HYDROLOGY G11/D18 ONE PLAN

G11-D18

1 PLAN

5401 TUCSON Rd. NW.

9-2-80
disapproved

① supply a grading plan showing existing & proposed grades.

② show finish floor elev.(s)

③ show direction of roof drainage, include downspouts, conales, etc.

④ show spot elevations to increase clarification

⑤ show spot elevs. along curb & site walk, including City drivepad requirements.

⑥ Describe offsite flows

⑦ Are there any drainage easements, alleys or special conditions abutting the property

5405 Tucson Nw

9-4-80
disapproved

① supply a grading plan showing existing & proposed grades

② show alley grades as proposed by Asst. City Engr. - Design

③ show finish floor elev.

④ show direction of roof drainage & location

⑤ show spot elevations to increase clarification

⑥ show curb & sidewalk elev. ~~con~~ & compliance with City driveway specs.

⑦ offsite flows?

⑧ Are there any drainage easements or special conditions in the area pertaining to drainage

5405 TUCSON RD NW

9-11-80
disapproved

① supply a grading plan showing existing & proposed grades

② show alley grades as proposed by Asst City Engr.-Design

③ spot elevations needed to clarify

④ show curb & sidewalk elev. & compliance with City driveway specs.

⑤ offsite flows?

⑥ Are there any drainage easements or special conditions in the area pertaining to drainage

5901 TUCSON Rd NW

9-11-80
disapproved

① supply a grading plan showing existing & proposed grades

② show spot elevations to clarify

③ show spot elev.'s along curb & sidewalk & compliance with city driveway requirements

④ offsite flows ?

⑤ any easements, alleys, or special conditions affecting drainage

p.o. box 14949 89191

1401 South Maryland Parkway
Las Vegas, Nevada 89104

Spetember 26, 1980

CodeAdministration Division
City of Albuquerque
Albuquerque, New Mexico

Re:

Gentlemen:

I have reviewed the drainage problem of the above referenced project. I understand the revised drainage plan and calculations will be reviewed by Jim Ennis and he will apply his stamp of approval on the drawings.

I feel this engineer knows the way the property should be properly drained and I am confident that this will be done properly and not effect the building. It is also my understanding that this building has been issued a foundation permit and there were no major problems with the UBC plan check.

Sincerely

Robert F. Armstrong
Architecture, A.I.A.

cc. Dudly drafting service.

robert f. armstrong
architecture a.i.a.
albuquerque n.m.
(505) 345-3504

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico

From the office of . . .

Q. R. KIELICH
Asst. City Engineer-Design

3 Oct 80

Fred

Villa del Oeste Tract

1. Tucson & Yucca are in a paving district. No grades available at this time. Cannot set alley grades at this time, because of lack of info on Tucson.

2. Proposed alley grades appear satisfactory. Grades allow 1.4' between FF and top of alley.

3. No objection per alley grades

J Kielich

LIBERTY
HOMES, INC.

October 24, 1980

Mr. Richard Heller
City Engineer
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage at Lots 1 and 2 Villa Del Oeste Tract Phase 1

Dear Mr. Heller:

This letter is written upon your recommendation during our phone conversation of October 23, 1980.

Liberty Homes hereby holds the City of Albuquerque harmless for any potential drainage problems which may occur in regards to the above property. Liberty Homes understands that the final elevation of Tucson Road NW has not yet been determined and there is a possibility of a loss of access to the street if the final elevation is at variance with the finish grade of the above described property. Liberty Homes will not hold the City of Albuquerque liable if conflicting street grades cause either a loss of drainage to the street or addition of runoff from the street onto the above property.

Liberty Homes will notify future owners of the property of these potential problems. It is intended that these conditions shall be an encumbrance on the above described property and further that said covenants run with the land.

Very truly yours,

Sam Andrade

Sam Andrade, President

cc: Fred Aguirre

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

Acknowledged before me this 24th day of October, 1980 by Sam Andrade, President of Liberty Homes, Inc.

Notary Public

My commission expires:
9-18-82

4001 ELLISON NE ★ Albuquerque, New Mexico 87109 ★ (505) 345-9986

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

January 7, 1983

Mr. Fred Andrade
Liberty Homes Inc.
4001 Ellison NE
Albuquerque, New Mexico 87109

Ref: 5401 and 5405 Tucson Road NW

Dear Mr. Andrade:

A field inspection was conducted on January 6, 1983 to determine if the above mentioned sites are in close compliance to the approved drainage plan. Our inspection reveals that both sites are in non-compliance.

In order to provide fair, effective enforcement of drainage policy, it is imperative that you do one of the three alternatives stated below.

1. Comply with the original approved drainage plan.
2. Have an engineer submit an as-built plan showing that what exists is in close compliance to the original approved drainage requirements for the site.
3. Submit a new drainage plan in compliance with the new Drainage Ordinance.

Attached you will find a copy of the Indemnification Agreement and Covenant format that is required as a hold harmless agreement. Please see that such a format is completed and resubmitted to our office for review.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Hydrologic Engineering Tech.

BJM/el

Attachment

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

March 1, 1983

Mr. John Andrews
Andrews, Asbury & Roberts
149 Jackson N.E.
Albuquerque, N.M. 87108

RE: VILLA DEL OESTE PROJECT - FLOOD HAZARD BOUNDARY MAP AMENDMENT

Dear John:

In a recent conversation with Pat Stiehr, Bohannan-Huston's Project Manager for the Flood Hazard Insurance Study, he indicated that map amendments similar to your proposal can be made if Bohannan-Huston and the City concur with the request. Therefore, I have forwarded copies of your information to Mr. Stiehr for his review. Enclosed is a copy of my cover letter requesting his comments. Included in the letter are time commitments agreed to by Mr. Stiehr and myself.

I would appreciate any questions you may have be directed through this office. Please call if I can be of help.

Very truly yours,

Brian Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

Enclosures

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

March 1, 1983

Mr. Pat Stiehr
Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, N.M. 87107

RE: VILLA DEL OESTE PROJECT - FLOOD HAZARD BOUNDARY MAP AMENDMENT

Dear Pat:

Enclosed is information prepared by the firm of Andrews, Asbury, and Roberts regarding the potential for flooding in the vicinity of Yucca Circle and Coors Blvd. As you can see, the computations represent an amendment to the Flood Hazard Boundary Maps.

Per our conversation of March 1, 1983, it is my understanding the review procedures still allow this type of amendment to be made if Bohannan-Huston and the City concur with the request. If this is the case, please review the material by March 9, 1983. I will be in touch to set up a meeting late next week to discuss the results.

Thank you for your time and help. If you have any questions, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsJ

Enclosures

1735