MONTGOMERY WEST
OFFICE BLDG.

F21-D40

1 PLAN

INFORMATION SHEET

PROJECT TITLE MONTGOMERY WEST OFF. BLDG TYPE OF SUBMITTAL DRAINAGE PLAN

ZONE ATLAS PAGE NO. F-21-Z CITY ADDRESS MONTGOMERY BLVD NE, ABQ.

LEGAL DESCRIPTION TRACT "A" W/IN SW¼ OF SEC 33, T11N, R4E, N.M.P.M. ABQ., NM

ENGINEERING FIRM ACADEMY ENG'G CONTACT JIM BLACKWELL

ADDRESS 5353 WYOMING NE, ABQ. PHONE 821-8008

OWNER Ken Tekin CONTACT Same

ADDRESS San Gabriel Plaza, 87111 3700 Eubank PHONE

ARCHITECT Schlegel & Lewis CONTACT Jim Lewis

ADDRESS 1620 Central SE ABQ. PHONE 247-1529

SURVEYOR Gordon Douglas & Assoc. CONTACT G. Douglas

ADDRESS 608 Marquis Dr. NE, Abq. PHONE 884-5871

CONTRACTOR N/A CONTACT

ADDRESS PHONE

ENGINEERING RECEIVED OCT 11 83

DATE SUBMITTED 10-11-83

BY Jim Blackwell

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

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

October 25, 1983

RECEIVED
NOV 07 1983

Mr. James Blackwell
Academy Engineering, Inc.
5353 Wyoming Blvd. NE, Suite 3
Albuquerque, N.M. 87109

RE: DRAINAGE PLAN FOR MONTGOMERY WEST OFFICE BUILDING (F21-D40)

Dear Mr. Blackwell:

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

1. The site has not been addressed as to possible flood hazard area.

2. Existing soils and watersheds have not been addressed.

3. What kind of erosion control is planned for the period of construction?

4. There is a pond shown at the northwest corner off-site. Where does it drain? A twenty foot easement is indicated on this site. Does it drain through the easement? If so, how do you propose to handle it for this site's development? What is the amount of discharge, depth and velocity associated with this off-site flow if it does cross the property?

5. The downstream capacities have not been addressed or quantified to justify free discharge.

6. The plan indicates several drainage basins on-site, yet they have not been addressed in that manner.

7. What do the outlet structures look like i.e., the concrete rundowns? What will be the associated discharge depth of flow and velocity? What head is required to make them work? How are they discharged to the street? Will there be a hydraulic jump created at the outlet and also at the intersection of the driveway and Montgomery Blvd? Discharge should be through sidewalk culverts, cannot verify. If there is flow through the easement on the west side, how does it get into the street.

8. The TBM elevation is shown to be about six feet in the air, is this correct?

9. Would like to see some more spot elevations for clarity, especially around the buildings to ensure water is not directed toward the building. If ground around the building is lower than the pad elevation, the slope will be too flat to drain.

10. How do the roofs drain?

11. If ponding occurs in the parking lots, what will be the depth?

12. The finished floor elevation should be indicated with complete MSL designations.

13. Maximum cut slopes of 3:1 for heights more than 3' as per DPM. Slopes shown adjacent to CMU wall are steeper than the maximum allowed.

14. Appropriate "Construction Within Public Right-of-Way" documents required prior to release of building permit.

Should you have any questions or comments concerning this review, please do not hesitate to contact me.

Yours truly,

Billy J. Goolsby P.E.

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/tsl

Academy Engineering, Inc.

5353 Wyoming Blvd. N.E., Suite 3 • Albuquerque, New Mexico 87109 • (505) 821-8008

RECEIVED
NOV 07 1983
RECEIVED

November 7, 1983

Billy J. Goolsby
Civil Engineer/Hydrology
CIty of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Plan for Montgomery West Office Building (F21-D40)

Dear Mr. Goolsby:

In response to your letter dated October 25, 1983, I have the following comments concerning your comments:

Irwm No. 1 - The project site does not lie in a flood hazard area.

Item No. 2 - In accordance with the Soil Survey of "Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico", as prepared by the Soil Conservation Service and dated June, 1977, the existing soils on this site are E C - Embudo-Tijeras complex. This soil is about 50 percent of Embudo gravelly fine sandy loam, 0 to 5 percent slopes, and about 35 percent of Tijeras gravelly fine sandy loam that has 1 to 9 percent slopes. Runoff is medium and the hazard of water erosion is moderate. Control of moisture is required for proper compaction. Dryland capability subclass VIIe; native plant community 4.

No offsite flows enter the property. The property lies in a larger area which contributes runoff to Montgomery Blvd.

Item No. 3 - No erosion control is planned for the period of construction.

Item No. 4 - The pond at the northwest corner off-site discharges thru an underground 18" storm sewer pipe. I have indicated the location and size of the pipe on the Drainage Plan. The existing pond is sized to detain the 100 year storm for the development to the north of this project. No overflow facility exists.

Item No. 5 - Full discharge from this site yields an additional 1.52 cfs of runoff to Montgomery Blvd. The time of concentration is very small (10 minutes) and consequently the runoff from this site will be intercepted in the existing storm sewers along Montgomery Blvd. and at the intersection of Eubank and Montgomery far ahead of the maximum peak of this drainage basin. Therefore, the down stream capacity of this small amount of drainage does exist.

Item No. 6 - The project site has been treated as a whole due to the fact that all of the runoff enters Montgomery Blvd. at the same time (Tc = 10 minutes). The runoff from this project is so small that subdividing the area into even smaller basins is an exercise in futility.

Item No. 7 - The outlet structures (ie. concrete rundowns) will be constructed in accordance with City Drawing No. K-16-1. For convenience I have indicated so on the drawing. At a maximum discharge of 2.18 cfs divided between two concrete rundowns and a driveway cut 24' in width, hydraulic sumps are not a concern. Flow thru the easement on the west has been addressed in Item No. 4.

Item No. 8 - The TBM on the plan is a drafting hack which should have been located at the southeast corner of the site rather than the southwest corner. The plans have been changed to indicate the correct location.

Item No. 9 - Additional spot elevations have been added.

Item No. 10 - Roof drains have been added to the plans.

Item No. 11 - Ponding does not occur in the parking lot.

Item No. 12 - The finished floor elevation, along with all other elevations are at MSL. The permanent bench mark is on the plans and is 5636.11. Therefore, the MSL elevation of the buildings are 5623.00 and 5625.00 respectively. Eliminating the first two digits of the elevation while still referencing to a City permanent bench mark is a standard practice in Albuquerque.

Item No. 13 - The height of this slope does not exceed 3 feet. However, I have flattened out the slope at your request.

Item No. 14 - A Special Order No. 19 will follow if this drainage report is approved. To draft those documents at this time (prior to approval of the rundowns) will cause my client an unnecessary cost if the rundowns and method of handling the runoff are not approved.

If you have any further concerns, I would suggest a meeting with you, myself and Jim Fink.

Sincerely,

James E. Blackwell, P.E.
President

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 22, 1983

Mr. James Blackwell
Academy Engineering
5353 Wyoming Boulevard NE Suite 3
Albuquerque, NM 87109

REF: DRAINAGE PLAN FOR MONTGOMERY WEST OFFICE BUILDING (F21-D40)

Dear Mr. Blackwell:

I have reviewed the updated plan (revision date not provided) received on November 7, 1983, and hereby give approval.

I also give you notice that if the swales, indicated on this plan, around the buildings are not graded such that water is directed away from the buildings, the "Certificate of Occupancy will not be issued.

An approved erosion control plan as per the DPM and the drainage ordinance will be required prior to release of a building permit.

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

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 21, 1985

Joe Brawley
Schlegel-Lewis & Associates, Inc.
1620 Central Avenue, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE PLANS FOR RANDOLPH ROAD OFFICES (M-15/D20)
& MONTGOMERY WEST OFFICE BUILDING (F-21/D40)

Dear Mr. Brawley:

As per our conversation on Wednesday, March 20, 1985, I hereby return the marked-up copies of the referenced plans for your use.

If you should have any questions or comments regarding these projects, please call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MONTGOMERY WEST ZONE ATLAS/DRNG. FILE #: F-21

LEGAL DESCRIPTION: TRACT A LANDS OF CECIL PAGE

CITY ADDRESS: 10201 & 10211 MONTGOMERY NE

ENGINEERING FIRM: BLACKWELL ENGINEERING CONTACT: JOE BRAWLEY

ADDRESS: AUSTIN TEXAS PHONE: 247-1529

OWNER: BOB JENKINS c/o SCHLEGEL LEWIS ASSOC. CONTACT: BOB JENKINS

ADDRESS: c/o SCHLEGEL-LEWIS ASSOC. PHONE:

ARCHITECT: SCHLEGEL LEWIS ASSOC. INC. CONTACT: JOE BRAWLEY

ADDRESS: 1620 CENTRAL AVE SE 87106 PHONE: 247-1579

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: NOT YET SELECTED. CONTACT:

ADDRESS: PHONE:

RECEIVED
MAY 15 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED
PREVIOUSLY PROVIDED - SEE ALSO MARK-UP BY B. GOOLSBY

DRB NO.

EPC NO. Z-83-111

PROJ. NO. 8530

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ 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: 15 MAY 85

BY: Joseph C. Brawley

Schlegel Lewis associates inc.
architects • planners • engineers • (505) 247-1529
1620 Central Ave. SE Albuquerque, New Mexico 87106

RECEIVED
MAY 15 1985
HYDROLOGY SECTION

May 15, 1985

Billy J. Goolsby
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Montgomery West Offices
10201 & 10211 Montgomery Northeast

Dear Mr. Goolsby

We would like to resubmit for your approval the drainage and grading plan for the Montgomery West Offices (F-21/D-40). The changes you suggested have been made, and the corrected original has been reviewed and signed by James Blackwell. We have included three (3) copies of this and all previous correspondence to date.

If you have any questions, please do not hesitate to call.

Sincerely

Joe Brawley

JCB/vv

Enclosures

cc: James Blackwell

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 28, 1985

Mr. James Blackwell
Schlegal-Lewis & Associations, Inc..
1620 Central Avenue, SE
Albuquerque, NM. 87106

REF: DRAINAGE & GRADING PLAN FOR MONTGOMERY WEST OFFICE BUILDING
(F21/D40) RECEIVED MAY 15, 1985

Dear Mr. Blackwell:

Based on the information provided on your May 15, 1985 resubmittal, listed you will find certain concerns that will need to be addressed before final approval is granted:

1. New information sheet designating resubmittal
2. Engineer's stamp with signature and revision date.
3. Expand on your Legend refer to DPM volume 2 Tables 273a -27 3d for recommended standard symbols.
4. Hydraulic computation for propose 4" pvc pipes along with the drainage basins for cach outlet pipe.
5. Please irclude legal description within the plan.
6. "Drainage Facilities within City Right-of-Way" document must be submitted to City Design section review (inlet tie to existing 18" line)

7. Proposed sediment control at each outlet pipe within dirt areas.

8. Pertinent elevations of structures and facilities defined in 22.7-23d DPM

9. Typical cross sections for each location identfied in marked up copy. (attached)

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely,

Billy J. Goolsby

Billy J. Goolsby P.E.
Design/ Engineer/Hydrology

BJG/BJM/cl

Schlegel associates inc. Lewis
architects • planners • engineers • (505) 247-1529
1620 Central Ave. SE Albuquerque, New Mexico 87106

June 24, 1985

RECEIVED
JUN 24 1985
HYDROLOGY SECTION

Billy Goolsby
Design Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage and grading plan for Montgomery West Office Building (F21/D40)

Dear Mr. Goolsby

In response to your letter of May 28, 1985, we have addressed your concerns in the following manner:

1. "New information sheet designated re-submittal." See attached information sheet.

2. "Engineers stamp with signature and revision date." See plan for re-submittal block with stamp, signature and date.

3. "Expand on your legend, refer to DPM volumn 2, tables 273a-273d for recommended standard symbols." See plan for expanded legend per your mark-up.

4. "Hydrolic computation for proposed 4" PVC pipes along with the drainage basins for each outlet pipe." See plan for the calculations for basin pipes. and areas.

5. "Please include legal description within the plan." See legal description in plan.

6. "Drainage Facilities within City Right-of Way document must be submitted to City Design section review (inlet tie to existing 18" line). We do not propose new construction within the City Right-of Way. We do propose an inlet within the private easement on the west border of the property.

7. "Propose sediment control at each outlet pipe within dirt areas." We do not propose open dirt areas; all areas are sod (or planters next to parking area with appropriate ground dovers).

8. "Permanent elevations of structures and facilities defined in 22.7-23d DPM." See plan for elevations of adjacent structures.

9. "Typical cross section for each location identified in marked up copy". See plan for added cross sections.

If further information or clarification is needed, please call.

Sincerely

Joseph C. Brawley, AIA

JCB/wv

cc: James E. Blackwell

DRAINAGE INFORMATION SHEET

RESUBMITTAL

PROJECT TITLE: Montgomery West Office ZONE ATLAS/DRNG. FILE #: F-21 / D-40

LEGAL DESCRIPTION: Tract A, Lands of Cecil Page

CITY ADDRESS: 10201 & 10211 Montgomery Boulevard Northeast

ENGINEERING FIRM: Academy Engineering CONTACT: James E. Blackwell

ADDRESS: 1620 Central Ave. SE PHONE: (505) 247-1529

OWNER: Bob Jenkins CONTACT: Bob Jenkins

ADDRESS 501 General Patch SE PHONE: (505) 298-5554

ARCHITECT: Schlegel Lewis Associates, Inc. CONTACT: Joseph C. Brawley

ADDRESS: 1620 Central Ave. SE PHONE: (505) 247-1529

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Jenkins Construction Co. CONTACT: Bob Jenkins

ADDRESS: 501 General Patch SE PHONE: (505) 298-5554

PRE-DESIGN MEETING:

RECEIVED
JUN 24 1985
HYDROLOGY SECTION

__X__ YES

_____ NO

__X__ COPY OF CONFERENCE RECAP SHEET PROVIDED

*SEE ATTACHED COPY OF-MARK UP BY GOOLSBY

DRB NO. 2-83-111

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT

__X__ DRAINAGE PLAN RESUBMITTAL

_____ CONCEPTUAL GRADING & DRAIN. PLAN

_____ GRADING PLAN

_____ EROSION CONTROL PLAN

_____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL

_____ PRELIMINARY PLAT APPROVAL

_____ SITE DEVELOPMENT PLAN APPROVAL

_____ FINAL PLAT APPROVAL

__X__ BUILDING PERMIT APPROVAL

_____ FOUNDATION PERMIT APPROVAL

_____ CERTIFICATE OF OCCUPANCY APPROVAL

_____ ROUGH GRADING PERMIT APPROVAL

_____ GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)

RESUBMITTED

DATE SUBMITTED: 6/21/85

BY: J Blawley
Joseph C. Brawley

Rev. 11/84

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 11, 1985

James Blackwell
Schlegal-Lewis & Associates, Inc.
1620 Central Avenue, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE PLAN FOR MONTGOMERY WEST OFFICE BUILDING
(F-21/040) RECEIVED JUNE 24, 1985

Dear Mr. Blackwell:

I have reviewed the referenced plan and forward these comments:

1. Please expand on how the flows will exit the site from the 18" drain.

2. Please submit a plat showing the drainage easement on the west side of the property.

3. Walls greater than 18" will be required to be a retaining wall. Please show a detail and the elevations on either side of the retaining walls.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

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

CAM/bsj

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

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

July 16, 1985

James Blackwell
Academy Engineering
1620 Central Avenue, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE PLAN FOR MONTGOMERY WEST OFFICE
(F-21/D40) RECEIVED

Dear Mr. Blackwell:

The referenced plan dated June 20, 1985, is approved for building permit sign-off.

Please attach a copy of this approved drainage plan to both construction sets prior to sign-off by Hydrology.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

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

CAM/bsj