

LEEDSHILL-HERKENHOFF, INC.
an ASCG Company
500 Copper Avenue NW, Suite 500
P.O. Box 1217
Albuquerque, New Mexico 87103
(505) 247-0294 Fax (505) 242-4845

COPY
327-92013/0200-98

April 3, 1998

Susan M. Calongne, P.E.
City/County Floodplain Administrator
Hydrology Division/WPD
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: GONZALES WELL NO. 3 - WELL EQUIPMENT AND COLLECTOR LINE
FINAL SITE GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT
APPROVAL - PWD NO. 4291.92**

Please find enclosed the revised final Site Grading and Drainage Plan (Plan) which includes the two additional items that were identified in your letter of March 3, 1998 (copy enclosed) and the drainage information sheet for the project (enclosed). These two items, identified in your letter, are: 1) a portion of the FEMA Flood Insurance Rate Map showing the location of the site with respect to the 100-year floodplain, and 2) the hydraulic grade line (HGL) for the 24-inch and 18-inch storm drains on the well site.

The HGL is based on peak flows in the main storm drain (48-inch RCP in Redlands Road) and the on-site drainage system during the 100-year storm event. Record drawings obtained from the City show that during this event, the HGL for the main storm drain will be approximately 5.4 feet above the top of pipe (Elevation 5096.5) at the 24-inch connection. Our analysis indicates that the impact of on-site drainage on the HGL will be imperceptible. The HGL in the main storm drain will be the prevailing condition. However, as shown on the Plan, there will be adequate freeboard (2.7 - 3.2 feet) in the storm inlets and washline manhole to preclude flooding of the grounds during this event.

Please call me at 247-0294 if you have questions on any of this or require additional information.

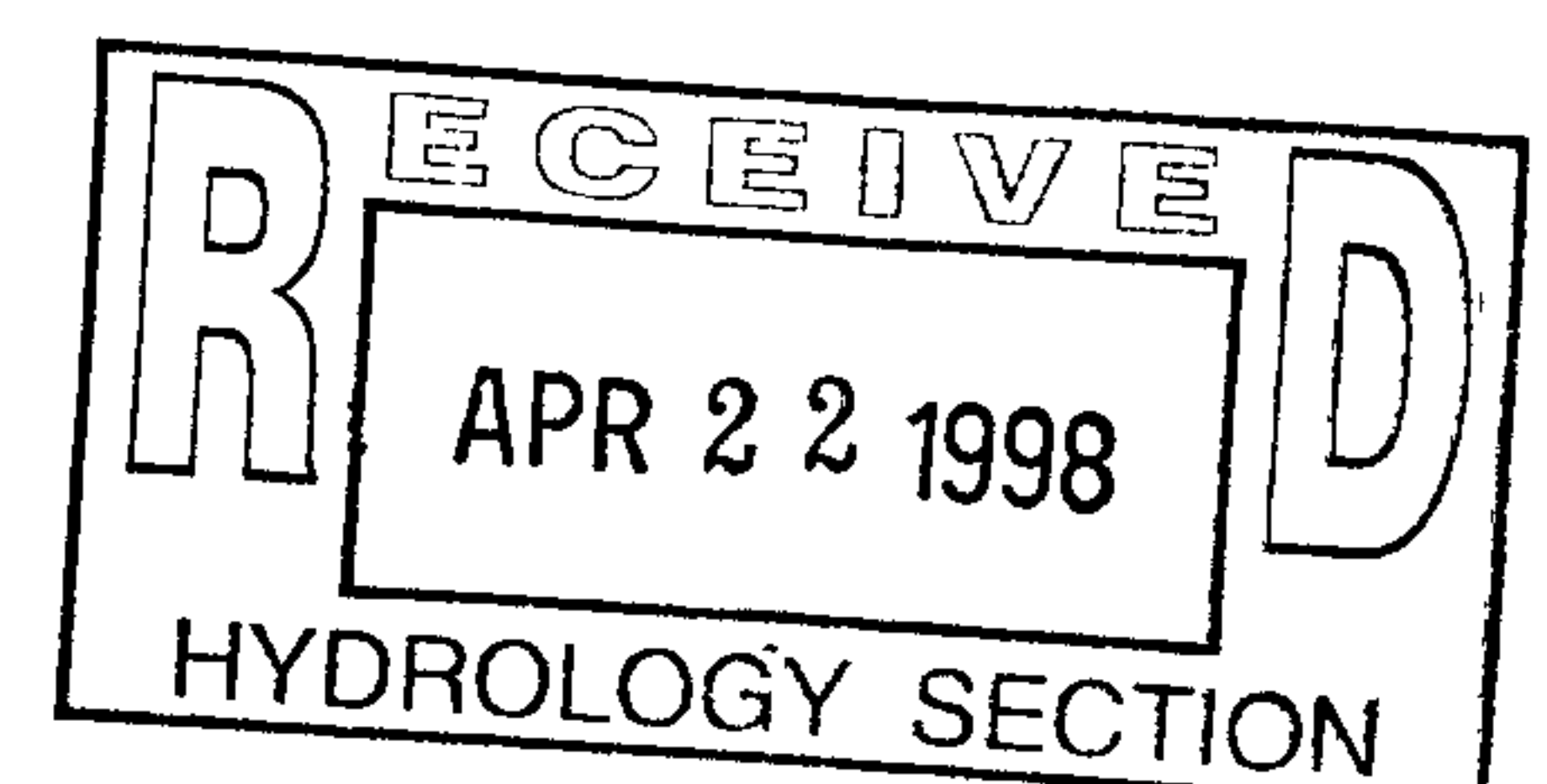

VICTORIA A. DERY, P.E.

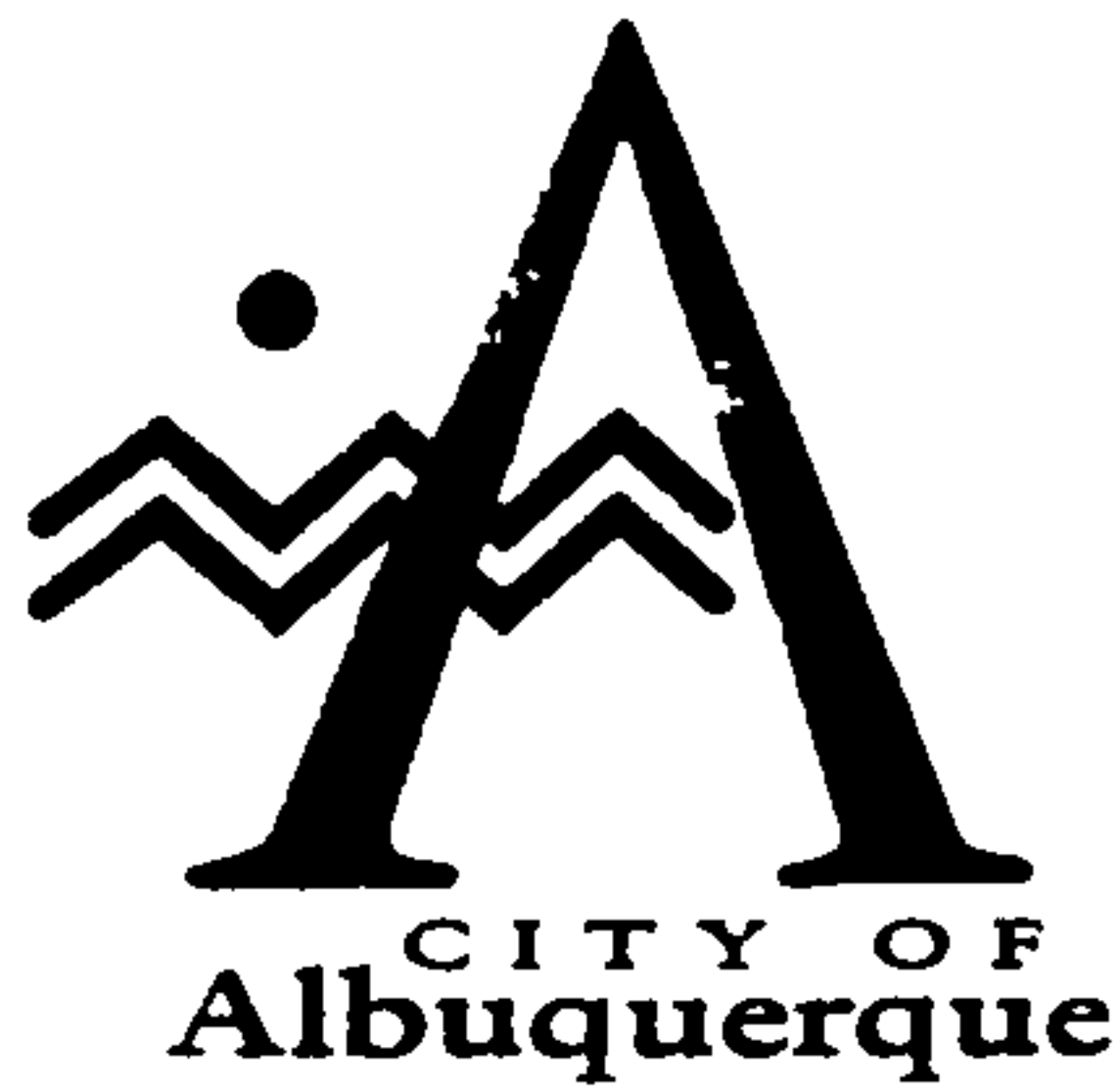
Project Engineer

vd/bz

Enc.

cc: Mike E. Mendoza, PWD/WUD
Robert Roughton, LH





March 3, 1998

RECEIVED

MAR - 5 1998

Victoria A. Dery, P.E.
Leedshill-Herkenhoff, Inc.
500 Copper Avenue NW, Suite 500
P. O. Box 1217
Albuquerque, New Mexico 87103

LEEDSHILL - HERKENHUFF, INC.
ALBUQUERQUE

RE: Grading and Drainage Plan for Gonzales Well No. 3 (G11/D43A) Submitted for Building Permit Approval, Engineer's Stamp Dated 2/4/98.

Dear Ms. Dery:

Prior to approval for Building Permit release, or Work Order release, the above referenced plan must be revised to address the following comments:

1. On the plan, provide a copy of the portion of the FEMA Flood Insurance Rate Map (FIRM) showing the site delineated on it. Please use and reference the current FIRM panel, dated September 20, 1996. Is the entire site, or only a portion, located within the published FEMA floodplain? If possible, show the limits of the floodplain on the plan.
2. Plot the hydraulic grade line (HGL) on the profile of the storm drain to show that it won't back up onto the parking lot during the 100-year event.

If you have any questions, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Mike Mendoza, City of Albuquerque, PWD
File

Good for You, Albuquerque!



**DEVELOPMENT & BUILDING SERVICE CENTER
ONE STOP**

**600 SECOND ST. N.W./2ND FLOOR
ATTENTION: Hydrology
505-924-3900**

Records Withdrawal Form

Project No. G11/P43A

Date: 9.13.00

Project Title: Gonzales Well #3 (Susan) w/map Donald Vigil ltr from FEMA w/map

- a. File b. Mylars c. Redlines/Comments
d. Other _____

Requested By: JOHN CURULE Phone No.: 823-1000
Company

Comments: 1 COPY OF EACH

Anticipated Return Date: _____

Receipt Acknowledged

I here by accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development & Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

Name: Dona Liberty
Print

Organization: Alb. Reprographics

Signed: Dona Liberty
Phone No. _____

Date: 9/14

Office Use Only

Return Acknowledged

Received by: Julene V. Portillo
Print

Date: 9/14/00

DEVELOPMENT & BUILDING SERVICE CENTER

ONE STOP

600 SECOND ST. N.W./2ND FLOOR

ATTENTION: Hydrology
505-924-3900

Records Withdrawal Form

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Name: Dona Liberty
Print

Organization: Alb. Reprographics

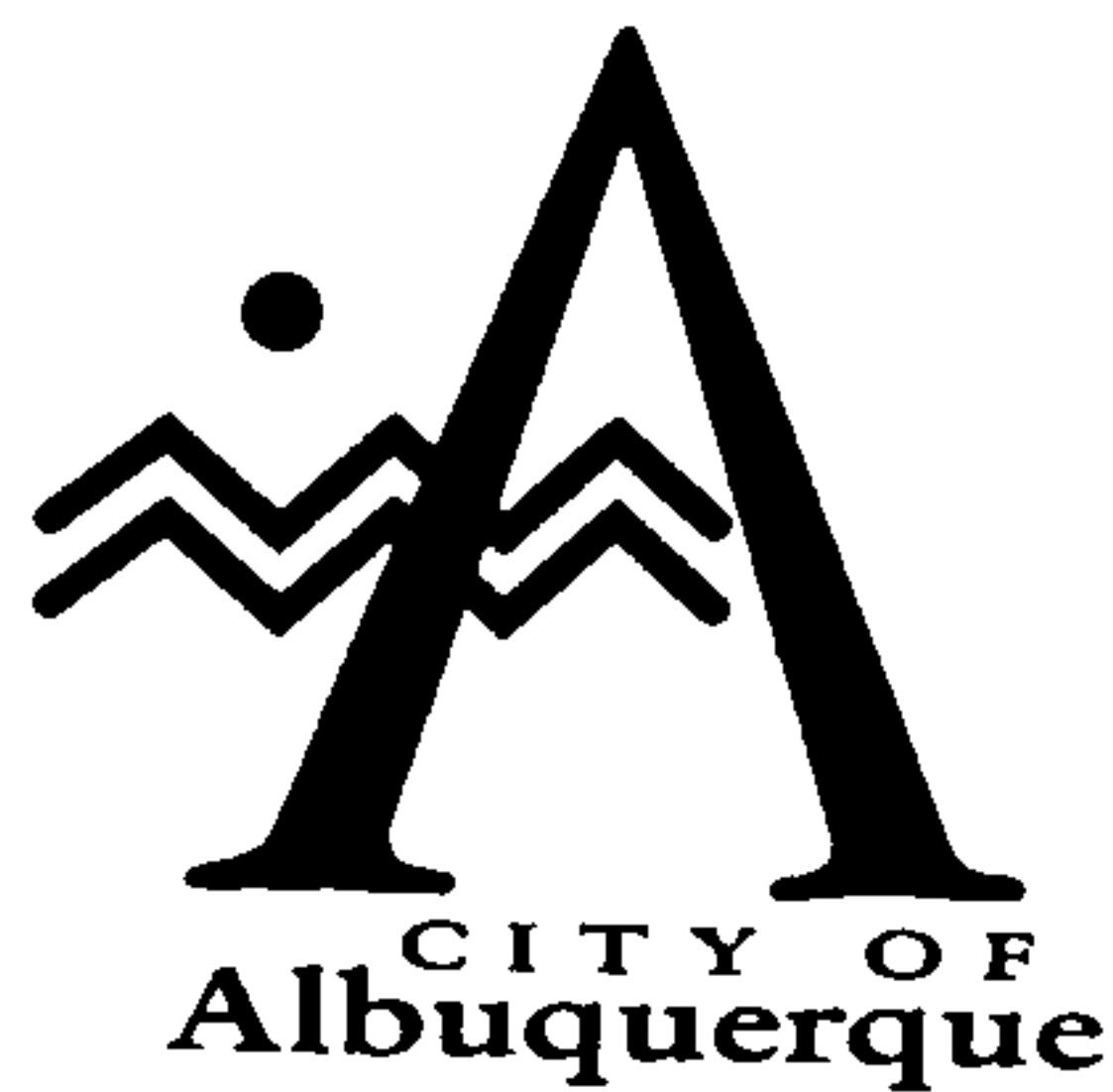
Signed: Dona Liberty
Phone No. _____

Date: 9/14

Office Use Only

Return Acknowledged

Received by: _____ Date: _____
Print



April 23, 1998

Victoria A. Dery, P.E.
Leedshill-Herkenhoff, Inc.
500 Copper Avenue NW, Suite 500
P. O. Box 1217
Albuquerque, New Mexico 87103

RE: Grading and Drainage Plan for Gonzales Well No. 3 (G11/D43A) Submitted for Building Permit Approval, Engineer's Stamp Dated 4/3/98.

Dear Ms. Dery:

Based on the information provided in the submittal of April 22, 1998, the above referenced plan is approved for Building Permit release.

As you are aware, the Engineer's Certification, per the D.P.M., must be submitted to, and approved by, this office.

On future submittals for other developments, please plot the HGL on the storm drain profiles.

If you have any questions, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Mike Mendoza, City of Albuquerque, PWD
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Gonzales Well No. 3 ZONE ATLAS/DRNG.FILE #: G-11/D43A

DRB #: 96-153 EPC #: Z-96-4 WORK ORDER #: N/A

LEGAL DESCRIPTION: A PORTION OF TRACK A-29, TOWN OF ATRISCO GRANT

CITY ADDRESS: Unassigned as of this date

ENGINEERING FIRM: Leedshill-Herkenhoff, Inc. CONTACT: Robert E. Roughton, P.E.

ADDRESS: 500 Copper Avenue, NW, Suite 500, Albuquerque, 87102 PHONE: (505) 247-0294

OWNER: City of Albuquerque CONTACT: Mike E. Mendoza

ADDRESS: P.O. Box 1293, Albuquerque, 87103 PHONE: (505) 857-8244

ARCHITECT: Same CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Albuquerque Surveying Co., Inc. CONTACT: Vladimir Jirik, P.L.S.

ADDRESS: 2119 Menaul PHONE: (505) 884-2036

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETINGS:

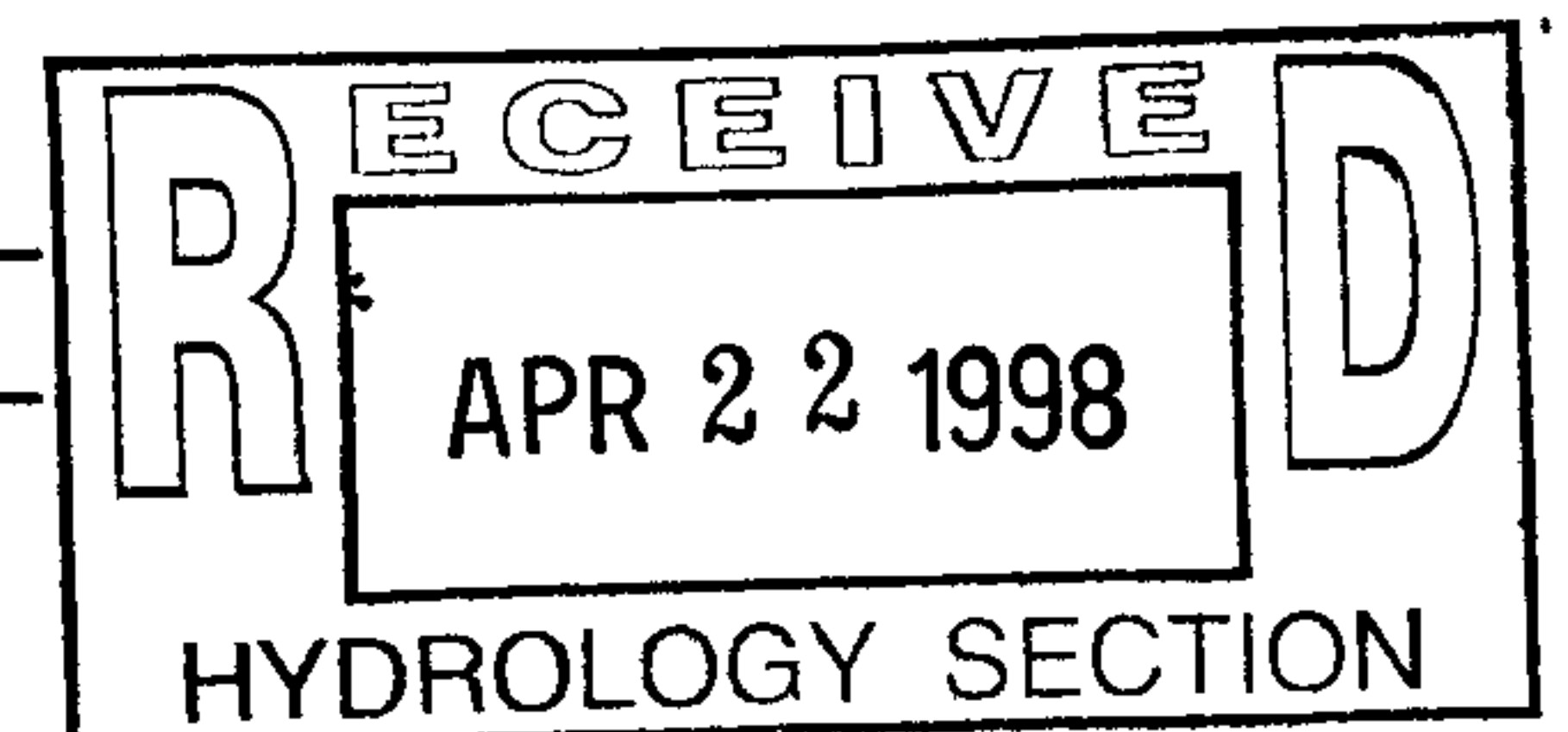
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

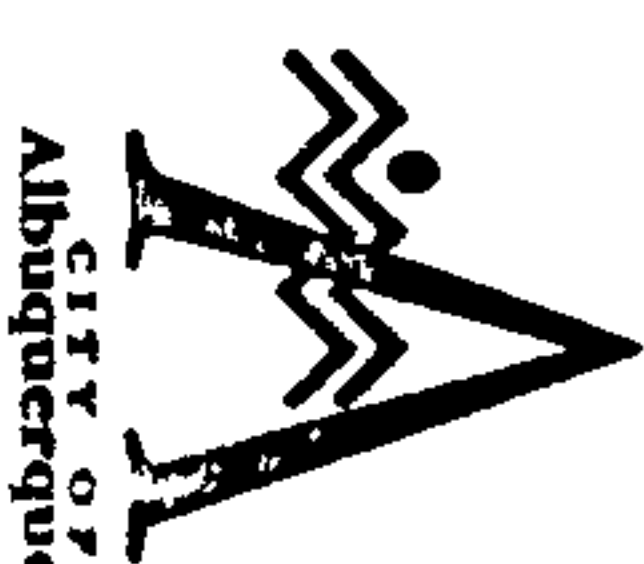
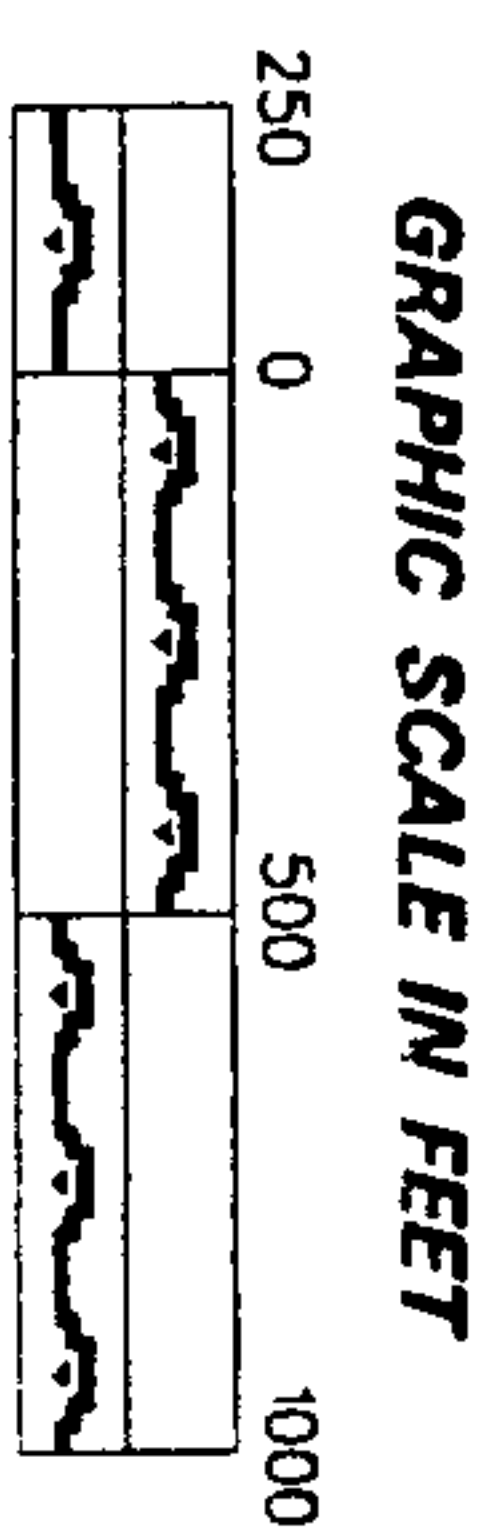
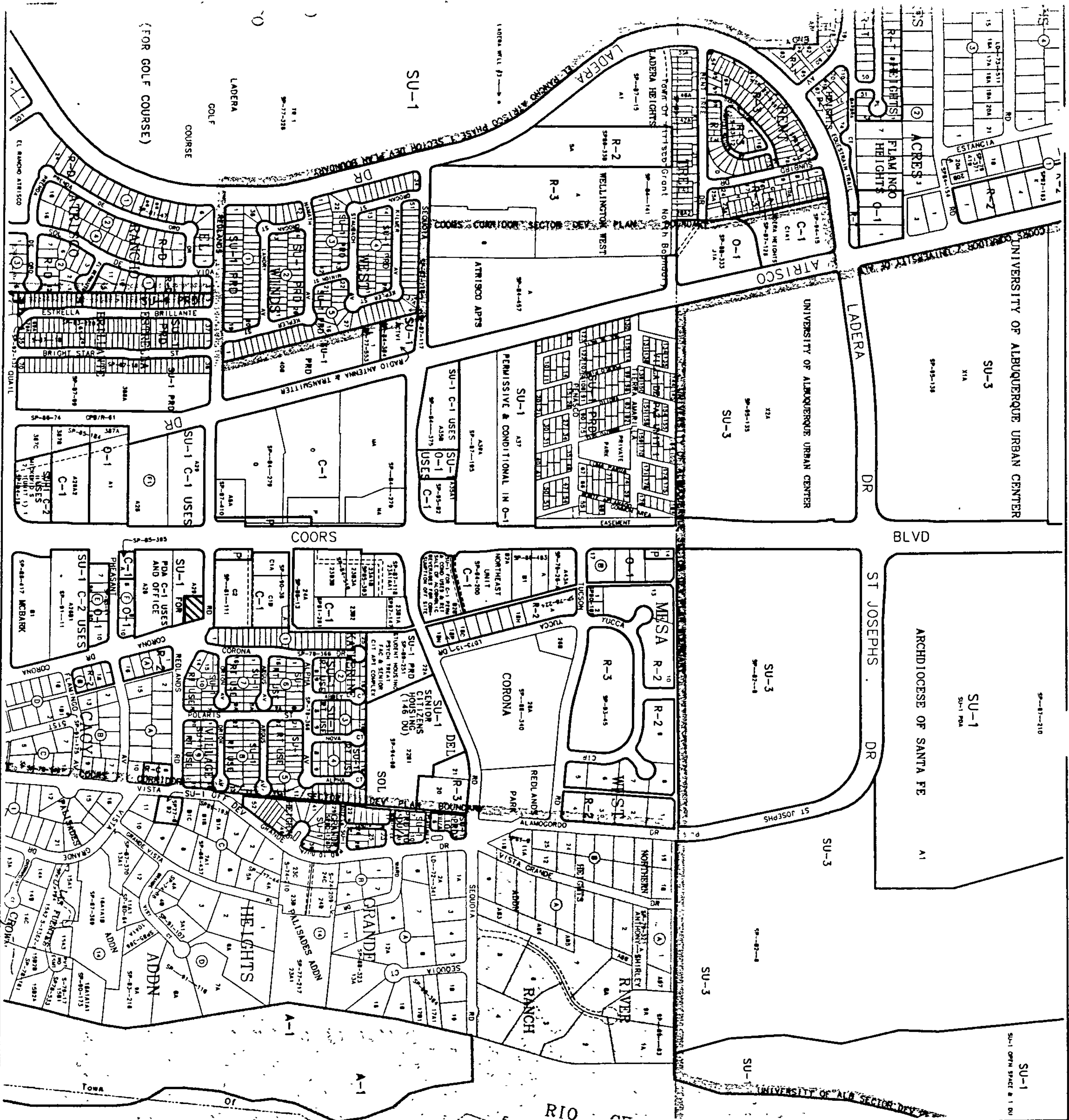
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S.DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S.DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: April 3, 1998

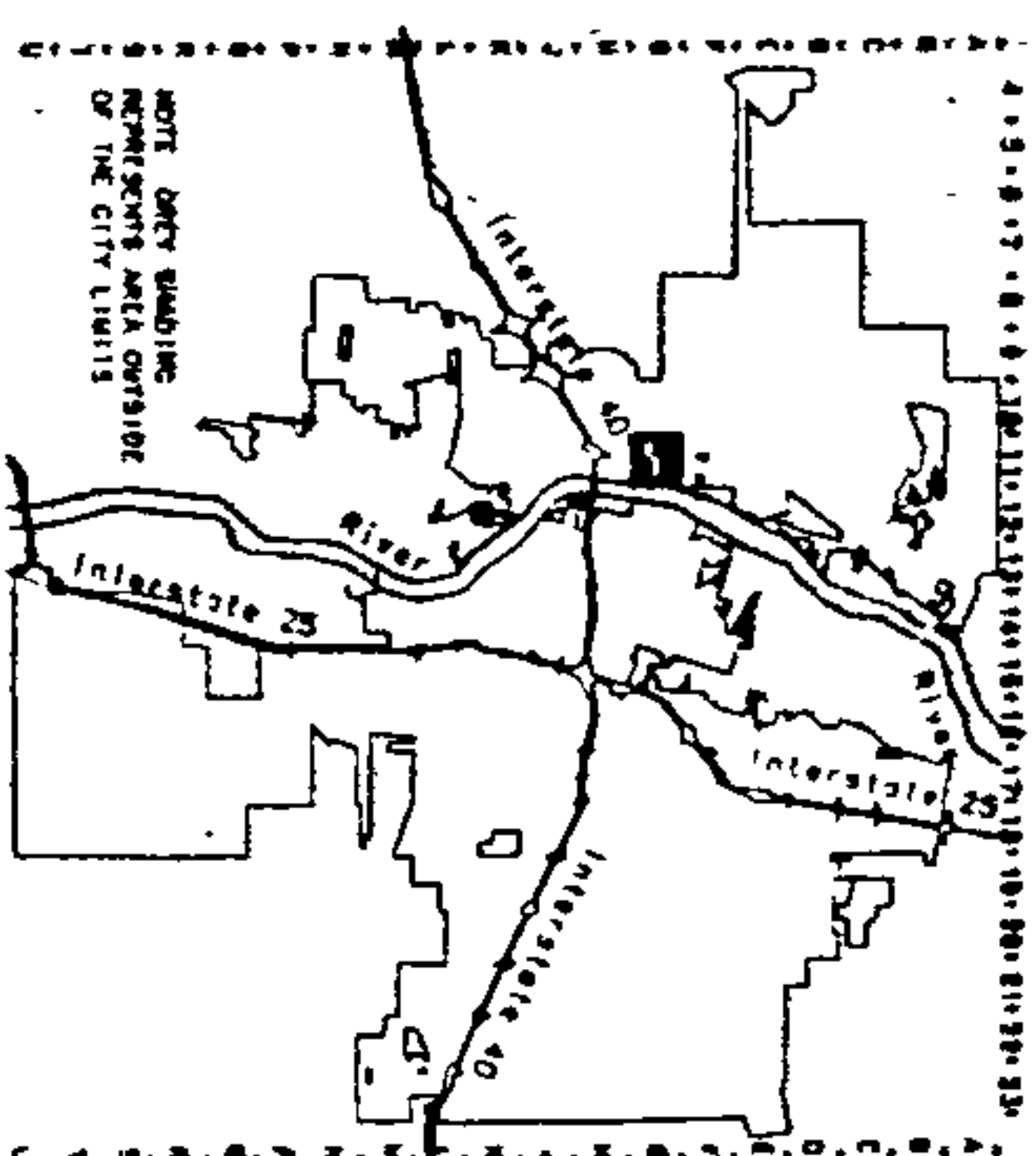
BY: Victoria A. Dey, P.E.





PLANNING DEPARTMENT
© Copyright 1995

Map Amended through September 01, 1995



LEGAL DESCRIPTION

TION
RZE
SEC 2

UNIFORM PROPERTY CODE
1-011-000

DEC 1 1995



March 3, 1998

Victoria A. Dery, P.E.
Leedshill-Herkenhoff, Inc.
500 Copper Avenue NW, Suite 500
P. O. Box 1217
Albuquerque, New Mexico 87103

RE: Grading and Drainage Plan for Gonzales Well No. 3 (G11/D43A) Submitted for Building Permit Approval, Engineer's Stamp Dated 2/4/98.

Dear Ms. Dery:

Prior to approval for Building Permit release, or Work Order release, the above referenced plan must be revised to address the following comments:

1. On the plan, provide a copy of the portion of the FEMA Flood Insurance Rate Map (FIRM) showing the site delineated on it. Please use and reference the current FIRM panel, dated September 20, 1996. Is the entire site, or only a portion, located within the published FEMA floodplain? If possible, show the limits of the floodplain on the plan.
2. Plot the hydraulic grade line (HGL) on the profile of the storm drain to show that it won't back up onto the parking lot during the 100-year event.

If you have any questions, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Mike Mendoza, City of Albuquerque, PWD
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Gonzales Well No. 3 ZONE ATLAS/DRNG.FILE #: G-11/D43A

DRB #: 96-153 EPC #: Z-96-4 WORK ORDER #: N/A

LEGAL DESCRIPTION: A PORTION OF TRACK A-29, TOWN OF ATRISCO GRANT

CITY ADDRESS: Unassigned as of this date

ENGINEERING FIRM: Leedshill-Herkenhoff, Inc. CONTACT: Robert E. Roughton, P.E.

ADDRESS: 500 Copper Avenue, NW, Suite 500, Albuquerque, 87102 PHONE: (505) 247-0294

OWNER: City of Albuquerque CONTACT: Mike E. Mendoza

ADDRESS: P.O. Box 1293, Albuquerque, 87103 PHONE: (505) 857-8244

ARCHITECT: Same CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Albuquerque Surveying Co., Inc. CONTACT: Vladimir Jirik, P.L.S.

ADDRESS: 2119 Menaul PHONE: (505) 884-2036

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETINGS:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

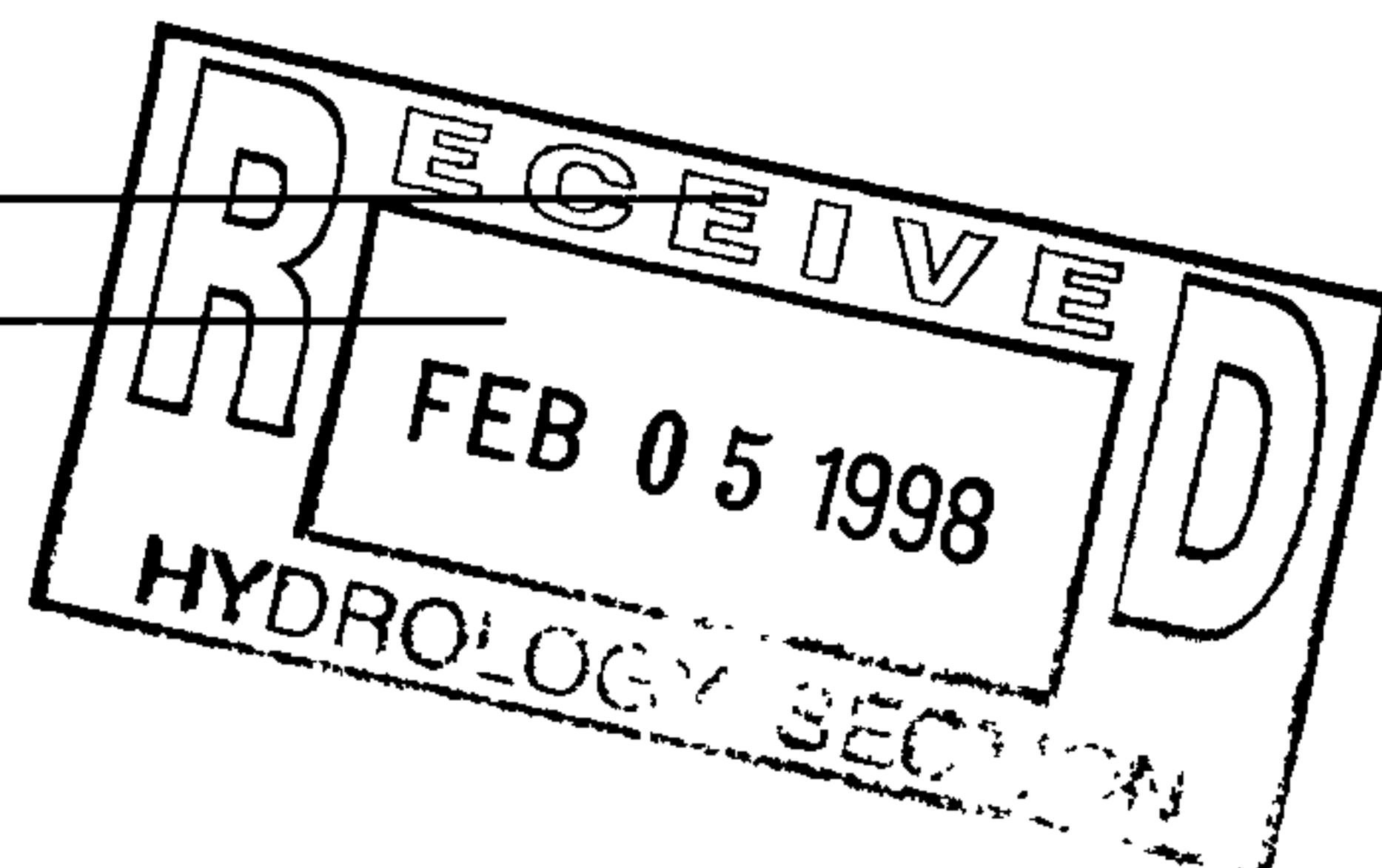
*Call Victoria
Design of
minor comments
2-23-98 will
submit plan within
a week*

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S.DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S.DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL */DRC Approval*
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: February 5, 1998

BY: Victoria A. Deery, P.E.





LEEDSHILL-HERKENHOFF, INC.

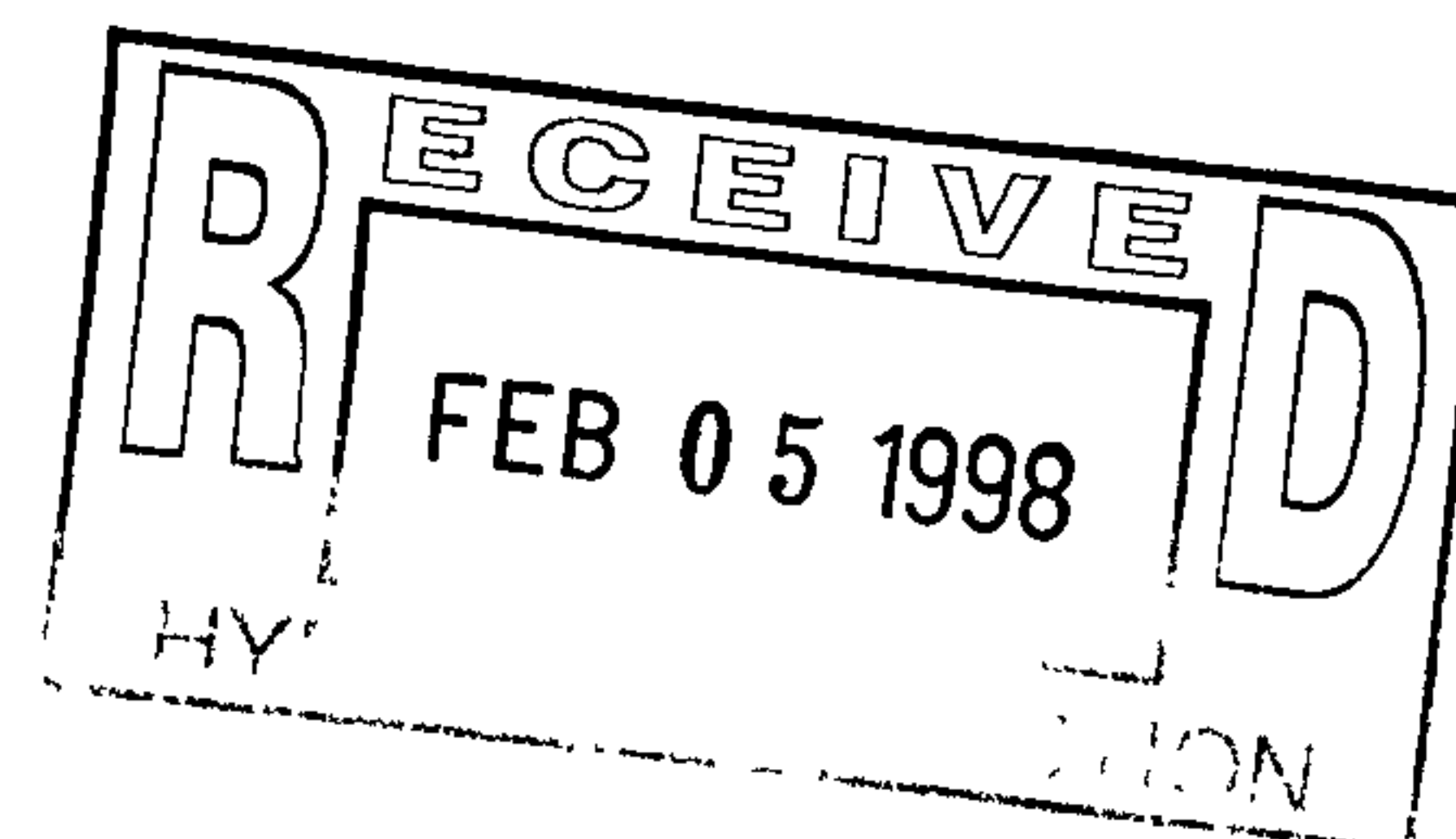
an ASCG Company

500 Copper Avenue NW, Suite 500
P.O. Box 1217
Albuquerque, New Mexico 87103
(505) 247-0294 Fax (505) 242-4845

126-92013/0200-98

February 5, 1998

Fred Aguirre, P.E.
DRB Board Member
Hydrology Division/WPD
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



**RE: GONZALES WELL NO. 3 - WELL EQUIPMENT AND COLLECTOR LINE
FINAL SITE GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT
APPROVAL - PWD NO. 4291.92**

In accordance with our conversation yesterday afternoon, I have enclosed a copy of the final Site Grading and Drainage (SG&D) Plan and the Drainage Information Sheet for your review and approval. As you will note, there are a few minor changes to the SG&D Plan since our March 8, 1996 submittal. These changes are summarized below.

- 1) The storm inlet is now 3.5' x 3.5' instead of 2' x 2'.
- 2) The concrete driveway extension is slightly different in shape, but not in area, which does not impact the drainage calculations.
- 3) The wellhead, 4-foot diameter manhole and 24-inch storm drain are shown as existing features since these items were constructed under the well drilling phase of the project.
- 4) The cross sections (previously labeled A and B; now labeled 2 and 3) include profiles of the 18-inch storm drains.
- 5) The final SG&D Plan has been stamped by me instead of by Robert E. Roughton, the Project Manager.

In addition, since we are submitting the full set of Plans and Specifications to Code Administration and the Design Review Committee concurrently with submittal of the SG&D

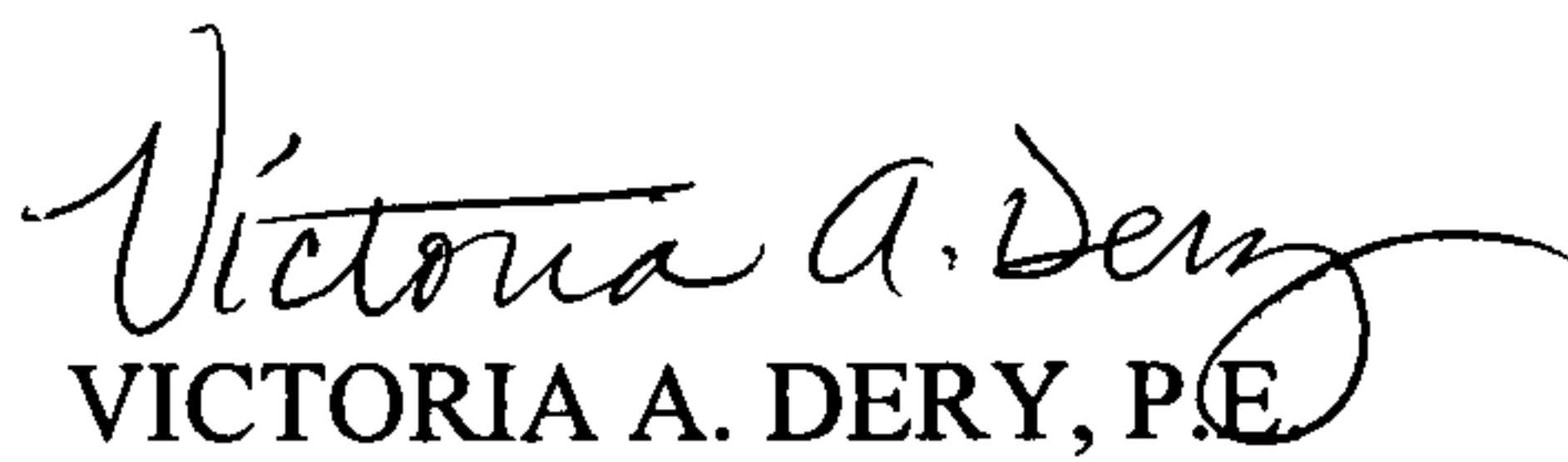


LEEDSHILL-HERKENHOFF, INC.
an ASCG Company

Fred Aguirre, P.E.
February 5, 1998
Page 2

Plan to Hydrology, we would appreciate getting notification as soon as you complete your review so that we can make any necessary revisions.

Thank you for your help, and please call me at 247-0294 if you have any questions or comments.


VICTORIA A. DERY, P.E.
Project Engineer

vd/bz

Enc.

cc: Mike E. Mendoza, PWD/WUD
Robert Roughton, LH

FIGURE 6
CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

2-13-98
(DATE)

DRB NO: D/A
PROJECT NO: 429193
ZONE ATLAS: 6-11

PROJECT NAME: Monzales Well No. 3
LOCATION: BLW Coors & Corona on Redlands

TYPE OF PROJECT: AHBA CIP X PWC SAD ALL PRIVATE

Contact Person: Robert Rayton Phone: 247-0294
Firm: Reedhill-Herkenhoff

X Scheduled with the D.R.C. on 2-19-98 at 2:30 Plaza Del Sol/2nd Fl.
 No DRC Meeting Scheduled. Please return any comments by

The Project Is Scheduled For:

- | | |
|-----------------------------|----------------------------|
| / / Design Report Review | <u>X</u> Final Plan Review |
| / / Pre-Design Meeting | <u>/</u> Signoff of Plans |
| / / Preliminary Plan Review | <u>/</u> <u> </u> |

The Project Relates To:

/ / Water / / San. Sewer / / Paving / / Storm Drainage / /

The Attached Package Includes:

/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings.

<u>AD</u> DRC Chairman	Project Review Section	All Drawings
<u>AD</u> Traffic Repres	Transportation Development	All Drawings
<u>/</u> Utility Dev.(Bob Kane)	Utility Design	All AHBA Drawings
<u>AD</u> Utility Dev.(Keith Reed)	Utility Design	All CIP Drawings
<u>AD</u> Hydro. Repres.	Hydrology	All Drawings
<u>STD</u> Const. Repres.	Construction	All Drawings
<u>/</u> Ray Chavez	Traffic Operations	All Drawings
<u>/</u> Sergio Miranda	Water (Shutoff Plan)	All Water Shutoff
<u>/</u> CIP/Parks Repres.	Parks & Recreation	ALL Landscaping
<u>/</u> Andre Houle	Street Maintenance	All Paving
<u>AD</u> Kevin Broderick	Utility Coordinator	ALL PWC & CIP
<u>/</u> Jim Hamel	Transit Department	CIP/Memo
<u>STD</u> Joe Luehring	Construction Coordinator	CIP/Memo
<u>/</u> Jim Fink	Line Maintenance	CIP & SAS/Memo
<u>/</u> George Gee	City Architect	Arch. Drawings
<u>/</u> Lee Lunsford	SAD Engineer	SAD/Memo
<u>/</u> Tom Ellis	Park Mangement	Parks/Community Ctrs/APS
<u>/</u> Gene Bustamante	General Services Dept.	Arch. Drawings
<u>/</u> Greg Smith	PWD/Legal	Specs & Dwgs.
<u>/</u> Richard Sertich	Planning Department	CIP/Memos
<u>/</u> CIP Project Manager	CIP	CIP/Memos
<u>/</u> Donald Bartlett	Risk Management	Arch. Drawings
<u>AD</u> <u>Mike Mendoza</u>	<u>Liq. Waste</u>	

DRCNOTIC. 10/19/95

* Will be distributed
separately.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 14, 1996

Robert E. Roughton, P.E.
Leedshill-Herkenhoff, Inc.
P. O. Box 1217
Albuquerque, New Mexico 87103

RE: GRADING AND DRAINAGE PLAN FOR GONZALES WELL NO. 3 (G11/D43A)
SUBMITTED FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL,
ENGINEER'S STAMP DATED 3/6/96.

Dear Mr. Roughton:

Based on the information provided in the submittal of March 8, 1996, the above referenced plan is approved for Site Development for Building Permit release.

Please be advised that prior to Certificate of Occupancy release, an Engineer's Certification, per the D.P.M. will be required.

Although a storm drain system has been constructed in the vicinity of this site, the FEMA Flood Insurance Rate Maps have not been revised. Your plan, therefore, correctly acknowledges that the site is within an AH Zone according to the FIRM. The proposed elevations for the finish floor and the transformer pad are acceptable since these are above the base flood elevation.

This plan shows only a portion of Tract A-29, Town of Atrisco Grant. In the future, when submitting for building permit approval, the grading and drainage plan must address the entire platted site whether only a portion is to be developed or not.

If you should have any questions, or if I may be of further assistance to you, please call me.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Mike Mendoza, City of Albuquerque, PWD
File



LEEDSHILL-HERKENHOFF, INC.

FAX TRANSMITTAL

DATE: March 7, 1996

TO: Susan M. Calongne

FAX: 768-3629

FROM: Bob Roughton *BR*

OF PAGES: 2, including this cover

LH PHONE: (505)247-0294

LH FAX: (505)242-4845

PROJECT: Gonzales Well No. 3

PROJECT NOS.: LH PROJECT NO. 92013.64

SUBJECT: Drainage Information Sheet.

Here is the Drainage Information Sheet your requested.

If you have questions please call.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GONZALES WELL NO. 3 ZONE ATLAS/DRNG.FILE #: G11/D43ADRB #: UNASSIGNED EPC #: Z-96-4 WORK ORDER #: N/ALEGAL DESCRIPTION: A PORTION OF TRACK A-29, TOWN OF ATRISCO GRANTCITY ADDRESS: UNASSIGNEDENGINEERING FIRM: LEEDSHILL HERKENHOFF CONTACT: ROBERT E. ROUGHTONADDRESS: 500 COPPER AVE. NW, STE 500 PHONE: (505) 247-0294OWNER: CITY OF ALBUQUERQUE, PWD CONTACT: MIKE E. MENDOZAADDRESS: _____ PHONE: (505) 857-8244ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: ALBUQUERQUE SURVEYING CO. CONTACT: VLAD JIRIKADDRESS: 2119 MENAUL, NE. PHONE: (505) 884-2036CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETINGS:

- ☒ YES
☐ NO
☒ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S.DEV. PLAN FOR SUB'D. APPROVAL
☐ S.DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: MARCH 7, 1996BY: *R. E. Roughton*

MAR - 8 1996

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G-11 DATE: 11/30/95
EPC NO.: B DRB NO.: _____ ZONE: G-11
SUBJECT: COA GONZALEZ WELL #3
STREET ADDRESS: _____
LEGAL DESCRIPTION: PT & R "A" 201" NE UNIT TOWN OF ATRISCO
GRANT

APPROVAL REQUESTED: ☒ PRELIMINARY PLAT ☐ FINAL PLAT
☒ SITE DEVELOPMENT PLAN ☒ BUILDING PERMIT
☐ GRADING/PAVING PERMIT ☐ OTHER

	WHO	REPRESENTING
ATTENDANCE:	<u>TOM BLAINE</u>	<u>L-H</u>
	<u>LISA MANWILL</u>	<u>COA</u>
	_____	_____

FINDINGS:

- MINI PIPE SIZE IS 12"
- TIE INTO EXISTING MH - USE COA STANDARD DETAILS. WILL NEED WORK ORDER APPROVAL
- NEED ALL CALLS ~ PIPE SIZE
INLET DO NOT USE TYPE "D" FLOW
- FOR PORTION OF THE SITE THAT DRAINS DIRECTLY INTO BACK OF EXISTING MH WILL BEAT THE PEAK FLOW IN THE MAIN LINE. THEREFORE CAPACITY IS ADEQUATE FOR THOSE FLOW ENTERING SD LINE.

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

SIGNED: Lisa Manwill SIGNED: Tom Blaine
TITLE: Emp Asst TITLE: _____
DATE: 11/30/95 DATE: 11-30-95

NOTE PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.



LEEDSHILL-HERKENHOFF, INC.
500 Copper Avenue N.W.
P. O. Box 1217
Albuquerque, New Mexico 87103
(505) 247-0294

261-92013.84-96

March 6, 1996

Ms. Susan M. Calongne, P.E.
City/County Floodplain Administrator
Hydrology Division
P.O. Box 1293
Albuquerque, NM 87103

**RE: GONZALES WELL NO. 3, GRADING AND DRAINAGE PLAN (G11/D43A), A/E
PROJECT # 4291-01**

We are in receipt of your letter dated January 8, 1996 (copy attached for reference) regarding review comments on the referenced grading and drainage plan. Please accept the following response to those comments.

- Comment 1 The City of Albuquerque will control only the proposed well site as shown. The remainder of Tract A-29 is undeveloped and for sale at this time. The Tract A-29 site plan originally submitted for EPC approval in 1987 has been withdrawn and there are no known plans for development. The entire site is currently vegetated with native grass.
- Comment 2 As an internal matter the two City departments involved (Water Utility Division and Transportation) will agree to trade property if and when Water Utility wishes to take possession of that portion of Corona R-O-W between the existing property line and one foot behind sidewalk. In the meantime, Water Utility Division has withdrawn its request to utilize the property outside the proposed well site and the drainage plan has been revised to reflect this.
- Comment 3 While the existing flood plain map does shows the proposed well site within a Zone AH, the flood plain map is outdated. The flood plain no longer exists due to the installation of City storm drains and the flood plain map is in need of revision. In a conversation with Bernie Montoya on November 21, 1995, he indicated that the flood plain issues did not need to be addressed as "this area doesn't flood".
- Comment 4 The proposed well site drainage plan has been revised to show the contour elevations more clearly. The 5101 contour passes approximately through the

MAR - 8 1996



Ms. Susan M. Calongne, P.E.

March 6, 1996

Page 2

southwest third of the well side, draining away to both the southwest and northeast across the well site. Off-site flows from Tract A-29 do not currently enter the proposed well site.

Comment 5 The proposed well site drainage plan has been revised the better reflect which storm drain piping is existing and which is proposed. All storm drain pipes on the proposed well site and the pipeline leading from the proposed well site to the manhole in Redlands are to be constructed. The calculations show the following pipe capacities: all 18" pipelines - 10.64 CFS based on a Manning's n of 0.013 and slope of 1%; the 24" pipeline - 22.67 CFS based on the same Manning's n and slope. The line will need to tie into the manhole on Redlands as it is doing double duty, serving as both a storm drain at 1.353 CFS (well site runoff from the drainage calculations) and as the well wash line at 10 to 12 CFS which could cause splashing problems at the inlet. In addition, Mr. Montoya indicated in the meeting of November 21, 1995 that the well wash line should tie into the manhole.

Comment 6 Area storm drains were constructed under SAD 198. The original Tract A-29 grading and drainage plans, dated November 1987, show a calculation for total site runoff (developed condition) of 14.9 CFS. The developed site runoff for the well site is calculated at 1.303 CFS (see site grading and drainage plan). The land area of the well site is 0.4031 acres compared to a total site (Tract A-29) area of 3.89 acres. Comparing the well site land area to the total and the well site runoff to the calculated runoff for Tract A-29 gives the following: well site land area = 13% of the total site; well site runoff = 8.74% of the calculated total site runoff.

The balance of Tract A-29 exclusive of the well site remains undeveloped (see response to comment 1 above). In addition to the calculation shown on the site grading and drainage plans, the plans contain the following statement, "In the developed condition, the site will be built-up to direct all on-site runoff to the northeast corner and the storm drain system to be constructed with SAD 198. Both of these parcels (there were two parcels at that time that have since been combined into one) are being fully assessed for drainage contribution and therefore are allowed free discharge to the SAD's system".

A caveat to the original SAD 198 storm drain plans does exist. The storm drains in the area of Redlands, Corona and Coors were not constructed per the original plan. The storm drain that was planned to be installed in Corona was instead



Ms. Susan M. Calongne, P.E.

March 6, 1996

Page 3

installed in Coors. While the capacity of the "As Built" storm drain system is known, the overall basin delineation is different due to the revised location of the storm drain and as such cannot be directly related to the Tract A-29 subbasin.

We ask that you approve the revised site plan based on a lower relative percent of runoff vs. site acreage used in the development of the original site plan that formed, in part, the hydrology for SAD 198.

A copy of the pre-design conference minutes is enclosed for your information.

If you have questions or comments please call.

ROBERT E. ROUGHTON, P.E.

Project Manager

rer/bz

Enc.

cc: Mike E. Mendoza, COA
Art Stuart, COA
Central Files



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 8, 1996

Robert E. Roughton, P.E.
Leedshill-Herkenhoff, Inc.
P. O. Box 1217
Albuquerque, New Mexico 87103

**RE: GRADING AND DRAINAGE PLAN FOR GONZALES WELL NO. 3 (G11/D43A)
SUBMITTED FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL,
ENGINEER'S STAMP DATED 11/29/95.**

Dear Mr. Roughton:

The grading and drainage plan referenced above is very unclear with respect to the following issues. These comments must be addressed prior to Site development plan approval:

1. It appears that the grading and drainage plan does not address the entire site. The well site is only a portion of a larger piece of property, Tract A-29. Has this tract been subdivided? Has any of Tract A-29 been developed? The grading and drainage plan must address the entire site.
- ✓ 2. The existing property line on the east side of the site crosses through the proposed native grass area of your site. Is this area a part of your site, or do you propose to grade within City right-of-way?
- ✓ 012 3. How do you propose to mitigate the existing FEMA floodplain? Compensatory volume is typically required for AH Zones.
- ✓ 4. Do off-site flows impact this site? The off-site basins must be shown on the plan, and these flows must be quantified. Will the proposed header curb be adequate to keep off-site flows from entering the site? If these flows are diverted, are other sites impacted?
- ✓ 5. The plan proposes to drain the site to an existing storm drain manhole in Redlands Rd. On the plan it appears that the storm drain line from the manhole in Redlands to the manhole on your site is existing. If this line is existing, please label it as such and provide the size and capacity. If this line is proposed, it could tie into the back of the existing inlet on Redlands to keep from tearing up Redlands Rd.

Robert E. Roughton, P.E.
Page 2

January 8, 1996

6. What is the downstream capacity for the existing storm drain system in Redlands Rd.? This system was part of an SAD project. According to the SAD plan, what is the allowable discharge from your site?

If you should have any questions regarding these comments, please call me at 768-2666.

Sincerely,



Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Mike Mendoza, City of Albuquerque, PWD

 File

DRAINAGE INFORMATION SHEET

611/043A

PROJECT TITLE: Gonzales Well No. 3 ZONE ATLAS/DRNG.FILE #: G 11 Z

DRB #: _____ EPC #: Z 9604 WORK ORDER #: _____

LEGAL DESCRIPTION: Portion of Tract A-29, NE Unit, Town of Atrisco Grant

CITY ADDRESS: None assigned

ENGINEERING FIRM: Leedshill-Herkenhoff, Inc CONTACT: R. E. Roughton

ADDRESS: P.O. Box 1217 PHONE: 247-0294

OWNER: City of Albuquerque/PWD CONTACT: Mike Mendoza

ADDRESS: 5501 Pino Ave. N.E. PHONE: 857-8200

ARCHITECT: Leedshill-Herkenhoff, Inc. CONTACT: R. E. Roughton

ADDRESS: P.O. Box 1217* PHONE: 247-0294

SURVEYOR: Albuquerque Surveying CONTACT: Vlad Jirik

ADDRESS: 2119 Menaul N.E. PHONE: 884-2036

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETINGS:

- ☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S.DEV. PLAN FOR SUB'D. APPROVAL
☒ S.DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: November 30, 1995

BY: *R. E. Roughton* (Robert E. Roughton)

DEC 1 8

DEC 1 4 1995

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Atrisco Grant, Northeast Unit and being a portion of Tract A-29, as said Tract A-29 as shown and designated on the plat of TOWN OF ATRISCO GRANT filed for record in the Office of the County Clerk, Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 117-118, and being more particularly described by metes and bounds survey as follows;

Beginning at the southeast corner of the parcel of land herein described being the southeast corner of Tract A-29 and a point on the westerly right-of-way line of Corona Drive NW, whence the ACS Control Station "NM448-N4A" bears N. 19° 23' 11" W., 1439.34 feet distance; thence,

N. 89° 50' 13" W., 225.48 feet distance to the southwest corner of the parcel of land herein described; thence,

N. 00° 09' 47" E., 203.84 feet distance to the northwest corner of the parcel of land herein described being a point on the southerly right-of-way line of Redlands Road NW; thence,

S. 89° 50' 13" E., 50.00 feet distance to a point; thence,

S. 00° 09' 47" W., 125.00 feet distance to a point; thence,

S. 89° 50' 13" E., 155.95 feet distance to a point on the westerly right-of-way line of Corona Drive NW; thence,

S. 13° 44' 41" E., 81.22 feet distance to the southeast corner and point of beginning of the parcel of land herein described and containing 23,258 square feet (0.5340 acre), more or less.

SEE EXHIBIT B

EXHIBIT B

COPY



NOT TO SCALE

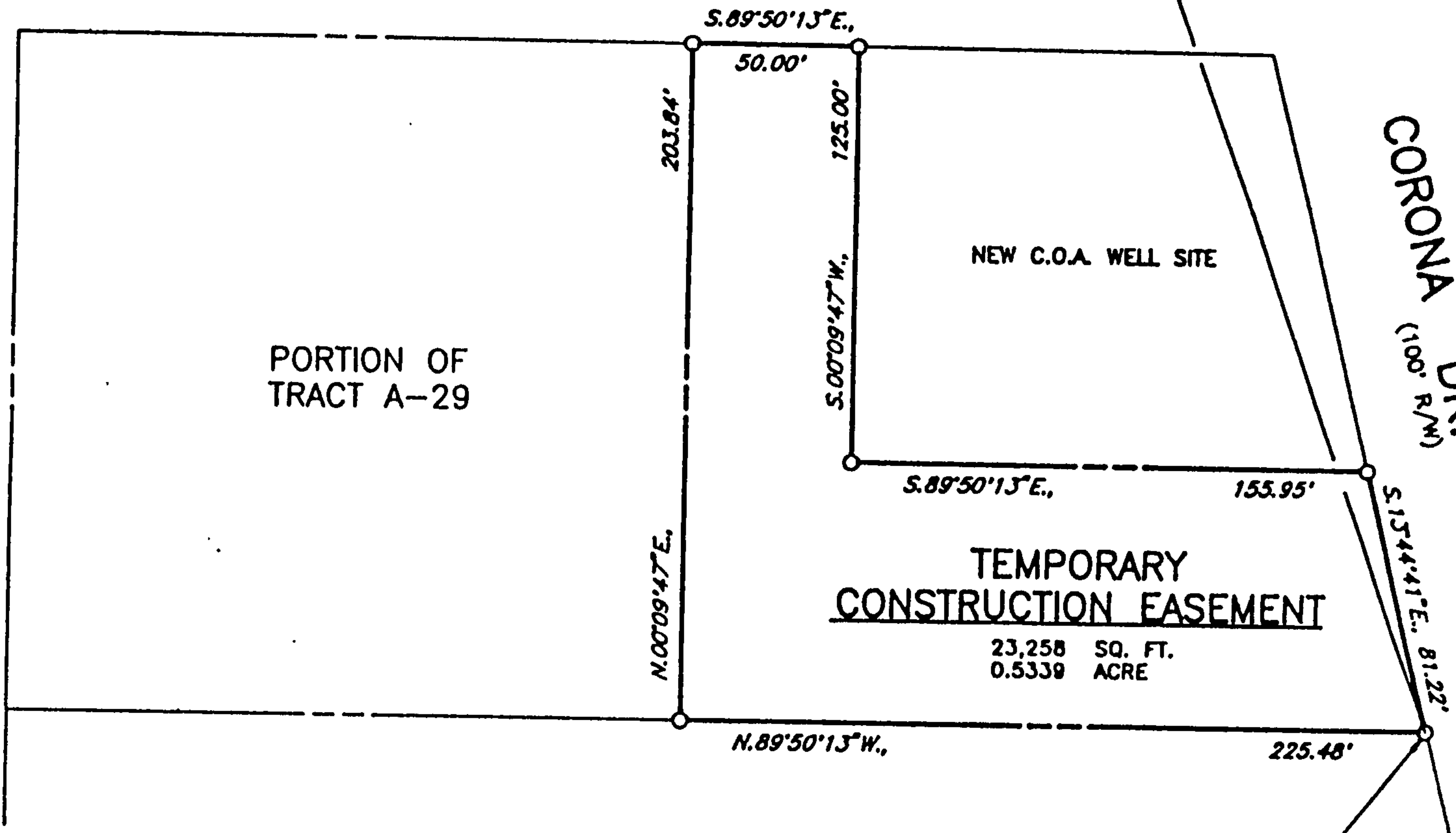
REDLANDS RD. N.W.
(60' R/W)

COORS R. N.W.

ACS MONUMENT
"NM448-N4A"

N.19°23'11"W.
1,439.34' (ME)

CORONA DR.
(100' R/W)



TRACT A-28
NORTHEAST UNIT
TOWN OF ATRISCO GRANT
(D-117,118)

EXHIBIT A

WD
COPY



NOT TO SCALE

REDLANDS RD. N.W.
(60' R/W)

ACS MONUMENT
"NM448-N4A"

N.20°20'52"W.
1,230.53' (1E)

POINT OF BEGINNING
LEGAL DESCRIPTION

COORS 1 N.W.

PORTION OF
TRACT A-29

S.89°50'13"E. 125.00'

N.00°09'47"E. 125.00'

C.O.A.
WELL SITE

17,560 SQ. FT.
0.4031 ACRE

S.15°44'41"E.

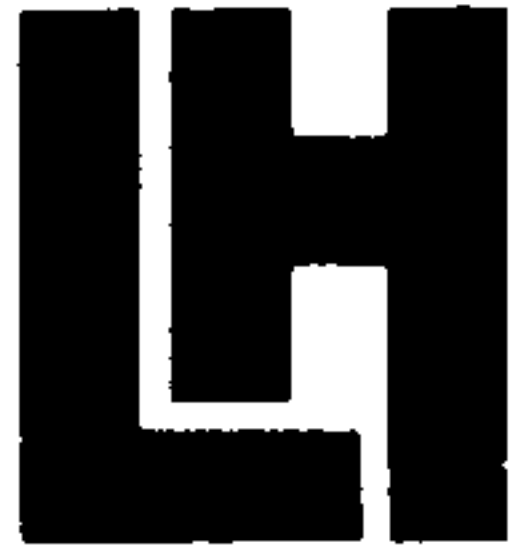
CORONA DR.
(100' R/W)

N.89°50'13"W.

155.95'

128.78'

TRACT A-28
NORTHEAST UNIT
TOWN OF ATRISCO GRANT
(D-117,118)



LEEDSHILL-HERKENHOFF, INC.
500 Copper Avenue N.W.
P. O. Box 1217
Albuquerque, New Mexico 87103
(505) 247-0294

1337-92013.84-95

November 30, 1995

City of Albuquerque
Hydrology Division/PWD
P.O. Box 1217
Albuquerque, NM 87103

**RE: GONZALES WELL NO. 3, GRADING AND DRAINAGE PLAN
A/E PROJECT # 4291-01**

Enclosed herewith please find a drainage information sheet, back-up documentation as required by DPM Volume 2, Section 22.7 and two sets of the grading and drainage plan for the referenced proposed City water well for review.

If you have questions or comments please call.

ROBERT E. ROUGHTON, P.E.
Project Manager

cc: Mike E. Mendoza w/enc.
Art Stuart w/o enc.
Central Files w/enc.

DEC 1 8

DEC 1 4



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

ZONING ENFORCEMENT

Plaza National Bank - Garden Level

600 - 2nd St., N.W., Albuquerque, New Mexico 87102
Telephone No. (505) 764-1664 - Telecopier No. (505) 764-1692

June 22, 1994

RECEIVED

JUN 28 1994

Robert E. Roughton, P.E.
Project Manager
Leedsshill - Herkenkoff, Inc.
P.O. Box 1217
Albuquerque, New Mexico 87103

LEEDSHILL - HERKENHOFF, INC.
ALBUQUERQUE

**Re: GONZALES WELL NO. 3, WELL SITE NO. 1
A/E PROJECT #4291-01**

Dear Mr. Roughton:

This is to certify that according to the map on file in this office as of this date, Lots A-28 and A-29, Town of Atrisco Grant, Northeast Unit, Albuquerque, Bernalillo County, New Mexico are zoned SU-1 special use for planned development area, C-1 uses and office.

A copy of the Certificate of Zoning, file Z-87-146/SPR-81-21-1 is enclosed for your information.

If you should have any questions regarding this matter, please feel free to call me at 764-1664.

Sincerely,

Robert E. Romero
Zoning Enforcement Manager

RER/bjmc

DEC 1 8

DEC 1 4

CITY OF ALBUQUERQUE
PLANNING DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

Hubbell Trust
500 Marquette Avenue NW
Albuquerque, NM; 87102

Date: June 16, 1987

CERTIFICATION OF ZONING

FILE: Z-87-146/SPR-81-21-1

DATE OF FINAL ACTION: December 10, 1987

LEGAL DESCRIPTION: Portions of Lots A-28 and A-29, Town of Atrisco Grant, Northeast Unit, located east of Coors Boulevard NW, between Redlands Road, NW and Pheasant Avenue NW, containing approximately 4 acres. (G-11)

The Environmental Planning Commission ruled favorably on your request to amend the zone map as it applies to the above-cited property.

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM SU-1 FOR R-3 PURPOSES TO SU-1 FOR PLANNED DEVELOPMENT AREA, C-1 USES AND OFFICE

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

Susan F. Connors
for Phil Garcia
City Planner

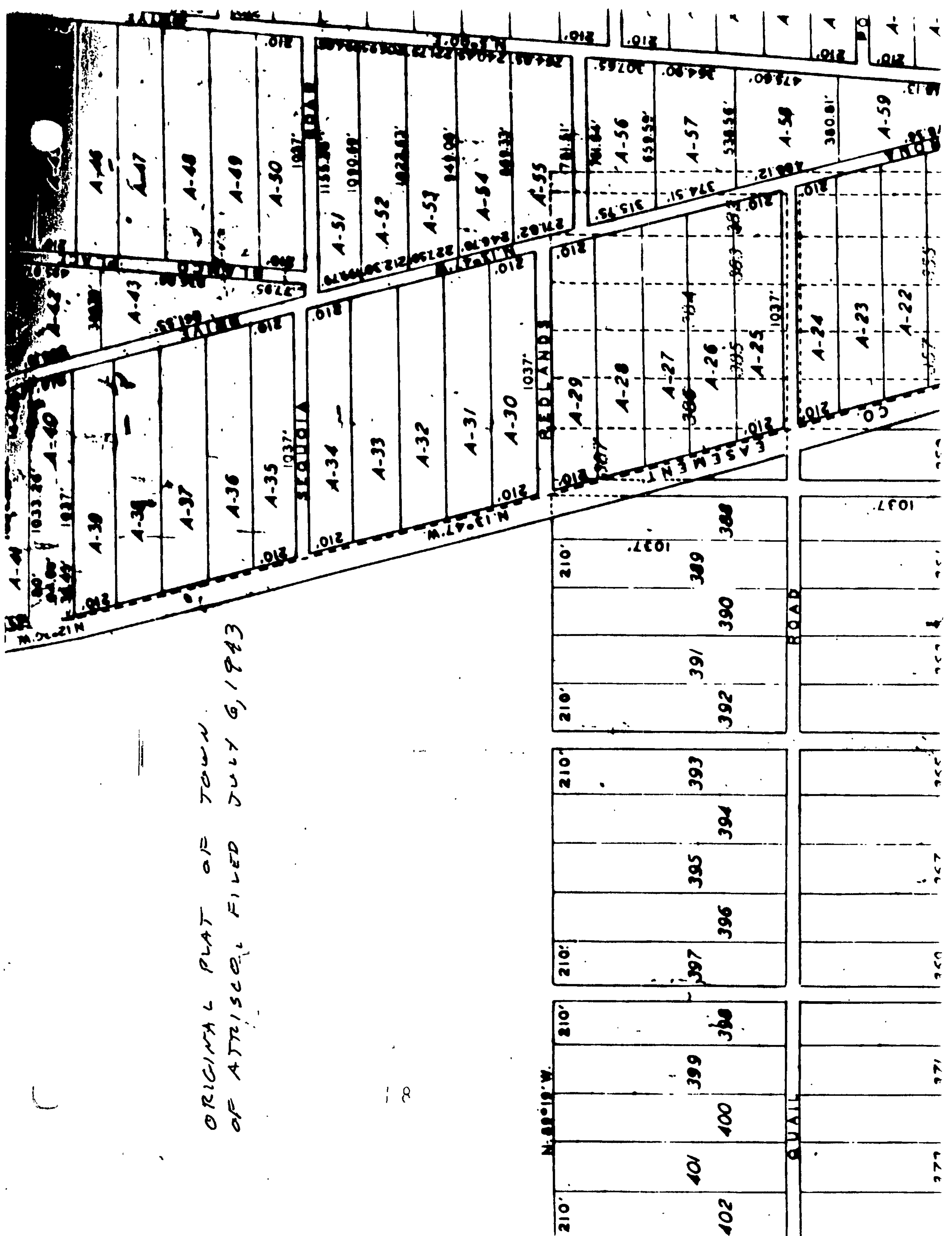
PG/DC/vb

cc: Zoning

Neal Weinberg/AGIS/Admin.

Z-CERTIFICATION

ORIGINAL PLAT OF TOWN
OF ATRISCO, FILED JULY 6, 1943



WD
COPY

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Atrisco Grant, Northeast Unit and being a portion of Tract A-29, as said Tract A-29 as shown and designated on the plat of TOWN OF ATRISCO GRANT filed for record in the Office of the County Clerk, Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 117-118, and being more particularly described by metes and bounds survey as follows;

Beginning at the northeast corner of the parcel of land herein described being the northeast corner of Tract A-29 and the point of the intersection of the southerly right-of-way line of Redlands Road NW and the westerly right-of-way line of Corona Drive NW, whence the ACS Control Station "NM448-N4A" bears N. 20° 20' 52" W., 1230.53 feet distance; thence,

S. 13° 44' 41" E., 128.78 feet distance to the southeast corner of the parcel of land herein described; thence,

N. 89° 50' 13" W., 155.95 feet distance to the southwest corner of the parcel of land herein described; thence,

N. 00° 09' 47" E., 125.00 feet distance to the northwest corner of the parcel of land herein described being a point on the southerly right-of-way line of Redlands Road NW; thence,

S. 89° 50' 13" E., 125.00 feet distance to the northeast corner and point of beginning of the parcel of land herein described and containing 17,560 square feet (0.4031 acre), more or less.

SEE EXHIBIT A



LEEDSHILL · HERKENHOFF, INC.

Albuquerque · San Diego · Santa Fe
ENGINEERING COMPUTATIONS

NAME OF PROJECT

GONZALES WELL NO. 3

COMPUTED BY:

TB

CHECKED BY:

JOB NUMBER

92013.84

SHEET NUMBER

1 OF 2

DATE:

DEC 08-95

CALCULATION OF STORM DRAIN CAPACITY

185' OF 12" C.M.P.

ASSUME 1% SLOPE

$$0.025 = n$$

$$Q = \frac{1.486}{n} (A) (R)^{2/3} (S)^{1/2}$$

$$Q = \left(\frac{1.486}{0.025} \right) \times (\pi (0.5)^2) \times \left(\frac{(\pi (0.5)^2)}{2 \pi (0.5)} \right)^{2/3} \times (0.01)^{1/2}$$

$$Q = (59.44) (0.785) (0.2499)^{2/3} (0.01)^{1/2}$$

$$Q = 1.85 \text{ C.F.S.}$$

BASIN II & III FLOW TO STORM PIPE

$$\text{RUNOFF FROM II \& III} = 0.48 + 0.54 = 1.02 \text{ cfs}$$

$$1.02 \text{ C.F.S.} < 1.85 \text{ C.F.S.} \quad \underline{\underline{\text{OK}}}$$



LEEDSHILL · HERKENHOFF, INC.

Albuquerque · San Diego · Santa Fe
ENGINEERING COMPUTATIONS

NAME OF PROJECT

GONZALES W. 3

COMPUTED BY:

TB

CHECKED BY:

JOB NUMBER

93013.89

SHEET NUMBER

2 OF 2

DATE:

DEC 12-95

CALCULATE HEAD REQUIRED AT TYPE "D"
INLET FOR $Q = 0.54 \text{ cfs}$.

$$Q = C, A (2gh)^{1/2}$$

$$Q = 0.54 \text{ cfs}$$

$$A = 6.8 \text{ FT}^2 (\text{AREA OF GRID}) - 2.1 \text{ FT}^2 (\text{AREA OF STEEL}) = 4.7 \text{ FT}^2$$

$$C = 0.60$$

$$g = 32.2 \text{ FT/SEC}^2$$

SOLVE FOR h

$$h^{1/2} = \frac{Q}{C, A (2g)^{1/2}} = \frac{0.54}{0.6 \times 4.7 \times (64.4)^{1/2}} = 0.0239$$

$$h = 0.001 \text{ FT}$$

$$h_{\text{AVAILABLE}} = 0.5'$$

$$\underline{\underline{0.001 \ll 0.5}}$$

INLET HAS CAPACITY



DESCRIPTION OF LOCATION

Top of steel rail right-of-way marker Sta. 226 + 98, stamped "ACS BM 3-G11", located about 200' north of the intersection of Coors Road and Tucson Road, NW on the east right-of-way line of Coors Road.

New Mexico State Highway Commission (NMSHC) standard brass tablet, stamped "STA I-40-18", set in top of a concrete post flush with the ground, located 20.5' north of the west wingwall at the southbound Coors Road overpass of Interstate 40, and 4.0' west of the west edge of Coors Road.

structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620.



SCALE: 1" = 500'

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
ALBUQUERQUE,
NEW MEXICO
BERNALILLO COUNTY

PANEL 21 OF 50

COMMUNITY-PANEL NUMBER

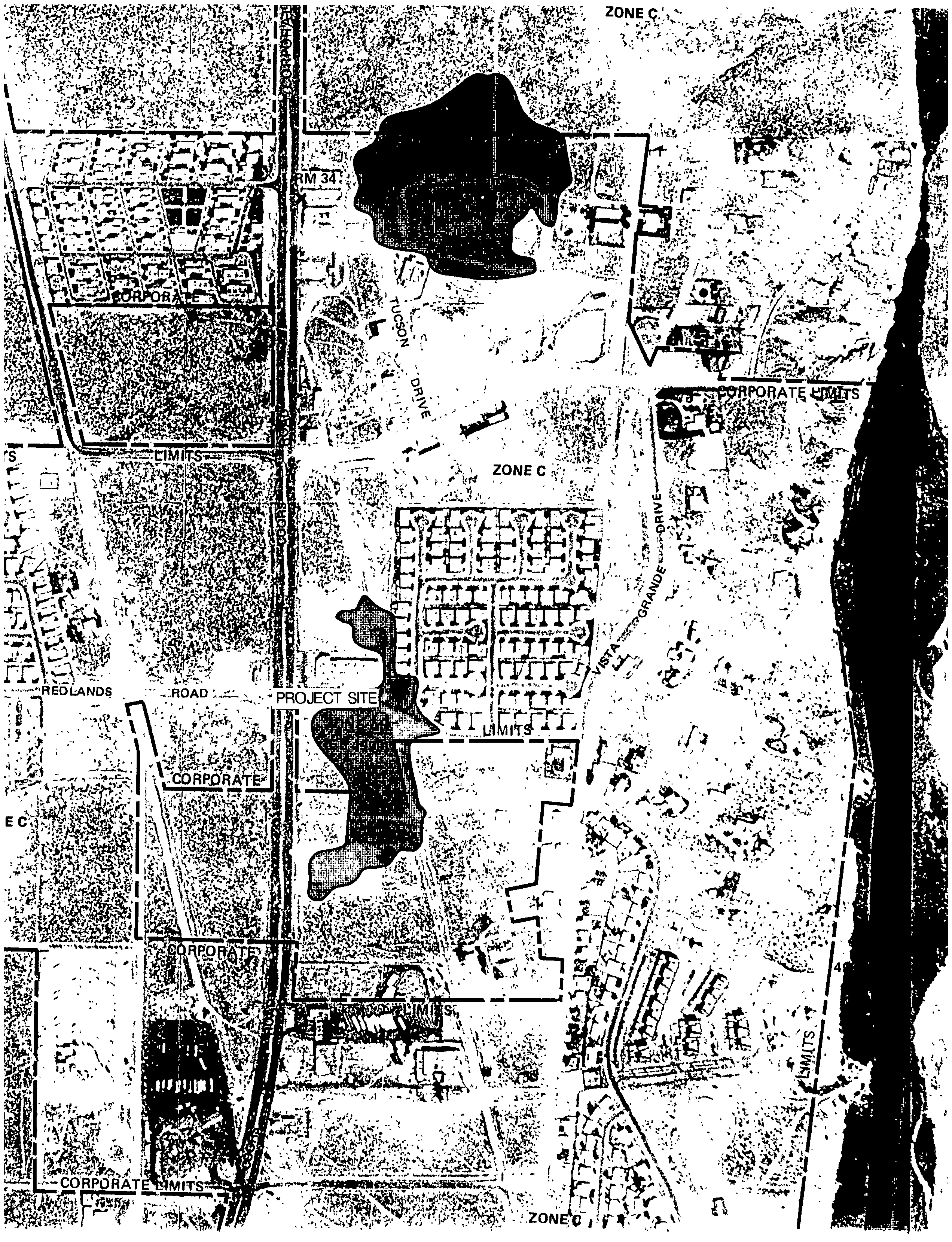
350002 0021 C

EFFECTIVE DATE:

OCTOBER 14, 1983



Federal Emergency Management Agency



ZONE C

RM 34

CORPORATE

TUCSON
DRIVE

CORPORATE LIMITS

ZONE C

REDLANDS

ROAD

PROJECT SITE

LIMITS

CORPORATE

CORPORATE

CORPORATE LIMITS

ZONE D

LIMITS

TABLE 7.—Engineering classification

Soil series and map symbols	Depth to—		Depth from surface	USDA texture of representative profile	Classification		Coarse fraction greater than 3 inches
	Bedrock	Seasonal high water table			Unified	AASHTO	
*Kolob: KS, KT, KU No valid estimates for Rock outcrop part of KT. For Sandia part of KU, see Sandia series.	Feet 3.5-5	Feet >5	Inches 0-13 13-42 42	Stony clay loam... Stony clay and very stony clay. Bedrock.	CL CL, CH, or MH	A-6 A-7	Percent 10-40 20-75
Kolob variant: KVE	3.5-5	>5	0-10 10-40 40	Stony and cobbly loam. Very stony clay... Bedrock.	ML CH or CL	A-4 A-7	15-25 50-80
La Fonda: La	>5	>5	0-60	Loam and clay loam.	CL	A-6	-----
*Laporte: LBE, LRD No valid estimates for Rock outcrop part of LBE and LRD. For Escabosa part of LRD, see Escabosa series.	0.5-1.5	>5	0-15 15	Loam and gravelly loam. Bedrock.	GM, ML, or CL-ML	A-4	5-20
Latene: LtB	>5	>5	0-15 15-60	Sandy loam... Gravelly sandy loam.	SM or SC-SM SM	A-2 or A-4 A-2 or A-4	----- -----
*Madurez: MWA For Wink part, see Wink series.	>5	>5	0-21 21-60	Fine sandy loam and sandy clay loam. Sandy loam...	SC-SM, SC, or CL SM	A-4 or A-6 A-2 or A-4	----- -----
MaB, MbC, MWB For Bluepoint part of MbC, see Bluepoint series; for Wink part of MWB, see Wink series.	>5	>5	0-9 9-21 21-60	Loamy fine sand... Sandy clay loam... Sandy loam...	SM SM CL-ML or CL SM	A-2 A-2 A-4 or A-6 A-2 or A-4	----- ----- -----
Manzano: Mz	>5	>5	0-25 25-60	Loam and clay loam. Silt loam...	CL-ML or CL CL-ML or CL	A-4 A-4 or A-6	----- -----
Millett Mapped only with Tesajo soils.	>5	>5	0-10 10-23 23-60	Stony sandy loam and gravelly sandy clay loam. Very gravelly sandy loam. Very gravelly sand.	SM or SM-SC SM-SC GP, GP-GM, GM, or SM	A-2 or A-4 A-2 A-1	10-20 5-15 5-15
*Nickel: NL For Latene part, see Latene series.	>5	>5	0-11 11-60	Gravelly loam and gravelly fine sandy loam. Very gravelly loam and very gravelly sandy loam.	SM or ML GM	A-2 or A-4 A-1	0-5 0-10
Orthids No valid estimates; material too variable. Mapped only with Rock outcrop.	1-3	>5					

See footnotes at end of table.

