. Please indicate where the property line is located on the plan drawing.
4. The north arrow generally points to the top of the sheet. The north arrow may point either to the right or left of the sheet provided that it does not point below a line 45° above the horizontal either to the left or right of the sheet.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1200)

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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DRAINAGE INFORMATION SHEET

D51

PROJECT TITLE: Albuquerque Lawn & Log ZONE ATLAS / DRNG FILE: F-18-~~D7A~~

LEGAL DESCRIPTION: Tract B of the Highland Park East Subdivision

CITY ADDRESS: 5700 Osuna Blvd. N.E.

ENGINEERING FIRM: Engineering Associates CONTACT: Mike J. Walla

ADDRESS: 3121 Carlisle Blvd. N.E. PHONE: 884-3311

OWNER: Abe Krieder CONTACT: Abe Krieder

ADDRESS: 5700 Osuna Blvd. N.E. PHONE: 883-8888

DESIGNER: Barbara Chavez CONTACT: Barbara Chavez

ADDRESS: _____ PHONE: 281-1008

SURVEYOR: King Surveying CONTACT: David King

ADDRESS: PO Box 306, Grants, NM PHONE: 552-9876

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
AUG 07 1989
HYDROLOGY SECTION

PREDESIGN 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 APPROVAL
_X_BUILDING PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY
___ROUGH GRADING PERMIT
___GRADING/PAVING PERMIT
___OTHER (SPECIFY)

DATE SUBMITTED:

BY: Mike J. Walla
for
Engineering Associates, Inc.

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NOTICE OF EMERGENCY RULE

Pursuant to Article XI, Chapter 7 of the Revised Ordinances of Albuquerque, 1974:

I Ken Schultz, Mayor of the City of Albuquerque have determined that there are urgent and compelling reasons to modify certain rules contained in the Development Process Manual relating to the Minimum Standards for the Design of Subdivisions.

This modification of rules is necessary to preclude possible inaccuracies and inconsistencies in the application of certain design criteria for the design of drainage management and flood control systems within the platting and planning jurisdiction of the City of Albuquerque.

I therefore declare that the following modifications to the Development Process Manual of the City of Albuquerque shall become effective immediately:

Volume II, of the Development Process Manual shall be modified as follows:

Chapter 22, Page 7 Delete part C.1.

Chapter 22, Page 8 Remove page 8 - Plate 22.2 C-1 and delete all reference to it.

Chapter 22, Page 17 Delete part E.2 and add the following:

"C" values for use in the Rational formula should be taken from textbook and handbook references. City staff will review and evaluate composite "C" values based on the following surface types and associated values:

Surface Type	"C" Value
streets, drives, walks	0.95
roofs	0.90
lawns and landscaping	0.25
undeveloped	0.40

Volume and hydrograph determinations will be done according to part C.2. page 7, and part F page 19, regardless of watershed size, except where an existing approved Master Plan has used the Rational Method for these determinations.

Chapter 22, Page 18 Remove page 18 - Plate 22.2 E-1 and delete all reference to it.

Additional modifications may be incorporated into the next periodic update of the Development Process Manual.

For further information regarding this matter contact the City Engineer at telephone number 768-2500 or by mail at City/County Government Center, One Civic Plaza, Municipal Development Department, Engineering Division, 5th floor, 87103.

Ken Schultz 1/14/86

Ken Schultz, Mayor /Date

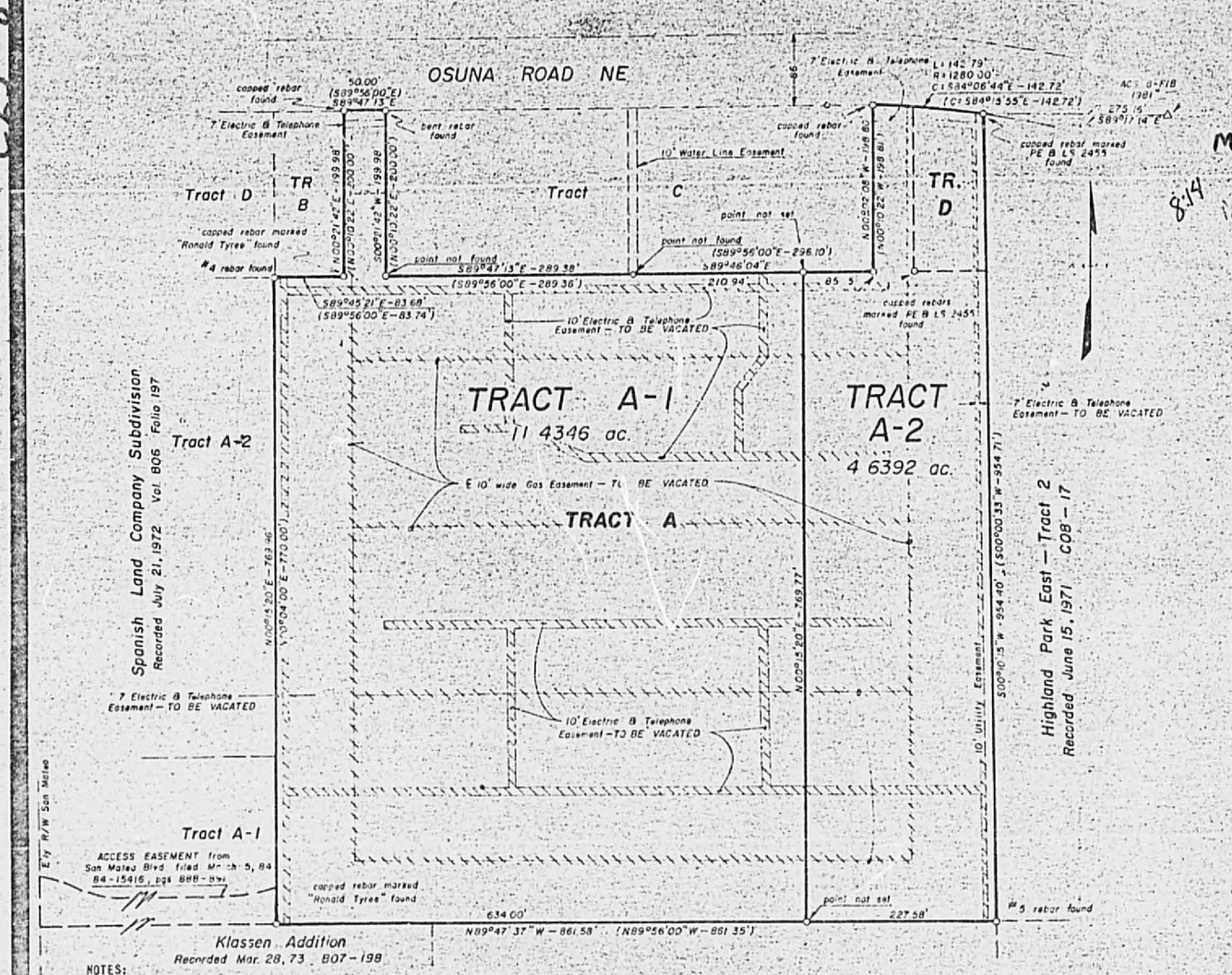
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL AND ALBUQUERQUE TRIBUNE ON 2/19/86.
Date

25×10

C23-84-2

Tracts A-1 and A-2
being a REPLAT of TRACTS A and D
HIGHLAND PARK EAST
ALBUQUERQUE, NEW MEXICO

SCALE 1" = 100' JAN 1984



MAR 8
8:14

DESCRIPTION

84 16315

A CERTAIN TRACT OF LAND SITUATED WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND CONTAINING ALL OF TRACT A AND D OF REPLAT OF TRACT 1, HIGHLAND PARK EAST AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 18, 1975, AND BEING MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER, WHENCE THE ACS BRASS CAP STAMPED "8-F16, 1981" (NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE, X=401,204.98 Y=1,508,065.33) BEARS S 89° 17' 14" E, 275.16 FEET, AND FROM SAID POINT OF BEGINNING; THENCE,

S 00° 10' 15" W,	954.40 FEET TO A POINT; THENCE,
N 89° 47' 37" W,	861.58 FEET TO A POINT; THENCE,
N 00° 15' 20" E,	769.96 FEET TO A POINT; THENCE,
S 89° 45' 21" E,	83.68 FEET TO A POINT; THENCE,
N 00° 21' 42" E,	199.98 FEET TO A POINT; THENCE,
S 89° 47' 13" E,	50.00 FEET TO A POINT; THENCE,
S 00° 21' 42" W,	199.98 FEET TO A POINT; THENCE,
S 89° 47' 13" E,	289.38 FEET TO A POINT; THENCE,
S 89° 46' 04" E,	296.09 FEET TO A POINT; THENCE,
N 00° 02' 08" W,	198.80 FEET TO A POINT; THENCE,
SOUTHEASTERLY,	142.79 FEET ALONG THE ARC OF A CURVE, SAID CURVE HAVING A RADIUS OF 1,280.00 FEET AND A LONG CHORD WHICH BEARS S 84° 06' 44" E, 142.72 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER AND PLACE OF BEGINNING.

SAID TRACT OF LAND CONTAINS 16.0736 ACRES, MORE OR LESS.

SURVEY CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO GREAT AMERICAN FEDERAL , OR ANY AFFILIATE THEREOF, AND TO BALCOR/AMERICAN EXPRESS, OR ONE OF ITS AFFILIATES THAT THIS SURVEY (1) WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN HEREON AND CORRECTLY SHOW THE BOUNDARY LINE AND DIMENSIONS AND AREA OF THE LAND INDICATED HEREON AND EACH INDIVIDUAL PARCEL THEREOF INDICATED HEREON, (2) CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS AND RIGHT-OF-WAY EASEMENTS AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTIONS IN SUCH EASEMENTS AND OTHER MATTERS; AND EXCEPT AS SHOWN THERE ARE NO VISIBLE EASEMENTS, RIGHT-OF-WAYS, PARTY WALLS OR CONFLICTS AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET AND ROAD IS AS SHOWN HEREON. FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THERE IS ADEQUATE INGRESS AND EGRESS TO THE PROPERTY BY PAVED DEDICATED PUBLIC STREETS MAINTAINED BY THE CITY OR COUNTY IN WHICH THE PROPERTY IS LOCATED NECESSARY TO CONSTRUCT THE IMPROVEMENTS THEREON; LOCATION OF ALL IMPROVEMENTS (IF ANY) ON THE PROPERTY ARE IN ACCORDANCE WITH ALL APPLICABLE ZONING LAWS REGULATING THE USE OF THE PROPERTY, APPLICABLE LAWS CONTAINING MINIMUM SET BACK PROVISIONS, AND COVENANTS AND RESTRICTIONS OF RECORD (IF ANY) AND THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE INGRESS AND EGRESS OR ANY OTHER PURPOSE.

SURVEYOR'S CERTIFICATION

I, TOM KLINGENHAGEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Tom Klingenhagen — TOM KLINGENHAGEN, L.S. 5078

1 Mar 84 — DATE

NOTES:

1. CONTROL MONUMENT
   ACS BRASS CAP STAMPED "8-F16, 1981" (NMSP(C)) DATA FROM ASC BOOK, PG. C-684 W/REV. #6
   X=401,204.98 Y=1,508,065.33 Z=5,233.12 (AMSL)
   Δ-C = -00° 11' 25"
   GROUND TO GRID FACTOR = 0.9996609
2. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS USING THE ABOVE DESCRIBED CONTROL MONUMENT AS THE BASIS FOR BEARINGS.
3. DISTANCES SHOWN ARE GROUND DISTANCES.
4. DATA SHOWN AS (RECORD) IS FROM A CERTIFICATE OF SURVEY BY TYREE SURVEYING COMPANY DATED JULY 17, 1979, AND A CERTIFICATE OF SURVEY BY T.T. MANN DATED JANUARY 28, 1983.
5. CURRENT DATA IS FROM A CERTIFICATE OF SURVEY BY ADAM, HAHLYN, ANDERSON CONSULTING ENGINEERS INC. SAID SURVEY WAS PERFORMED JUNE 15 & 16, 1983, AND SIGNED BY JEAN J. BORDENAVE, NMPE & LS 5110.
6. EASEMENT DATA SHOWN FROM MISC. BK. 224 PGS. 863-865 FILED AUGUST 11, 1971 AND MISC. BK. 234 PGS. 883-884 FILED OCTOBER 29, 1971.

SP-84-100

WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE, NEW MEXICO

Sheet 2 of 2

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PLANS/PLATS ON FILE

FILE DESC: F18/D51

PLANS/PLATS 1

25×10

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